

SOLFUL  
CONDITIONAL USE PERMIT APPLICATION  
MEDICAL AND ADULT USE  
RETAIL CANNABIS DISPENSARY  
WITH DELIVERY

GRAVENSTEIN 116, LLC. DBA SOLFUL  
755 FARMERS LANE #140, SANTA ROSA, CA  
APN: 014-850-001  
Revised 30 August, 2019

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## PROJECT DESCRIPTION

Gravenstein 116 LLC. DBA Solful has filed a Conditional Use Permit application to operate Solful, a medical and adult use retail cannabis dispensary (State License Type 10) with delivery, within the existing building at 755 Farmers Lane #140, Santa Rosa (A.P. No. 014-850-001.) The project is located in northeast Santa Rosa in the Office Commercial zoning district.

## NEIGHBORHOOD

This proposed Solful adult and medical use cannabis dispensary with delivery is located on a .02 acre parcel at 755 Farmers Lane #140 fronting on Farmers Lane in northeast Santa Rosa. Farmers Lane is an arterial with two lanes of travel in each direction in this area.

The neighborhood contains a mix of businesses and services catering to both the immediate neighborhood and to east Santa Rosa and the traveling public on Farmers Lane. Proximate to the proposed dispensary is Yogurt Time, a law office, and an oriental rug store. Across the street to the east is Montgomery Village shopping center, with numerous retail establishments, including Ross, Crepevine and Lucky Supermarket. The proposed dispensary will fit within the scale of existing neighborhood commercial uses and provide a service to both the immediate neighborhood and the larger Santa Rosa east side area.

## EXISTING AND PROPOSED USE

The proposed medical and adult cannabis dispensary with delivery will be located within a 2,000 square foot first floor tenant space at 755 Farmers Lane (Suite 140) presently used as a law office. The other first floor building occupants include Yogurt Time and an oriental rug store. Additionally, there are 14 residential units on the second and third floor of the building.

The property includes a rear parking area underneath the building and to the rear of the building providing 43 parking spaces. There are no assigned or reserved parking spaces in the parking area and the dispensary would have access to all spaces including the two ADA parking spaces.

The project will include activities permitted by a Cannabis Retail and Delivery State License - Type 10 for Medicinal and Adult use, which allows retail sales of cannabis and cannabis products to consumers, either at a brick-and-mortar dispensary or via delivery. The proposed cannabis retail dispensary for 755 Farmers Lane #140 is located on a four lane arterial street serving the neighborhood and larger area and will provide an east side cannabis retail opportunity as no other dispensaries are sited in this area.

Interior renovation will occur under a City building permit to provide dispensary interior spaces as outlined in the project floor plans. As part of the building permit for this interior work, the building will be upgraded as required to meet present City ADA compliance standards for persons with disabilities.

## ACCESSORY USES

No accessory uses are proposed on the site.

## SIGNAGE

Soful will comply with all signage as required in Santa Rosa Ordinance No. Ord -2017- 025 in accordance with the sign permitting process, including the display of permits (Santa Rosa, Cal., ORD-2017-25, Chapter 20 § 46.80 (F11)) during business hours, in a conspicuous place.

Soful is not proposing any signage as part of this application. Any future identification signage will be permitted by the City before 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 near the dispensary is prohibited.

A sign indicating active security camera monitoring will additionally be posted at the entrance. The state retail license will be posted in the lobby, in a conspicuous place so that it will be readily seen by all persons entering the dispensary.

## PROJECT DETAILS

This section provides additional details on the operation of the proposed retail dispensary with delivery.

## HOURS OF OPERATION

The State of California restricts cannabis retail hours to between the hours of 6 a.m. and 10 p.m., however, the City of Santa Rosa further restricts retail hours to 9 a.m. to 9 p.m. daily.

This retail facility will be open to the public between 9 a.m. to 9 p.m. daily consistent with City permitted hours of operation (Santa Rosa, Cal., ORD-2017-25, Chapter 20 § 46.080(F-4).)

