

FLEURON Inc.
60 Maxwell Court, Santa Rosa, CA.

CITY OF SANTA ROSA
P.O. BOX 1673
SANTA ROSA, CA 95402

DEC 08 2016

DEPARTMENT OF
COMMUNITY DEVELOPMENT

PROJECT:

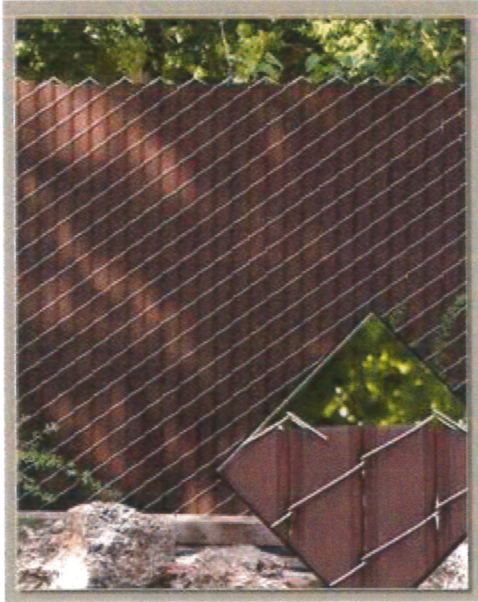
The proposed project is to establish an indoor cannabis cultivation operation/business and obtain approval to do so through a Minor Conditional Use permit. The following information will describe how Fleuron Inc. will operate a clean, safe, professional environment in order to cultivate medical cannabis in accordance with State and local laws and ordinances.

The proposed location of the business is 60 Maxwell Court, Santa Rosa, CA 95403; APN 010-131-033, located just off of Dutton Avenue in a largely industrial section of Santa Rosa. This parcel (1.10 acres) has two buildings located on it; one facing Maxwell Court and one with entrance off of W. 9th Street. The two buildings are approximately 60 feet apart.

Fleuron Inc. proposes to occupy and convert the 10,000 square foot industrial/office building at 60 Maxwell Court into an indoor medical cannabis cultivation business. The existing building is currently vacant, however was last used as a warehouse with office space in the front. The current zoning for this parcel is TV-R-SA-LIL and the General Plan Land Use Designation is Transit Village Medium. This building is of sufficient size to suitably store and manage the volume of medical marijuana Fleuron Inc. plans to cultivate and distribute. The site is located in the midst of a long-standing heavy industrial area and is surrounded by numerous actively used industrial buildings. The proposed indoor cultivation facilities are not proximate to sensitive land uses.

Entrance to the site will be via a driveway off of Maxwell Court, which will provide access to the property for employees and trucks. There is a small parking lot in front of the building with more parking spaces along the western side of the building which will be used for the business. Both areas combined total 12 on-site parking spaces. Parking stalls will be 18 feet long minimum by 9 feet wide with one space to be an ADA van space of applicable width. Plans are to restripe the parking lot and to provide an ADA accessible path of travel to the front of the building prior to use of the building. Cultivation employees will park on-site, enter through a security gate and enter the building through a side/back entrance. An intercom and video recognition system will be used to enter the employee into the building. The existing front door will be used as an emergency exit. There will be no public access to the building.

There is an existing concertina wire perimeter fencing on the east (7-11 feet high) and west (10 feet high) sides of the property which will be utilized. Proposed plans are to install a seven-foot high custom-built iron security gate with a key pad entry system for access to employees and delivery trucks, which will be located approximately 100 feet back from the Maxwell Court property entrance. The proposal is to also install another nine-foot high slatted chain link security fence, with concertina wiring on the top, approximately 140 feet behind the first security gate. This fence will provide security separation from the building to the south.



