

Project Description Narrative

STONYPOINT WELLNESS

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Introduction

StonyPoint Wellness seeks to transform an existing video rental store, located in the Stony Point Shopping Center, into a friendly, customer-focused retail cannabis dispensary and delivery service, which will function harmoniously with the existing tenants of the Center and the surrounding community alike.

The outside of StonyPoint Wellness will look very similar to the way the video store currently looks as only a few minor changes are proposed in this regard. The inside of the dispensary will be active with a warm, friendly vibe and a rustic, agrarian design. The store will likely employ ten to fifteen staff members and will be capable of serving fifty or more customers on a daily basis. StonyPoint Wellness will be open to the public from 9:00am to 9:00pm, seven days per week, providing customers with a variety of cannabis related products, all grown, tested, labeled and packaged in accordance with state and local regulation.

The StonyPoint Wellness team is excited to proudly represent the cannabis industry in the Stony Point Shopping Center, the surrounding neighborhood, Santa Rosa and Sonoma County.

Project Information Summary

Applicant:	StonyPoint Wellness, LLC
Dispensary Name:	StonyPoint Wellness
Applicant Contact Information:	Eric Yust PO Box 5349 Santa Rosa, CA 95402 EricJYust@gmail.com
Property Owners and Contact Information:	Stephen and Gail Cavellini PO Box 2696 Santa Rosa, CA 95405 stevecavellini@gmail.com
Property Address:	411 Stony Point Road Santa Rosa, CA 95401
APN:	146-040-022
Zoning:	CG
General Plan:	Retail/Med Residential
Lot Size:	0.96 Acres
Building Size:	7,866 sq. ft.
Size of Tenant Space, Gross:	2,270 sq. ft.
Current Use of Site:	Video Rental Store (Joe Video)
Prior Use of Site:	Electronics Store (RadioShack)
Adjacent Tenants:	KFC, CS Liquor, office space

Nearby K-12 Schools:	JX Wilson Elementary School (1,138 ft) Lawrence Cook Middle School (1,976 ft)
Nearest Retail Cannabis Use:	Alternatives (1,642 ft)
Total Shopping Center Building Area:	94,839 sq. ft.
Parking Spaces:	381
Proposed License:	Type 10 - Retail
Proposed Hours of Operation:	9:00 AM - 9:00 PM, 7 days per week

Attributes of the Proposed Site

Property and Neighborhood Description

411 Stony Point Road, located at the NW corner of the intersection of Occidental and Stony Point Road, near Highway 12, is currently being used as a video rental store. It is one of four tenant spaces within a 7,866 sq. ft. building, and is located roughly in the middle of the four. The adjacent ground level spaces are occupied by a fast food restaurant and a convenience store, while an office space exists within the second-floor space above.

The parcel is one of eight parcels that make up The Stony Point Shopping Center, which can be described as a single-story block and wood frame shopping center with clay tile awnings, wood trellis structures and unfinished cedar siding. The Center is home to Oliver's Market, CVS, Carl's Jr. and 23 other retail and office businesses. The Center contains 94,839 sq. ft. of commercial building in total and has 381 shared parking spaces.

The neighborhood surrounding the Center is quite active and developed. It is composed of several multifamily developments, single family homes, three churches, two day care facilities, a pizza restaurant and the Stony Point Road exit of Hwy 12.

Land Use Attributes

Summary of Proposed Land Use

Stony Point Wellness is seeking Conditional Use Permit clearance to obtain the following:

A California retail cannabis and delivery service license type 10 with an adult use and medicinal classification to occupy 411 Stony Point Rd., an existing building with retail and office use, which has a gross land use area of 2,270 sq. ft.

SRCC § 20.46.080 A

Land Use Specific Requirements

411 Stony Point Road lies within a general commercial ("CG") zoning district. According to Table 2-6 of SRCC § 20-23.030, a conditional use permit is required to operate a retail cannabis and delivery service in a CG zoning district. There are no additional land use specific requirements.

Accessing the Dispensary

StonyPoint Wellness intends to minimize any potential negative impact to the neighbors and citizens of the community. A portion of this will be accomplished by ensuring that vehicles, bicycles and pedestrians can access, park and then leave the dispensary in an efficient and safe manner.

Vehicular Traffic and Parking

Included with this application is a Parking Analysis. Importantly, the 381 currently existing shared vehicular parking spaces of the Center exceeds the amount required by city code. Therefore, a parking reduction is not necessary. Moreover, it has been determined that, per Santa Rosa City Code, no change in parking space requirement will be incurred by the change in use and that the historical use of the tenant space functions similar to the proposed use.

Bicycle Parking

StonyPoint Wellness fully supports, encourages and welcomes the use of bicycles. We believe alternative means of transportation, such as the use of bicycles, will promote the long-term sustainability and attractiveness of the City. We regularly ride bikes ourselves. Thus, we want to encourage and reward those that choose to cycle and will, if feasible, offer an incentive program to customers and employees who bike to the facility. Our floor plan proposal includes a large employee break area and a portion of this area will be dedicated as an indoor employee bicycle parking area, which will allow employees to bicycle to work without using space on the outdoor bike racks available to the public. Though the code does not require outdoor bicycle parking, StonyPoint Wellness will provide four spaces directly in front of the dispensary.

