

**CALL AND NOTICE OF  
SPECIAL MEETING  
AT 6:00 PM  
OF THE  
PLANNING COMMISSION  
VIA TELECONFERENCE**

**MARCH 15, 2021**

TO THE MEMBERS OF THE VALLEJO PLANNING COMMISSION:

*You are hereby notified that I do call the Vallejo Planning Commission in special session to consider only the matters stated on the agenda listed below.*

*NOTICE: Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N-29-30, the City of Vallejo has opted to hold a Planning Commission meeting via teleconference. Any interested members of the public desiring to communicate with the Planning Commission concerning any item listed on the agenda before or during consideration of that item must do so by either clicking on the hyperlinks contained in the meeting agenda or type the link into an internet browser. You will be taken to the internet platform where the meeting is held. There will be no public access to City Hall for any meetings until further notice.*

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL OF THE PLANNING COMMISSION**
- 4. PUBLIC HEARING**

*NOTICE: Members of the public wishing to address the Planning Commission on the Public Hearing item may do so via ZOOM (<https://ZoomRegular.Cityofvallejo.net>), or via phone, by dialing (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press \*9 to digitally raise your hand from the phone.*

*For additional instructions on how to speak during public comment, please visit, [www.cityofvallejo.net/publiccomment](http://www.cityofvallejo.net/publiccomment).*

<sup>1</sup> Due to the Coronavirus emergency, all Planning Commission meetings will be held via teleconference. Members of the public may provide public comments during the meeting via ZOOM:

<https://ZoomRegular.CityofVallejo.net>

Option to join by phone:

Dial (669) 900-6833

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**A. V-TOWN FARMS**

**PROJECT LOCATION:** 5184 Sonoma Boulevard: Suite 300  
(APN: 0067-150-300)

**PROJECT APPLICANT:** Charles Wesley, Kolaboration Vallejo, LLC

**PROJECT DESCRIPTION:** Establishment of retail cannabis sales for V-Town Farms with cannabis manufacturing and distribution, as accessory uses. The cannabis business will occupy a portion of the existing building space that was formerly home to Food 4 Less in Meadows Plaza, and will require minor building and site alterations. Cannabis cultivation is not proposed as part of the business operation. There are 11 authorized cannabis businesses currently in operation within Vallejo City limits. V-Town Farms will replace HTP Group, an existing cannabis business currently operating at 4345 Sonoma Boulevard: Suite D-4, upon receipt of all City of Vallejo and State of California permit approvals and licenses, as part of a transfer agreement.

**PROPOSED ENVIRONMENTAL DETERMINATION:** The proposed project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1 "Existing Facilities") in that it involves the reuse of an existing building space for retail cannabis sales with minor building and site alterations. Therefore, no further environmental review is required.

**STAFF RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution to APPROVE Major Use Permit (UP) #20-0008 based on the findings in Resolution.

**PROJECT MANAGER:** Jonathan Atkinson, Senior Planner  
[Jonathan.atkinson@cityofvallejo.net](mailto:Jonathan.atkinson@cityofvallejo.net)

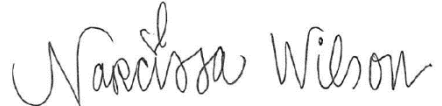
**5. ADJOURNMENT**

Dated: March 12, 2021

  
Christina Ratcliffe, Interim Planning and Development Services Director

I, Narcissa Wilson, Executive Secretary, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo Planning Commission, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5:00 p.m., Friday, March 12, 2021.

Dated: March 12, 2021

  
Narcissa Wilson, Executive Secretary



**STAFF REPORT  
CITY OF VALLEJO  
PLANNING COMMISSION**

**I. PROJECT INFORMATION**

**DATE OF MEETING:** March 15, 2021 Item No. 4-A

**PREPARED BY:** Jonathan Atkinson, Senior Planner

**PROJECT LOCATION:** 5184 Sonoma Boulevard: Suite 300  
(APN: 0067-150-300)

**PROJECT NUMBERS:** Major Use Permit (UP) #20-0008

**REQUIRED APPROVALS:** Major Use Permit  
General Plan 2040 Consistency

**PROJECT SUMMARY:** Establishment of retail cannabis sales for V-Town Farms with cannabis manufacturing and distribution, as accessory uses. The cannabis business will occupy a portion of an existing building space that was formerly home to Food 4 Less and will require tenant improvements. V-Town Farms will replace HTP Group, an existing cannabis business with retail sales at 4345 Sonoma Boulevard: Suite D-4, as part of a transfer agreement.

**ENVIRONMENTAL DETERMINATION:** The project is categorically exempt pursuant to Section 15301 (Class 1: "Existing Facilities") of the California Environmental Quality Act (CEQA) Guidelines. Therefore, no further environmental review is required.

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt a Resolution to **APPROVE** Major Use Permit (UP) #20-0008 based on the findings in the Resolution.

**PROJECT DATA SUMMARY:**

**Applicant:** Charles Wesley  
Kolaboration Vallejo, LLC  
183 Main Street  
Rio Vista, CA 94571

**Property Owner:** RPJR, LLC and JRMVP, LLC  
10100 Santa Monica Boulevard  
Los Angeles, CA 90067

**General Plan Designation:** District – North Gateway (D-N/G)

|                                   |                                                                                                                                                        |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Specific Plan:</b>             | None                                                                                                                                                   |
| <b>Zoning District:</b>           | Planned Development Commercial (PDC) District<br>(Existing Zoning Map)<br><br>Pedestrian Shopping and Service (CP) District<br>(Interim Zoning Policy) |
| <b>Existing Use:</b>              | Vacant Commercial Tenant Space                                                                                                                         |
| <b>Surrounding Land Uses:</b>     | North: Vacant Land<br>South: Vacant Building<br>East: Broadway Street/Railroad<br>West: Sonoma Boulevard (Highway 29)                                  |
| <b>Lot Area:</b>                  | 4.29 acres                                                                                                                                             |
| <b>Total Floor Area:</b>          | 49,871 square feet                                                                                                                                     |
| <b>Parking Required/Provided:</b> | 73 spaces required / 258 spaces provided (on parcel)                                                                                                   |

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## II. PROJECT DESCRIPTION

### A. Background

In December 2018, the City of Vallejo ("City") adopted several cannabis-related amendments to the Vallejo Municipal Code (VMC), which in part required each of the City's 11 existing cannabis business to obtain Minor Use Permits under Title 16 of the VMC and local regulatory permits under VMC Chapter 7.200 by January 1, 2022. The amendments also created a process for which any one of the City's existing cannabis businesses can transfer a local regulatory permit obtained under VMC Chapter 7.200 to a new operator with City approval.

Richard Sereghy and Nicholas Adan of HTP Group, Inc., an existing retail cannabis business at 4345 Sonoma Boulevard: Suite D-4, will transfer the local regulatory permit to Charles Wesley of Kolaboration Vallejo, LLC, as part of a transfer agreement. Kolaboration Vallejo, LLC, which will operate as V-Town Farms, will replace HTP Group upon receipt of all City of Vallejo and State of California permit approvals and licenses, as part of a transfer agreement. There will be no increase in the total number of cannabis businesses in Vallejo.

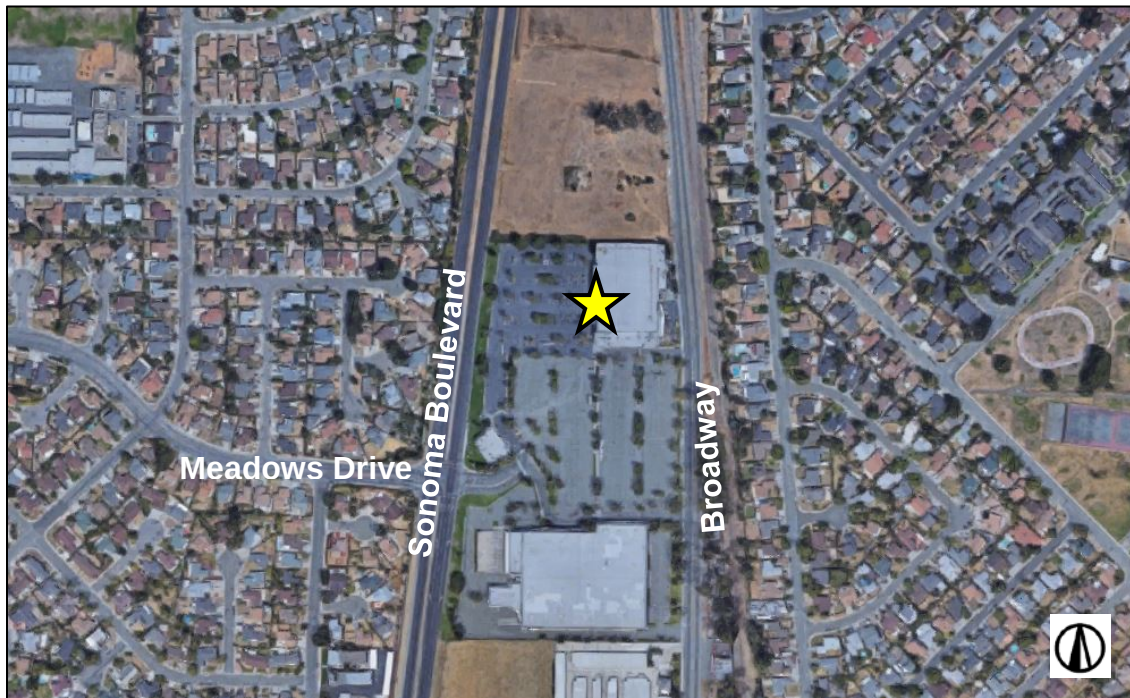
HTP Group will cease operations prior to the commencement of operations for V-Town Farms. V-Town Farms will operate a retail cannabis business with cannabis manufacturing and cannabis distribution, as accessory uses, at 5184 Sonoma Boulevard: Suite 300. Cannabis cultivation is not proposed nor is it permitted at the project site. Mr. Wesley also owns and operates the following cannabis businesses in the region: Rio Vista Farms (Rio Vista, CA) and Coco Farms (Antioch, CA).



## B. Location and Land Use Context

The project site is one of three parcels that comprise Meadows Plaza, a commercial shopping center located on approximately 17.75 acres of land in North Vallejo. The following existing developments and land uses surround the project site: Undeveloped land is located to the north; Broadway is located to the east with a railroad and single-family residences on the other side of the street; two vacant buildings that are also part of Meadows Plaza are located to the south; and Sonoma Boulevard (Highway 29) is located to the west. The 4.29-acre project site is characterized by one commercial building, a surface parking lot, and mature landscaping. Meadows Plaza was formerly home to Walmart (closed in 2007) and Food 4 Less (closed in 2016) and has been largely vacant since 2016.

**Figure 1 – Vicinity Map**



## C. Required Approvals

The project requires Planning Commission approval of the following:

**Table 1 – Required Permit Approvals**

| Permit           | Project                                                                             |
|------------------|-------------------------------------------------------------------------------------|
| Major Use Permit | Retail sales: cannabis use<br>General Plan 2040 Consistency (Interim Zoning Policy) |

See Section III. Zoning Consistency for discussion of Interim Zoning Policy requirements.

## D. Project Description

Establishment of retail cannabis sales for V-Town Farms with cannabis manufacturing and cannabis distribution, as accessory uses. V-Town Farms will occupy a 19,035 square foot portion of the existing 49,871 square foot building space that was formerly home to Food 4 Less in Meadows Plaza, and will require minor building and site alterations. Cannabis retail sales will occupy 17,056 square feet of the floor area. Cannabis manufacturing will occupy 494 square feet of the floor area and involve non-volatile processes to manufacture infused pre-rolls, cannabis beverages, and flower. Cannabis distribution will occupy 1,485 square feet of the floor area and will involve the packaging and shipment of cannabis products, including those manufactured on the premises. Cannabis cultivation is not proposed as part of the business operation nor is cultivation permitted at this location. The remaining vacant 30,836 square feet of the floor area will not be part of the cannabis business operation nor has any use been identified on the plans. Staff has added conditions requiring that there be no direct access between the cannabis business and vacant space, and that any expansion of the cannabis uses require modification of the Use Permit.

**Table 2 – Breakdown of Building Space Floor Area**

| Use                    | Area               | Percentage   |
|------------------------|--------------------|--------------|
| Retail Cannabis Sales  | 17,056 square feet | 34.2 percent |
| Cannabis Manufacturing | 494 square feet    | 1 percent    |
| Cannabis Distribution  | 1,485 square feet  | 3 percent    |
| Vacant/Inaccessible    | 30,836 square feet | 61.8 percent |

## III. STAFF ANALYSIS

### A. General Plan Consistency

The General Plan 2040 land use designation for the project site is District – North Gateway (N/G). The General Plan characterizes this designation as follows (text applicable to the project is in **bold** text):

***District – North Gateway (D-NG).** The D-NG designation applies to the northern portion of the area north of SR 37 between Sonoma Boulevard and Broadway Street, a highly-visible area that serves as a gateway to Napa Valley from SR 37 (heading north) and to Vallejo from American Canyon (heading south). **It is intended to foster an integrated, pedestrian-oriented place with a mix of uses, such as retail, dining, entertainment, and lodging, that cater to both motorists passing through and surrounding neighborhoods.** It also incorporates higher-density residential development that supports nearby services and activates the area. The maximum permitted FAR in the D-NG designation is 2.0, with a minimum residential density of 30 dwelling units per acre up to 50 dwelling units per acre.*

The project is consistent with this designation in that a retail cannabis dispensary contributes to the diversity of uses that are envisioned for the North Gateway District. Retail cannabis is also a land use that will serve both local residents and motorists passing through Vallejo. V-Town Farms would be particularly well-suited to attract both local

residents and motorists with its high visibility from Sonoma Boulevard (Highway 29) and Broadway and proximity to residences.

The project is also consistent with all applicable General Plan 2040 guiding principles and policies. Key guiding principles and policies relevant to the project are shown below in **bold**, followed by Staff's analysis in *italics*:

#### General Plan 2040 Guiding Principles

- **Guiding Principle 13. Good Jobs, Education, & Training.** Vallejo provides people with good jobs and its young people with job training and the education they need to succeed. Vallejo embraces innovations in education, and the city's excellent educational institutions and trade schools play a prominent role in its economic vitality and community life.
- **Guiding Principle 14. Innovation, Entrepreneurship, & Successful Local Businesses.** Vallejo welcomes innovative businesses and fosters entrepreneurship. It is a community that capitalizes on new technologies, community assets, and local knowledge – while helping local businesses to succeed.
- **Guiding Principle 15. Economic Development Aligned with Natural Environment.** Vallejo values economic development and aligns well-designed projects with the protection and enhancement of environmental resources. It is a community where sustainable development is efficiently processed and provides broad benefits that serve community needs and enhance the quality of life.
- **Guiding Principle 16. Stable, Strong, & Diverse Economy.** Vallejo is characterized by fiscal stability; a strong, diverse economy, including health care, education, and manufacturing; and efficient use of its lands and waterways. Vallejo's unique setting, community character, and favorable weather are major resources for economic expansion, including tourism and entertainment.

*The project brings good jobs to Vallejo with an innovative business that results in the adaptive reuse of a vacant building and site. Specifically, these are jobs that will provide training and experience in an industry that is expanding throughout California. The project balances economic development with the natural environment in that it will result in the reuse of a vacant building on an infill site, and not disturb natural resources. Lastly, the project contributes to the diverse economy of Vallejo while also drawing customers from both inside and outside of Vallejo.*

#### General Plan 2040 Policies

- **Policy NBE-2.8 Infill Development.** Promote infill development targets vacant and underutilized sites for community-desired and enhancing uses that is compatible with surrounding uses.

*The project site is a vacant building space in a commercial shopping center that has largely sat vacant for several years. Reuse of this underutilized building with a retail*

*use that serves both local and regional customers and provides good jobs will enhance the economy of the area and Vallejo. The cannabis business will be subject to a collection of specific requirements, including the addition of new windows, to ensure it does not create any potential adverse impacts.*

- **Policy NBE-3.8 North Gateway. Accelerate investment in the North Gateway area to achieve a mixed-use district that caters to both locals and regional travelers to Napa Valley.**

*Establishment of an active retail cannabis business at 5184 Sonoma Boulevard will help accelerate investment in the North Gateway, particularly Meadows Plaza, which has been largely vacant for years. The retail cannabis business can help draw customers from within and outside of Vallejo to Meadows Plaza for which existing businesses may be benefit. Furthermore, new businesses may be encouraged to fill the vacant tenant spaces.*

- **Policy NBE-3.14 Neighborhood Corridors. Connect the community with mixed-use corridors that function as neighborhood main streets for adjacent residential areas.**

*The establishment of a retail cannabis business contributes to the mix of uses along the Sonoma Boulevard corridor between Highway 29 and Mini Drive.*

- **Policy NBE-5.13 Noise Control. Ensure that noise does not affect quality of life in the community.**

*All of the activities of the retail cannabis business, including the cannabis manufacturing and cannabis distribution accessory uses, will occur indoors and away from sensitive land uses, such as residences. Furthermore, the retail cannabis business will be subject to noise-reduction requirements, as operational conditions.*

- **Policy EET-2.1 Economic Diversification. Attract employment- and tax generating businesses that support the economic diversity of the city.**

*The retail cannabis business will further Vallejo's economic diversification while also producing employment opportunities and contributing to its tax base.*

- **Policy EET-3.4 Commercial and Neighborhood Corridors. Enhance commercial corridors to create a vibrant mix of places to live, work, shop, and play.**

*The operation of the cannabis business contributes to the vibrancy of the Sonoma Boulevard and Broadway corridors because it provides both employment and retail opportunities. The cannabis business is an economically vibrant use that can also draw customers into the area to the potential economic benefit of nearby businesses.*

## **B. Zoning Consistency**

### Interim Zoning Policy

In 2017, the City Council established the Interim Zoning Policy (IZP) to facilitate development and guide zoning interpretations from the adoption of General Plan 2040 to

the adoption of the new zoning code. Under the IZP, each General Plan 2040 land use designation correlates to the City's existing zoning districts and specific plans for the purposes of applying land use and development standards to a proposal. The project site's General Plan 2040 designation of District – North Gateway (D-NG) correlates to the following zoning districts under the IZP: Pedestrian Shopping and Service (CP) District and High Density Residential (HDR) District.