All deliveries within the City of Santa Rosa will be restricted to between the hours of 9 a.m. to 9 p.m. (Santa Rosa, Cal., ORD-2017-25, Chapter 20 § 46.080(F-4).) Delivery operations will be limited to 6 a.m. to 10 p.m. seven days a week (Cal. Code Regs. tit. 16 § 5403(a).)

## EMPLOYEES

A maximum of 10 employees will work per shift.

## ON-SITE CONSUMPTION

No on-site consumption is proposed at this facility.

## DELIVERY SERVICES

The applicant plans to deliver Cannabis and Cannabis Products in line with 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 of the retailer. Employees delivering cannabis will carry a copy of the retailer's current license, the employee's government-issued identification, and an identification badge. Delivery will only be offered to a physical address, 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 will 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 will be affixed to the delivery vehicle and will remain active and inside of the delivery vehicle during delivery. While making deliveries, the applicant's delivery employee will not carry cannabis goods worth not exceeding State limitations.

The delivery service will have a menu available on the website, so customers can place orders over the phone or online. The customer will send over all necessary information and will have a profile created within the point of sale (POS) 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 specific time entered of the delivery.

While making deliveries of cannabis goods, the applicant's employee will 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 the applicant's licensed premises. The applicant's delivery employee(s) 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.

## ZONING AND GENERAL PLAN COMPLIANCE

The proposed Solful dispensary with delivery is in compliance with City, County and State requirements as discussed below.

### ZONING CONSISTENCY

755 Farmers Lane is zoned Office Commercial (CO.) Properties along the Farmers Lane frontage in this area are zoned Office Commercial on the west side of Farmers Lane and General Commercial on the east side. The City Zoning Code identifies the Office Commercial district as having the following purpose:

“The CO zoning district is applied to areas appropriate for administrative, business, financial, medical, professional, and public office uses, together with similar and related compatible uses. Residential uses may also be accommodated as part of mixed use projects. The CO zoning district is consistent with and implements the Office land use classification of the General Plan.”

The City Zoning Code identifies the General Commercial district as having the following purpose:

“The CG zoning district is applied to areas appropriate for a range of retail and service land uses that primarily serve residents and businesses throughout the City, including shops, personal and business services, and restaurants...The CG zoning district is consistent with the Retail and Business Services land use classification of the General Plan.”

The proposed dispensary with delivery services is consistent with both the Office Commercial and General Commercial zoning districts and will provide offer retail opportunities presently lacking in this part of Santa Rosa.

### GENERAL PLAN CONSISTENCY

The General Plan designation for this parcel is Office. As mentioned above, the property's Office Commercial zoning is consistent with this General Plan designation. As described above, the neighborhood contains a wide mix of business types along Farmers Lane serving both the immediate neighborhood and a broader area.

Additionally, the project is consistent with General Plan goals, policies and objectives, including the following:

LUL-1-1 Provide a range of commercial services that are easily accessible and attractive that satisfies the needs of people who live and work in Santa Rosa and that also attracts a regional clientele.

EV-A Maintain a positive business climate in the community

EV-A-1 Continue to promote Santa Rosa as the North Bay's premier location for technology, clean/green technologies, and entrepreneurial businesses, which create new products and business models that will attract national and international markets.

EV-A-5 Maintain diversity in the types of jobs available in Santa Rosa to lessen the impact of economic cycles.

T-B-@ Locate uses generating heavy traffic so they have direct access or immediate secondary access to regional/arterial streets or highways.

#### BUILDING AND FIRE CODES

Gravenstein 116 LLC. DBA Solful will work closely with the Building and Fire Departments to ensure that the proposed project is safe and will comply with all applicable fire and building codes. This includes as may be required, but is not limited to, provision of KNOX lock box.

The facility will feature fire suppression, air quality/ventilation, and alarm systems, which will be maintained in good working order. Additionally, the applicant will implement fire and safety controls that include but are not limited to engineering controls, safe work practices, administrative controls and OSHA hazardous prevention and controls. All employees will receive training on fire and safety systems and procedures. For communication purposes with emergency service providers, the applicant will assign a facility manager as the responsible party and keep the contact information for Solful up to date with the City.

