

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Conditional Use Permit, for the project known as **Z26-044 (8651 Younger Creek Cannabis Production, Conditional Use Permit)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Conditional Use Permit** to establish a cannabis production use within an existing 36,000-square-foot-building, located on a 1.54-acre parcel within the Heavy Industrial (M-2(S)) zone.

PROJECT INFORMATION

Location: 8651 Younger Creek Drive
Parcel Number: 062-0120-031-0000
Council District: 6
Applicant: Maribel Diaz Garcia, Younger Creek Property Holdings, LLC
8521 Younger Creek Road
Sacramento, CA 95828
Property Owner: Maribel Diaz Garcia, Younger Creek Property Holdings, LLC
8521 Younger Creek Road
Sacramento, CA 95828
Project Planner: Michael Crampton, Assistant Planner, (916) 808-8951
Hearing Date: September 10, 2026

Land Use Information

General Plan Designation: Industrial Mixed Use (IMU)
Community Plan Area: Fruitridge/Broadway
Housing Element Site: No
Specific Plan: N/A
Zoning: M-2(S) (Heavy Industrial)
Special Planning District: N/A
Design Review Area: Citywide
Parking District: Suburban
Planned Unit Development: N/A
Historic District: N/A

Surrounding Zoning and Land Uses

North:	M-2(S)	Industrial
South:	M-2(S)	Industrial
East:	M-2(S)	Industrial
West:	M-2(S)	Industrial

Site Characteristics

Property Area:	±67,082 square feet, ±1.54-acre
Building Information:	36,000 square feet—1 story built in 2007
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use:	Industrial/Warehouse

Other Information

Previous Files: Z17-036, Z18-082, Z18-85, Z18-154, Z19-080, Z20-058, Z21-110, IR24-045

ATTACHMENTS

Attachment 1: Project Plans

PROPOSED PROJECT AND ANALYSIS

SITE CONTEXT

The subject property is a 1.54-acre parcel located on the north side of Younger Creek Drive, south of Morrison Creek, approximately 1,200 feet east of Sky Creek Drive, in the Power Inn Area of the City. The site is currently developed with a 36,000 square foot warehouse building constructed in 2007, associated parking, and landscaping and is surrounded by other warehouses and heavy industrial uses.

The project site is located within the Heavy Industrial (M-2(S)) zone. The purpose of the M-2(S) zone is to permit the manufacture or treatment of goods. Setbacks (S) are required in the M-2(S) zone to provide more attractive and uncrowded developments.

The applicant is requesting a conditional use permit to establish a cannabis production site, including cultivation, manufacturing, and distribution within the 36,000 square-foot building. There are no cannabis activities current at the site. Cannabis uses were previously approved for the site, however the uses were never established and the entitlements have since expired.

ENTITLEMENT BACKGROUND

On November 30, 2017, a Conditional Use Permit (CUP) was approved for cannabis production (cultivation and manufacturing) and Site Plan and Design Review to review minor exterior modifications on this parcel and the adjacent parcel (8655 Younger Creek Drive; Z17-036). The CUP approval included a condition (#7), that the applicant shall obtain building permits and commence construction within three years of approval (November 30, 2020) or the conditional use permit will expire.

On May 10, 2019, a CUP major modification (Z18-082) was approved for 8651 Younger Creek Drive to reduce the cannabis production area approved by Z17-036 in the same parcel/building to allow a delivery-only dispensary.

On December 14, 2018, a CUP major modification (Z18-085) was approved for 8655 Younger Creek Drive to allow a cannabis distribution use and reduce the area of cannabis production previously

approved by Z17-036 for the same parcel/building.

On June 10, 2019, a CUP minor modification (Z18-154) was approved for 8651 Younger Creek Drive to change the floor area for previously approved cannabis land use areas and to allow cannabis distribution for the same parcel/building.

On August 29, 2019, a CUP minor modification and Site Plan and Design Review (Z19-080) were approved for 8651 Younger Creek Drive for the removal and in-fill of the loading dock. No change was made to the floor area for previously approved cannabis land uses.

On February 17, 2021, a CUP minor modification (Z20-058) was approved for 8651 Younger Creek Drive to remove previously approved square footage for cannabis distribution and manufacturing and increase square footage for cannabis cultivation and a delivery-only dispensary.

On December 1, 2021, a CUP minor modification (Z21-110) was approved for 8651 Younger Creek Drive to decrease previously approved cannabis cultivation and delivery-only dispensary square footage to add cannabis distribution and manufacturing square footage.

City Code Section 17.808.400(A)(1)(a) provides a discretionary permit, such as conditional use permit, expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within three years from the effective date of the approval. A use is established when building permits are secured for the entire development project and construction is physically commenced. City records indicate subsequent to the approval of the initial cannabis use permit in November 2017, no building permits have been applied for or issued related to the use. Additionally, records indicate that no license to operate a cannabis business has been issued for the subject sites in accordance with City Code Chapter 5.150 (Cannabis Businesses). Therefore, given this information, all the CUP approvals noted above are expired and void. Approval of a new conditional use permit is required to permit these uses.

PROPOSED PROJECT AND ANALYSIS

The applicant is proposing to re-entitle the 36,000-square foot building to establish a cannabis production land use. Pursuant to City Code 17.108.040, cannabis production can include cultivation, distribution, and manufacturing; this proposed cannabis production use will include all three sub-types.

