

EMERALD CITY BLOOMS

Conditional Use Permit Application

Retail Dispensary

Project Name:	Emerald City Blooms
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Address:	112 Commercial Court, Suites #2 & #3, Santa Rosa, CA 95407
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APN:	043-240-001
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Zoning:	General Commercial (GC)
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Lot Size:	1.52 Acres
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Building Size:	2,216 sq. ft.
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Proposed Use:	Cannabis Retail <ul style="list-style-type: none">• Dispensary• Delivery
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- A. Plans
 - 1. Location Map
 - 2. Neighborhood Context Map
 - 3. Site Plan
 - 4. Floor plan – Premise
 - 5. Exterior Elevations
 - 6. 3d Design Drawings
- B. Traffic Study
- C. Oder Mitigation Letter
- D. Application Materials
 - 1. Copyright Material Release
 - 2. Conditional Use Permit
 - 3. Indemnification Agreement
 - 4. Disclosure form
- E. Letters of Support
- F. HOA – Exterior Modifications Approval

1. PROJECT NARRATIVE

A. Project Summary

Emerald City Blooms (Project) proposes to operate a Cannabis Retail (Dispensary) and Delivery (State License Type 10) business within the building at 112 Commercial Ct, Suites 2 & 3 in the City of Santa Rosa, CA 95407. The proposed site is zoned as General Commercial (GC) and the premises is approximately 2,216 square feet, and the use for the total space is retail with accessory office use.

Division of space is as follows: Delivery car parking will occupy approximately 538 square feet, a waiting room will occupy approximately 249 square feet, a Retail Space will occupy approximately 654 square feet, Storage space will occupy approximately 203 square feet and Office, employee, and administration space will occupy approximately 572 square feet.

Proposed Retail and Delivery operations of the dispensary are proposed seven days a week. Retail sales will be between 10 a.m. and 7 p.m. Monday thru Thursday and 10 a.m. to 9 p.m. Friday, Saturday and Sunday. Retail delivery sales will be 10 a.m. to 9 p.m. Monday through Sunday.

The proposed project will include activities permitted by a Cannabis Retail and Delivery State License - Type 10 for Medicinal & Adult use, which allows retail sales of cannabis and cannabis products to consumers, either at a brick-and-mortar dispensary or via delivery.

The new dispensary planned for 112 Commercial Court in Santa Rosa will be a discrete retail option serving residents of Santa Rosa. The Project is located just one block south of Costco on the opposite side across Santa Rosa Avenue from the recognized Market Place Shopping Market in Santa Rosa's General Plan.

The Project is prepared to expeditiously develop a first-rate cannabis dispensary in Santa Rosa emphasizing high quality products, customer satisfaction and sustainable business practices that will contribute to the local economy and community. Emerald City Blooms will be a leader in the industry, setting a high standard as a responsible, compliant customer serving dispensary ensuring access to the public and medical patients in need while maintaining high standards of compliance.

B. Project History

Blooms went before the Cannabis Sub-Committee on November 29, 2018 for a concentration area determination. There was another applicant within 600 feet. After a merit-based review process, the Sub-committee selected Blooms over the other proposed project due to overwhelming public support for Blooms.

C. Findings

1. Zoning and compliance with City Code

- a. The proposed use (cannabis retail and delivery) is allowed within General Commercial and complies with all of the General Operating Requirements, and Retail/Delivery Specific Standards, as defined by the City of Santa Rosa's Ordinance 2017-025;

2. Consistency with General Plan

- a. Blooms is proposing to conduct commercial cannabis activity in 'retail business service' area as defined by the General Plan.

3. The design, location, size and operating characteristics of the proposed storefront retail are compatible with existing and future land uses in the vicinity:
- a. **Design:** The proposed design will improve the character of the surrounding neighborhood and add sophistication and elevate the curb appeal of the business corridor.
 - b. **Size:** Blooms is proposing to occupy 2,216 square feet, which is a reasonable and appropriate size for a storefront retail and delivery component. This size is consistent with other suites/tenants in the area (e.g. Country Linen, Minute Man Press).
 - c. **Location:** The proposed location is in General Commercial, which is an allowable zone for cannabis retail per the City's Ordinance. It is located outside of buffers from sensitive receptors, including schools.
 - d. **Exterior Conceptual Design:** Blooms is proposing to improve the storefront entry by removing one pre-existing roll-up door from the automotive shop (south side) and replacing them with new aluminum storefront glazing with tinted glass. The other roll-up door (north side) to be used for delivery vehicles will be replaced with new aluminum tinted glass panels. These aluminum glazed panels and glass will create a fresh, modern aesthetic and create a more welcoming and interesting retail experience for customers. Previously Blooms proposed addition of landscaping, which we have since removed, at the request of the Condominium Association.
 - e. **Interior Conceptual Design:** Blooms is proposing minor tenant improvements to elevate the retail customer experience. We are committed to facilitating a modern cannabis retail experience for customers. Blooms is proposing rock/brick wall, hardwood floors, wood lockable glass display cabinets, beveled wall mirrors and oiled menu boards. This warm aesthetic will create a welcoming environment for new users in the market. The design is appealing for all demographics and ages.
 - f. **Operating Characteristics:** As described in more detail later in this Narrative, Blooms will operate a responsible, safe and secure retail and delivery operation, in full compliance with State and local law.
 - g. **Parking:** Blooms is proposing to increase the number of parking spaces by 5 - from 4 (existing) to 9 (proposed). Currently there are 2 parking spaces directly in front of the Suite, and 2 parking spaces, adjacent to the Suite. Blooms is proposing 2 additional employee parking spaces in the sally port, and 3 additional parking spaces directly in front of the entrance. The 9 proposed spaces meet or exceed the minimum Parking Ordinance standards of 7-9 parking spaces required for 1,678-2,216 retail square feet. (1 parking space for each 250 square feet; $1,678 \text{ square feet of retail space} / 250 = 6.7 \text{ spaces required}$.)
 - h. **Traffic Study Conclusions:** The Traffic Study conducted by W-Trans concluded that 1) the proposed on-site parking supply meets the City's requirements; 2) site access and on-site circulation would be expected to continue operating acceptably; 3) stopping distance on Commercial Court at the western project driveway is adequate to accommodate all turns into and out of the site, though sight lines to the west of the eastern project driveway are insufficient. Additional red curb should be provided to extend the parking prohibition 18 feet; and 4) the proposed project would be expected to result in a net increase of 524 daily trips on average including no new trips during the morning peak hours and 41 new trips during the evening peak hour.
 - i. **Delivery:** Cannabis delivery is low impact. Due to the small size of the cannabis product, delivery businesses can utilize small vehicles to transport product (unlike delivery in other industries, which rely on semi-trucks to transport larger goods). Furthermore, less vehicle

trips are required due to the amount of product that can be transported in a small vehicle. Blooms is proposing to use electric vehicles for delivery, which will comply with all State regulations, including insurance, GPS tracking, security, and limitations on amount of product that can be carried.

4. The site is physically suitable for the type, density and intensity of the use being proposed, including access, utilities, and the absence of physical constraints;
 - a. As stated above, the proposed retail project will improve and enhance the character of the surrounding neighborhood.
 - b. Access: Retail customers and staff will have easy access to the storefront, which is accessible right off the 101 freeway between Hearn Ave and Colgan Ave off Santa Rosa Avenue. Furthermore, customers have a direct line of travel from the parking lot to the entrance of the retail storefront, which will facilitate efficient customer flow. As is indicated in the attached Traffic Study Access Analysis Findings, the site access and circulation would be expected to operate acceptably in its current configuration. (See Attachment).
5. The proposed project 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;
 - a. Blooms has implemented several design features, operating standards and security measures to ensure the proposed project does not constitute a nuisance. For more detail, refer to 'Section D: Neighborhood Compatibility.'
 - b. Blooms has the full support of its surrounding business neighbors and the Redwood Center HOA. See the Attached Letters of Support and further discussion under Section Neighborhood Compatibility.
6. The proposed project is in compliance with CEQA.
 - a. Negative Declaration.

D. About Emerald Blooms

The Founders and Executive Team behind Emerald Blooms are local business owners who have lived in Santa Rosa for over 50 years. Emerald Blooms will be owned and operated by individuals who are deeply invested in the Santa Rosa community, and have extensive experience running successful local businesses. Both Henry and Catherine Seitz are passionate about the health benefits of cannabis, and the potential to set a new cannabis retail standard for this burgeoning industry. Compliance, excellent customer service, safety and neighborhood compatibility are four pillars of the company's ethos and commitment to the community of Santa Rosa.

E. Neighborhood Compatibility

Located in Redwood Center just off Santa Rosa Avenue and across the street from a major shopping center provides an ideal location for this type of destination land-use. Redwood Center has a mix of retail and service-oriented businesses. Located near the end of a cul-de-sac this project will feature an understated storefront to blend with other retail and service business that will ensure neighborhood integration and minimize disruptions.

Pursuant to *Health and Safety Code Section 11362.768* and *Santa Rosa Ord. No. ORD -2017-025* the site is over 600 feet from any K-12 school, or other Cannabis retail operation. This site is discrete yet has plenty of operating square footage and dedicated parking and ADA parking to service customers without creating an impact on other business or traffic flow in the neighborhood.

The proposed facility is well-suited to house dispensary operations. The building will be upgraded where necessary to meet ADA compliance standards for persons with disabilities. The existing entrance is visible and there is no existing landscape or adjacent structure that would impact visibility, lighting, or security requirements set forth in *Santa Rosa Ordinance No. Ord -2017- 025*.

Blooms is owned and operated by Henry and Catherine Seitz, who previously operated Seitz Motors, which was the previous use at 112 Commercial Ct. #2. The Seitz developed strong relationships with their neighbors, who have all written in support of the proposed project, including:

- b. Maaco; Scott and Kirk Jeffery – 112 Commercial Ct. #12-19
- c. Advanced Savings Solutions; Dave McElroy – 112 Commercial Ct. #24
- d. Minuteman Press; Greg Gallegos – 112 Commercial Ct. #4
- e. Golden Gate North; Daniel Damonte – 112 Commercial Ct. #22
- f. D.H. Damonte, Inc; Deanna Damonte – owner of 112 Commercial Ct. #21

Additionally, Blooms has secured a letter from the Redwood Center HOA, which expresses support for the proposed project, including all tenant improvements. See Attachment: Support Letters.

F. Neighborhood Enhancement

Blooms intends to support the community with a suite of programs and commitments:

- **Local Hiring:** Blooms will seek to recruit and hire the majority of staff from Santa Rosa and surrounding Sonoma County areas.
- **Financial Contributions:** Each quarter the applicant will choose to financially support a nonprofit(s) or community project. This will be done by direct contributions from Emerald City Blooms and also through programs enabling customers to make donations at the point of sale. Examples of organizations the applicant would support are, but not limited to: Veteran's Administration, Family Justice Center – Women's Domestic Violence Outreach, Pets Lifeline, Teamsters Union – Employees rights, Redwood Empire Food Bank, to name a few.
- **Staff Volunteer Days:** Blooms will provide full time staff with a paid volunteer day each year to make it possible for staff to stay engaged in the community and fulfill Emerald City Blooms giving back.
- **Sustainability:** Blooms is committed to sustainability. Blooms has an awareness and mission to treat the environment kindly. The project location in Commercial Center and neighborhood that lends itself to walking and use of public transit. We encourage customers and employees to use public transit and bicycles to our new dedicated spot for bike parking. Dual function of road trips for shopping at the Costco center and Blooms adds the potential of maximizing trips to the area. Additionally, Blooms will use energy efficient light fixtures throughout the facility to showcase new low energy technology. The waste management program will attempt to divert from landfills into recycling and composting programs.

As an established Santa Rosa business, Blooms is committed to investment in the local economy. Efforts will include:

- **Revenue:** Blooms will grow their business to be a significant contributor to the local economy.
- **Vendors:** Priority will be given to local vendors, distributors and contractors.
- **Product Sourcing:** The dispensary will stock local Sonoma County products and use local Distribution Centers

G. Local and State Compliance

The Project is committed to compliance with local and state regulations. The Project includes partners and consultants with extensive experience in managing cannabis retail.

State regulations

The Project will comply with all state of California rules and regulations. Our team has read in detail the *California Code of Regulations, Title 16, Division 42. Bureau of Cannabis Control* and we are fully prepared to follow and abide by each *CCR Code 5000-5814* that apply to retail facility locations.

Local regulations

Santa Rosa Ordinance 20-46.50. General Operating Requirements will be the guideline for Local compliance, and we will comply with all those local rules and regulations as further described in this narrative. Upon approval of the Conditional Use Permit, all Sonoma County requirements will also be met for operating a cannabis dispensary in the county. Specific Environmental Health Services department requirements are detailed in this narrative, see Dual EHS Permitting section.

