

CCBP #22-12 (D)

1 West Ave Distribution, LLC

CCBP #22-13 (C)

1 West Ave Property, LLC

CCBP #22-14 (C)

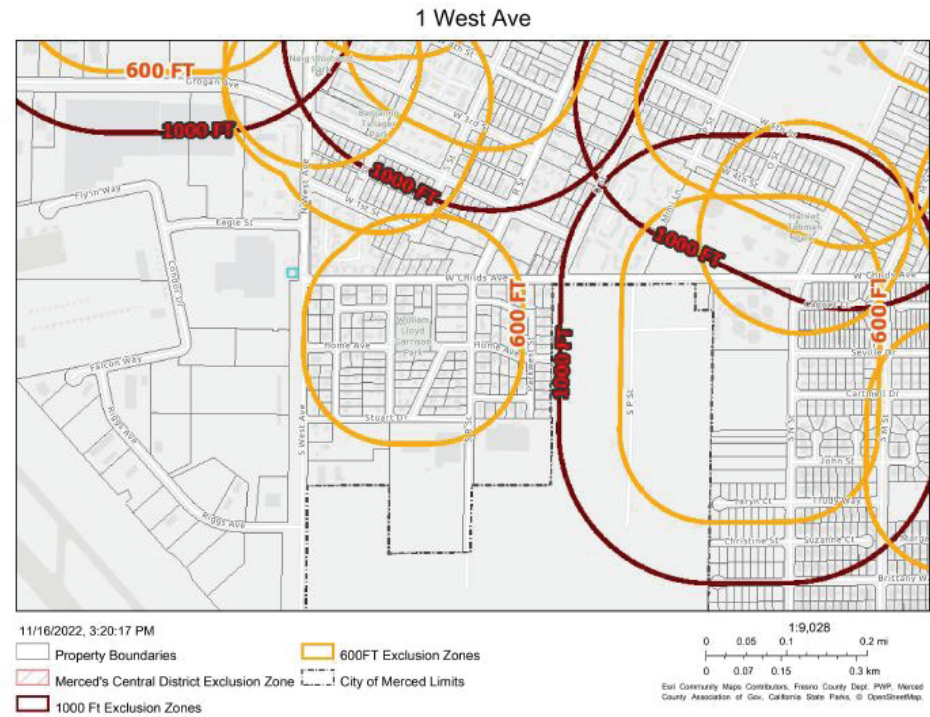
1 West Ave Enterprise, LLC

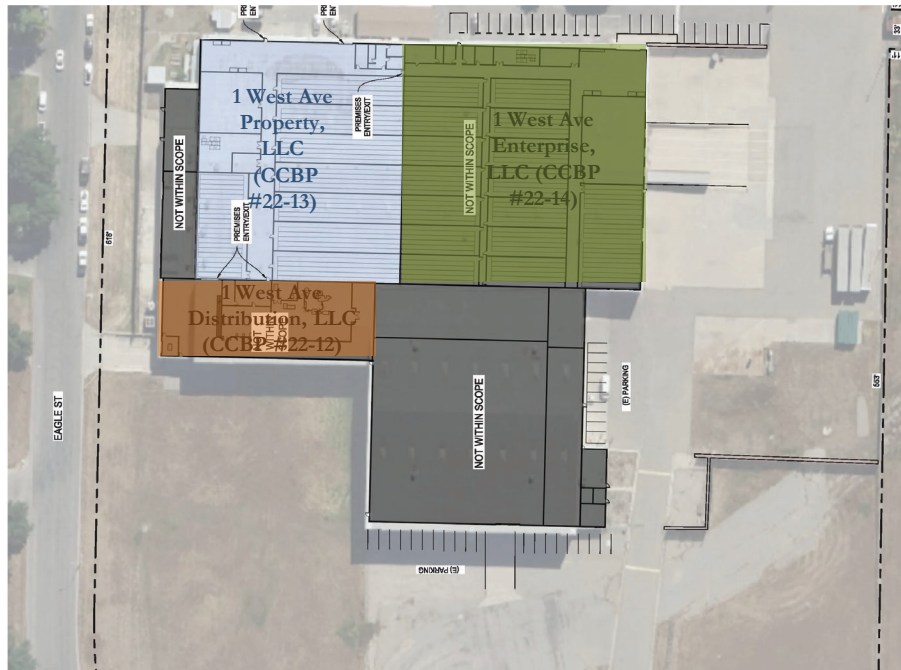
1 West Avenue (16 Eagle Street)

