

SUPPLEMENTAL MATERIAL FOR CANNABIS CONDITIONAL USE PERMIT APPLICATIONS

The following information is required to be submitted, as noted, as part of the Conditional Use Permit (CUP) application for a cannabis project.

Type of Cannabis CUP

This application can be used to apply for one or more types of cannabis permits. Please mark which cannabis business(es) the application is for and the square footage in the building for the use(s).

Production:

___ Cannabis cultivation: _____ square feet

___ Cannabis distribution: _____ square feet

___ Cannabis manufacturing: _____ square feet

Dispensary:

___ Cannabis dispensary, storefront: _____ square feet

___ Cannabis dispensary, delivery-only: _____ square feet

Total building square footage: _____ square feet

If this application is to modify a previously approved CUP (aka - conditional use permit major or minor modification) please list previously approved file number(s) here and explain modification details in the Project Narrative on page 10 of the Planning Entitlement Application:

Previous File Number(s): _____

Neighborhood Context Map

An accurate, straight-line drawing depicting the boundaries of the subject property, the boundaries of all other properties within 600 feet of the subject property, and the uses of those properties is **required** at time of CUP application submittal. If the completed map shows that the cannabis project site is within 600 feet of a public or private K-12 school, the application cannot be accepted. If the completed map shows that the site is within 600 feet of a neighborhood park or a community park (if dispensary application, all park types) as defined by the City of Sacramento Parks and Recreation Master Plan, the site does not qualify for Zoning Administrator review and must be reviewed by the Planning and Design Commission.

Community Relations Plan

A Community Relations Plan is required to be submitted to the Revenue Division before a Business Operating Permit can be issued. The plan must describe who is designated as being responsible for outreach and communication with the surrounding community, including residential neighborhoods and commercial businesses, and how the designee can be contacted. A primary goal of the plan is to encourage neighborhood residents to call the community relations manager to solve problems, if any, before any calls or complaints are made to the City. If a community relations manager has been designated, please list the name and contact information (phone number and/or email) on the line below:

Name/Contact Information: _____

Security Plan

A draft security plan is **required** as a part of the CUP application submittal. Sacramento City Code Section [5.150](#) contains the minimum components required in the written security plan. The security plan should also include protocols for day-to-day operational security and identify potential risks, remedies and contingency plans. A separate photometric plan for the site should also be included in the plan. As the draft plan contains sensitive information pertaining to the proposed business it will be sent directly to the Police Department to review and will not be a part of the planning application routing to other agencies and groups. An approved final security plan is required prior to issuance of a business operations permit by the Revenue Division.

Energy Efficiency

The cannabis CUP application will be routed to SMUD for their review. Applicants may contact SMUD Strategic Accounts at strategicaccounts@smud.org or 1-877-622-7683 for help finding the best way to provide reliable and efficient energy solutions for their business.

Wastewater Management Plan (Required for Cultivation Applications Only)

A cannabis cultivation application will be routed to the City Utilities Department for their review. Please respond to the following questions on a separate sheet of paper to assist the department in the review of your project:

1. Describe efforts you plan to exercise to reduce or eliminate, or otherwise control any pesticides, fertilizers or any substances proposed for use within your cultivation processes, as it relates to potential accidental discharge into the wastewater system.
2. Describe how pesticides, fertilizers or other substances will be stored, and what mechanisms (i.e., secondary containment systems) will be in place to prevent an accidental discharge into the wastewater system.
3. Describe the mechanical provisions you will have in place to prevent any potential overflow of water and/or wastewater.
4. Describe the “recycling” process of your irrigation system, and the anticipated percentage of unusable water as compared to water used in operations.

5. What is the volume of water accumulating because of condensation related to your climate control system, and how do you use this water? Because it may contain elements of pesticides, fertilizers and/or other substances, do you filter or otherwise recycle, and do you have secondary containment measures in place? Please describe.
6. Indicate whether a water meter and backflow device have been installed at the site. If installed, please provide proof that these two items are existing on the site.

Neighborhood Responsibility Agreement

A Neighborhood Responsibility Agreement is **required** to mitigate any ongoing adverse effects of cannabis on the surrounding neighborhood. A requirement of a CUP application submittal is that the property owner of a cannabis site agrees to enter into an agreement with the City Manager to pay money to be used by the City of Sacramento ("City") to pay for measures to mitigate the adverse impacts.

Below are the instructions on how to fill out the agreement. The agreement must be filled out and signed by the property owner or the planning application **will not** be accepted by the Planning Division.

- 1: Date agreement signed by the property owner (page 1 of agreement).
- 2: Name of property owner (page 1).
- 3: Check business (or businesses) you are applying for a CUP to operate (page 1).
- 4: Planning file number given at time of application submittal (will start with a P or a Z). This can be filled in by the planner for you (page 1).
- 5: Address where cannabis business will be located (page 1).
- 6: Assessor's Parcel Number of the location of cannabis business (page 1).
- 7: Owner of property is to initial the blank beside one of the two payment options. These are:

Owner will be responsible to make sure that a fee in the amount of 1% of the gross receipts of every cannabis business that is part of the project on the owner's property is paid to the City (page 2); **Or**

The owner of the property will be responsible for having a development impact study conducted (direction will be given by the Office of Cannabis Policy and Enforcement) and then responsible to make sure that a fee in the amount established by the study is paid to the City (page 2).