However, the project site is identified as Planned Development Commercial (PDC) District on the City's existing zoning map. The PDC District does not permit any cannabis uses. The PDC District was not considered for any cannabis uses when the City amended VMC Title 16 (zoning code) in 2018 nor is it included in the IZP or the draft zoning code. This creates a conflict.

The IZP states that in those instances where the Planning and Development Services Director determines an express conflict with General Plan 2040 and the process for zoning identification in the IZP, an applicant may seek determination of General Plan 2040 consistency by filing a Major Use Permit application. This is why the project has come before the Planning Commission.

The CP District is the “best fit” zoning designation authorized under the IZP because the project site is located within a commercial shopping center that can accommodate a variety of uses, including a retail cannabis business.

In addition, the proposed zoning of the project site in the new zoning code is Central Corridor Commercial (CC) District, which would also allow retail cannabis sales with a Minor Use Permit. Although the project is in conformance with General Plan 2040 and both the CP District and CC District; there is an express conflict because the existing zoning designation of PDC District does not allow “Retail sales: cannabis” uses.

The Planning Commission may grant the approval of the Use Permit if the project is consistent with General Plan 2040 subject to the following findings under Section 6 of the IZP:

1. The proposal is appropriate in consideration of the characteristics of the surrounding area.
2. The proposal is consistent with the intent and desired character of the relevant land use designations(s) of General Plan 2040 and any associated General Plan policies.
3. The proposal will clearly promote implementation of General Plan 2040.
4. The proposal conforms to the zoning ordinance requirements of the applicable or “best fit” zoning district.

The project is consistent with District – North Gateway (D-NG) designation and several General Plan 2040 guiding principles and policies as discussed in the previous section of this staff report. The findings to make the General Plan 2040 Consistency Finding are presented in Section II of the attached Resolution.

### Land Use

The CP District permits “Retail sales: cannabis” uses with the approval of a Minor Use Permit under VMC Section 16.24.050.A.1.

### Accessory Uses

VMC Section 16.58.040.H.1 permits “Cannabis manufacturing” as an accessory use to a retail business with the following limitations:

- a. The extraction process shall consist of separating cannabinoids from cannabis plant material solely by press or non-volatile solvent between the temperatures of sixty and two hundred degrees Fahrenheit.*
- b. The extraction shall take place in an area not to exceed one hundred square feet located within or attached and internally connected to the principal structure.*
- c. The infusion process shall consist of the direct incorporation of cannabis, cannabinoids, or cannabis concentrates into an edible, topical or other product to produce a cannabis product.*
- d. The cannabis manufacturing shall not exceed ten percent of the total floor area of the principal use or five hundred square feet, whichever is less.*
- e. The manufacturing space is only accessible to employees and shall not be visible to the general public.*

VMC Section 16.58.040.H.2 permits “Cannabis distribution” as an accessory use to a retail cannabis business with the following limitations:

- a. The area utilized for cannabis distribution shall not exceed thirty percent of the total floor area of the principal use or one thousand and five hundred square feet, whichever is lesser.*
- b. The distribution storage area shall be fully enclosed within or attached and internally connected to the principal structure.*
- c. The distribution storage area shall only be accessible to employees and shall not be visible to the general public.*

The project is consistent with these accessory use standards both as proposed and conditioned.

### Cannabis Standards

VMC Section 16.82.060.V contains permitting, development, and operational standards for retail cannabis uses. The project, as proposed and conditioned, is consistent with these standards. Notably, no retail cannabis business shall be located within a 600 foot of a parcel containing a K-12 school, daycare center, or youth center, as defined in Health and Safety Code Section 11353.1. The project is consistent with this requirement in that it is not located within 600 feet of any of these uses.

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### Transparency

VMC Section 16.82.060.V requires retail cannabis storefronts to maintain transparent windows that allow visibility into the store, with a minimum of 60 percent transparency on the street frontage at the ground level and allow visibility into the building at a minimum of four feet above the ground. The existing building space does not provide the minimum window transparency required. The applicant presented three options showing how the retail storefront portion of the cannabis business can meet the 60 percent requirement. Planning Division staff has interpreted this requirement to mean transparency across 60 percent of the storefront building elevation area, and has added a condition to the Use Permit requiring compliance.

### **C. Major Use Permit**

Use Permits are intended to allow for activities and uses that may not be appropriate for all locations and whose effect on the surrounding environment cannot be determined prior to being proposed for a particular location. Uses requiring a Use Permit may not be appropriate without specific conditions being applied that eliminate or minimize any negative impacts caused by the use. The project site is a vacant building space formerly home to Food 4 Less and is characterized by high visibility from Sonoma Boulevard (Highway 29) and a collection of buildings and improvements that comprise Meadows Plaza. The retail cannabis business is compatible with uses typical of a shopping center, such as commercial shops, services, offices, and restaurants.

Because the project involves the reuse of an existing building space; it is consistent with the desired scale, bulk, coverage, and density in the area. The City envisions a mix of uses in the North Gateway, including those that can attract both local residents and motorists passing through Vallejo to and from Napa County. An active retail cannabis is well-suited to draw customers to Meadows Plaza both from within Vallejo and outside communities. The City's Technical Project Review Committee review of the use did not result in any concerns with respect to utilities, traffic and parking, or crime. The cannabis business will be subject to Vallejo Municipal Code and State requirements, and Use Permit conditions to ensure that the operation does not result in an adverse effect on the surrounding area. Use Permits are subject to the required findings under VMC Section 16.82.050. The findings to approve this Use Permit are presented in Section I of the attached Resolution.

### **D. Environmental Review**

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, Title 14, §15000, et seq.) pursuant to Section 15301 of the CEQA Guidelines (Class 1 "Existing Facilities"). The project is consistent with this exemption in that it involves the reuse of an existing building space for retail cannabis sales with minor building and site alterations.

None of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste

site pursuant to Government Code Section 65962.5, and (f) the project would not affect any historical resource. Therefore, no further environmental review is required.

#### IV. NOTICING AND PUBLIC COMMENTS

The Planning Division provided the following notifications in accordance with Vallejo Municipal Code Section 16.82.030.C: Published a notice in the Times Herald newspaper on February 28, 2021. Mailed notices to every property owner and neighborhood group within 500 feet of the project site and the applicant through the United States Postal Service on March 1, 2021. The Casa Del Monte Homeowners Association is the only identified neighborhood group within 500 feet of the project site for the purposes of project notifications. The Planning Commission received notices via email on March 1, 2021. Staff has not received any communications in regards to the application as of writing this staff report (since issuing the public hearing notice). Elected and appointed official from both Rio Vista and Antioch prepared letters of support for the business owner that are attached to this staff report.

#### V. CONCLUSION / STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt a Resolution to **APPROVE** Major Use Permit (UP) #20-0008 with General Plan 2040 consistency findings based on the analysis contained in this staff report (and attached herein) and the findings provided in the attached Resolution and subject to the Use Permit Conditions of Approval attached as an exhibit.

#### VI. EXPIRATION

- Major Use Permit: Pursuant to VMC Section 16.82.090.A, approval of this Major Use Permit shall automatically expire 24 months after its approval unless authorized construction has commenced prior to the expiration date (**MARCH 15, 2023 if approved at this meeting**).

#### VII. APPEAL PROCEDURE

The applicant or any party aggrieved by a determination of the Planning Commission may appeal the action to the City Council. Such appeal must be filed in writing with the Planning Division along with a fee payment of **\$1,277** within ten (10) calendar days after the action by the Planning Commission. Such appeal shall not be timely filed unless it is received by the Planning Division no later than the close of business on the tenth day following the decision of the Planning Commission. The City Council may affirm, reverse or modify any decision of the Planning Commission that is appealed. The City Council may summarily reject any appeal upon determination that the appellant is not adversely affected by a decision under appeal.

#### VIII. ATTACHMENTS

1. Resolution
  - Exhibit A – Use Permit Conditions of Approval
2. Project Plans
3. Written Communications



**CITY OF VALLEJO PLANNING COMMISSION**

**RESOLUTION**

**A RESOLUTION APPROVING  
MAJOR USE PERMIT (UP) #20-0008  
GENERAL PLAN 2040 CONSISTENCY**

**TO ESTABLISH RETAIL CANNABIS SALES FOR V-TOWN FARMS WITH  
CANNABIS MANUFACTURING AND CANNABIS DISTRIBUTION, AS ACCESSORY  
USES WITHIN AN EXISTING BUILDING IN MEADOWS PLAZA.**

**5184 SONOMA BOULEVARD: SUITE 300  
APN #0067-150-300**

\*\*\*\*\*

WHEREAS, on August 29, 2017, the City Council adopted General Plan 2040; and

WHEREAS, on July 23, 2020, Chuck Wesley of Kolaboration Vallejo, LLC, filed a Major Use Permit application to establish retail cannabis sales with cannabis manufacturing and cannabis distribution, as accessory uses ("project") within an existing building space on property located at 5184 Sonoma Boulevard: Suite 300 ("project site"); and

WHEREAS, the project site has a General Plan 2040 land use designation of District – North Gateway; and

WHEREAS, the project site has an interim zoning designation of Pedestrian Shopping and Service (CP), identified as Planned Development Commercial (PDC) District pursuant to the existing zoning code, and will be zoned Central Corridor Commercial (CC) District under the new zoning code; and

WHEREAS, on February 23, 2021, the application was deemed complete for processing; and

WHEREAS, on March 15, 2021, after giving all public notices required by State law and the City of Vallejo Municipal Code, the City of Vallejo Planning Commission conducted a duly noticed public hearing; and

WHEREAS, the Record of Proceedings ("Record") upon which the Planning Commission bases its decision on the project at issue herein, includes, but is not limited to: (1) the environmental document (categorical exemption) prepared for the project and the appendices and technical reports cited in and/or relied upon in preparing same; (2) the staff reports, City files and records and other documents, prepared for and/or submitted to the City relating to the environmental document and the project; (3) the evidence, facts, findings and other determinations set forth in this resolution; (4) the City of Vallejo General Plan and its related EIR; (5) the Vallejo Municipal Code and its related environmental documents; (6) all designs, plans, studies, data and correspondence submitted to the City in connection with the

environmental document and the project; (7) all documentary and oral evidence received at public workshops, meetings, and hearings regarding the environmental document(s) and the project; (8) all other matters of common knowledge to the Planning Commission including, but not limited to, City, state, and federal laws, policies, rules, regulations, reports, records and projections related to development within the City of Vallejo and its surrounding areas.

WHEREAS, the Planning Commission considered testimony and evidence, both written and oral, provided at the public hearing, as well as other documents contained in the record of proceedings relating to the project, which are maintained in the offices of the City of Vallejo Planning Division; and

WHEREAS, the Planning Commission considered testimony and evidence, both written and oral provided at the public hearing, as well as other documents contained in the Record relating to the Project, which are maintained in the offices of the City of Vallejo Planning Division; and

NOW THEREFORE, based on the Record, the Planning Commission hereby makes the following findings:

**I. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING:**

Based on the fact that the project involves the reuse of an existing building with a retail cannabis use with minor building and site alterations, the Planning Commission finds that approval and implementation of the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), Public Resources Code §21000, et seq. and California Code of Regulations, Title 14, §15000, et seq. (Guidelines) pursuant to Guidelines Section 15301 ("Existing Facilities").

*FACTS IN SUPPORT: The project is proposed to be located within an existing shopping center, Meadows Plaza, in an existing building space formerly occupied by Food 4 Less. The project is not proposing expansion of the existing building space but rather involves only reoccupation of the space, interior and exterior alterations involving such things as interior partition walls, plumbing and electrical, painting and installation of windows consistent with the examples set forth in Guidelines Section 15301 (a).*

None of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows:

(a) the site is not located in an environmentally sensitive area,

*FACTS IN SUPPORT: The project site is located in an existing building space in an existing operating shopping center, as noted above.*

(b) there are no cumulative impacts,

*FACTS IN SUPPORT: The project site is located in an existing building space in an existing operating shopping center and replaces a previous retail use, as noted above.*

(c) there are no significant effects due to unusual circumstances,

FACTS IN SUPPORT: *The project site is located in a tenant space in an existing operating shopping center and replaces a previous retail use, as noted above.*

(d) the project is not located near a scenic highway,

FACTS IN SUPPORT: *There are no designated scenic highways in the City of Vallejo.*

(e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5,

FACTS IN SUPPORT: *Planning Division staff checked the list of sites prepared pursuant to Government Code Section 65962.5 and verified that the Project Site is not located thereon.*

(f) the project would not affect any historical resource. Therefore, no further environmental review is required.

FACTS IN SUPPORT: *There are no historical resources located on the project site. The project site is located within an existing shopping center.*

## **II. FINDINGS RELEVANT TO THE APPROVAL OF THE MAJOR USE PERMIT (VMC Section 16.82.050):**

A. That the location, size, design and operating characteristics of the proposed conditional use will be compatible with adjacent uses, building or structures, with consideration given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities, to the harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity and physical character of surrounding streets; and to any other relevant impact of the proposed use.

*FACTS IN SUPPORT OF FINDINGS: The project site is a vacant building space formerly home to Food 4 Less and is characterized by high visibility from Sonoma Boulevard (Highway 29) and a collection of buildings and site improvements that comprise Meadows Plaza. The retail cannabis business is compatible with uses typical of a shopping center, such as commercial shops, services, offices, and restaurants. Because the project involves the reuse of an existing building space; it is consistent with the desired scale, bulk, coverage, and density in the area. The City envisions a mix of uses in the North Gateway, including those that can attract both local residents and motorists passing through Vallejo to and from Napa County. An active retail cannabis establishment is well-suited to draw customers to Meadows Plaza both from within Vallejo and outside communities. The City's Technical Project Review Committee review of the use did not result in any concerns with respect to utilities, traffic and parking, or crime. The Vallejo Police Department also reviewed the project and did not identify any concerns. Furthermore, the cannabis business does not operate within a 600-foot radius of any potentially sensitive land uses, such as daycares, schools with grades kindergarten through 12, and youth centers. The cannabis business will be subject to Vallejo Municipal Code and State requirements, and Use Permit*

*conditions to ensure that the operation does not result in an adverse effect on the surrounding area.*

- B. That the impacts, as described in subsection A of this section, and the location of the proposed conditional use are consistent with the city general plan.

