



CITY OF
MODESTO
CALIFORNIA

VALLEY FIREHOUSE, LLC NON-DISPENSARY PERMIT APPLICATION

June 20, 2022



Background

- Ordinance 3.684-C.S. adopted to establish commercial cannabis standards and regulations and to allow issuance of non-retail cannabis permits at discretion and approval of City Council in 2018
 - Cannabis Permit Review Committee formed in April 2021
 - Committee granted authority by City Council to consider and approve non-retail cannabis applications and provide recommendations to City Council on approval or denial of retail applications
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Cannabis Business Permit Types

- Dispensary: "Dispensary" means any commercial cannabis facility, whether fixed or mobile, engaged in the retail sale of cannabis or cannabis products to customers under a state cannabis license Type 10, 9, or 12, or a state cannabis license type subsequently established. (MMC Sec. 10-3.702(u))
 - Non-Dispensary: Any commercial cannabis business allowed by the City's cannabis ordinance that is not a dispensary, including cultivation, nursery, manufacturing (volatile and non-volatile), distribution, and micro-business not involving retail sales.
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Proposed Non-Dispensary Business Permit Information

- Applicant Information
 - Owner: Adolfo Dias
 - Owns Valley Gardening Supplies, Modesto CA (12 years)
- Proposed Non-Dispensary Microbusiness*
 - Indoor cultivation
 - Distribution
 - Manufacturing
- Proposed Location
 - 509 Winmoore Way
 - ±5,900 sq. ft. space in industrial building

*Defined as businesses that do at least three of the following activities at one location: cultivation – up to 10,000 total sq. ft.; manufacturing – use of non-volatile solvents, mechanical extraction or infusion; distribution or distribution transport (only); and retail (storefront or non-storefront).



Vicinity Map





Aerial Image View

NDP-21-003
509 Winmoore Ave
APN 086-011-014

Distance to Nearest Residence:
Over 600'



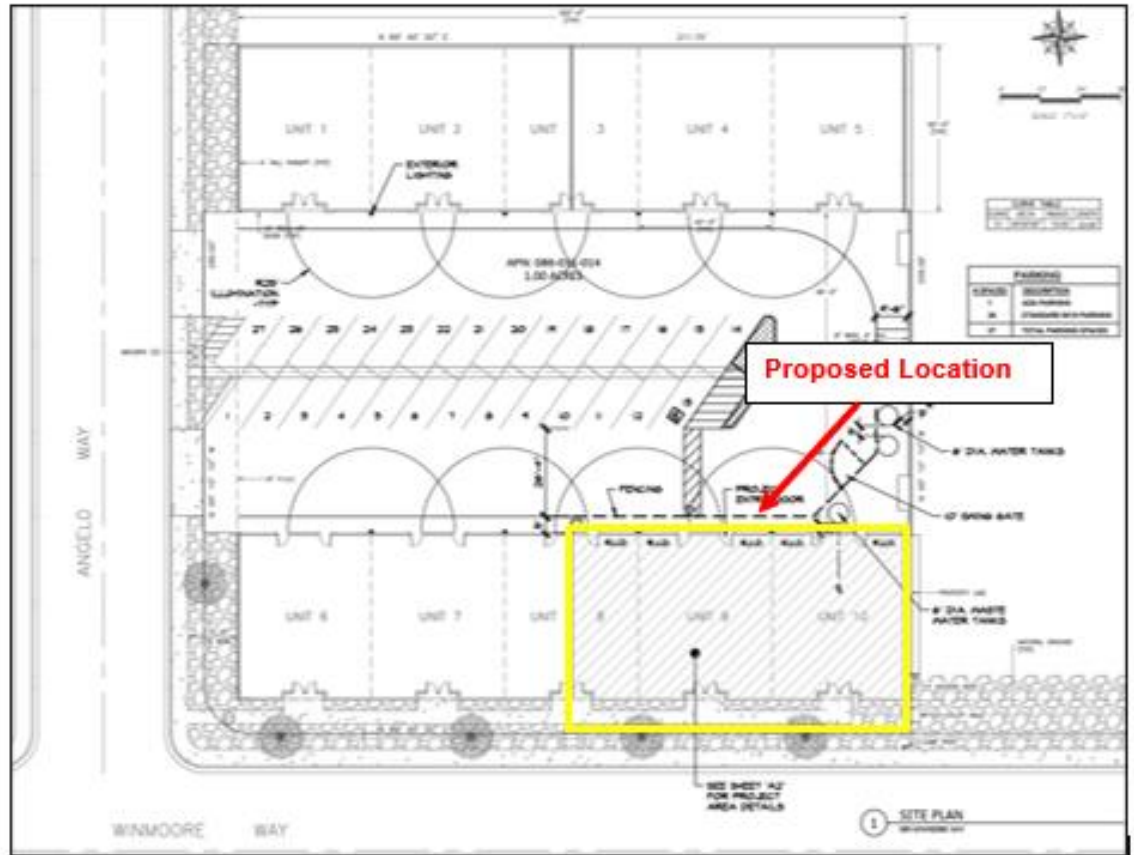


Exterior Image View





Site Plan





Zoning and Proximity Requirements

- Zone Requirements
 - Microbusinesses are only allowed in the City's industrial zones (M-1 and M-2)
 - The proposed site is in the M-2 Zone
 - Proximity Requirements
 - Cannabis businesses are required to be located a minimum distance from certain uses:
 - 600 feet from a school, childcare center or youth center
 - 100 feet from any residence
 - 200 feet from a park or library
 - The proposed site is not located in proximity to any of the above uses
 - Zoning and Proximity Requirements Met
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City and State Requirements

- City Review and Approval
 - Reviewed for compliance with City's cannabis ordinance requirements: business plan, security plan, zoning requirements
 - HdL Review and Approval
 - Background check for operator, review of floor plans and security plans for compliance with State law and City requirements
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Recommendation

- Staff recommends approval of Commercial Cannabis Non-Dispensary Permit to Valley Firehouse, LLC
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