

Emerald Alliance Group

Director, Karen Kissler, Esq.
77 Estelle Ave.
Larkspur CA 94939
415/250-8888
mskslsr@comcast.net

September 5, 2016

City of Santa Rosa
Clare Hartman, Planning Dept.
100 Santa Rosa Ave.
Santa Rosa, CA

CITY OF SANTA ROSA
Santa Rosa, CA

SEP 06 2016

DEPARTMENT OF
COMMUNITY DEVELOPMENT

RE: Application CUP16-028 and DR16-016 by Emerald Alliance Group
Location: 2875 Sebastopol Rd., Santa Rosa Ca

To: City of Santa Rosa

In response to your thorough letter of May 18, 2016, requesting further information concerning our project, please accept this reply. You will note that the responses are not numerical as others, such as Matthew Damos, Civil Engineer, has worked on some portions while others have also responded. I have taken, therefore, the liberty of responding to my portion as director of Emerald Alliance Group, to the portions I am most qualified to address.

Planning

1. As director, I will be entirely responsible for tasking plant cultivation to the most qualified, experienced master growers available. After the Use Permit is granted, we will spare no amount of energy or resources to find the most experienced, motivated growers on the planet. ¹

We have contracted with a company providing state of the art "seed to shelf" tracking. We have retained BioTrack, the Colorado, Washington and Colorado state-approved tracking program to ensure that we (and any entitled, inquiring governmental entity) knows where every seedling, plant (growing and harvested) and drying or curing flowers are located and who is responsible for their safety and

¹ And nothing speaks louder than the City's commitment to offer expedited cultivation permits in a culturally inclusive climate. As Silicon Valley attracts technology experts, we believe Sonoma will be a Mecca for cannabis in our long-suppressed profession.

security. More about their cultivation and inventory management software can be found at <https://www.biotrack.com/business/#cultivation>

3. Having grown cannabis since 2009, I understand the demands involved in growing cannabis professionally. There are many labor demands which are non-sequential when compared to most businesses. The most intensive demands occur at planting and harvest, at about 8-9 or 10-12 week intervals. At those times, we could need up to 6 individuals to help plant or harvest a single room. Between planting and harvests, there are more minimal labor requirements. Needs include foliar spraying of nutrients, prophylactic application of foliar and water-in treatments, environmental checks, nutrients measuring, notation of status such as movement of plants/noting loss of plants, etc. At this time, I anticipate hiring a full time grower, a full time administrator, and hiring approximately 4-6 experienced labor workers to make this facility run smoothly. Wages will always exceed minimum wage.

We anticipate having four flower rooms which will “flip” i.e., two will be lit at night, two during the day. This fairly disburses the workload between two shifts. For the most part, I foresee a master grower on duty for each of these shifts with 1-2 helpers on duty. However, when planting or harvesting are underway, there will be more labor involved (at night or during the day depending on which room needs the attention.)

4. Ensuring excellent odor control and air quality have long been demands by our community and, fortunately, the industry has met the demand. Carbon filters have been developed to meet and all needs. These devices use activated carbon to chemically absorb smells and other impurities from any air that is pushed through the filter. With a carbon scrubbers utilize fans to push or pull air through the carbon filter. The carbon filter as a part of our exhaust system, which will have an exhaust fan pulling hot air away from the grow area. As hot air is pulled out and away from the plants, the carbon filter scrubs odors from the air on the way out.

7. Preliminary Title report attached.

9. See plans.

11. Water use and recycling: We have been assured that because we are using the finest organic nutrients available, we need not install a water recycling plant because the City reclamation center can absorb our organic waste.

13,14. The metal building will be forest green, and the roof a light gray. There are only 2 exterior doors while will be white. A color and materials board will be submitted. Photos are included.

18. Truck deliveries and parking. All truck deliveries will be brought to the northeast door. There is a designated, dedicated truck delivery parking space. Deliveries will be met personally at the Sebastopol Rd. gate which operates manually for security. All deliveries will occur between 9:00AM-5:00PM to minimize any disturbance to our neighbors. During loading/unloading, the truck will be parked on the eastern edge of the property, closest to the northeastern entry door (but on the asphalt.)