No exterior modifications to the site or building are proposed with this request, therefore Site Plan and Design Review is not required for this project.

Southeast Area Cannabis Cultivation Cap

On June 24, 2026, Ordinance 2026-0010 amending Title 17 of the Sacramento City Code became effective, defining limitations for cannabis production establishments in the southeast area of the City. Title 17.228.930 states:

17.228.930 Cannabis production.

A. Power Inn area. No permit provided for in this title will be granted for cannabis cultivation in the area bounded by Power Inn Road to the west, Folsom Boulevard to the north, and the city limits to the east and south, if the total of all cannabis cultivation uses in that area will exceed 2.5 million square feet.

The ordinance limits the square footage of cannabis cultivation establishments from exceeding 2.5 million square feet of building floor space. Building floor space designated for cannabis distribution or manufacturing in a conditional use permit is excluded from the 2.5 million square footage calculation.

The table below shows the proposed square footage of each type of proposed cannabis use.

Table 1: Proposed Cannabis Use Totals in Square Feet

Production Type	
<i>Total Building Size:</i>	36,000
Cultivation:	30,000
Distribution:	1,860
Manufacturing:	3,500
Production total:	35,360
SE Area Cap Use:	30,000

The current amount of approved cultivation space that counts toward the limitation in the Power Inn area is 2,138,904 square feet. An additional 30,000 square feet of cultivation uses would not cause the 2.5 million square foot of building area cap to be exceeded, therefore the approval of this project would comply with the requirement of Title 17.228.930.

Conditional Use Permit for Cannabis Production

The applicant is requesting cannabis production (cultivation, distribution, and manufacturing). The project does not propose to sell cannabis directly to the public (e.g. a storefront or delivery-only operation), which would require a separate CUP for a cannabis dispensary. Cannabis production CUPs are reviewed by the Zoning Administrator, pursuant to City Code Section 17.228.920(A)(1)(b).

The CUP process is designed to evaluate a project's potential impact on a site and the surrounding area. In evaluating the proposed project, staff found the potential impacts generated by the project to be minimal as the cannabis production site is located in an industrial area, surrounded on all sides by other industrial uses. The site is not within 600-feet of an elementary or middle school or within 1,000 feet of a high school. The site is not within ½ mile from the center of an existing or proposed light rail station platform, therefore the special use regulations of Title 17.228.127 do not apply.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to the Power Inn Alliance, Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, and Region Builders. Staff received no comments.

The site was posted with project information at the time of application submittal. All property owners and occupants within 500 feet of the project site were mailed a public hearing notice. On August 30, 2026, a notice was posted at the project site. At the time of writing this report, staff did not receive any additional comments related to the proposed project.

ENVIRONMENTAL DETERMINATION

The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator has determined it to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section 15301 (Existing Facilities). This project qualifies for this exemption as it applies to projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This project proposes no exterior modifications to the building nor is it modifying the existing conditions of the site layout. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection. This is based on the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283)."

FINDINGS OF FACT

ENVIRONMENTAL

1. The Zoning Administrator have determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Existing Facilities (Categorical Exemption – Class 1).

CONDITIONAL USE PERMIT – CANNABIS PRODUCTION

2. The proposed use and its operating characteristics are consistent with the 2040 General Plan, in that the project site is located within the Industrial Mixed Use designation, which provides for manufacturing, warehousing, and other employment generating uses, such as cannabis production. The proposed project is consistent with LUP-7.1 (Heavy Industrial) that states that the City shall support the continued operation and expansion of heavy industrial activities, focusing them in the Power Inn area. The project is subject to conditions of approval that will ensure there will not be nuisance producing activities beyond the boundaries of the site, such as compliance with Fire Department requirements, obtaining all necessary building permits, and the approval of a security plan. There is no applicable specific plan or transit village plan for this property.
3. The proposes use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the zoning district in which it is located, and of all other provisions of this title and this code, in that the site is zoned Heavy Industrial (M-2(S)), which provides for the manufacture or treatment of goods. Cannabis production is an allowed use in the M-2(S) zone subject to the approval of a conditional use permit. The current amount of approved cultivation space that counts toward the limitation in the Power Inn area is approximately 2,138,904 square feet. An additional 30,000 square feet of cultivation uses would not cause the 2.5 million square foot of building area cap to be exceeded, therefore the approval of this project would comply with the requirement of Title 17.228.930.
4. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and is adequately served by public and private services and utilities, in that the site is currently developed with a 36,000 square foot warehouse, associated parking and landscaping, and is currently served by the necessary public and private utilities to ensure proper operation of the use. There are no proposed changes to the site improvements or building.
5. The proposed use and its operating characteristics are not detrimental to the public, heath, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance, in that the cannabis production site is located in an industrial area, surrounded on all sides by other industrial uses.

The site is not within 600-feet of an elementary or middle school or within 1,000 feet of a high school. The cannabis cultivation and manufacturing will be conducted within the building, thereby reducing impacts related to noise, odor, and dust.