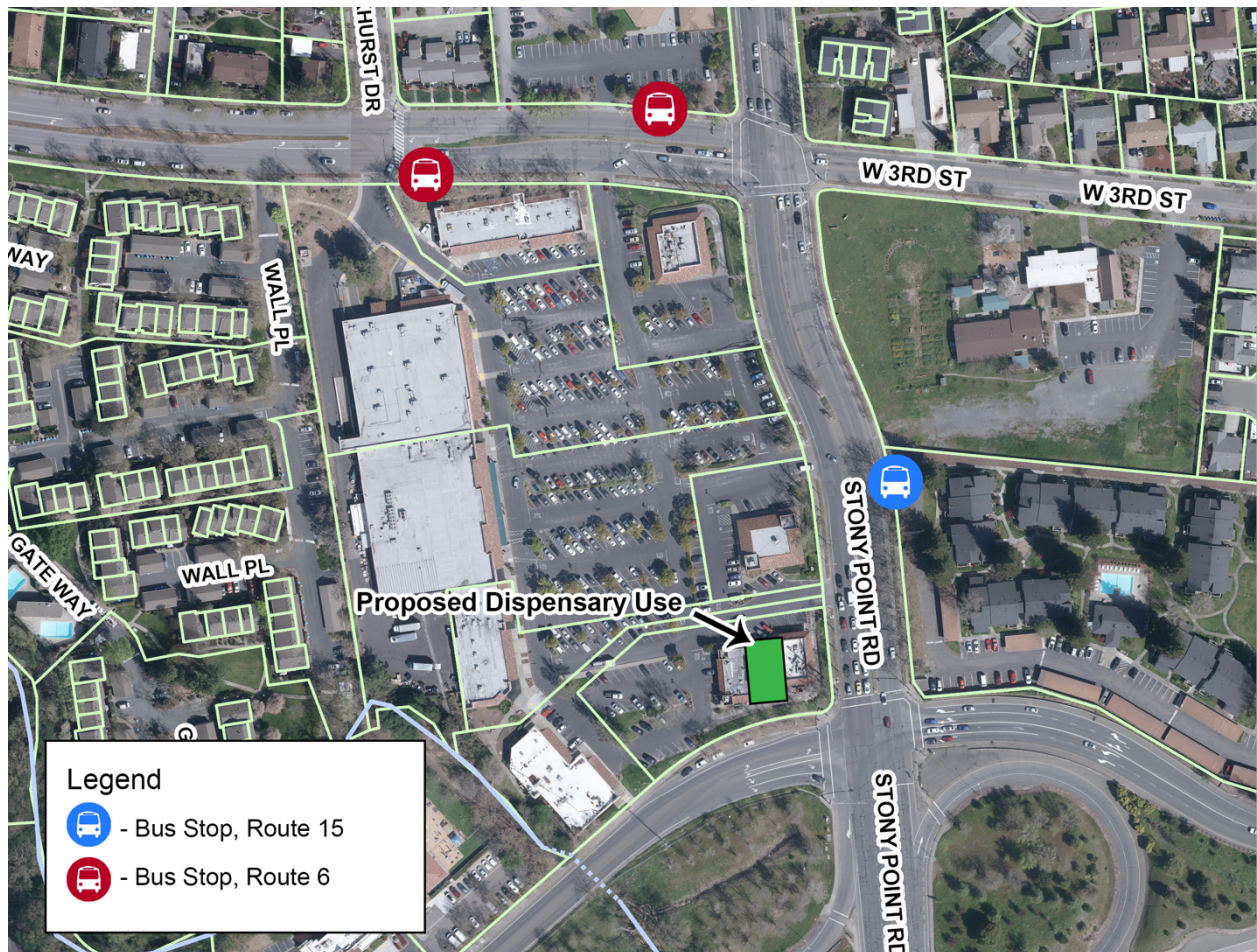
Pedestrian and Bicycle Access to the Facility

Easy ingress and egress to 411 Stony Point Road for pedestrians is another element that makes the proposed location an excellent location for the Dispensary. The Dispensary will be located near the corner of Occidental and Stony Point Road, two roads with full-size sidewalks and ample nighttime illumination. Occidental road has a landscape buffer between the sidewalk and the road and both roads have a landscape buffer between the sidewalk and the Center. This will ensure that pedestrian access is safe and seamless.

Similarly, Bicycle access will be equally sufficient. There are bike lanes with ample illumination in both directions of Occidental and Stony Point Road.

Access by Public Transit

The proposed location of the dispensary is serviced by two City of Santa Rosa bus routes - route 6 and route 15. As illustrated below, the foregoing stops are in close proximity to 411 Stony Point Road. All three stops are less than one quarter mile walking distance from the entrance of the proposed dispensary.



Storefront, Signage and Window Treatments

Since StonyPoint Wellness plans to occupy a suite in the already existing Stony Point Shopping Center, only minor changes to the exterior are proposed. The exterior currently consists of clay tile awnings, a wood trellis structure, smooth stucco walls and large clear-glass storefront windows and doors. A plain frosted glass film will be applied to the inside of the exterior windows. This will allow natural light to enter the building while keeping all cannabis activity private and not viewable from the public. The frosted

glass window treatment will be neutral in color as to minimize the change of the look of the building exterior.