Engineering Development Services

5(d)(e). Fire suppression services: A commercial sprinkler system will be designed and installed per NFPA 13 in the entire structure. And will be based on fire flow calculations. See plans for the location of the fire line and double detector check.

8. Providing a Traffic Study would be such a financial hardship for us as to jeopardize our ability to continue with this project financially. At this time, we ask that given the fact that no more than 6-7 employees would ever be on the acre parcel, that there is one entry point from (Sebastopol Rd.) and one exit point (onto Brittain Lane then onto Sebastopol Rd.), and that no employee would ever be parking or excessively using Brittain Lane, we believe that a Traffic Study would be unwarranted. Further, the space is not open to the public. Please remove this condition.

Fire Department

1. Fire suppression services: A commercial sprinkler system will be designed and installed per NFPA 13 in the entire structure. And will be based on fire flow calculations. These calculations and plans will be submitted as part of the design review process.
3. No hazardous materials will be stored at the site.
4. Please see plans for installation of a new fire hydrant, fire dept. has approved applicant's parking/turning design as it applies to fire trucks and access to fire fighting vehicles. Applicant requests the use of manually opening gates, accessible at all times by the fire dept., which we have been told specifically meets the accessibility requirements. There will be a dedicated fire lock for emergency access at both gates.

Police Department

1. Security
 - a. A 16 camera QSee indoor/outdoor infrared security camera system will be installed monitoring every interior room of the facility with two cameras on each exterior wall as well. The cameras will be HD, high resolution. Storage capacity will exceed one terabyte. Should we be required to provide storage of data for over one month, external hard drives may be installed.

- b. All security cameras will be accessible to management and owner remotely via smart phone programmed both for motion detection and secure saving of long-storage data.
 - c. Additionally, ADT or Allguard Alarm will be monitoring interior motion detection to be set when no one is at the facility.
 - d. All exterior doors will be electronically activated (keyless) and steel and be outfitted with motion sensors.
 - e. Exterior lighting will be motion-activated and down lit to be sensitive to our neighbors while providing safe evening lighting for our employees. At this time, we do not anticipate utilizing off-site storage (with 20,000sf, storage should not be a problem)
2. Employees will be screened first and foremost for successful past performance based upon excellent references and will be rigorously tested for knowledge in the field. They must work well in a team-oriented environment and be willing to communicate well in a work environment. Criminal background checks will be required. We have no intention to hire any individuals with felony records and will carefully scrutinize any applicants with misdemeanor convictions as well.

Thank you for the opportunity to apply for a use permit. I will be gladly address any and all concerns you may have as we go forward.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Karen Kissler', with a large, stylized loop at the end.

Karen Kissler, Esq.
Emerald Alliance Group

Emerald Alliance

Director, Karen Kissler, Esq.
77 Estelle Ave.
Larkspur CA 94939
415/250-8888
mkskslr@comcast.net

CITY OF SANTA ROSA

JAN 9 2017

DEPT. OF COMMUNITY DEVELOPMENT

City of Santa Rosa
Clare Hartman, Planning Dept.
Patrick Streeter, Sr. Planner
100 Santa Rosa Ave.
Santa Rosa, CA

RE: Application for Commercial Cultivation CUP No, 16-028, Design Review DRE16-016.

Dear Ms. Hartman and Mr. Streeter,

Below please find responses to the initial review of Application CUP 16-028 & DRE16-016.

This is an application requesting approval of a Conditional Use Permit for Emerald Alliance for a medical cannabis cultivation operation to be located at 2875 Sebastopol Rd., Santa Rosa CA, also identified at Assessor's Parcel Number 035-251-037, CUP No, 16-028, DRE16-016. The initial purpose will be to produce medicinal cannabis only, transitioning to recreation uses when the State of California allows us to apply for the state-wide permit.

The Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard could speak or present written comments, and other materials presented at the public hearing.

Applicant requests, in accordance with City Code Section 20-52.050 (Conditional Use Permit), the Planning Commission of the City of Santa Rosa find and determine:

1. The proposed site is allowed within the applicable zoning district, light industrial, and complies with all the other applicable provisions of this Zoning Code and the City Code. The proposed Emerald Alliance Group project is proposed to be located within the Light Industrial zone, which allows for the use subject to Planning Commission approval of a conditional use permit; and
2. The proposed use is consistent with the General Plan and any applicable specific plan. The proposed land use (medical marijuana cultivation) is allowed on lands designated Light Industrial, subject to Planning Commission approval of a conditional use permit. In enacting its medical cannabis commercial cultivation regulations, the City specifically earmarked certain industrial zones, including lands planned and zoned for Light

Industrial (such as the subject property), where this type of use would be allowed. The proposed use would provide a viable commercial service to the community, create permanent full-time and part-time jobs, help in maintaining the economic viability of this area, while being conducted in a safe and secure setting, as conditioned below. The proposed medical cannabis commercial cultivation use is consistent with the applicable underlying General Plan policies and the Light Industrial General Plan land use designation, and

3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity. The proposed use would be located within a new 20,000 metal and wood facility as the property is currently a bare lot. The project is in an area well-suited for the proposed operation. The project property borders one residential parcel, separated by a tall fence (the owner of said parcel does not object to the proposed use) or schools.
4. The site is physically suitable for the type, density, and intensity for the use being proposed, including access and the absence of physical constraints. Currently, the property lacks utilities, gas, or water, and the applicant will be bringing these in from Sebastopol Rd., dedicating a large area of Sebastopol Rd. frontage are to the City (to include a bicycle path, planting strip, light pole, fire hydrant, ADA sidewalk, etc.) The proposed project will be located wholly within the proposed structure at the site including all growing, harvesting, packaging, and shipping functions.
5. The building will be fully accessible pursuant to ADA standards, though no public access will be permitted due to the nature of the proposed use and for security purposes.
6. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located. The proposed project would be consistent with surrounding land uses, and project conditions of approval would further regulate the use to ensure it would not result in a public nuisance or health and safety hazard. This includes a 24/7 onsite privately monitored security system, background checks for new employees, use of surveillance cameras, secure entry gates to the project site and similar measure, and
7. The proposed project will be reviewed in compliance with the California Environmental Quality Act (CEQA). The proposed project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15301(a).
8. This Conditional Use Permit will be subject to all applicable provisions of the Zoning Code, including Section 20-54.100 (Permit Revocation or Modification.)

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

GENERAL:

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit. All work shall be done within 24 months per the final approved plans.
2. Compliance with State and local licensing requirements:
 - a. The applicant/operator will be required to obtain a state license once they become available, and shall comply with any applicable state licensing requirements, such as background checks, criminal history limitations, as well as operations standards and locational criteria.
 - b. The applicant shall be required to obtain any necessary agency permits and approval for the proposed operation, which may include the Regional Water Quality Control Board.
 - c. Multiple medical cannabis uses and licenses proposed on this site shall occur only if authorized by MMRSA/MCRSA and the City of Santa Rosa and only if all uses proposed are allowed pursuant the City's Zoning Code.
3. Water Quality Control Board.
 - a. Multiple medical cannabis uses and licenses proposed on this site shall occur only if authorized by MCRSA and the City of Santa Rosa and only if such uses proposed are allowed pursuant to the City's Zoning Code.

FIRE DEPARTMENT

1. The following fire department general conditions will apply to this project.
 - a. Applicant shall obtain all necessary building and fire permits prior to occupancy:
 - b. Hazardous materials disclosure/inventory statement shall be provided and kept current with the Fire Department.
 - c. Access with a Fire Department lock box of keys to gates and doors shall be provided.
 - d. New buildings shall be protected with an automatic fire sprinkler system designed and installed per NFPA 13 for ordinary to hazards. Sprinkler system shall be monitored by a water flow monitoring fire alarm system designed and installed per NFPA 72 and California fire code.