- 8: Address where property owner would like notices and correspondence from the City to be sent (page 6).
- 9: Name, title and signature of the property owner. The signature of the property owner shall be **notarized** (page 7).

When the Neighborhood Responsibility Agreement is signed by the City Manager (or his/her authorized representative), the final signed agreement will be sent to the property owner by the City Clerk.

**NEIGHBORHOOD RESPONSIBILITY AGREEMENT
FOR CANNABIS PROJECTS**

This Agreement is made and entered into on _____, by and between _____ (“Property Owner”), and the CITY OF SACRAMENTO, a municipal corporation (“City”).

RECITALS

A. Property Owner plans to develop the following project (the “Project”):

[check all that apply]

- _____ Cannabis production - cultivation
- _____ Cannabis production - nonvolatile manufacturing
- _____ Cannabis production - distribution
- _____ Cannabis dispensary - storefront
- _____ Cannabis dispensary - delivery-only

The Project is identified by City Project No. _____, on real property (the “Property”) owned by Property Owner and located at:

Address: _____

Assessor’s Parcel #: _____

- B. Development of the Project on the Property is subject to the special use regulations for cannabis in article IX of chapter 17.228 of the Sacramento City Code.
- C. The Sacramento City Code requires Property Owner to provide a neighborhood responsibility plan that addresses the adverse impacts of the Project on the surrounding area. Compliance with the neighborhood responsibility plan can be achieved through an agreement with the City, conditions of approval on the use permit, or through other means acceptable to the City.
- D. The requirement for a neighborhood responsibility plan may be achieved through means other than this agreement. However, the Sacramento City Council has resolved that the Property Owner shall be deemed to have sufficiently mitigated its neighborhood impact and satisfied the neighborhood responsibility plan

requirement for the Project if the Property Owner voluntarily enters into an agreement for either (a) the periodic payment of 1% of the gross receipts of every marijuana manufacturing business on the Property, or (b) the payment of a fee in the amount established by a development impact fee study.

- E. The scope of the adverse impacts of the Project on the surrounding community are not yet quantified as a specific payment obligation because the impact fee study has not yet been completed. To meet scheduling requirements, Property Owner desires to proceed with development of the Project before completion of the impact fee study. Accordingly, Property Owner has offered to mitigate the adverse impacts of the Project on the surrounding neighborhood and meet the neighborhood responsibility plan requirement by entering into this Agreement.
- F. This Agreement sets forth the terms of the parties' understanding and agreement regarding the Property Owner's future payment.

AGREEMENT

Based on the facts and other matters set forth in the Recitals above, together with the covenants and agreements set forth below, the parties agree as follows:

1. Property Owner's Payment Options.

Property Owner agrees for itself, its constituents, successors and assigns, that Property Owner will mitigate adverse impacts of the Project on the surrounding neighborhood by one of the following payment options [indicated by Property Owner's initial]:

_____ One Percent of Gross Receipts: Pay a fee in the amount of 1% of the gross receipts of every cannabis business that is part of the Project on the Property. Payment shall be made in accordance with section 2 of this Agreement.

_____ Fee Established by Study: Pay a fee in the amount established by a development impact fee study approved by the City Council. Payment shall be made in accordance with section 3 of this Agreement.

2. Payment of One Percent of Gross Receipts.

If the Property Owner selects the option to pay a fee in the amount of 1% of gross receipts, the following terms and conditions apply:

a. Property Owner shall pay 1% of the gross receipts of every cannabis business that is part of the Project on the Property for the term of the conditional use permit.

b. For purposes of this Agreement, the following definitions apply:

(1) "Cannabis business" has the same meaning as in chapter 5.150 of the Sacramento City Code.

(2) "Gross receipts" has the same meaning as in chapter 3.08 of the Sacramento City Code.

c. Payments shall be made monthly to the City of Sacramento, Department of Finance, Revenue Division at 915 I Street, Room 1201, Sacramento, California 95814. City may change the payment address by giving written notice of the change to the Property Owner.

d. Property Owner shall keep complete records of business activities and transactions including sales, receipts, purchases, expenditures and any other record and data relevant to establish and verify the payments made pursuant to this Agreement; and shall retain all such records and data for examination by the City for a period of at least three years. Upon request by the City, the Property Owner shall make such records available for inspection and audit at reasonable times and places for the purpose of administering and enforcing this Agreement.

3. Payment of Fee Established by Study.

If the Property Owner selects the option to pay a fee in the amount established by a development impact fee study in section 1 above, the following terms and conditions shall apply:

a. Property Owner shall pay a fee in the amount established by the development impact fee study approved by the City Council.

b. If the development impact fee study has not been completed and approved before the City's approval of the conditional use permit for the Project, Property Owner shall comply with the fee payment terms established by the study no later than 30 days after the City notifies Property Owner in writing. If the development impact fee study has been completed and approved before the City's approval of the conditional use permit for the Project, Property Owner shall comply with the fee payment terms established by the study prior to the City's approval of the conditional use permit.

c. Payments shall be made to the City of Sacramento, Department of Finance, Revenue Division at 915 I Street, Room 1201, Sacramento, California 95814. City may change the payment address by giving written notice of the change to the Property Owner.

