

UMMA II, LLC Project Narrative

Project Description

APN: 043-220-004

Zoning: IL

General Plan Designation: Light Industrial

Site Address: 3055 Wiljan Ct. Santa Rosa Ca 95407

Property Size: 1.02 Acres

Major Use Permit to occupy an existing 19428sq. ft. industrial building with 9,000 sq. ft. for Indoor Cannabis Cultivation (Type 2A). The proposed project is in an IL or Light Industrial Zone and classified as Light Industry in the General Plan of the City. Both the zoning and the General Plan classification allow the proposed use. The attached floor plan depicts a functioning work environment, which will include cultivation rooms, and other ancillary activities such as drying, trimming and packaging. All of the internal walls, walkways, doorways and restroom(s) have been designed to meet or exceed the City's Building and Fire code requirements and will be ADA compliant. The existing building will be separated so operations are consistent with the site plan. Operations will at all times operate in a manner to prevent diversion of Cannabis and shall promptly comply with the state track and trace program Metrc. Accessory uses include a 321 sqft conference room, three office spaces totaling 465 sqft, staff break room 259 sqft, and two locker rooms totaling 226 sqft. Two ADA bathrooms are adjacent to the office spaces. The below sections demonstrate compliance with City of Santa Rosa Code, *General Operating Requirements* Section 20-46.050.

Cannabis Cultivation

- I. Propagation and Cloning- All productive cultivation facilitates require a consistent and dependable supply of new plants. Reproduction may occur through seed germination or "cloning", a form a vegetative propagation that ensures consistent genetic identity.
 - a. Mature mother plans will be utilized to produce clones for cultivation. 595 sqft has been designated on the site plan as the "Mom Room".
 - b. Clones will be taken from the mother plants to continue cultivation cycle, these clones will be rooted in the clone room designated on the site plan as "C.L. Room" at 235 sqft.
- II. Vegetation- Healthy, young, thriving vegetative plants consist of robust root systems and disease free foliage. The vegetative process is the foundation for the successful and abundant cultivation of medial cannabis. These thriving plants are grown in a separate vegetative room, which is a critical part of our cultivation success.
 - a. Clones transferred from the Clone Room will be moved to the Veg Room where they will be allowed to grow to substantial size before being moved to the flower rooms. The "Veg Room" measures 841 sqft.
- III. Cultivation- Cultivation of cannabis requires certain conditions to flourish. They include growth medium with specific nutrients and pH, optimal temperature, artificial light for indoor growing, water, and nutrients.
 - a. Plants that are ready to be put into the flowering phase will be moved to one of the designated flowering rooms. Each flowering room is 1484 sqft.
- IV. Drying- When cannabis flowers have reached maturity, we harvest and slowly dehydrate the flowers in order to preserve their medicinal and aromatic integrity.

- a. Once product is harvested from the flower rooms, it will be dried on site in either of the two drying rooms. There are two proposed drying rooms measuring 345 sqft and 869 sqft.
- V. Trimming- Trimming cannabis flowers separates three essential products for the commercial medical cannabis industry. The first being the manicured cannabis flowers. Secondly, the larger, rich leaves referred to as "trim" are removed. Lastly, the smaller leaves and flowers that are too small, hence referred to as "smalls", are also removed.
 - a. Once the product has been dried, when it is ready to be trimmed it will be moved to the trim room which is 824 sqft.
- VI. Curing and Storage- Curing refers to the last stage of cannabis cultivation, whereby any remaining chlorophyll in the flower tissue is broken down through further dehydration. This slow and patient process is essential for preserving clarity of medicine, aroma and flavor. It is the final step before the flowers are ready for market.
 - a. Curing and storage will utilize two areas, the "Vault" 504 sqft and "storage" 240 sqft.

Compliance with State Law-Section 20-46.050 (A)

UMMA2, LLC will apply for a Type 2A Small Indoor Cultivation license from the state. UMMA2, LLC will not commence operations until both the state license and local use permit have been issued and will maintain compliance with all requirements and conditions of both. Operator will comply with state background check requirements. Only a person who is 21 years of age or older and who possesses a valid government-issued photo identification card will be permitted on the premises (Section 20-46.050 (B)).

Separation of License Types-Section 20-46.0509 (D)

Not applicable; only one license type is being sought (Type 2A).

Building and Fire Codes-Section 20-46.050 (E)

No change to building occupancy class is required. The structure fully complies with Chapter 18 of the Santa Rosa City Code.

UMMA2, LLC will obtain all annual operating fire permits with inspections prior to operation.