- e. Addressing her current fire department standards (12" address characters on the building, visible from street access, with photocell controlled illumination) will be installed.
- f. Fire apparatus access road (a fire lane) shall be provided to within 150 feet hose pull distance of all first-floor exterior walls. Fire lane over 150 feet long she'll have an approved fire apparatus turn around. Vehicle gates limiting fire apparatus access will be approved by the fire department.
- g. A Phase 1 environmental site assessment (ESA) shall be submitted to the fire department for review and approval prior to approval for on or off site improvement plans. Two copies of ESA she'll be submitted and review fees paid directly to the fire department.

OPERATIONAL SECURITY AND SAFETY MEASURES

1. Management Information: The name or names and addresses of the person or persons having the management or supervision of applicant's business shall be provided to the Police Department.

a. Minors. (1) It is unlawful for any permittee, operator, or other person in charge of a medical cannabis operation to employ any person who is not at least 18 years of age. The applicant shall not do so. (2) Persons under the age of 18 years of age shall not be allowed on the premises of the medical cannabis facility unless they are a qualified patient or a primary caregiver and they are in the presence of their parent or guardian. (3) The entrance to the medical cannabis operation shall be clearly and legibly posted with a notice indicating that persons under that age of 18 are precluded from entering the premises unless they are a qualified patient or a primary caregiver and they are in the presence of their parent or guardian.

2. Security Plans:

- a. The applicant shall provide adequate security on the premises, reviewed by the Police Department, including lighting and alarms, to insure the safety of persons and to protect the premises from theft. These plans shall remain updated and secured on file with the Police Department.
 - i. Security Cameras. Security surveillance cameras shall be installed to monitor the main entrance and exterior of the premises to discourage loitering, crime and illegal or nuisance activities. Cameras shall remain in active operation.
 - ii. Security Video Retention. Security video shall be maintained for 90 days.
 - iii. Alarm system. A professionally monitored robbery alarm system shall be installed and maintained in good working condition. Santa Rosa City Code Section 6-68.130 requires that an alarm permit be obtained prior to installing and alarm system.

3. Transfer of ownership or operator:
 - a. The permittee will not transfer ownership or control of the medical cannabis operation permit to another person unless and until the transferee obtains an amendment to the permit from the Planning and Economic Development Department stating that the transferee is not the permittee. Such an amendment will be obtained through the issuance of a Zoning Clearance that documents the transfer and commits the transferee to compliance with each of the conditions of the original permit.

EXPIRATION AND EXTENSION:

1. This Conditional Use Permit will be valid for a two-year period. If construction has not begun or if an approved use has not commenced within two (2) years from date of approval, this approval shall automatically expire and shall be invalid unless an application for extension is filed prior to expiration.
2. If implemented within the initial approval period in accordance with all conditions of approval, the Conditional Use Permit shall be valid for the duration of use, subject to relevant Conditions, above.

PLANNING:

1. Who will be conducting plant cultivation at the site? All cultivation will be overseen by a master grower who will utilize state of the art technology to track plants from seed to shelf designed by BiotrackTHC. He will oversee a small workforce of approximately 3-5 as needed for planting, harvesting, trimming, packaging, and storing. The harvests will be staggered so there will only rarely be as many as 6 on staff at a time. The tasks that would require that many personnel include trimming, harvesting and planting.
2. Where are non-structural walls and how will they be used? All interior walls will be non-structural. Please see attached floorplan.
3. Number of employees per shift, shifts per day, and for each week: There will be one employee, a team leader, responsible per shift for overseeing the facility. Therefore, the facility will be monitored either physically or remotely always. There will be two eight hour shifts per day beginning at 9:00AM and 9PM. The flowering plants will require the most attention during the first part of each shift. Each of the two shifts will begin with the requisite support staff as well. At this time, we project the two master growers (one per shift) will require two to three helpers per shift but this number will fluctuate depending on the time of harvest as growing cannabis becomes more labor-intensive at certain times during its growth cycle. At this time, we anticipate subcontracting for trimming services whereby local trimmers are paid by temporary agencies on an as needed basis.