Other exterior storefront improvements proposed by StonyPoint Wellness include replacement of the externally lit “Joe Video” sign with a new, high quality internally illuminated sign utilizing individual channelized letters which will read “StonyPoint Wellness.” The sign will be placed underneath the overhang of the awning, will not exceed 75% of the total storefront width, will be designed consistent with other signs of the Center and will be designed in accordance with the sign program of the shopping center approved by the City of Santa Rosa.

General Business Operations

Dual Licensing

In accordance with State law, StonyPoint Wellness will obtain the required licensing from both The City of Santa Rosa and The State of California. StonyPoint Wellness recognizes and understands that it cannot commence any commercial cannabis activity until all necessary licensing has been obtained. Thereafter, StonyPoint Wellness understands its obligation to continually renew such licenses as required by State law.

StonyPoint Wellness understands that it is required to obtain and produce proof of dual licensing with The City and State and that failure to do so may result in revocation of its licenses.

SRCC § 20-46.050 A

Compliance with State Law

StonyPoint Wellness also understands that there are additional requirements and conditions, beyond the provisions of The City Code, that must be met in order to obtain and maintain State licensing. To ensure such compliance a member of the StonyPoint Wellness team will be designated as a regulation compliance specialist. This team member will be responsible for operational compliance and advise on changes to the dynamic regulatory environment of cannabis in California.

The regulation compliance specialist will be responsible for ensuring compliance with:

- The Medicinal and Adult-Use Cannabis Regulation and Safety Act – BPC § 26000 – 26250;
- Bureau of Cannabis Control Regulations – 16 CCR § 5000 – 5905;
- Santa Rosa City Code, Cannabis – SRCC § 20-40.010-100, and;
- Any other cannabis or related legislation that governs the Dispensary.

All of the local regulations and many of the State regulations that StonyPoint Wellness will and must satisfy are identified and addressed in this application. However, some California state regulations are beyond the scope of this project narrative. Specific State regulations StonyPoint Wellness has reviewed and will continually meet include, but are not limited to:

- Fee Requirements

- All Applicable Taxes
- Licensing Requirements
- Inventory Requirements
- Premise Modification Requirements
- Subletting of Premises Restrictions
- Storage of Inventory Requirements
- Advertising Restrictions
- Employee Badge Requirements
- Track and Trace System Requirements
- Cannabis Goods for Display Requirements
- Labeling/Packaging of Cannabis Goods for Sale Requirements
- Sale of Live Plant Requirements
- Daily Limit Restrictions
- Customer Returns of Cannabis Goods Regulation
- Background Check Requirements
- Locational Requirements

SRCC § 20-46.050 A

Age Limit

StonyPoint Wellness will only sell recreational cannabis to individuals twenty-one years of age or older and will only sell medicinal cannabis to individuals eighteen years of age or older with a valid doctor's recommendation. No person will be permitted to enter the retail sales area without first providing government identification verifying their age and, if necessary, a valid doctor's recommendation.

SRCC § 20-46.050 B, 16 CCR § 5404(c),

Inventory and Tracking

StonyPoint Wellness will create and maintain a track and trace program that will be in place prior to commencing commercial cannabis activity. One of StonyPoint Wellness' owners will be designated as the track and trace system manager. She or He will be permitted to assign users to the track and trace system and will be responsible for keeping a list of all such users. All commercial cannabis activity will be recorded into the track and trace system within twenty-four hours of occurrence. The track and trace program will comply with state and municipal laws and regulations.

SRCC § 20-46.050 C, 16 CCR § 5049

Multiple Permits Per Site

StonyPoint Wellness is anticipating the receipt of one cannabis permit for its location - a type 10 retail license. State and local laws permit retail license holders to obtain licenses with both an adult use (A) and medical use (M) designation. StonyPoint Wellness will obtain a license with both designations so it can sell both medicinal and adult use cannabis products.

SRCC § 20.46.050 D

Building and Fire Code

StonyPoint Wellness has retained the services of 4d Perspective, a professional architect licensed in the State of California, to design all tenant improvements and ensure the project meets all applicable building and fire codes. Prior to commencing operations, StonyPoint Wellness will:

- Obtain a building permit to conform with the appropriate occupancy classification and ensure compliance with Chapter 18 of The City Code.
- Obtain all annual fire permits with inspections.
- Comply with all applicable Health and Safety Code and California Fire Code requirements related to the storage, use and handling of hazardous materials and the generation of hazardous waste.
- Obtain all required Certified Unified Program Agency (CUPA) permits including completing a California Environmental Reporting System (CERS) submission for hazardous materials inventory that meet or exceed State thresholds and any waste generation for accountability.
- Provide a Fire Department lock box for keys to all gates and doors of the premises.

SRCC § 20.46.050 E

Transfer of Ownership

StonyPoint Wellness will not transfer ownership or operational control of the business, or transfer their retail cannabis permit to another person, unless and until it obtains zoning clearance from the Department stating that the transferee is now the permittee. StonyPoint Wellness understands that the zoning clearance will commit the transferee to compliance with each of the conditions of the original permit.

