

Project Description

2717 Giffen Ave, Santa Rosa CA 95407

City of Santa Rosa

May 4/2022

**Planning & Economic
Development Department**

Dual Licensing.

GB2, LLC currently has two State licenses to cover permitted commercial cannabis activities, (i) GB2, LLC Processing (CCL18-0002660) and (ii) GB2, LLC Distribution (C11-0000335-LIC). GB2, LLC will continue to operate Processing activities under its state license (CCL18-0002660). GB2, LLC has applied for a state Microbusiness license to cover existing approved distribution activities (9,258 sqft), and proposed cultivation (nursery) (90 sqft) and manufacturing (100 sqft) activities (state application number C12-20-0000039-APP). Upon local approval the state is prepared to issue the Microbusiness license.

Existing Cannabis Uses

GB2, LLC is a legal cannabis company currently authorized for commercial cannabis:

- Distribution- 9,893 square feet (ZC19-0127 authorized 6,087 sf for distribution, ZC21-0077 added 3,806 additional sf for distribution)
- Cultivation (Processor)- 7,307 square feet. The Cultivation (Processor) use is evaluated as a cannabis Manufacturing--Level 1 (non-volatile) due to similarities in activities as defined by State regulations.

Proposed Cannabis Uses

- No changes to approved Processor area
- Revise the approved distribution area as follows
 - Distribution - 9,258 NSF
 - Cultivation (nursery) - 90 NSF. Cultivation (nursery) activities will include growing vegetative plants (nonflowering plants) only.
 - Manufacturing - 100 NSF. Manufacturing activities will include infusing pre-rolls with cannabis concentrate.

Minors.

GB2, LLC allows only individuals that are over the age of twenty-one (21) and possess a valid government-issued photo identification card to enter the GB2, LLC premise. GB2, LLC has a robust security program (described in detail below) to ensure only authorized individuals enter the premises.

Inventory and Tracking.

GB2 is an experienced cannabis operator that complies with all track and trace programs established by the State, including robust guidance and training for employees and their use of METRC.

Multiple Permits per site.

At this time GB2, LLC is the only cannabis business operator conducting commercial cannabis activity on the licensed premise.

Fire and Building Permits.

GB2, LLC is currently occupying the premises and conducting commercial cannabis activity under its existing permits and licensure. GB2, LLC has a history of successful annual fire

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inspections. GB2, LLC intends to comply with and update any building and/or fire permits as may be necessary as a result of the expanded use.

Security

GB2, LLC has a proven track record of providing adequate security on the premises, which includes the use of security cameras, alarms, and secured storage and waste to ensure public safety, the safety of persons within the facility, and to protect the premises from theft.

Security cameras: Additional security surveillance video cameras will be installed into proposed expanded areas and maintained in good working order to provide 24 hour coverage of all interior and exterior areas where cannabis is cultivated, weighed, manufactured, packaged, stored, transferred, and dispensed. The additional security surveillance cameras will be oriented in a manner that provides clear and certain identification of all individuals within those areas. Cameras will remain active at all times and shall be capable of operating under any lighting condition. Security video will use standard industry format to support criminal investigations and will be maintained for a minimum of 60 days.

Alarm system: The existing professionally monitored robbery alarm system will be modified to cover proposed expanded areas and maintained in good working condition. Any requirement for a revised alarm permit will be obtained from the Santa Rosa Police Department prior to modifying the existing alarm system. The alarm system will include sensors to detect entry and exit from all secure areas and all windows. GB2 LLC will keep the name and contact information of the alarm system installation and monitoring company as part of their onsite books and records. GB2 LLC will identify a local site contact person who will be responsible for the use and will provide and keep current full contact information to the Santa Rosa Police Department dispatch database as part of the alarm permitting process.

Secure storage and waste: Cannabis Products and associated product waste will be stored and secured in a manner that prevents diversion, theft, loss, hazards and nuisance.

Transportation: GB2, LLC. will implement procedures for safe and secure transportation and delivery of cannabis, cannabis products and currency in accordance with state law.

Locks: All points of ingress and egress to GB2, LLC will be secured with Building Code compliant commercial -grade, non-residential door locks or window locks.

Emergency access: Security measures will be designed to ensure emergency access in compliance with the California Fire Code and Santa Rosa Fire Department standards.

Odor Control

GB2, LLC. will incorporate and maintain adequate odor control measures as detailed in the approved Odor Mitigation Plan which describes steps that ensure odors of cannabis cannot be detected from outside of the structure in which the GB2, LLC operates. The approved Odor Mitigation Plan was prepared by a licensed professional engineer and includes:

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1. Operational processes and maintenance plan, including activities undertaken to ensure the odor mitigation system remains functional;
2. Staff training procedures; and
3. Engineering controls, which may include carbon filtration or other methods of air cleansing, and evidence that such controls are sufficient to effectively mitigate odors from all odor sources.

Lighting

Interior and exterior lighting will utilize best management practices and technologies for reducing glare, light pollution, and light trespass onto adjacent properties and the following standards:

Exterior lighting systems will be provided for security purposes in a manner sufficient to provide illumination and clear visibility to all outdoor areas of the premises, including all points of ingress and egress. Exterior lighting will be stationary, fully shielded, directed away from adjacent properties and public rights of way, and of an intensity compatible with the neighborhood. All exterior lighting will be Building Code compliant and comply with Section 20-30.080 (Outdoor Lighting.)

Interior lighting systems will be fully shielded, including adequate coverings on windows, to confine light and glare to the interior of the structure.

Noise

Use of air conditioning and ventilation equipment will comply with the Chapter 17-16 (Noise). Generators will only be used if needed as short-term temporary emergency back-up systems.