4. Site plan with both access driveways (width, one vs two-way access). Drawing of setbacks to property lines and rights of way for Brittain and Sebastopol Rd. Please see attached.
5. Phase I report (electronic version.)
6. Preliminary title report (issued within last 90 days): Please see attached.
7. Water use and recycling. Applicant was told that recycling is not required because we are using organic, sustainable growing methods. Water use is dependent upon the growing method we use. If we use pots of soilless medium such as coir or sustainable peat, we anticipate using about average 2,000 gallons of water a day when in full production, with about 75% of this being returned to the City sewer system. Waste water shall have no hazardous materials or chemicals. Applicant will make every effort to reuse its waste water from indoor planting to exterior landscaping uses (for trees, privacy hedges, etc.)
 - a. Exterior Irrigation: Plans to water exterior site plants will be included in Landscape Engineer's plans.
 - b. Interior Irrigation: Watering and feeding of interior plants will be carefully and scientifically measured using the Dosatron system which metes out micro doses of nutrient as needed. Water coming into the interior system will be filtered using carbon filters.
8. Visual plan detailing the long wall along Brittain, and the 2 end walls. Please see attached.
9. Color and materials board for new building. Please see attached.
10. Color rendering of new building. Please see attached.
11. Lot coverage details re building area, driveway/parking, open space/landscaping) Please see attached.
12. Indicate existing and proposed fencing and gates at the site and around the project building. Please see attached.

13. Truck Deliveries/pickups: Trucks utilized will be shorter “bobtail” type trucks. There will be a driveway area on the property just off Sebastopol Rd. where trucks may pull off Sebastopol Rd. and wait to be admitted by a waiting employee. There will be two parking spaces to the west of this waiting area (also outside the gate) for parking and a person-door will allow persons walking to approach the gate then buzz to be let in by a waiting employee. The property will have a one-way travel lane beginning on Sebastopol Rd. and exiting on Brittain Way. After unloading, that employee will accompany the truck to the gate on Brittain and let the truck off the lot. When loading and unloading, trucks will be instructed to pull into a designated room which will have a lockable pull down door, completely enclosing the truck, driver and building interior from access or view.
14. Trash enclosure: Please see attached. Applicant proposes to keep two dumpsters, one for organic refuse and one for recycling. A smaller third garbage can will be in the enclosure for general trash. The two dumpsters which will be secured by locks in a secure, locked 6’ fence enclosure. Applicant proposes to place this trash enclosure on the northwest corner of the property so that it will not interfere with parking and be easily accessible for collection.
 - a. Applicant will ensure no smells emanate from the enclosure as all organic refuse will be placed in 6 mil garbage bags, then closed with zip ties before being placed in the dumpsters. Notably, nearly all the cannabis plant is used except stems and some of the water leaves.
 - b. There will be no hazardous waste.
15. Fencing and Gate Details: Plans for fencing and gate details will be included in the final plans and in the required security plan but will include 6’ wrought iron gates around the property perimeter. Two hand operated gates will be provided into and out of the property at two locations: Sebastopol Way (where vehicles will enter the property) and Brittain Way (where vehicles will exit.) This one-way access will allow for monitoring of traffic and allow for the optimal turning space for fire trucks and deliver vehicles. Said fencing shall be maintained all times to secure the perimeter and comply with the applicant’s final security plan. Gate access shall only be available to staff at the facility and emergency personnel.
16. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080): Applicant will comply with Graffiti applicable removal standards.

PARKING

1. The parking lot shall be constructed to city standards.
2. The parking lot shall be provided with concrete curbing all around planter areas unless specifically approved by the planning and economic development department in some other fashion.