Type of slatted fencing proposed

Product Deliveries

The facility itself, as a not-open-to-the-public building, will maintain a low profile in the neighborhood. This will extend to shipping that occurs out of the facility, which will be in discrete vehicles, and with security staff present. It is anticipated that there will be deliveries and shipments from the business once a week in van-sized vehicles which will enter into the secured area through the security gate and out of public view. Shipments will take place in the rear of the building through a roll up door located on the south side of the building, not visible to the general public. Traffic generated by the new operation is anticipated to be much less than the previous warehouse business, and expected noise level generated from the business will be minimal.

Interior building modifications will be made after approval of the use. Planned exterior work on the building would be to install security cameras and lights.

There are many businesses within 600 feet of the proposed site; however none are youth oriented. The list of businesses and their locations are included in the attached Neighborhood Context Map. Fleuron Inc. will ensure no parking impact to these businesses will occur by utilizing the on-site parking for the employees.

Distance to Residences and Schools:

The proposed building for the operation is located greater than 300 feet to residential uses; however a Pre-application Neighborhood Meeting application has been included per Staff's request.

Fleuron Inc. will comply with all applicable provisions of the City of Santa Rosa Zoning Code regarding not locating within 600 feet of a school. "School" means any public or private school

providing instruction in kindergarten or grades 1 to 12". The Fleuron Inc. project site is greater than 1,742 feet from the nearest school which is the Abraxis Charter School, and located at 1207 Cleveland Avenue, in the City of Santa Rosa School District.

SECURITY:

In order to minimize environmental impacts and preserve the safety of the surrounding community, safeguards will be implemented as an integral part of this project. The security of our location, the employees and the surrounding community, will be our number one priority. All reasonable measures have been incorporated into the security plan that will assure employee and property safety, regarding creating of a public or private nuisance, or interference of the operation of another business space.

Two qualified security personnel will be on-site during work hours (8 am-5 pm) and will be responsible for monitoring site activity, loitering, and the parking lot, both inside and outside of the building. Security personnel will strictly enforce that no loitering or cannabis consumption takes place in or around the building or property and to ensure that no person under the age of eighteen is allowed in the building at anytime, for any reason. Any non-employees will be required to sign into a log and wear a visitors badge for identification.

Fleuron Inc. will provide and install a variety of security devices to ensure that only authorized personnel have access to any location where medical cannabis is stored, so that employees are safe and secure inside Fleuron Inc. All doors will also be equipped with locks and alarms with an alarm that will sound if they are opened without code and key or if they are damaged. Arming and disarming the security system will require an access code. Both the entry alarm and surveillance alarm will notify the monitoring service if a failure is detected in the system, which will be corrected as soon as possible. If the failure prevents security systems from operating; the business will take additional security measures until it is fixed. The security system will be ran and operated by an outside agency.

In the event of a total power outage, Fleuron Inc. will use a battery with sufficient power to supply a minimum of two hours of electrical backup power to video cameras, alarms, sensors, panic buttons and computers. This power backup system will deter theft or diversion by individuals who want to create or take advantage of a power outage.

Security lighting is one of the most effective ways to prevent crime in or around a cultivation business. There will be sufficient exterior lighting surrounding the entire building/property that will be monitored by Fleuron Inc. in order to ensure that all lighting is functioning properly. The approximate locations of exterior lighting are shown on the enclosed site plan. All incandescent interior lighting will be upgraded to LED lighting and will be energy efficient and comply with Title 24 standards. The front and rear area of the lot will have sufficient lighting, enhanced by the addition of down cast wall packs in several locations. The interior of the building will have dedicated security lights that are on 24/7. All lighting will be in compliance with the City of Santa Rosa lighting ordinance and be energy efficient and dark sky compliant. A 24 hour monitored security surveillance system will be installed and will serve all of the interior and exterior lighting of the building.

Any windows or roof hatches will remain closed and will be upgraded with reinforced break-resistant security glass. They will be equipped with perimeter alarms which will sound if there is

a breach of these devices, which will in turn notify the property authorities. In the event of any break in, these devices will also provide as a security log for any ensuing investigations.