#### LICENSING COMPLIANCE

##### Local and State Compliance:

Gravenstein 116 LLC. DBA Solful is committed to compliance with local and state regulations. The applicant has extensive experience in cannabis operations through its ownership and operation of the Solful dispensary in Sebastopol, California.

Gravenstein 116 LLC. DBA Solful will diligently pursue and obtain a State cannabis Type -- license and will comply with all applicable State licensing requirements and conditions, including, but not limited to, operational standards and locational criteria.

In addition to the inherent experience of the ownership in operations of compliant cannabis companies, the applicant has retained Golden State Government Relations, a compliance and advocacy firm with offices in Santa Rosa, San Louis Obispo and Sacramento, to provide oversight of operational compliance and advise on changes to the dynamic regulatory environment for cannabis in California.

#### Separation of License Types:

Gravenstein 116 LLC. DBA Solful is the only applicant occupying 755 Farmers lane #140. Gravenstein 116 LLC. DBA Solful will maintain a clear separation between all license types at this facility. Each license type will adhere to all local and State requirements and will only be accessible by authorized personnel or vendors.

#### Edibles

Gravenstein 116 LLC. DBA Solful is not proposing producing edibles or a commercial kitchen at this facility. If this changes, they will comply with all local and State regulations regarding edibles.

#### REGULATORY LAW AND PROCEDURES

The applicant will follow Cal. Code Regs. tit. 16 § 5410 & 5411 pertaining to allowing returns of purchased cannabis. Applicant will not 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 applicants site by a customer will not leave the retailer's premises unless goods are placed in an opaque exit package. Applicant will not have an 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.

#### **Dual State Licensing (I)**

Dual licensing. (Santa Rosa, Cal., ORD-2017-25, Chapter 20 § 46.050 A) The applicant, prior to occupancy will apply for and receive a type 10 retail license for the State of California Bureau of Cannabis Control.

#### **Dual EHS Permitting (I)**

To achieve the required dual licensing with the Environmental Health Service (EHS) Department, the applicant will apply for and not begin selling edible products until receiving a permit from EHS. To ensure the project is compliant with EHS requirements, these specific features and procedures 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 material identified by licensed professionals to achieve this requirement.
- d. Hand Wash sink(s): EHS is requiring a sink dedicated for hand washing with hot and



cold water and equipped with mounted soap and a towel dispenser which is easily accessible to employees. The hand wash sink is located within the facility bathroom.

e. Storage of Cannabis Products/Inventory:

i.EHS requires edible cannabis goods be stored in a building designed to permit control of temperature and humidity and will prevent the entry of environmental contaminants such as smoke and dust. The area in which edible medical cannabis goods are stored also may not be exposed to direct sunlight.

The storage area and product display areas of the facility will meet this requirement through mechanical improvements proposed by our mechanical engineer, Andy Souza, PE. Also, no edible cannabis goods will be displayed in an area that receives direct sunlight. The storage area has no exposure to sunlight.

ii.EHS requires that edible cannabis products will 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 six inches of clearance from the floor. Additionally, the daily operating procedures will include janitorial maintenance of the storage area to ensure cleanliness.

f. EHS requires that storage areas must be under continuous video-monitoring and recording and secured in accordance with the Security Plan.

As outlined in the security section, 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 be placed on lights above cannabis product storage.

The lighting requirements will be met through interior improvements that additionally 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: All edible medical cannabis waste are 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 supply: 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.

## PROXIMITY TO SCHOOL

Pursuant to State of California Health and Safety Code Section 11362.768 and Santa Rosa Ord. No. ORD -2017-025, the site is located over 600 feet from any K-12 school and from any other Cannabis retail operation. The closest school to the site is Montgomery High School, which is located 1,000 feet from the proposed dispensary.