Ongoing Training and Education

Compliance is of utmost importance to Blooms. We are committed to providing robust and comprehensive training for all employees upon hire, and regularly thereafter. Adherence to local and State regulations and operating standards is of critical importance and we are dedicated to helping our employees, and customers, understand the myriad of standards for cannabis businesses. We recognize that it is our responsibility to stay current on any changes or updates to local or State regulations and have hired consultants to assist us with these efforts.

2. SITE MANAGEMENT PLAN

A. Security Plan

Emerald City Blooms has a security plan which is intended to prevent theft or diversion of any cannabis or currency, as well as to discourage loitering, crime, and illegal or nuisance activities. The site security plan is comprised of several layers of systems and protocols, which are discussed in detail below. All the security systems will be capable of remaining fully operational during a power outage. No weapons or firearms will be permitted on the property. All security measures are designed to ensure emergency access is available in compliance with California Fire Code and Santa Rosa Fire Department standards.

Nuisance Prevention

Blooms is committed to being a good neighbor and seamless integration into the surrounding business corridor:

- **Proactive Neighbor Outreach:** As discussed above, Blooms has built on its strong local ties to the Santa Rosa Community, and neighboring businesses, and generated significant support for the proposed project. See attached support letters from neighbors, and the HOA.

- **Employee Training:** All employees shall receive 'good neighbor policy' training upon hire. This includes educating employees to monitor of all activities onsite to ensure that customers or other individuals are not loitering or causing a nuisance. Employees will also be trained in appropriate procedures to address nuisances onsite and immediately report issues, suspicious activities, or disturbances to management, and security personnel.
- **Security:** Security personnel shall monitor video surveillance for suspicious activity (including the parking lot) and immediately ask individuals to leave the premise after purchasing product. No customers are permitted to loiter on the property. Furthermore, if any employee identifies suspicious activity, they shall immediately notify the Security Personnel and Director of Operations, who will be trained to take immediate action, as appropriate.
- **Site Design:** Blooms has intentionally designed the proposed layout of the facility to mitigate neighborhood impacts and decrease risk of nuisances. For example, Blooms floor plan includes a spacious entry/lobby area. Security personnel will verify customer identification and age before permitting customers to transition from the lobby/entry area into the retail floor area. This will facilitate seamless customer flow and decrease the likelihood of a line of customers (waiting to get their IDs verified) out the door.

Blooms has also designed a sally port for delivery vehicles which will facilitate safe and secure loading and unloading of product, behind roll-up doors, which will not be visible to the public. This site/design feature is critical for the safety of the employees, and surrounding neighborhood. The sally port also provides a parking space for the delivery vehicles, which opens up more parking spaces for customers.

Blooms has a zero-tolerance policy for consumption of cannabis on the property by customers or employees.

Surveillance

Blooms will provide a comprehensive surveillance system. All cameras will be located strategically throughout the facility and will have resolution to adequately capture images of people and movement throughout Blooms. The extensive surveillance system will be run and monitored by an outside agency. There will be a computer and access center onsite with a video printer to allow local control and to produce a clear still photo from any live or recorded video on demand to provide to law enforcement, in the event of a security breach.

The video surveillance system is configured to allow for the exporting of still images in a variety of standard formats like .jpg or .bmp so that they can be digitally transferred. Digital images will also have data protection that prevents digital alteration and allows for a date/time stamp of both the image and the file creation to be authenticated. Video or still images exported from the system can be viewed on any standard computer operating system, such as Windows or Mac. The onsite system will be located in a secure office area that only the GM and security personnel will be able to access. The images from all cameras will have a date/time stamp to allow verification of video integrity during the life of Blooms.

Security surveillance video cameras shall be installed and maintained in good working order to provide coverage on a twenty-four-hour basis of all internal and exterior areas where Cannabis is stored and dispensed. The security surveillance cameras shall be oriented in a manner that provides clear and certain identification of all individuals within those areas. Cameras shall

remain active at all times and shall operate under any lighting condition. Security video will use standard industry format to support criminal investigations and shall be maintained for ninety (90) days. All recordings will be easily accessed for viewing, and Emerald City Blooms will cooperate with all law enforcement investigations, providing video footage upon request. Emerald City Blooms will be able to view the surveillance remotely at any time.

In addition to the surveillance system, Emerald City Blooms will implement a comprehensive electronic security system, including third party monitoring of all surveillance and alarms, intrusion detection electronic alarms, and panic/duress buttons at strategic locations within the facility. The intrusion detection system will use appropriate methods (such as pressure sensitivity, lasers, etc.) to determine if any entrance, exit, or window has been breached without authorization. The duress and panic buttons will be placed in several locations throughout the building.

The security system will include a failure notification system to provide an audible, visual and text notification of any failure in the surveillance or alarm system. The audible and visual notifications will be onsite at the equipment monitoring station. A text alert will go out to designated associates within five minutes after the failure, including the Principal Officers, General Manager (GM), and any shift leaders. These notifications will be in both text message and email form. The message will include the time of failure, type of failure, cause of failure (if identified), extent of systems malfunctioning, and contact information for the security company.

Emerald City Blooms will use a battery with sufficient power to supply a minimum of twenty (20) minutes of backup power to video cameras, alarms, sensors, panic buttons and computers in the event of a total power outage. This power backup system will deter theft or diversion by individuals who want to create or take advantage of a power outage.

Only authorized security and appropriate management personnel will be allowed to access the surveillance monitoring and recording area. This secured area contains a terminal at which all of the security devices in the facility can be monitored and adjusted, and the surveillance archive can be viewed and printed. The terminal will be in an isolated area with a locked door that only the Principal Officers, GM, and Security Agents will have access to. Law Enforcement and the City of Santa Rosa will be provided access by authorized personnel, upon request and verification of appropriate organization credentials.

Alarm System

Emerald City Blooms shall install a professionally monitored alarm system, which provides Emerald City Blooms with instant notification of any triggering event. The alarm system will be equipped with a failure notification feature that provides prompt notification to Applicant of any prolonged surveillance interruption or system failure. Additionally, Emerald City Blooms is able to access the alarm system remotely.

Blooms will obtain an alarm permit from the Santa Rose Police Department prior to installing an alarm system. The system shall include sensors to detect entry and exit from all secure areas and all windows. Contact information for the alarm system installation and monitoring company will be kept onsite. Blooms will task an onsite employee with the responsibility for maintaining current contact information for the alarm company and providing this information to the Santa Rosa Police Department dispatch database as part of the alarm permitting process.

Access Controls

The proposed floor plan includes commercial security doors at all entrances, exits, and access points to restricted areas. The entrances will remain locked at all times with commercial grade 1

security locks and will be equipped with a buzz-in electronic entry system to control access during business hours. As verified by the security personnel on site in the check-in area, no person entering the facility will be under the age 18 for medical sales and 21 for personal consumption. All limited access areas, where records and products are stored or prepared for sale, will be restricted to employees of the applicants. Applicant will define an area in the reception lobby to allow customers to be checked and age verified in that area and wait comfortably for access to retail floor. Once a staff member is ready to serve and advise a qualified customer, they will have escorted access from the waiting/Lobby area to the retail sales area.

All points of ingress and egress will be secured with commercial grade, non-residential door locks or window locks (20-46.050).

Security Personnel

In compliance with *State law (CAL. CODE RFGS. tit. .16 5045)*, security personnel will always be present at the location. In addition to ensuring all customers meet age requirements, security; personnel will also monitor the site and access ways to prevent nuisance activity and report any criminal activities to law enforcement.

Employee Badge Requirements

All employees shall display an identification badge, to be worn at all times while engaging in commercial cannabis activities. The badge will include our name, license number, employee name, and employee ID number, color photograph of the employee.

Non-Operating Hours

During non-operating hours, Blooms will ensure the premise is securely locked with commercial grade, nonresidential door locks, equipped with an active alarm system, and only employees are allowed access to the premise.

B. Inventory Controls

Emerald City Blooms will at all times operate in a manner to prevent diversion of Cannabis and shall promptly comply with any track and trace program established by the state (*Santa Rosa, Cal., ORD-2017-25, Chapter 20 § 46.050(C)*) to ensure that no diversion or loss occurs. In the event of any inventory discrepancies, Emerald City Blooms will immediately notify regulators and law enforcement within the required time periods. In addition, Emerald City Blooms will perform a reconciliation of its inventory at least once every 14 days (or current requirements from State) and shall be made available to the California Cannabis Bureau upon request.

In addition, Emerald City Blooms proposes to maintain an accurate record of sale for every sale made to a customer and include the information required (*CAL. CODE REGS. tit. 16 § 5426*). Emerald City Blooms will only display cannabis goods for inspection and sale in the retail area, and not be visible from outside the licensed premises. Emerald City Blooms will not make any cannabis goods available for sale or delivery to a customer unless: The cannabis goods were received from a licensed distributor, the retailer has verified that the cannabis goods have not exceeded their expiration or sell-by date if one is provided; and in the case of manufactured cannabis products, the product complies with all requirements of Business and Professions Code section 26130 and all other relevant laws.

The applicant, Emerald City Blooms will operate according to *CAL. CODE REGS. tit. 16 § 5408*. Emerald City Blooms will also strictly follow the daily limits pursuant to (*CAL. CODE REGS. tit. 16 § 5409*). The applicant will also strictly follow the daily limits of not more than six plants per

customer, 285 grams of non-concentrated cannabis, and 8 grams of concentrated cannabis with no exceptions except as permitted by state regulations

Shall at all times operate in a manner to prevent diversion and promptly comply with any track and trace program established by the state.

Blooms will store product that are not used for display purposes or sale in a secured and locked room, safe or vault in a manner that will prevent diversion, theft and loss.

C. Storage and Waste

All cannabis products and any cannabis waste will be stored in an area secured with commercial-grade non-residential locks, that is not visible to the public, and that prevents diversion, theft, loss, hazards and nuisance according to *Santa Rosa, Cal., ORD-2017-25, Chapter 20 § 46.050 (G.3)*. All storage and handling of hazardous materials will occur in code compliant control areas. All vendors will be pre-scheduled in advance and must present valid identification. Vendors will only be granted access to the areas required for removal of waste. All waste removal vendors will be required to document and track all waste materials removed from the site. All edible cannabis waste shall be quarantined and rendered unusable and unrecognizable under video monitoring and will be disposed of by per regulations.

Blooms will comply with BCC §5054 and ensure that waste is stored, managed and disposed of in accordance with all applicable waste laws. Goods shall be rendered unrecognizable before disposal, including, but not limited to, removing them from packaging.

D. Training and Records

Management will require that employees follow necessary procedures to ensure that cannabis and any related by-products from the project site are not visible or accessible to the public. Every employee will be required to participate in training to learn Emerald City Blooms security and safety protocols required for continuous employment. Emerald City Blooms will mandate that all employees be well versed in all security procedures. As required by state rules, Emerald City Blooms will maintain up-to-date and current records related to the cannabis operation. Those records will be stored in a secure manner onsite and will include surveillance vendor contracts with schematics of the security zones, name of vendors and monitoring company, and a list of all current authorized employees with access to the surveillance and/or alarm systems. All surveillance equipment, records and recordings will be stored in a secure area that is only accessible to Applicant's management. Finally, Emerald City Blooms will update the security plan to comply with any new local or state laws and regulations for cannabis licensing.

Blooms will comply with BCC §5037 Record Retention and maintain the required records for at least 7 years. This includes bank statements, invoices, receipts, tax records, employee records, training records, contracts, permits, security records, waste destruction records, track and trace data. Records will be legible, stored where they are protected, and subject to review by the Bureau at any time.

E. Odor Control Measures

Emerald City Blooms shall incorporate and maintain adequate odor control measures such that the odors of Cannabis cannot be detected from outside of the structure in which the Business operates. Operational processes and maintenance plan, including activities undertaken to ensure the odor mitigation system will be kept up to date and functional. This will include staff training procedures and 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. All odor mitigation systems and plans submitted pursuant to this subsection shall be consistent with accepted and best available industry-specific technologies designed to effectively mitigate cannabis odors. (*Santa Rosa, Cal., ORD-2017-25, Chapter 20 § 46.80 H*)

Commercial cannabis activity proposed does **not include growing, extraction, distribution or packaging – which are activities that are likely to generate odor. Activities proposed by Blooms are limited to receiving and storing, inventory, sales, and delivery of pre-packaged cannabis. Retailers cannot accept product for retail sale unless the product is packaged in its final form (BCC §5412). Therefore, since the product received by Bloom for retail sale will be packaged, it is unlikely to generate odors. Regardless, Blooms will implement best available odor control technology as recommended by the Professional Engineer to ensure that odors cannot be detected from outside of the structure.**

F. Lighting

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

- Exterior lighting systems shall 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 shall be stationary, fully shielded, directed away from adjacent properties and public rights of way, and of an intensity compatible with the neighbors. All exterior lighting shall be Building Code compliant and comply with *Section 20-30.080 (Outdoor Lighting)*.
- Interior light systems shall be fully shielded, including adequate coverings on windows, to confine light and glare to the interior of the structure. (*Santa Rosa, Cal., ORD-2017-25, Chapter 20 § 46.80*)
- Lighting: EHS requires shatterproof shields be placed on lights above cannabis product storage. At least 50-foot candles of lighting intensity shall be provided in areas where employees are present.
- The lighting requirements will be met through interior improvements that also meet City of Santa Rosa light requirements.