All emergency contact numbers will be provided to the surrounding businesses in the event operating problems arise, in order to prevent unnecessary calls or complaints to be made to the City of Santa Rosa Police Department. These contacts will also serve as “community liaisons” that can take care of any minor issue so that the City does not have to be brought in.

Product Security/Inventory Control Plan

Inventory controls and protocols will be in place. Inventory tracking is essential to every business, and it is especially important for us to track every plant. Fleuron Inc. will utilize a real-time, web based inventory control system to do so. The onsite manager will implement and strictly oversee this control system, which will be accessible by the City of Santa Rosa Police Department 24 hours a day, seven days per week. This system will keep meticulous track of all cannabis onsite until the product is either purchased or Fleuron Inc. disposes of it. All cannabis produced by Fleuron Inc. will be entered into an inventory system immediately upon site with all identifying information including the registration number of the person making the entry, date/time, quantity, strain, and batch number.

All employees will be trained to report loss or theft of product to the manager for proper documentation of loss and then to report the loss or theft to local police by phone and mail. The manager will conduct an investigation to identify the lost and all the particulars. All actions taken in the course of the investigation will be thoroughly documented and provided to local law enforcement for review and to assist their investigations.

General office trash and recycling will be stored in a locked and enclosed area on premise before it is delivered to the local refuse and disposal site by Fleuron Inc. on a weekly basis. All refuse will be behind the secured chain link/concertina wire gate/fencing out of the view of public. Plant material waste will be removed from the building and locked in an enclosed confined area where it will be transported to the local refuse and disposal site where it will be recycled. Plant material and organic waste will be moved from the property within a week of each harvest to prevent mold and attracting pests. All waste on premise will be under 24 hour video surveillance and behind 9 foot fencing with concertina wire. No hazardous waste will be created or present at the Fleuron Inc. facility.

Emergency Procedures

Fleuron Inc. has procedures in place in case of an emergency. Training will be provided to all new employees in case of fire, flood, or other natural disaster. If the employees cannot safely leave the building, there will be an on site emergency kit that contains food, water, and other supplies necessary for use.

ODOR CONTROL:

Air Quality Plan Overview

Cannabis cultivation is known to produce pungent odors from flowering plants. Our facilities will limit the impact of these odors to surrounding areas through the installation of air quality technologies and the implementation of Standard Operating Procedures that ensure the odors produced are controlled. We will make every effort to clean and filter all odors prior to any release into the atmosphere.

Indoor Containment

All of our cultivation will be done in enclosed sealed indoor cultivation facilities. These controlled environments help to control and contain the odor, thus limiting exposure. Any exhaust is cleaned and filtered prior to leaving the facilities. Because plants are not openly blowing in the breeze there is little chance of odor escaping and causing any nuisance issues. Nevertheless, all facilities will be constructed with odor containment and filtration technologies and will not have any areas where odor may regularly escape.

The latest in air quality technologies will be utilized and maintained to ensure that odors created within Fleuron Inc.'s cultivation facility are controlled and contained. All cultivation and processing areas will be sealed controlled environments that exhaust air through systems designed to purify and clean air before it is released into the atmosphere. A double-carbon air filtration method will be utilized for odor control to reduce and absorb inside building odors reducing irritants for the employees. Carbon filtering is a method of filtering that uses a bed of activated carbon to effectively remove odorous contaminants and impurities, using chemical absorption. Negative air pressure within the grow room will filter clean air into the main warehouse room where it is then filtered a second time through another charcoal filter before being released from the building. Carbon filters are the most popular odor control option on the market because they are highly effective, widely available, low priced and low maintenance and with a proper pre-filter, they only have to be changed every six months.