PROPERTY OVERVIEW



SENSITIVE USE BUFFER MAP



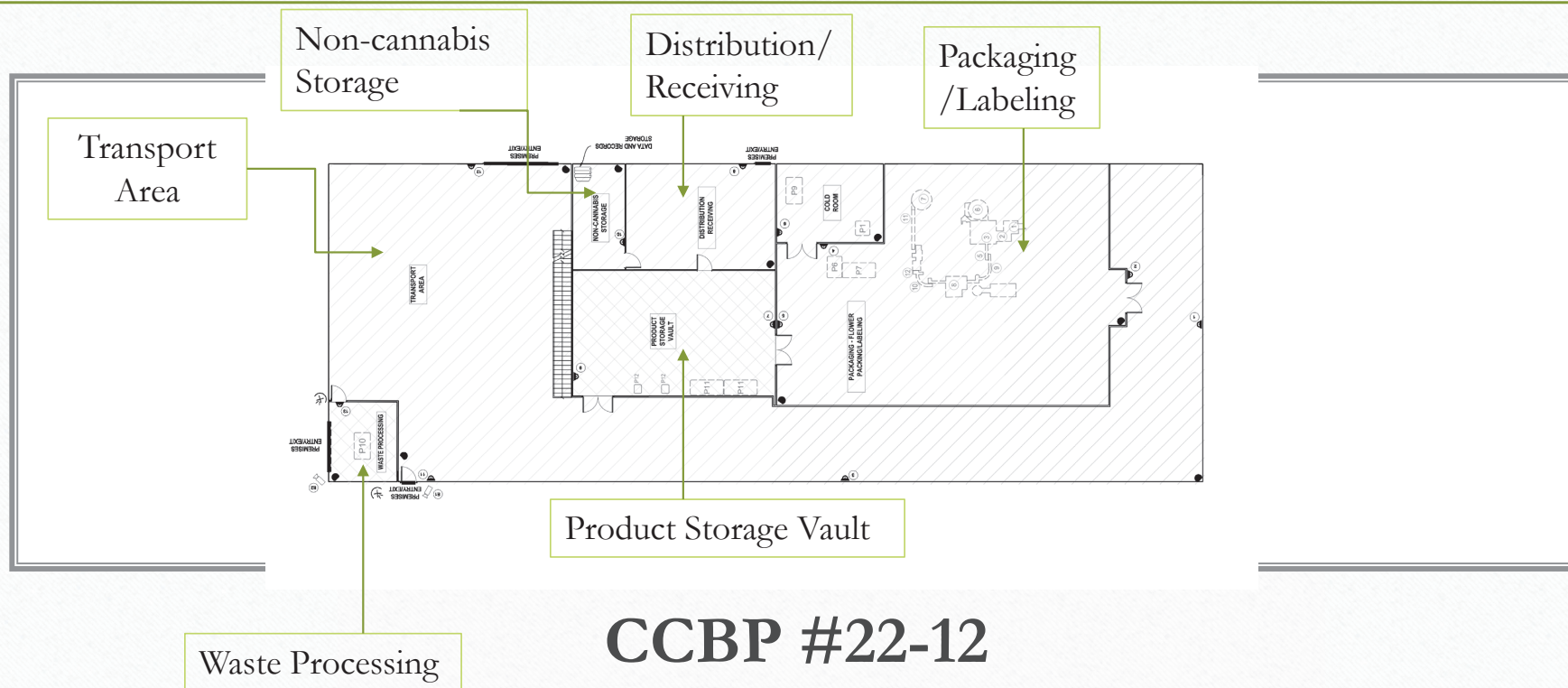


SITE PLAN

CCBP #22-12, 1 West Ave
Distribution, LLC
(Distribution)

CCBP #22-13, 1 West Ave
Property, LLC
(Cultivation)

CCBP #22-14, 1 West Ave
Enterprise, LLC
(Cultivation)