G. Noise

Use of air conditioning and ventilation equipment shall comply with the Santa Rosa City Code Chapter 17-16 (Noise). The use of generators is prohibited and will not be utilized, except as short-term temporary emergency situations. (*Santa Rosa, CA., ORD-2017-25, Chapter 20§46.80 J*)

H. Access

Access to Retail Area will be limited pursuant to Cal. Code Regs. tit. 16 § 5400 & Santa Rosa, Cal., ORD-2017-25, Chapter 20 § 46.050(B). Access to the retail area will be limited to individuals who are at least 21 years of age and have a bona fide business reason for entering the premises or to individuals who are at least 18 years of age and have a valid physician's recommendation. Authorized individuals include individuals employed by the retailer as well as any outside vendors, contractors, or other individuals conducting business that requires access to the limited access area. Emerald City Blooms employees shall be physically present in the retail area at all times when individuals who are not employees of the retailer are in the retail area. An individual in the retailer limited-access area who is not employed by the retailer will be

escorted by Emerald City Bloom's employees at all times within the retailer limited-access area. Emerald City Blooms will keep a log of all authorized individuals who are not employees that enter the limited access area and will not receive consideration or compensation for permitting an individual to enter the retailer limited-access area.

Individuals will be granted access to the retail area only to purchase cannabis goods after the retailer or an employee of the retailer has been verified that the individual is at least 21 years of age and has a valid proof of identification, or that the individual is at least 18 years old, has a valid proof of identification and a valid physician's recommendation for his or her self or for a person for whom he or she is a primary caregiver.

Acceptable forms of identification include the following:

- A document issued by a federal, state, county, or municipal government, or a political subdivision or agency thereof, including, but not limited to, a valid driver's license, that contains the name, date of birth, physical description and a picture of the person.
- A valid identification card issued to a member of the Armed Forces that includes a date of birth and a picture of the person, or
- A valid passport issued by the United States or by a foreign government that clearly indicates the age or birthdate of the individual.

I. Track and Trace

As required by State law, Blooms will participate in Trace and Trace, also known as "Seed to Sale" which includes the recording of all commercial cannabis activity including purchase, delivery, returns, and disposal of cannabis goods. Employees will be trained in proper use of the system, including proper recording of the following information for cannabis goods: name, type, unique identifier, amount by weight, count or wholesale cost, date and time of activity/transaction, and name and license number of licensees. All activity shall be completed within 24 hours of occurrence. (BCC Article 6 Track and Trace Requirements.)

When cannabis goods are being transported, Blooms shall also record premise address of the originating licensee, licensee transporting the goods, and address of destination licensee receiving the goods, date and time of departure, and arrival and driver license number of personnel transporting the goods and make, model and license plate number of the vehicle. Discrepancies that are discovered will be recorded and documented.

- **Confidentiality**

Emerald City Blooms associates will be trained to meet California state regulations and HIPAA requirements regarding patient confidentiality. Emerald City Blooms inventory information and all other records are subject to strict confidentiality requirements. Upon employment, associates are required to complete training and to sign a non-disclosure agreement. Associates who violate confidentiality or allow unqualified persons to view records will be terminated immediately.

- **Adult Use Access Protocol**

Individuals shall be granted access to the retail area only to purchase cannabis goods after the retailer or an employee of the retailer has verified that the individual is at least 21 years of age and has a valid proof of identification. Acceptable forms of identification include the following:

A document issued by a federal, state, county, or municipal government, or a political subdivision or agency thereof, including, but not limited to, a valid motor vehicle operator's

license, that contains the name, date of birth, physical description, and picture of the person; A valid identification card issued to a member of the Armed Forces that includes a date of birth and a picture of the person; or a valid passport issued by the United States or by a foreign government that clearly indicates the age or birthdate of the individual.

- **Secured Access and Secured Product Controls**

Emerald City Blooms will provide and install a variety of security devices to ensure that only authorized personnel have access to any location where cannabis is stored, so that employees are safe and secure inside Emerald City Blooms.

All access points from outside of the facility will have both locks and alarms. All perimeter windows and hatches will remain closed and locked with tamper-proof security devices. They will be equipped with perimeter alarms that will sound if there is any breach of these apparatuses. All external doors will require two (2) levels of security verification to open something known and something held. This security process means that employees will need a key along with a unique access code to unlock the front as well as back external doors. In the event of any theft or loss of cannabis, these devices will also provide a security log of who accessed the doors for any ensuing investigations.

All doors will also be equipped with an alarm that will sound if they are opened without code and key or if they are damaged. Arming and disarming the security system will require an access code. Both the entry alarm and surveillance alarm will notify the monitoring service if a failure is detected in the system.

J. Public Transportation

Santa Rosa City Bus regularly services the area. Route 3 regularly serves Santa Rosa Avenue every 30-60 minutes depending on the time of day, with stops being located approximately one block from the facility. The City of Santa Rosa offers ADA paratransit transportation service operates in the area and provides rides and care to disabled persons in the area.

K. Storefront, Signage and Window Treatments

Applicant will install all signage as required by in Santa Rosa Ordinance No. Ord -2017- 025 in accordance with the City's sign permitting process, including the display of the permit (Santa Rosa, Cal., ORD-2017-25, Chapter 20 § 46.80 (F11)) and the state licensee during business hours and in a conspicuous place so that the same may be readily seen by all persons entering the facility. Emerald City Blooms identification signage will be permitted by the City prior to installation and will not contain any logos or information that identifies, advertises, or lists the specific products or services offered by the dispensary. Signage posted at the entrance will indicate that smoking, ingesting, or consuming cannabis on the premises or in the vicinity of the dispensary is prohibited. Entrance signage will also include a notice indicating that persons under the age of 21 may not enter the premises unless they are a qualified patient accompanied by a parent or guardian. A sign indicating active security camera monitoring will also be posted at the entrance. The dispensary license will be posted in the lobby, in a conspicuous place so that it will be readily seen by all persons entering the dispensary. Window treatment will consist of material that conceals the interior of the business but allows full view of the exterior.

Blooms will not advertise or market cannabis or cannabis products on an advertising sign within 1,000 feet of a day care center, school providing instruction in kindergarten or any grades 1 through 12, playground or youth center.

L. Minors

The applicants will not allow any person who is under the age 21, unless they are a qualified patient and over the age 18, on the premises. All guests and visitors will be required to present

identification for security and age determination purposes – see more details in Access above. (20-46.050)

M. Building and Fire Permits

The applicant will obtain 1) building permit to conform with the appropriate occupancy classification and compliance with Chapter 18 of the City Code; and 2) all annual operating fire permits with inspections prior to operation.

The applicant shall comply with all applicable H&SC and California Fire Code requirements related to the storage, use, and handling of hazardous materials and generation of hazardous waste. Applicant will also obtain the CUPA permits including completing a CERS submission for hazardous materials inventory that meet or exceed State thresholds and any waste generation for accountability.

Access with a Fire Department lock box for keys to gates and doors will be provided.

3. OPERATIONAL PLAN

A. Hours of Operation:

Storefront - Retail operations shall be open to the public between 9am and 9pm seven days a week. (Santa Rosa, Cal., ORD-2017-25, Chapter 20 § 46.050(F-4)) § 5403.

Delivery - All deliveries within the City of Santa Rosa shall be done between 9am and 9pm (Santa Rosa, Cal., ORD-2017-25, Chapter 20 § 46.080(F-4))

B. Staffing and Local Hiring Plan

Blooms will maintain a current register of the names of all employees and disclose such information for inspection by any City officer or official for purposes of determining compliance with the requirement of this section.

All staff will be listed on an employee register containing all required information and kept up to date with required state agencies. Staff will receive thorough training on workplace safety, operations, track and trace, and security protocols. In addition to state licensing requirements related to staffing, the Applicant will diligently follow all applicable labor and employment laws. The employees will likely be part and fulltime and will work staggered shifts to accommodate customer flows. All employees hired by the Applicant will be over 21 years of age. The Applicant is committed to hiring employees locally. Sonoma County and Santa Rosa have a wealth of experienced and dedicated cannabis workforce. The Applicant plans to consider residency when making hiring decisions, will promote the job posting locally, and will use local connections in the cannabis industry to discover new local talent.

As a growing company in an emerging industry the applicant is excited to be bringing opportunities in entry and management level jobs to Santa Rosa. There will be opportunities for career advancement within the organization and staff will gain valuable skills that will be highly transferable. The applicant offers a mentorship program for entry level employees to work 1 on 1 with a manager to encourage skill building, confidence and direction to build a long-term, sustainable career path.

C. Delivery

Blooms shall implement procedures for safe and secure transportation and delivery of cannabis, products and currency in accordance with State law.

The operation plans to deliver Cannabis and Cannabis Products to customers located outside the Cannabis Retail facility in Sonoma County pursuant to Cal. Code Regs. tit. 16 § 5415 and City of Santa Rosa Ord. No. ORD -2017-025 Chapter 20 § 46.080 (B)). All deliveries of cannabis goods will be performed by a delivery employee (over the age of 21) in a new model hybrid vehicle, as to minimize noise and pollution from delivery operations. All deliveries of cannabis goods shall be made in between the operating hours of 9am-9pm and will not be made using an unmanned vehicle. Employees delivering cannabis will carry a copy of the retailer's current license, the employee's government-issued identification, and an identification badge provided by the employer. Emerald City Blooms will maintain an accurate list of the retailer's delivery employees. Delivery will only be offered to a physical address in a jurisdiction where such delivery is permitted, not to an address located on publicly owned land or any address on land or in a building leased by a public agency. Delivery employees, carrying cannabis goods for delivery, shall only travel in an enclosed motor vehicle operated by a delivery employee of the licensee and ensure the cannabis goods are not visible to the public.

The vehicle(s) used for the delivery of cannabis goods will be outfitted with a dedicated Global Positioning System (GPS) device for identifying the geographic location of the delivery vehicle. The device shall be either permanently or temporarily affixed to the delivery vehicle and shall remain active and inside of the delivery vehicle at all times during delivery. At all times, the retailer shall be able to identify the geographic location of all delivery vehicles that are making deliveries for the retailer and shall provide that information to the City or Bureau of Cannabis Control upon request. Upon request by an authorized agent, the retailer will provide information regarding any motor vehicles used for the delivery of cannabis goods, including the vehicle's make, model, color, Vehicle Identification Number, license plate number and Department of Motor Vehicles registration. While making deliveries, Emerald City Blooms delivery employee shall not carry cannabis goods worth in excess of \$3,000 at any time. This value shall be determined using the current retail price of all cannabis goods. While in transport, all cannabis goods will be enclosed in a locked container.

The delivery service will have a menu available on their website, and existing customers can either place their orders over the phone or online. In order to set up a delivery, a photo or scan of the customer's Government issued ID will be submitted prior to the ordering process. The customer will send over all necessary information and will have a profile created within the point of sale system. The order will go into the system and be pulled by an employee at the retail facility. Once the order is filled it will be placed in an exit bag with a receipt affixed to the bag. The receipt will include: the name of the customer, their assigned ID number, delivery address, description of the cannabis items, total amount paid by the customer including all taxes, name and address of the facility making the delivery, the name and ID number of the employee making the delivery, and the name and ID number of the employee who prepared the delivery. The driver will retain an additional copy of the receipt to be signed by the customer upon receipt of the delivery. There will be space provided to have the date and time written in of when the delivery was made.

While making deliveries of cannabis goods, Emerald City Blooms employee shall only travel from the licensed premises to the delivery address; from one delivery address to another delivery address; or from a delivery address back to Emerald City Blooms licensed premises. Emerald City Blooms delivery employee will not deviate from the delivery paths described in this

section, except for necessary rest, fuel, or vehicle repair stops, or because road conditions make continued use of the route unsafe, impossible, or impracticable.

Emerald City Blooms will have their delivery vehicle housed in an enclosed garage at all times during loading and unloading to ensure safety and security for the operation, delivery drivers, and community.