SRCC § 20.46.050 F

Security Plan (not confidential)

The safety and well-being of all StonyPoint Wellness customers is a top priority of the dispensary. StonyPoint Wellness will implement a security plan that encompasses this ideology. We are committed to going above and beyond to ensure the dispensary will operate in a manner that ensures the safety of the public, nearby persons and persons within the facility. This shall also include a focus on ensuring the premises is protected from structural damage and/or thefts. The security system will include, but may not be limited to, lighting; alarms; professional security personnel; video surveillance with real time recording capabilities; commercial grade locks and hardware, solid-core doors; window and door fortification.

Security Cameras

StonyPoint Wellness will install multiple surveillance cameras inside and outside of the premises. They will be maintained in good working order twenty-four hours per day, seven days per week. StonyPoint Wellness will designate a staff member as the security systems manager. A protocol which ensures the security system is maintained and functioning properly will be developed and staff will be trained to notify the manager if any camera system appears to be compromised. Any area where cannabis is cultivated, weighed, manufactured, stored, transferred or dispensed will have a live and working camera that is oriented in such a way that provides clear and certain identification of all individuals within that area. The cameras will be active at all times and will be capable of operating in any lighting condition. The surveillance system will record in an industry standard format and footage will be maintained for a minimum of sixty days.

SRCC § 20.46.050 G 1

Alarm System

StonyPoint Wellness will install and hire a professional company to monitor its robbery alarm system. The system will be maintained in good working order twenty-four hours per day, seven days per week. The security systems manager will be responsible for ensuring the alarm system is always functioning properly and will work together with the professional alarm company and the dispensary staff to develop protocols to test and ensure same. Any issues that arise with the alarm system will be addressed immediately and with significant priority. Prior to installation of the alarm system, a permit pursuant to § 6-6.130 of the City Code will be obtained from Santa Rosa Police Department. At a minimum, the alarm system will include sensors to detect entry and exit from all secure areas and windows. StonyPoint Wellness will keep a record of the name and contact information of the alarm system installation and monitoring company

as part of the dispensary's on-site records. The alarm system manager will provide and keep current full contact information to the Santa Rosa Police Department dispatch database.

SRCC § 20.46.050 G 2

Visual Barrier

A physical visual barrier of solid construction will be installed between the retail sales floor area and the front door. No cannabis goods or cannabis sales will be present or take place in front of the visual barrier. This barrier will create a buffer between the public area of the Center and the private retail area where cannabis sales are conducted which will help the Dispensary ensure that only authorized individuals are allowed to enter the retail sales area.

Security Personnel

StonyPoint Wellness will hire and train security personnel to provide full-time in-house security for the premises. The security personnel will maintain a high-visibility presence, deter illegal and inappropriate actions, look for signs of crime or other hazards and report any incidents to StonyPoint Wellness management and/or emergency services, as appropriate. Security personnel will be on-site during all operating hours of the dispensary and will staff the front entrance area of the dispensary. They will be registered or licensed as required by Chapters 11.4 or 11.5 of Division 3 of the Business and Professions Code.

Secure Storage and Cannabis Waste

To prevent diversions, thefts, losses, hazards and nuisances, all cannabis products not intended for immediate sale or not used for display purposes will be stored in a secured storage room – a designed room with physical and operational security elements that include but are not limited to; fortified walls, intrusion resistant doorways, high-quality locking hardware, more prevalent surveillance and special operational protocols. Only managers or other specifically authorized employees will have access the secure storage room. The secured storage room will be located towards the rear of the building, separate from the retail sales floor area, the employee break area, and any office areas.

Cannabis Waste

StonyPoint Wellness understands the diversion and safety risks associated with cannabis waste and its disposal. As such, StonyPoint Wellness will implement cannabis waste

disposal practices, in accordance with 16 CCR § 5054-55, to minimize these risks. These practices/protocols have already been established and all staff members will be thoroughly trained accordingly prior to our opening.

Specifically, once cannabis goods are ready for disposal, they will be placed in a locked receptacle which is separate and distinctly labeled as “cannabis goods intended for disposal.” Access to the receptacle will be restricted only to employees of StonyPoint Wellness, or its agents with a bona fide business reason to have access. Cannabis goods intended for disposal will remain in the receptacle until destroyed and rendered into cannabis waste. StonyPoint Wellness will implement a policy to minimize the time cannabis products remains in the receptacle intended for disposal so that goods are disposed of as quickly and efficiently as possible, thereby ensuring diversion risk is further minimized.

To render goods into cannabis waste, StonyPoint Wellness will remove cannabis goods from any packaging or container and render the product unrecognizable and unusable, likely by composting or soiling. The rendered goods will remain inside of the dispensary until the evening before trash service, at which point they will be placed in a dumpster locked with a commercial pad lock.

Moreover, StonyPoint Wellness will report all cannabis waste activities, up to and including disposal, into the track and trace system.

SRCC § 20.46.050 G 3

Product Intake and Delivery Service Plan

The safe and secure transportation and delivery of cannabis goods is essential to StonyPoint Wellness. Accordingly, StonyPoint Wellness will develop a delivery and a product intake protocol of which all pertinent employees will be trained to operate by. A detailed description of these protocols can be reviewed in the Delivery Services section of this narrative.

