

**Application for Major Use Permit
Cannabis Retail, Manufacturing, Distribution, Cultivation and Nursery
Sunstone Advisors, Inc.
350/358 Yolanda Avenue, Santa Rosa**

Proposed Use: Adult-Use Cannabis Retail, Manufacturing, Distribution, Cultivation

Applicant: Sunstone Advisors, Inc.*

Property Owner: Allan Henderson

Property Address: 358/350 Yolanda Avenue**

APN: 044-072-007 and 044-072-008

Building Size: 8,441 sq. ft.

Lot Size (merged): 36,227 sq. ft.

Zoning: IL - Light Industrial

* The name Friends & Farmers was on the original application as it was slated to be the “fanciful or brand name” for the facility. The applicant of record is Sunstone Advisors.

** The APN’s listed above are recognized by the City of Santa Rosa as being “350 Yolanda Avenue”, but the physical address is marked as “358 Yolanda Avenue”.

INTRODUCTION

Applicant will obtain a Major Use Permit for the operation of a “destination-worthy” commercial cannabis facility (the “Project”) inclusive of retail, on-site consumption (non-inhalable only), non-volatile manufacturing, craft cultivation and distribution.

Allan Henderson, the landowner of the Property proposes to construct a new building at 358/350 Yolanda Avenue. Applicant proposes to occupy and conduct commercial cannabis activities in 5,893 square feet of the total 8,441 square foot building that will be constructed at 350 Yolanda Avenue (the “Building”). (See CUP square footage summary on P14 of this document).

Sonoma County APN#’s 044-072-007 and 044-072-008 will be merged, creating one new parcel with a new parcel number. The lot merger process has begun however the new parcel number has not been generated as of the date of this document.

DEVELOPMENT DETAILS

The Project is part of a larger development plan which includes the demolition of an existing retail building, currently home to a used auto sales business, and replacement with a new, 8400 sf structure which will house the commercial cannabis facility, and other non-cannabis affiliated businesses within separate premises.

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PROJECT SUMMARY

A purpose-built, immersive retail destination, the facility offers a rare opportunity to instill, from inception, a commitment to health, wellness and sustainable development with a sophisticated and welcoming atmosphere, where patients and consumers can learn about the truly remarkable attributes of this therapeutic plant – within a thoughtfully designed, naturally engaging, and inspiring environment.

Offering exceptionally pure, locally grown and high quality cannabis products, we will provide an experiential retail destination that serves as a home for the new cannabis culture, and a focal point for the renewal of Santa Rosa’s Yolanda Avenue district.

Modeled after the great wineries of the region, and in alignment with the agrarian roots of the community, the retail destination will be a place to engage with, learn about and purchase the highest quality, sun grown and craft cannabis products from our NorCal region. The applicant is committed to this facility serving as a flagship location in support of the heritage and legacy of cannabis in Northern California, innovative green building design, and the health of our community.

The facility will be inclusive of a beautifully designed retail storefront (cannabis dispensary permit), type 6 non-volatile manufacturing area (cannabis manufacturing permit), a small, glass greenhouse that will serve as a demonstration garden for educational purposes (cannabis craft cultivation permit). A courtyard is designated as part of the retail dispensary use, to offer guided educational experiences and health consultations, and sampling of products such as topicals or CBD tinctures (not including smoking or vaping).

Built from the ground up, the store will be designed to educate, engage and inspire a deeper understanding of cannabis, and its wide-reaching therapeutic potential. Taking cues from the applicant's extensive work in the wine industry, and three-years of hands-on experience running their own virtual cannabis dispensary, they know how to provide exceptional customer service with informed and personalized health consultations suited to each individual's needs and desires.

A beautiful, comfortable and inviting retail environment, the store will offer a thoughtfully curated product selection – defined by absolute purity, standardized potency and full-spectrum, therapeutic effect. Our product curation will continue to include best-of-class products supporting Northern California's heritage of the local craft farmer, and biodynamic, sun grown and regenerative farming practices.

COMMERCIAL CANNABIS USE TYPES

1. Cultivation

The applicant proposes a cultivation canopy of less than 500sf.

A glass greenhouse will serve as an educational showpiece, offering the chance for visitors to see the plant in its various stages of plant growth and to learn about the differences between cultivars, terpene development and growing techniques. Customers will be able to look in through the glass to see the plants and other herbs that will be grown for demonstration and educational purposes. Some plants will be harvested and dried for packaging and sale on site (after being transferred through distribution and third party lab testing), with demonstrations on regenerative, living soil cultivation techniques, harvesting, curing and trimming.