4. Property Owner Obligations Relative to Establishing the Fee.

Property Owner understands and agrees that the amount of the fees to be imposed for the mitigation of adverse impacts of the Project will be established based on a development impact fee study performed by or for the City. Property Owner further understands and agrees that an important component of this Agreement is Property Owner's advance consent to the establishment, implementation, and imposition of any such developer fees. City agrees that all property and property owners engaged in cannabis businesses will be treated on a fair and equitable basis in respect to any such fees the City establishes and imposes.

Without limiting the generality of the foregoing, Property Owner for itself, its constituents, successors and assigns, as to the Property, specifically agrees to the following:

a. Property Owner hereby grants advance consent to the establishment, implementation, and retroactive application of any and all fees, exactions, assessments, taxes or other charges established or imposed by City for the purpose of funding the mitigation of adverse impacts of the Project on the surrounding neighborhood. Property Owner further agrees that it will not contest, challenge, or protest the retroactive imposition or application of any such fees, exactions, development fees, assessments, taxes or other charges so established or imposed by City. Without limiting the generality of the foregoing, Property Owner specifically waives the provisions of the Mitigation Fee Act (California Government Code section 66000, et seq.), or any other provision of law providing a procedure for contest or protest of establishment or imposition of fees, exactions, assessments, taxes or other charges of a similar nature.

b. Property Owner agrees and specifically represents to City that it is fully aware of all of its legal rights relative to the advance consents, waivers and other agreements set forth above, having been fully advised by its own independent attorneys. Having such knowledge and understanding of its rights, Property Owner has nevertheless voluntarily entered into this Agreement. Each party is aware that the other party is relying on the representations contained in this section 4 in entering into this Agreement.

5. Covenants Run with Property Owner's Land.

The parties agree that all of Property Owner's waivers, advance consents, and

other covenants contained herein are covenants that run with the Property, in accordance with California Civil Code section 1486, and the burden thereof shall be binding upon Property Owner's constituents, successors, and assigns. Property Owner's compliance with this Agreement is a condition of the conditional use permit for the Project issued by the City in accordance with article IX of chapter 17.228 of the Sacramento City Code.

6. Term of Agreement.

The term of this Agreement shall commence upon its execution and shall remain effective until terminated by the mutual written agreement of the parties.

7. Property Owner's Representations Regarding Ownership.

Property Owner certifies that it owns full legal title to the Property. Each individual executing this Agreement on behalf of a corporation or partnership represents and warrants to City that he or she has been authorized to do so by the entity on whose behalf he or she executes this Agreement and that said entity will thereby be obligated to perform the terms of this Agreement.

8. Indemnification.

Property Owner agrees to indemnify, defend, and hold harmless City from any and all claims, costs, expenses, losses and liabilities of whatever nature and whatever kind, including attorneys' fees, made or caused either by signatories hereto or third parties not signatories hereto, that arise out of or are in any way related to, caused by, or based upon any breach of this Agreement by Property Owner or any negligent act of Property Owner under this Agreement.

9. Notices.

Any notice, tender, delivery, invoice or other communications pursuant to this Agreement shall be in writing and shall be deemed to be properly given when delivered to the following persons:

- a. If to City:
CITY MANAGER
City of Sacramento
915 I Street
Sacramento, CA 95814

b. If to Property Owner:

Any party may change that party's address for these purposes by giving written notice of the change to the other parties.

10. Governing Law.

This Agreement and the legal relations between the parties shall be governed by and construed in accordance with the laws of the State of California.

11. Waiver.

The waiver by any party to this Agreement of a breach of any provision of this Agreement shall not be deemed a continuing waiver or a waiver of any subsequent breach of that or any other provision of the Agreement.

12. Partial Invalidity.

If any term or provision of this Agreement or the application thereof shall be determined by a court of competent jurisdiction to be invalid or unenforceable, or prohibited by law, the remainder of this Agreement, or the application of such term or provision to persons, entities or circumstances other than those as to which it is held invalid or unenforceable or prohibited, shall not be affected thereby, and each such term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

14. Assignment.

This Agreement may not be assigned by either party without the written consent of the non-assigning party, and any purported assignment without such consent shall be void.

15. Entire Agreement.

This Agreement constitutes the entire agreement and understanding between City and Property Owner concerning the subject matter contained herein.

IN WITNESS WHEREOF this Agreement has been executed by the parties hereto on the date first above stated.

PROPERTY OWNER:

PIETRO G. SAVIOTTI
Print Name

By: 
Signature

Title: MANAGER

By: _____
Signature

Title: _____

* **Note:** If the Property Owner is a corporation, the following two signatures are required (1) the first signature by either the Chairman of the Board, the President, or any Vice President of the corporation; and (2) the second signature by either the Secretary, any Assistant Secretary, the Chief Financial Officer, or any Assistant Treasurer of the corporation.

