



# 2489 GUERNEVILLE ROAD

Manifest Ventures LLC | Cannabis Retail Application

# NEIGHBORHOOD COMPATIBILITY

- Satisfies setbacks – not within 600 feet of any school or existing dispensary
- Excellent visibility of entrance and unobstructed view from public right of way – no visible cannabis goods
- Conveniently located to shopping, restaurants, and commercial businesses
- Easily accessible by public transit and bike lanes, with great walkability
- Heightened effort to communicate with neighbors, hundreds of letters mailed to neighboring residents
- Spanish speaking staff to support and serve the local Latinx community

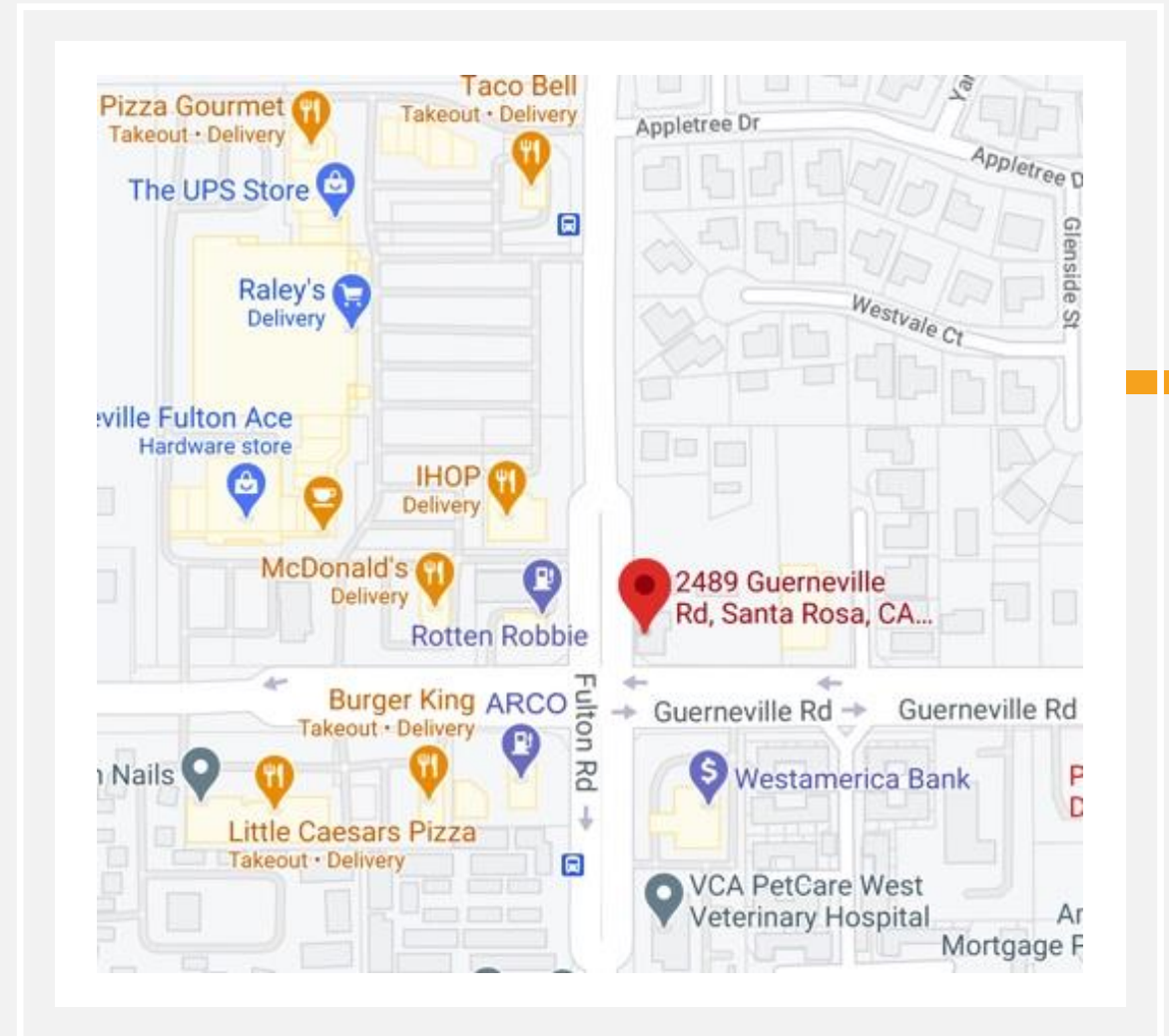




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# NEIGHBORHOOD ENHANCEMENT

## Revitalization Efforts – Enhance an Important Commerical Corridor

Update building's underlying 1950's vintage charm

Remove stone façade and repaint

Add dedicated bicycle parking

Add planter boxes with drought tolerant plants

Beautify building exterior with original artwork by local artist

Remodel interior

Install enhanced security systems and fire sprinklers

Use 100% clean power and energy efficient lighting

# PARKING & PUBLIC TRANSIT

- Easily accessible to several bus lines, nearest bus stop 50 ft from building's entrance
- Dedicated bike lanes on Guerneville Road and Fulton Road
- Walkable to nearby neighborhoods and businesses
- Applicant to add bike parking in front of store
- Employees encouraged to bike or use public transit to get to work
- 25 parking spaces available for the building





# SECURITY

## Systems

- Install surveillance cameras inside the facility, on all entrances/exits, and view of the parking lot
- 24/7 camera recording, 90-day video retention
- Install alarm system
- Security personnel onsite

## Practices

- Track and Trace (METRC) all cannabis goods
- Scheduled deliveries from licensed distributors for cannabis goods
- Security escorts for distribution deliveries
- All customers and guests must check-in and present valid government ID before entering
- Staff must wear ID badges at all times and receive security training