Cultivation activities will comply with SRCC §§20-46.050 and .060 regulations.

2. Manufacturing (Type 6 Non-Volatile)

Non-Volatile Type-6 Manufacturing will be conducted onsite to allow for absolute quality control of our award-winning products. We will have windows between the cannabis retail space and the manufacturing area in order to provide educational views and discussions around the production methods for our products, much like a winery showcases their activities during harvest.

Description of Extraction Processes

Type 6, non-volatile manufacturing processes are those which can be carried out without the use of hazardous materials. In all cases, local fire codes will be adhered to. Sunstone Advisors manufacturing processes can be done with equipment found in most traditional commercial kitchens. High heat and pressure may be combined to make products like rosin. The primary production will include trimming, separating and packaging flowers, rolling joints, solventless, ice water hash production, and infusing plant material into carrier oils such as coconut or olive oils, and then blending and packaging for topical products, edibles and tincture production. Other production methods use simple techniques found in other commercial kitchen settings. This use is permitted in the IL-Light Industrial zones. Manufacturing activities will comply with SRCC §§20-416.050 and §20-46.070 regulations.

California Department of Food & Agriculture

Applicant will comply with all production and manufacturing standards; as applicable through the CFDA

3. Distribution

Distribution of cultivated and manufactured cannabis and cannabis products will be conducted onsite. Activities include interacting with lab facilities to ensure quality control and lab testing, collection of taxes, and logistics. This use is permitted by right in the IL-Light Industrial zones. The distribution area includes a secure storage area that meet all requirements for a distribution licensee. The distribution office has direct access via its own secured entrance to the outside for ease of product movement in and out of a secured vehicle. During product transfer in or out of the distribution office, there will be a member of the security team present. These activities will only take place during standard business hours.

Distribution activities will comply with SRCC §§20-46.050.

4. Retail

On December 19, 2019, this project was selected and recommended to move forward by the Cannabis Policy Subcommittee in the Conditional Use Permit process for a proposed Commercial Cannabis Adult Use Retail Facility. (RESOLUTION NO. RES- 2019- 028).

In addition to the retail storefront location in the premise that encompasses 1,129 square feet, there is a courtyard area (1793 sf) and mezzanine (597 sf) where seated health consultations take place by appointment (much like a winery tasting room).

Delivery

Applicant will operate a retail dispensary and plans to offer delivery services to customers in the area. Delivery services will employ company-owned vehicles and will operate under state mandated track and trace regulations including but not limited to:

- Vehicle equipped with GPS geo-location tracking device, securely mounted storage area for product, and a anti-theft alarm system
- Drivers will be at least 21 years of age
- Drivers will not carry goods valued in excess of \$3000 at any time

- Receipts and manifests will be prepared for each delivery request and will be signed for by the customer.

On Site Consumption

In the Courtyard and Mezzanine areas, customers who have been admitted to the retail area of the facility (by proving they are 21 years of age or older), may take part in on site consumption of products with the guidance of a budtender, or trained health consultant, as part of the guided experience and tastings offered. There will be no inhaled products offered (smoking or vaping). Rather, staff members will offer education to customers by allowing them to see and smell flowers, and to sample CBD, topicals, tinctures, sublingual and edible forms of products.

Though the Bureau of Cannabis Control's Regulations do not restrict on-site cannabis consumption, the city of Santa Rosa allows on-site consumption but not the inhalation of cannabis products, therefore products will not be inhaled, smoked or vaporized on-site.

The layout and operations of onsite consumption at this facility includes limiting entry to the retail or consumption area to those over the age of 21. Per local regulation and state law, neither the retail area nor the consumption or tasting areas are visible from any public place. The design of the building includes a wall that restricts the site line from the public and prevents anyone outside the dispensary, or within the "check-in" area to see the retail, consumption or cultivation areas until their ID and age is confirmed and they are admitted to the retail area. State law also precludes the sale of alcohol or tobacco in these premises – and we will comply with these regulations.

LOCAL & STATE COMPLIANCE

The Applicant's plans for the Building meet all requirements to operate as vertically integrated cannabis business. The Building will have secure, limited access areas per state code. The Applicant will obtain state licensing once local CUPs are granted.

The Applicant is compliance-minded and has retained experienced local counsel to ensure ongoing compliance through the development and operations of the new facility and all business operations.