CITY OF SACRAMENTO
A Municipal Corporation

By: _____
Howard Chan, City Manager

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sacramento)
On 12/7/2020 before me, Sarah Arnold, Public Notary
Date Here Insert Name and Title of the Officer
personally appeared Pietro Saviotti
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Neighborhood responsibility Agreement Document Date: _____
Number of Pages: 7 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Pietro Saviotti
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: owner

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____



1 600' RADIUS MAP
G1.0 SCALE: NOT TO SCALE

Ref #	Address	Parcel #	Business Type	Zone
1	1143 Blumenfeld Dr.	277-0241-019-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
2	1025 Joellis Way	277-0241-060-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
3	1020 Joellis Way	277-0241-086-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
4	1030 Joellis Way	277-0241-086-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
5	1122 Joellis Way	277-0241-051-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
6	1109 Joellis Way	277-0241-021-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
7	1111 Joellis Way	277-0241-021-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
8	1120 Blumenfeld Dr.	277-0241-024-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
9	1133 Blumenfeld Dr.	277-0241-020-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
10	1200 Blumenfeld Dr.	277-0242-011-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
11	1210 Blumenfeld Dr.	277-0242-011-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
12	1201 Blumenfeld Dr.	277-0241-014-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
13	1203 Blumenfeld Dr.	277-0241-015-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
14	1129 Blumenfeld Dr.	277-0241-018-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
15	1211 Blumenfeld Dr.	277-0241-010-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
16	1201 Blumenfeld Dr.	277-0241-011-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
17	1217 Blumenfeld Dr.	277-0241-058-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
18	1219 Blumenfeld Dr.	277-0241-058-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
19	1213 Blumenfeld Dr.	277-0241-058-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
20	1223 Blumenfeld Dr.	277-0241-058-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
21	1227 Blumenfeld Dr.	277-0241-058-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
22	1229 Blumenfeld Dr.	277-0241-058-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
23	Evergreen St.	275-0240-087-0000	COMMERCIAL	OB-LI - OFFICE/LABOR INTENSIVE
24	2101 Evergreen St.	275-0240-094-0000	MIXED	RMX-TO - RESIDENTIAL MIXED USE/TRANSIT OVERLAY
25	2170 Evergreen St.	277-0144-038-0000	COMMERCIAL	M-1-LI LIGHT INDUSTRIAL/LABOR INTENSIVE
26	1231 Blumenfeld Dr.	277-0241-057-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
27	1233 Blumenfeld Dr.	277-0241-057-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
28	1237 Blumenfeld Dr.	277-0241-057-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
29	1239 Blumenfeld Dr.	277-0241-057-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
30	1241 Blumenfeld Dr.	277-0241-057-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
31	1235 Blumenfeld Dr.	277-0241-057-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
32	1245 Blumenfeld Dr.	277-0241-057-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
33	1127 Fee Dr.	277-0241-026-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
34	1115 Fee Dr.	277-0241-027-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
35	1111 Fee Dr.	277-0241-027-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
36	1101 Fee Dr.	277-0241-028-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
37	1041 Fee Dr.	277-0241-029-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
38	1021 Fee Dr.	277-0241-047-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
39	1001 Fee Dr.	277-0241-045-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL
40	901 Joellis Way	277-0241-084-0000	COMMERCIAL	M-1 LIGHT INDUSTRIAL

NEIGHBORHOOD CONTEXTUAL MAP
1143 BLUMENFELD DR.

1143 BLUMENFELD DR., SACRAMENTO, CA 95815

REVISIONS
01-25-2021 PERMIT SET



PPO# 120335

**Microbusiness Facility
Security Plan**

Facility Name:

Blumenfeld Cannabis Complex

Facility Address:

1143 Blumenfeld Drive
Sacramento, CA 95815

Prepared By:

Hamlet Serobyan | Director of Operations / CEO (916) 514-0370

CPTED Practitioner/NICP Certified

Crime Prevention Through Environmental Design (**CPTED**) is defined as a multi-disciplinary approach to deterring criminal behavior through environmental design. **CPTED** strategies rely upon the ability to influence offender decisions that precede criminal acts by affecting the built, social and administrative environment. **CPTED** strategies are based on Natural Surveillance, Access Control, Territorial Reinforcement, Target Hardening, Maintenance and Traffic Control.

Date:

1/25/2020

The information contained in this security plan is based on guidelines set forth by local and state ordinances. This plan is intended to assist in improving the overall level of security and procedures for above said facility. It is the sole responsibility of the owner/operator to ensure compliance.