Exhaust Filtration Technologies

Fleuron will be responsible for installing and maintaining all air purification systems. One of the systems that we are planning on using is called "Skrubb". This system works very much like a carbon air filter, but is far more effective for large scale operations; and it is also eco-friendlier, using far less electricity. Skrubb systems work by treating all the air that exits the facility through an evaporative treatment process. All exhausted air will be run through solution soaked pads that create an evaporative effect, which intimately treats the air with the Skrubb solution. The Skrubb solution is a proprietary blend of enzymes and de-odorizers that use a smell-encapsulation technology to completely suppress all offensive odors. The Skrubb solution is a chemical odor control formula based on odor trapping technology. It utilizes very low-toxicity and entirely non-toxic ingredients and has been thoroughly evaluated by multiple Hazardous Material agencies worldwide and found to be non-corrosive, entirely non-toxic, and environmentally friendly.

Another type of system that we intend to use is electronic and carbon air filtration systems by Dynamic Air Quality Solutions. Dynamic AQS is an industry leader in air filtration with products already operating effectively within the medical cannabis industry. The electronic grid Dynamic V8 air filter removes particulate and volatile organic compounds with unsurpassed energy efficiency - a solution that we believe suits the climate of energy efficient industry within the State of California. The Dynamic V8, when paired with the Active Carbon Matrix filter, provides complete and long lasting odor control.

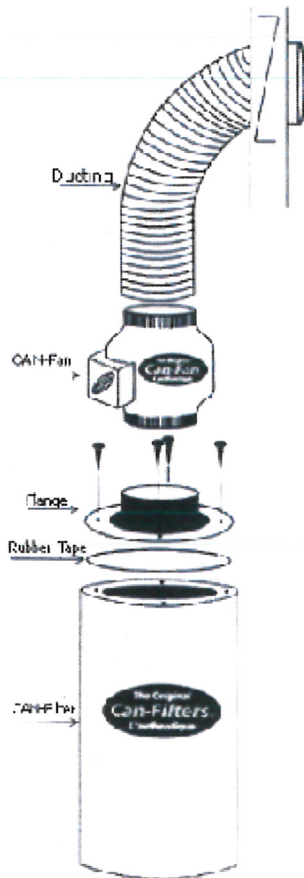
All air exhausted from facilities will pass through an approved air cleaning and filtration system before being released. We will constantly monitor the air quality of the property and assure that there are no cannabis cultivation odors that are evident to the public creating a public safety risk. We will require that tenants regularly document the ongoing maintenance of all air filtration systems. Should we determine that systems are not working effectively we will upgrade or maintain our systems to achieve compliance objectives.

Fleuron Inc.'s air filtration system will be carefully monitored and maintained to ensure optimal air quality and that there is proper ventilation throughout the building. The warehouse room will also maintain a negative air pressure flow so that any possible odors within the building are contained. Each room containing product will maintain its own carbon filtration system. Additionally the entire building will have a carbon air filtration system, which will be maintained every six months or as needed.

Fleuron Inc. plans to maintain good relations with all neighbors directly surrounding the property and will inform them of our general operations. We will encourage anyone who may have a concern to contact us directly, so that we may work on proper and prompt resolution to issues, should they arise. We do not anticipate any issues due to the systems we will have in place to control odors

The following information on fans and filters were recommended by a filter company for the operation:





CAN-Fan: MAX FAN 14" Quiet Line 10 Sone Specifications

Max Fan Saves Energy, Saves Space and IS QUIET! The MaxFan is an inline mixed flow fan capable of medium to high static pressure. Aerodynamically optimized airflow, quiet operation and extremely high efficiency.

- 40,000 hour average life
- Small airtight housing
- Easy installation
- Light weight
- Lower transport cost
- Optimized mixed flow is quieter than other fans of the same size
- Lower life time cost
- Cost of energy is 70-90% of life time cost

CFM: 1700 at 0wg
 RPM: 1700
 Max Watts: 253
 Amps: 2.1 @120 VAC 60 Hz
 Sones: 10 at 0.10wg
 Diameter: 14"
 Length: 15 3/4"
 Blade Design: Mixed Flow
 Housing: Galvanized
 Inlet/Outlet: 14"