## CONCENTRATION

The City of Santa Rosa Zoning Code limits the geographic concentration of cannabis retail (dispensaries) by prohibiting dispensaries within 600 feet of each other. There are no other cannabis retail facilities within 600 feet of the project site, therefore the project is not located within an “over-concentration” area.

## TRAFFIC AND PARKING

This application complies with the City of Santa Rosa parking requirements in Zoning Code Section 20-36.040, Table 3-4 requiring eight spaces, based on one space per 250 sq. ft. of retail area

The parcel has 43 parking spots including 2 ADA spots. There are no assigned spots and the dispensary is free to use any of the spots. This mixed use development, including both residential and commercial uses, will provide for varied times for on-site parking needs ensuring adequate parking for both residential and commercial tenants.

As per city requirements the parcel is required 44 spaces due to the multi use aspect of the parcel there are parking reductions in place as detailed in the below table.

Square footage	Use	Required # of spaces	Reduction allowed	Total required spaces
Building 1				
First Floor				
2,000 SF	Dispensary	8	25% -3	6
337 SF	Office	1	50% -.5	.5
1,012	Retail	4	50% -2	2
1,106	Retail	4	50% -2	2
2nd/3rd Floors				
1,151	2 bedroom	(2.5) 5	0	5
931	2 bedroom	(2.5) 5	0	5
1,091	2 bedroom	(2.5) 5	0	5
897	1 bedroom	(1.5)3	0	3
1091	2 bedroom	(2.5) 5	0	5
931	2 bedroom	(2.5)5	0	5
1,151	2 bedroom	(2.5) 5	0	5
Building 2				
824	1 bedroom	1.5	0	5
Total spaces		51.5	-7.5	44

The dispensary will additionally offer delivery services and will prompt and encourage new customers to sign up for recurring deliveries to reduce trip generation.

## SECURITY PLAN

Solful will implement a security plan 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 security systems will remain 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.

Solful will take all reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas, sidewalks, alleys and areas surrounding the premises and adjacent properties during business hours. Reasonable steps include requesting those engaging in nuisance activities to cease those activities and if nuisance activities continue, calling the police in a timely manner.

## SECURITY PERSONNEL

In compliance with State law (CAL. CODE REGS. tit. 16 § 5045), security personnel will always be present at the location during business hours. In addition to ensuring all customers meet age requirements, security personnel will additionally monitor the site and adjacent property to prevent nuisance activity and report any criminal activities to law enforcement.

## LOCKS AND ACCESS CONTROLS

The proposed floor plan includes commercial grade security windows, doors and locks at all entrances, exits, and access points to restricted areas. Upon entering the facility, security and/or reception will verify that the medicinal patients with a valid medical use card over the age of 18 or adult use customers is over 21 years of age, prior to allowing access to the retail floor.

## SURVEILLANCE

Security surveillance video cameras will 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, transferred, and dispensed. The security surveillance cameras will be oriented in a manner that provides clear and certain identification of all individuals within those areas. Cameras will be active and operate under any lighting condition. Security video will be stored

for ninety (90) days. All recordings will be easily accessed for viewing. A detailed camera plan is included with this application.

#### ALARM SYSTEM

Solful will install a professionally monitored alarm system, which provides them with notification of any unauthorized access to the premises. The alarm system will be registered with the City and an alarm permit will be kept in good standing. Compliant with the City Code Section 6- 68. 130, an alarm permit will be obtained by the Santa Rosa Police Department prior to installing an alarm system. Solful will keep the name and contact information of the alarm system installation and monitoring company as part of their onsite books and records.

#### CONTROLLED ACCESS

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. Additionally, medicinal patients with a valid medical use card over the age of 18 will be permitted within the retail store. 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. The applicant's employees will be physically present in the retail area when individuals who are not employees of the retailer are in the retail area. An individual in the retail limited-access area who is not employed by the retailer will be escorted by the applicant's employees within the retailer limited-access area. The applicant will keep a log of all authorized individuals who are not employees that enter the 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 verified that the individual is over 18 and possesses a valid medicinal marijuana cards or at least 21 years of age and has a valid proof of identification. All patrons must present one of the following acceptable forms of identification:

- 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 birth date of the individual.