200-Year Flood Protection

1. The project site is within an area for which the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection, as demonstrated by the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

DRAFT CONDITIONS OF APPROVAL

Planning

1. The project shall conform to the approved plans as shown on the attached exhibits. The interior of the 36,000 square-foot-building is approved for 30,000 square feet of cannabis cultivation space, 1,860 square feet of cannabis distribution space and 3,500 square feet of cannabis manufacturing area. Changes to the interior are permitted to conduct the use.
2. Prior to commencing construction, obtain all necessary building permits.
3. Any modification to the project proposed in the future shall be subject to review and approval by Planning staff and may require additional entitlement(s).
4. This approval is effective for three years and subject to City Code Section 17.808.400.

Police

5. The Security plan must contain the following security measures and be authored by a licensed PPO or ACO:
 - a. Management shall hold employee safety meetings quarterly (at a minimum) to address security concerns and review security policies and procedures (eg.,) opening and closing procedures, etc.). The meeting date and time, topics addressed, and names of attendees shall be kept in a log maintained on site.
 - b. ALL exterior doors shall be equipped with a metal latch guard (plate), to protect the locking mechanism and prevent/deter intrusion via crowbar.
 - c. ALL Cannabis products, with the exception of cannabis in the stages of processing (cultivation), shall be stored in a secure storage area during non-business hours.
 - d. Doors accessing all areas designated as secure storage for cannabis products and/or cash shall be equipped with metal door/frame plates, allowing the plate(s) to be locked with a circular "hidden shackles padlock(s)." These areas shall be locked during all non-business hours. These areas shall remain unlocked during business hours. The shackle padlock(s) should be locked and secured nearby, to the wall, during business hours.
 - e. The premises shall be equipped with Live Video Monitoring Analytics for each side of the structure on which there is an entrance/exit leading to the business. The system shall allow for the monitoring company to audibly engage suspects on the property. Monitoring shall be performed by a licensed third party Alarm Company Operator (ACO) or Private Patrol Operator (PPO). Live Video Monitoring shall be operated during ALL non-business hours.

Fire:

6. Prior to occupancy and/or operation, the following must be provided or approved:
 - a. Any modifications to the facility must be done under permit by way of plan review for compliance to the Fire and Building Codes.
 - b. Any access or egress-controlled doors must be identified on the floor plan that is provided as a part of the security plan. This will aid in a more complete plan review when provided for review to obtain a construction permit.
 - c. If a change of occupancy use creating a greater fire or life safety hazard and the aggregate floor area is greater than 3,599 square feet, an automatic fire sprinkler system shall be installed. Sacramento City Code Section 15.36.050 F. 1 (903.2 (3))
 - d. Obtain a Fire Clearance by requesting a fire and life safety inspection from the Sacramento City Fire Prevention Division.
 - e. Obtain any required operational permits from the Sacramento City Fire Prevention Division.
 - f. Identify if any extraction or growing enrichment processes are to be done and provide details for the means in which it is to be accomplished.
 - g. Provide a hazardous materials management plan and an inventory statement for any hazardous materials to be stored on-site in accordance with section 5001.5 of the California Fire Code.
 - h. Provide documentation to verify that any fire and life safety systems such as fire suppression and fire alarm systems have been serviced, maintained and certified in accordance with the required maintenance schedules as may be applicable (quarterly, annual and 5-year service).

Sacramento Area Sewer District

7. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for multi-family (duplexes, multiplexes, condominiums, and townhouses), commercial and industrial properties.
8. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer via Sacramento County Site Improvement and Permit Section (SIPS) for review and approval.
9. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer via Sacramento County Site Improvement and Permit Section (SIPS) for review and approval.
10. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits.
11. Prior to the SUBMITTAL OF IMPROVEMENT PLANS: The proposed density may be greater than what was planned in SacSewer's Master Plan. SacSewer will require water proposed to be used or discharged each month to verify sewer capacity.

SMUD:

12. SMUD has existing underground 12kV facilities on the Southwest and within the Project Site boundary that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
13. To ensure a timely service connection, the Applicant must submit an anticipated energy load calculation for SMUD's review before requesting service connection. Depending on the anticipated electrical load, additional electrical equipment and/or upgrades may be needed. Due to a large demand for service in this area, additional SMUD offsite system improvements will be necessary. Requests for new/upgraded service connections will exceed the typical 4-6 month timeline. SMUD welcomes the opportunity to discuss your specific service needs. The Applicant may also direct specific questions regarding their service connection to: CannabisOperations@smud.org.
14. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.
15. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices.
16. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.
17. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
18. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>.
19. If the sum of the panel sizes for a parcel exceeds 4,000 amps, the New Business service requirements will be service from SMUD's 69kV electric system. This will require the Applicant to provide a substation with a transformer.
20. The Public Utility Easement (PUE) and/or dedicated SMUD easement area shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and to SMUD's regular vegetation management practices. These guidelines and practices include, but are not limited to, a vegetation maximum height no greater than 15 feet at full maturity, tree pruning, removal, weed abatement, application of weed abatement material, and other standard vegetation management activities. SMUD reserves the right to prune or remove vegetation that is located adjacent to or within the easement area as necessary to maintain safe and reliable electric service. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. For more

information, please visit <https://www.smud.org/Corporate/Environmental-Leadership/Protecting-Trees-and-Power-Lines>.

Advisory Notes:

The following advisory notes are informational in nature:

Building

ADV1. The plans area required to comply with the applicable sections of the California Building Standards Code (California Code of Regulations Title 24 Volumes 1-12).

DOU

ADV2. On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.

ADV3. The proposed development is located within the Sacramento Area Sewer District (SacSewer). Satisfy all SacSewer requirements.