Upon approval of the Manufacturing and Retail Use Permits, Applicant will comply with all applicable Sonoma County requirements including securing a permit from the Department of Health Services for the sale and handling of edible products.

PRINCIPALS

Allan Henderson, property owner, and the management team of Sunstone Advisors have strong roots and history of good standing in the Sonoma County community.

The operations and management of the site will reflect the ethos of the team; balancing respect for the community, the legacy and heritage of the local cannabis industry, and a robust plan for financial success that draws upon decades of business experience in wine, cannabis, hospitality, tourism and development in the area.

Experienced Local Landowners & Operators

The Project is guided by local business owners with a history of successfully executed development projects which offer a multitude of community benefits and support our area's needs and commercial potential. The same will be true for the Project. The success of this project will allow the landowners to continue investing in the ongoing improvement of our City. The opportunity the City of Santa Rosa has to partner with an existing, multi-faceted business, with experienced management and local owners with the resources to bring an iconic location into the blossoming cannabis market of Santa Rosa.

The core of the Yolanda Ave Project will transform a currently underutilized and visually unappealing section of this burgeoning thoroughfare, into a vibrant and productive retail experience in South Santa Rosa. The proposal calls for a complete tear-down and rebuild, which creates incredible opportunity for community benefit from an aesthetic and redevelopment perspective, in line with the city and community's interests. The retail component of this location will anchor the overall site acreage and future development, while acting as a guide for the visual and commercial transformation of this area for years to come.

Allan Henderson is also the developer of Santa Rosa's largest affordable by design housing project and have a unique understanding of the socio economic climate and needs of the area.

LEADERSHIP & STAFFING

The Applicant will draw from their previous cannabis operational experience, and will hire and train experienced experts to train employees on produce safety and best management practices; with extensive onboard procedures that ensure compliance with all state and local regulations.

All employees will submit to and pass background checks as required by state law. Hiring practices will focus on Sonoma County employee pool.

STAFFING

The staffing for this operation will consist of approximately 6-8 full time employees (depending on the time of day and season) on site at all times including a general or assistant manager, a host or receptionist, two customer service experts, two manufacturing employees, and a distribution and compliance manager. Security staffing will be in addition.

Customers will visit the site but will only have access to the parts of the building dedicated to retail use. Once allowed into the retail area, customers will be able to view the cultivation greenhouse, and manufacturing facility.

The only additional vehicle traffic will be the arrival and departure of vendors and deliveries. Deliveries to and shipments from the facility will occur several times per week.

ZONING AND SETBACK ISSUES

The Property is currently zoned IL- Light Industrial, with Light Industrial General Plan designation, one of the designated zoning districts where all commercial cannabis activities are allowed.

The parcel is located on a heavily developed industrial and commercial street with surrounding residential areas.

“Abutting” a Residential Zoning District or Use

Because the property abuts a residential use, a Major Use Permit is required for non-volatile cannabis manufacturing (Type 6), as well as distribution, cultivation and retail.

SETBACKS FROM SCHOOLS

California Business & Professions Code section 26054 requires cannabis licensees to be at least 600 feet from grade schools, day care centers and youth centers. The City of Santa Rosa follows this state requirement. The Parcel easily meets this requirement. The closest schools are Taylor Mountain and Meadow View Elementary Schools, which are both more than 4,000 feet away from the Project.

REDEVELOPMENT

It is our goal to ensure this location becomes a “gem” of the area providing visual appeal and neighborhood beautification, to ensure future developments align with an aesthetic that improves this district overall.

As previously filed with the City of Santa Rosa under the General Plan Amendment, this project involves the demolition of the existing building and construction of a new, approximately 8,441 square foot building.

New Sidewalk, Landscaping - Improve Pedestrian and Bike Access

As part of the redevelopment of this section of Yolanda Ave., the road will be widened and a new sidewalk and water-wise landscaping will be installed. The design of our parking lot and the building takes into account the loss of space for these new additions. We are also showing pedestrian orientation and striping of the parking lot to enhance safety for customers, staff, delivery, and security personnel on site.

The landowner has developed a parking and pedestrian access plan that enhances the Yolanda Avenue streetscape for pedestrians. The project proposes significant visual upgrades to this block-long lot including removing gravel from the large lot and extensive, environmentally friendly and water-wise landscaping to provide visual appeal to those passing by and approaching our facility.

EV & Bicycle Parking

There is ample space to install electric vehicle charging stations, as well as ample and attractive bike parking around the building. The development plan includes significant landscaping as compared to the existing paved and gravel parking pad.