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PPO# 120335

Section 1: Facility Overview

A. Location & Building Specifications – (2411 Manning St)

This facility is an indoor Microbusiness and greenhouse Cultivation Facility Complex consisting of Mixed-Light Cultivation, Nursery, Distribution, and Type 6 Non-Volatile Manufacturing; the exterior of the building is of concrete construction and is approximately 34,038 square feet. The Microbusiness and Cultivation Complex is comprised of a warehouse building and an office building on 1143 Blumenfeld Drive. This facility is in a Light Industrial Zone with neighboring businesses including All Ways Transport, American Freight and Core & Main Fire Protection. The location has one driveway entrance located on the Southeast corner of the property. The warehouse building has three doorways on the Southeast and Northeast sides and one roll-up gate at the Southeast corner. The office building is in front of the warehouse and has an entrance to the lobby located on the Northeast side of the building. Two greenhouse structures will each have four entrances, two on the North side and two on the South side. All entrances to buildings will be locked from the outside, entry will be permitted via access control and/or once identification is verified by security personnel or manager on site. All solid core exterior doors shall be equipped with a 180-degree viewing device to screen persons before allowing entry. Doors shall remain locked, except for emergencies and deliveries.

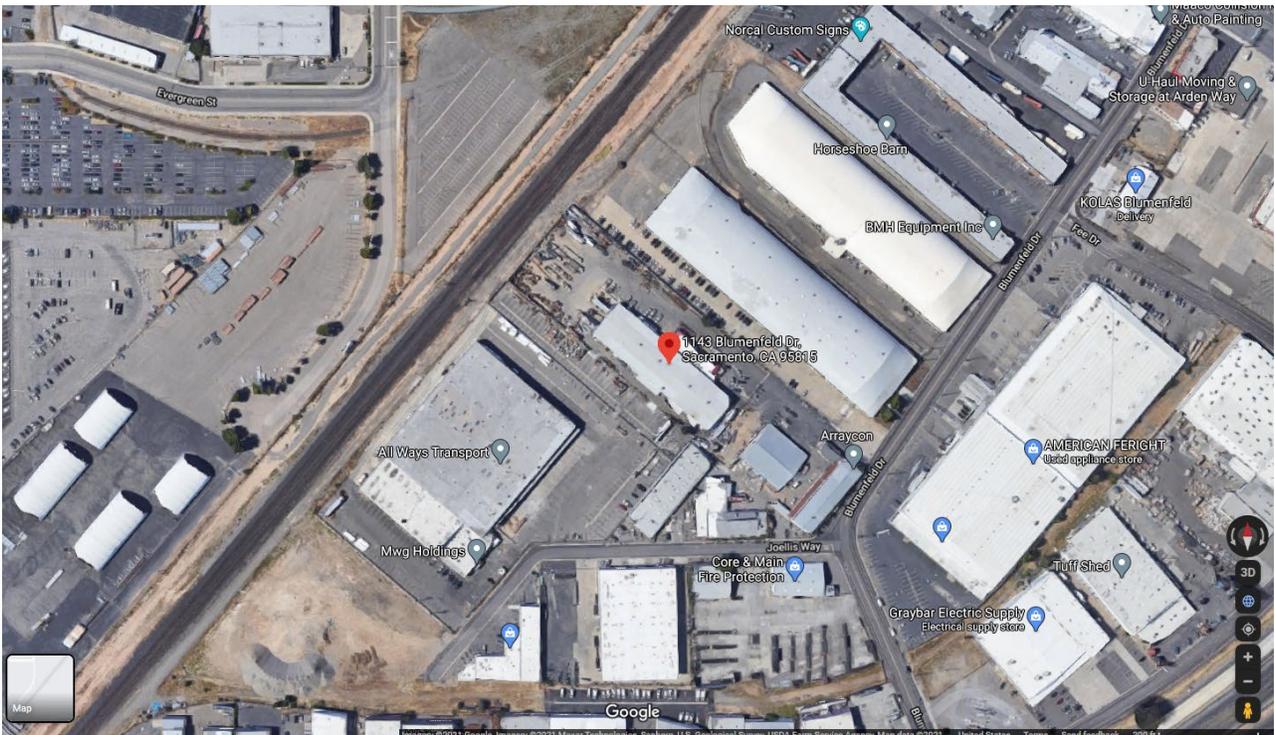
B. Landscape & Natural Surveillance -

Landscape allows for clear, unobstructed views of surrounding areas to avoid creating entrapment areas. All mature landscaping shall follow the two-foot, six-foot rule to define territory. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance and eliminates hiding areas within the landscape. Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment. The landscaping plan shall allow for proper illumination and visibility regarding lighting and surveillance cameras through the maturity of trees and shrubs.



PPO# 120335

C. Facility Maps -





PPO# 120335

D. Outdoor Lighting-

Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K with a color rendering index of 75 or better and a light loss factor of .95 or better. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

E. Perimeter Security-

This facility is in a Light Industrial Area. Surrounding neighbors include All Ways Transport, American Freight and Core & Main Fire Protection.

F. Staff Entrance & Parking -

The staff parking lot is located on the Northeast side of the property. Staff members utilize the secured gate entrance located on the Southeast side of the building.

G. Client/Vendor Entrance & Parking-

Clients and vendors have access to parking on the Northeast side of the building. The main entrance is located on the Northeast side of the building. Vendors will only be admitted to the facility by a qualified manager. All pick up and drop offs will be scheduled and take place in the secured loading area. The secured loading area entrance is located on the Southeast side of the property.