## SECURE STORAGE AND WASTE DISPOSAL

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 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.

## ODOR, LIGHT, AND NOISE CONTROL

Solful, will ensure that all odor, light, and noise controls are in line with Best Management Practices outlined by the City of Santa Rosa and in-line with the State of California regulations as detailed below.

### ODOR CONTROL

The retail outlet will maintain adequate odor control measures such that the odors of cannabis cannot be detected from outside of the structure. The project will implement odor mitigation as outlined by Andy Souza of TEP, who has been retained to design and certify the odor control improvements for the project.

A combination of engineering and administrative controls will be implemented to effectively mitigate cannabis odors. Engineering controls include carbon filtration via a dedicated environmental exhaust fan and negatively pressuring odor sources. Carbon filtration is commonly accepted through the cannabis industry as the current best engineering control technology for mitigating odors in facilities generating cannabis odors with exhaust air/filter intake points located in areas of the facility where odor generating will take place. As such, this engineering control strategy will effectively mitigate odors for all cannabis odor sources within the facility.

To provide adequate air quality and prevent any odors from being detected from outside the building, Solful, will install air quality, ventilation and odor control systems. The engineering controls will include carbon filtration that utilizes cartridges to filter the air throughout the facility. Maintenance plans will be implemented to ensure that the odor mitigation system remains functional 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 mitigate cannabis odors effectively. Solful will insure that odor control and air quality systems are routinely inspected and maintained in good working order. All staff will receive training on air quality and odor control systems.

## LIGHTING PLAN

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

1. Exterior lighting systems will 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 neighborhood. All exterior lighting will all be Building Code compliant and comply with Section 20-30.080 (Outdoor Lighting.)
2. Interior light systems will 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.)

## NOISE CONTROL

All business activities will occur within the existing building. No exterior equipment will be set up or used outside the building. No generators will be used on-site, except if needed as a temporary, short-term emergency back-up basis due to a power outage. Solful has engaged a professional engineer to ensure that the entire cannabis facility and all improvements proposed for the project, including air conditioning and ventilation equipment, comply with the City's Noise ordinance, Chapter 17-16.

## SITE MANAGEMENT, RECORDS AND SAFETY

### SITE MANAGEMENT

The applicant is experienced in providing superior compliance and customer service in their related cannabis operations. As outlined in this application, the applicant will comply with all regulations of the City of Santa Rosa, the Bureau of Cannabis Control, and the County Environmental Health Services Department and maintain in good standing permits and licenses required by each and any additional government entities which have jurisdiction or are granted jurisdiction over Cannabis Retail in the future.

#### STAFFING AND LOCAL HIRING PLAN

All staff will be listed on an employee register containing all required information and kept up to date with required state agencies.

All 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 full-time and will work staggered shifts to accommodate customer flows. All employees will be over 21 years of age. All employees will be required to undergo a background check in accordance with state and local requirements, including a check for any prior felony convictions. Solful is committed to hiring employees locally. Sonoma County and Santa Rosa have a wealth of experienced and dedicated people who would be qualified to work in the facility. The Applicant plans to consider residency when making hiring decisions, will promote the job posting locally, and use local connections in the to discover new local talent.

#### INVENTORY CONTROLS

Solful will operate in a manner to prevent diversion of Cannabis and will 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, the applicant will immediately notify regulators and law enforcement within the required time periods. In addition, the applicant will perform a reconciliation of its inventory at least once every 14 days and will be made available to the California Cannabis Bureau upon request.

Solful 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). The applicant will only display cannabis goods for inspection and sale in the retail area. Solful 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 will operate according to CAL. CODE REGS. tit. 16 § 5408, and sell only live, immature cannabis plants that are not flowering, purchased from a nursery that holds a valid Type-4 license, and has a label affixed to the plant or package containing any seeds which states "This product has not been tested pursuant to Medicinal and Adult-Use Cannabis Regulation and Safety Act." The applicant will also strictly follow the daily limits of not more

than six plants per customer, 28.5 grams of non-concentrated cannabis, and 8 grams of concentrated cannabis with no exceptions except as permitted by state regulations (CAL. CODE REGS. tit. 16 § 5409). These limits will be tracked through the facilities point of sale system which will attribute each sale to the individual customer.

