

**Project Description Narrative:**

**R&B Dispensary dba Mercy Wellness Santa Rosa (hereinafter Mercy Wellness)**

The proposed operation is to establish and operate a Commercial Cannabis Retail Medicinal and Adult-Use Dispensary, with delivery services open seven days a week to the public out of a 3,072 square foot building. The retail portion of the building will be approximately 1,504 square feet, with the remaining square footages used for storage, office, reception area, and employee bathrooms.

No cannabis will be consumed on the premises, as well as any parking areas, sidewalks, driveways or other immediate surroundings and stated within our member agreements. The intent of Mercy Wellness and its Mission Statement is to provide safe-access to affordable, clean, and compassionate cannabis products in a professional facility.

Mercy Wellness will post a sign at the entry clearly stating that no person under the age of 21 shall be allowed in the dispensary, unless they are a Medical Patient with valid recommendation and over the age of 18.

Mercy Wellness shall comply with doctor's recommendation requirement for non-medical cannabis as well as the established State's inventory track and trace program in order to prevent diversion of Cannabis.

No person under the age of twenty-one (21) years of age will be employed at Mercy Wellness. Mercy Wellness anticipates hiring individuals from the surrounding community and will market its hiring campaigns in order to accomplish this. The intent for Mercy Wellness is to obtain one permit; to establish a commercial retail cannabis medicinal and adult-use dispensary. Mercy Wellness intends to apply for a Type 10 license (A&M) from the State upon approval at the local level. No other uses will be located within the building.

The proposed location for the Mercy Wellness Dispensary is in compliance with State and local requirements regarding the 600 foot buffer from grades K-12 school, or advertising or marketing cannabis or cannabis products within 1,000 feet of a day care center or school providing instruction in K-12, playground or youth center.

No hazardous materials and or generation of hazardous waste are used with the dispensary operation. Building permits for any interior improvements will be obtained. The requirement for a Fire Department Knox box for keys to gates and doors shall be adhered to.

A Security Plan will be installed as part of the operations, including security cameras, alarm system, safe and secure product storage, safe and secure transportation and delivery, use of commercial grade doors and window locks, and an emergency access in compliance with State and Local standards. The Mercy Wellness dispensary will be equipped with a state of the art security system.

An Odor Maintenance Mitigation system, prepared by a licensed engineer, will be installed which will provide for mitigation controls and efficient systems to effectively mitigate odors from all odor sources, with controls in place to ensure the system is functioning properly. A carbon filtration

system, sufficient to mitigate odors and consistent with accepted and best available industry-specific technologies will be installed.

There will be sufficient exterior lighting surrounding the entire building and property. The lighting provided will be 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 energy-efficient fixtures/lamps, fully shielded, directed away from adjacent properties and public rights of way, and of intensity compatible with the neighborhood and meet the current building codes and on 24/7. The interior of the building will have dedicated security lights which after hours of operation lighting will be sufficient for emergency personnel. There are 4 existing street-lights within the vicinity of the parcel; one sits at the SE corner of the subject parcel.

The project will not conduct any activities that violate the maximum allowed decibels per Chapter 17-16.030 of the Santa Rosa City Code. The dispensary business will not cause noise to be made or continued, any loud, unnecessary, or unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area. No generators will be used for back-up. Instead we are looking into using Tesla power walls for short term emergency back-up systems which provide seven plus days of continuous power.

Vicinity and Neighborhood Context Maps included with this application indicates the types and locations of businesses within 300 feet of the subject property.

Parking requirements per the City code for the retail business requires 1 parking space for every 250 square feet of retail area. In this case, which is a single use building, the entire building square footage is used as a calculation. Eleven parking spaces, including one van accessible handicap space, is being provided and shown on the site plan, as well as bicycle parking.

In order to address comments made at the Neighborhood Meeting which took place on February 12, 2018 street parking was brought up as an issue. Even though the required amount of parking is in place, the applicants sought to work toward providing parking for the employees of the business. The applicants worked with the property owner of a private lot across Santa Rosa Avenue to provide that parking and lease the space for employee parking use. This is being done so as not to impact the current off-site parking situation.

The hours of operation for the retail dispensary will be 10:00 am to 7:00 pm daily, seven days a week. There will be a minimum of seven employees working each day, working 10-hour shifts, with shifts created to ensure that each employee receives required lunches and breaks. A manager will be 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 after close of business for security purposes.

This application proposes a six-foot high wrought-iron fence around it, connected to the building on both ends and install gates on both driveways, which will be closed when business is not operating.