DESIGN

The new building architecture will be a typical Sonoma County two-pitch structure, inspired by the area’s existing agrarian open-space farmland inspired by the surrounding structures in this area of Sonoma County.

The building façade will offer modern detailing with a neutral colors scheme. The interior of the building offers an inviting space that is light and airy with open beam construction. This design detail fits within the context of the surrounding area while offering long-term beautification to this increasingly commercialized area.

The other buildings on site will be upgraded with matching façade to provide additional continuity for this block. are currently utilizing to provide continuity in the area.

NEIGHBORHOOD COMPATIBILITY

The Project is a good fit for the surrounding neighborhood; replacing a poorly maintained commercial building and replacing it with a beautiful, modern building that honors the heritage and character of Sonoma County. Part of a larger development plan, the Project will create meaningful jobs and contribute much-needed revenue to Santa Rosa in an area of town that has been historically underserved by City resources.

Community Outreach & Benefit

The Applicant has committed to working with the Teamsters for hiring hourly workers at a minimum of \$15 per hour. The Applicant will work with First Five Sonoma as part of their local charitable contributions.

The Applicant has historically provided discounts and delivery options for veterans and seniors.

INTERIOR FLOOR PLAN

The floor plans submitted with the permit application describe the internal modifications to the Building, including the layout and square footages for the various planned uses. ‘

See Henderson Architecture plans.

BUILDING & FIRE CODES

The floor plan and site plan submitted with the Application were drafted by knowledgeable professionals with the intent of complying with all applicable laws, including Santa Rosa building code and fire code, and the Americans with Disabilities Act. For the building phase of its project, Applicant has hired, or will hire, only licensed contractors who are familiar with such requirements and competent to ensure compliance. The facility itself—including the parking lots, entrances, exits, and bathrooms—is already compliant with the Americans with Disabilities Act, and the planned new bathroom will be compliant as well. Furthermore, Applicant acknowledges that once it obtains a Conditional Use Permit, Applicant must still obtain building permits and all other permits required under the City Code. Before commencing operations, for example, applicant will obtain all building and other permits required under Chapter 18 of the City Code. obtain all required fire permits and inspections, and will provide a Fire Department lock box for keys and doors.

Applicant will also obtain any required Certified Unified Program Agency permits; Applicant notes, however, that it does not intend to store or use any hazardous materials in its business.

PARKING

The building has a total of 24 parking spaces located to the North and South of the structure. Santa Rosa City Code §20-36.040 (as amended) requires one (1) parking space per 350 square feet for manufacturing activities. Additionally, the City requires one (1) space per 1,000 sf. for cultivation activities and one (1) space per 1,000 sf. for distribution activities and one (1) space for each 250 sf. of retail for a total of 35 spaces required, of which, 24 are provided as noted*. There are a total of three (3) ADA approved parking spaces provided even though only (2) are required also, two (2) bicycle spaces are required and provided, thus, applicant meets the City's parking standards. *Additional parking spaces are shown on the Site Plan and outlined in the campus wide parking analysis and traffic study conducted by W-Trans.

See Henderson Architect plans and areas outlined in the Yolanda Parking Analysis, chart.

| YOLANDA PARKING ANALYSIS | | | |
|---------------------------------|----------------------|-------------------|-----------------------|
| USE | PARKING RATIO | AREA/RATIO | PARKING REQ'D. |
| DISPENSARY | 1/250 | 4279/250 = 18.2 | 18 |
| PRODUCTION/MANUFACTURING | 1/350 | 889/350 = 2.6 | 3 |
| CULTIVATION | 1/1000 | 469/1000 = .46 | 1 |
| DISTRIBUTION | 1/1000 | 256/1000 = .28 | 1 |
| PROFESSIONAL OFFICE | 1/250 | 507/250 = 2.0 | 2 |
| VACANT | 1/250 | 2280/250 = 9.1 | 9 |
| EXTERIOR COURTYARD | 1/250 | 365/250 = 1.4 | 1 |
| | | | |
| PARKING TALLY (REQUIRED) | | | 35 |

LAND USE

Compliance with City of Santa Rosa Chapter 20-46.040

Cannabis Businesses Land Use: Cannabis – Manufacturing, Distribution, Cultivation and Retail

Where allowed: Division 2 (Zoning Districts and Allowable Uses) dictates that manufacturing, distribution, cultivation and retail uses are permitted in the IL- Light Industry zones. This property has gone through a zoning change approval and is now zoned IL, therefore allowing all use types noted.