#### 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 Solful's security and safety protocols as a condition of employment. The applicant will mandate that all employees be well versed in all security procedures. As required by state rules, Solful will maintain up-to-date and current records related to the cannabis operation. All surveillance equipment, records and recordings will be stored in a secure area that is only accessible to applicant's management. Finally, the applicant will update the security plan to comply with any changes to local or state laws and regulations for cannabis licensing.

#### TRANSPORTATION AND SAFETY

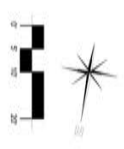
Solful has designed their facility to ensure secure and safe delivery access points. Per State regulations, all employees will be trained on proper delivery procedures, and will be required to wear badges at the facility to prohibit unauthorized individuals from accessing the delivery area. All cameras in the delivery portion of the facility will be set up to capture the loading, unloading, and inventory procedures within and outside the facility. Cameras and alarms will Solful will additionally implement procedures for safe and secure transportation and delivery of cannabis, cannabis products and currency in accordance with state law.

#### CONCLUSION

Gravenstein 116 LLC., DBA Solful seeks a Conditional Use Permit to construct and operate a medical and adult retail cannabis dispensary with in 2,000 square feet of an existing building at 755 Farmers Lane #140. The proposed re-use of this building will be harmonious integrated into the neighborhood and be an enhancement to this portion of the City. The project will incorporate building code, fire code, security, and odor measures and meet all City of Santa Rosa Zoning and all State of California requirements. Gravenstein 116 LLC. is a locally-based company and is looking forward to working with the City of Santa Rosa on this project.









Eastern elevation. No proposed changes to building exterior.





August 30, 2019

Re: Solful  
755 Famers Lane, Suite 140  
Santa Rosa, CA 95405  
Cannabis Retail  
City of Santa Rosa – Conditional Use Permit Application

As required by the City of Santa Rosa's Cannabis – 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".

### **Cannabis Retail - Storage of Cannabis Products/Inventory**

The project as proposed shall comply with the City of Santa Rosa's storage of cannabis products/inventory standards set forth in Zoning Code Chapter 20-46. Solful will store 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.

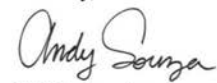
### **Cannabis Retail - Odor Control – "Engineering Controls"**

The project as proposed shall comply with the City of Santa Rosa's odor mitigation standards set forth in Zoning Code Chapter 20-46. The industry accepted method to remove cannabis odors for airstreams is carbon filtration. Solful will install activated carbon filter canisters or inline filters on their exhaust systems serving spaces at risk for emitting cannabis odors. Solful 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 Solful; these spaces include the Dispensary, Cannabis Goods Storage/Safe, Cannabis Goods Storage spaces. The exhaust and recirculated air for these spaces will pass through an activated carbon filter, which uses chemical adsorption to remove organic compounds from the airstream. These organic compounds 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, Purafil or approved equivalent by a Professional Engineer.