ADV4. The proposed project is located in Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

Sacramento Area Sewer District:

ADV5. ONGOING: Contact SacSewer's Wastewater Source Control Section to determine if a wastewater discharge permit is needed at wscs@sacsewer.com/(916) 875-6470

ADV6. ONGOING: Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements.

ADV7. ONGOING: The existing building is currently connected to the public sewer. Any required construction and/or modification to the public sewer system must be to the satisfaction of SacSewer prior to the approval of improvement plans. SacSewer Design Standards and Specifications apply to any onsite and offsite public sewer construction.

ADV8. ONGOING: SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial buildings. Demolishing the building may require replacing the existing 4-inch lower lateral with a 6-inch lower lateral.

ADV9. ONGOING: Construction of a grease trap or a sand oil separator may be required. The applicant must verify with the applicable jurisdiction's building department.

ADV10. ONGOING: If the proposed trash enclosure will contain a drain to the sewer, it must be covered.

ADV11. ONGOING: Lateral repair or replacement is required if the current lateral is damaged or deemed unmaintainable.

Sacramento Metro Air Quality Management District:

ADV12. This project would include modifications to an existing structure. Please be advised that due to the health risks posed by public exposure to asbestos, demolition and renovation of existing buildings is subject to Sac Metro Air District [Rule 902](#), to limit asbestos exposure during these activities. Sac Metro Air District staff is available to review notifications and answer asbestos related questions, either by emailing asbestos@airquality.org or calling 279-207-1122.

ADV13. Cannabis Manufacturing Operations involve various processes and equipment that may require permits from Sac Metro Air District. Please note that the City of Sacramento's classification of cannabis operations may differ from those used by Sac Metro Air District. Additionally, cannabis operations within the City are subject to various state and local regulations, including power source requirements.

ADV14. Cannabis operations use SMUD line power, but in some cases, the City may approve supplemental power generation. Businesses should consult with the City to determine whether supplemental power is allowed. If approved, such power generation may require a permit from Sac Metro Air District or certification under the California Air Resources Board's Distributed Generation Program.

Respectfully Submitted: 
Michael Crampton
Assistant Planner

Reviewed By: 
[Marcus Adams \(Sep 4, 2026 11:33:25 PDT\)](#)
Marcus Adams
Senior Planner

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

CUP FOR:

