



**RFP: Cannabis Retail and
Microbusiness Operators 2018**



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SECTION 1 - SIGNED LETTER OF INTENT

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Letter of Intent
Attachment 2

(date)

City of Benicia
250 East L Street
Benicia, CA 94510
Attn: Community Development Department

RE: Letter of Intent - Request for Proposals: Cannabis Retail and Microbusiness Operators

I, the undersigned, attest that I am a duly authorized representative of the cannabis business operator applicant, which is identified below:

Name of Business:	Authentic 707
Address of Proposed Business Location:	160 E. N St, Benicia, CA 94510
Assessor's Parcel Number:	APN 0088-111-020, 0088-111-100
Name of Applicant:	Brian Mitchell
Business Address of Applicant:	1565 3rd Ave, Walnut Creek, CA 94597
Applicant Phone Number:	415-336-0374 Mobile
Applicant Email Address:	brian@northstar-equities.com

I understand that I will be expected to receive all notices at the Business Address of the Applicant and consent to receiving notices and communications at the phone number and email address listed above.

I am interested in starting a RETAIL cannabis business operation. Further, I attest that I have secured an agreement for the Proposed Business Location listed above, for a minimum of four (4) years, and that said location is eligible for cannabis business operations per City regulations.

Please find enclosed a complete application for this cannabis business proposal, including:

- Summary Project Plan
- Preliminary Cannabis Application
- Cannabis Public Safety License Application
- One (1) payment of \$20,000 payable to the City of Benicia

If I am selected to submit for a CUP I will apply for this permit within 60 days of the receipt of the letter of authorization from the City of Benicia Community Development Department. I understand that failure to apply for the CUP within that time period automatically forfeits my opportunity to apply.

I further understand that failing to meet any of the requirements of the RFP or applicable City regulations shall lead to automatic revocation of any award letter.

DocuSigned by:

 01F47E36E3721A0...
 Brian Mitchell, Authentic 707

City of Benicia Community Development Department
RFP: Cannabis Retail and Microbusiness Operators 2018

2 - PROPOSED LOCATION AND DESIGN

NORTHSTAR EQUITIES, INC. dba Authentic 707 proposes to operate a **cannabis retail dispensary** at 160 E. N St, Benicia, CA, 94510 and seeks a use permit under Section 17.84 BMC for commercial cannabis activity. The use permit along with a valid cannabis public safety license shall each be issued by the city to the owner and/or operator of the cannabis business, pursuant to Section 9.60 BMC. (Ord. 18-03 § 1). Proposed location is identified with address and detailed description, in appropriate zoning and meets all the locational requirements as described in Sections 17.84.050 (B), 17.84.060 and Section 9.60.040 of the Benicia Municipal Code.

Location: 160 E. N St, APN 0088-111-020, 0088-111-100 (the "Property") is currently comprised of approximately 5,024 SF of building improvements situated on a 18,624 SF Lot. The property is a single tenant stand-alone property. It is of cinder-block construction. It was built in 1979 and is strategically located contiguous to the Solano Square Shopping Center, which is owned by the same owner of the subject property. The Property is currently owned by McCorduck Properties, LLC ("Lessor") and NORTHSTAR EQUITIES, INC. is the ("Lessee") dba Authentic 707. The parties have entered a lease on the subject Property for a period of 10 years, with one option to extend the lease term an additional 5 years. Owner Information: McCorduck Properties, LLC 1615 BONANZA ST STE 401, WALNUT CREEK CA 94596, 925-935-9070. Zoning/CG: The property is in a General Commercial District Zone (CG) and complies with the City of Benicia for cannabis retail operations.

600' Buffer to Sensitive Uses: The property is more than 600 feet away from the nearest K-12 public or private school. Liberty High School is located at 350 E J St. and is the closest school and over 1,400' from the subject property. (See attached 600' buffer & Sensitive Uses Vicinity Map)

Pre-Permit Outreach and Engagement: Authentic 707 has had initial Pre-Permit Outreach and Engagement of our cannabis retail store to businesses, and residents around the immediate area of the proposed location. Stakeholders including various members of the following: City Council, Economic Development, Community Development, Planning, Police, Fire, Downtown Business Alliance, Arts Benicia, Arts and Culture Commission and the Benicia Chamber of Commerce have all been approached to share our cannabis retail store plans and concept. Although not required prior to the RFP submittal, Authentic 707 has conducted informational meetings and open houses at the proposed site on September 1st and 8th, from 12:00 - 3:00 PM for concerned stakeholders in the immediate area of subject property.

Parking: The City of Benicia requires 1/250 SF parking ratio for the subject property, or, 20 spaces. Currently the property has 20 spaces and meets this requirement, including 1 handicap accessible space. (See "Site Plan"). Our plans are to retrofit the old standard Halide lights used for the parking lot to light emitting diodes (LED). The transition from halide to LED will see a 40%-60% reduction in energy consumption for our parking lot. We will work with a knowledgeable lighting consultant to ensure it coincides with our Security Plan and City requirements.

Exterior Design and Materials: Authentic 707 has developed plans with local architect and co-owner, Tom Wilson, for a redesign of the exterior of the building to include a new storefront modernization. The current Spanish-tile roof facade will be replaced with an attractive standing seam metal roof. The cinder block exterior will include painted cement plaster, brick veneer and new aluminum storefront glass for a more classic retail look. Authentic 707 will use interior and exterior high-end finishes for all improvements. Additionally, there will be two new roof mounted ENERGY STAR certified heating and cooling equipment. This will have a big impact on comfort, while helping save money on utility bills and protect our climate. The facility will be equipped with state-of-the-art scrubbing and carbon filtering air circulation and ventilation system to minimize odor. For more details on heating and ventilation, please go to Section 11 and read our Air Quality Plan.

Interior and Exterior Signage and Advertising: There are a multitude of advertising rules and marketing challenges facing the marijuana industry, including in California where advertising regulations are strict and provide few opportunities for marijuana businesses to promote their brands and products to wide audiences.

Signage: California's marijuana advertising and marketing restrictions can be found in the state's [Business and Professions Code \(BPC\), Division 10, Section 15 \(26150-26156\)](#). The restrictions are very limiting, and marijuana businesses that don't comply with the regulations could face fines and penalties. Authentic 707 will always comply with these regulations. Here are a few examples of the law which doesn't allow marijuana businesses in California to promote their products and brands: *Ads and marketing shall not encourage anyone under the age of 21 to use marijuana products. Advertising signs cannot be within 1,000 feet of a school for kindergarten through grade 12 students, a day care center, a playground, or a youth center.*

Added Design Features: Current ivy and ground cover landscaping throughout the property will be replaced with Xeriscaping drought tolerant designs. Like many Californians, Authentic 707 is concerned with the environmental impact of a planned landscape. We plan on a low-maintenance, cost effective outdoor space that will look beautiful without taking the time and intense water demands of more traditional landscapes. In conjunction with a local landscape designer, we will design a drought tolerant, low-maintenance, low water, and high style landscaping which will have broad appeal for all who visit our store.

3 – BUSINESS PLAN

Authentic 707 is a Cannabis dispensary and a brand that can capture Benicia's small-town charm. We embrace Benicia's rich history and its deep appreciation for an excellent quality of life. Authentic 707 is dedicated to providing Benicia with the most amazing Cannabis products available in California today. Authentic 707 has a mission is to operate a safe, high-quality, and community centric cannabis dispensary in the City of Benicia. 'Authentic' is more than just our name. It represents our commitment to preserving the unique culture of every city we do business in. We want to capture Benicia's unique spirit and we want to celebrate it across our entire business. This 'Authentic' philosophy was applied in San Francisco and Orange County and it has a proven track record. We are committed to creating the 'Authentic' Benicia, A GREAT DAY BY THE BAY experience.