SRCC § 20.46.050 G 4 and § 20.46.080 B

Locks

All points of ingress and egress to StonyPoint Wellness will be secured with Building Code compliant commercial-grade, non-residential door locks and/or window locks.

SRCC § 20.46.050 G 5

Emergency Access

Security measures will be designed to ensure emergency access is compliant with the California Fire Code and Santa Rosa Fire Department standards.

SRCC § 20.46.050 G 6

Odor Control

StonyPoint Wellness is committed to be a responsible neighbor. This includes mitigating all odors to a level which are not detectable in any location outside of its premises. This will be accomplished through a combination of operational process standards, a conservative maintenance plan, staff training procedures and the utilization of best available industry specific engineering control technologies.

Included with this application is an odor mitigation plan, certified by Jeff Warner, a mechanical engineer licensed in the State of California, employing the above listed elements.

SRCC § 20.46.050 H 1-3

Lighting

The Center and 411 Stony Point Road are existing and well-functioning developments with extensive lighting infrastructure already in place. StonyPoint Wellness has completed an analysis of the Dispensary's existing lighting conditions following several night visits to the site. In accordance with SRCC § 20.30.080 and SRCC § 20.46.050, our findings follow:

- All outdoor lighting on the building is within the allowed height of 16 ft.
- The outdoor light bulbs of the shopping center parking lot fixtures, including the light bulbs of the fixtures servicing the parking areas directly in front of 411 Stony Point Road, have been upgraded to energy efficient LED lights.
- The parking lot lighting illuminates the parking areas very well.
- The storefront area directly in front of the main entrance does not meet the standard and needs several fixtures added. We propose the installation of three commercial vapor tight T8 LED light fixtures underneath the clay tile awning of the retail store front.
- At the rear of the property, near the door, additional lighting is also needed. Therefore, we propose the installation of 1 outdoor LED shielded area light with photocell, ~9 ft. above the ground level, near the door.
- Existing florescent T12 lights which illuminate the storefront signage will be removed and the sign will be replaced with a high quality internally illuminated sign.
- All of the existing and proposed lighting fixtures are recessed to reduce light bleed to adjoining properties, the bulbs are not visible from the street, glare and reflections have been minimized, the fixtures have been directed downward, residential property is not affected and no lights blink or flash. StonyPoint Wellness will maintain these lighting condition as is and any and all lighting fixtures installed by StonyPoint Wellness will satisfy all required conditions, codes, regulations and/or laws.



All interior lights will be fully shielded, including adequate coverings on windows, to confine light and glare to the interior of the structure. A licensed contractor and architect will be utilized to ensure the proposed lighting design and final installation of same meets local and CA building code. Plans reflecting this lighting proposal will be submitted to the Building Department as part of StonyPoint Wellness' plan submission for tenant improvements. Of course, a building permit will be obtained prior to the installation of the forgoing lights.

Noise

StonyPoint Wellness is committed to establishing and maintaining good relationships with our neighbors and the community. Part of this commitment will be fulfilled by ensuring that excessive noise does not emanate from the dispensary and that the facility is not responsible for sound levels that are more than ordinary for the retail use of a similarly sized facility.

StonyPoint Wellness will either use the existing equipment or install standard light commercial HVAC equipment which will not cause more noise than that caused by the existing equipment in the building, other retail uses in the shopping center and other retail uses throughout the city. If the existing outdoor air conditioning unit is replaced it will be replaced with an updated unit which will produce a noise level equal to or less than the current equipment. When feasible, HVAC equipment will be installed indoors using flexible ductwork, resulting in less noise production. The entire system will be regularly maintained which will minimize potential sources of excessive noise. Should any system become excessively noisy, StonyPoint Wellness will address it immediately. StonyPoint Wellness will not use generators, except under limited circumstances, as permitted by state and local regulation for short-term temporary emergency back-up electricity.

StonyPoint Wellness will implement operational standards to minimize excessive noise and nuisance from other potential sources. Amplified music will not be played at a volume which can be heard loudly from outside the store or in any of the adjacent tenant spaces. During business hours, any loitering, congregating or loud music playing in the parking area, surrounding sidewalk, front entry way, rear utility areas, drive-thru and all other areas surrounding the premises will be prohibited and enforced by our security staff. When appropriate and necessary the police will be called. When not working, employees will be prohibited from congregating and lingering in the public areas outside of the store.

Retail Cannabis Dispensary and Delivery Considerations

Delivery Service

StonyPoint Wellness is applying for permission to operate a cannabis delivery service to provide certain customers with cannabis products at their homes. The delivery service will be operated in conjunction with the retail cannabis storefront at 411 Stony Point Road. Sales will not be conducted exclusively by delivery.