8651 YOUNGER CREEK DR
(CULTIVATION,DISTRIBUTION,MANUF)

8651 YOUNGER CREEK DRIVE
SACRAMENTO, CA 95825



AREA & LOCATION MAP



TEAM DIRECTORY		CANNABIS NOTES
PROJECT CONTACT NIC BUCHOLZ (916) 606-4307 nic@drm.design		DAILY OPERATIONS
BUILDING ANALYSIS		CULTIVATION: THE CULTIVATION PROCESS BEGINS FROM BREEDING (SEED OR CLONE/CUTTING CREATION) ALL THE WAY TO CURING (READY FOR PACKAGING). STEPS INVOLVED IN THE CULTIVATION PROCESS ARE AS FOLLOWS: BREEDING MOTHER AND FATHER PLANTS TO CREATE SEEDS AND CLONES, CLONING OR CUTTING OF THE MATURE MOTHER PLANT TO MAKE NEW PLANTS, VEGETATION OF THE SMALL PLANT TO FULL SIZE BY WAY OF VEGETATIVE LIGHTING CYCLE, FLOWERING OF THE ADULT PLANT TO PRODUCE USABLE CANNABIS FLOWER, HARVESTING & DRYING BY WAY OF CUTTING THE PLANT AND DRYING OUT THE HARVEST USING TEMPERATURE CONTROLLED ENVIRONMENT, TRIMMING OF THE FULLY DRIED PLANT BY CUTTING LEAVES AND STEMS LEAVING ONLY THE BUD, CURING OF THE PROCESSED CANNABIS MATERIAL TO REMOVE ANY REMAINING WATER, PACKAGING WHERE THE PRODUCT IS WEIGHED AND LABELED FOR SHIPMENT. NO CHEMICALS ARE TO USED AT THIS FACILITY.
OCCUPANCY TYPE: CONSTRUCTION TYPE: NUMBER OF STORIES: FIRE SPRINKLER SYSTEM: FIRE ALARM: YEAR BUILT:	F-1 TYPE III-B ONE (1) NO YES 2008	DISTRIBUTION: PRODUCT IS DELIVERED BY MEANS OF SECURE TRANSPORT. ONCE INVENTORY IS LOGGED FOR TRACKING IT IS THEN TEMPORARILY STORED OR REPACKAGED FOR DISTRIBUTION. DELIVERIES FROM THIS FACILITY ARE DIRECTLY TO OTHER BUSINESS AND NOT TO CONSUMER. NO SALE TRANSACTIONS OR SALE OF PRODUCT TO BE CONDUCTED AT THIS FACILITY. NO FORM OF CANNABIS MATERIAL WILL BE PROCESSED OR HANDLED OTHER THAN PRE-PACKED AND SEALED PRODUCTS READY FOR SHIPMENT. NO CHEMICALS ARE TO USED AT THIS FACILITY.
BUILDING AREA CALCULATION		MANUFACTURING: ROSIN PRESS - CANNABIS MATERIALS THAT HAS BEEN PROPERLY CURED ARE PLACED BETWEEN TWO PIECES OF PARCHMENT PAPER. THE PRESS THEN COMPACTS THE MATERIAL WHILE APPLYING HEAT. THIS ACTION WILL CAUSE THE PLANT OILS TO EMIT FROM THE MATERIAL. REMOVE THE SOLID MATERIAL FROM THE PARCHMENT PAPER TO EXPOSE THE OIL. USING A DABBER, COLLECT THE EXTRACTED ROSIN. THIS PROCESS PRODUCES A SOLVENT-LESS CANNABIS EXTRACT.
CULTIVATION DISTRIBUTION MANUFACTURING TOTAL AREA		EXTRACTION - CANNABIS MATERIAL THAT HAS BEEN PROPERLY CURED WILL BE FLUSHED THROUGH THE SOLVENT TANK INTO THE MATERIAL COLUMN. HYDROCARBON SOLVENTS WILL WASH OVER THE CANNABIS MATERIAL - DISSOLVING THE TERPENES AND CANNABINOIDS INTO THE SOLVENT. AFTER THE WASH CYCLE IS COMPLETE, THE CONCENTRATE SOLUTION IS GATHERED IN THE COLLECTION POT WHERE PASSIVE SOLVENT PURGE OCCURS AND IS RECOLLECTED BACK TO THE SOLVENT TANK. LASTLY, FINAL PURGING OCCURS TO REDUCE DESIRED LEVELS OF SOLVENT PRESENT IN THE SOLUTION. THIS PROCESS WILL BE PERFORMED IN A CLASS I DIVISION I HAZARDOUS LOCATION COMPLIANT BOOTH.
PLANNING INFORMATION		POST-PROCESSING - POST-PROCESSING AND WINTERIZATION INVOLVING THE HEATING, OR PRESSURIZING OF THE MISCELLA TO OTHER THAN NORMAL PRESSURE OR TEMPERATURE SHALL BE APPROVED AND PERFORMED IN AN APPLIANCE LISTED FOR SUCH USE. DOMESTIC OR COMMERCIAL COOKING APPLIANCES SHALL NOT BE USED.
APN: PARCEL AREA: ZONING: PREVIOUS FILE NUMBER:		ODOR CONTROL
SHEET INDEX		ANY CANNABIS FACILITY SHALL PREVENT ALL ODORS GENERATED FROM THE CULTIVATION, PROCESSING AND STORAGE OF THE PRODUCT FROM ESCAPING THE BUILDING WHERE THESE OPERATIONS TAKE PLACE, SUCH THAT THE ODOR CANNOT BE DETECTED BY A REASONABLE PERSON OF NORMAL SENSITIVITY OUTSIDE THE BUILDINGS.
ARCHITECTURE		THE ACTIVATED CARBON FILTRATION IS INSTALLED TO CONTROL ODORS FROM BEING EMITTED OUT OF CANNABIS OPERATIONS. ACTIVATED CARBON FILTRATION TECHNIQUE INVOLVES FORCING THE AIR CIRCULATING WITHIN THE HVAC SYSTEM THROUGH AN ACTIVATED CARBON FILTER IN ORDER TO FILTER OUT ODORS AND PATHOGENS THAT MAY POSE A PUBLIC HEALTH RISK. EXHAUST AIR IS PUSHED THROUGH ACTIVE CARBON IN ORDER TO SCRUB THE SMELLS ASSOCIATED WITH CANNABIS FACILITIES. FINISHED PRODUCT WILL BE STORED IN A SEALED AREA CONTAINING CARBON SCRUBBER(S).
G1.1 A1.1 A3.1 A7.1	COVER SHEET PROJECT SITE PLAN PROPOSED FLOOR PLAN EXTERIOR ELEVATIONS	SECURITY & SIGNAGE
		A CANNABIS FACILITY SHALL COMPLY WITH THE SECURITY PLAN THAT IS APPROVED BY THE LOCAL AND STATE JURISDICTION, WHICH MAY INCLUDE BUILDING SPECIFICATIONS, LIGHTING, ALARMS, AND STATE-LICENSED SECURITY PERSONNEL.
		OPERATOR SHALL REPORT TO THE CITY POLICE DEPARTMENT ALL CRIMINAL ACTIVITY OCCURRING AT THE FACILITY.
		OPERATOR SHALL DISPLAY ITS CURRENT VALID CANNABIS PERMIT ISSUED IN ACCORDANCE WITH THIS ARTICLE INSIDE THE LOBBY OR WAITING AREA OF THE MAIN ENTRANCE TO THE FACILITY. THE PERMIT SHALL BE DISPLAYED AT ALL TIMES IN A CONSPICUOUS PLACE SO THAT IT MAY BE READILY SEEN BY ALL PERSONS ENTERING THE FACILITY.
		PROJECT NOTES
		SCOPE OF WORK
		REACTIVATION OF AN EXPIRED CUP. PREVIOUS FILE NUMBER: Z17-036. COMMERCIAL REMODEL OF AN EXISTING BUILDING FOR CANNABIS CULTIVATION FACILITY. REMODEL TO INCLUDE: NEW INTERIOR ROOMS AND RESTROOMS.
		GENERAL NOTES
		ALL REVISIONS OR CHANGES WITH THE EXCEPTION OF COSMETIC CHANGES SHALL BE SUBMITTED TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL. THIS WILL BE SUBMITTED AS A REVISION TO EXISTING PERMIT(S). AFTER APPROVAL THESE ITEMS WILL BE INCORPORATED INTO THE APPROVED PLANS.
		THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PLAN REVIEW, PERMIT, LICENSE, AND INSPECTION APPROVALS. ALL FEES REQUIRED FOR APPROVAL SHALL BE PAID BY THE OWNER.
		DO NOT SCALE THE DRAWINGS, WRITTEN DIMENSIONS AND ACTUAL BUILDING MEASUREMENTS TAKE PRECEDENCE OVER SCALED DRAWING INFORMATION.
		DIMENSIONS TO DOORS, WINDOWS, AND OPENINGS ARE NOMINAL WIDTHS. REFER TO SCHEDULE SHEETS FOR ACTUAL DIMENSIONS REFER TO THE MANUFACTURER FOR ACTUAL ROUGH OPENINGS.
		SPECIFIC TRADE NAMES MENTIONED IN THE DRAWINGS ARE FOR THE PURPOSES OF ESTABLISHING MINIMUM STANDARDS OF QUALITY. STYLE OR TYPE, AND SHALL NOT BE CONSTRUED TO RESTRICT SUBSTITUTIONS. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER IN WRITING WITHIN A SUFFICIENT TIME FRAME AS NOT TO DELAY PROJECT COMPLETION.