H. General Security Risks -

Due to the concrete construction and elevation of the building, there are minimal security risks involved at this facility.

Section 2: Electronic Security System

A. Overview -

This business shall be equipped with and maintain a security system with an alarm system with a UL Certificate in accordance with ANSI/UL Standard 681-2014 (Standard for installation and Classification of Burglar and Holdup Alarm), Extent Number 2. The alarm system communicates to central station using a primary cellular communicator and is equipped with a battery back-up with at least 24 hours of continued operation time in case of power failure. Alarm system includes silent Holdup Buttons at Point of transport area, managers office, and safe(s), and lobby that can be used if there is an immediate threat. Sacramento Police Department is the dispatch agency for Holdup Alarms. Manager will be able to respond to any alarm within one hour. All employees with access to the alarm system will be assigned individual alarm codes to arm/disarm the system. This facility maintains a log of when the alarm system is armed and disarmed. The log will be maintained for a minimum of 90 days. Facility shall be staffed at all times that the security system is not fully functional. Hamlet Serobyian is our Security Director and is responsible for all security issues and building management issues on the property.



PPO# 120335

B. Motion Sensors/Doors -

This facility is equipped with Infra-Red Motion Sensors to monitor movement in the facility when the alarm system is armed. All exterior pedestrian doors and windows will be contacted and connected to the alarm system.

C. Open/Close Reporting -

It is recommended to implement a supervised open/close reporting which provides a notification by the Central Station if the alarm system is armed or disarmed outside of normal hours.

D. Controlled Access/Visitors -

Visitors must be scheduled and documented in a visitor log; any unscheduled visitors will not be permitted access to the property, a ratio of 3 visitors per 1 manager must be followed at all times. Manager is responsible for reasonably controlling the conduct of persons on the site and shall immediately disperse loiterers. Employees will wear ID Badge issued by Management H.R. while at the facility. Unauthorized persons on the property will be reported to a qualified manager who will request private security if needed. If there is an immediate threat, manager will call 911.

E. Video Assessment and Surveillance System (VASS) -

This facility is equipped with a VASS. Cameras are recorded at a minimum of 2MP (2048x1536) resolution, 15 Frames Per Second, except where camera placement allows for lower resolution cameras to provide adequate coverage (pixel per foot ratio to be taken into consideration). Cameras shall record continuously 24 hours per day and all camera recordings are maintained for a minimum of 90 days. Camera recordings are kept on-site in a secured area only accessible to management. The surveillance-system storage device or the cameras shall be transmission control protocol (TCP) capable of being accessed through the internet. Camera system is maintained with a battery back-up with at least 1 hour of stand-by time in case of power failure. Camera system supports standard MPEG formats. Cameras are equipped with Infrared illuminators and/or low light capability. Each camera shall be permanently mounted and in a fixed location, each camera shall be placed in a location that allows the camera to clearly record activity occurring within 20 feet of all points of entry and exit on the licensed premises, and provide comprehensive coverage of the following areas:

1. Areas where cannabis goods are stored, prepared, moved or loaded within the licensed premises
2. Limited-access areas (Managers office, Safes and Storage Areas.)
3. Security rooms
4. Areas storing a surveillance-system storage device as well as access points to the secured recording area
5. Entrances and exits to the licensed premises, which shall be recorded from both indoor and outdoor vantage points (All exterior sides)
6. One camera dedicated to capture faces
7. Exterior and parking lot



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It is also recommended to add additional covert SD cameras installed at the headend and keypad locations. This device will capture and log independently from your current recording solution any individual attempting to tamper with your alarm and/or recording device. Manager with access to the camera system can respond within 1 hour. Manager shall have the ability to transfer recorded data to another medium (e.g. DVD, thumb drive, etc.) Monitors displaying the employee parking area and property perimeter are mounted in a visible location near employee entrance so that employees may monitor outside environment prior to exiting the building.

F. Security Audit, Maintenance & Testing -

Manager will ensure that the alarm system is in working order by testing the system weekly as trained by the technician. Capital Security Solutions offers surveillance monitoring which includes a weekly camera and hard drive check to ensure all cameras and hard drives are operational.

G. Third Party Monitoring -

This facility is monitored by a UL listed central station.

Section 3: Compliance & Procedures

A. Hours of Operation -

This facility is open from Monday-Friday 8am-6pm.

B. Security Related Opening & Closing Procedure -

A qualified manager will be the first person to enter/open the facility at the start of a business day. A qualified manager will be the last person to leave/close the facility at the end of a business day. Staff members will be escorted to their car by a security guard or manager.

C. Onsite Consumption Policy -

There is no consumption allowed on site at any time.

D. Secure Storage Area -

This facility has one secured storage areas that are only accessible by a manager.

E. Client Admittance -

Security guard or manager must unlock the main entrance door for client. Client enters the facility into the lobby area. No more than 5 clients are allowed in lobby area at one time. Receptionist verifies client's identification card and have them sign in. If they do not have an appointment they will not be admitted into the facility.



