

**Project Narrative
SO CO Grow, LLC
1626 Piner Rd.
Santa Rosa Ca 95403**

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Project Description

Conditional use permit for a cannabis microbusiness to occupy an existing 4,130 sqft building in an industrial district zoned IL. The following uses are proposed as part of the microbusiness:

- 1. Cannabis Cultivation- F-1, 1140 sqft
- 2. Cannabis Distribution- S-1 & S-2 (Storage, Enclosed Vehicle Parking) 928 Sqft
- 3. Cannabis Manufacturing- F-1, 567 sqft
- 4. Cannabis Retail- M & A-2, 710 sqft

Microbusiness Specific Use Requirements

I.Cultivation:

Pursuant to Section 20-46.060 the application for cultivation under the microbusiness does not include any outdoor cultivation. Cultivation will utilize 1,140 sqft of the existing structure. Onsite 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. Cultivation will comply with all applicable state and local laws and regulations governing the use of pesticides, including California Fire Code Chapter 26 governing fumigation and insecticidal fogging.

II.Manufacturing:

The facility will utilize manufacturing processes that do not include solvents. No CO2 or BHO will be utilized in the manufacturing process. Manufacturing will include the use of ice and water to make "Bubble Hash" or "Ice Wax", Rosin heat and pressure utilizing a *Pure Pressure System*. The facility will not utilize a close loop system for manufacturing. No edible products will be manufactured on site. For cleaning purposes, Isopropyl (rubbing alcohol) will be used to maintain clean and operable equipment. Minimal amounts will be stored on site in secure storage. Less than one gallon will be on site at any time. Prior to occupancy, the building will be inspected and approved by the City's Building Official and Fire Code Official. All equipment utilized for extraction/ manufacturing will be listed or otherwise certified by an approved third-party testing agency or licensed professional engineer and approved for the intended use by the City's Building Official and Fire Code Official.

III.Commercial cannabis retail/dispensary:

Pursuant to Section 20-46-080 the commercial cannabis retail dispensary location complies with overconcentration and setback to schools requirements. See plans which illustrate that the storefront entrance is in a visible location that provides an unobstructed view from the public right-of-way [Section 20-46.080 (D)]. The proposed retail dispensary is for Adult Use, no persons under the age of 21 will be permitted on site, valid government identification will be required to enter the facility.

Operational Plan: The proposed retail dispensary will:

1. The Business will maintain an employee register in the office available at all times.
2. Business will keep all records in accordance with the State and Local Government Laws and Regulations.
3. Applicant shall at all times operate in a manner to prevent diversion of Cannabis and shall promptly comply with any track and trace program established by the State.
4. Protocol and requirements for patients and persons entering the site will be published and implemented by employees at all times.
5. See security plan for access.
6. State licenses will be posted and available at all times.

7. Deliveries will be limited as described in the traffic analysis. No onsite consumption or special events are proposed. Storefront, Signage, and Window Treatments will comply to all State and Local regulations and requirements. Please see elevations on proposed plan set. All business activities will not be visible through storefront windows. A separate sign permit will be applied for pursuant to section 20-38.030 Sign Permit Requirements.

IV.Distribution

All distribution will utilize 926 sqft (see plan set page A1.1). Tenant improvements include construction to separate occupancies as required by the building code. Deliveries will utilize the secured shipping and receiving bay. All deliveries will be overseen by trained security staff members.

Compliance with State Law

SO CO Grow, LLC will apply for a Type 12 Microbusiness License from the state. SO CO Grow, LLC will not commence operations until both state licenses, and local use permit have been issued and will maintain compliance with all requirements and conditions of both.

Separation of License Types

The four operations requested under the microbusiness are separated within the structure. Each separate portion of the microbusiness will be clearly labeled within the structure to reflect the site plan.

Building and Fire Codes

Applicant will apply for a building permit to conform with the appropriate occupancy classification and be in compliance with chapter 18 of the City code. SO CO Grow, LLC will obtain all annual operating fire permits with inspections prior to operation. SO CO Grow, 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

See attached SO CO Grow, LLC Security Standard Operating Procedures

Odor Control Measures

See attached SO CO Grow, LLC Odor Control Plan, certified by Matthew Torre, Registered Professional Engineer on November 8th, 2021.

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).

Noise

Noise will be contained in the existing permitted structure. Noise will 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.

Parking/Traffic Analysis

The 4,130 sq. ft. building at 1626 Piner Rd. has a total of (8) off-street parking spaces including one ADA space, all of which will be for the use of SO CO GROW, LLC. The standard number of employees on a regular basis is four (4) full-time individuals. Using the busiest assumed scenario, it is anticipated that four (4) 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 (12) 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 (14) one-way vehicle trips on a busy day. Customer vehicle trips are not anticipated to increase from the previous commercial use.

Deliveries

All deliveries and exports of sensitive plant material and/or finished product will be required to enter the shipping and receiving bay for loading and unloading. All deliveries will be transported in unmarked secure vehicles that do not disclose the merchandise within. Deliveries will utilize the shipping and receiving bay that has a secured roll-up door and secured door to the rest of the building. The projects only point of ingress and egress is Piner Rd.

Hours of Operation

7days/week, 8AM-5PM

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.