StonyPoint Wellness understands that the delivery portion of its business is subject to additional state and local regulations. We have developed an operational plan for all of our delivery drivers which follows:

- All deliveries of cannabis goods shall be performed by StonyPoint Wellness employees. StonyPoint Wellness will not hire a third party to facilitate deliveries in any manner except as allowed by both state and local law
- Each delivery employee will be at least 21 years of age.
- During the process of delivery, the delivery employee will not engage in any activities except for cannabis goods delivery and necessary rest, fuel, or vehicle repair stops.
- Delivery employees will carry a copy of the StonyPoint Wellness' state license, a copy of the QR Code certificate issued by the Bureau which complies with 16 CCR § 5039 (d), the employee's driver's license and/or governmental issued identification, and an identification badge provided by StonyPoint Wellness.
- A delivery employee will provide a copy of the retail license, a copy of the QR Code certificate, and their employee identification badge to a delivery customer upon request.
- Prior to providing cannabis goods to a delivery customer, the delivery employee will confirm the identity and age of the delivery customer as required by 16 CCR § 5404.
- Delivery employees will only deliver cannabis goods to a physical address in California.
- Delivery employees will not deliver cannabis goods to an address located on publicly owned land or any address on land or in a building leased by a public agency, a K-12 school, a day care center, or a youth center.
- Vehicles used to deliver cannabis goods will not have any marking or other indications on the exterior of the vehicle that may indicate that the delivery employee is carrying cannabis goods for delivery

- Cannabis will not be visible to the public and during delivery cannabis goods will be locked in a fully enclosed box, container, or cage that is secured inside of the vehicle.
- A StonyPoint Wellness delivery employee will not leave cannabis goods in an unattended motor vehicle unless the motor vehicle is locked and equipped with an active vehicle alarm system.
- Any vehicle 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 and recording a history of all locations traveled to by the delivery employee while engaged in delivery. The device will be affixed to the delivery vehicle and will always remain active and inside of the delivery vehicle during delivery. At all times, StonyPoint Wellness will be able to identify the geographic location of all delivery vehicles that are making deliveries and will document the history of all locations traveled to by a delivery employee while engaged in delivery. The history of all locations traveled to by a delivery employee while engaging in delivery will be maintained by StonyPoint Wellness for a minimum of ninety days.
- StonyPoint Wellness delivery employees will not carry cannabis goods in the delivery vehicle with a value in excess of \$5,000 at any time.
- Drivers will carry a delivery ledger which will be updated as deliveries are completed.

SRCC § 20.46.080 B 1-4

Product Intake

StonyPoint Wellness understands there is a heightened security risk during times when new products are being delivered to the dispensary. To mitigate this, we have developed a site-specific product intake protocol. The protocol is confidential and is available to a qualified persons upon request.

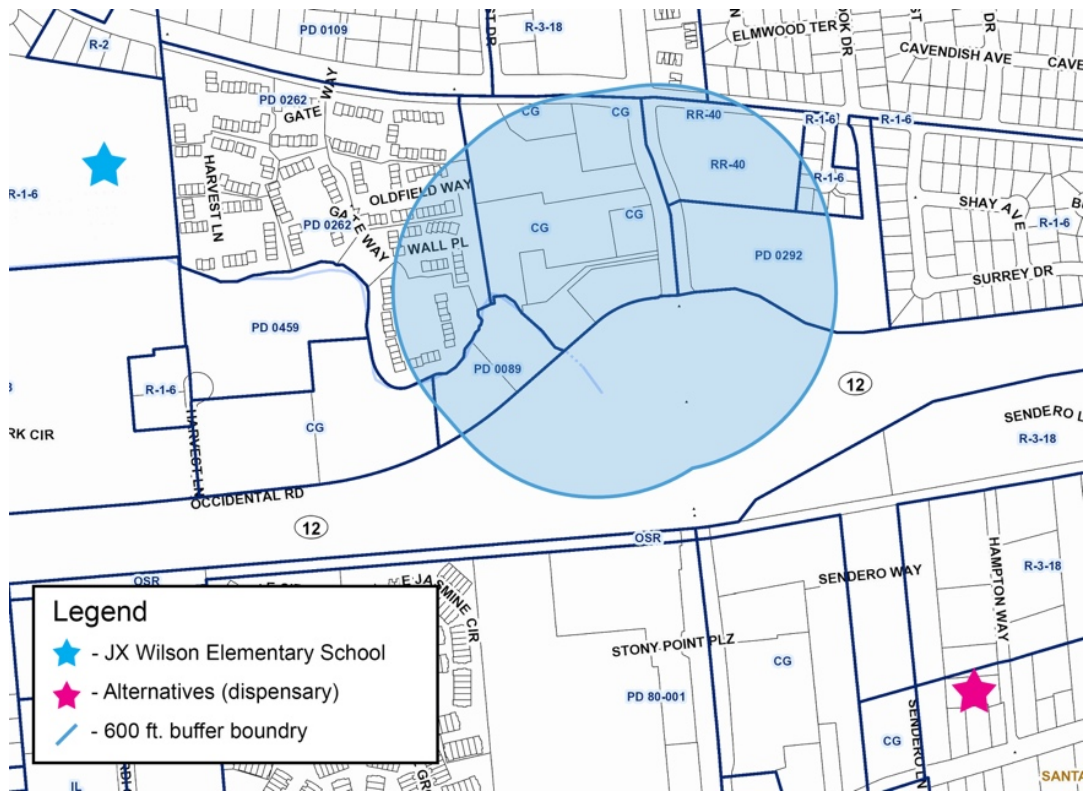
Drive Through Services

StonyPoint Wellness will not conduct any business through a drive through or walk-up window service.