CCBP #22-12 FLOOR PLAN

CCBP #22-13 FLOOR PLAN

Non-cannabis Waste

Harvest
Storage/Drying

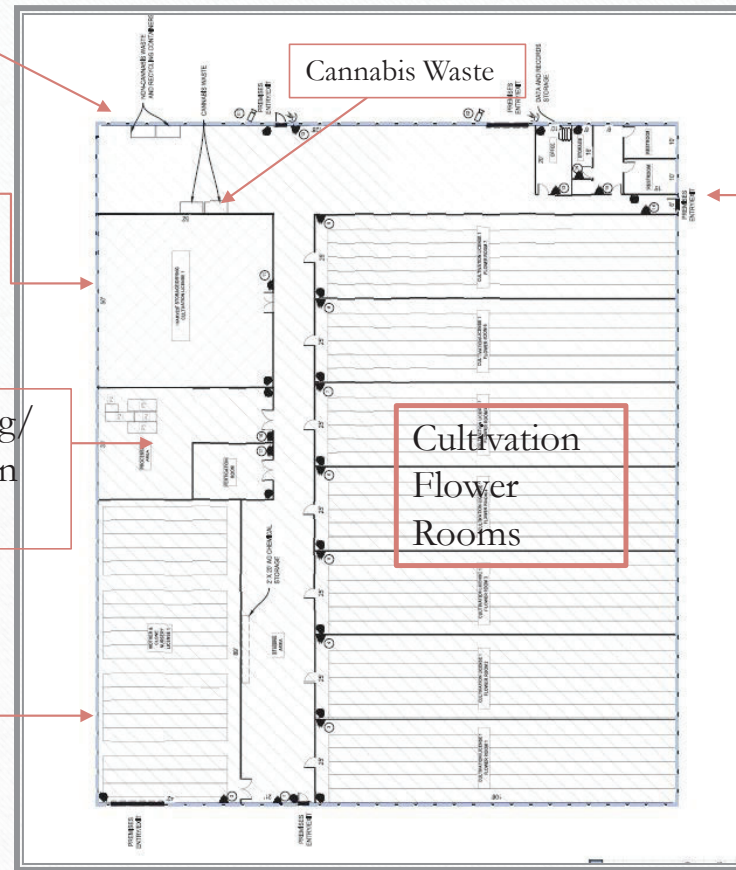
Processing/
Fertigation
Room

Nursery/Cloning
Room

Cannabis Waste

Office/
Restrooms

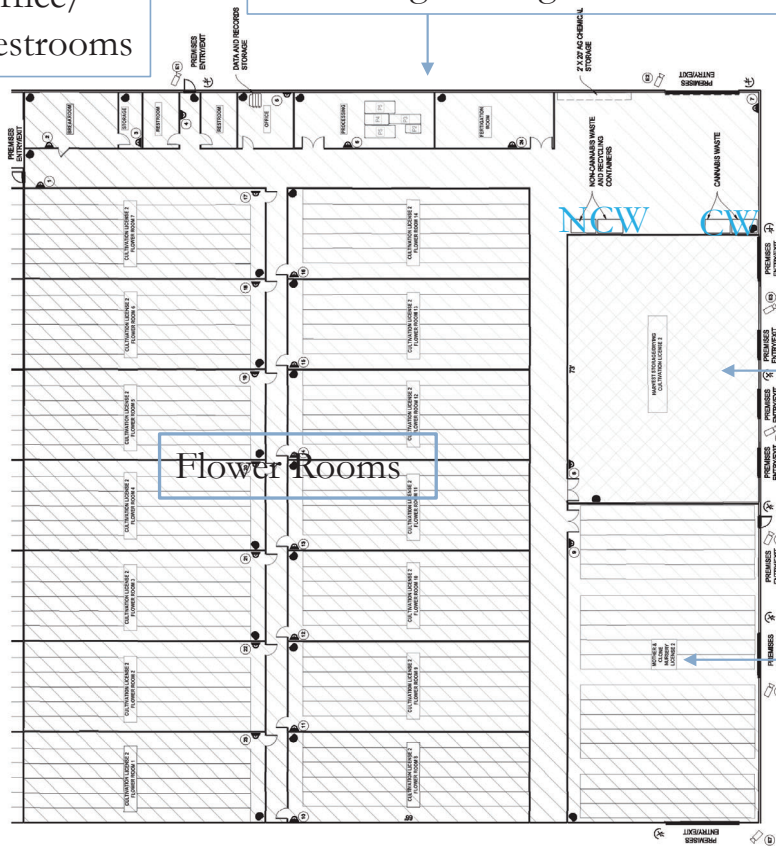
Cultivation
Flower
Rooms



Office/
Restrooms

Processing / Fertigation Rooms

CCBP #22-14 FLOOR PLAN



Harvest
Storage/Drying

Nursery/Clone
Room

OPERATIONS

HOURS OF OPERATION: 6 A.M. TO 12 A.M.