Property Information AUTHENTIC 707 will be located at 160 E. N St, Benicia, CA. The property is a stand-alone building built in 1979 and is of cinder block construction. The space is 5,024 SF and has 20 parking spaces, 1 handicapped accessible space, situated on a 18,024 SF lot. The space is currently vacant. The property has had persistent vacancy problems over the years and we're confident our seeking a cannabis retail permit at the location will allow the property to be used at its highest and best use. The economic benefit to the owner will be immediate. The property will be retrofitted to be as green as conditions permit, including the possible addition of solar panels. We will retrofit all lighting with state-of-the-art lighting and appliances that meet current Green Standards such as Energy Star requirements. Re-modeling of the interior and exterior will be modern and contemporary. Interior and exterior signage will be tasteful and will comply with all sign regulations. The facility will be wholly ADA compliant. There will be energy saving LED exterior lighting available to deter loitering, vandalism and criminal activity, and the location will be secured against unauthorized entry.

Experience Operating a Licensed Cannabis Business Northstar Equities, Inc. the mother company of Authentic 707, operates a vertically integrated and aligned cannabis business that captures the entire spectrum of cannabis from seed to finished packaged goods to distribution and finally to sale at retail. This allows us to compete and ensure our success at the retail competition. This team also successfully operates several dispensaries throughout California. Our group understands how to navigate and comply with California's strict and ever-changing regulatory environment. Here are some examples of our success:

- 10 Spot Collective (Santa Ana, CA) 4.4 Stars on Google and 4.9 Stars on Weedmaps. 10 Spot Collective in Santa Ana, services more than 600 customers per day and has daily sales of \$30,000 on average. 10 Spot Collective is located in the metro complex of Santa Ana and has caused no issue for the neighboring businesses, nor has it created any damage or security issues. It has been compliant with the city of Santa Ana and Orange County since opening.
- La Corona Wellness (San Francisco) 5.0 Stars on Google and 5.0 Star on Weedmaps. La Corona Wellness is Northstar Equities' newest dispensary in San Francisco's Mission district. It opened in summer 2018 to tremendous reviews.
- Farm Operations (Humboldt County) Northstar Equities, Inc. controls the cultivation of the product as well. We own a 160-acre cannabis farm in Humboldt County, is licensed under Farm 87 with brands Happy Valley Farms and Briceland Farms. We have a thorough understanding of the strict regulations that governs the sale of cannabis in California. The farm

extends beyond Humboldt though, where we also operate a 20,000 sq. ft. warehouse in Sacramento. This is part of a larger 139,000 sq. ft. warehouse space that is owned by Northstar Equities, Inc.; all of which is permitted for cannabis cultivation and manufacturing. We are eager and willing to expand our operations.

New Brands Northstar Equities also produces world-class cannabis brands including "EFEX" and "Honeyleaf". EFEX is a line of mood-based cannabis oils and Honeyleaf cannabis flower brand. Further, our partners also produce some of the hottest cannabis brands around, including the award-winning brand "Stiiizy." Our teams control every aspect of product development, from deciding which strains are utilized, to designing the packaging, to determining which dispensaries can carry our products.

Description of Day-to-Day Operations The following is a general overview of our above industry standards and best practices of our day-to-day operations at Authentic 707.

Store hours will be as follows: Monday to Friday: 9:00 a.m. - 9:00 p.m., Saturday to Sunday: 9:00 a.m. - 9:00 p.m.

Authentic 707 has discovered Benicia's burgeoning art scene and it thrills us! A thriving art scene, not surprisingly, has a tremendous effect on the overall well-being of a community and we want to do everything possible to help support Benicia's! We have a committed interest in hiring and employing residents of Benicia, but, if an artist is seeking employment, we would consider them as a priority hire. A portion of our cannabis retail store-front will be dedicated to local art and will display prominent work from the local Benicia art community. This work will be merchandised smartly for sale and will allow the creator another avenue for exposure. Cannabis and the arts have long been intertwined and they share a mutually beneficial relationship. From a consumer standpoint, finding the best-dispensaries is a critical aspect to a great cannabis experience. Just because this is a cannabis retail store doesn't mean other quality products can't be sold. The moment a patient/customer makes it onto our property, they'll notice a welcoming and warm feeling. They'll see a litter free parking lot, with an attractive landscape design featuring drought tolerant plants, bushes and ground covering. New energy efficient LED lighting at night will allow a sense of safety and warmth. A patient, or customer will walk up to see a contemporary and modern design with appealing glass lines, dispelling some of the seedy reputations cannabis dispensaries seem to have. Walking up to the lobby entrance, one could see through the windows and notice beautiful art on the walls and other merchandised items furthering the feeling of a store one just did not expect.

As a patient/customer continues to our front doors, they'll see a member of our Security Staff welcoming them with a big smile and directing them through our well-appointed and chic lobby to our receptionist who checks them in. While in the lobby, a patient/customer will notice a very inviting and well-appointed living room style set-up. Chairs, sofa, table, lamps and more art. One will further notice the store is merchandising other than cannabis products including the living room furnishings. All non-cannabis products merchandised in the store will all be sourced from local artists and vendors. The receptionist invites the patient/customer to step inside the store. Going through the door, they'll notice the earthy and warm tones, but, more importantly, they'll notice the thoughtful collection of various forms of art merchandised in the store. Authentic 707 looks like a hybrid between an art gallery and an Urban Outfitters. A patient/customer is directed to a friendly budtender who'll guide them through the process of their cannabis purchases. Authentic 707 knows a patient/customer will return because of a great experience and we believe our concept Art Gallery and Cannabis store will be a driver of so many possibilities.

More than just Retail Authentic 707 is forging forward with plans to open a cannabis manufacturing and distribution facility in the City of Benicia which will serve as Northstar Equities Corporate Headquarters. The proposed site, a 53k SF industrial facility, would be the hub for all the cannabis grown and cultivated at our farms in Humboldt. This will enable Authentic 707 to manufacture, package, and distribute products across the state. This facility would also be the manufacturing headquarters for our products like EFEX, Stiiizy, and Honeyleaf. We expect to employ approximately 100 people with new jobs created in manufacturing, packaging, sales/marketing, and administrative departments. Conservative estimates of \$100,000,000.00 of revenue generated at this facility would have a tremendous economic impact to Benicia's tax revenue. We believe with the creative nature of the workforce and talent of the artisans here in Benicia, there will be other innovative ideas, or products created which will entice people from all points of the Bay Area and beyond to visit Authentic 707!

Customer Service We strive to create and nurture an atmosphere of comfort, safety, trust, and unmatched customer service for all patients and customers. Above all else, the Authentic 707 team treats others with respect, maintains positive attitudes and are quick to take the extra step to make the customers feel appreciated. The cannabis industry is still getting its foothold in California and there are a lot of new users that are not properly educated with the current laws and the depth of products that Authentic 707 offers. It is our collective task to educate people and provide the best customer experience. Free educational and information forums at our store will be part of our community outreach and engagement and will be continuous.