3. The parking lot shall be striped per city standards and all handicapped and contact spaces will be identified and marked accordingly.

4. If required, bicycle parking shall be provided in accordance with the zoning code requirements. The location and number of spaces shall be shown on the site plan submitted for issuance of a building permit.

The required spaces fall under the Agriculture (Plant Nursery) requirements at 1.25 vehicle spaces per employee. With a maximum of about 5 employees onsite at the busiest times, the allocated 11 planned spaces, plus the ADA Parking, are more than sufficient.

http://qcode.us/codes/santarosa/view.php?topic=20-3-20_36-20_36_040

If this use is to be considered "Industry, Manufacturing and Processing, Wholesaling" 1 vehicle space for each 1,000 sf. or as determined by CUP, then we would need #20 spaces and 1 bicycle space per 14,000 sf (giving us #2 bicycle spaces)

However, we would request a reduction from this standard given the number of employees using these spaces is so minimal.

"Note:

F. Uses not listed. A land use not specifically listed in Table 3-4 shall provide parking as determined by the Director. The Director shall use the requirements of Table 3-4 for similar uses as a guide in determining the minimum number of parking spaces to be provided..."

1. Show setback from overhead power line and Brittain with applicable setback.

ODOR CONTROL:

1. Odor control/air quality: The cannabis operation shall provide adequate air treatment system that ensures off-site odors of cannabis shall not result, to the maximum extent possible. There will be carbon filters, "scrubbers," commonly used in the industry. These large carbon filters are attached to the outtake fans which pull air through the filter then out of the building. Odor control shall be regulated and maintained such that the odors of medical cannabis are not detected outside of the building. This shall include applicants proposed use of a carbon filter ration system installed, operated, and maintained consistent with manufacture specifications and provisions.

LANDSCAPING

1. All required landscaping and irrigation will be installed prior to occupancy per the approved final plans.

2. Construction drawings submitted for issuance of a building permit shall include final landscaping and irrigation plans, except where not required by the Planning and Economic Development Department.
3. All landscaping will be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials will be replaced with healthy specimens as necessary.
4. Street trees will be required and shall be planted by the developer. Selection will be made from the City's approved Master Street Tree Plant List in coordination with the City Parks Division. Planting shall be done in accordance with the City "Standards and Specifications for planting Parkway trees."

LIGHTING

1. All exterior lighting shall be shown and specified on the plans submitted for issuance of a building permit in accordance with the Design Review approval.
2. Adequate external lighting shall be provided for security purposes. The lighting will be sufficient to provide illumination and clear visibility to all outdoor areas, with minimal spill over on adjacent properties. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity compatible with the neighborhood.
3. The mounting height of lighting fixtures in parking and storage areas will not exceed 16 feet in height.

NOISE:

1. Growing cannabis indoors is extremely quiet. The only industrial noise generated in the building will be oscillating wall fans which circulate air and, as needed, in-line fans which may push air through ABS pipes at the plants' stem level. The walls will be well insulated with either batting or blown-in insulation. The insulation will be encased with either ½" sheetrock or a specialized batting mylar covering designed to shed water.
2. Air conditioners will be roof-mounted, centered on the ridge. Therefore, they will be far above the level of the neighbors' hearing. As trees grow around the building, these will also help buffer sound.
3. There will never be people gathering outside the building which will have a breakroom for that purpose. The public is not allowed at this facility for any reason.

SIGNAGE

1. Applicant shall display its address prominently on the street side of the property. The numbers shall be no less than 6 inches in height and shall be of a contrasting color to the background to which they are attached. The address shall be illuminated during hours of darkness per City "Premises Identification" requirements.

2. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application will be requested for all signs.
3. Sign permit approval shall be obtained prior to application for a building permit.
4. Building permits for sign installations shall be separate permits from other building permits issued for construction.