General Operating Requirements 20-46.050

Dual Licensing

As a new operator, Sunstone Advisors, Inc. will seek and obtain both permitting by the City of Santa Rosa and licensure from the California Department of Public Health Manufactured Cannabis Safety Branch, as well as the CDFA and BCC, as required prior to commencing commercial cannabis activities.

BUILDING & FIRE CODES

Applicant will obtain a building permit to conform with the appropriate occupancy classification; will obtain all annual operating fire permits with inspections prior to operation; will comply with all Health and Safety Code and California Fire Code requirements, including obtaining CUPA permits and filing CERS submissions; and will provide the Fire Department with a lock box for gates and doors.

MINORS

As an adult use cannabis business, Sunstone Advisors, Inc. will only allow on the premises persons who are 21 years of age and older and who possess a valid government-issued photo identification card.

INVENTORY CONTROL

The planned secure storage areas are sufficient to safely store the quantities of cannabis to be produced. Inventory controls and loss documentation procedures will be implemented to comply with all state track and trace programs. This system tracks each individual product and its movements through receiving and sales, as well as through the manufacturing and distribution premises. All employees will be trained to report loss or theft.

Applicant shall operate at all times in a manner to prevent diversion of cannabis and shall comply with the State of California track and trace METRC program.

SECURITY

The Building will employ security measures as required by Section 20-46.050(G) and Title 17, Division 1, Chapter 13, Subchapter 3, of the California Code of Regulations, as amended from time to time, including:

- Twenty-four hour security cameras covering all areas where cannabis is handled. All security camera footage will be relayed to a secure server, and recordings will be kept for a minimum of 60 days
- A professionally monitored robbery alarm system
- Card- or fob- based system to control and log access through all doors, integrated with the cameras and security system
- Secure storage for all cannabis products and waste;
- Procedures for secure and safe transportation of cannabis products and currency as required under state law;
- Commercial-grade door and window locks; and
- Emergency access measures in compliance with California Fire Code and Santa Rosa Fire Department standards.

A complete security plan has been prepared by John Hopper, and has been submitted in connection with the retail application. We request that the security plan be kept confidential and not released to the public for safety considerations.

All staff will be trained in safety measures to ensure the proper handling and mitigation of any potential hazard. All personnel will strictly adhere to safety protocols. These include, but are not limited to, the following:

- Precautionary safety measures
- Adherence to State and Local laws as well as industry standards
- Machinery training and supervision (machinery operated in presence of lead engineer)
- Personnel safety training and accident avoidance/mitigation training
- Protective equipment (e.g. eyewear, gloves, masks) where appropriate
- Training in the safe handling of chemical materials and volatile compounds
- Scheduled safety checks by lead engineer
- Frequent cleaning schedule
- Evacuation plan and notification system
- Third party engineer safety checks as required by law
- Monitoring systems (smoke, CO₂, and gas detectors/sensors)
- Sprinkler system
- Secure premises with dual entry method required (e.g. two separate keys)
- Fire extinguishers present and maintained
- Monitored security system (e.g. video surveillance, alarm)

Additionally, compliance with Santa Rosa Ordinances, California law, and all future ordinances, laws, and regulations is to be maintained at all times. The Sunstone team shall be responsible for the upkeep of knowledge of accepted industry standards and practices, as well as machinery safety enhancements or upgrades on an ongoing basis.

ODOR CONTROL

A complete odor control and mitigation plan is included by 15000 Consultants. Applicant will comply with the odor control plan and will employ an air treatment system that ensure off-site odors of cannabis will not result to the maximum extent practicable.

LIGHTING

Interior and Exterior lighting shall be provided for security purposes and shall comply with City regulations regarding location, intensity, and impacts to the neighborhood. Interior systems will be fully shielded, including adequate coverings on windows to confine light and glare to the interior of the structure.

Wall pack lighting shall be mounted on the building – as seen in the elevation drawings. Bollard lighting will be placed in the parking areas surrounding the building and parking lot. Interior and exterior lighting shall utilize best management practices and technologies for reducing energy usage, glare, and light pollution.

NOISE

The use of any air conditioning and ventilation equipment shall comply with Chapter 17-16 (Noise).

The designated **Neighborhood Liaison** will be responsible for ensuring neighbors have a way to give feedback about any light pollution, noise, security or odor concerns.

HOURS OF OPERATION

In compliance with 16 CCR §5403, the Applicant will limit hours of operation, seven days per week, from 6:00 a.m. and 10:00 p.m. In accordance with Santa Rosa regulations, and proximity to residential areas, hours of retail operations will be limited to 9:00 a.m. to 9:00 p.m.