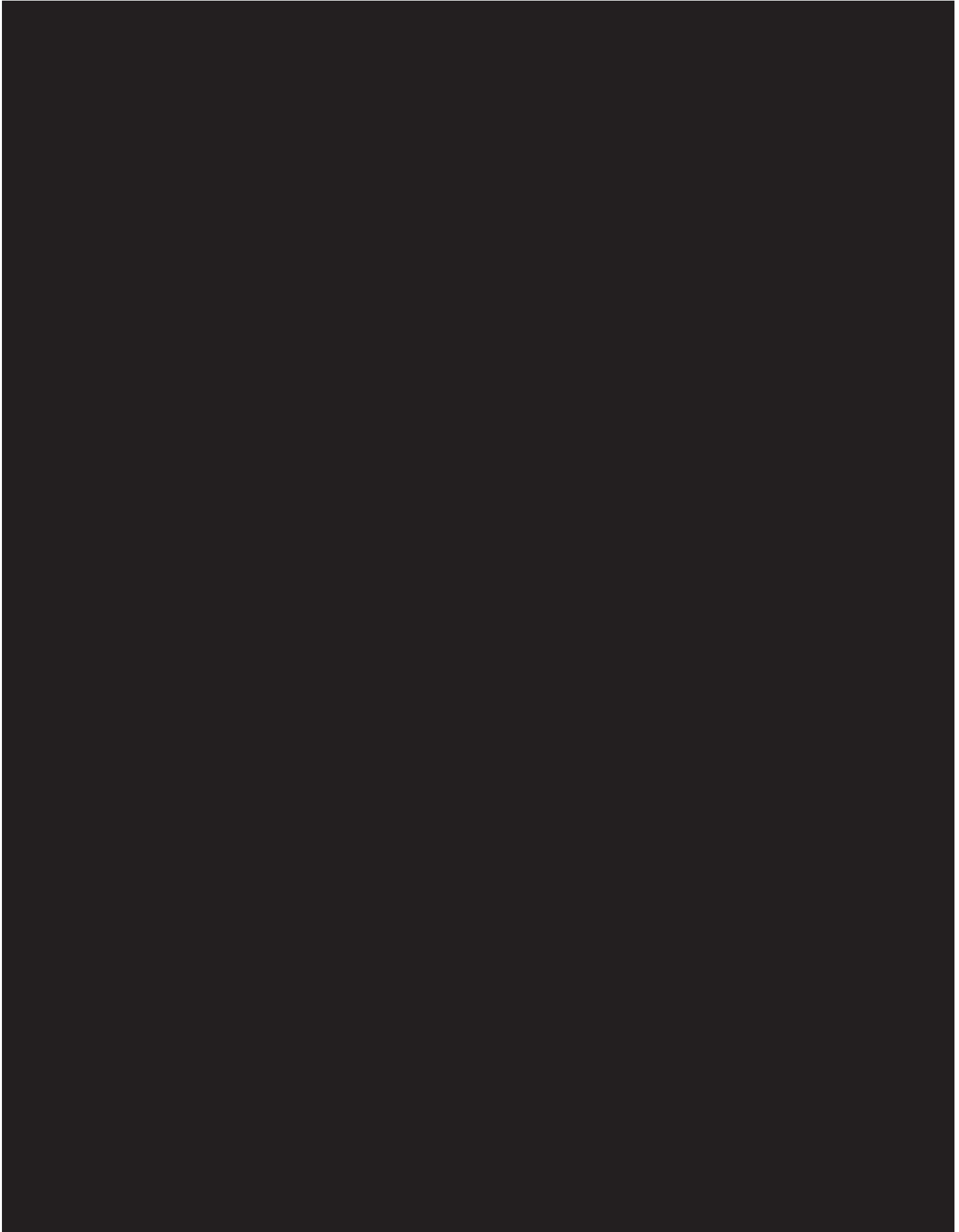
Personnel Team members will greet customers as they enter the store and invite patrons to the waiting area. Proper paperwork will be verified as well as documentation and IDs. Follow-ups will be performed with guests after their purchase to ensure they're happy with the services provided.

Complaints/Disturbances Any complaints will be handled by the manager on duty. The manager will pull the affected parties aside and out of ear shot of other customers and staff. Detailed notes will be taken, and action steps will be made to remedy the issue. These notes will be stored in a specific file to ensure they are followed-up on afterwards.

Disturbances will be handled by security as well as the on-site manager. A reasonable attempt will be made to mitigate the situation. If necessary, all footage will be provided to the Police. Proper notes will be taken immediately following the situation and filed appropriately. At the following manager's meeting, a recount of the event will be provided, and steps will be taken to ensure it does not happen in the future.

Compliance Having high-quality flower isn't the only aspect of building a successful cannabis store. For a canna-biz to be able to provide consumers with great cannabis products, they must have a strict attention to detail and follow all state-mandated regulations. That's where compliance comes in. Authentic 707 adheres to all mandated compliance, a cannabis company risks fines and violations, even revocation from local and state regulatory agencies for non-compliance.

Summary Our broad and specialized cannabis experience, entrepreneurial know how, available resources, innovative partnerships, and community centric approach to our business allow us to exceed the scoring and evaluation criteria for this RFP and we believe we're the best candidate for one of the two permits!



4 - NEIGHBORHOOD COMPATIBILITY AND PLAN

We find Benicia's small-town charm so special and it's obvious to us that operating a successful dispensary in a city of 27,000 people will be extremely different than operating one in San Francisco. With our proven track record of tailoring each of our stores to the city we do business in, Authentic 707 believes we can be more personal, more Benicia, more Authentic. Authentic 707 will get to know Benicia and Benicia will get to know us. As Benicia does, it will discover that we do not tolerate lewd behavior, harassment of any kind, or nuisances that disrupt the charm we find so special. We will do business and conduct ourselves in a manner that will always be respectful. The Golden Rule will always apply, *"Do unto others, as you would want done onto you!"*

Authentic 707 will be investing in the rehabilitation of an under-performing commercial real estate asset in 160 E. N St. Our experience in the entitlement process for cannabis conditional use permits allows the immediate increase in value of the property and those of neighboring properties, particularly commercial retail in Solano Square based on the increased retail exposure for those businesses. (See Site Plan)

Area Management Authentic 707 pledges to take all necessary actions to mitigate and prevent any possibility of creating a public nuisance due to creation of mold, mildew, dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, or otherwise act as an annoyance or inflict damage on its surrounding community.

Employees will manage the sidewalk to monitor cleanliness and loitering throughout the business day. Illegal dumping and littering will be reported to Benicia Public Works Center, or, if manageable, will be conducted by Authentic 707. Graffiti will be removed within hours upon discovery. Our security personnel and/or management team will engage such activity promptly and will always continue reaching out to members of the community to ensure that every perspective has input. We believe our video surveillance system will deter many of these issues.

Security personnel will patrol the entrance to the facility and the immediate adjacent areas, enhanced by our Security Surveillance. This practice will virtually eliminate vagrancy and loitering. Our staff will be a big part of our facility being kept litter and trash free, as they will be empowered to treat the facility as their own. The pride everyone will take will ensure trash and litter blowing about will be non-existent. Based on our estimates we will service approximately 12.5 customers per hour, our parking has 20 spaces. We will have a strict policy of customers not being allowed to park in front of our 2 residential neighbors on East N St. We have already outreached to these 2 property owners and will be especially sensitive to any of their immediate concerns and issues.

Community Workshop Should Authentic 707 be chosen as one of the two cannabis retail applicants, we plan to hold informational meetings and workshops not just as a condition of the RFP, but, will do so to continuously help educate and inform the community on the healing and wellness values of the plant. In response to the anticipated community interest following Authentic 707 being chosen, we will outline our proposal, including the sharing of our retail cannabis and art gallery concept. Furthermore, we will answer questions relative to our know how, our day to day operations, security plan, community and neighborhood benefit plan, local hiring and our community engagement and partnerships commitment.

Art Gallery One of the advantages of having a 5,000 SF retail space, larger than most cannabis retail stores, is that we will be able to have a roughly 1,500+ SF area that will be dedicated as an art gallery to display an array of art from local Benicia artist. This same approach was taken at our San Francisco location which has been a huge hit with the local community as many people that walk by often think the retail store is an art gallery and not a cannabis dispensary. We want to have this same effect in Benicia.

Complaint Management The General Manager will address the concerns and issues that face the day-to-day retail operations. In addition, and as part of our Community Outreach program, we will have a position dedicated solely to community outreach. The Community Outreach Director will handle any complaints or concerns of the community.

The Community Outreach Director will have active relationships with the local law enforcement and community organizers in the area. He or she will attend community-based meetings and community events/celebrations and will work alongside the General Manager to develop lasting relationships with the community. This position will serve as the bridge for the Authentic 707 to the true pulse of the community.