D. Regulatory Laws and Procedures

The applicant will follow Cal. Code Regs. tit. 16 § 5410 & 5411 pertaining to allowing returns of purchased cannabis and giving away free under certain restrictions. Applicant will package or label cannabis goods and not accept, possess or sell cannabis goods that are not packaged as they will be sold at final sale. Cannabis goods purchased at applicant's site by a customer will not leave the retailer's premises unless goods are placed in an opaque exit package. Applicant will not have on-site or on-staff physician to evaluate patients and provide a recommendation for Cannabis.

In addition to the retail operations established in this section, the consumption of Cannabis and Cannabis Products on-site will not be permitted by patients or customers.

E. Packaging

All goods will meet BCC §5413 Packaging and Exit Packaging Requirements including: 1) beginning 2020, packages shall be resealable, tamper-evident and child resistant; and 2) goods will be placed in an opaque exit package.

4. ZONING AND GENERAL PLAN CONSISTENCY

This project will add to the commercial diversity of Santa Rosa Avenue, which is designated as a four-lane regional/arterial street by *Santa Rosa's General Plan (Santa Rosa General Plan 5-24)*.

The project will "continue to promote Santa Rosa as the North Bay's premier location for ... entrepreneurial businesses, which create new products and business models that, will attract regional, national and international markets." (*Santa Rosa General Plan EV-A-1*)

The project will provide a "mix of jobs" through the combination of retail clerks, delivery drivers, compliance technicians (*Santa Rosa General Plan EV-A-5*).

The project will promote local North Coast cannabis predominantly processed or manufactured in the greater Santa Rosa area, increasing business-to-business commerce within Santa Rosa. (*Santa Rosa General Plan EV-B-4*).

The project is located on the border of the Downtown Area, or "The major commercial center of the community." (*Santa Rosa General Plan G-13*)

5. DUAL STATE LICENSING

The Project, prior to occupancy, will apply for and receive a Type 10 retail license from the *Bureau of Cannabis Control* and as required by: *Santa Rosa, Cal., ORD-2017-25, Chapter 20 § 46.050 A*

Additionally, all software and staff training to comply with the Track and Trace system regulated by the *California Department of Food and Agriculture* will be implemented with ongoing training occurring to ensure up to date knowledge of the staff.

6. DUAL EHS PERMITTING

To achieve the required dual licensing with the Environmental Health Service (EHS) Department, Blooms will apply for and not begin operations until receiving a permit from EHS. To ensure the project is compliant with EHS requirements, these specific features and procedure will be included in the project:

- a. Menu for Edible Cannabis Products offered for sale at the dispensary: A list of all edible cannabis products will be maintained and submitted to EHS as part of the application process. Should new items be added, EHS will be notified prior to the new product being offered in a manner and timeline that meets any requirements EHS places on the permit.
- b. Toilet facilities: EHS is requiring toilet facilities that are employee accessible. As such, the project is proposing to improve the existing facilities to meet American with Disabilities Act requirements and will submit plans to EHS showing these improvements when the application is submitted.
- c. Flooring: EHS is requiring the flooring in areas where cannabis products are stored and in toilet facilities to be smooth, non-permeable and easily cleanable. As such this project will use approved products for flooring in toilet facilities as well as for flooring in the cannabis storage areas. We will utilize Palladio wood flooring.
- d. Hand Wash sink(s): EHS is requiring a sink dedicated for handwashing with hot and cold water and equipped with mounted soap and a towel dispenser which is easily accessible to employees. A designated hand wash sink will be located within the facility.
- e. Storage of Cannabis Products/Inventory:
 - i. EHS storage requires edible cannabis goods be stored in a building designed to permit control of temperature and humidity and shall prevent the entry of environmental contaminants such as smoke and dust. The area in which edible cannabis goods are stored also may not be exposed to direct sunlight.
 - ii. The storage area and product display areas of the facility will meet this requirement through mechanical improvements proposed by our mechanical engineer, Andy Souza. Also, no edible cannabis goods will be displayed in an area that receives direct sunlight. The storage area has no exposure to sunlight.
 - iii. EHS requires that edible cannabis products shall be protected from contamination by storing the products in a clean, dry location, where they are not exposed to splash, dust, vermin or other forms of contamination or adulteration, and at least six inches above the floor. This area must include cleanable shelves. The project storage area will meet these requirements using shelving which gives proper clearance from the floor. Additionally, the daily operating procedures will include janitorial maintenance of the storage area to insure cleanliness.
- f. Security: EHS requires that storage areas must be under continuous video-monitoring and recording and secured in accordance with their Security Plan. All cannabis storage areas

will be under 24-hour security camera surveillance with 90-day retention of video footage in compliance with state law.

- g. **LIGHTING:** EHS requires shatterproof shields to place on lights above cannabis product storage. The lighting requirements will be met through interior improvements that also meet City of Santa Rosa light requirements. At least 50-foot candles of lighting intensity will be provided in areas where employees are present.
- h. **REFUSE:** EHS requires that all edible medical cannabis waste is required to be quarantined and rendered unusable and unrecognizable under video monitoring. This requirement will be met by the proposed video monitoring of all areas in which cannabis is located and through the use of a vendor who meets state requirements for waste disposal.
- i. **WATER:** The water supply is provided through City of Santa Rosa utilities and meets EHS requirements.
- j. **SEWAGE DISPOSAL:** Sewage disposal is provided through City of Santa Rosa Utilities and meets EHS requirements.

7. PROJECT TEAM

Ownership

The team of Emerald City Blooms has the professional experience to operate the dispensary consistent with the goals of the Santa Rosa cannabis program and exceed expectations for encouraging opportunities for local business to grow and thrive from inside our community.

CEO

Henry Seitz

Henry Seitz has a 40+ year career in automotive repair and his business Seitz European, was established in 1989 in Sonoma County, nearly 30 years ago in the same location. Since then he has had the same location and remained a very honest and successful business owner. Henry has worked with all kinds of customers and has built many relationships and an outstanding reputation as a very reliable business owner over the years. As a business owner, Henry has years of experience running a business as well as servicing vehicles. Henry has been a long-time member of the ASA, Automotive Service Association. ASA is the leading organization for owners that strive to deliver excellence in service and repairs to customers. Some other memberships are the Chamber of Commerce of Santa Rosa, and the BAR, Bureau of Automotive repair. Henry has also contributed hundreds of hours to the Boy Scouts of America in Santa Rosa and helped his son achieve Eagle Scout status.

Since 2011, Henry has learned about the medicinal benefits of cannabis to help with back pain. He began cultivating his own cannabis in 2012 after applying for a medical card and now has 6 years of experience in horticulture. Through his positive experiences with cannabis, Henry has decided he would like to share this with the greater Santa Rosa community.

COO

Catherine Seitz

Catherine Seitz combines many years of hands-on managerial experience as well accounting, human resources, and event/design experience. Catherine has a B.A. in Management from St. Mary's College in Moraga. She has 30 years of business and design experience and has worked with an architectural firm for 13 years refining her skills in accounting and interior design. She obtained her event management certification in 2013 and has had the opportunity of working many weddings, catering and golf tournament events. Early on in her career Catherine worked together as a team with Henry Seitz revamping Seitz European Motors which has been in business for nearly 30 years. Catherine has excellent interpersonal relations, collaborative and independent problem solving and team contributions. She has set up and operated both business and put all business protocols and systems in place for companies to run smoothly. Catherine has a 30-year background in accounting, customer service, human resources, and has the added twist of being an extremely creative which brings style and design to a business.

LOCAL AND STATE COMPLIANCE TEAM/CONSULTANTS

Pacific Expeditors

Brian Dombrowski – Security/Cannabis Consultant

Brian Dombrowski has over 12 years of consulting experience in the cannabis industry. He has worked with high profile businesses across the United States and has extensive experience in the management of cultivation sites and dispensary operations. He has held the position of President of a medical marijuana dispensary and has assisted others in multiple states in their permit process. Prior to entering the cannabis space, Brian worked for Fortune 10 companies, which gave him a comprehensive background in leading all aspects of business operations including P&L, merchandising, sales, customer service, inventory, human resources, security, and payroll management. Before that, Brian served in the United States Navy where he received two Letters of Appreciation from his Commanding Officers, was awarded Sailor of the Quarter three times, and volunteered with Habitat for Humanity. He has held the position of Director for three Sonoma County Veterans Memorial Buildings, commanded an American Legion Post, is involved with Am Vets, The United Veterans Council, and his local Chamber of Commerce.

Axiom Advisors

Erin Weber – Compliance, Governmental Affairs

Axiom Advisors is a multi-dimensional governmental affairs firms that provides lobbying and advocacy, strategic consulting, public relations and business development. Axiom Principals not only helped manage the Prop 64 campaign, which legalized cannabis, but were also heavily involved in shaping the implementing regulations for the new legal cannabis supply chain. Axiom will assist Blooms navigate California's complex regulatory landscape with their deep policy expertise in cannabis. Axiom will provide regular guidance regarding best industry practices and operating standards, and assist with our overall compliance program, which includes providing regular insights and updates on the newest cannabis legislation and regulation at the local and State level.

Kelly, Carlstrom & Noble

Erin Carlstrom – Legal Consultant

Erin Carlstrom has joined our EBC team ensuring all items are in order and in compliance. Erin is a very valued team member and EBC is very happy to have her on our team. Erin obtained her undergraduate degree from Yale and her JD from Pepperdine University School of Law. In 2012 Erin was elected and served as a councilwoman for the City of Santa Rosa where she served on the City's medical cannabis policy subcommittee until 2016. She was previously with the cannabis-focused Rogoway Law Group.

WIX Architecture

Henry Wix AIA – Architectural and Project Management

Henry Wix became a licensed architect in 1991. He has thirty-five years of local experience in the construction and architectural profession. He gained practical experience in the construction industry by working for building contractors Ed Foster Builders and DAVCO Sheet Metal. Architectural experience with Alan Nichol & Associates, Kingwill & Associates and seven years with Sohl and Palmer Architects. All influenced Henry's knowledge of the architectural profession, design style, and business savvy. In 1994, he formed his own firm, WIX Architecture, which focuses its designs on interior office space, mid-rise commercial buildings, wineries, automobile dealerships, downtown mixed-use infill projects and cannabis cultivation, manufacturing, distribution & dispensaries, to name a few.

The Engineering Partnership

Andy Sousa, P.E., CPD, GPD, LEED AP BD+C

Is a Mechanical Engineer consultant with over 15 years of experience as a mechanical engineer. He has consistently demonstrated the ability to design sensible mechanical systems sensitive to their context and in alignment with client goals and objectives. In addition, as a LEED Accredited Professional he keeps abreast of the latest advances in this field and consistently incorporates green building strategies into projects. Andy also has committee involvement with D37 on Cannabis.