CUP FOR:

8651 YOUNGER CREEK DR
(CULTIVATION,DISTRIBUTION,MANUF)

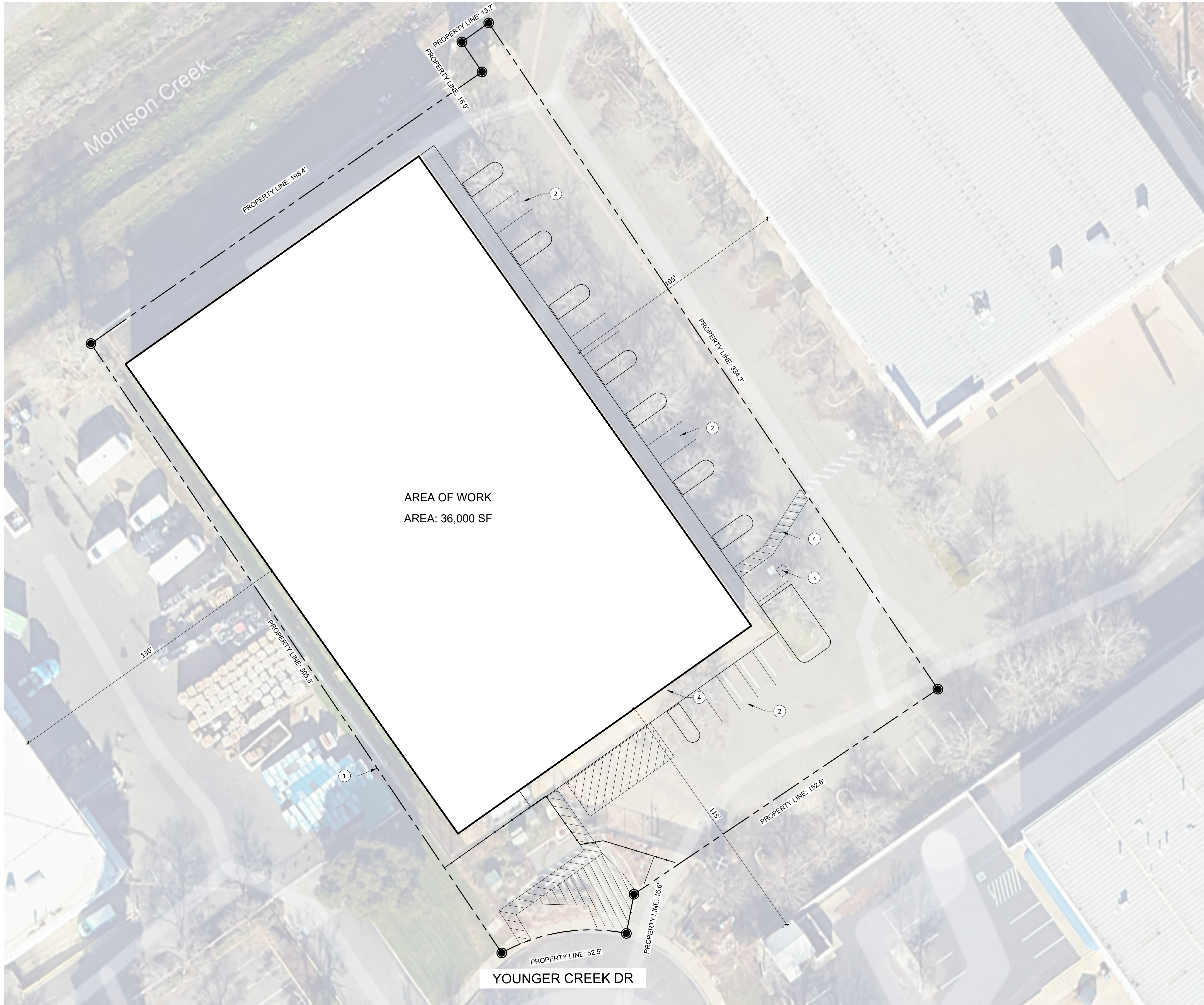
8651 YOUNGER CREEK DRIVE
SACRAMENTO, CA 95825