### **HVAC Equipment Noise**

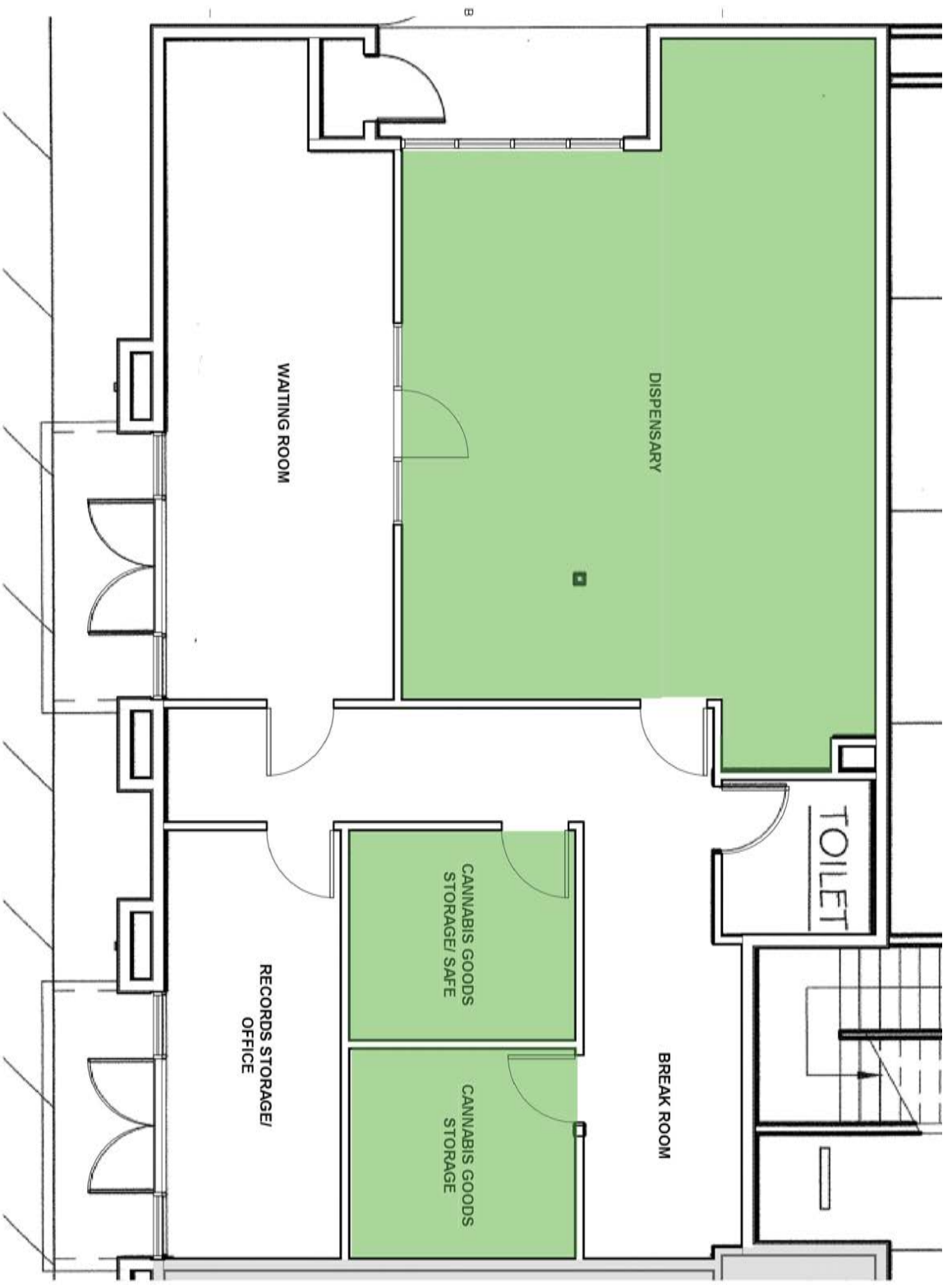
HVAC equipment shall comply with the City of Santa Rosa's Chapter 17- 16 (Noise) requirements. These HVAC systems must be specified and sized properly by a Professional Mechanical Engineer and maintained by the Owner per the manufacturer's instructions.

Sincerely,



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





**LEGEND**

SPACES AT RISK FOR EMITTING CANNABIS ODORS

A

B

C

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Engineer Name: ANDREW SOUZA, P.E. (MECHANICAL ENGINEER)  
Phone: 707-538-0400  
Email Address: andy@tep.net

ENGINEER /SURVEYOR'S SIGNATURE Andy Souza

Architect Name: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

ARCHITECT/DESIGNER'S SIGNATURE \_\_\_\_\_

Landscape Architect Name: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

LANDSCAPE ARCHITECT/DESIGNER  
SIGNATURE \_\_\_\_\_