Mike Behler Construction

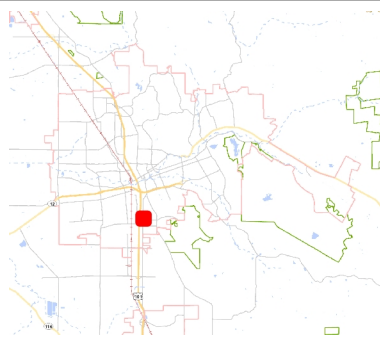
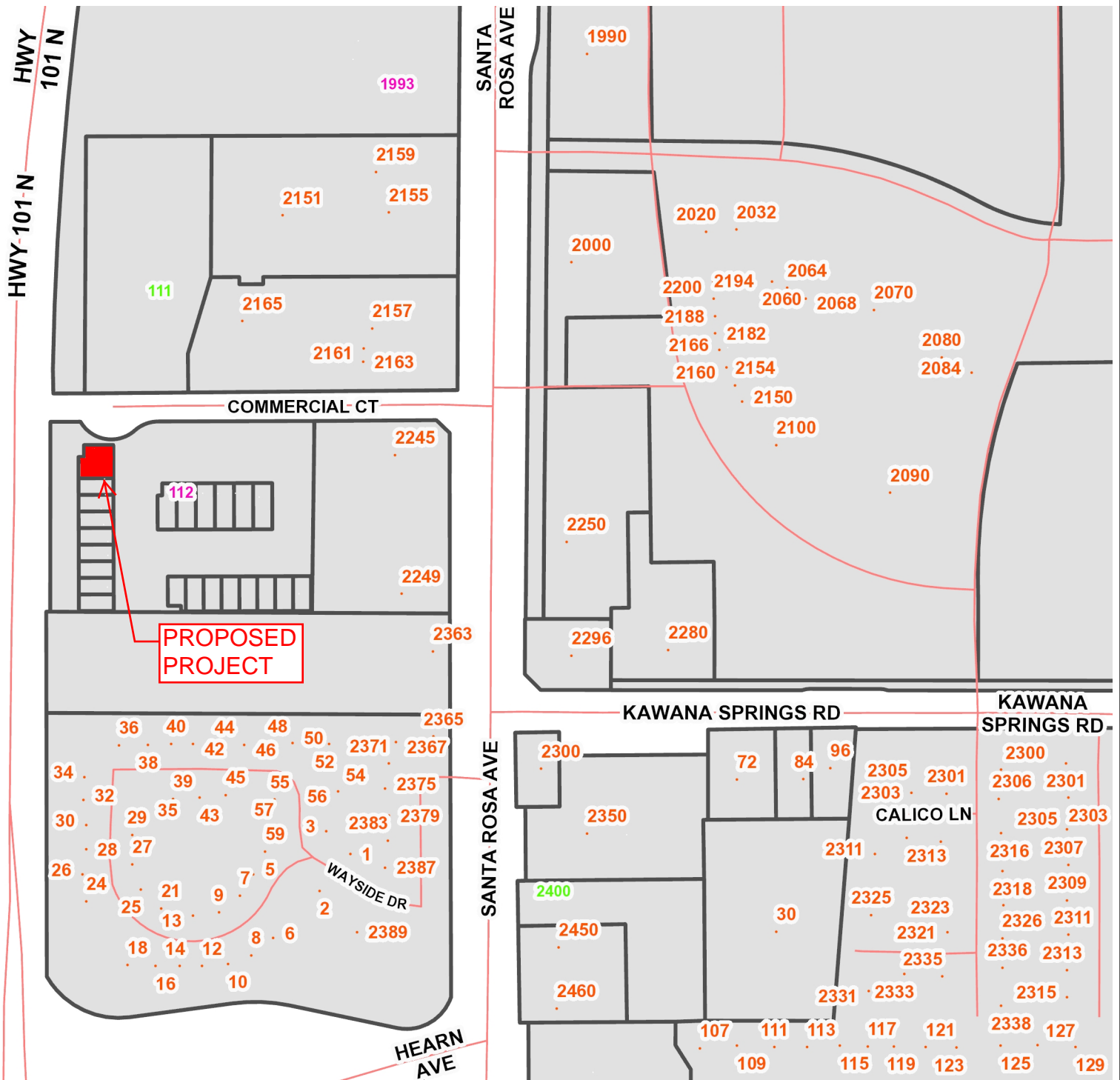
Mike Behler – Owner & Contractor

Behler Construction is a family owned company that was established in 1999 and has grown to become one of the premier builders in the North Bay. We have taken pride in the construction of some of the region's premium residences, wineries, and commercial facilities.

Mike has strong relationships with the finest architects, designers, engineers, and subcontractors which allows to work as a team throughout the duration of the project from design inception to completion. Behler Construction primary goal is to provide quality and value to their customers. Behler Construction understands that at the end of the day, we both want the same thing - something we're proud to put our names on.

A. Plans

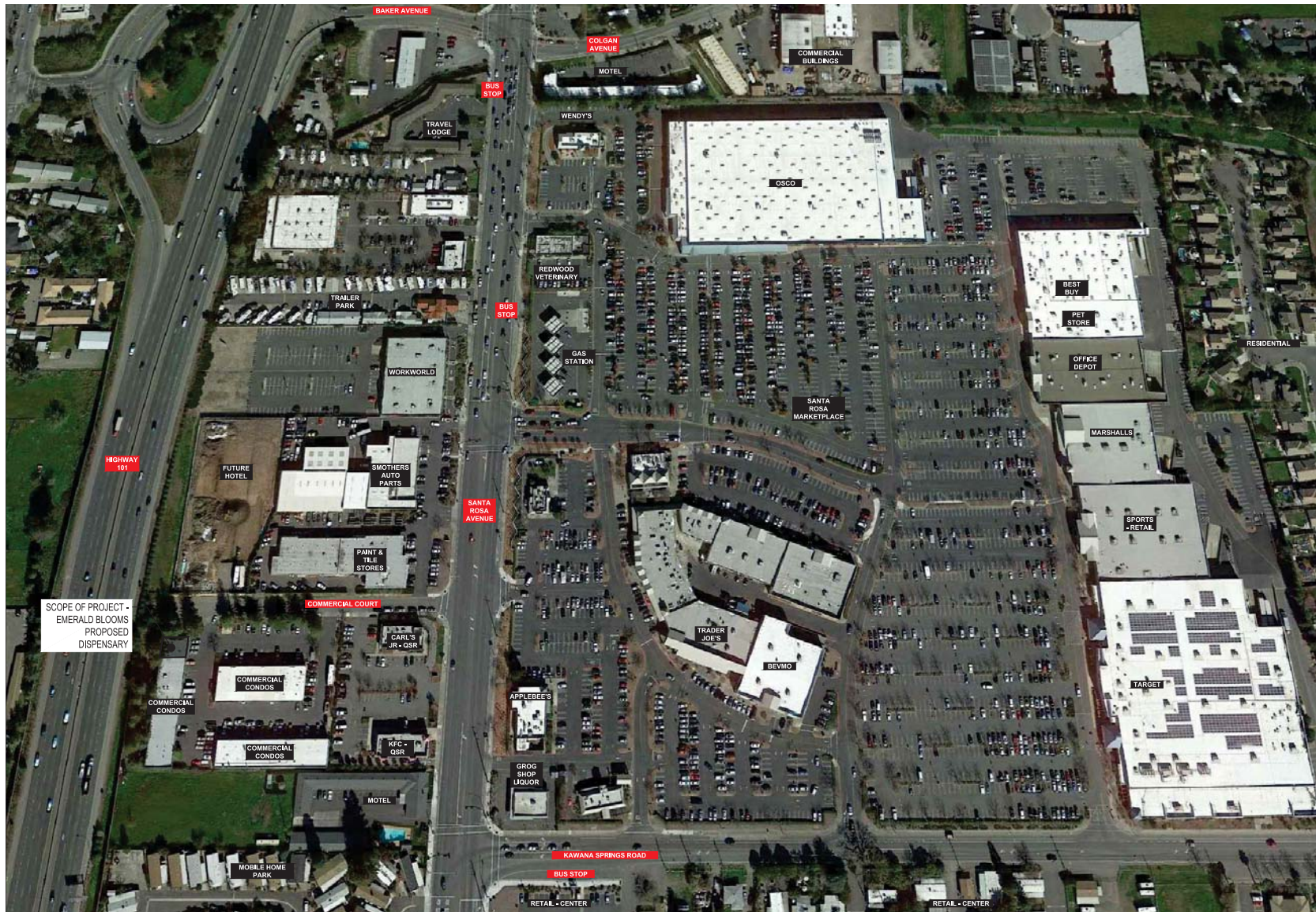
1. Location Map
2. Neighborhood Context Map
3. Site Plan
4. Floor plan – Premise
5. Exterior Elevations
6. 3d Design Drawings



4/14/2018

Scale 1: 2,400

0 Miles 0.04



1
A1.0 AERIAL CONTEXT PHOTO
1" = 80'



Emerald Blooms - Neighborhood Context



112 COMMERCIAL CT SUITE 2 & 3, SANTA ROSA, CA

DATE: APRIL 25, 2019

WIX JOB #: 1808.01

4849 OLD REDWOOD HIGHWAY, SANTA ROSA, CA - (707) 576-7766

A1.0



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SCOPE OF PROJECT	TENANT IMPROVEMENT FOR RETAIL (DISPENSARY) AND DELIVERY SERVICE
AP #	043-240-001 (#2 & #3)
ZONING	GENERAL COMMERCIAL
GENERAL PLAN	RETAIL BUSINESS SERVICE
SITE AREA	0.05 ACRES (2,216 S.F.) WITH 1.52 ACRES OF COMMON SPACE - 2.41 ACRES TOTAL SITE
EXISTING USE/BUILDING AREA	AUTOMOBILE REPAIR/OFFICE
PROPOSED USE/BUILDING AREA	CANNABIS DISPENSARY & DELIVERY SERVICE
EXISTING PARKING (FOR UNIT #2)	4
PROPOSED PARKING (FOR UNIT #2)	9 : 5 VISITOR (1 HC) + 4 EMPLOYEE (2 IN GARAGE) 2,216 / 250 = 8.86 (BY ORDINANCE)
EXISTING PARKING (COMMUNITY)	65 (DESIGNATED PARKING TO EACH UNIT AT APPROXIMATELY 2-4 SPACES PER CONDO UNIT) 3 SPACES ARE COMMON HC ACCESSIBLE SPACES
EXISTING LANDSCAPE AREA	N/A NO CHANGES TO EXISTING



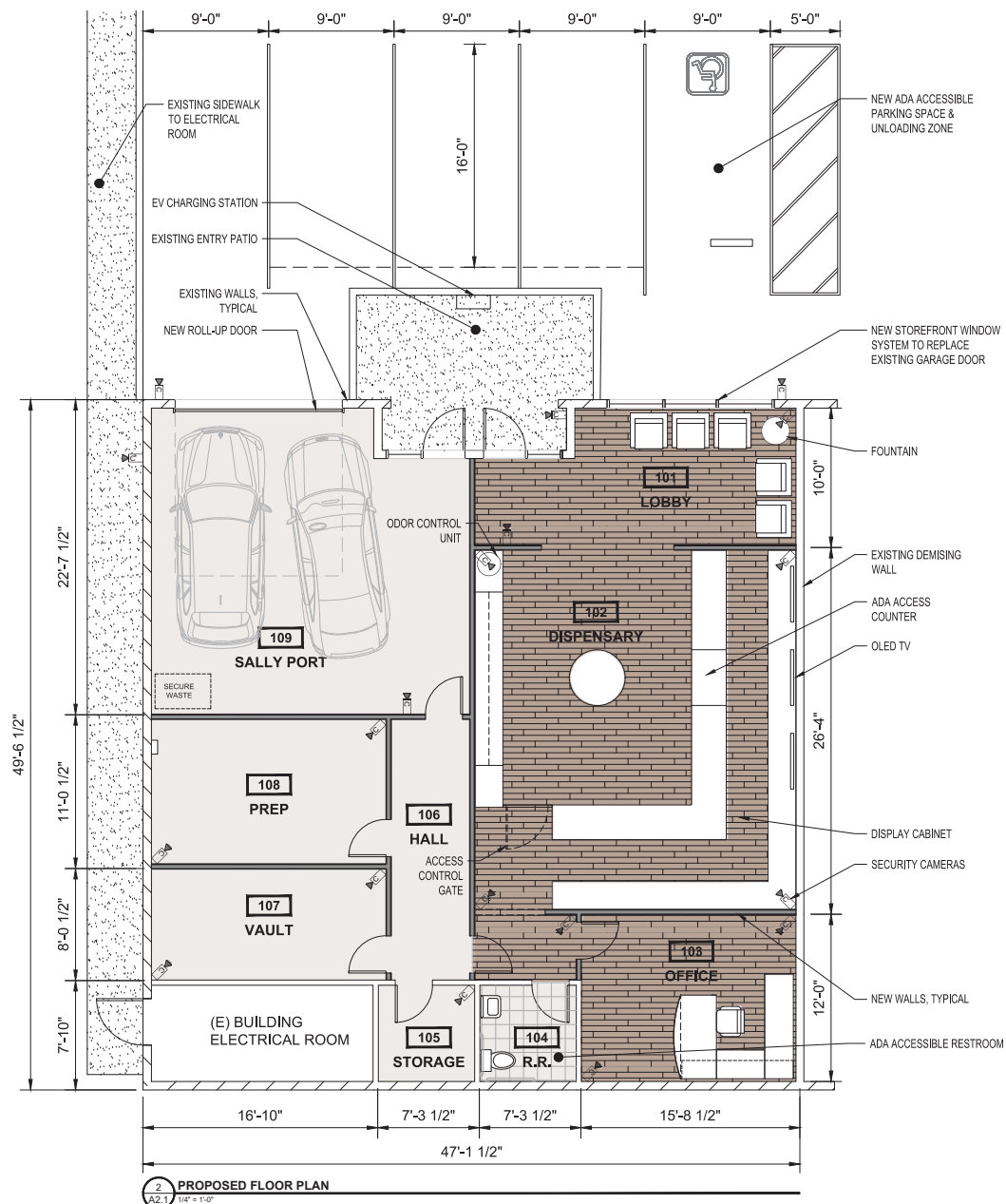
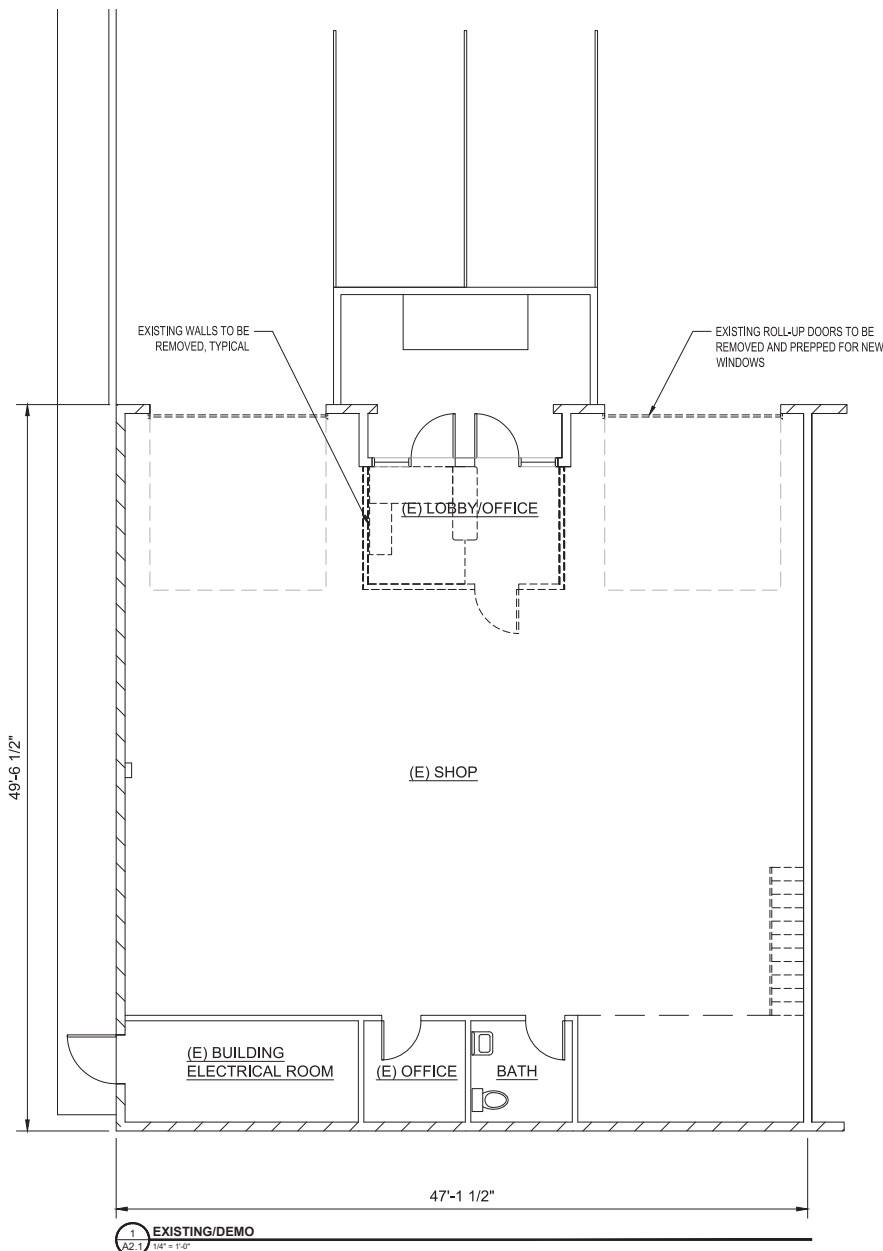
DATE: APRIL 25, 2019