Design | Review | Management

PROJECT NUMBER: 260391
DATE: 8/03/2026
PROJECT CONTACT:
NIC BUCHOLZ
ROSEVILLE, CA
(916) 606-4307
nic@drm.design

TITLE:
COVER SHEET

SHEET:
G1.1

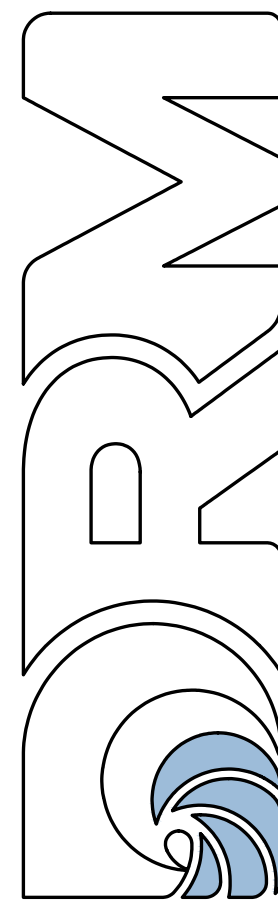


AREA OF WORK
AREA: 36,000 SF

YOUNGER CREEK DR

SITE KEYNOTES

- 1 EXISTING PROPERTY LINE
- 2 EXISTING PARKING
- 3 EXISTING ACCESSIBLE PARKING
- 4 EXISTING ACCESSIBLE PATH OF TRAVEL



Design | Review | Management

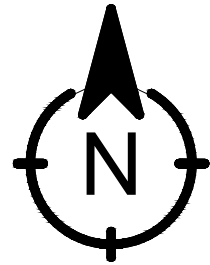
CUP FOR:

8651 YOUNGER CREEK DR
(CULTIVATION, DISTRIBUTION, MANUF)

8651 YOUNGER CREEK DRIVE
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TITLE:
PROJECT SITE PLAN



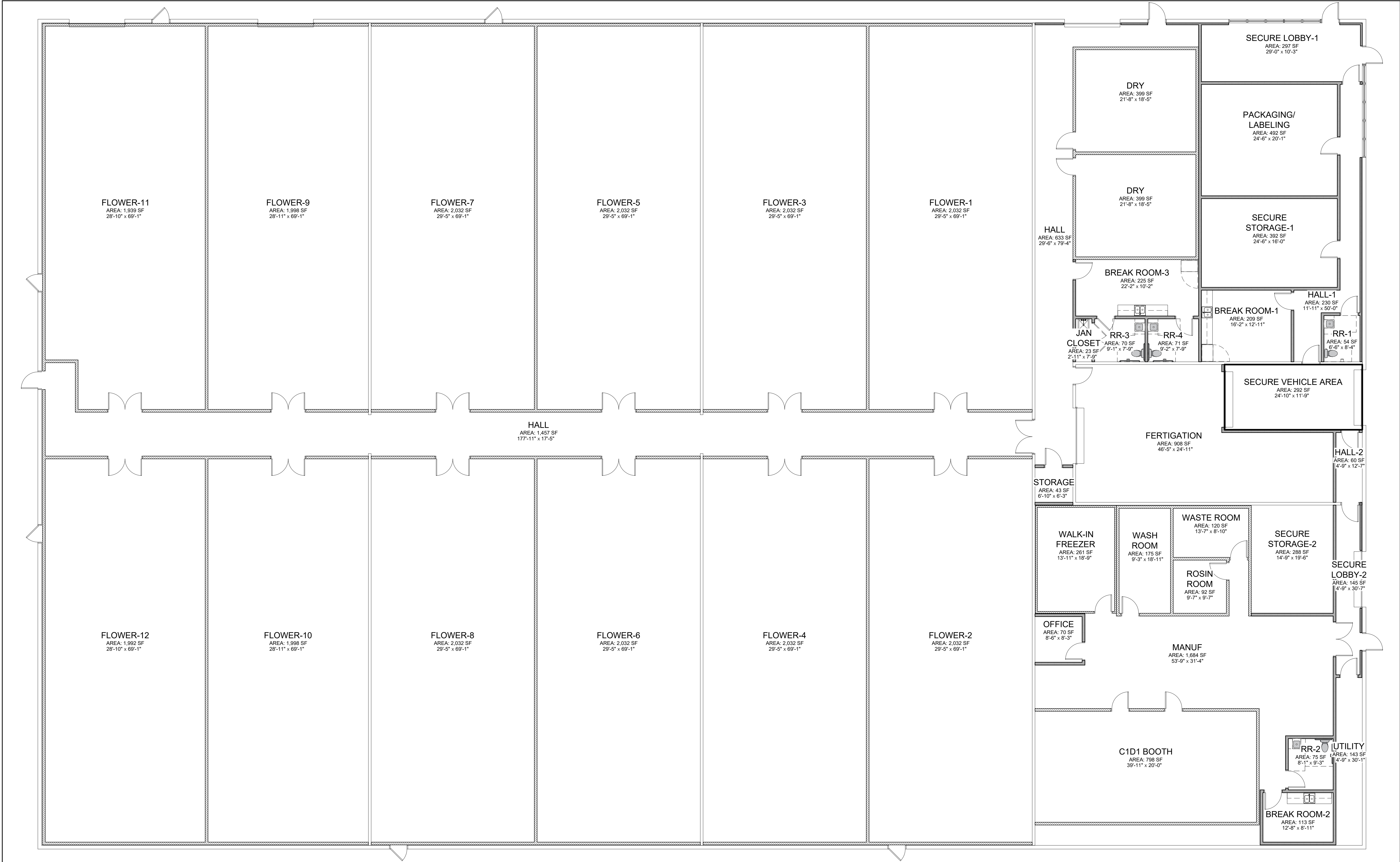
PROJECT SITE PLAN

SCALE: 1" = 20'0"