CAN-Filters: Can Lite 14" XL Specifications

Max Recirculating (Scrubbing) CFM: 2520 cfm / 4200 m³h

Max Exhaust CFM: 1260 cfm / 2100 m³h

@ 0.1 sec contact time

Recommended Min Airflow: 630 cfm / 1056 m³h

Pre-filter: Yes

Flange: 14"

Dimensions: (with pre-filter)

-Outside Diameter: 42cm / 16.5"

-Height: 150cm / 60"

-Total Weight: 71kg / 156lbs

-Carbon Weight: 56kg / 123lbs

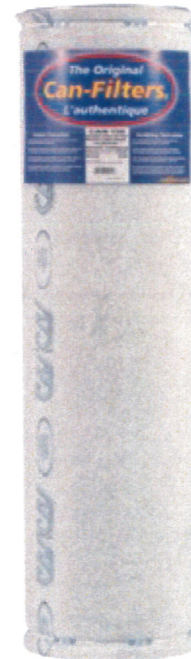
-Carbon Bed Depth: 6.5cm / 2.56"

Max Operating Temp: 80°C

Pressure drop at max cfm: 180pa / .75"wg

Recommended Can-Fan:

FAN	Watts Consumed	Filtered Air CFM
Max-Fan 14"	250 Watts	1230 CFM



Fleuron Inc. intends to use a reverse osmosis water system for the plants similar to the following:

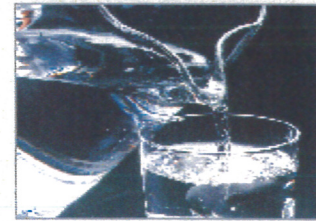
TL SERIES REVERSE OSMOSIS WATER SYSTEMS

TL2000 • TL4000 • TL6000 • TL8000

Kinetico's TL Series Reverse Osmosis Systems are ideal when high quality water is in need, space is at a premium and you need to conserve water.

How are the TL Series Reverse Osmosis Systems different?

- **Advanced Filtration.** Delivers high quality pure water to your application by removing total dissolved solids (TDS).
- **Capacity Range.** 2000 to 8000 gallons per day of high quality water.
- **Efficient Water Production.** Designed to maximize water conservation.
- **Quiet Operation.** Submersed pump reduces system size and provides quiet operation.
- **Space-Saving Design.** Requires minimal floor space.
- **Expandable System.** Add membrane modules to increase production up to 8000 gallons per day.
- **EverClean® Rinse.** Cleans the system's membrane with high quality permeate water upon shutdown to protect water quality and prolong the membrane's life.
- **Optional Accessories:**
 - **Carbon Filtration** provides chlorine removal for extended membrane life and improved product water quality.
 - **Filtration** improves feed water quality by removing excessive solids.
 - **Softening** increases reverse osmosis performance by removing hardness fouling, extending membrane life and improving water quality.
 - **Storage and Repressurization** systems provide a constant supply and pressure of high quality water.



Over 40 Years Experience



Advanced Filtration



Capacity Range



Efficient Water Production



Quiet Operation



Space-Saving Design



Expandable System



EverClean® Rinse



Optional Accessories

 **Kinetico**
commercial water systems

FIRE PROTECTION

By code fire sprinklers are required. Fleuron Inc will work meet the standards established by the City of Santa Rosa Building Department regarding fire and safety codes for this building. A fire sprinkler contractor will be hired to modify and design a system for the interior of the building. Each production room will include fire sprinklers to ensure safety for the employees of the business and the surrounding community.

STAFFING PLAN

Staff for Fleuron Inc. will include one Project Manager, one General Manager, and up to eight (8) full-time/part time cultivation employees. Cultivation employees will arrive and leave daily for a work shift from 8 am to 5 pm, 7 days a week. Shifts will be created to ensure that each employee receives adequate breaks. A manager will be present on-site seven days per week during work shifts and will be on call for any after hour emergencies. No employees will be on the premise during evening hours for security purposes. As stated earlier, an outsourced security firm will provide a security guard during hours of operation.