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W I X
A R C H I T E C T U R E
INTERIOR DESIGN ■ PROJECT MANAGEMENT ■ MASTER PLANNING

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Emerald Blooms - Conceptual Floor Plan

112 COMMERCIAL CT SUITE 2 & 3, SANTA ROSA, CA

DATE: APRIL 25, 2019

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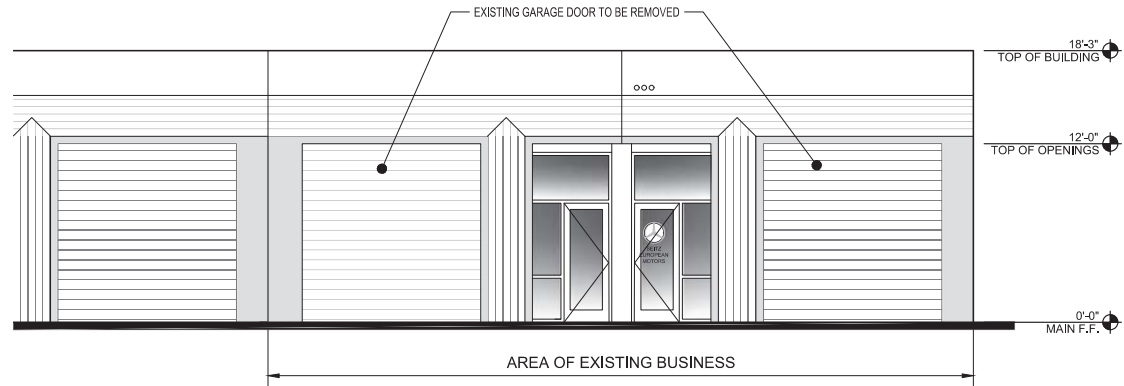
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A2.1





EXISTING FRONT ELEVATION - LOOKING NORTHWEST



1
A3.1
1/4" = 1'-0"

EXISTING ELEVATION (PARTIAL)



EXISTING FRONT ELEVATION - LOOKING WEST



2
A3.1
1/4" = 1'-0"

CONCEPTUAL ELEVATION (PARTIAL)

Emerald Blooms - Conceptual Elevation



112 COMMERCIAL CT SUITE 2 & 3, SANTA ROSA, CA

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WIX JOB #: 1808.01

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A3.1



1
A3.2
NTS
PROPOSED ENTRY RENDERING - LOOKING NORTHWEST



2
A3.2
NTS
PROPOSED ENTRY RENDERING - LOOKING SOUTHWEST



3
A3.2
NTS
PROPOSED DISPENSARY SALES AREA - LOOKING SOUTHWEST

Emerald Blooms - Conceptual Renderings



112 COMMERCIAL CT SUITE 2 & 3, SANTA ROSA, CA

DATE: APRIL 25, 2019

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A3.2



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B. Traffic Study



April 11, 2019

Mr. Henry Wix
Emerald City Blooms
c/o WIX Architecture
4849 Old Redwood Highway
Santa Rosa, CA 95403

Focused Traffic Study for the Emerald Blooms Dispensary Project

Dear Mr. Wix;

W-Trans has completed a focused traffic study that addresses the potential traffic and parking impacts associated with the Emerald City Blooms project to be located at 112 Commercial Court in the City of Santa Rosa.

Project Description

The proposed project is a cannabis dispensary to be located in an existing suite consisting of 2,216 square feet of commercial use at 112 Commercial Court. As proposed, 538 square feet of the existing space would be converted to an indoor parking garage for employees and loading area for deliveries. The facility would be open to the public between the hours of 10:00 a.m. and 7:00 p.m. Monday through Thursday and 10:00 a.m. to 9:00 p.m. Friday and Saturday. It is anticipated that there would be three to four employees on-site per shift while the business is open to the public. Employees would be on-site 15 minutes before and 30 minutes after public hours and the owners would be on-site one hour before and one hour after public hours. The project site plan is enclosed for reference.

Trip Generation

The anticipated daily and p.m. peak hour trip generations for the proposed dispensary were estimated using standard rates for a new land use published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual*, 10th Edition, 2017, called "Marijuana Dispensary" (LU #882). Because ITE rates were developed based on data collected at sites that open for business at 8:00 a.m. and dispensaries in the City of Santa Rosa are not allowed to open for business until 9:00 a.m., custom a.m. peak hour trip generation rates specific to the City of Santa Rosa were developed based on data collected at three existing dispensaries in the City. A spreadsheet summarizing the data collected and derivation of the applied rates is enclosed. It should be noted that although parking floor area is not typically included in trip generation calculations, to provide a conservative estimate of the trip generating potential of the proposed project, these rates were applied to the entire floor area of the suite. Based on application of these rates and assumptions, the proposed project would be expected to generate 560 daily trips on average, including five trips during the a.m. peak hour and 48 trips during the p.m. peak hour.

For comparative purposes, and to review short-term impacts, the anticipated trip generation for the existing use of the space was also estimated. The suite is currently occupied by an automobile repair shop, so peak hour trips associated with the existing use were estimated based on rates for "Automobile Care" (ITE LU #942). It is noted that daily trip rates are not available in the ITE reference for this use, so daily trips were estimated using the rate for "Automobile Parts and Services" (ITE LU #943) as this was determined to be the land use most like Automobile Care. As is the case with all standard trip generation rates, trips generated by all aspects of the use are included, so while the independent variable is square footage, trips associated with employees, deliveries, customers, and visitors are reflected in the rate and resulting trip estimates.

As shown in Table 1, the proposed project would be expected to result in a net increase of 524 trips per day on average, including no new trips during the a.m. peak hour and 41 new trips during the p.m. peak hour; these trips represent the increase in traffic associated with the proposed project over current volumes.

Table 1 – Trip Generation Summary

Land Use	Units	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
Existing											
Automotive Care	-2.216 ksf	16.28*	36	-2.25	-5	-3	-2	-3.11	-7	-3	-4
Proposed											
Marijuana Dispensary	2.216 ksf	252.70	560	2.40	5	5	0	21.83	48	24	24
Net Difference			524		0	2	-2		41	21	20

Note: ksf = 1,000 square feet; * Weekday daily rate not available for Automotive Care so daily rate for Automotive Parts and Services used instead

Because the proposed project would be expected to generate fewer than 50 new trips during either peak hour, whether trips associated with the existing use are deducted or not and conservatively including space that is intended to be dedicated to parking, per the City's *Standard Guidance for the Preparation of Traffic Impact Analysis*, an operational analysis is not required.

Access Analysis

The project is part of an existing commercial development that has seven other tenants. The site would continue to be accessed via two driveways on the south side of Commercial Court. No changes are proposed to site access or on-site circulation. Deliveries are envisioned to be made by a sprinter van or smaller vehicle and would be accommodated in the project's garage.

Finding – Site access and circulation would be expected to operate acceptably in its current configuration.

Sight Distance

Sight distances at the project access points on Commercial Court were evaluated based on sight distance criteria contained in the *Highway Design Manual* published by Caltrans. The recommended sight distances for driveways are based on stopping sight distance, with approach travel speeds used as the basis for determining the recommended sight distance. While no speed limit signs are posted on Commercial Court, a reasonable approximation speed of 15 mph was assumed for the purpose of evaluating adequacy of sight distance, as the street is a cul-de-sac approximately 500 feet in length and stop-controlled on the east end which lends itself to lower speeds. Based on an approach speed of 15 mph, the recommended stopping sight distance is 100 feet.

The western driveway is located at the end of the cul-de-sac and as such there is no oncoming traffic from the west, nor are left-turns possible. A hotel is being constructed across the street at 111 Commercial Court, and the driveway at the hotel entrance is directly across the street and in clear view from the project driveway so there are no anticipated sight distance issues with drivers exiting the project site and those exiting the hotel parking lot simultaneously. At the eastern driveway there is 15 feet of red curb painted to the left of the driveway, which currently only provides approximately 60 feet of sight distance. Field observations confirmed that street parking on Commercial Court is heavily utilized and sight lines to the west of the eastern driveway are obstructed when a vehicle is parked in the first slot by the red curb. Parking should be restricted for an additional 18 feet to the west to improve

sight lines to 100 feet. To the east of the driveway, there is red curb and another driveway totaling over 50 feet, which provides sight lines in excess of 100 feet.

Finding – Stopping sight distance is adequate at the western driveway to the site, but there is inadequate sight distance to the west from the eastern driveway.

Recommendation – The curb should be painted red for an additional 18 feet from the end of the existing red curb on the west side of the eastern project site driveway.

Parking

Parking was evaluated to determine if the proposed supply would be adequate to satisfy City requirements. Based on the site plan, a total of nine parking spaces would be available to serve the project, including five spaces in front of the building (one of which would be ADA accessible), two spaces in the building's garage for employees, and two dedicated spaces for employees in the parking lot that serves the entire site. Based on 2,216 square feet of cannabis retail space, per Section 20-36.00 of the Santa Rosa City Code, the project would need to provide a total of nine spaces on-site to satisfy City requirements; the existing supply therefore meets City requirements, as indicated in Table 2. As noted previously, 538 square feet of the suite would be used as a parking and loading area. If this square footage is deducted from the total, the project would only need to provide seven parking spaces, so the number of spaces provided would exceed City requirements.

Table 2 – Parking Summary

Land Use	Units	Rate	Parking Spaces
City Required Parking			
Cannabis Retail	2,216 sf	1 space/250 sf	9
<i>Proposed On-site Supply</i>			9

Notes: sf = square feet

Finding – The proposed on-site parking supply is sufficient to meet City requirements.