*FACTS IN SUPPORT OF FINDINGS: The General Plan 2040 Land Use Map designates the project site as District – North Gateway (D-NG). The project is consistent with D-NG designation in that a retail cannabis dispensary contributes to the diversity of uses that are envisioned for the North Gateway District. Retail cannabis is also a land use that will serve both local residents and motorists passing through Vallejo. V-Town Farms would be particularly well-suited to attract both local residents and motorists with its high visibility from Sonoma Boulevard (Highway 29) and Broadway Street and proximity to residences.*

*The project is also consistent with the following General Plan 2040 guiding principles:*

*(13) Good Jobs, Education, & Training. Vallejo provides people with good jobs and its young people with job training and the education they need to succeed. Vallejo embraces innovations in education, and the city's excellent educational institutions and trade schools play a prominent role in its economic vitality and community life; (14) Innovation, Entrepreneurship, & Successful Local Businesses. Vallejo welcomes innovative businesses and fosters entrepreneurship. It is a community that capitalizes on new technologies, community assets, and local knowledge – while helping local businesses to succeed; (15) Economic Development Aligned with Natural Environment. Vallejo values economic development and aligns well-designed projects with the protection and enhancement of environmental resources. It is a community where sustainable development is efficiently processed and provides broad benefits that serve community needs and enhance the quality of life: and (16) Stable, Strong, & Diverse Economy. Vallejo is characterized by fiscal stability; a strong, diverse economy, including health care, education, and manufacturing; and efficient use of its lands and waterways. Vallejo's unique setting, community character, and favorable weather are major resources for economic expansion, including tourism and entertainment.*

*The project brings good jobs to Vallejo with an innovative business that results in the adaptive reuse of a vacant building and site. Specifically, these are jobs that will provide training and experience in an industry that is expanding throughout California. The project balances economic development with the natural environment in that it will result in the reuse of a vacant building on an infill site, and not disturb natural resources. Lastly, the project contributes to the diverse economy of Vallejo while also drawing customers from both inside and outside of Vallejo.*

*The project is also consistent with the following General Plan 2040 policies: NBE-2.8 Infill Development. Promote infill development targets vacant and underutilized sites for community-desired and enhancing uses that is compatible with surrounding uses; NBE-3.8 North Gateway. Accelerate investment in the*

*North Gateway area to achieve a mixed-use district that caters to both locals and regional travelers to Napa Valley; NBE-3.14 Neighborhood Corridors. Connect the community with mixed-use corridors that function as neighborhood main streets for adjacent residential areas; NBE-5.13 Noise Control. Ensure that noise does not affect quality of life in the community; EET-2.1 Economic Diversification. Attract employment- and tax generating businesses that support the economic diversity of the city; and EET-3.4 Commercial and Neighborhood Corridors. Enhance commercial corridors to create a vibrant mix of places to live, work, shop, and play.*

*The project site is a vacant building space in a commercial shopping center that has largely sat vacant for several years. Reuse of this underutilized building with a retail use that serves both local and regional customers and provides good jobs will enhance the economy of the area and Vallejo. The cannabis business will be subject to a collection of specific requirements, including the addition of new windows, to ensure it does not create any potential adverse impacts. Establishment of an active retail cannabis business at 5184 Sonoma Boulevard will help accelerate investment in the North Gateway, particularly Meadows Plaza, which has been largely vacant for years. The retail cannabis business can help draw customers from within and outside of Vallejo to Meadows Plaza for which existing business may be benefit. Furthermore, new businesses may be encouraged to fill the vacant tenant spaces. The establishment of a retail cannabis business contributes to the mix of uses along the Sonoma Boulevard corridor between Highway 29 and Mini Drive. All of the activities of the retail cannabis business, including the cannabis manufacturing and cannabis distribution accessory uses, will occur indoors and away from sensitive land uses, such as residences. Furthermore, the retail cannabis business will be subject to noise-reduction requirements, as operational conditions. The retail cannabis business will further Vallejo's economic diversification while also producing employment opportunities and contributing to its tax base. The operation of the cannabis business contributes to the vibrancy of the Sonoma Boulevard and Broadway corridors because it provides both employment and retail opportunities. The cannabis business is an economically vibrant use that can also draw customers into the area to the potential economic benefit of nearby businesses.*

### **III. FINDINGS RELEVANT TO GENERAL PLAN 2040 CONSISTENCY (Interim Zoning Policy Section 6):**

1. The proposal is appropriate in consideration of the characteristics of the surrounding area.

*FACTS IN SUPPORT OF FINDINGS: The surrounding area is characterized by a variety of commercial, industrial, and residential uses, Broadway, Sonoma Boulevard (Highway 29), and close proximity to the Vallejo and American Canyon border. The cannabis business is a retail use that is compatible with the existing and anticipated land uses for the surrounding area.*

2. The proposal is consistent with the intent and desired character of the relevant land use designations(s) of General Plan 2040 and any associated General Plan policies.

*FACTS IN SUPPORT OF FINDINGS: The General Plan 2040 Land Use Map designates the project site as District – North Gateway (D-NG). The Project is consistent with D-NG designation in that a retail cannabis dispensary contributes to the diversity of uses that are envisioned for the North Gateway District. Retail cannabis is also a land use that will serve both local residents and motorists passing through Vallejo. V-Town Farms would be particularly well-suited to attract both local residents and motorists with its high visibility from Sonoma Boulevard (Highway 29) and Broadway Street and proximity to residences.*

*The project is also consistent with the following General Plan 2040 policies: NBE-2.8 Infill Development. Promote infill development targets vacant and underutilized sites for community-desired and enhancing uses that is compatible with surrounding uses; NBE-3.8 North Gateway. Accelerate investment in the North Gateway area to achieve a mixed-use district that caters to both locals and regional travelers to Napa Valley; NBE-3.14 Neighborhood Corridors. Connect the community with mixed-use corridors that function as neighborhood main streets for adjacent residential areas; NBE-5.13 Noise Control. Ensure that noise does not affect quality of life in the community; EET-2.1 Economic Diversification. Attract employment- and tax generating businesses that support the economic diversity of the city; and EET-3.4 Commercial and Neighborhood Corridors. Enhance commercial corridors to create a vibrant mix of places to live, work, shop, and play.*

*The project site is a vacant building space in a commercial shopping center that has largely sat vacant for several years. Reuse of this underutilized building with a retail use that serves both local and regional customers and provides good jobs will enhance the economy of the area and Vallejo. The cannabis business will be subject to a collection of specific requirements, including the addition of new windows, to ensure it does not create any potential adverse impacts. Establishment of an active retail cannabis business at 5184 Sonoma Boulevard will help accelerate investment in the North Gateway, particularly Meadows Plaza, which has been largely vacant for years. The retail cannabis business can help draw customers from within and outside of Vallejo to Meadows Plaza for which existing business may be benefit. Furthermore, new businesses may be encouraged to fill the vacant tenant spaces. The establishment of a retail cannabis business contributes to the mix of uses along the Sonoma Boulevard corridor between Highway 29 and Mini Drive. All of the activities of the retail cannabis business, including the cannabis manufacturing and cannabis distribution accessory uses, will occur indoors and away from sensitive land uses, such as residences. Furthermore, the retail cannabis business will be subject to noise-reduction requirements, as operational conditions. The retail cannabis business will further Vallejo's economic diversification while also producing employment opportunities and contributing to its tax base. The operation of the cannabis business contributes to the vibrancy of the Sonoma Boulevard and Broadway corridors because it provides both employment and retail opportunities. The cannabis business is an economically vibrant use that can also draw customers into the area to the potential economic benefit of nearby businesses.*

3. The proposal will clearly promote implementation of General Plan 2040.

*FACTS IN SUPPORT OF FINDINGS: The Project clearly promotes the implementation of General Plan 2040 in that a retail cannabis business can attract both residents and visitors, and contributes to the diversity of uses envisioned for the North Gateway.*

4. The proposal conforms to the zoning ordinance requirements of the applicable or “best fit” zoning district.

*FACTS IN SUPPORT OF FINDINGS: The “best fit” zoning district of applicable through the interim zoning regulations is Pedestrian Shopping and Service District which conditionally permits “Retail sales: cannabis” uses with cannabis manufacturing and cannabis distribution accessory uses. The existing zoning is Commercial Planned District. Planned District 89-09 includes retail sales and associated uses as a permitted use. The proposed new Zoning Code designates the Project Site as Central Commercial Corridor (CC). Retail sales of cannabis with accessory manufacturing and distribution are permitted in the CC District with a Minor Use Permit.*

### **III. FINDINGS RELEVANT TO THE APPROVAL OF THE MINOR USE PERMIT FOR RETAIL CANNABIS SALES USES (VMC Section 16.82.050.V):**

- V. Retail sales of cannabis. Where this code conflicts with Title 16 and MAUCRSA design and development standards, the more restrictive standards shall apply. All applicable district requirements are met, together with the following requirements:

1. Regulatory Permits. Retail sales of cannabis uses must obtain and maintain all required state and local permits and licenses including the local regulatory permit to operate required under Chapter 7.200 of this code. Revocation of the state cannabis license or the local regulatory permit to operate under Chapter 7.200 of this code shall be grounds for revocation of the minor use permit for the retail sales of cannabis use. Valid and applicable state and local licenses and permits shall be publicly displayed at all times during hours of operation. Operations and location requirements must at all times comply with applicable regulations contained in Title 16 of the California Code of Regulations as those may be updated from time to time by the California Bureau of Cannabis Control.

*The applicant is required to obtain all regulatory permits under Vallejo Municipal Code Chapter 7.200, and maintain all City and State of California permits and licenses, as a condition of approval 1.*

2. Locational Limitation.

- a. Any retail sales of cannabis use may not be located within a six hundred-foot radius of a school providing instruction in kindergarten or any grades one through twelve, day care center, or youth center as defined in Health and Safety Code Section 11353.1. The distance specified in this section

shall be the horizontal distance measured in a straight line from the property line of the school or center to the closest property line of the lot on which the permittee is to be located without regard to intervening structures.

*The project site is consistent with this requirement in that there is no school providing instruction in kindergarten or any grades one through twelve, day care center, or youth center as defined in Health and Safety Code Section 11353.1 within a 600 ft. radius of the lot on which the use is proposed to be located.*

- b. Any applicant for a use permit to conduct retail sales of cannabis, whether for 'adult use' or medicinal purposes, must conduct all retail sales at one site.

*The applicant will only operate a retail cannabis business at the project site and therefore the use is consistent with this requirement. The HTP Group location will close prior to the commencement of operations at this location. This will be verified by Planning Division staff.*

- 3. Development and Operational Standards. Retail sales of cannabis uses shall comply with site development standards specified in the applicable zoning district. Such uses shall also comply with the following standards:

- a. General:

- i. No person under age eighteen (for medical retail sales of cannabis) or twenty-one (for recreational retail sales of cannabis) shall be allowed on the property.
- ii. No transactions outside, or partially outside of an enclosed building are permitted. No transactions which are performed through walk-up or drive-through service are allowed.
- iii. The property shall not include patio or cafe seating, unless used exclusively for employees in an area not accessible to the general public.
- iv. No use, inhalation, smoking, eating, ingestion, or other consumption of cannabis in any form shall be allowed on the property, including the parking areas of the property.
- v. No alcohol shall be consumed, made available, sold, offered for sale, given, distributed, traded, or otherwise provided to customers, employees, guests, visitors, or volunteers.
- vi. No retail sales of cannabis shall occur, in any form, to anyone between the hours of eight p.m. and nine a.m., except delivery.
- vii. The property complies with all applicable California State Building Code provisions, the city's property maintenance ordinance and is maintained free of debris, litter and trash.



- viii. All transactions, including but not limited to cash or in-kind contributions, reimbursement or compensation, shall be fully documented.
- ix. The owner will have a written security plan including procedures for verifying identification and age of purchasers. The plan must include a description of licensed and uniformed security guards who must be present on site during hours of operation, including their number, location and hours, as well as a theft prevention plan including locked exterior doors and windows during the times the business is closed. The licensed and uniformed security guard best practices shall comply with state law.
- x. The point of sale software used to track retail sales must be acceptable to the finance director.
- xi. Retail sellers of cannabis may only use one name to identify themselves in the minor use permit, the local regulatory permit, the state license and any other state or local permit that may be required.

*Project conditions of approval ensure compliance with these standards. All of the above standards are contained in the Conditions of Approval 15-31 and the information submitted by the applicant, including the security plan.*

- b. Limitations on retail area in industrial zones. In the Intensive Use-Limited (IU-L), Intensive Use (IU), and Planned Development Industrial (PDI) Districts, no more than fifty percent of the floor area shall be devoted to retail sales.

*The project site is not located in an industrial zoning district. Therefore, this requirement does not apply.*

- c. Lighting:
  - i. Exterior perimeter lighting shall be in place prior to operation;
  - ii. Exterior lighting shall be code compliant LED fixtures or high efficiency luminaries, and shall have an illumination intensity of between one and four foot candles;
  - iii. Lights shall be directed and shielded so as not to illuminate adjoining properties;
  - iv. Lights shall include housing to protect against breakage;
  - v. Broken or burnt out lights shall be replaced within forty-eight hours;
  - vi. Transitional lighting shall be incorporated in exterior areas providing access to and from buildings or uses within a site; and

- vii. Trees and shrubs shall not interfere with the distribution of lighting as required by this section.

*Project plans call out lighting and planting that comply to these standards, in addition, continued adherence to these standards are also included as condition of approval 32.*

d. Signs:

- i. A sign shall be posted on the door or in view of the entrance stating that no person under the age of eighteen (for medical retail sales of cannabis) or twenty-one (for recreational Retail sales of cannabis) is allowed on site.
- ii. A sign shall be posted stating that the use or consumption of cannabis or cannabis products on or near the premises is prohibited.
- iii. A sign shall be posted stating loitering on or near the premises is prohibited.
- iv. A sign shall be posted outside the facility in full public view containing city contact information for both emergency situations and information regarding public concern about operations.
- v. Other requirements as prescribed in Chapter 16.64.

*Project condition of approval 8 and 33 require compliance with these standards. All signs are called out in the conditions of approval and are required to be in place at all times. Staff will inspect the Project Site prior to opening of store to ensure this is the case. In addition, unannounced inspections are required on a regular basis.*

- e. Windows: In order to promote a strong pedestrian connection for retail safety, visibility, crime prevention through environmental design and a positive active environment, support natural lighting, and enhance curb appeal and value of retail space:
  - i. No display of cannabis or cannabis product shall be permitted within ten feet of the window.
  - ii. Storefronts must maintain transparent windows that allow visibility into the store, with a minimum of sixty percent transparency on the street frontage at the ground level and allow visibility into the building at a minimum of four feet above the ground.

*Project plans and condition of approval 34 ensures compliance with these standards. The plans show the existing windows which, as conditioned, meet the above standards. In addition, Staff will inspect the Project Site prior to opening of store to ensure that the windows are transparent and the cannabis product is placed appropriately. In addition, unannounced inspections are required on a regular basis to ensure continued compliance.*

- f. Screening and landscaping:
  - i. Shrubs located next to pedestrian walkways and other vulnerable areas as determined by the planning manager or his or her designee shall not exceed three feet in height at maturity.
  - ii. Trees shall be pruned up to six feet above ground.
  - iii. Trees and shrubs shall be pruned back from windows, doors and walkways.
  - iv. Decorative stone, brick, and other masonry material shall be grouted to prevent removal by hand.
  - v. Entrances to the site and parking lots shall be defined with landscaping or entry features.
  - vi. Outdoor waste and recycle bins shall be contained within a locked structure to prevent unauthorized entry.
  - vii. Other requirements as prescribed in Chapter 16.70.

*Project plans show shrubs, stone and parking lot that comply with the above standards. Condition of approval 35 ensures compliance with these requirements. In addition, Staff will inspect the Project Site prior to opening of store to ensure that all standards are in place. In addition, unannounced inspections are required on a regular basis to ensure continued compliance.*

- g. Noise:
  - i. The use of generators is prohibited, except as short-term temporary emergency back-up systems; and
  - ii. Other requirements as prescribed in Section 16.72.030 shall apply.

*Generators are not proposed nor allowed, except as a short-term temporary emergency back-up. Project condition of approval 36 ensures that all requirements in VMC Section 16.72.030 will be met.*

- h. Odor control: A sufficient odor-absorbing ventilation and exhaust system shall be installed and operated to ensure that odor generated by the use is not detected outside the property, anywhere on adjacent properties or public rights-of-way, or within any other separate use or unit located within the same building as the retail sales of cannabis use.

*Project condition of approval 37 ensures compliance with this requirement.*

- i. Maintenance:
  - 1. Property shall be maintained free of debris, litter and trash; and
  - 2. The use shall comply with Chapter 7.54, Property Maintenance.

*Project condition of approval 38 ensures compliance with this requirement.*

- j. Other performance standards: The use shall comply with all requirements prescribed in Chapter 16.72.

*Project conditions of approval 39-46 ensure compliance with this requirement.*

**IV. FINDINGS RELEVANT TO THE APPROVAL OF THE MINOR USE PERMIT FOR CANNABIS MANUFACTURING AND CANNABIS DISTRIBUTION ACCESSORY USES (VMC Section 16.58.040.H):**

1. Cannabis manufacturing may be permitted as an accessory use subject to the following restrictions:
  - a. The extraction process shall consist of separating cannabinoids from cannabis plant material solely by press or non-volatile solvent between the temperatures of sixty and two hundred degrees Fahrenheit.
  - b. The extraction shall take place in an area not to exceed one hundred square feet located within or attached and internally connected to the principal structure.
  - c. The infusion process shall consist of the direct incorporation of cannabis, cannabinoids, or cannabis concentrates into an edible, topical or other product to produce a cannabis product.
  - d. The cannabis manufacturing shall not exceed ten percent of the total floor area of the principal use or five hundred square feet, whichever is less.
  - e. The manufacturing space is only accessible to employees and shall not be visible to the general public.

*Project plans and conditions of approval ensure compliance with these standards.*

2. Cannabis distribution may be permitted as an accessory use subject to the following restrictions:
  - a. The area utilized for cannabis distribution shall not exceed thirty percent of the total floor area of the principal use or one thousand and five hundred square feet, whichever is lesser.
  - b. The distribution storage area shall be fully enclosed within or attached and internally connected to the principal structure.
  - c. The distribution storage area shall only be accessible to employees and shall not be visible to the general public.