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F. Transport Procedures -

Transportation vehicles will not have any identification or markings related to Cannabis or the Licensee. Each vehicle will have a lockable trunk or area in the back that is not viewable from any windows. Product will remain in locked safe room until ready for transport. Security guard or manager will escort driver to and from the secured loading area during loading/unloading. Each vehicle will be equipped with a GPS tracking system identifying the geographic location of the vehicle. Each driver will carry a valid driver's license, an employer issued badge, vehicle's registration and proof of required insurance, and the transport manifest.

G. Security Staff Procedures & Policies -

For best practices, the manager should have a general briefing with the security guard(s) on duty at the beginning of his/her shift to inform of any scheduled appointments, as well as a debriefing at the end of each shift to go over the day.

H. Money Handling & Limited Cash Operation -

Management will oversee cash handling. Any cash transportation is handled by an armed security courier from Capitol Compliance Management and will be loaded to or from vehicles only in the Secured Loading Area.

I. Internal Theft Prevention -

Strategies to prevent internal theft include pre-employment background checks conducted by an accredited organization, annual background checks of existing employees, restricting the number of visitors at one time, employee movements will be monitored by video surveillance, and vendors performing work on site will be escorted by manager. It is also recommended that there is one designated manager or representative managing the security system with approval to handle codes and verbal passwords. All codes and passwords should be reset whenever personnel changes are made. Each employee should have their own individual code that is not to be shared with anyone.

J. Robbery & Prevention -

Strategies to prevent robberies include video surveillance infrastructure situated on the exterior of the facility, signage on each access point indicating the presence of a monitored security system, intrusion detection contacts on exterior and interior doors, motion sensors installed throughout the interior of the facility, and Hold Up alarms installed in the event a robbery occurs. Staff members are trained to utilize these alarms which will immediately dispatch the Sacramento Police Department. If a robbery has occurred, the manager can review footage and transfer recorded data to another medium (e.g. DVD, thumb drive, etc.).

K. Managing Unwelcome Individuals -

Unauthorized persons on the property will be reported to a qualified manager or guard. If there is an immediate threat, manager or guard will call 911.



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L. Incident Management & Emergency Response -

In the event of an injury, manager will immediately call 911. The injured person will not be moved until emergency response arrives and assesses the injury.

M. Lock-down of Inventory -

Managers will oversee all inventory procedures and will be recorded on a weekly basis.

N. Reporting & Investigation of an Incident -

Manager will immediately contact Capital Security Solutions to report an incident.

O. Cooperating & Communicating with Law Enforcement -

Manager will ensure there is an open line of communication between the facility and local law enforcement, immediately reporting all criminal activity to the Sacramento Police Department.

P. Training Drills -

This facility will conduct ongoing training required for best practices for safety of all employees and patrons.

Q. Personnel Records -

Personnel Records will be kept in locked area with access to managers and security guards only to comply with HIPAA and California Human Resource regulations.

R. Facility Maintenance -

No more than 33 percent of the square footage of the windows and clear doors shall be blocked by advertising, signs, shelves, or anything else. All advertising, signs, and shelving shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises from the exterior public sidewalk or entrance to the premises. All signs shall comply with the City Code. All litter will be removed from the site daily. All dumpsters onsite shall be kept locked and inside the building. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the facility shall be removed or painted over with matching paint within 72 hours of being applied. No public pay phones/telephones shall be allowed on the premises. No coin operated games or video machines shall be allowed on the premises. Facility has a Knox Box installed for police and fire access to the exterior areas of the property after hours.

Section 4: On Site Physical Security Services

Capital Security Solutions is the physical security service used at this facility. Capital Security Solutions is a professional, licensed and insured private security company. Managers and security guards must each have a handheld radio while on duty to communicate all emergencies, verify how many clients are on premises and to request additional staff in certain areas if needed.

WASTEWATER MANAGEMENT PLAN

1143 Blumenfeld Drive, Sacramento, California 95815

Parcel Number 277-0241-019-0000

1. All pesticides, fertilizers, or other substances used in cultivation are applied by means of a controlled distribution system using drip lines and nutrient injectors to minimize risk of accidental spills as well as maximize the water efficiency of the cultivation process. All wastewater generated during cultivation and operations passes through a filtration system.
2. All pesticides, fertilizers, or other substances used in cultivation process are stored in original, labeled containers and kept securely within a mounted steel structure or containment locker to minimize the risk of any storage-related nutrient leaks. Each storage area and container is lined at the base with a flood tray to capture any liquids in the event of accidental leaks. Large buckets of liquid nutrients are stored on pallets at ground level to minimize the consequence of accidental spills. All open containers of nutrients are stored in industrial grade catch pans to prevent spills from being released into other areas of the building or into the municipal water system.
3. All plants being cultivated are situated inside flood trays during cultivation to capture any water overflow. The flood trays drain through hoses connected to a central drainage system that removes contaminants by means of a filtration system before wastewater is released.
4. All municipal water used in cultivation is first purified through a reverse osmosis filtration system that produces a component of wastewater during operation that is then looped back into the water reservoir to be filtered again. The cultivation system utilizes a top-watering method in order to maximize water efficiency, as water that goes below root level is wasted. The system will utilize approximately 90% of the water coming into the facility for irrigation purposes with approximately 10% discharged as wastewater through the central drainage system via flood trays, hoses, and filters.
5. The volume of water collected from dehumidifiers placed in cultivation rooms varies depending on ambient conditions, with a total ranging from 40 to 80 gallons per day including all cultivation rooms. The water is discharged from the humidifiers through hoses into the main reservoir to be recycled through the reverse osmosis filtration system and used in the cultivation process.
6. A water meter and backflow prevention device will be installed at the point of initial entry to the facility to measure usage as well as ensure that nutrients are not released into the municipal water system.