Any comments, suggestions, or complaints can be made in several ways: in person at the retail space, online on our website, or over the phone. Our General Manager and Community Outreach Director will be responsible for follow-up on these communications. Contact information for each position will be posted in a conspicuous place in the store as well as on our website.

Summary Authentic 707 is concerned about the same issues residents, business owners and stakeholders are concerned with. We're concerned about crime, loitering, traffic, excessive noise, odors and the list goes on. But, we're committed to solving issues together in a collaborative and respectful way, evoking trust and goodwill.

5 - COMMUNITY BENEFITS

Authentic 707 is committed to building a safe and friendly cannabis community in the City of Benicia and we believe this can only be done by being very active locally and mindful of community concerns and issues. The team behind Authentic 707 already has a proven track record in San Francisco and across Southern California and have a concerted effort in community engagement and outreach. We know this positive energy will transfer to Benicia as well. We believe our experience and know-how will translate very well locally.

Community Contributions Authentic 707 has a mission to inclusively grow with Benicia by offering the city support that is unique and personalized to the community. When we created this company, we set out to make as much impact as possible. We have already started to partner with various community leaders, activists, and stakeholders who will help advise us on how to most effectively give back. Our team is very keen on supporting programs that fund community development initiatives; particularly around the arts and provide people with access to health services, education and/or economic development opportunities. Authentic 707 stands ready to help make Benicia and its surrounding area even more prosperous, safe, and awesome. We want to help contribute to that vision by donating minimally \$50,000 per year to local programs, initiatives and community organizations. We will also donate in-kind support whenever possible to help with community issues and concerns.

Community Outreach Program Part of our planned Community Outreach program will be to have an active relationship with all community stakeholders. Whenever possible, the Community Outreach Director will attend community-based meetings and events. Information gained from these meetings will then be shared with Authentic 707 personnel via group meetings and written correspondence and allows us true understanding on issues that matter to Benicia.

Northstar Equities Headquarters With its central location, proximity to major markets, consumer base, and ease of access to major travel arteries, we want to make Benicia our HUB destination for Northstar Equities. At present, Northstar Equities is in deep negotiations and forging ahead with plans to setup a major cannabis manufacturing and distribution operations in Benicia that can transform freshly harvested cannabis into finished, packaged goods ready for distribution at retail. Innovation and creativity in cannabis are still very much in infancy. Authentic 707 embraces the chance to create new products and brands by utilizing local innovative thinkers.

Stimulating the Local Economy We very much want to play a role in stimulating the local economy in ways not seen since the days of the Gold Rush. With the opening of Authentic 707, we would bring in customers and tourists from all over the Bay Area. Being among the first, means we have the advantage at grabbing the local market. With that, brings potential shoppers to surrounding businesses. It is a win-win for Benicia and for Authentic 707.

We have a fundamental approach to our business. Hire local, buy local and source local is our mantra and we're looking for the same in the businesses and community stakeholders we partner with. We understand how important community partnerships are and the positive work toward making Benicia even better.

As mentioned in a previous section, we feel it's important to note, Authentic 707 is forging forward with plans to open a cannabis manufacturing and distribution facility in the City of Benicia which will serve as Northstar Equities Corporate Headquarters. The proposed site, a 53k SF industrial facility, would be the hub for all the cannabis grown and cultivated at our farms in Humboldt. This will enable Authentic 707 to manufacture, package, and distribute products across the state. This facility would also be the manufacturing headquarters for our products like EFEX, Stiiizy, and Honeyleaf. We expect to employ approximately 100 people, with new jobs created in manufacturing, packaging, sales/marketing, and administrative

departments. Conservative estimates of \$100,000,000.00 of revenue generated at this facility would have a tremendous economic impact to Benicia's tax revenue. We believe with the creative nature of the workforce and talent of the artisans here in Benicia, there will be other innovative ideas, or products created which will entice people from all points of the Bay Area and beyond to visit Authentic 707!

Partnering with Local Artists Our proposed location at 160 E. N St, is approximately 5,024 SF, more than enough space to retail our cannabis products and then some. Our goal is to maximize every inch of space for revenue generation and merchandising. This opportunity opens-up collaborative partnerships to enhance the retail experience for our customers and patients. Enter Authentic 707 into the art scene. We've begun discussions with members of the Benicia art community for a first-of-its-kind retail cannabis and art gallery concept integrating cannabis and Benicia's spectrum of award-winning art and artists. Authentic 707 can help in a big way by offering space in our store for the merchandising of art pieces and local craft products. There are discussions to bring art forms to the property, including a possible community mural on the interior and exterior of the property.

Employment To further our commitment to Benicia, we will give preference not just to hiring of locals, but special preference will be given to local artists to fill our gallery with their works. Additional efforts will be made to recruit persons with disabilities, as well as all disadvantaged and underserved members of the community. We understand the responsibility this will be, but, we're up for the challenge.

Planned Partnerships Art, whether it's a painting, or photography, video, or literature, and in its many forms, will be especially important in our direction with stakeholders and business partnerships. From art studios, galleries, painters, suppliers, and everything in between, our cannabis and art gallery concept provides endless opportunities for neighborhood profit and non-profit partnerships and events. Our initial neighborhood partnerships are working with Arts Benicia and the Arts and Culture Commission and the many constituents they represent, including local galleries and creatives. We hope to bring an awareness not just to the art community, but to all stakeholders, that perhaps thoughtful, responsible and deeper discussions can lead to new opportunities for all. We're trying something a bit different, but, definitely worth exploring to its fullest. Authentic 707 believes in a vision and goal for mutually supportive and responsible community relationships and partnerships.

Educational Forums and Public Meetings Since the cannabis industry is still in its infancy. It is imperative to educate the public on cannabis consumption. Authentic 707 will host ongoing forums before and after opening to provide information on the cannabis industry. Information to be covered includes: Laws and regulations regarding medicinal and recreational cannabis use and product information and effects.

These forums will be open to the adult community, 21 years and older. Attendees are encouraged to ask questions as well as state concerns. We believe ongoing regularly scheduled Q&A sessions at our store will help the community, particularly our seniors who have ailments, with all the good this plant has to offer. Should there be a public meeting of any kind, including those during the cannabis use permitting process, concerns and issues will always be discussed in a professional, respectful and sympathetic manner toward a solution, or compromise. We will ensure issues are resolved in the least amount of time and with the least amount of inconvenience. All complaints will have a formal follow-up by letter and correspondence to the concerned parties as to either the solution of the concern or, ways to mitigate unfavorable events from happening.

Taxes The anticipated local tax revenues generated by Authentic 707 operations will also contribute to the local government efforts to maintain and improve its public services such as parks and community centers. Authentic 707 will also offer a slate of additional programs and services to help boost the community through services to aid and support our citizens. These ancillary services will focus partnerships with local non-profits and community support organizations, price supports to seniors, the terminally ill, low income individuals and veterans.

Vandalism, Loitering and Crime Authentic 707 security presence and our exterior perimeter cameras will result in a decrease in crime and loitering in the area. See our attached Security Plan for further details.

Summary Authentic 707 will engage in a multi-faceted community outreach and improvement program that extends beyond its patient/customer base and addresses the hopes and aspirations of the greater Benicia community consistent with the values of the City.

6 - ENHANCED PRODUCT SAFETY

We have experience in both cultivation and dispensary operations, and we have identified a minimum standard our products must meet before they are sold at retail. Authentic 707 will only sell lab tested cannabis products that have been approved for sale in packaging that is child safe and compliant. It is also our company's practice to educate our team on all the products we sell so that they can inform our customers about their potency, quality and more. Further, Northstar Equities plans to adopt some of the safety practices it uses in its San Francisco dispensary for use in Benicia. These practices meet or exceed both Local and State standards.