Conclusions and Recommendations

- The proposed project would be expected to result in a net increase of 524 daily trips on average, including no new trips during the morning peak hour and 41 new trips during the evening peak hour.
- Site access and on-site circulation would be expected to continue operating acceptably.
- Stopping sight distance on Commercial Court at the western project driveway is adequate to accommodate all turns into and out of the site, though sight lines to the west of the eastern project driveway are insufficient. Additional red curb should be provided to extend the parking prohibition 18 feet.
- The proposed on-site parking supply meets the City's requirements.

We hope this information is adequate to address the potential traffic and parking impacts associated with the proposed project. Please contact us if you have any further questions. Thank you for giving us the opportunity to provide these services.

Sincerely,

Cameron Nye, EIT
Assistant Engineer III

Barry Bergman
Senior Planner

Dalene J. Whitlock, PE, PTOE
Senior Principal

DJW/cn/SRO508.L1

Enclosures: Site Plan
Santa Rosa Cannabis Dispensary Trip Generation Data

C. Oder Mitigation

March 28, 2018

Re: Seitz LLC
112 Commercial Court #2,
Santa Rosa, CA 95407
Cannabis Retail -
City of Santa Rosa –
Conditional Use Permit Application

As required by the City of Santa Rosa's Cannabis Retail – Conditional Use Permit Application, the Owner has hired TEP Engineering to address three items regarding HVAC filtration and noise. These three items are "Storage of Cannabis Products/Inventory", "Odor Control – Engineering Controls" and "Noise".

Dual EHS Permitting - Storage of Cannabis Products/Inventory

Seitz LLC will store and display packaged edible cannabis goods in spaces that have temperature and humidity controlled heating, ventilation and air conditioning (HVAC) systems. The outside and recirculated air for these HVAC systems will include filters that mitigate environmental contaminants such as smoke and dust. These filtration systems must be specified and sized properly by a Professional Mechanical Engineer and maintained by the Owner per the manufacturer's instructions. The area in which edible medical cannabis goods are stored also may not be exposed to direct sunlight.

Odor Control – "Engineering Controls"

The industry accepted method to remove cannabis odors for exhaust airstreams is activated carbon filtration.

Seitz LLC will install activated carbon filter canisters or inline filters on their exhaust systems serving spaces at risk for emitting cannabis odors. Seitz LLC will also install activated carbon inline filters on their recirculating air systems serving spaces at risk for emitting cannabis odors. These carbon filters are designed for the control of VOC's, odors and other gaseous contaminants. The spaces at risk for emitting cannabis odors are noted on the odor-control floor plan provided by Seitz LLC; these areas include the retail and storage spaces. The exhaust and recirculated air for these spaces will pass through an activated carbon filter, which utilizes molecular filtration to remove organic compounds from the airstream. These organic compounds (terpenes and terpenoids) carrying the cannabis odor are captured through a process of adsorption in the microporous carbon. The activated carbon filtration systems must be sized properly by a Professional Mechanical Engineer and maintained by the Owner per the manufacturer's instructions. Suitable activated carbon filters manufacturers include: Camfil, Can-Filters Canada, Purafil or approved equivalent by a Professional Engineer.

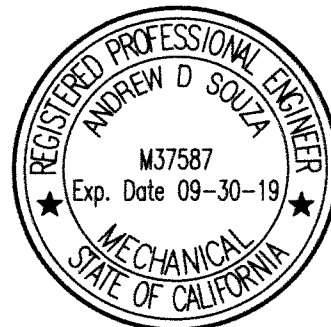
Noise

HVAC equipment shall comply with the City of Santa Rosa's Chapter 17- 16 (Noise) requirements. These HVAC systems must be specified and sized properly by a Professional Mechanical Engineer and maintained by the Owner per the manufacturer's instructions.

Sincerely,



TEP Engineering
Andrew Souza, P.E., CPD, GPD, LEED AP BD+C



D. Application Materials

1. Copyright Material Release
2. Conditional Use Permit
3. Indemnification Agreement
4. Disclosure form

COPYRIGHT MATERIALS RELEASE- To the extent that your application submittal packet includes plans or drawings prepared by a licensed, registered or certified professional, as defined pursuant to the California Health and Safety Code Section 19851 or Business and Professions Code Section 5536.25, such as a licensed engineer, architect or other design professional, the City must first obtain the signature release and permission of said professional prior to publication or reproduction of any such plans or drawings. Such drawings and plans may also be protected by copyright laws. The City of Santa Rosa hereby requests permission to reproduce and publish plans and drawings submitted with your application packet for purposes of more effectively and efficiently facilitating the entitlement review process, including making plans and drawings available on the City's website for public review and providing electronic reproductions to the City's review boards. The purpose of this request is limited solely to the purpose of facilitating the timely review of this application, and the plans and drawings will not be utilized by the City for other purposes. To assist the City in this process, please provide below the signatures of all of those who have prepared plans and drawings to be submitted with this application.

Engineer Name: _____

Phone: _____

Email Address: _____

ENGINEER /SURVEYOR'S SIGNATURE _____

Architect Name: Henry Wix

Phone: 707.576.7766

Email Address: henry.wix@wixala.com

ARCHITECT/DESIGNER'S SIGNATURE _____

Landscape Architect Name: _____

Phone: _____

Email Address: _____

LANDSCAPE ARCHITECT/DESIGNER SIGNATURE _____



APPLICATION
**CONDITIONAL USE
PERMIT**

Please Type or Print

File #:	CUP18-065
Related Files:	PRAP18-054
Set:	
Department Use Only	

www.srcity.org

☒ MAJOR

☐ MINOR

☐ TEMPORARY

GENERAL INFORMATION	LOCATION OF PROJECT (ADDRESS)	ASSESSOR'S PARCEL NUMBER(S)		EXISTING ZONING
	NAME OF PROPOSED PROJECT	043-240-001		GENERAL PLAN DESIGNATION
	APPLICANT NAME	<input checked="" type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX		<input type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX
	APPLICANT ADDRESS	CITY	STATE	ZIP
PROJECT INFORMATION	112 Commercial Ct #2+3	Santa Rosa	CA	95407
	APPLICANT REPRESENTATIVE	<input checked="" type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX		EMAIL
	112 Commercial Ct #2+3	Santa Rosa	CA	95407
	APPLICANT REPRESENTATIVE ADDRESS	CITY	STATE	ZIP
PROJECT INFORMATION	1550 Airport Blvd #201	Santa Rosa	CA	95403
	PROPERTY OWNER NAME (SIGNATURE REQUIRED BELOW)	<input checked="" type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX		EMAIL
	Enrique Seitz	707-484-6604		henryg.seitz@euro.com
	PROPERTY OWNER ADDRESS	CITY	STATE	ZIP
PROJECT INFORMATION	112 Commercial Ct #2+	Santa Rosa	CA	95407
	PROJECT/BUSINESS DESCRIPTION - (Attach separate sheet if necessary.)			
	See Attached Cannabis Retail and Delivery			
	SIZE OF PARCEL			
PROJECT INFORMATION	SQ. FT. or ACRES	GROSS SQ. FT. OF PROPOSED USE	PRIOR USE	
	152	2256	Auto Repair	
	<input type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> OFFICE	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INDUSTRIAL
	<input type="checkbox"/> EXISTING BUILDING/REOCCUPANCY	<input checked="" type="checkbox"/> EXISTING BUILDING/REOCCUPANCY	<input type="checkbox"/> NEW CONSTRUCTION	LIST EXISTING TENANTS
PROJECT INFORMATION	# UNITS TOTAL:	# BUILDINGS:	MAX EMPLOYEES/SHIFT:	USE
	# BEDROOMS PER UNIT:	TOTAL SQ. FT.:	# SEATS/CAPACITY:	SQ. FT.
	# PARKING SPACES:	SQ. FT. OCCUPIED:	# PARKING SPACES:	
	TYPE OF UNIT:	SQ. FT. EACH BUILDING (Please list):	% LOT COVERAGE:	
PROJECT INFORMATION	<input type="checkbox"/> SINGLE FAMILY DETACHED	DAYS/HOURS OF OPERATION:		
	<input type="checkbox"/> SINGLE FAMILY ATTACHED	7 days / 9am - 9pm		
	<input type="checkbox"/> SECOND UNIT	<input type="checkbox"/> MULTI-FAMILY		
	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> MOBILE HOME		
PROJECT INFORMATION	% LOT COVERAGE			
	SUBMITTAL INFORMATION - THESE ITEMS MUST BE SUBMITTED FOR A COMPLETE APPLICATION UNLESS INITIALED BY A CITY PLANNER			
	Plan MUST either be reduced to 11 X 17 or folded to 8 1/2 X 14			
	10 Copies of SITE PLAN showing all dimensions.			
PROJECT INFORMATION	10 Copies of FLOOR PLANS		DISCLOSURE FORM	
	10 Copies of NEIGHBORHOOD CONTEXT MAP		VICINITY MAP WITH NORTH ARROW	
	ADDITIONAL SUBMITTAL INFORMATION - THESE ITEMS MAY BE REQUIRED FOR A COMPLETE APPLICATION		INDEMNIFICATION FORM (Back of sheet)	
	10 Copies of DIMENSIONED ELEVATIONS (New construction only)		ENVIRONMENTAL ASSESSMENT (New construction only)	
PROJECT INFORMATION	10 Copies of SITE ANALYSIS MAP (New construction only)		Completed STORMWATER DETERMINATION WORKSHEET	
	10 Copies of LANDSCAPE PLANS (New construction only)			
	Completed ABC APPLICATION WORKSHEET 23958.4 B & P (For sales of alcoholic beverages)			
	PROPERTY OWNER'S CONSENT - I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.			
DEPT	PROPERTY OWNER'S SIGNATURE		E. R. Seitz	
	APPLICATION	RECEIVED BY	DATE	FEE RECEIVED
	PUBLIC HEARING	T. Selge	4/20/18	\$ 11,351
	ENVIRONMENTAL REVIEW	<input type="checkbox"/> REQUIRED <input type="checkbox"/> EXEMPT	DATE	FEE RECEIVED
		4/20/18	\$ 2,177	
		DATE	FEE RECEIVED	
			\$	

CONDITIONAL USE PERMIT

04/19/2016



INDEMNIFICATION AGREEMENT

File No: COP18 - 005

Project Name and Address: Seitz Family Estates LLC / Emerald Blooms

As part of this application, the applicant agrees to defend, indemnify, and hold harmless the City of Santa Rosa, its agents, officers, councilmembers, employees, boards, commissions and Council from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents or negative declaration which relates to the approval. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision, whether or not there is concurrent, passive or active negligence on the part of the City, its agents, officers, councilmembers, employees, boards, commissions and Council. If for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

The City of Santa Rosa shall have the right to appear and defend its interests in any action through its City Attorney or outside counsel. The applicant shall not be required to reimburse the City for attorney's fees incurred by the City Attorney or the City's outside counsel if the City chooses to appear and defend itself in the litigation.

I have read and agree to all of the above.

Enrique Seitz
Applicant (please print name)

E R Seitz
Applicant (please sign name)

ACKNOWLEDGMENT THAT COPYRIGHTED REPORTS SUBMITTED TO THE CITY SHALL BE CONSIDERED PUBLIC RECORDS

The applicant acknowledges, understands, and agrees that any soils, seismic hazard, landslide, geologic, natural hazard, or geotechnical report, study, or information submitted to the City by, or on behalf of, the applicant in furtherance of this application submitted by the applicant will be treated by the City as public records pursuant to the CA Public Records Act which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.

I have read and agree to all of the above.

Enrique Seitz
Applicant (please print name)

E R Seitz
Applicant (please sign name)



DISCLOSURE FORM

Please Type or Print

File No. WP18-065	Quad. SE
Related Files	
DEPARTMENT USE ONLY	

www.srcity.org

D I S C L O S U R E F O R M	Project Title: <u>Seitz Family Estates / Emerald Blooms</u> <u>112 Commercial Ct #2 + #3</u> (Include site address)	
	Please provide the name of each individual, partnership, corporation, LLC, or trust who has an interest in the proposed land use action. Include the names of all applicants, developers, property owners, and each person or entity that holds an option on the property.	
	Individuals: Identify all individuals Partnerships: Identify all general and limited partners Corporations: Identify all shareholders owning 10% or more of the stock and all officers and directors (unless the corporation is listed on any major stock exchange, in which case only the identity of the exchange must be listed. LLCs: Identify all members, managers, partners, officers and directors. Trusts: Identify all trustees and beneficiaries. Option Holders: Identify all holders of options on the real property.	
	Full Name:	Address:
	Enrique Seitz	112 Commercial Ct #2 + #3
	Catherine Seitz	112 Commercial Ct #2 + #3
In addition, please identify the name of each civil engineer, architect, and consultant for the project.		
Full Name:	Address:	
Henry Wix	4849 Old Redwood Hwy	

Additional names and addresses attached: ☐ Yes ☐ No

The above information shall be promptly updated by the applicant to reflect any change that occurs prior to final action.	
I certify that the above information is true and correct: <u>E. H. Seitz</u> Applicant	<u>4-19-2018</u> Date

E. Letters of Support



AMERICA'S BODYSHOP®

August 7, 2018

Dear Members of the Santa Rosa Cannabis Sub-committee,

We are business owners of the complex located at 112 Commercial Ct. and are writing to support Emerald City Blooms (Unit #2) in their application process for a retail cannabis business. We are in favor of Emerald City Blooms as part of our neighborhood. We are confident the operations of a retail cannabis business will be compliant with local and state laws and add value rather than create nuisance.