ENGINEERING

1. Developers engineer shall obtain the current city design and construction standards and the community development department's standard conditions of approval and comply with all requirements as related to this application unless specifically waived or altered by written variance by the city engineer.
2. Demand fees may be required and are to be determined after review of building plans. Applicant shall submit the square footage of each type of use in the building (lab, office, grow areas, etc.), The number of plants in the grow area, estimated peak monthly water and sewer usage in thousands of gallons. Applicant will provide details for the size of the service lines to water engineering services for review.
3. This project will be subject to the latest utilities fees adopted by the city Council and/or the board of public utilities.
4. Applicant will submit a city of Santa Rosa general wastewater discharge permit application including plumbing plans to environmental compliance, 4300 Llano Rd., Santa Rosa, CA.
5. Cannabis production and/or cultivation trench drain's excluding restroom waste lines shall connect to one common process waste line prior to any connection to the city sanitary sewer.
6. Applicant shall install a sample box as per city standard number 522 or equivalent at the common processed waste line in an area that is free the forklift traffic, or traffic rated lead in parking area, and will be accessible to city personnel.

STORM WATER TREATMENT

1. Please see preliminary BMP locations on the plans.
2. Storm water disposal, and swale and runoff calculations have been provided to Carol Clark, City Engineer and are part of the file.

3. A combination of water service will be installed from Sebastopol Road to the site. Water, fire, and irrigation service connection points will be from the combination service connection sprinkler.

Fire suppression sizes will be based on fire flow calculations. Please see location of the fire lane and double detector check on the plans.

There will be no blind connections into the public storm drain system. Manholes will be added at all connection points with minimum pipe size in the ROW as 15-inch pipe.

Commercial driveway standard 250 a Shelby is done both driveways. Both driveways are one way. ADA compliant sidewalks will be installed behind the driveways and around both frontages.

BUILDING DIVISION

1. Plans submitted with the building permit application shall provide details about interior partition wall construction.

FIRE DEPARTMENT

1. Applicant does not project using any hazardous materials in the facility. Storage or use of any hazardous materials at the site will require a hazardous materials business plan to be submitted to the online reporting program at <http://calepa.ca.gov/>. The fire department will review for approval. Materials on site more than threshold quantities will require a hazardous materials permit to be submitted to the fire department for review and approval and require payment of hazardous material management plan fee.
2. Fire department has reviewed applicants site plan and considers suggested fire access acceptable. Electrically operated gates are not being required for this project.

POLICE DEPARTMENT

1. Exterior of the facility shall have adequate lighting to illuminate all points of ingress and egress.
2. A security plan for the structure in the operation of the cultivation facility that includes details such as the number of cameras, electronic access, security cameras, exterior lighting, and offsite storage information will be provided. Specifically, applicant will install a Q-See 32 channel IP HD security system with indoor/outdoor infrared bullet cameras. (QT 8716-16 BV – 4 or later, expandable.) The system allows remote access and viewing and are weather and water resistant. Cameras have backlight compensation, DWDR and digital noise

reduction for clear images regardless of surrounding lighting conditions. Up to four-megapixel resolution. External hard drive will support up to 60-day video retention.

3. Motion detection alarms will be installed on each exterior door and shall be armed when the building is uninhabited. This system shall be monitored 24/7 by Allguard Alarm.

Cameras will be installed on each side corner of the building in addition to above ingress and egress access points such as exit doors and rollup door. Signage above all doors will announce and warn of CCTV surveillance.

4. Employee screening and proposed operating structure: criminal background checks will be conducted on all applicants for employment. Applicants with a history of misdemeanor or felony convictions will not be excepted for employment. As an attorney and officer of the court for over 33 years, Emerald Alliance Group's Director, Karen Kissler, will ensure criminal background checks are conducted and will personally conduct interview of prospective employees.

Emerald Alliance Group thanks the City of Santa Rosa for the opportunity to contribute to our wonderful community and hopes this submission resolves questions raised.

Dated: January 1, 2017

THE EMERALD ALLIANCE GROUP

BY: Karen Kissler, Director