SRCC § 20.46.080 C

Location Requirements

Overconcentration and Setbacks to Schools



StonyPoint Wellness understands that The City of Santa Rosa has legislation in place which prohibits overconcentration of retail cannabis dispensaries and implements a setback from K-12 schools.

The code establishes a 600 ft. setback from any other parcel with a retail cannabis use. At the time of submitting this application, the nearest established retail cannabis use is Alternatives, located at 1603 Hampton Way, APN 125-082-022. Using the City of Santa Rosa GIS mapping software, the distance from the nearest point of StonyPoint Wellness' parcel to the nearest point of Alternative's parcel was measured to be 1,642ft, over 2.5 times the minimum set back distance.

The code also establishes a 600 ft. setback from any other parcel with a K-12 "school" (as defined in HSC 11362.768). At the time of submitting this application, the nearest established schools are JX Wilson Elementary School located at 246 Brittan Ln., APN 035-031-071 and Lawrence Cook Middle School located at 2480 Sebastopol Road, APN 010-351-004. Using the same measuring technique described above, the distance to these schools was determined to be 1,138 ft and 1,976 ft, respectively. Thus, both schools are far beyond the required setback.

SRCC § 20.46.080 D 1-4

Visibility of Entrance



411 Stony Point Road is in an area of high public visibility. The building is located very close to the intersection of Stony Point and Occidental Road. The storefront does not face the public right of way and instead faces into the Stony Point Shopping Center. Since there is parking space and a vehicular exit/entrance to the shopping center directly in front of the store, there is more than 55ft of public right of way visibility frontage. This is illustrated in the above photo, on the attached visibility site plan and has been visually confirmed on-site by StonyPoint Wellness.

SRCC § 20.46.080 D 5

Edible Products

StonyPoint Wellness will sell edible cannabis goods. StonyPoint Wellness understands that to prevent and safeguard against foodborne illness, ensure employee health, demonstrate industry manager knowledge and ensure safe food preparation practices, city code requires that it obtain a Sonoma County Health Permit. Thus, prior to stocking or selling any edible cannabis goods, StonyPoint Wellness will comply with HSC 13700

et seq. and the Sonoma County Health Permit requirements. Moreover, StonyPoint Wellness will not manufacture or produce edible goods on the premises.

SRCC § 20.46.080 E

Retail Specific Operations

Maintain an Employee Register

In accordance with city code, StonyPoint Wellness will establish and maintain a register of the names, addresses, telephone numbers and job titles of all of its employees. We will disclose such register, at any time, for inspection by any City officer or official for purposes of determining compliance with the requirements of SRCC § 20-46.080. The employee register will be held in encrypted digital format physically stored on the premises in a limited access area under twenty-four hour surveillance.

SRCC § 20.46.080 F 1

Recordkeeping

StonyPoint Wellness will keep and maintain comprehensive records pertaining to all commercial cannabis activity for at least seven years. The employee register will be held in encrypted digital format and in physical paper format stored in a locked filing cabinet kept in a limited access area under twenty-four hour surveillance. The content of such records shall include the following:

- Financial records including, but not limited to, bank statements, sales invoices, receipts, tax records, and all records required by the California Department of Tax and Fee Administration under 18 CRR § 1698 and 4901.
- Personnel records, including each employee's full name, social security or individual taxpayer identification number, date employment begins, and date of termination of employment if applicable.
- Training records including, but not limited to, the content of the training provided and the names of the employees that received said training.
- Contracts with other licensees related to commercial cannabis activity.
- Permits, licenses, and other local authorizations to conduct cannabis activity.
- Security records, except for surveillance recordings required pursuant 16 CRR § 5044.
- Records relating to the destruction of any cannabis goods.
- Documentation of data or information entered into the track and trace system.
- All other documents prepared or executed by an owner or StonyPoint Wellness employee or assignee in connection with and/or related to the business of the dispensary.
- All required records will be prepared and retained in accordance with the following conditions:
 - Records will be legible.

- Records will be stored in a secured area where they will be protected from debris, moisture, contamination, hazardous waste, fire, and theft.
- Records will be made available, upon request, to the BCC for review at any time.
- Records will be maintained in a manner that allows for their production to the BCC immediately upon request at the licensed premises in either hard copy or electronic form, whichever the Bureau requests.

SRCC § 20.46.080 F 2

Protocols for Persons Entering Site

At least one StonyPoint Wellness employee will be present in the front lobby area during all operating hours. This employee will greet customers who enter the door, ask the customers for an identification document (ID) and determine whether or not the same is valid. They will authenticate the document and the identity of the customer by using computer software and/or industry standard techniques, upon which they will have been trained. The customer's identity, age and identification will be determined and, using computer software or manual methods, the employee will determine if it is the customer's first-time or if they are returning.

When the customer is new, the employee stationed in the front lobby area will explain key dispensary rules and require the customer to sign and agree to abide by them. If the individual is between the ages of 18 and 20 years old, the employee will ask the customer for proof of doctor's recommendation as required by 16 CCR § 5404. Validity of the recommendation will be verified with the doctor's office directly using a phone or online verification process. The customer will then be authorized to proceed through the sales protocol.