NUMBER OF EMPLOYEES:

DISTRIBUTION 6-8 and CULTIVATION A TOTAL OF 14-20

SECURITY PLAN IN COMPLIANCE WITH STATE AND MUNICIPAL REGULATIONS

USE OF A *VIDEO ASSESSMENT AND SURVEILLANCE SYSTEM* (VASS) INCLUDING MOTION DETECTORS, DOOR SENSORS, KEYPAD ENTRIES, ETC.

ODOR CONTROL: FACILITY WILL USE HEPA INTAKE FILTERS AND *ONA GEL* TO NEUTRALIZE CANNABIS ODORS

PARKING

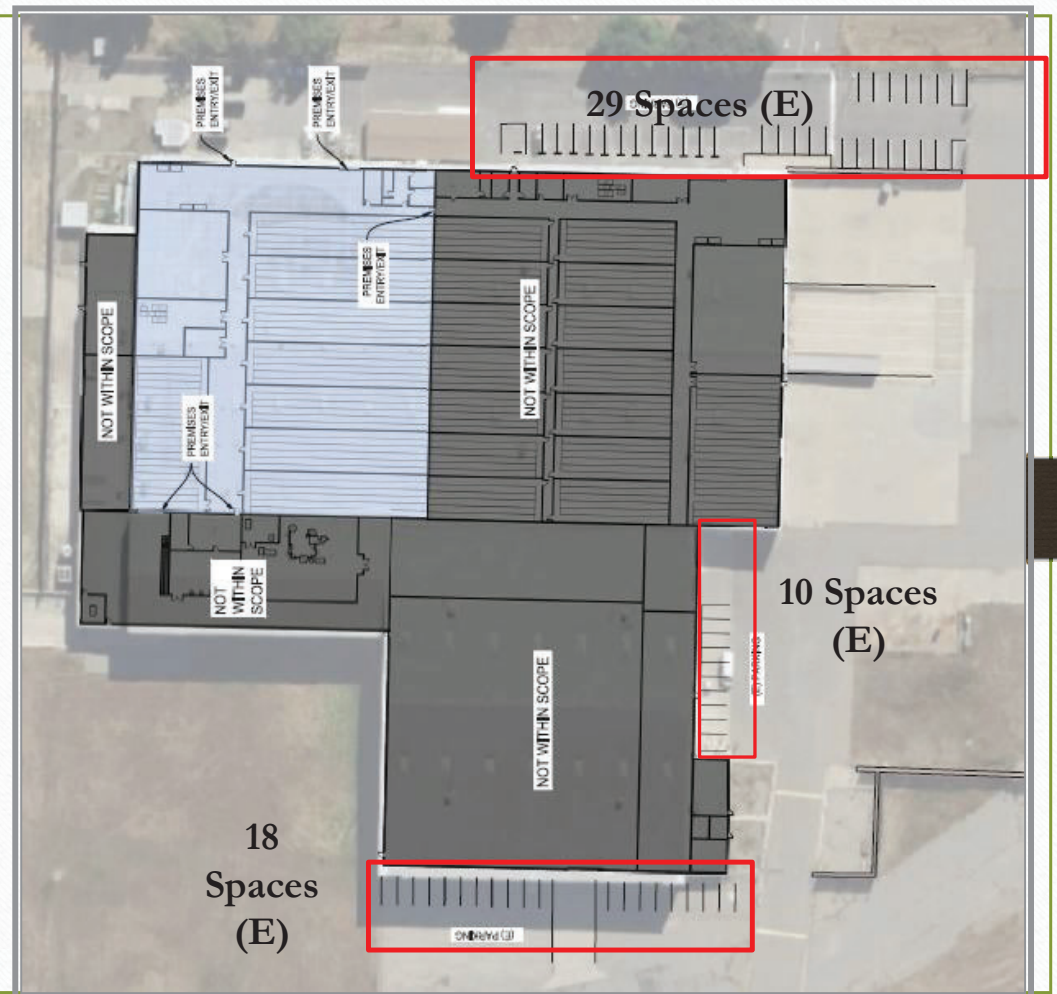
CCBP #22-12: 11,329 SF of space
Approx. 6 spaces required