*Project conditions of approval ensure compliance with these standards.*

**V. RESOLUTION APPROVING THE PROJECT AT 5184 SONOMA BOULEVARD:  
SUITE 300:**

NOW, THEREFORE, BE RESOLVED that the Planning Commission hereby APPROVES Major Use Permit (UP) #20-0008 to establish retail cannabis sales with cannabis manufacturing and cannabis distribution, as accessory uses, based on the findings contained herein and subject to the Conditions of Approval attached as Exhibit A and incorporated herein by reference.

**VI. VOTE:**

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 15<sup>th</sup> day of March 2021 by the following vote to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

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DIOSDADO MATULAC, CHAIRPERSON  
City of Vallejo Planning Commission

Attest:

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CHRISTINA RATCLIFFE, AICP, SECRETARY  
City of Vallejo Planning Commission

## CONDITIONS OF APPROVAL

**V-TOWN FARMS  
MAJOR USE PERMIT (UP) #20-0008  
5184 SONOMA BOULEVARD: SUITE 300  
APN # 0067-150-300**

**PERMIT DESCRIPTION:** Establishment of retail cannabis sales for V-Town Farms with cannabis manufacturing and cannabis distribution, as accessory uses. V-Town Farms will occupy a 19,035 square foot portion of the existing 49,871 square foot building space that was formerly home to Food 4 Less in Meadows Plaza, and will require minor building and site alterations. Cannabis retail sales will occupy 17,056 square feet of the floor area. Cannabis manufacturing will occupy 494 square feet of the floor area and involve non-volatile processes to manufacture infused pre-rolls, cannabis beverages, and flower. Cannabis distribution will occupy 1,485 square feet of the floor area and will involve the packaging and shipment of cannabis products, including those manufactured on the premises. Cannabis cultivation is not proposed as part of the business operation. The remaining vacant 30,836 square feet of the floor area will not be part of the cannabis business operation. The permitted hours of operation will be 9:00 A.M. to 8:00 P.M., or as allowed by the Vallejo Municipal Code, seven days a week.

### A. PLANNING DIVISION

Jonathan Atkinson | [jonathan.atkinson@cityofvallejo.net](mailto:jonathan.atkinson@cityofvallejo.net) | (707) 648-4346

#### Special Conditions

1. The business owner shall not commence operation of any cannabis activities at 5184 Sonoma Boulevard: Suite 300 until the following occurs:
  - a. City of Vallejo approval of a local regulatory permit transfer with HTP Group.
  - b. City of Vallejo issuance of a certificate of occupancy for V-Town Farms at 5184 Sonoma Boulevard: Suite 300.
  - c. State of California approval and issuance of all required licenses.
  - d. HTP Group, Inc. has permanently closed its location at 4345 Sonoma Boulevard: Suite D-4 and has been inspected by City of Vallejo Planning Division staff.
2. Cannabis cultivation is not approved and shall not occur anywhere on the premises and/or within Vallejo City limits without City of Vallejo and State of California approvals.
3. The remaining portion of the building at 5184 Sonoma Boulevard: Suite 300 shall not contain any cannabis uses or activities nor be internally accessible to the cannabis business. Any proposed expansion of the cannabis business shall require written approval from both the City of Vallejo and State of California.
4. The premises shall be graffiti free. See Condition 38 for additional property maintenance requirements.

5. The existing chain-link fencing along the northern parcel boundary shall be replaced with new fencing to the satisfaction of the Planning Division.
6. All of the existing chain-link fencing with razor wire visible from Broadway shall be replaced with decorative metal fencing to the satisfaction of the Planning Division prior to operation.
7. All outdoor trash receptacles stored outside shall be secured in a trash enclosure designed to City of Vallejo standards. See Condition 35 for cannabis waste requirements.
8. Signs shall be consistent with the master sign program for Meadows Plaza and the City's Sign Ordinance. The abandoned monument sign structure north of the driveway on Broadway shall be removed. See Condition 33 for additional sign requirements.
9. Street trees shall be installed and maintained at a ratio of one per 50 feet of street frontage along Sonoma Boulevard and Broadway for the project site. No trees shall be removed without written authorization from the City of Vallejo Planning Division. Any trees removed from the subject property shall be replaced to the satisfaction of the Planning Division. See Condition 35 for additional landscaping requirements.

### **General Requirements**

10. The Planning & Development Services Director is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to the Planning Division demonstrating that the condition(s) is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. The Planning Division shall consult with affected City departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by the Planning and Development Services Director are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public review process. Any modification of the permit conditions shall be documented with an approval letter from the Planning Division, and shall not affect the original permit approval date or the term for expiration of the permit.
11. Within five working days after project approval, the applicant/operator shall pay the Notice of Exemption filing fee (the latest fees in effect at the time of payment) for County Clerk processing, made payable to Solano County and submitted to the City of Vallejo Planning Division. If an in-person filing is required, such filing shall be completed by the applicant, unless directed otherwise by the Planning Division. NOTE: If the fees are not paid and the Notice of Exemption is not filed within five working days after approval of the project, it will extend time frames for California Environmental Quality Act (CEQA) legal challenges.
12. The business owner shall submit a numbered list to the Planning Division with a written response on how each Use Permit condition herein will be satisfied prior to issuance of building permits and/or the commencement of the use.
13. Applicant shall indemnify, hold harmless, and defend City, its officers, officials, directors, employees, agents, volunteers and affiliates and each of them from any and all claims, demands, causes of action, damages, costs, expenses, actual attorney's fees, applicant's

fees, expert fees, losses or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with Applicant's operations, or any subcontractor's operations, to be performed under this agreement for Applicant's or subcontractor's tort negligence including active or passive, or strict negligence, including but not limited to personal injury including, but not limited to bodily injury, emotional injury, sickness or disease, or death to persons and/or damage to property of anyone, including loss of use thereof, caused or alleged to be caused by any act or omission of Applicant, or any subcontractor, or anyone directly or indirectly employed by any of them or anyone for the full period of time allowed by the law, regardless to any limitation by insurance, with the exception of the sole negligence or willful misconduct of the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the Applicant's indemnity obligation.

### **Cannabis Permits and Licensing**

14. Regulatory Permits. Prior to operation and maintained thereafter, the cannabis business shall obtain all required State and local permits and licenses, including the local regulatory permit to operate under Vallejo Municipal Code (VMC) Chapter 7.200. Revocation of the State cannabis license or the local regulatory permit to operate under VMC Chapter 7.200 shall be grounds for revocation of the Use Permit for the cannabis business.

Valid and applicable State and local licenses and permits shall be publicly displayed at all times during hours of operation, and provided to the City of Vallejo to be maintained on file. Operations and location requirements must at all times comply with applicable regulations contained in Title 16 of the California Code of Regulations, as those may be updated from time to time by the California Bureau of Cannabis Control.

### **Operational Requirements**

15. Operation of the cannabis business shall be substantially in accord with the approved Use Permit application submittal and plans dated "February 3, 2021" and "February 8, 2021" except as modified by the conditions stated herein.
16. Operation of the cannabis business shall be in compliance with all applicable State and VMC requirements.
17. Cannabis Manufacturing. All cannabis manufacturing shall comply with the following regulations:
  - a. The extraction process shall consists of separating cannabinoids from cannabis plant material solely by press or non-volatile solvent between the temperatures of sixty and two hundred degrees Fahrenheit.
  - b. The extraction shall take place in an area not to exceed one hundred square feet located within or attached and internally connected to the principal structure.
  - c. The infusion process shall consist of the direct incorporation of cannabis, cannabinoids, or cannabis concentrates into an edible, topical or other product to produce a cannabis product.



- d. The cannabis manufacturing shall not exceed ten percent of the total floor area of the principal use or five hundred square feet, whichever is less.
  - e. The manufacturing space is only accessible to employees and shall not be visible to the general public.
18. Cannabis Distribution. All cannabis distribution activities shall comply with the following regulations:
- a. The area utilized for cannabis distribution shall not exceed 30 percent of the total floor area of the retail sales of cannabis use or 1,500 square feet, whichever is less.
  - b. The cannabis distribution storage area shall be fully enclosed within or attached and internally connected to the main building.
  - c. The distribution storage area shall only be accessible to employees and shall not be visible to the general public.
19. The business owner and all managers shall be subject to background search and shall not be able to continue operations, if there are any felony convictions, as specified in subdivision (c) of Section 667.5 of the California Penal Code and subdivision (c) of Section 1192.7 of the California Penal Code. Any change in ownership shall require an amendment to the local regulatory permit and necessary background checks.
20. The business owner shall only conduct retail sales of cannabis at one location within Vallejo City limits.
21. No person under age 18 years (for medical retail sales of cannabis) or 21 years (for recreational retail sales of cannabis) shall be allowed on the property.
22. No transactions outside, or partially outside of an enclosed building are permitted. No transactions, which are performed through walk-up or drive-through service are allowed unless first authorized in writing by both the City of Vallejo and Bureau of Cannabis Control.
23. The property shall not include patio or cafe seating, unless used exclusively for employees in an area not accessible to the general public.
24. No use, inhalation, smoking, eating, ingestion, or other consumption of cannabis in any form shall be allowed on the property, including the parking areas of the property.
25. No alcohol shall be consumed, made available, sold, offered for sale, given, distributed, traded, or otherwise provided to customers, employees, guests, visitors, or volunteers.
26. No retail sales of cannabis shall occur, in any form, to anyone between the hours of 8 P.M. and 9 A.M., or as allowed by the Vallejo Municipal Code, except delivery. The business owner shall not increase the hours of operation unless authorized in writing by both authorized staff of the City of Vallejo and the California Bureau of Cannabis Control.

27. The property shall comply with all applicable California State Building Code provisions, the City's property maintenance ordinance, and be maintained free of debris, litter and trash.
28. All transactions, including but not limited to cash or in-kind contributions, reimbursement or compensation, shall be fully documented.
29. The business owner shall maintain a written security plan, including procedures for verifying identification and age of purchasers, on file with the Planning and Development Services Department and the Vallejo Police Department. The plan must include a description of licensed and uniformed security guards, who must be present on site during hours of operation, including their number, location and hours, as well as a theft prevention plan including locked exterior doors and windows during the times the cannabis business is closed. The licensed and uniformed security guard best practices shall comply with State law. The Planning and Development Services Department and Vallejo Police Department shall be notified in writing of any revisions to the approved written security plan dated "Received July 23, 2020".
30. The point of sale software used to track retail sales must be deemed acceptable to the City of Vallejo Finance Director prior to operation.
31. The business owner shall only use one name to identify themselves in the Use Permit, the local regulatory permit to operate, the State license, and any other applicable State or local permit that may be required for the purposes of retail sales of cannabis.
32. Lighting. The following lighting requirements shall apply:
  - a. Exterior perimeter lighting shall be in place prior to operation.
  - b. Exterior lighting shall be code compliant LED fixtures or high efficiency luminaries, and shall have an illumination intensity of between one and four foot candles.
  - c. Lights shall be directed and shielded so as not to illuminate adjoining properties.
  - d. Lights shall include housing to protect against breakage.
  - e. Broken or burnt out lights shall be replaced within 48 hours.
  - f. Transitional lighting shall be incorporated in exterior areas providing access to and from buildings or uses within the site.
  - g. Trees and shrubs shall not interfere with the distribution of lighting as required by this Use Permit.
33. Signs. The following signage requirements shall apply:
  - a. A sign shall be posted on the door or in view of the entrance stating that no person under the age of 18 (for medical retail sales of cannabis) or 21 (for recreational retail sales of cannabis) is allowed on site.

- b. A sign shall be posted stating that the use or consumption of cannabis or cannabis products on or near the premises is prohibited.
- c. A sign shall be posted stating loitering on or near the premises is prohibited.
- d. A sign shall be posted outside the facility in full public view containing City of Vallejo contact information for both emergency situations and information regarding public concern about operations.
- e. Other Sign Ordinance requirements as prescribed in Title 16 of the VMC.

34. Windows. The following requirements for windows shall apply:

- a. No display of cannabis or cannabis product shall be permitted within 10 feet of the window.
- b. Storefronts shall maintain transparent windows that allow visibility into the store, with a minimum of 60 percent transparency on the street frontage at the ground level and allow visibility into the building at a minimum of four feet above the ground.

35. Screening and Landscaping. The following landscape requirements shall apply:

- a. Shrubs located next to pedestrian walkways and other vulnerable areas as determined by the City of Vallejo Planning Manager or his or her designee shall not exceed three feet in height at maturity.
- b. Trees shall be pruned up to six feet above ground.
- c. Trees and shrubs shall be pruned back from windows, doors, and walkways.
- d. Decorative stone, brick, and other masonry material shall be grouted to prevent removal by hand.
- e. Entrances to the site and parking lots shall be defined with landscaping or entry features.
- f. Outdoor waste and recycle bins shall be contained within a locked structure to prevent unauthorized entry.
- g. Other screening and landscape regulations as prescribed in Title 16 of the VMC.

36. Noise. The following noise requirements shall apply:

- a. The use of generators is prohibited, except as short-term temporary emergency back-up systems.
- b. Other Noise Performance Standards as prescribed in Title 16 of the VMC.

37. Odor Control. A sufficient odor-absorbing ventilation and exhaust system shall be installed and operated to ensure that odor generated by the cannabis business is not detected

outside of the property, anywhere on adjacent properties or public rights-of-way, or within any other separate use or unit located within the same building as the cannabis business.

38. Property Maintenance. The following property maintenance requirements shall apply:

- a. Property shall be maintained free of debris, litter and trash.
- b. The cannabis business shall comply with the Property Maintenance Ordinance under VMC Chapter 7.54.

39. Tracking. The cannabis business shall comply with any labeling, testing, and track and trace program established by the City and/or State agencies. The operator must maintain records tracking all cannabis production and products and shall make all records related to commercial cannabis activity available to the City upon request.

40. Taxes. The cannabis business shall be current on the City's Marijuana Business License Tax and any additional applicable taxes enacted by the City or this Use Permit may be subject to revocation and/or local regulatory permit non-renewal and/or revocation.

41. Parking. The applicant shall maintain the 73 required onsite parking spaces to serve the cannabis business. Parking lot surfaces, lighting, and exterior landscaping shall be maintained in good condition in compliance with the approved plans.

42. Special Events. Special events are prohibited unless authorized in writing by both authorized staff of the City of Vallejo and the California Bureau of Cannabis Control.

43. Inspection. The dispensary shall be subject to inspections by appropriate local and State agencies, including but not limited to the City Manager's Office, Planning and Development Services Department, and/or a third-party inspector appointed by and acting on behalf of the City. Inspections may occur at random times for conformance with the Vallejo Municipal Code and City permit requirements. If interference in the performance of the duty of the agency having jurisdiction occurs, the agency may temporarily suspend the permit and order the dispensary to immediately cease operations.

44. Exterior Modification. All exterior modifications to the building façade or site, including landscaping, parking lot improvements, fencing, lighting, and signage, shall be subject to City of Vallejo review and approval. Razor or barbed wire and similar fencing is not permitted.

45. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of the City of Vallejo. Such changes may require a new or modified Use Permit and additional environmental review, if warranted.

46. Use Permit Certificate. This Use Permit, the approved project description, and approved floor plan shall be maintained on site and made available to City of Vallejo officials upon request.

## **Approval Time/Revocation**

47. Approval of this Use Permit shall automatically expire 24 months from the date of approval, unless building permits are issued and authorized construction has commenced prior to the expiration date.
48. The Use Permit shall be deemed abandoned if the cannabis business operation remains not in use for 12 consecutive months. A new Use Permit shall be obtained prior to the resumption of the cannabis business, if deemed abandoned.
49. If the Planning Division, either independently or as a result of complaints from the public, becomes aware that the use is being conducted in a manner which violates the conditions of this Use Permit or other applicable City regulations, and Planning Division staff is unable to obtain compliance or abatement, staff will refer the Use Permit to Code Enforcement and/or the Planning Commission for possible suspension or revocation.

## **B. BUILDING DIVISION**

Steve Arnold | [steve.arnold@cityofvallejo.net](mailto:steve.arnold@cityofvallejo.net) | (707) 648-4387

1. Permits required per California Code of Regulations, Title 24 and applicable City Ordinance in effect at the time of completed Building Permit application date and required fees paid at time of application. 2019 California Code of Regulations apply if permit application(s) received before end of 2022.

## **C. FIRE DEPARTMENT**

Brian Pizzimenti | [brian.pizzimenti@cityofvallejo.net](mailto:brian.pizzimenti@cityofvallejo.net) | (707) 648-4436

1. Access roads that are fire lanes shall either be posted with permanent all-weather signs constructed and installed in accordance with the Fire Department Fire Lane Marking Standards or shall all have curbs painted red and a sign posted at each entrance. Contact the Fire Prevention Bureau for further information and design templates. Location of such areas shall be determined prior to final inspection.
2. Prior to final Inspection, in accordance with the 2019 California Fire Code rooms or areas containing controls for HVAC systems, electrical panels, automatic fire extinguishing systems, fire alarm equipment or other detection, suppression or control elements shall be identified with appropriate signs.
3. A flush-mounted (recessed) Knox Box (key box) mounted no higher than 5 feet above the finished floor containing appropriate keys for emergency fire department access shall be provided. The minimum size box is the 3200 series with a hinged door and recessed mounting kit. The tamper kit is not required, box color may be any of the Knox options. It takes approximately 2 weeks for delivery. For more information call the Fire Prevention Division at (707) 648-4565
4. Keys for the Knox Box entry system required by the fire department shall be attached to durable tags with permanent marking identifying the door(s) or lock(s) that the key functions with. i.e. "MASTER" or "MECHANICAL ROOM".