UMMA2, LLC will comply with all applicable H&SC and California Fire Code requirements related to the storage, use and handling of hazardous materials and the generation of hazardous waste. All required Certified Unified Program Agency (CUPA) permits will be obtained, including a California Environmental Reporting System (CERS) submission for hazardous materials inventory that meets or exceeds State thresholds.

A Fire Department lock box for keys to gates and doors shall be installed.

Security Plan-Section 20-46.050(G).

See attached UMMA2 LLC Security Standard Operating Procedures for detailed descriptions of the following security measures.

1. Security cameras: All security cameras will be installed and maintained in good working order to provide coverage on a 24-hour basis. Security video will use standard industry format to support criminal investigations and shall be maintained for 60 days.
2. Alarm System: Alarm permit will be obtained from the Santa Rosa Police Department prior to installing an alarm system per City Code Section 6-68.130.
3. Secured storage and waste receptacles: locked waste and storage areas, to be removed to licensed disposal facility
4. Secure area for transport vehicles: Secure carport with rollup door

5. Building Code compliant commercial-grade, non-residential door locks and window locks
6. Emergency access: Illuminated lighting and exit route maps to be present in facility rooms

Access

Access will be limited to approved employees and visitors. All visitors will conform to the procedures listed in the security plan. No persons under the age of 21 will be permitted on the premises. All employees and visitors will provide a valid government-issued photo identification card.

Odor Control Measures- Section 20-46.050(H)

See attached UMMA2 LLC Odor Control Plan, certified by Matthew Torre, Registered Professional Engineer updated on January 3, 2022. UMMA2 will incorporate and maintain adequate odor control measures such that the odors of Cannabis cannot be detected from outside of the structure.

Lighting

Interior lighting shall be fully shielded, including adequate coverings on windows, to confine light and glare to the interior of the structure. Exterior lighting has been strategically placed on-site to emphasize and highlight entry points and other areas of interest. Careful attention will be taken to cast the light downward to avoid spilling over onto other properties or the night sky. Lighting will be activated by motion detection and serves as a deterrent to unlawful activities. All exterior lighting shall be Building Code compliant and comply with Section 20-30.080 (Outdoor Lighting).

Water

UMMA2 captures 3,000 gallons per day of water from its HVAC and dehumidification condensation which is used for irrigation. All excess irrigation water is captured, treated, and recycled providing for a very sustainable use of water for the operation.

Noise

All cultivation activities will be contained in the existing permitted structure. Noise will generally be contained in the structure and at no point will exceed levels considered normally acceptable for the nature and zoning of the surrounding area. The project will fully comply with the City of Santa Rosa's Noise Ordinance (City Code, Chapter 17-16).

Parking/Traffic Analysis-Section 20-36.040

The 19,428 sq. ft. building at 3055 Wiljan Ct. has a total of 34 off-street parking spaces (including one ADA space), all of which will be for the use of UMMA2 LLC. The standard number of employees on a regular basis is four (8) full-time individuals. On occasion an additional six (6) employees will be working on site. Using the busiest assumed scenario, it is anticipated that ten (14) employee vehicles will access the site for commuting purposes on a busy day. Taking into consideration half of the employees make a trip to lunch or another trip to or from the site during the day, an average of three (3) trips will be made for each employee vehicle for a total of 42 daily one-way vehicle trips. Additionally, one delivery or product-transport vehicle is expected to visit the site daily, generating two (2) one-way vehicle trips making the total of 44 one-way vehicle trips on a busy day. Customer vehicle trips have not been included as this facility will not be open to the public.

Deliveries to and from the facility

All deliveries and exports of sensitive plant material and/or finished product will be transported in unmarked secure vehicles that do not disclose the merchandise within. Deliveries will utilize the carport

which allows for secure loading and unloading of cannabis materials. The proposed project is surrounded by all three (3) sides by other industrial uses and has two (2) existing approximately thirty-foot (30') curb cut that adequately serves as the project's point of ingress and egress to Coffey Lane.

Hours of Operation

Operations will be conducted 7 days/week, 8AM-5PM. Local management will be on-call 24 hours/day, 7 days/week to address any operational or emergency issues. The site will be closed to the public at all times.

Pesticides

On-site cannabis cultivation will not include any pesticides. Instead, safe pesticide alternatives recommended by the Department of Pesticide Regulation will be employed, along with Best Management Practices (BMPs) provided by Sonoma County's Agricultural Commissioner. All products used will be kept in a secure area and all staff will be trained on proper use and handling.