Testing and Quality Assurance Everything sold at Authentic 707 is first lab tested by a third party prior to sale. This includes everything from cannabis flowers to edibles to topicals and more. These lab tests make sure these products do not contain pesticides, molds, or other harmful chemicals and compounds. They also test for THC and CBD content.

Product Source As much as possible, we would like to offer cannabis from Farm 87, a farm owned and operated by Northstar Equities. Cannabis from Happy Valley Farms is grown under the strictest quality controls, in compliance with both local and state laws. Because we grow it, we know what is in it; an important factor that will be conveyed to our customers. We have plans to progress to a level of production where many of the products we feature at Authentic 707 are either a house brand or come from Northstar Equities. Managing our own vertically aligned supply chain allows us to implement and maintain strict quality standard across all our products.

Labeling and Packaging All of the cannabis products sold at Authentic 707 are for adults 21 and older only and will be labeled as such. In compliance with Local and State laws, cannabis products sold at Authentic 707 must be packaged in child safe compliant containers. In addition, as products are sold, they will be placed in the proper "exit bags" for safe and secure transport out of the store by the customer. Northstar Equities has invested heavily into precise scaling machinery to ensure an accurate measurement on the weight of all products. This machinery will be regularly maintained and be subject to annual testing by Solano County. The labeling of all products will be in accordance to both State and Local laws, which require warnings, dosages, strain type, and genetics.

Edible packaging will use a clear font that will clearly state the item, how much cannabis it contains (displayed as THC & CBD), the date it was produced, any known allergies, and that the cannabis used in producing the edible was tested for pesticides as well as other harmful substances. Employees that handle product will be provided special training in handling and sanitation. Maintaining a clean environment reduces the risk of product contamination and promotes an overall healthy environment for both customers and employees.

Handling Process Immediately after arriving, all employees must thoroughly wash their hands before handling ANY product. Gloves must be worn when handling product, including weighing, packaging, and/or counting inventory. Employees that handle product cannot have exposed cuts or wounds of any kind. It is expected that all Authentic 707 employees have good hygiene. All product is stored in sanitized, airtight plastic bins to prevent degradation. Once all the flowers of a particular strain are used, additional flowers from the warehouse will be transferred to the storefront. However, before any new flowers can be transferred, the plastic bins will be thoroughly cleaned before transferring additional flowers to avoid any contamination.

STATE'S REQUIREMENTS COMPARED TO AUTHENTIC 707'S REQUIREMENTS		
Authentic 707 Inspection Measures	State Requirement	Extra Precaution Required by Authentic 707
Labels that include correct weight, compounds, date of production, list of ingredients	Yes	Yes
Edibles prepared, labeled in compliance to the state standards	Yes	Yes
Scales calibrated to 1/100th of a gram	Yes	Yes
Childproof packaging	Yes	Yes
Flower, Products, and Edibles are tested, and compounds measured	Yes	Yes
Flower, Products, and Edibles are tested for contaminants	Yes	Yes
Maintain Computerized log of results	Yes	Yes
Visual inspections upon delivery	No	Yes
Resting of products every 60 days	No	Yes

7 - ENVIRONMENTAL BENEFITS

Authentic 707 will use low-impact operational systems, and influence suppliers and contractors to do the same. Our facility design and operation will make use of sustainable materials, natural sunlight, eco-friendly cleaning products and recyclable paper products. Energy efficient LED lighting will illuminate the premises, and all appliances will be Energy-Star rated. Smart power management software will turn off unneeded electronics after hours and monitor total energy usage. Authentic 707 will implement a waste reduction and recycling program establishing policies for the reuse, recycling, or composting of materials and supplies. Whenever possible, we will use supplies made from recycled materials, incorporate building and furnishing materials made from post-consumer content, and purchase reusable supplies. The program will also call for the reuse of paper and other materials before recycling, and the repurposing of materials, supplies, and furnishings.

Partnering with Like-Minded Peers In addition to implementing our own environmentally sustainable policies and practices, Authentic 707 plans on only selecting contractors and vendors who demonstrate the same commitment to sustainability and conservation. As such, Authentic 707 will only do business with contractors and vendors who produce their goods or services sustainably, and who use environmentally friendly cleaning supplies and waste disposal practices. In addition, any vendor or contractor selected by Authentic 707 must travel or deliver its products using a low-impact means of transportation. Authentic 707 remains committed to providing an environmentally friendly workspace that limits its carbon footprint and impact on the world by reducing unnecessary usage of scarce resources, with an aim to eliminating all unnecessary waste.

Our Local Commitment Authentic 707 will be an ambassador to the County of Solano's sustainability programs and will contribute to Benicia's city-wide Climate Action Program. We welcome the opportunity to strategize with the city on implementing progressive action plans to ensure a greener environment. We see the objective of emissions level 33% below 2000's levels as an attainable goal and have every intention to exceed these numbers. As such, we will strive for the following goals: achieving zero waste by 2020 and achieving climate neutrality by 2025. Beyond the commitment to environmental sustainability in our dispensary, we will be assisting other businesses in the community at innovating green practices in their own businesses.

Energy Conservation Authentic 707 will work with PG&E and their Solano Energy Watch Partnership program. We will set up an assessment and implementation on all the best practices for our dispensary, including but not limited to: retrofitting, solar energy programs, and audits.

Intelligent Lighting 29% of most business' energy expenses is spent on lighting. Therefore, we will implement low energy LED lighting and motion sensors to limit unnecessary electrical use.

MEP Equipment Efficiency Energy Star rated equipment will be used and installed throughout the facility, including air conditioning, furnaces, and air handlers. Additionally, we will be applying to retrofit anything else possible for further energy efficiency.

Keep Benicia Green To combat gas emissions and keep Benicia green, Authentic 707 will be offering green incentives during peak hours. Customers who come by bicycle during the hours of 4:00-6:00 p.m. will receive a 10% discount on all Northstar Equities, Inc. products.

Water Conservation All sinks within the building will be made automatic to reduce unnecessary water usage. Additionally, new water saving toilets will be installed in the restrooms and drought tolerant and low water usage landscaping will be installed throughout the common area.

What is MCE Electric Generation? MCE is a public, not-for-profit electricity provider that gives all PG&E electric customers the choice of having 50% to 100% of their electricity supplied from clean, renewable sources such as solar, wind, bioenergy, geothermal, and hydroelectric—at competitive rates. MCE's service area includes all of Marin and Napa Counties, unincorporated Contra Costa County, and the Cities and Towns including *Benicia*. All MCE customers are still PG&E customers. PG&E provides electric delivery services for MCE customers, like meter reading and power line maintenance. PG&E will continue to send our electric bill, which will include MCE electric generation charges. MCE's electric generation charges replace PG&E's electric generation charges and account for the source of your energy. Authentic 707, will opt in for renewable energy service by MCE Electric Generation for our location at 160 E. N. St.

8 - LABOR AND EMPLOYMENT

As pioneers for the first set of approved recreational dispensaries in Benicia, we at Authentic 707 feel that it is our duty to provide comprehensive training and understanding of the Cannabis industry to ensure a safe, effective and transparent experience. It is important that in the early years of this new industry, we power up the work force so that Benicia and its citizens can reap Cannabis' rewards. Authentic 707 has a commitment to hire locally. We will provide all our new hires with comprehensive onboarding and training. We believe a ready and properly trained workforce, especially at this crucial inception point, is essential for a healthy and profitable work environment. In addition to these courses, we have also set up the following practical tract by utilizing our existing network of retail outlets, distribution, and production.

Retail Training All of our new hires will have their retail training completed at Authentic 707's sister location, La Corona Wellness, in San Francisco. La Corona Wellness is a fully operational, adult recreational dispensary. New hires will be able to familiarize themselves with inventory, processes and customer interactions.