5. Prior to final inspection, in accordance with the 2019 California Fire Code approved address numbers shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall clearly contrast with their background. The characters shall be a minimum of 4" high (6" for Commercial) with a 1/2" stroke. The size of the building and distance or location of the address numbers from the roadway may necessitate larger numbers.
6. Prior to final inspection, the minimum fire-extinguisher requirement shall be one 2A-10BC rated portable unit in such locations so that maximum floor-travel distance does not exceed 75' to the nearest extinguisher from any portion of the building with a maximum of 3,000 square feet of floor area surveyed. Plan submittal shall include the proposed location of extinguishers. Final location shall be approved in the field by the fire department. Hazardous areas will require increased sizing of fire extinguishers.
7. All fire extinguishers shall be mounted in a conspicuous and readily accessible location either on a bracket or within an approved storage cabinet. Fire extinguishers shall be mounted so the top of the unit is 3 feet to 5 feet off the finished floor. If the extinguisher is not readily visible, a sign shall be located directly above the extinguisher. The sign shall be legible and of a contrasting color with its background. Final installation measures and identification signage shall be approved in the field by the Fire Department prior to final inspection sign-off.
8. Means of egress illumination shall be provided and maintained at any time the building is occupied. The means of egress shall be illuminated of not less than 1 foot candle power and shall be approved by the Fire Prevention Division prior to sign-off of the final inspection.
9. Emergency exit lighting shall be provided at or near all exits and as designated by the Fire Marshal. Final exit lighting shall be approved by the Fire Marshal prior to sign-off of the final inspection.
10. In accordance with the 2019 California Fire Code Chapter 10, all emergency lighting and exit signs shall have two separate sources of power.
11. All buildings shall comply with the 2019 California Building Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware and exit illumination.
12. Provide a detailed means of egress, path of travel, exit plan prior to building permit approval. Due prior to Building Permit issuance.
13. Locking devices on exit doors shall conform to the 2016 California Fire Code Chapter 10, only one lock or latch requiring one motion/operation to open/unlock is required. No double keyed dead-bolts are permitted on exit doors. Panic hardware is required.
14. Maintain the width of the exit system; tables, chairs, merchandise storage systems and other devices shall not obstruct the means of egress along the path of exit travel based on the cumulative occupant load served. Maintain clear access to all exits at all times.
15. A separate permit is required for Fire Alarm modification from the Vallejo Fire Department. Fire alarm system must have current annual certification prior to final inspection.

16. A separate permit is required for Fire Sprinkler modification from the Vallejo Fire Department. Fire sprinkler system must have current annual and five year certification prior to final inspection.
17. Duct smoke detectors complying with UL 268A shall be installed in accordance with the CBC, CFC, CMC and NFPA 72.
  - a. In the main return air and exhaust air plenum of each air-conditioning system having a capacity greater than 2,000 CFM. Such detectors shall be located in a serviceable area downstream of the last duct inlet.
  - b. At each connection to a vertical duct or riser serving two or more stories from a return air duct or plenum of an air-conditioning system.
18. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the Fire Code Official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the Fire Code Official per CFC § 506.1
19. Hazardous Materials Business Plan Requirements. Any occupancy that will be conducting operations or storing materials that are hazardous will obtain the appropriate permits from the City of Vallejo Fire Department and/or Solano County Environmental Management prior to commencing business operations
20. The provisions of CFC § 407 shall be applicable where hazardous materials subject to permits under CFC § 5001.5 are used and/or stored on the premises or where required by the Fire Code Official.
21. Storage, use and handling of compressed gases in compressed containers, cylinders, tanks, and systems shall comply with CFC Chapter 53 including those gases regulated elsewhere in the CFC and/or any applicable NFPA Standards as determined by the Fire Code Official. Partially full compressed gas container, cylinders or tanks containing residual gases shall be considered as full for purposes of the controls required.
22. Compressed gases classified as hazardous materials shall also comply with CFC Chapter 50 for general requirements and chapter addressing specific hazards, including CFC Chapters 58 (Flammable Gases), 60 (Highly Toxic and Toxic Materials), 63 (Oxidizer, Oxidizing Gases, and Oxidizing Cryogenic Fluids) and 64 (Pyrophoric Materials) and/or any applicable NFPA Standards as determined by the Fire Code Official.
23. The storage, use and handling of all hazardous materials shall be in accordance with CFC Chapter 50 and California Health and Safety Code requirements. The maximum allowable quantity (MAQ) of hazardous materials per control area will be established using CFC § 5003.1. Applicant will need to contact the Fire Department for hazardous materials storage permitting and approval.
24. Fume Ventilation; continuous mechanical ventilation shall be provided per the California Fire Code and the Building and Mechanical Code.

25. Hazardous Materials Inventory Statement (HMIS) per CFC § 5001.5.2. An application for building permit shall include an HMIS. The HMIS shall include the following information:
- Product name.
  - Component.
  - Chemical Abstract Service (CAS) number.
  - Location where stored or used.
  - Container size.
  - Hazard classification.
  - Amount in storage.
  - Amount in use-closed systems.
  - Amount in use-open systems.
  - Safety Data Sheets (SDS) for all proposed materials
26. The business will also need to comply with electronic reporting requirements specific to the California Environmental Reporting System (CERS). Applicants will need to contact the Fire Department for direction and permitting related to hazardous materials inventory reporting amounts.
27. The smoking or carrying of a lighted pipe, cigar, cigarette or any other type of smoking paraphernalia or material is prohibited in the areas indicated in CFC § 310. No smoking signs are required.
28. Storage of combustible materials in buildings shall be orderly. Storage shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur per CFC § 315.
29. Any security device or system that emits any medium that could obscure a means of egress in any building, structure or premise shall be prohibited per CFC § 316.5.
30. High-piled storage or rack storage in any occupancy group shall comply with the CFC Chapter 32.
31. A final inspection from the Vallejo Fire Department is required prior to final occupancy.

**D. WATER DEPARTMENT**

Melissa Cansdale | [melissa.cansdale@cityofvallejo.net](mailto:melissa.cansdale@cityofvallejo.net) | (707) 553-7223

1. Provide water meter and service sizing calculations per most recent California Plumbing Code and include a water fixture count table.

**E. VALLEJO FLOOD AND WASTEWATER DISTRICT**

Gustavo Silva | [gussilva@vallejowastewater.org](mailto:gussilva@vallejowastewater.org) | (707) 644-8949

1. The applicant shall pay the applicable plan review fees prior to issuance of building permits.





Kolaboration Vallejo LLC  
5184 Sonoma Blvd.

Plan Set Index  
July 23, 2020

|                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Thumb Drive with Digital Copy of all Documents</b>                                                                                                                                                                                                                   | <b>Plan Set Checklist</b><br><b>C.3 Compliance Table</b><br><b>Cover Sheet Details</b>                                                                                                                                                                                            |
| <b>Plan Set Index (This sheet)</b>                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                   |
| <b>Plan Set Introduction</b><br>Executive Summary<br>What We Are Requesting<br>Fee Calculation                                                                                                                                                                          | <b>Development Plan Set</b><br>(3 full size sets of 24" x 36" collated and sized to no more than 9" x 13" and digital set)                                                                                                                                                        |
| <b>Planning Application</b>                                                                                                                                                                                                                                             | <b>Cover Page with Plan Set Index and C.3 Compliance Table and Cover Sheet Details</b>                                                                                                                                                                                            |
| <b>Indemnification Agreement</b>                                                                                                                                                                                                                                        | <b>Civil Engineer:</b><br>ExistingConditions Plan & Boundary Survey                                                                                                                                                                                                               |
| <b>Proposal</b><br>Executive Summary<br>Zoning Considerations<br>Business Plan<br>Accessory Uses<br>Labor & Local Enterprise Plan<br>Neighborhood Compatibility & Odor Control Plan<br>Community Benefits<br>Safety & Security Plan<br>Fire Alarms and Fire Suppression | <b>Architect:</b><br>Cover Sheet<br>As-Is Floor Plan 1st Floor<br>As-Is Floor Plan 2nd Floor<br>Proposed Floor Plan 1st Floor<br>Proposed Floor Plan 2nd Floor<br>As-Is Elevations No changes, except new signage on front.<br>Front Signage<br>Security System (designed by ADT) |
| <b>Development Plan Set in PDF Format</b>                                                                                                                                                                                                                               | <b>Electrical:</b> Repairs only.                                                                                                                                                                                                                                                  |
| <b>Title Report</b>                                                                                                                                                                                                                                                     | <b>Mechanical/HVAC:</b> Repairs only.                                                                                                                                                                                                                                             |
| <b>Lease Agreement</b>                                                                                                                                                                                                                                                  | <b>Plumbing:</b> Repairs only.                                                                                                                                                                                                                                                    |
| <b>Note: Three Copies of the Cannabis Local Regulatory Permit Application for the City Manager accompany this Plan Set.</b>                                                                                                                                             | <b>Fire Alarms:</b> Repairs only.<br>Panel location is shown on the Security System sheet.                                                                                                                                                                                        |
|                                                                                                                                                                                                                                                                         | <b>Fire Sprinklers:</b> Repairs only.                                                                                                                                                                                                                                             |

Kolaboration Vallejo LLC  
Cover Sheet Details  
July 23, 2020

5184 Sonoma Blvd, Vallejo CA 94589  
Property Owner: Joseph Ramani  
Property Tenant Contact: Charles Wesley  
Project Manager: Charles Wesley

Architect: John Rovai, Project Manager– Studio Benavente Architects–Walnut Creek–925–934–7778  
jrovai@studioarch.net

Civil Engineer: Taylor Elze - RFE Engineering - Roseville - 916-772-7800 -  
[TElze@RFEengineering.com](mailto:TElze@RFEengineering.com)

Project Description: Clean the exterior and interior. Add security devices. Add interior walls.

Legend of Symbols and Abbreviations

- Property Details:
- General Plan Designation
  - Zoning District
  - Gross Square Feet of Parcel
  - Net Lot Area
  - Adjacent Land Uses..
    - To the North, an empty lot
    - To the South, other commercial areas of the Meadow Plaza Shopping Center
    - To the East... Broadway and then a residential area.
    - To the West... Highway 29 (Sonoma Blvd)
  - Development Standards - Not applicable, as there is no development with this project.
  - Square Footage of Existing Buildings
  - Square Footage of Proposed Buildings
  - Parking Analysis..
    - Existing
    - Proposed
  - Percents of Lot Area... (no changes are planned)
    - Landscaping
    - Impervious Surfaces
    - Common Open Space
    - Private Usable Space
    - Covered by Buildings
    - Flood Zone

C.3 Compliance Table

|                                             |                                                                                                                                                                          |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name / Number                       | Kolaboration Vallejo LLC                                                                                                                                                 |
| Application Submittal Date                  | July 23, 2020                                                                                                                                                            |
| Project Location                            | 5184 Sonoma Blvd. (former Food4Less) Suite 300                                                                                                                           |
| Name of Owner or Developer                  | Kolaboration Vallejo LLC<br>Charles M. Wesley, Project Manager                                                                                                           |
| Project Type and Description                | Interior and Exterior Repairs<br>Minor Tenant Improvements <ul style="list-style-type: none"><li>• Counters</li><li>• Shelves</li><li>• Customer Check-in Area</li></ul> |
| Total Project Site Area (acres)             | 4.285 Acres                                                                                                                                                              |
| Total New Impervious Surface Area (sq. ft.) | None                                                                                                                                                                     |
| Total Replaced Impervious Surface Area      | None                                                                                                                                                                     |
| Total Pre-Project Impervious Surface Area   | 56,814 sf - Building<br>118,330 sf - Paved<br>175,144 sf - Total                                                                                                         |
| Total Post-Project Impervious Surface Area  | Same as Pre-Project                                                                                                                                                      |
| Runoff Reduction Measures Selected          | Not Applicable<br>No Changes to Current Site Conditions                                                                                                                  |



SBA

STUDIO BENAVENTE ARCHITECTS

580 LENNON LANE, WALNUT CREEK, CA 94598

925.934.7778 sba@studioarch.net

| ISSUE | DATE     | DESCRIPTION      |
|-------|----------|------------------|
| 1     | 02-08-21 | ISSUE FOR REVIEW |
|       |          |                  |
|       |          |                  |
|       |          |                  |
|       |          |                  |
|       |          |                  |

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ARCHITECTURAL DESIGN REVIEW:  
V-TOWN FARMS  
5184 SONOMA BLVD, SUITE 330  
VALLEJO, CA

OWNER /TENANT APPROVAL & DATE:

WET STAMP:

DRAWN BY: JR      CHECKED BY: JOB

SHEET TITLE:  
  
COVER SHEET:  
C.3 COMPLIANCE  
TABLE,PLAN SET  
INDEX, DETAILS

SHEET NO.  
  
A0.0

KOLABORATION FARMS\ VALLEJO\ SPA1.DGN

PROJECT NUMBER: 20WSC09

KOLABORATION FARMS\ VALLEJO\ SPA1.DGN



LEGEND:

|  |                                                        |
|--|--------------------------------------------------------|
|  | CENTERLINE                                             |
|  | BOUNDARY                                               |
|  | PARCEL LINES                                           |
|  | EASEMENT                                               |
|  | FENCE                                                  |
|  | RETAINING WALL                                         |
|  | STORM DRAIN MANHOLE                                    |
|  | SEWER MANHOLE                                          |
|  | WATER VALVE                                            |
|  | FIRE HYDRANT                                           |
|  | WATER METER                                            |
|  | REDUCED PRESSURE PRINCIPLE ASSEMBLY/BACKFLOW PREVENTOR |
|  | STREET LIGHT                                           |
|  | ELECTRICAL PULL BOX                                    |
|  | ELECTRICAL STRUCTURE                                   |
|  | SIGN                                                   |
|  | TREE                                                   |
|  | INDEX CONTOUR                                          |
|  | INTERMEDIATE CONTOURS                                  |
|  | SANITARY SEWER                                         |
|  | STORM DRAIN                                            |
|  | WATER                                                  |
|  | SURVEYED POINTS                                        |
|  | SURVEY CONTROL POINT                                   |
|  | FOUND MONUMENT AS NOTED                                |
|  | DIMENSION POINT - NOTHING FOUND OR SET                 |

FIELD SURVEY:

RFE ENGINEERING  
DATES SURVEYED: 7/7, 7/21, 7/22/2020

BASIS OF BEARINGS:

FOUND CENTERLINE MONUMENTS ALONG BROADWAY AS SHOWN. SAID MONUMENTS ROTATED TO STATE PLANE COORDINATES, BEARING N 00°35'00" E.

BENCHMARK:

NGS BENCHMARK JT0400  
LOCATED AT THE INTERSECTION OF MINI DRIVE AND DANROSE DRIVE, SET IN THE TOP OF A 6-INCH CONCRETE CYLINDER 1.0 FOOT BELOW THE SURFACE OF THE DRIVES, AND BENEATH A CAST IRON COVER INSCRIBED CITY MONUMENT

ELEVATION: 27.80 FEET (NAVD 88)

FLOOD PLAIN:

SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X". AREAS WITHIN ZONE "X" ARE DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 06095C0419F  
DATED: 8-03-2016

LEGAL DESCRIPTION:

PARCELS 3 AS SHOWN ON THAT CERTAIN MAP ENTITLED: "PARCEL MAP, LANDS OF OMRP INC., VALLEJO, CALIFORNIA", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SOLANO COUNTY, CALIFORNIA ON JULY 10, 1990 IN BOOK 35 OF PARCEL MAPS, AT PAGE 37.