The Retail premise will operate from 8am-10pm. The public will be admitted from 10am-9pm; providing ample time for opening and closing operations by staff and security. Staff office hours, security details, and cleaning will take place outside of public hours of operations.

Manufacturing will take place from 9am-6pm.

Distribution will take place from 8am-6pm.

Cultivation will take place from 8am-9pm.

To best serve customers, Applicant will ensure the dispensary opens and closes on time, and that the facility is safe and secure during all off hours. The GM will manage the facility's daily supervisors, the General and Assistant General Managers, as they implement this policy.

PRODUCT SECURITY

Inventory controls and loss documentation procedures will be implemented. A web-based inventory control system will be accessible upon demand to assist the City of Santa Rosa with its requirement to implement a track and trace program. All cannabis products produced, manufactured, or distributed through the facility will be inventoried into the system including the employee identification number, date/time, quantity, strain and batch number. This system will keep track of all cannabis onsite until the product is either purchased or disposed of. All employees will be trained to report loss or theft immediately to the company and the City of Santa Rosa. All products are carefully controlled through the state METRC track and trace program.

EMPLOYEE HIRING & TRAINING

The applicant will implement standard operating procedures which have proven successful in other locations. Vendors will be used to train employees on product safety and best management practices. Hiring practices will focus on the Santa Rosa and Sonoma County employee pool. Employees and managers will receive extensive training on safe industry practices, best management practices, City of Santa Rosa regulations and the requirements of the permits called for under this Use Permit, California regulations and the requirements of any State license subsequently obtain, and Federal Guidelines regarding diversion and protection of minors.

All security protocols and elements will comply with SRCC §20-46.50 (G).

Security Officers will work with the team to make sure these hours of operation are enforced, and that any members arriving either too early or too late are politely informed of the policy and asked to return during the public hours of operation. Security Officers will be alert for people

arriving during closed hours, as they pose an extra security risk. If Security Officers sense danger, they will immediately retreat, use their walkie talkie to call for help, and, if time, the Security Officer will phone 911 from a landline, in order to give a complete report of the concern to the police. If warranted, the Security Officer will push the panic button to notify police of an immediate problem.

There will be a designated Community Liaison (and training for all floor managers) on site during standard business hours to field questions or concerns from the neighbors – both commercial and residential.

Working with the local Teamsters, employees will be paid a living wage in order to support the City of Santa Rosa's efforts to create a sustainable jobs base, and contribute to creation of head of household jobs.

CEQA

The General Plan Amendment and request for rezoning was approved.

The project satisfies the requirements of California Environmental Quality Act, California Public Resources Code 2100 et seq, and CEQA guidelines, title 13 of the California Code of Regulations, chapter 3 15000 et seq, because it is categorically exempt under CEQA guideline 15302 as the replacement of a commercial structure. The location is not in a particularly sensitive environment and there are no unusual circumstances that would suggest a significant effect on the environment; the site is not a scenic highway, hazardous waste site or location of historical resources. The project does not require additional environmental

MAJOR USE PERMIT AND INDEMNIFICATION AGREEMENT

The application for the Major Use Permit and the Indemnification Agreement are attached.

ADDITIONAL DOCUMENTS (Titles shown with an * are previously submitted)

Vicinity, Location and Context Map

APN Diagram

Color and Materials Board

Color Rendering

Site Plan

Site Analysis Map

Area Floor Plan

Exterior Elevations

Existing Site Photos

Planting Plan

Planting Notes & Legend

Traffic Study

Traffic Study Addendum

Security Plan

Odor Control Plan

Disclosure Form - Updated as of 3/10/21

Storm Water Determination Worksheet*
 Environmental Assessment*

SQUARE FOOTAGE for CUP

| | |
|----------------------|-------------|
| | |
| Retail | |
| Primary Retail | 1129 |
| Storage | 341 |
| Vault | 92 |
| Office | 124 |
| Electrical | 75 |
| Bathroom | 68 |
| Janitorial | 60 |
| Mezzanine | 597 |
| Courtyard | 1793 |
| | 4279 |
| Cultivation | |
| Greenhouse | 469 |
| Manufacturing | |
| Demonstration Lab | 812 |
| Bathroom | 77 |
| | 889 |
| Distribution | |
| Distribution Office | 176 |
| Secure Storage | 80 |
| | 256 |
| TOTAL CUP SF | 5893 |