Industry Exposure Authentic 707 belongs to a vertically integrated business, we will be able to take our new hires to our distribution facility in Oakland where they will be exposed to things like packaging, processing, lab testing and more. Lastly, all new hires will spend a day visiting Farm 87 in Humboldt or one of our partner indoor facilities in Oakland or Sacramento to see how Cannabis is cultivated first hand - what the plant looks like, how its cared for, processed and more.

Living Wage Due to the enactment of Senate Bill 3 the California minimum wage has increased to \$11.00 per hour for employers with 26 or more employees and to \$10.50 for employers with 25 or fewer employees effective January 1, 2018. Authentic 707 anticipates having 25, or fewer employees. It is essential that Authentic 707 pay a living wage to all its employees. At a base pay of \$18.00, we will be providing, in writing, our entry level employees with 171% above the California minimum wage, thus furthering our high standards. In addition to this, all full-time employees will receive paid holidays and will accrue ten vacation days per year, along with paid sick leave.

California's Healthy Workplaces Healthy Families Act of 2014 (AB 1522) is one of the more comprehensive paid sick leave laws in the US. It mandates that three days of sick leave are available to full-time employees. And some California cities, such as San Francisco and Los Angeles, add even more. As of January 31, 2018, AB 1522 has been expanded to impact nearly all California employers.

Paid sick leave is time that employees can take away from their job to attend to their own or their family's medical needs, paid at their regular pay rate. This can include illnesses, doctors' appointments or, in California, time away due to domestic violence issues. While not required by federal law, three days of paid sick leave is required in California. In addition, many cities in California have stricter requirements, such as San Francisco, that requires 72 hours of paid sick leave be provided to full-time employees. In California, there are two statutes that address paid sick leave: Healthy Workplaces, Healthy Families Act of 2014 and the California Wage Theft Protection Act

Workers Compensation Leave AUTHENTIC 707 recognizes and respects an employee's right to file a workers' compensation claim. AUTHENTIC 707 provides workers' compensation insurance for all employees. No premium is charged to the employee for this coverage, and no individual enrollment is required.

Employees who suffer a work-related injury or illness, and who report for medical treatment during working hours on the day of the injury, will be compensated, at their regular rate of pay for the time lost while receiving treatment up to a maximum of eight hours, providing that the total hours paid on the day of the injury does not exceed the number of hours that the employee would normally work in a given work day. Follow-up appointments such as Physical Therapy (PT), Occupational Therapy (OT), chiropractor treatments, etc., should be scheduled for nonwork hours. Unless otherwise required by law, employees may not return-to-work following a work-related injury or illness until their return is approved by the treating physician. Providing the employee is released without restrictions, they will return to the job they had prior to their injury or illness. Upon returning from workers' compensation leave, employees must submit a health care provider's verification of their release to return to work. Any of these procedures may be altered to comply with applicable laws, such as the American with Disabilities Act, Family Medical Leave Act, and/or applicable state law.

Jury and Witness Duty Generally: Any employee wishing to serve on jury duty or required to appear in court as a witness may do so. If an employee is called for jury duty or to appear as a witness, the employee must notify their immediate supervisor within forty-eight (48) hours of receipt of the jury summons or witness subpoena so that arrangements can be made to accommodate your absence. The Human Resources Department or Liaison must receive a copy of the summons and notification of any court compensation. Employees are expected to report to work whenever the court schedule permits. Managers may also request that employees in jury duty telephone them daily to discuss work issues.

National Guard, or Military Leave The Company will provide an unpaid military leave of absence to all employees in accordance with the Uniformed Services Employment and Reemployment Rights Act (USERRA) or other applicable federal, state and local law. AUTHENTIC 707 will abide by the USERRA and/or other applicable laws regarding the reinstatement of employees returning from Military Leave that are in effect at the time the employee is returning from Military Leave. Under the USERRA an employee is entitled to return to the position of employment which he or she held prior to taking Military Leave under certain conditions and we will abide by regulations governing any military personnel.

UFCW Local 648 Partnership United Food & Commercial Workers, Local 648, represents a growing number of workers in the marijuana industry across California. The union is making a commitment to be present wherever cannabis workers are employed. Authentic 707 is committed to working with UFCW Local 648 and its national Section in advocating for competitive wages for cannabis workers. Authentic 707 agrees to remain neutral. Neutrality means that the Authentic 707 and its agents will not oppose union representation or hinder union organizing efforts.

9 - LOCAL BUSINESS ENTERPRISE

Local Owners Brian Mitchell, co-owner and operator of Authentic 707, and his family have been residents of Solano County for nearly 30 years. He currently resides at 1617 Amaral Court, Fairfield. He purchased the property in May 2013. As a current resident of Green Valley in Fairfield, Brian understands the importance of hiring locally and promoting local management. Calling the County of Solano home for 30 years, he is committed to building the Authentic 707 team with just that, residents that are local and authentic to the 707 area.

Brian is not the only owner on the Authentic 707 application that resides in Solano County.

Co-Owner, Tom Wilson, has deep roots in Benicia. He has made Benicia his home since 1989, but, very recently, Tom and his family moved to greener pastures in Green Valley. He currently resides at 609 Renaissance Ave., Fairfield, Ca 94534.

Together, they would like to see smart business and community development of Benicia and believe cannabis would be the perfect opportunity to bring about economic growth. As mentioned in our Community Benefits Plan, with its central location, proximity to major markets, consumer base, and ease of access to major travel arteries, Benicia would be an ideal HUB Headquarters for Northstar Equities. At present, Northstar Equities has on-going plans to setup a major cannabis manufacturing and distribution operation right here in Benicia. Innovation and creativity in cannabis are still very much in infancy. Authentic 707 embraces the chance to create new products and brands by utilizing local innovative thinkers.

Stimulating the Local Economy We very much want to play a role in stimulating the local economy in ways not seen since the days of the Gold Rush. With the opening of Authentic 707, we would bring in customers and tourists from all over the Bay Area. Being among the first retail permittees means we have the advantage at grabbing the local market. With that, brings potential shoppers to surrounding businesses. It is a win-win for Benicia and for Authentic 707. We have a fundamental approach to our business. *Hire local, buy local and source local* is our mantra and we're looking for the same in the businesses and community stakeholders we partner with.

Local Management and Operation As stated previously, Authentic 707 intends to hire residents of Benicia as much as possible. The requirements of managers having experience in the Cannabis Industry may force Authentic 707 to expand the search beyond Benicia. If that is the case, we will then give preference to residents of Solano County.

Evidence of Historical Tax Compliance Brian Mitchell has complied with local tax regulations and have always paid his taxes. Attached are his tax filings, with sensitive information redacted. All owners have a commitment to paying their taxes in all forms when due.

10 - QUALIFICATIONS OF OWNERS

To highlight our ability to obtain various cannabis permits and licenses throughout the state, attached are copies of a few of our issued permits/licenses and the interactions working among the many governmental agencies at the local and state level to receive them.

TYPE OF PERMIT	ASSOCIATED AGENCIES AND DEPARTMENTS
Distributor License issued City of Oakland, State of California	Planning, building and zoning departments, Special Activity Permits Office, Bureau of Cannabis Control
Retail License issued by City of San Francisco, State of California	Planning, Building, Fire, Police, Department of Public Health, SF Office of Cannabis, Bureau of Cannabis Control
Cultivation Permit, City of Sacramento, State of California	Received CUP, Business Operating Permit, California Dept of Food & Agriculture Cultivation License.

Brian Mitchell

Brian Mitchell has spent over a decade serving as both a business leader and marijuana–advocate. He has helped open over ten dispensaries in California and is currently the CEO of La Corona Wellness and the Authentic brands. In addition to this, Brian also founded EFEX - a brand of mood-based cannabis products, Honeyleaf - a connoisseur grade cannabis brand and Signature Painting and Construction. He also has a farm in Humboldt County called Farm 87 owns and operates a 160-acre parcel and is in the processes of securing a state license to grow marijuana. Brian currently employs over 100 people in various communities across California. Brian and his family have lived in Solano County since 1989. He currently lives in Green Valley in Fairfield.