- Limited access areas only for authorized staff and staff-escorted visitors



## ODOR MITIGATION

Odor Mitigation Plan provided by Warner Mechanical Engineering, Inc.

Engineering Controls – carbon filters, air balancing techniques, and system testing

Routine verification of effectiveness monitoring

Staff trained to detect cannabis odors outside the facility and immediately remedy

No odors from cannabis goods onsite - all cannabis stored in air-tight packaging

No onsite consumption

No open cannabis containers onsite

# SUSTAINABILITY

Powered by 100% clean energy through Sonoma County's Evergreen Program

Energy efficient lighting and equipment used onsite

Encourage customers and staff to use public transit, bicycles, or walk to get to facility

Recycling practices

Seek Green Business Certification from Sonoma County

Low-water, drought tolerant landscaping

# LICENSING AND COMPLIANCE

- Comply with all local and state rules
- Prior to occupancy, obtain Sonoma County Health Permit and state retail license
- Per state law, all inventory tracked and traced in METRC
- Kind Law LLP provide legal and compliance support
- Staff trained on METRC and compliance rules





## GENERAL PLAN CONSISTENCY

### Support

Support local supply chain partners – promote and sell cannabis brands from Santa Rosa, Sonoma County and greater North Coast region

### Create

Create mix of jobs – retail clerks, delivery drivers, compliance staff, administrative, marketing, and management

### Bike

Bike parking in front of building is located off two major Class II bike lanes

# MEET THE APPLICANT

Manifest Ventures LLC is wholly owned by Manny Rivera

- Sonoma County born and raised, Santa Rosa resident for 12 years
- Bachelors in Psychology from USF
- Owner/operator/officer of licensed indoor cannabis cultivation and distribution center in Santa Rosa
- Part owner and officer licensed outdoor cultivation license in Lake County
- OSHA certified
- First generation Mexican American and fluent Spanish Speaker



Long-term goal to open a dispensary, bringing his knowledge and experience in the cannabis industry to help serve the Latinx community.