TITLE REPORT:

PLACER TITLE COMPANY  
ORDER NO: P-408755

SITE INFORMATION:

LOT SIZE: 4.285± ACRES  
(186,672 SF)

TOTAL IMPERVIOUS: 4.02 ACRES  
(175,144 SF)

ABBREVIATIONS:

|            |                            |     |                   |
|------------|----------------------------|-----|-------------------|
| AC         | ASPHALT CONCRETE           | FH  | FIRE HYDRANT      |
| BC         | BEGIN CURVE                | FL  | FLOW LINE         |
| BLDG       | BUILDING                   | FOC | FACE OF CURB      |
| BOC        | BACK OF CURB               | FS  | FIRE SPRINKLER    |
| BOW        | BACK-OF-WALK               | GB  | GRADE BREAK       |
| CONC       | CONCRETE                   | GR  | GRATE ELEVATION   |
| C&G        | CURB & GUTTER              | GV  | GATE VALVE        |
| CG&S       | CURB, GUTTER & SIDEWALK    | HC  | HANDICAP          |
| CENTERLINE |                            | HCR | HANDICAP RAMP     |
| CR         | CURB RETURN                | IRR | IRRIGATION        |
| DI         | DRAIN / DROP INLET         | INV | INVERT            |
| DIP        | DUCTILE IRON PIPE          | JP  | JOINT POLE        |
| DS         | DOWN SPOUT                 | L   | LENGTH            |
| (E)        | EXISTING                   | LF  | LINEAL FEET       |
| EP         | EDGE OF PAVEMENT           | LIP | LIP OF GUTTER     |
| FDC        | FIRE DEPARTMENT CONNECTION | LT  | LEFT TURN OR LEFT |
| FF         | FINISH FLOOR               | MAX | MAXIMUM           |
| FG         | FINISHED GROUND            | MH  | MAINTENANCE HOLE  |

|       |                               |      |                          |
|-------|-------------------------------|------|--------------------------|
| MIN   | MINIMUM                       | PPA  | REDUCED PRESSURE         |
| NE    | NORTHEAST                     | PR   | PRINCIPLE ASSEMBLY       |
| NW    | NORTHWEST                     | RW   | RETAINING WALL           |
| OH    | OVERHEAD                      | SDMH | STORM DRAIN MANHOLE      |
| OHT&E | OVERHEAD TELEPHONE & ELECTRIC | SD   | STORM DRAIN              |
| OMP   | OPEN METAL PIPE               | SE   | SOUTHEAST                |
| (P)   | PROPOSED                      | SS   | SANITARY SEWER           |
| PCC   | PORTLAND CEMENT CONCRETE      | SSCO | SANITARY SEWER CLEAN OUT |
| OR    | OR POINT OF COMPOUND CURVE    | SSMH | SANITARY SEWER MANHOLE   |
| PG    | PROFILE GRADE                 | SWCT | SAWCUT                   |
| PIV   | POST INDICATOR VALVE          | SW   | SIDEWALK OR SOUTHWEST    |
| PL    | PROPERTY LINE                 | STA  | STATION                  |
| POC   | POINT OF CONNECTION           | TC   | TOP OF CURB              |
| PT    | POINT OF TANGENCY             | TP   | TOP OF PAVEMENT          |
| PUE   | PUBLIC UTILITY EASEMENT       | TS   | TOP OF SIDEWALK          |
| RCP   | REINFORCED CONCRETE PIPE      | W    | WATER                    |
| ROW   | RIGHT-OF-WAY                  | WV   | WATER VALVE              |
| RT    | RIGHT TURN OR RIGHT           | WM   | WATER METER              |

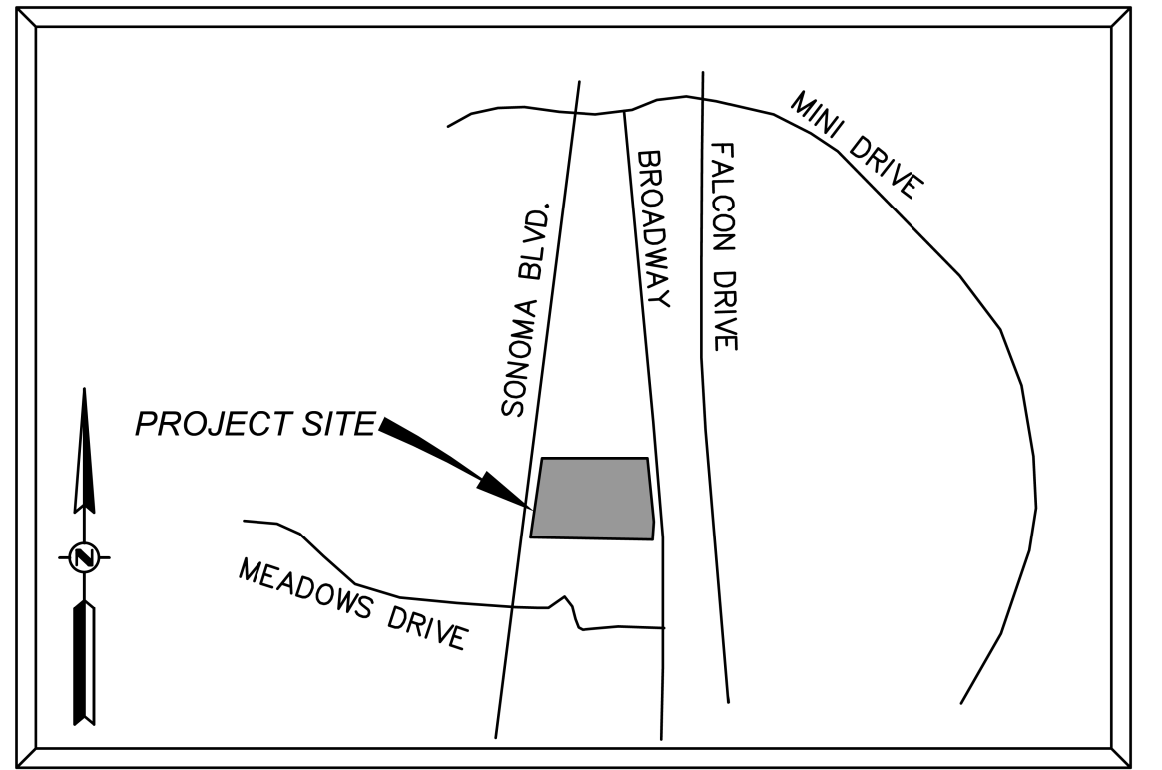
|      |                          |      |                          |
|------|--------------------------|------|--------------------------|
| PPA  | REDUCED PRESSURE         | SSMH | SANITARY SEWER MANHOLE   |
| PR   | PRINCIPLE ASSEMBLY       | SSCO | SANITARY SEWER CLEAN OUT |
| RW   | RETAINING WALL           | SSMH | SANITARY SEWER MANHOLE   |
| SDMH | STORM DRAIN MANHOLE      | SWCT | SAWCUT                   |
| SD   | STORM DRAIN              | SW   | SIDEWALK OR SOUTHWEST    |
| SE   | SOUTHEAST                | STA  | STATION                  |
| SS   | SANITARY SEWER           | TC   | TOP OF CURB              |
| SSCO | SANITARY SEWER CLEAN OUT | TP   | TOP OF PAVEMENT          |
| SSMH | SANITARY SEWER MANHOLE   | TS   | TOP OF SIDEWALK          |
| SWCT | SAWCUT                   | W    | WATER                    |
| SW   | SIDEWALK OR SOUTHWEST    | WV   | WATER VALVE              |
| STA  | STATION                  | WM   | WATER METER              |
| TC   | TOP OF CURB              |      |                          |
| TP   | TOP OF PAVEMENT          |      |                          |
| TS   | TOP OF SIDEWALK          |      |                          |
| W    | WATER                    |      |                          |
| WV   | WATER VALVE              |      |                          |
| WM   | WATER METER              |      |                          |

UTILITY NOTE:

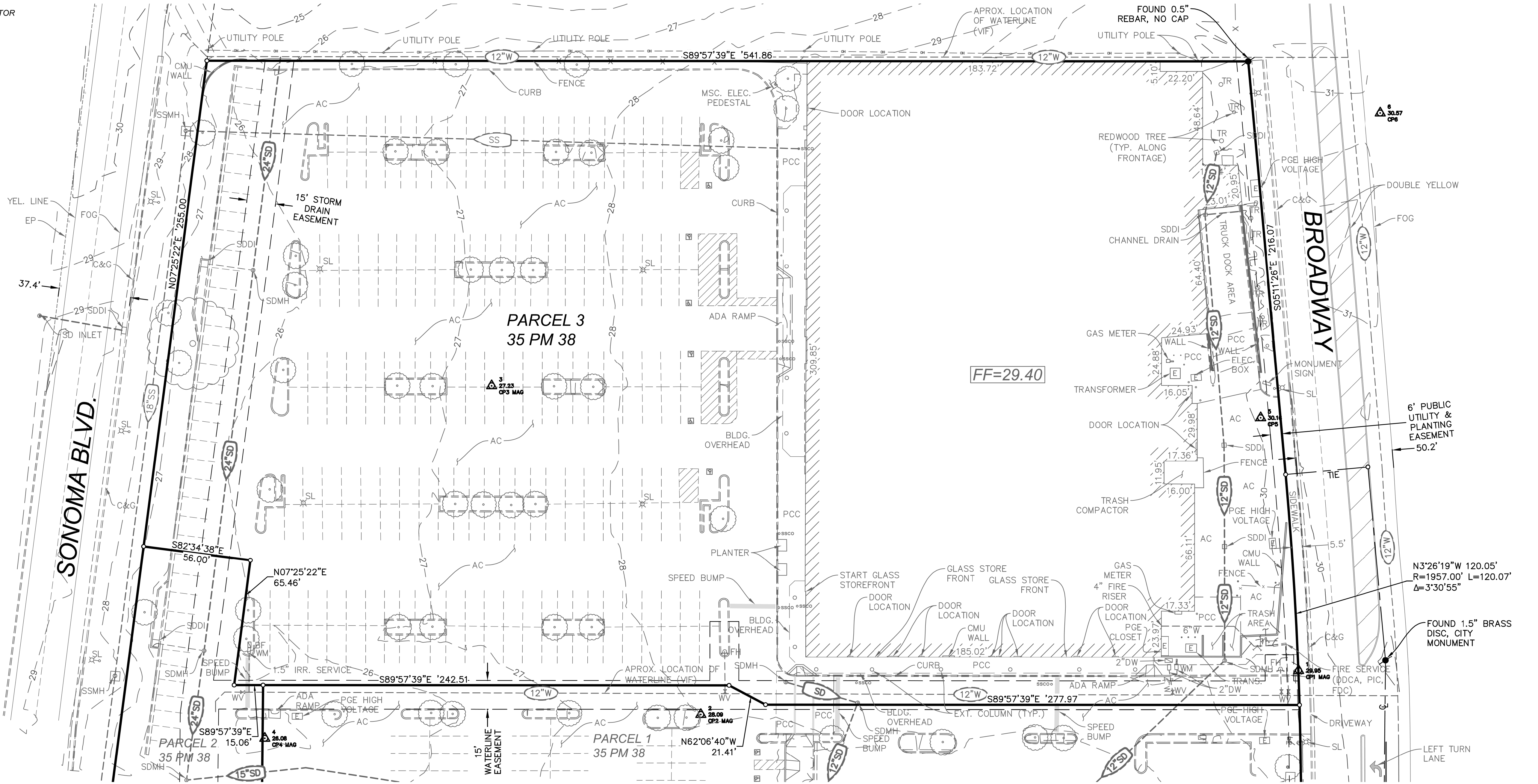
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

TOPOGRAPHIC & BOUNDARY SURVEY  
5184 SONOMA BLVD.

VALLEJO, CA 94589  
APN: 0067-150-300



VICINITY MAP  
NOT TO SCALE



**RFE ENGINEERING, INC.**  
Civil Engineers - Planners - Surveyors  
2200 Main Street, Suite 200  
Vallejo, CA 94589  
Ph: 916-772-7800 Fax: 916-772-7804  
www.RFEengineering.com

**KOLABORATION**  
**VALLEJO LLC**  
183 MAIN STREET  
RIO VISTA, CA 94571

**5184 SONOMA BOULEVARD**  
VALLEJO, CA 94589  
APN: 0067-150-300

EXISTING CONDITIONS PLAN

Sheet

**1**

1 of 1

7-22-2020

RFE PROJECT #20088 - 5184 SONOMA BLVD., VALLEJO, CA 94589



[illegible]

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ARCHITECTURAL DESIGN REVIEW:  
V-TOWN FARMS  
5184 SONOMA BLVD, SUITE 330  
VALLEJO, CA

OWNER /TENANT APPROVAL & DATE:

WET STAMP:

DRAWN BY: JR  
CHECKED BY: JOB

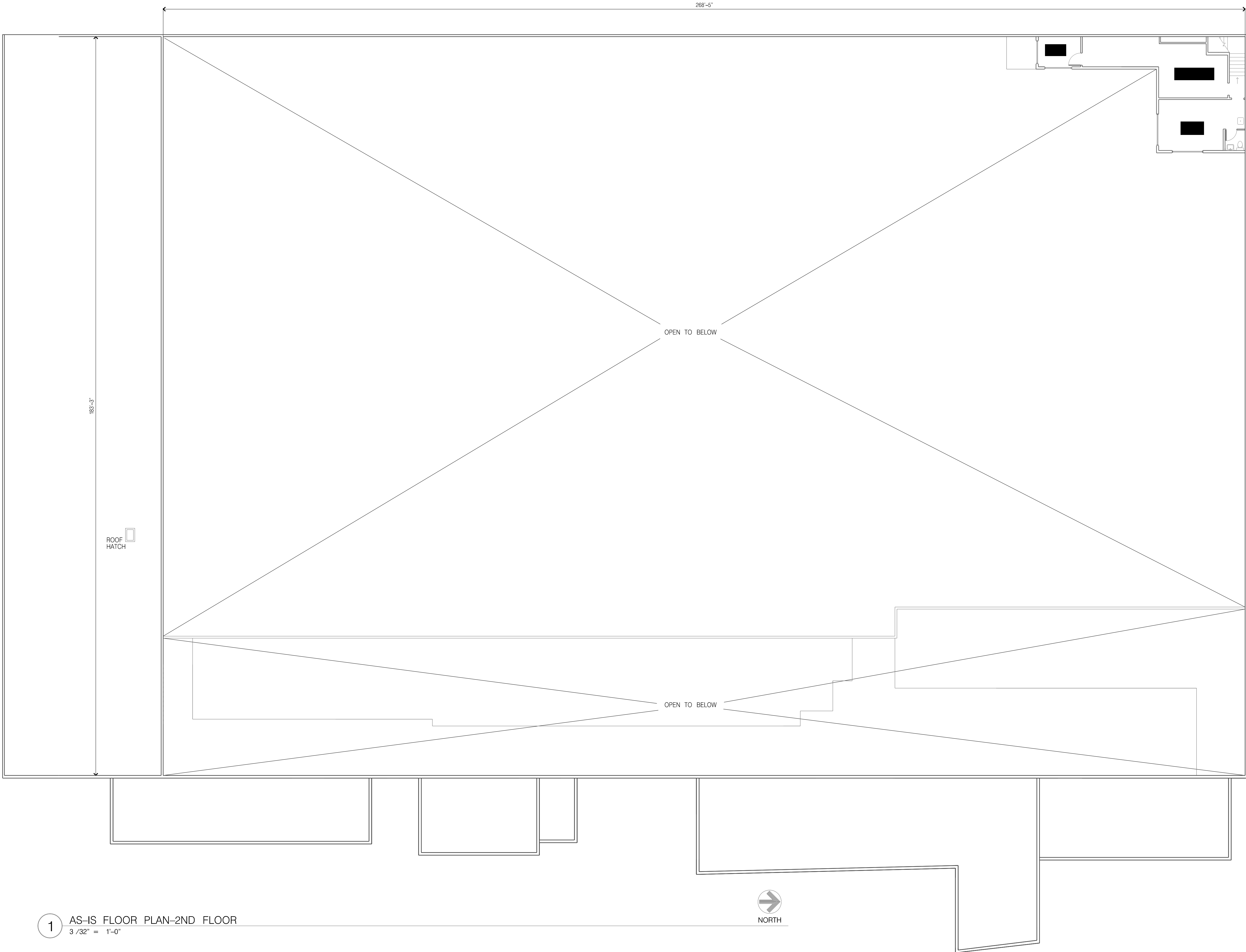
SHEET TITLE:

AS-IS FLOOR PLAN-  
1ST FLOOR

SHEET NO.