Jose Pecho

Jose Pecho joined the US Army after graduating high school and served in Europe. Jose brings extensive joint venture capital experience with expertise in cannabis real estate acquisitions, operations, management, dispositions, as well as debt placement for investment grade and income producing cannabis commercial real estate. His understanding of the cannabis industry and commercial real estate, particularly zoning, entitlements and compliance, allows the company to move quickly on cannabis real estate for retail, land, industrial and R&D opportunities in emerging areas. He is Co-Founder and Community Outreach Director for La Corona Wellness Center, a cannabis dispensary in San Francisco.

Tom Wilson

Tom is a Licensed Architect – CA #24910. Tom went to Arizona State University and received a B.S. of Design / School of Architecture. He is President/Owner of Tom Wilson Architect, Inc. Tom has recently designed cannabis facilities including, dispensary and cultivation operations in Oakland. Tom moved to Benicia in 1989, and worked for a local architect, Boe & Company. He started his own architect firm right here in Benicia in 1998. He has served as a Director for the Benicia Chamber of Commerce and as a member of the Design Review Board.

11 - AIR QUALITY PLAN

All employees of the dispensary will be trained by management to identify and report any odor that is detected outside of the facility; or, if the generation of odor exceeds acceptable standards as determined by Authentic 707 and the City of Benicia. Authentic 707 will implement Standard Operating Procedures (SOPs) to ensure that an employee of the dispensary actively monitors the outside area by performing a walk-around, once every hour during business hours.

Carbon Filters These are the most reliable and efficient type filters for removing cannabis odor from airstreams and atmosphere. Authentic 707 will strategically install carbon filters that have been paired with high velocity, inline fans designed specifically for the task of eliminating the scent and odor of cannabis and related products.

Dispensing Area and Secure Safe Room It is critical the atmosphere in the dispensing area remain odor free as to allow customers the opportunity to perform proper organoleptic testing. This includes smell tests of sample products to determine if the appropriate terpene profile has been chosen and identified. Maintaining an odor free dispensary will allow customers to properly inspect samples of cannabis and related products. All airstreams and atmosphere in the dispensing area will be scrubbed at a rate of once every three to five minutes. Because cannabis will be present in the secure safe room, it is imperative to install enough carbon filters and fans to effectively scrub the atmosphere contained in the room once every 60 seconds.

Ingress Egress Vestibules Authentic 707 will design the dispensary such that there are dedicated entry and exit points to the facility. This will not only help prevent diversion between visitors to the dispensary; but will additionally allow Authentic 707 to control the airstreams flowing outward of the dispensary. Atmosphere in the vestibule spaces will be scrubbed at a rate of once every three to five minutes to ensure that no marijuana odors escape the facility and are detectable outside the proposed facility. The facility will be equipped with state-of-the-art scrubbing and carbon filtering air circulation and ventilation system to minimize odor, including the installation of the following devices:

The VenTech Fan has been modified to establish a superior air flow and be suitable for various environments such as hospital rooms, indoor growing rooms, commercial cooling and more. The fan features a superior aerodynamic body mand of steel and construction with powder coated baked paint for stability and maximum efficiency. This activated VenTech virgin charcoal air filter effectively eliminates odors and particulates from the air. When used together with a centrifugal inline fan, it results in a clean airflow through greenhouses, hospital rooms, lavatories, and food processing facilities. Any odors emitted by the cannabis inside the facility will be eliminated prior to being exhausted from the building by this system. Odor shall not be detectable from the building exterior, or from the common areas such as walkways, hallways, breezeway, foyers and lobby area.

12 - SAFETY AND SECURITY PLAN

Authentic 707 is committed to providing a secure environment that facilitates safe access for its visitors and a safe workplace for its employees while minimizing any risk to the surrounding community. This plan details the security features and methodology for the protection of individuals, products, data, and location. Included in this document are security protocols for day-to-day operations, surveillance and emergency response. This plan details how visitors will be processed in accordance with state law to prevent any unauthorized access to this cannabis establishment.

Security, Fire, and Emergency Plan This plan complies with the International Fire Code and includes security recommendations from accredited law enforcement agencies. However, it is important to note that **safety is the responsibility of every Authentic 707 employee.** Familiarity and compliance with this Plan will increase the likelihood that each employee and visitor to this facility will withstand and survive an emergency at our facilities. In almost every case, employees and staff are directed to contact 911 to report emergencies, in compliance with the law. The Plan will provide Fire and Life Safety features of our facilities, as well as Emergency Organization in response to fires, medical emergencies, threats or breaches in security, earthquake, bomb threats, civil disturbance, power failure, water leaks, Hazardous Materials incidents, and emergency evacuation. In some cases, Authentic 707 will provide assistance to emergency responders as requested in carrying out their duties, as delineated within this Plan.

All pertinent sections of the Security, Fire and Emergency Plan will be provided to each employee for their familiarization. Each person with a role to play during an emergency, such as the Fire & Life Safety Director, Security Director/Liaison, Emergency Response Team, Emergency Wardens, and Assistant Monitors, will be issued his/her own copy of this Plan, and each has a responsibility to read, understand, and constantly enforce the provisions contained within it. Updates shall be provided to all employees and full training for such updates is the responsibility of all concerned. Further, drills and exercises to test the knowledge of and compliance with this Plan should be done on a regular, and at least an annual basis. The materials and procedures contained within this plan will provide the basis for decisions and actions to mitigate possible emergencies, minimize potential injury, loss of life and/or property, and as well help everyone to return to their normal lives at the end of the day.

Purpose and Mission

Authentic 707 intends to create a safe atmosphere where customers can access cannabis without worry and a place where employees feel secure. There were four key areas that were assessed in the development of this security plan:

1. Ensure the safety of all individuals on the premises
2. Safeguard access to cannabis
3. Prevent risks of diversion and theft
4. Provide staff with comprehensive emergency procedures

Per the Cannabis Public Safety License Application, Authentic 707 has acknowledged our Security plan must be developed in consultation by a third-party security professional (e.g. licensed PPO, ACO, certified advanced CPTED practitioner, ASIS certified security planner, etc). We have engaged the services of a third-party cannabis security firm and have developed a security plan for 160 E. N St., Benicia, CA 94510. (Please see attached Crime Alert Security Plan)

APPENDIX A

PRELIMINARY CANNABIS APPLICATION CITY OF BENICIA



250 East L Street • Benicia, CA 94510 • (707) 746-4280 • Fax (707) 747-1637

Community Development Department Planning Division

PRELIMINARY CANNABIS APPLICATION

Administered by the Community Development Department, applicants seeking retail or microbusiness Cannabis Use Permits must submit a Preliminary Cannabis Application. Applicants must submit a vicinity map(s), and conceptual building site plans including but not limited to site plans, floor plans, roof plans, and building elevations. All applicants must complete the application that follows. The responses provided on this application will assist the review panel in evaluating Proposals for business viability and operational standards that the applicant intends to employ, and assess how they relate to building and zoning codes, City design standards, and other sections of the Benicia Municipal Code.

ACKNOWLEDGEMENTS

The applicant acknowledges that submitting this Application and associated documentation does not entitle them to a Cannabis Use Permit or a Cannabis Public Safety License, or grant them any rights or privileges to operate a cannabis business in Benicia. The applicant also acknowledges that all fees associated with this application are non-refundable, and that the Community Development Department will retain the authority to inspect and assess the business premises and property.

Entity/Applicant Name: Northstar Equities, Inc. DBA Authentic 707

Proposed Facility Address: 160 E.N St, Benicia, CA 94510

Authorized A DocuSigned by: Brian Mitchell Title: CEO

Signature: Brian Mitchell Date: 9/6/2018

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APPLICANT: Complete all sections. Please print legibly.