As the neighborhood and business owners, we support Emerald City Blooms because they are a better fit in our community. We would rather see the project move forward on unit #2 over unit #25. Parking ingress and egress have been long-time problems for this location. The approval of unit #25 would further this issue, while the approval of #2 would add parking, be less of an impact on the traffic flow and keep the impact to the back of the complex. Emerald City Blooms would benefit our community, add esthetic value, improve safety and security of our neighborhood and create jobs.

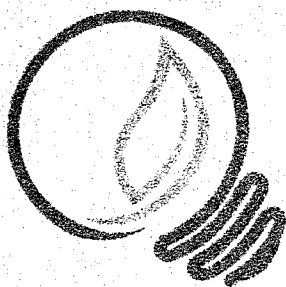
Again, we highly recommend 112 Commercial Ct. #2 over its competitor at #25. This location is more suitable for the area.

Thank you for your time and consideration in this matter.

Sincerely,

Scott Jeffery- Building owner of unit's #12-19/Business owner

Kirk Jeffery- Building owner of unit's #12-19/Business owner



ADVANCED SAVINGS SOLUTIONS

112 Commercial Ct. # 24; Santa Rosa, Ca 95407 (707) 284-1409

November 27, 2018

Members of the Santa Rosa Cannabis Sub-committee,

My name is Dave, I am a business owner in the neighborhood of 112 Commercial Ct. # 2 and have operated in this community for 26 years.

I am in favor of Emerald City Blooms becoming a part of our community. With Emerald City Blooms as part of our future, I am confident we will grow into a better community and neighborhood.

Emerald City Blooms has partnered with Pacific Expeditors Consulting Services, and as a veteran owned business, Pacific Expeditors understands the needs of our community, and the complications the industry struggles with on a daily basis. I encourage groups like Emerald City Blooms and Pacific Expeditors to join our community because I know they are committed to improving our neighborhood and are proactively addressing the safety of our community at large.

As a neighbor and business owners, I support Emerald City Blooms and Pacific Expeditors because they will benefit our community, will make our neighborhood more beautiful, will improve the safety and security of our neighborhood, and will create jobs.

I highly recommend 112 Commercial Ct. # 2 over its competitor at # 25. This Location is more suitable for the area.

Thank you for your time and consideration in this matter,

Sincerely,

Dave McElroy
Advanced Savings Solutions
707-284-1409



112 Commercial Ct #4
Santa Rosa, CA 95407
707-578-6004

santarosa@minutemanpress.com
www.santarosa.minutemanpress.com

Dear Members of the Santa Rosa Cannabis Sub-Committee:

I am one of the business owners in the 112 Commercial Court complex and I am writing to support Emerald City Blooms (unit #2 & #3) in their application process for a retail cannabis business. We are confident that the operations of a retail cannabis business will be compliant with local and State laws.

We support Emerald City Blooms because they are a better fit in our community. We would rather see the project move forward on Unit #2 then Unit #25. Parking ingress and egress have been long-time problems for this location. Approval of Unit #25 would further compound this issue, while the approval of Unit #2 would be adding parking, be less of an impact on the traffic flow and keep the impact to the back of the complex.

Emerald City Blooms has our vote and support and we highly recommend Emerald City Blooms Unit #2 over its competitor Unit #25. This location is much more suitable for the area.

Thank you for consideration in this matter.

Sincerely,

Greg Gallegos

A handwritten signature in black ink, appearing to read 'Greg Gallegos', written over the printed name.



112 Commercial Court Suite 22 Santa Rosa, CA 95407
(707) 575-4545 FAX (707) 545-2277

August 6, 2018

Dear Members of the Santa Rosa Cannabis Sub-committee:

I am an owner of several warehouse condominiums and a business at 112 Commercial Ct. My business has operated at this location for over 20 years and I am currently on the Board of Directors for the HOA of the complex and have been for many years.

Though I was not able to attend the two informational meetings for applicants wishing to open cannabis dispensary businesses in our complex at 112 Commercial Ct., I am fully informed of both applicants and their business plans.

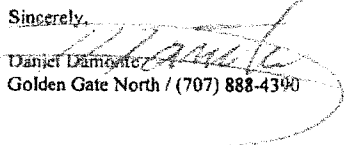
In general, I am concerned that this type of business may not be a good fit for our location. We are located on a very small Court between highway 101 and Santa Rosa Ave. The only entrance is off Santa Rosa Ave across from the Santa Rosa Market Place (Costco) shopping center which is a very busy street and a very busy shopping center. In addition, there is a 100+ bed hotel in the process of construction at the end of our Court. The businesses currently operating in our complex do not serve a large retail population. We are mostly warehouse type businesses with small store fronts. We have 53' semi-trucks delivering to our complex on a daily basis, many times having to back down our Court to be unloaded by forklift in the street. Many times the Court is completely blocked for 15 to 20 minutes while the unloading is taking place.

Parking is also a huge concern, with only 3-4 assigned spots per unit (which includes both employee and customer parking) the traffic numbers proposed by the applicants (especially Unit #25 applicant) only exacerbates the already tenuous parking & traffic situation. There is street parking on only 1 side of our short Court which is already used by the employees of the existing businesses. We already often have issues between owners, tenants and customers regarding the lack of parking and blocking of entrances/exits to delivery vehicles and emergency vehicles. The Santa Rosa Fire Dept's ladder truck has to park blocking almost all parking spaces when they are here buying products at my business.

For several reasons, I feel that if a dispensary operation were to be approved in our complex, I would prefer it be to the applicant in Unit #1 & #2 (Emerald City Blooms) vs. the other (unit #25) applicant. The Unit #1 & #2 location is in a more conducive spot for traffic (at end of cul-de-sac turnaround), they have more parking spots assigned to their units than the other applicant and their business plan is focused on more off-site (door to door) delivery which will also lessen the impact of any additional traffic and parking needs.

If the entrance/exit in front of Unit #25 is blocked, ALL traffic to & from our businesses and ALL traffic to & from the new Hotel will be blocked. The entrance/exit in front of Unit #1 & #2 can be blocked without creating the afore mentioned "totally blocked" Court. In addition, the owner of Unit #1 & #2 has been a HOA board member for many years and has been active and involved in our homeowner issues over the past 20+ years. He has been very generous in helping with our complexes issues and I believe he will continue to be very responsive to any addition issues that his business might create. The other applicant and owner of Unit #25 has not even introduced herself nor attended ANY of our HOA meetings in the ten (10) years she has owned the property. Not only has she not been friendly to & with her fellow property owners or businesses she has actually created much animosity with them by having their customer's cars towed without notice (which she doesn't even have the legal right to do so).

Sincerely,


Danjet Damonte
Golden Gate North / (707) 888-4390

D. H. DAMONTE, INC.
112 COMMERCIAL COURT
SANTA ROSA, CA 95407

August 6, 2018

Dear Members of the Santa Rosa Cannabis Sub-committee:

I am an owner of a warehouse condominium and business at 112 Commercial Ct. My business has operated at this location for over 20 years and I have been on the Board of Directors for the HOA of the complex for many of those years.

Recently, I have attended two informational meetings for applicants wishing to open cannabis related businesses in our complex at 112 Commercial Ct.

In general, I am concerned that this type of business may not be a good fit for our location. We have a very small street wedged between highway 101 and Santa Rosa Ave. The only entrance is off Santa Rosa Ave, which is a busy street. In addition, there is a 100 bed hotel already approved and in the process of construction at the end of this short street. The businesses currently operating in our complex do not serve a large retail population. Mostly we are warehouse type condominiums with small store fronts. We frequently have large semi delivery trucks coming through our complex to deliver products.

Parking is the biggest concern, with only 3-4 assigned spots per unit, which includes both employee and customer parking. There is very little street parking (only 1 side of short street allows any on street parking). We often have issues between owners, tenants and customers regarding the lack of parking and blocking entrances/exits to delivery vehicles and emergency vehicles.

For several reasons, I feel that if any cannabis operation were to be approved in our complex, my vote would go to the Emerald City Blooms applicant over the other (unit #25). Emerald City Blooms location is in a more conducive spot for traffic (at end of cul-de-sac turnaround) and they have more parking spots assigned to their units than the other applicant. In addition, the owner of the location has been active and involved in homeowner issues over the years, so I have confidence they would be responsive to the other owners and tenants concerns in the complex. The other applicant (unit #25) has not come to any homeowner meetings and has not established a positive relationship with other owners and tenants of the complex over the course of 10 years of ownership.

The Emerald City Blooms business plan as presented at their community meeting indicated they would also offer inside parking, and closing off one warehouse door to provide additional parking spots; and had more business slated as delivery business than walk-in/drive-in type business, which would also help alleviate the parking and traffic issues I have outlined above.

Thank you,



Deanna Damonte
D. H. Damonte Inc.
707-575-4545, ext. 11
deanna@goldengatenorth.com

ALTERNATIVES HEALTH COLLECTIVE

1603 Hampton Way

Santa Rosa, CA 95407

707-525-1420

September 1, 2012

To Whom It May Concern:

As Chief Executive Officer at Alternatives, a Health Collective, I was tasked with relocating our medicinal marijuana collective. The project included purchasing a new building, remodeling the location, applying for a Sonoma County permit, hiring and training a new staff, and implementing the point of sales and inventory control systems.

During this process, my consultant, Brian Dombrowski, was invaluable at every step of the way. His broad-based knowledge in this industry is invaluable. He was highly successful in assisting me with interviewing and hiring a staff and then training me and my new employees in matters of security and compliance with California's complex medicinal marijuana laws. His excellent communication and leadership skills created a highly functional team who accomplished a tremendous amount of quality work in a short timeline.

Brian worked side by side with me throughout the Sonoma County permit process. He attended county permit meetings and never hesitated to testify before governmental agencies on our behalf. He was persuasive, dependable, and articulate. His experience and expertise helped enormously.

Brian had an excellent grasp of what needed to be accomplished, and by when. I highly recommend his consulting services to anyone in the medicinal marijuana (or legalization) field. Should you have any questions, please feel free to contact me.

LAW OFFICES OF KAREN KISSLER

Karen Kissler, Esq.

77 Estelle Ave.

Larkspur CA 94939

415/250-8888

F. HOA – Exterior Modifications Approval

EMERALD CITY

BLOOMS

2/26/2019

112 Commercial Court #2 & #3

Santa Rosa, CA 95407

This letter is to acknowledge our meeting on February 20th, 2019 between Emerald City Blooms, tenant at Unit 2, 112 Commercial Court and the HOA board members. Approvals to exterior modifications were agreed upon by both parties in the following areas:

1. One exterior rollup door to be replaced from solid metal to glass and solid lower panels, in a 'firehouse' style.
2. One exterior rollup door to be replaced with aluminum and glass storefront system to mimic new 'firehouse' rollup door.
3. Parking spaces immediately adjacent to Unit 2 & 3 would be restriped to accommodate 5 parking spaces. (One space intended to meet ADA requirements)
4. A freestanding landscape planter(s) would be placed between parking spaces and Unit 3.
5. A freestanding trash receptacle would be placed at existing entry to Unit 3 and be emptied every night at closing and stored in the building after hours.
6. A new bicycle rack would be installed in the area of where old mailboxes were located and have a complimentary color to that building.
7. Exterior security cameras would be installed on building façade as required for State compliance.

All items above would be at purchased, installed and maintained by Emerald City Blooms. Prior to installation or construction of all of the above items color and final material selections will be brought back to the HOA board members for final approval of specific materials and color choices.

Please sign this acknowledgment that the above items are agreed upon in design concept and can move forward with final drawings and approvals.

Thank you again for meeting with us and arriving at solutions that could be replicated throughout the complex.

Sincerely,

Catherine Seitz and Enrique Seitz

Acknowledged by:

Scott Jeffery

Dan Damonte

Deanna Damonte

Title:

Pres.

V. Pres.

Treasurer

Date:

3/4/19

3/4/19

3/1/19