A1.0





1 AS-IS FLOOR PLAN-2ND FLOOR  
3 /32" = 1'-0"



SBA

STUDIO BENAVENTE ARCHITECTS

580 LENNON LANE, WALNUT CREEK, CA 94598  
925.934.7778 sba@studioarch.net

| ISSUE | DATE     | DESCRIPTION      |
|-------|----------|------------------|
| 1     | 02-08-21 | ISSUE FOR REVIEW |
|       |          |                  |
|       |          |                  |
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ARCHITECTURAL DESIGN REVIEW:  
**V-TOWN FARMS**  
5184 SONOMA BLVD, SUITE 330  
VALLEJO, CA

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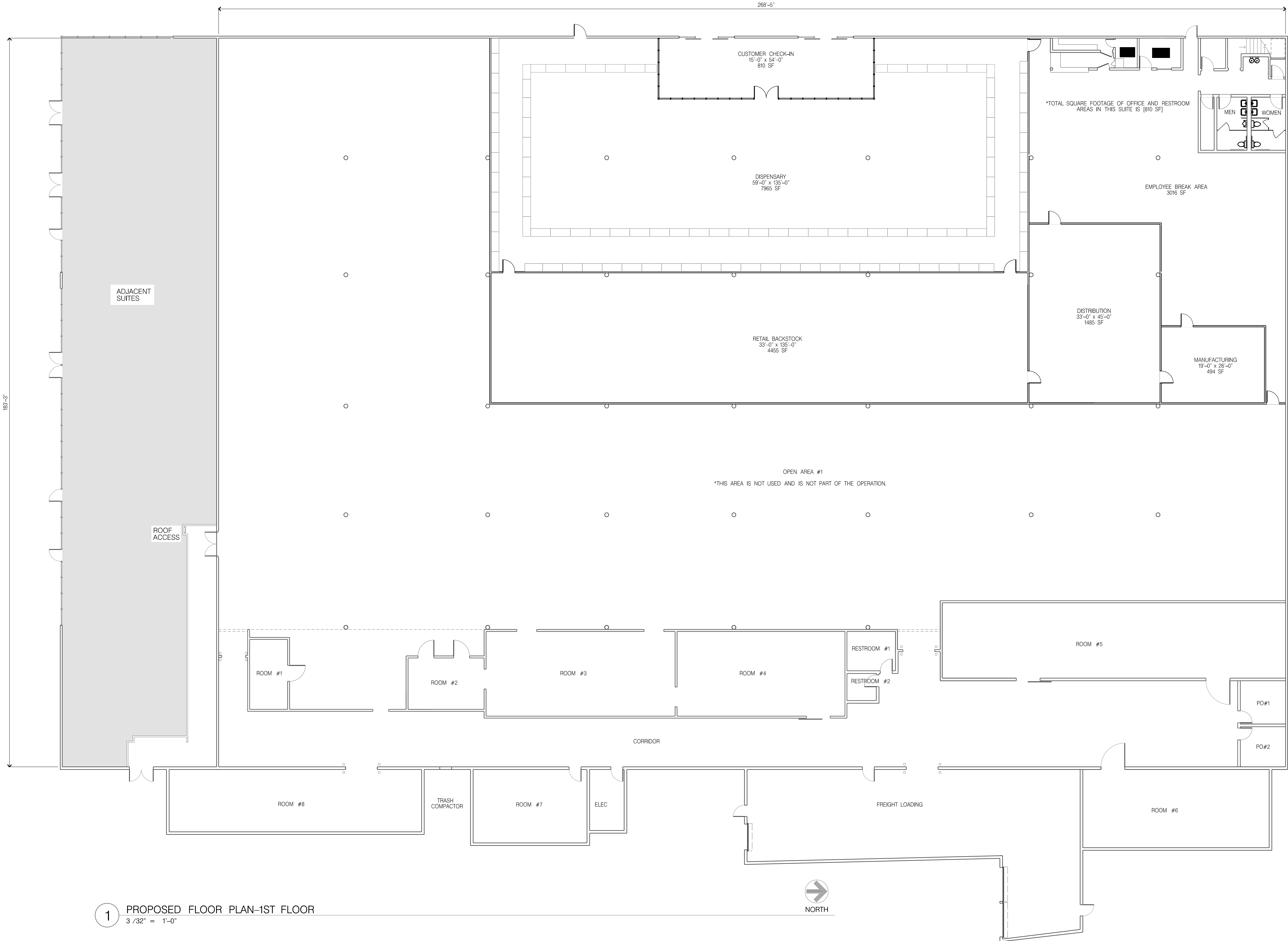
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AS-IS FLOOR PLAN-  
2ND FLOOR

SHEET NO.  
**A1.1**

KOLABORATION FARMS\ VALLEJO\ SPAT.DGN

PROJECT NUMBER 20W5C09





| ISSUE | DATE     | DESCRIPTION      |
|-------|----------|------------------|
| 1     | 02-08-21 | ISSUE FOR REVIEW |
|       |          |                  |
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ARCHITECTURAL DESIGN REVIEW:  
**V-TOWN FARMS**  
5184 SONOMA BLVD. SUITE 330  
VALLEJO, CA

OWNER /TENANT APPROVAL & DATE:

WET STAMP:

DRAWN BY:                      CHECKED BY:  
JR                                      JOB

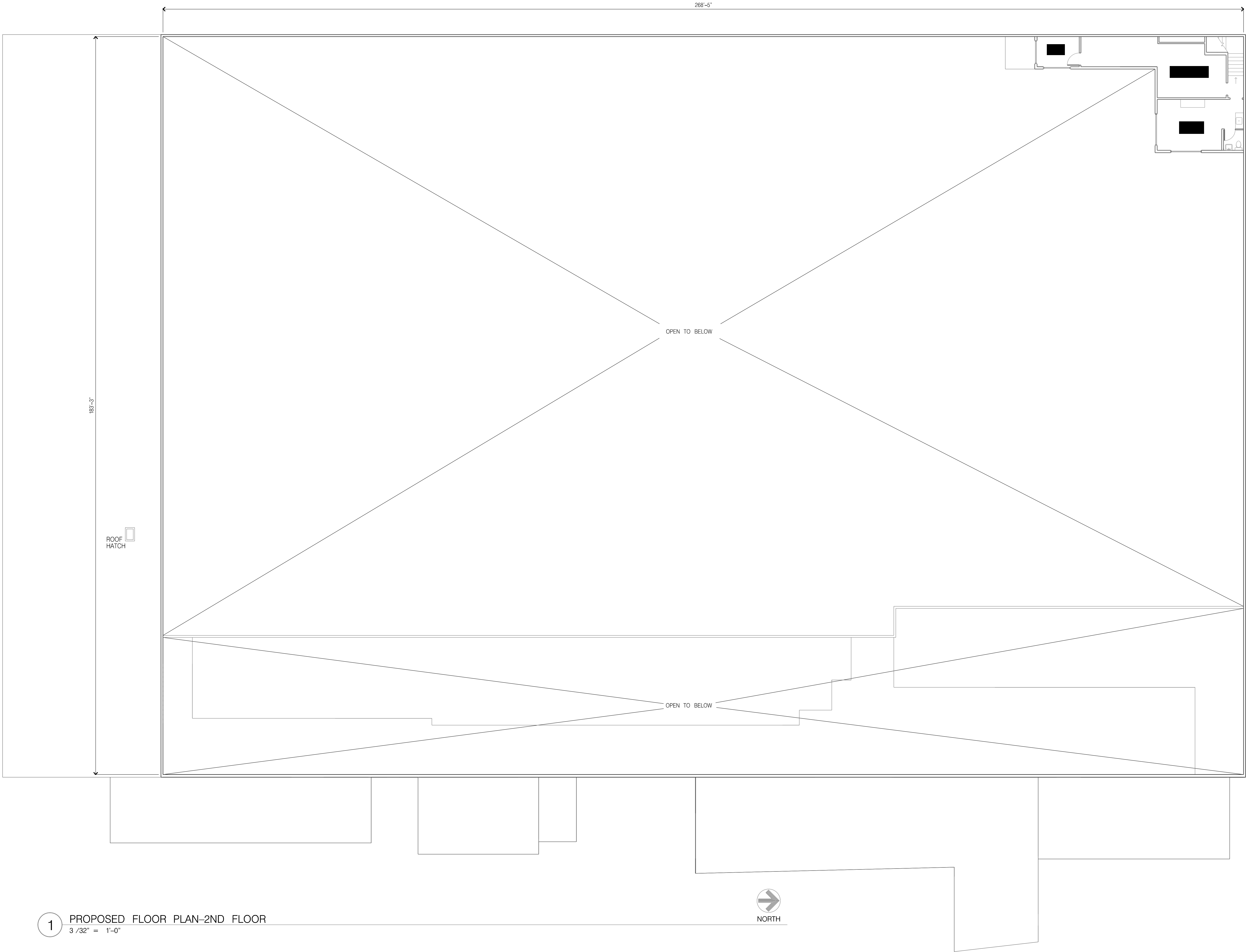
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PROPOSED  
SPACE PLAN-  
1ST FLOOR

SHEET NO.  
**A2.0**







1 PROPOSED FLOOR PLAN-2ND FLOOR  
3 /32" = 1'-0"



580 LENNON LANE, WALNUT CREEK, CA 94598  
925.934.7778 sba@studioarch.net

| ISSUE | DATE     | DESCRIPTION      |
|-------|----------|------------------|
| 1     | 02-08-21 | ISSUE FOR REVIEW |
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ARCHITECTURAL DESIGN REVIEW:  
**V-TOWN FARMS**  
5184 SONOMA BLVD, SUITE 330  
VALLEJO, CA

OWNER /TENANT APPROVAL & DATE:

WET STAMP:

DRAWN BY: JR  
CHECKED BY: JOB

SHEET TITLE:

PROPOSED  
SPACE PLAN-  
2ND FLOOR

SHEET NO.  
**A2.1**



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V-TOWN FARMS  
5184 SONOMA BLVD, SUITE 330  
VALLEJO, CA

OWNER /TENANT APPROVAL & DATE:

WET STAMP:

DRAWN BY: JR                      CHECKED BY: JOB

SHEET TITLE:

EXTERIOR ELEVATION  
PHOTOS

SHEET NO. \_\_\_\_\_

A3.0

KOLABORATION FARMS\ VALLEJO\ SPA1.DGN

PROJECT NUMBER 20MSC09

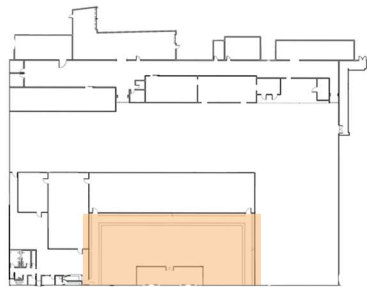
COLABORATION FARM\ VALLEJO\ SPA1.DGN



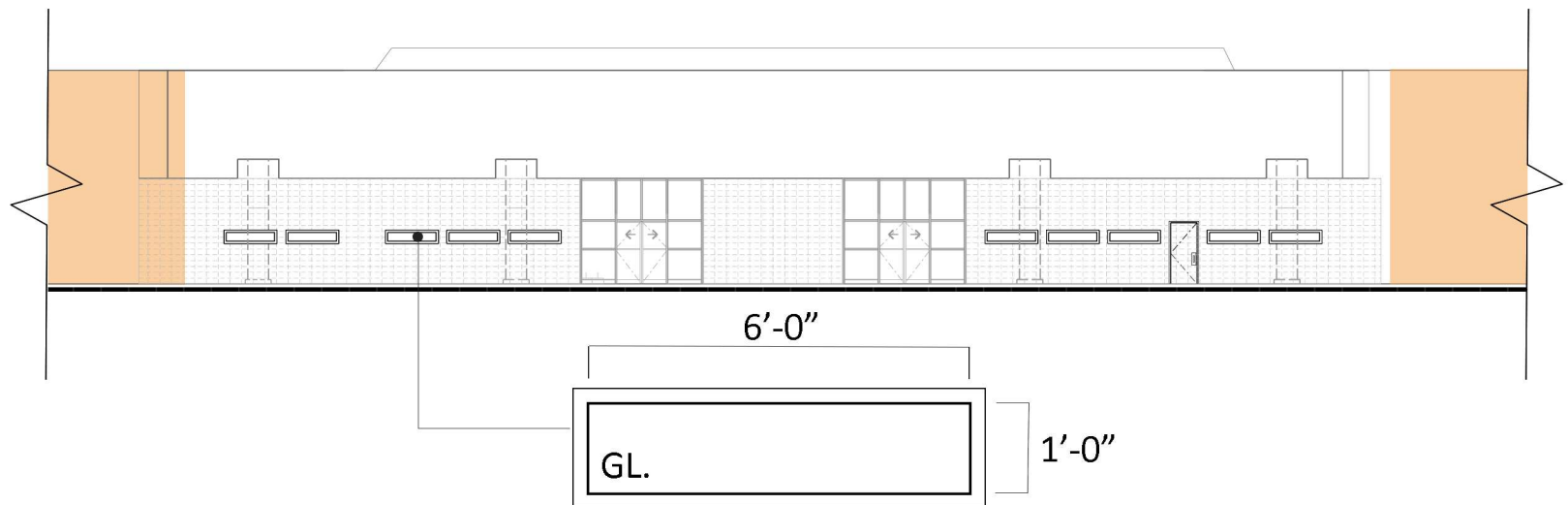
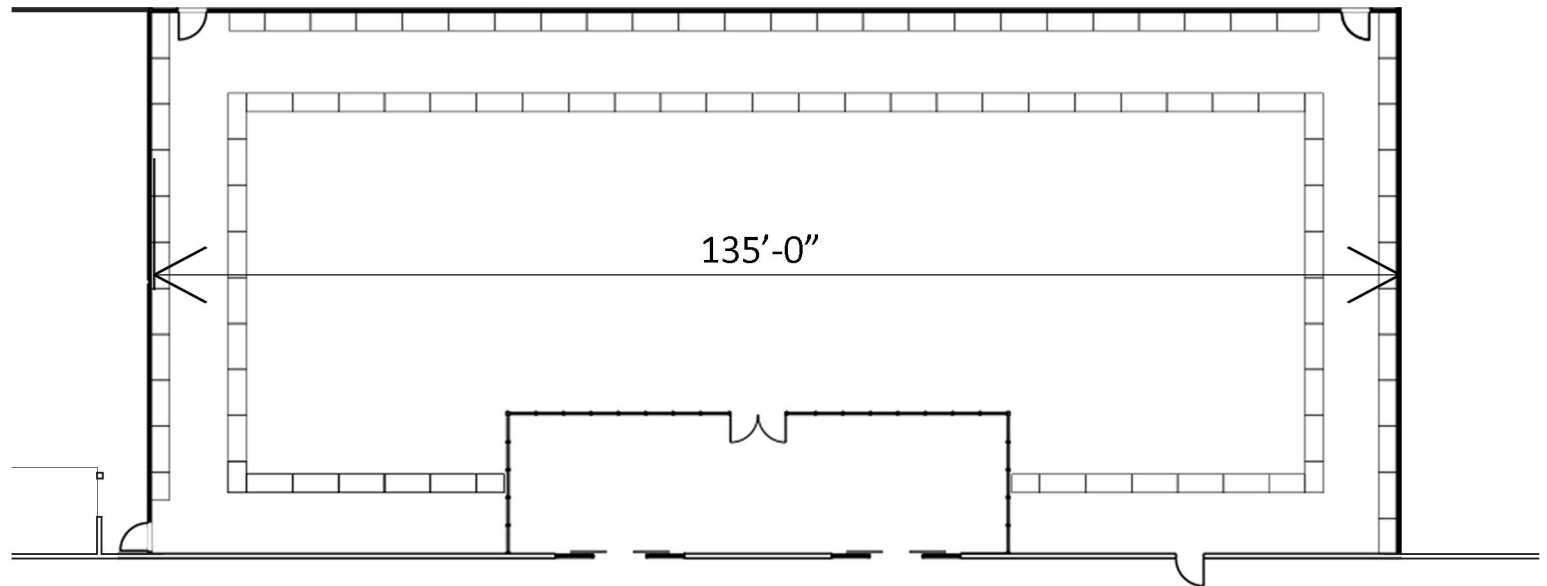
# ARCHITECTURAL DESIGN REVIEW