1

SHEET:

A1.1



CUP FOR:

8651 YOUNGER CREEK DR
(CULTIVATION,DISTRIBUTION,MANUF)

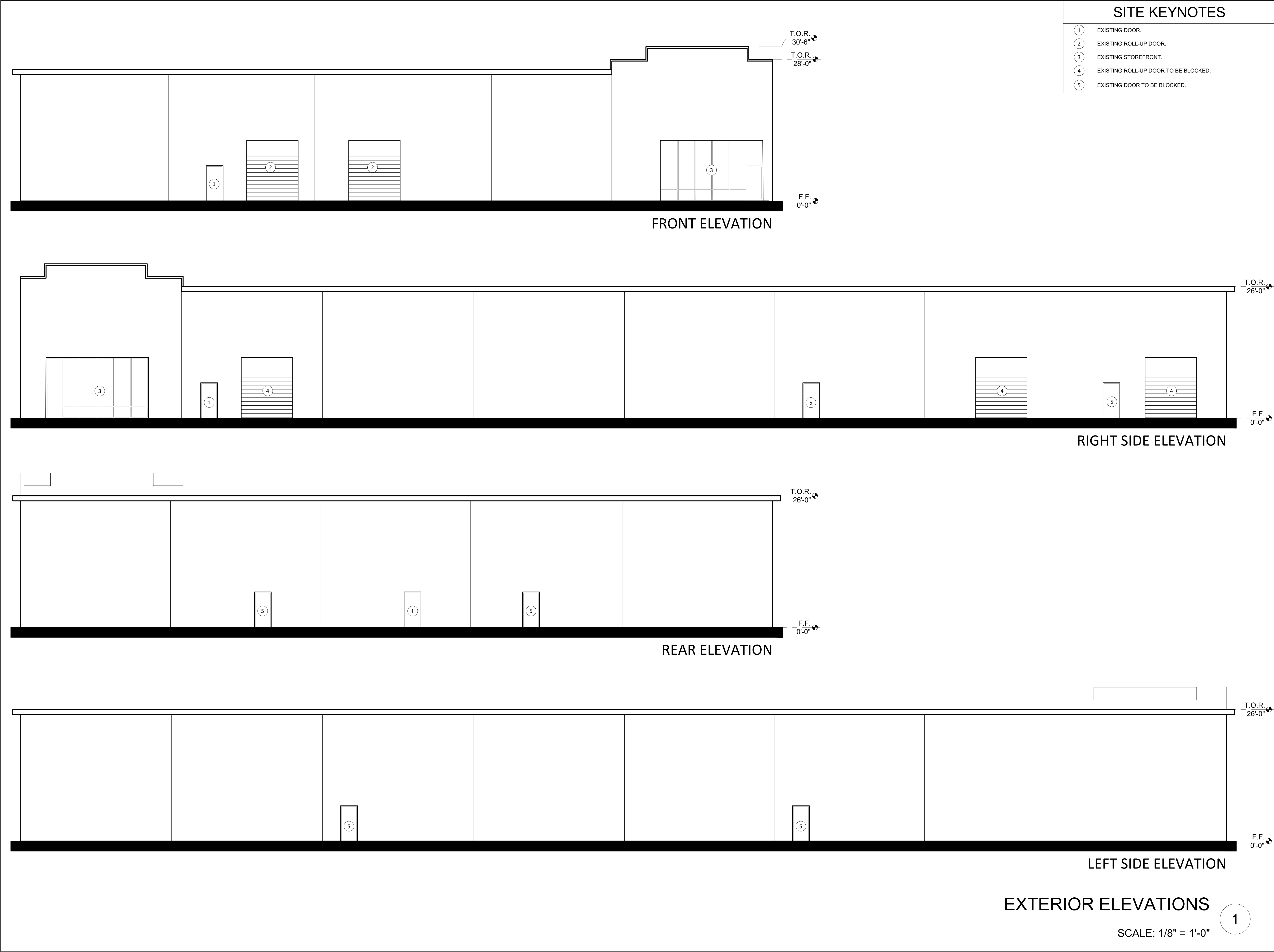
8651 YOUNGER CREEK DRIVE
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ROSEVILLE, CA
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TITLE:
PROPOSED FLOOR
PLAN

PROPOSED FLOOR PLAN

SCALE:1/8" = 1'-0"



SITE KEYNOTES	
1	EXISTING DOOR.
2	EXISTING ROLL-UP DOOR.
3	EXISTING STOREFRONT.
4	EXISTING ROLL-UP DOOR TO BE BLOCKED.
5	EXISTING DOOR TO BE BLOCKED.

CUP FOR:

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TITLE:
EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"