When a returning customer enters the dispensary, the employee stationed in the front lobby area will ensure that the individual possesses a valid doctor's recommendation (when applicable) and will authorize them to proceed through the sales protocol.

SRCC § 20.46.080 F 3

Sales Protocol

The sales protocol will begin when a StonyPoint Wellness employee directs the customer to proceed towards the retail sales area.

Upon Entry, customers will have the opportunity to browse cannabis goods packaging, a product menu, pictures and other allowed non-cannabis goods on display. Customers will wait in a designated queue area until called upon by an available employee behind the point of sales counter. The employee will proceed with the customer around the counter and will be able to answer any questions, give information, offer opinions and allow for supervised inspection of small cannabis good samples. Sales area staff members will facilitate a purchase by entering the requested items into point of sale software. The customer will be told the final purchase price, including all taxes and will have the opportunity to confirm the order. Once the order is confirmed the specific items of the order will be retrieved from a secured storage location, packed in exit packaging and thereafter brought to the customer, completing the sales process. The customer will exit through a designated route.

Hours of Operation

In accordance with state and local law, StonyPoint Wellness will only operate between the hours of 9:00 am and 9:00 pm. Opening and closing will occur promptly at the designated times.

All inventory shipments will occur during customary commercial delivery hours, and in no case will a shipment be scheduled to occur or be accepted prior to 6:00 a.m. or later than 10:00 p.m.

SRCC § 20.46.080 F 4

Secured Access

StonyPoint Wellness has been carefully designed to prevent and/or impede unauthorized entrance into areas containing cannabis goods. These areas are designated as limited-access areas. Only employees of StonyPoint Wellness or other individuals with a bona fide business purpose, such as vendors or contractors, will have access to such limited-access areas. Any individual not employed by StonyPoint Wellness who enters a limited access area must be accompanied by a Stony Point Wellness employee at all times.

§ 20.46.080 F 5

Secured Products

All cannabis products, including all cannabis product inventory, not intended for display purposes or for immediate sale will be stored in a designated secured storage room

which will be separate and apart from the employee break area, office area, bathrooms, retail sales area and lobby area. The secure storage room will be a limited-access area that will always remain closed and locked from the outside when not in use. This storage room will be subject to increased physical security, in compliance with 16 CCR § 5042, to deter and prevent forced entry.

§ 20.46.080 F 6

Sale and Display of Cannabis Paraphernalia

StonyPoint Wellness will feature a display of glass and other paraphernalia intended for viewing and sale. Paraphernalia sales are expected to account for a small portion of StonyPoint Wellness' total sales. At no point will the floor area dedicated to the display of cannabis paraphernalia exceed 30% of the total floor area dedicated to retail sales.

Santa Rosa City Code § 20.46.080 F 7 requires that a dispensary only sell and display cannabis related paraphernalia or any implement that may be used to administer Cannabis or Cannabis Products if specifically described and authorized in the Conditional Use Permit. Accordingly, StonyPoint Wellness is seeking specific Conditional Use Permit authorization to display and sell cannabis paraphernalia and implements.

SRCC § 20.46.080 F 7

No On-Site Physician

StonyPoint Wellness will not have an on-site or on-staff physician to evaluate patients and provide recommendations for Cannabis.

SRCC § 20.46.080 F 8

Site Management – Nuisance

StonyPoint Wellness will enforce a strict policy that prohibits nuisances in all areas near the dispensary. Our operational standards concerning this are located in the Noise section.

SRCC § 20.46.080 F 9

Advertising and Signs

StonyPoint Wellness 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 K-12, playground, or youth center.

SRCC § 20.46.080 F 10

Display of Permit

StonyPoint Wellness will maintain a copy of its local permit and California cannabis license in the front lobby area in a conspicuous place where they can be readily seen by all persons entering the facility.

SRCC § 20.46.080 F 11

On-site Consumption

StonyPoint Wellness will not allow customers to use and/or consume cannabis on-site. All new customers will be informed about this rule upon entry into the dispensary. It will be strictly enforced by all staff, and at minimum, one sign depicting this policy will be posted in a conspicuous place.

SRCC § 20.46.080 G 1

Employees

Employees of StonyPoint Wellness who are qualified medical cannabis patients may consume medical Cannabis or Cannabis Products on-site within designated spaces not visible by members of the public, provided that such consumption complies with all local ordinances which pertain to odor, Chapter 9-20 (Smoking Regulations), State law and other local and state regulations.

SRCC § 20.46.080 G 2

Signs Regarding Public Consumption

Near the entrance of StonyPoint Wellness a notice will be clearly and legibly posted indicating that smoking, vaping and consumption of Cannabis is prohibited on site or in the vicinity of the site.

SRCC § 20.46.080 G 3

Cannabis Special Events

StonyPoint Wellness recognizes that State law requires Cannabis Businesses to obtain dual licensing at the State and local level for temporary special events that involve on-site cannabis sales to, and consumption by patients. StonyPoint Wellness will not commence such events without demonstrating that all local permits, State temporary event licenses, and agency permits have been obtained in compliance with all applicable State and local regulation. Applications for such events will be filed in a timely manner in accordance with Section 20-52.040 or Chapter 11-40 of the SRCC.

SRCC § 20.46.090