As a condition of employment, all potential cultivation employees must submit fingerprints to an approved Live Scan vendor and pass an electronic background check completed by the DOJ and FBI. Fleuron Inc. anticipates hiring individuals from the surrounding community and will market its hiring campaigns in order to accomplish this.

In order to hire a good workforce, Fleuron Inc. will conduct background checks on every associate/employee. All newly hired employees will receive training on medical marijuana. Weekly employee and Staff training will be held, covering all security and emergency procedures, compliance with state and local regulations, and also to address any training deficiencies.

All employees will be thoroughly trained in cultivation procedures to ensure a consistent, quality product. It is important to both the medicinal cannabis patient community and industry in California that employees are highly educated in cannabis cultivation. Employees will not be allowed to work without completing the necessary company-mandated training. We strongly encourage all employees to maintain studies in developing cultivation practices and to conduct background research on medical cannabis in order to fully immerse themselves in this industry. Cultivation will be overseen by the Manager and Co- Manager; Brandon Levine and Aron Mihaly.

Mr. Levine is a successful tile contractor and owner of BL Tile in Santa Rosa, CA for the past eight years and has successfully been the managing director for Mercy Wellness of Cotati's only listed dispensary for the past five years. Mr. Levine's experience and knowledge of the Medical Marijuana Community has placed him on the Sonoma County Marijuana Technical Advisory

Committee (MTAC), which is comprised of representatives of nearly every county agency. The MTAC includes several working groups, including Agriculture and the Environment, Enforcement and Land Use, Taxation and Revenue, Economic Development and Jobs, and Health and Human Services. Together these groups explored the many facets of the cannabis industry and its impacts on our community to develop a draft ordinance that will regulate the industry in Sonoma County.

Mr. Mihaly has worked extensively in the Information Technology field, working as information Security Specialist at Beth Israel Deaconess Hospital in Boston, Massachusetts and Covad Communication in the Silicon Valley. More recently Mr. Mihaly has worked on the development of Cafe Noto in Windsor, and in sales for J Vineyard and Winery in Healdsburg. Mr. Mihaly relies on his extensive knowledge, experience and passion in the cannabis industry to remain viable in this quickly evolving, multifaceted industry.

CULTIVATION PROCESS:

The following is written to explain the flow and processes of the cultivation cycle in our own indoor growing operation. Cultivating methods may differ depending on the type; indoor, light deprivation, or outdoor and also differing cultivation techniques and practices. However, we have done our best to explain our own operating procedures and what we feel equate to professional standards. All phases of the plants life require constant monitoring of their environment.

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MOTHER PLANTS

Mother plants are what we start our grow operation with. Mother plants are female cannabis plants grown to maturity and kept in the vegetative stage where a cultivator acquires clones, or cuttings. Creating clones from a mother plant assures a female offspring and reduces the amount of time it takes to start a new grow cycle. One mature mother plant may produce 25 to 100 clones, depending on the plant size, health, and state of recovery from its previous clone collection. Male plants cannot be used as mothers since their flowers contain pollen which may become airborne and germinate a crop, creating unwanted seeds within your flower/bud population. The mother plants are kept healthy and in a vegetative light cycle of 18 hours of light and 6 hours of darkness per day. A temperate climate, nutrient rich feeding schedule, and constant monitoring assure their vitality. The Mother Room will often include a variety of cannabis strains, *genetic variants*, so as to cultivate an assortment of different flowers within the grow facility, each with their own individual character traits. Popular strains are often dictated by trends in the marketplace.