INDUSTRIAL AND BUSINESS PARK

Site Plan and Design Review
Guidelines Checklist

Applicant's Name: _____ **Phone:** _____
Project Address: _____ **Email:** _____

Applicant shall fill out the design guidelines checklist for all guidelines applicable to the project. Check the box if meets guideline and indicate in the comments how the guideline is met. Indicate NA if a design guideline is not applicable. Any design guideline that the project does not meet shall be indicated as a deviation with a comment explaining the rationale for the deviation.

I. SITE DESIGN GUIDELINES

A. BUILDING ORIENTATION

- Building orientation and positioning of other elements on a site (e.g., entrances, parking lots, and driveways) shall be planned to assure a viable, safe, and attractive site design. Site planning considers how the various components of a development (e.g., buildings, circulation, parking, open space, etc.) relate to adjacent streets and existing development, and how the various components relate to each other within the development site.

Comments / Deviations:

Staff Comment:

B. PARKING LOT DESIGN AND VEHICLE CIRCULATION

- Parking areas shall provide vehicular access without compromising pedestrian accessibility and the character of the public realm.

Comments / Deviations:

Staff Comment:

C. LANDSCAPE ELEMENTS

- Landscaping shall be used in a variety of functions, including softening the edges of development, screening unattractive views, buffering incompatible uses, providing shade, and increasing the overall aesthetic appeal of a project.

Comments / Deviations:

Staff Comment:

D. SCREENING AND FENCING

- Screening and fencing play an important role in securing a site, as well as defining property boundaries. It shall be designed to project a high quality image for the area.

Comments / Deviations:

Staff Comment:

INDUSTRIAL AND BUSINESS PARK

Site Plan and Design Review Guidelines Checklist

II. ARCHITECTURAL DESIGN GUIDELINES

E. BUILDING HEIGHT, MASSING, AND SCALE

- The architectural design of a structure shall consider many variables, from the functional use of the building, to its aesthetic design, to its "fit" within the context of existing development. Buildings shall achieve the appropriate level of design detail on all facades, and avoid blank or unarticulated facades.

Comments / Deviations:

Staff Comment:

F. BUILDING FACADES

- Building facades shall be designed to create visually interesting buildings that offer variety in industrial and business park areas.

Comments / Deviations:

Staff Comment:

G. ENTRY FEATURES

- Entry features of industrial and business park buildings shall be clearly visible, accessible, and designed as a significant aspect of the building's overall composition.

Comments / Deviations:

Staff Comment:

H. WINDOWS AND DOORS

- The proper placement and design of windows and doors shall be used to create visual interest in buildings, and contribute to the stylistic coherence of development along the street.

Comments / Deviations:

Staff Comment:

I. COLORS AND MATERIALS

- Color shall be used in a way that complements the surrounding structures and adds to the liveliness and character of industrial and business park areas. Buildings shall be constructed of high-quality materials that will promote the longevity of the structure, and provide a pleasing appearance as the materials age. Incorporate features that reduce water consumption.

Comments / Deviations:

Staff Comment:

J. LIGHTING

- Lighting fixtures shall be designed to complement and enhance the architectural style of the building and should be compatible with the character of the area.

INDUSTRIAL AND BUSINESS PARK
Site Plan and Design Review
Guidelines Checklist

Comments / Deviations:

Staff Comment:

K. ROOF FORMS

- Roofs shall be given design considerations and treatment equal to that of the rest of the building's "exterior" and should be integrated within the architectural theme of industrial and business park buildings. Building rooflines shall include variations to avoid long, continuous planes, demonstrating special design treatments where there is a major change in an element of a building's facade.

Comments / Deviations:

Staff Comment:

L. SERVICE AREAS AND UTILITIES

- Service and utility areas, including loading docks, storage areas, mechanical systems, and trash bins, shall be screened from view and integrated into the design of a project.

Comments / Deviations:

Staff Comment:

M. CANOPIES AND AWNINGS

- When incorporated into a building, canopies and awnings shall be made of high-quality components that complement the overall design, colors, and materials of the building.

Comments / Deviations:

Staff Comment:

N. SIGNAGE AND GRAPHICS

- Building identification signs and graphics shall enhance the appearance of the building and contribute to the overall character of the street, while minimizing the appearance of clutter.

Comments / Deviations:

Staff Comment:

By signing below, the applicant certifies that this form accurately describes the proposed work.

Applicant's Signature: _____ Date: _____

Name of Planner: _____

FOR CITY STAFF USE ONLY

Counter Staff: _____