V-TOWN FARMS | 5184 SONOMA BLVD SUITE 300 VALLEJO, CA 94589

OPTION 1



Key Plan

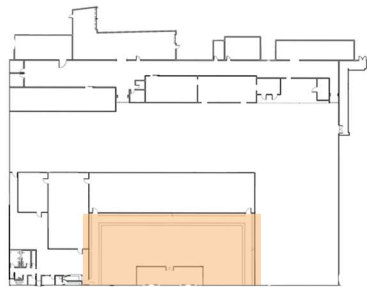




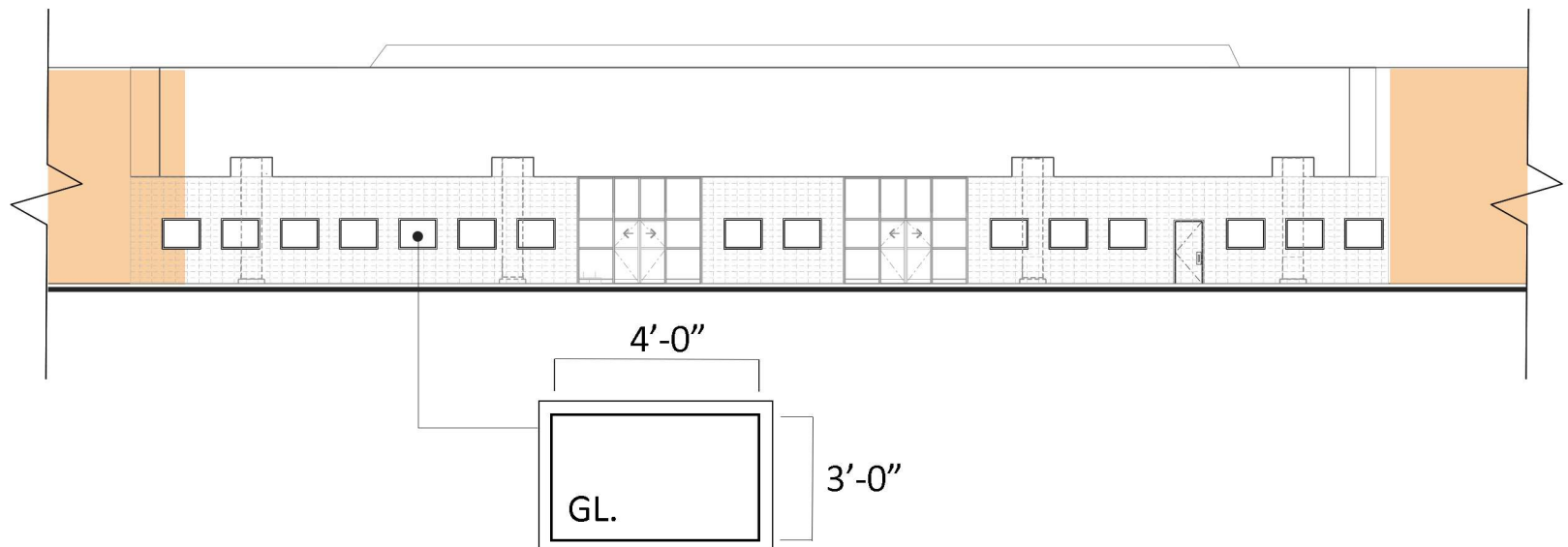
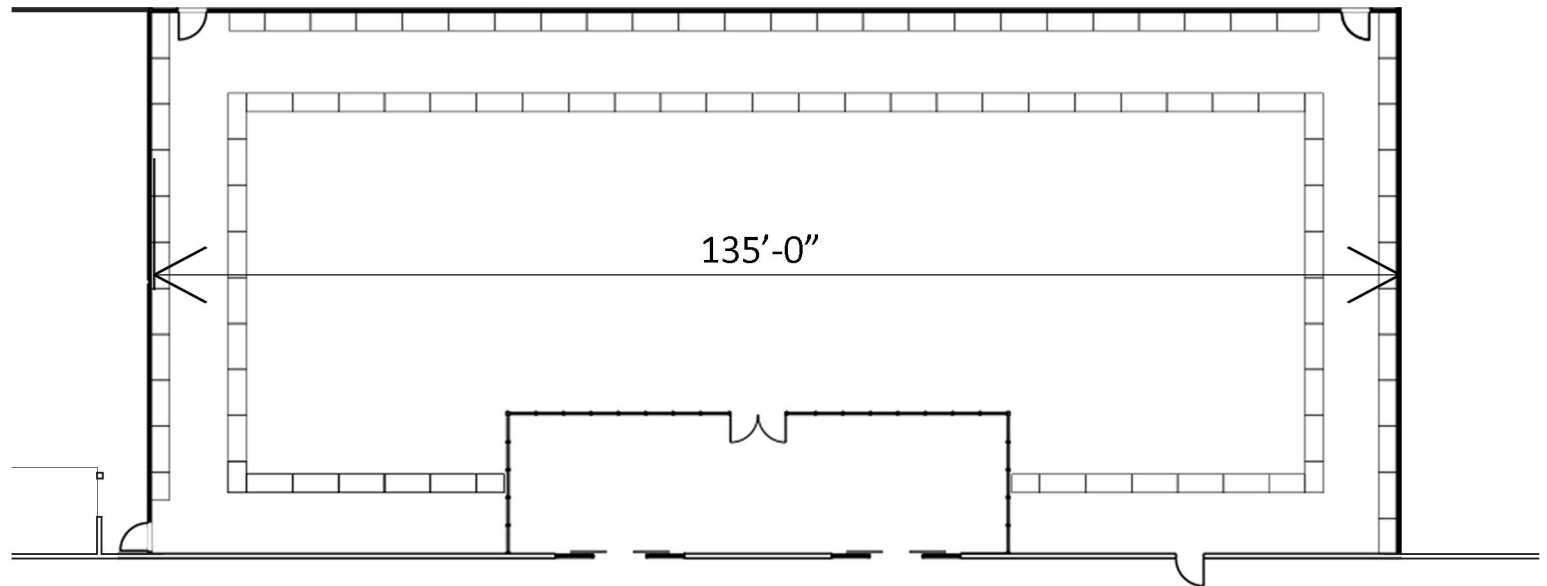
# ARCHITECTURAL DESIGN REVIEW

V-TOWN FARMS | 5184 SONOMA BLVD SUITE 300 VALLEJO, CA 94589

OPTION 2



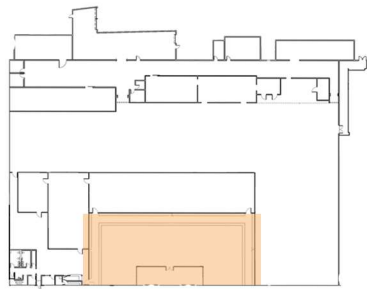
Key Plan



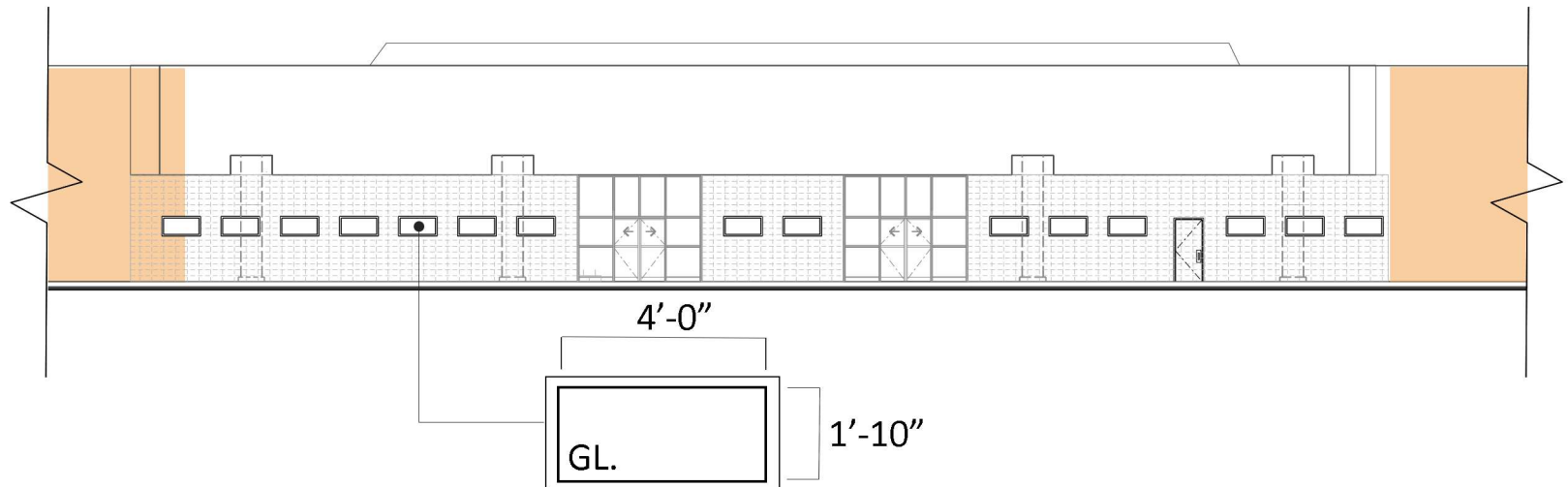
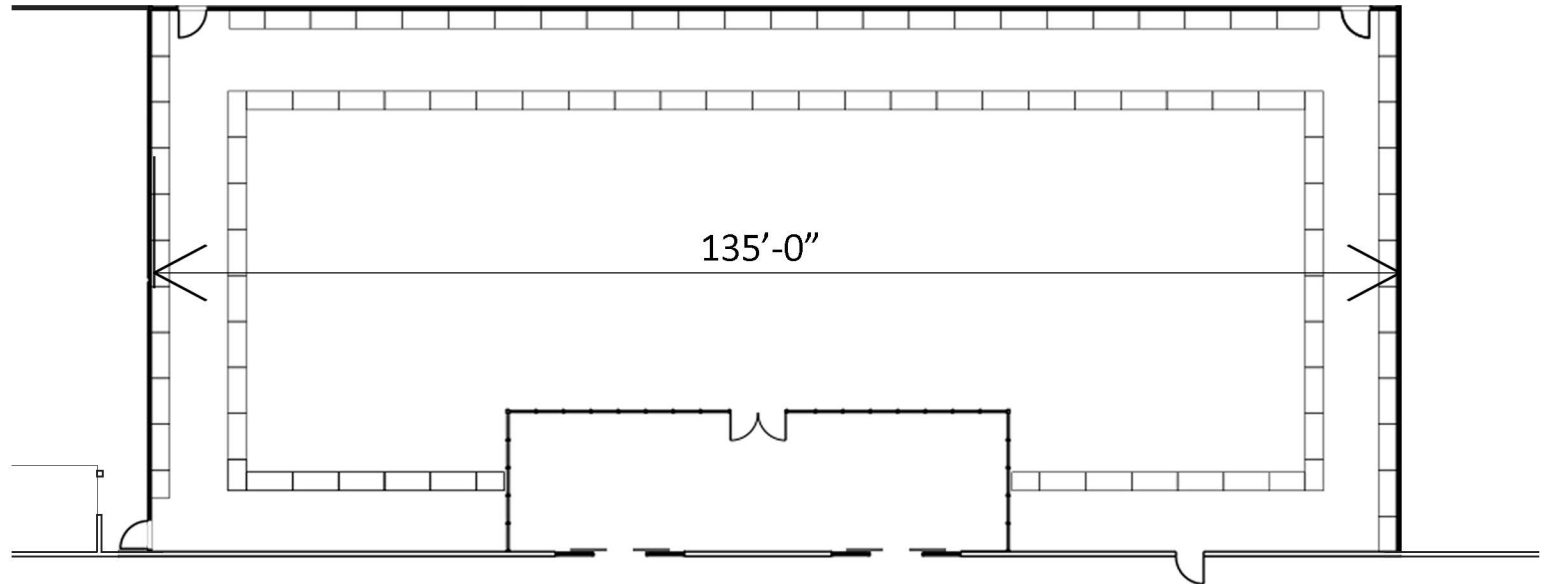
# ARCHITECTURAL DESIGN REVIEW

V-TOWN FARMS | 5184 SONOMA BLVD SUITE 300 VALLEJO, CA 94589

OPTION 3



Key Plan



Kolaboration Vallejo LLC

dba V-Town Farms

Letters of Recommendation

- From the City of Rio Vista...
  - Mayor Ron Kott
  - Planning Commissioner Walt Stanish
- From the City of Antioch...
  - Mayor Lamar Thorpe



## City of Rio Vista

One Main Street, Rio Vista, California 94571  
Phone (707) 374-6451 Fax: (707) 374-6763

February 19, 2021

City of Vallejo

Dear Planning Department;

I am pleased to have the opportunity to provide support for the Rio Vista Farms Microbusiness Use Permit in the City of Vallejo

In 2017, the City of Rio Vista opened its 42-acre business park to cannabis. In November of that year, Rio Vista Farms purchased parcels and quickly became our anchor business for the park. They have been an excellent city partner providing revenue, jobs, and have been very involved in supporting community activities.

Rio Vista Farms became operational in mid-2018. Through the end of 2020, they have generated close to one million dollars for our general fund fee revenue for our city. This is an annuity stream that we expect to grow, and which can be used to support city activities. Additionally, their business has created about 150 new jobs. The wages paid to these workers will have a multiplier effect on our city economy.

Our city staff have found Rio Vista Farms principles to be engaged in their business and willing to accommodate concerns of citizens and staff. Their facility is attractive, very secure and includes sophisticated odor control equipment. To date there have not been any safety concerns or issues with drug abuse in the area.

Rio Vista Farms principals are actively engaged in our community. They have leased three different vacant storefronts to accommodate their administrative operations. They are principal financial sponsors for all our major and many minor civic events. They are always willing to meet any charitable request.

In short, I am happy Rio Vista Farms decided to locate in our community. They are what every city wants as a business partner.

Sincerely,

Ronald A. Kott  
Mayor – Rio Vista

## Pets 4 All

167 Main Street Rio Vista CA 94571

Respectfully,

I am pleased to provide a highly favorable reference for Charles M. Wesley. I have known Chuck for over three years and can attest to his outstanding character. As a chairman of the Rio Vista Planning Commission and during my tenure as President of the Rio Vista Chamber of Commerce, currently its treasurer, I've had the pleasure to work directly with Chuck in matters pertaining to Rio Vista Farms.

Please feel free to contact me at my number or email address below should you require any additional background information. Rio Vista Farms has been a great addition to our city.

Kind Regards,



Walt Stanish

707-374-2011

notmospick@aol.com



Dear Planning Department,

I am pleased to have the opportunity to provide support for the CoCo Farms Microbusiness Use Permit in the City of Vallejo.

In 2019, the city of Antioch opened its City to cannabis. Anticipating that we invited Rio Vista Farms to participate in the process to open CoCo Farms, Rio Vista Farms purchased a 10 acre parcel with a couple existing structures and quickly became our anchor cannabis business. They are currently one of our community's largest tax payers, and have created to date well over 100 good-paying jobs.

They have been an excellent city partner, providing revenue, offering jobs, and supporting community activities.

CoCo Farms became operational December 24, 2019, and has more than delivered on the promise of being a positive partner for the City.

In their first year, CoCo Farms generated well over \$500,000 in general fund fee revenue for our city. Our January 2021 revenue from CoCo Farms was \$95,000 which puts them on pace to contribute \$1,000,000 for 2021.

This is an annuity stream that we expect to grow, and which can be used to support city activities. Additionally, their business has created about 150 new jobs. The wages paid to these workers will have a multiplier effect on our city economy.

Our city staff have found CoCo Farms principals to be engaged in their business and willing to accommodate concerns of citizens and staff. Their facility is attractive, very secure and includes sophisticated odor control equipment. To date, there have not been any safety concerns or issues with drug abuse in the area.

CoCo Farms principals are actively engaged in our community and have been a great partner to local charities that need critical support. Particularly through 2020, most operations struggle without their support.

In short, I am happy CoCo Farms decided to locate in our community. They are what every city wants as a business partner.

Sincerely,



Lamar A. Thorpe

**ANTIOCH**  
**CALIFORNIA**



March 11, 2021

**Via Email: [Jonathan.atkinson@cityofvallejo.net](mailto:Jonathan.atkinson@cityofvallejo.net)**

Jonathan Atkinson  
Planning Division  
City of Vallejo  
555 Santa Clara Street  
Vallejo, CA 94590

Re: **Application for Major Use Permit - V-Town Farms**  
**5184 Sonoma Boulevard, Suite 300**

Dear Mr. Atkinson:

This letter of protest is submitted on behalf of ACV Vallejo, LLC, a California limited liability company ("ACV") and the owner of 5180 Sonoma Boulevard, the property adjacent to 5184 Sonoma Boulevard.

As you may be aware, 5184 and 5180 Sonoma Boulevard are parties to that certain Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements dated June 12, 1990 ("CC&R's") and recorded in the Official Records of Solano County.

ACV objects to V-Town Farms' application for a Major Use Permit both with respect to the manufacturing and distribution of cannabis, in addition to the sale of cannabis. It is our understanding that V-Town Farms has already commenced construction in the proposed premises.

The CC&R's, which bind 5184 Sonoma Boulevard, restrict the permissible uses of the property to "commercial purposes of the type normally found in a retail shopping center." We have repeatedly informed V-Town Farms that manufacturing and distribution operations are not normally found in a retail shopping center, and thus are not permitted uses under the CC&R's. In addition, the sale of cannabis is also not normally found in a retail shopping center. In fact, of the authorized cannabis businesses currently in operation in Vallejo, none are in shopping centers. It is clear that the proposed use violates the CC&R's.

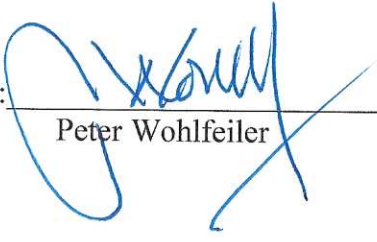
In addition to constituting a violation of the CC&R's, a cannabis business would be highly detrimental to the community. There is already a significant homeless population surrounding the property and rampant drug use. A dispensary will only exacerbate these problems. In addition, it is important to realize that a dispensary will have an adverse impact on the neighborhood, which includes Dan Mini Elementary School and Griffin Academy Middle School and High School, all only a few short blocks from the proposed business. In addition, nearby Setterquist Park has children's play areas, little league fields, and basketball and tennis courts. Other schools and churches are also located in the neighborhood. Furthermore, a dispensary will have an adverse impact on redevelopment of the surrounding properties. By way of example, we receive daily calls from our alarm company notifying us of trespassers on our property immediately adjacent to V-Town Farm's proposed location, and we have experienced repeated and expensive vandalism caused by the homeless population. A cannabis dispensary will only make matters worse.

While we respect and support efforts to redevelop Meadows Plaza and the Sonoma Blvd. corridor, we object to V-Town Farm's application and request that it be denied.

Sincerely,

ACV VALLEJO, LLC

By:



Peter Wohlfeiler