CLONES

Clones are collected from the mother plant. A clone, or cutting, is taken from a mother plant and is a genetic copy of that plant. Cloning allows a cultivator to create their next crop of plants, reliably and according to their predetermined schedule. Creating clones midway through your existing flowering cycle allows for a quick and efficient transition from one harvest cycle to the next. The method to collect a clone is by using a clean straight edge razor blade, slicing off a shoot approximately 3 to 4 inches from any given branch tip at a 45 degree angle. The sliced end is then dipped into a rooting gel and immediately placed into a sponge-like 1.5 inch cube, or plug, made from composted organic soil made to retain proper moisture levels. These cubes are located in trays containing 50 cubes each. Once the trays are filled with 50 cuttings, a clear plastic domed lid is affixed to the top of the tray and the trays are then placed under continual light. The domed transparent lids allow for light penetration while maintaining a warm and humid environment for the clones. At approximately two weeks, white roots will have protruded from the underside of the plugs signifying they are ready to transfer to a soil based environment for planting.



VEGETATIVE STAGE

In this phase the plants main focus is growing strong and big. The clones are planted into the soil or *medium* in which they will remain until harvesting. There are many soil types; coco, peat, rockwool, perlite, to name a few. The soil will be put into 3 gallon cotton pots where the clone will be planted. The lights will be on an 18 hour on and 6 hours off cycle and the plants will only produce leaves and stems, not producing any flowers/buds until switching the lights to their flowering light cycle of 12 hours on and 12 hours off.



FLOWERING STAGE

After 2 to 4 weeks in the vegetative stage, the plants are ready to be put into a flowering room where lights are switched to a 12/12 cycle (12 hours on and 12 hours off) achieved by using mechanical timers. Changing the light cycle schedule makes the plants think that winter is approaching which forces them into their flowering cycle. Once the plants are placed under 12/12 lights, it takes 45 to 70 days for the flowers to become fully ripened. Fleuron Inc. will maintain and harvest 4 individual flowering rooms.



HARVESTING

Once the flowers are fully ripened, they are ready to be harvested. Over 50% of the pistils, which look like hairs on the buds, will have turned from white to red. Branches are clipped with sheers one by one and hung upside down on wires or clothes lines. Large fan-leaves are removed during this process to take away excess moisture from the branch, allowing for a faster drying process and easier trimming.



DRYING

The drying process starts by hanging the cannabis branches upside down on wires or clothes lines in a 70 to 80 degree Fahrenheit dark room for approximately one week. Heat, air movement, and dehumidifiers are utilized to achieve a constant decreasing moisture level within the room and plant. When the thinnest of branches makes an audible cracking sound while being bent upwards on their stems, the flowers are finished drying.



PROCESSING

Once the cannabis flowers have dried on their respective branches, they are ready for processing. Sheers are used to dissect the branches into smaller pieces with one or two flowers per branch and put into storage bins. This process is referred to as bucking. Bucking allows for easy storage and transport of the buds and expedites a quicker trimming process. The buds are now ready for trimming. Like a jeweler shaping a rough stone, a trimmer will shape each individual bud of its leafy exterior to reveal its inner shape and luster of the now exposed trichome interior. The flowers trichomes are the microscopic mushroom-like protrusions, translucent resin glands that contain the flowers active ingredients.



CURING

Curing is important for achieving a general uniformity throughout your harvested batch. Curing also allows additional time for the buds to convert starches within their structure into sugars, optimizing aroma, flavor, and smoke quality within the harvested batch. When curing, the trimmed flowers are placed in a large air-tight container and allowed to blend in moisture levels and terpene profiles (aroma). The containers are opened periodically and tested for structural integrity by pinching the curing buds. Once the buds are completely dry, firm and not spongy when pinched, they are ready for transport.



TRANSPORTATION

All pick up/deliveries will be documented. Drivers will be in discrete vehicles. Product will be picked up by entering through a security gate. The product will then be taken off site to a distribution center. All pickups are also monitored by 24 hour surveillance. There will be a security guard present during the pick up or drop off.



DISTRIBUTION

Once the product is ready for market it must be transported to a distribution facility for third party testing and quality control. All products must be free of pesticides, molds, and contaminants.



DISPENSARY

Dispensary is the retail end of the medical cannabis. All finished product will be sold to a state licensed medical cannabis dispensary. The dispensary is where the qualified patient will purchase their medical cannabis.

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Commercial Cannabis Flowchart