CCBP #22-13: 36,000 SF of space
Approx. 18 spaces required

CCBP #22-14: 43,200 SF of space
Approx. 22 spaces required

Total minimum spaces: 46

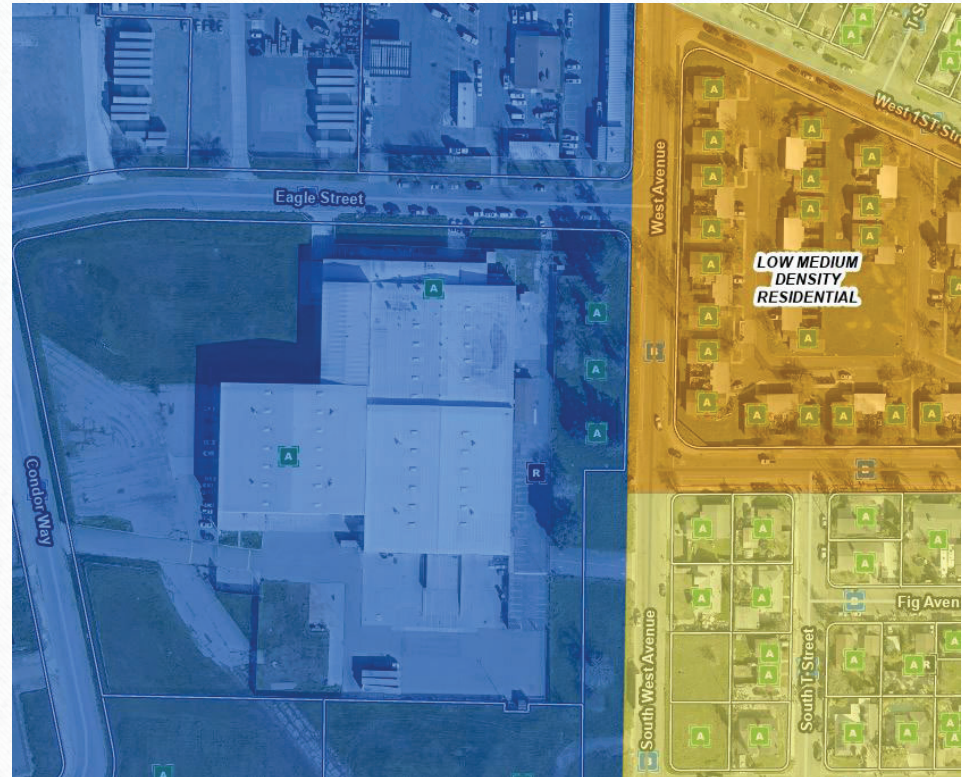
Total Existing spaces: 57



ODOR CONTROL

MMC 20.44.170E(3)(m)

- All commercial cannabis facilities are required to provide air treatment systems that ensure off-site odors shall not result from its operations
- Per MMC 20.44.170(8)(a)(ii,iv,vi), the Director of Development Services may suspend or revoke a CCBP if the operation or facility as a whole is found to be out of compliance





ENVIRONMENTAL REVIEW #22-49

STAFF IS RECOMMENDING A
CATEGORICAL EXEMPTION
FOR CCBP #22-12, #22-13, AND
#22-14, BASED ON SECTION
15301 FOR PROJECTS PROPOSED
WITHIN EXISTING FACILITIES

PLANNING COMMISSION ACTION

APPROVE/DISAPPROVE/MODIFY:

- ENVIRONMENTAL REVIEW #22-49
(CATEGORICAL EXEMPTION)
- COMMERCIAL CANNABIS BUSINESS
PERMITS #22-12 (DISTRIBUTION), #22-
13(CULTIVATION), #22-14 (CULTIVATION)