Project Address 160 E. N St, Benicia, CA 94510

APN (s) 0088-111-020, 0088-111-100 Cross Street 2nd St Sq. ft./Acreage 5,024 SF on a
.428-acre lot

Applicant Name Northstar Equities, Inc Company DBA Authentic 707

Street Address 1565 3rd Ave

City walnut Creek State CA Zip Code 94597

Phone [REDACTED] Email [REDACTED]

Owner's Name [REDACTED] Company [REDACTED]

Owner's Street Address [REDACTED]

City [REDACTED] State [REDACTED] Zip Code [REDACTED]

Phone [REDACTED] Email [REDACTED]

Additional Contact Information

Architect [REDACTED]

[REDACTED]

Engineer _____

Other _____

If additional owners, please add them below.

Owner's Name [REDACTED] Company [REDACTED]

Owner's Street Address [REDACTED]

1. **Provide eight (8) copies of the following on sheet size ARCH D, 24 x 36 inches, folded to be 8.5 x 11 inches.** Rolled plans will not be accepted. **Also provide one (1) electronic copy of all required documentation.** Submission must be a single searchable PDF.
 - a. Conceptual building and site plans
 - b. Vicinity Map

2. **Conceptual plans must be fully dimensioned, clear, legible and reproducible, and must include the following information:**
 - a. Plans must include:
 - i. Site plan
 - ii. Floor plan(s)
 - iii. Roof plan
 - iv. Building Elevations
 - b. Approximate size/area of the parcel (in square feet or acres)
 - c. Existing and proposed building footprints and/or structures (gross floor area)
 - d. All existing and proposed streets and parking areas
 - e. Approximate location of all creeks, trees, shoreline, known wetland and flood plain areas
 - f. All internal and external equipment, including HVAC systems, manufacturing machinery, etc.

3. **The Vicinity Map must be clear, legible and reproducible, and must include the following information:**
 - a. Location of the project area
 - b. A radius of 600 feet from the property boundary
 - c. Existing roads and properties
 - d. Existing building footprints
 - e. Existing land use for all adjacent/shown properties
 - f. Existing schools (including grades kindergarten to 12)
 - g. Aerial photography may be provided in addition to the above requirements. It must be legible and have buildings labeled

4. **Provide additional information** that will help the city understand the project such as existing site or building photos, topographic surveys, site surveys, landscaping plans, color or material selections, details of anticipated water or wastewater usage, or information about hazardous materials.

Proposed Project

Please complete this chart. If an item is included, or will be changed as part of the project, please elaborate.

	No	Yes	Explanation
Tenant Improvements		X	Upgrade space to include ADA bathrooms
Parking		X	Energy Efficient lights
• New Spaces	X		
• Removing Spaces	X		
Improvements and/or Structures in Public Right-of-Way	X		
Exterior		X	spanish-tile roof facade will be replaced with an attractive standing seam metal roof
• Building Modifications	X	X	No building or structural modifications
• Mechanical Equipment		X	Replace HVAC with new Energy Efficient roof mounted units
• Lighting		X	Replace Parking lot lights with LED
Masonry		X	painted cement plaster, brick veneer and new aluminum storefront glass
Land	X		
• Grading	X		
• Landscaping		X	REMOVE EXISTING TURF LANDSCAPE & REPLACE WITH DROUGHT TOLERANT PLANTS & SHRUBS
• New Trees	X		
• Removing Trees	X		
Hazardous Materials	X		

Operational Plans

Please complete this chart. If an item is included, or will be changed as part of the project, please elaborate.

	No	Yes	Explanation
Number of Estimated Employees		X	12-20
Proposed Hours of Operations		X	9:00 AM - 9:00 PM
Production of Edible and/or Consumable Products	X		
Noise to be Generated On-Site	X		
Cannabis-Related Mechanical Equipment	X	X	No cannabis related Mechanical Equip
Outdoor Storage and/or Uses	X		
Use or Storage of Hazardous Materials	X		
Transportation Plans	X		
Expected Occupant/Tenant Traffic		X	12.5 customers per hr./15 min visit
Cannabis Delivery and/or Distribution	X		
Proposed Delivery and/or Distribution Hours	X		

THIS IS A PRELIMINARY CANNABIS APPLICATION FORM AND NOT A BUILDING PERMIT OR PLANNING OR ENGINEERING APPLICATION. ADDITIONAL SITE PLANS & DETAILED INFORMATION WILL BE REQUIRED WITH THE PLANNING APPLICATION AND/OR PERMIT APPLICATION.

INDEMNIFICATION:

Applicant agrees to defend, indemnify, and hold harmless the City and its officers, contractors, consultants, employees, and commission members (collectively, "City") from any and all liability, loss, suits, claims, damages, costs, judgments and expenses (including attorney's fees and costs of litigation), including any appeals thereto (collectively, "proceeding") brought against the City with regard to any approvals issued in connection with the application(s) by the City, including any action taken pursuant to the California Environmental Quality Act. If Applicant is required to defend the City in connection with such proceeding, the City shall have and retain the right to approve counsel to so defend the City; and all significant decisions concerning the manner in which the defense is conducted; and any and all settlements, which approval shall not be unreasonably withheld. The City shall also have and retain the right to not participate in the defense, except that the City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If the City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant. Further, Applicant agrees to defend, indemnify and hold harmless the City from and for all costs and fees incurred in additional investigation or study of, or for supplementing, revising, or amending, any document if made necessary by said proceeding.

CERTIFICATION:

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

DocuSigned by:

Brian Mitchell

SIGNATURE OF APPLICANT OR AGENT: _____

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Date: 9/6/2018

Applicant will receive an email confirming receipt of request form and packet and assign next available meeting date and time. This will be your meeting date unless you contact us to request a different available meeting date and time. If applicants miss a scheduled meeting, they will be required to reschedule for the next open date available. City of Benicia Community Development Department: (707) 746-4280 Cannabis@ci.benicia.ca.us

FOR INTAKE, STAFF USE ONLY

File # _____	Fee Paid _____	Receipt # _____
Date Received: _____		Received By: _____
Zoning: _____		
Reviewers Needed:		
<input type="checkbox"/> Fire	<input type="checkbox"/> Building	<input type="checkbox"/> Planning
<input type="checkbox"/> Public Works	<input type="checkbox"/> Engineering	<input type="checkbox"/> Police
<input type="checkbox"/> Parks and Community Services	<input type="checkbox"/> Other _____	

APPENDIX B

CANNABIS PUBLIC SAFETY LICENSE APPLICATION

250 East L Street • Benicia, CA 94510 • (707) 746-4280 • Fax (707) 747-1637



Police Department

CANNABIS PUBLIC SAFETY LICENSE APPLICATION

Administered by the Police Department, applicants seeking Cannabis Use Permits must obtain a Cannabis Public Safety License. Applicants must submit a comprehensive security plan, site plan, and floor plan(s) demonstrating the proposed safety and security strategies of the licensed premises. All applicants must complete the application that follows. The responses provided on this application will assist the review panel in evaluating responses as they relate to security standards that the applicant intends to employ.

ACKNOWLEDGEMENTS

The undersigned applicant acknowledges that there are considerable risks in operating a cannabis-related business. Those risks include but are not limited to the risks of burglary, robbery, internal and external theft, diversion of cannabis by employees and customers, the risk of minors accessing cannabis products, and associated risks to employees, vendors, and the general public. The applicant hereby acknowledges that it is committed to ensuring a safe environment that mitigates as much risk as is reasonably possible. Risk mitigation strategies must include, at minimum, implementing security requirements mandated by state regulations and those conditions described in this Cannabis Public Safety License Application.

The applicant acknowledges that the Police and Fire Departments will retain the authority to audit, inspect, assess and test the security and safety strategies of the applicant's premises. The applicant acknowledges that as incidents arise, crime trends affecting the cannabis industry evolve, or enhanced security practices develop throughout the emerging cannabis industry, the Police and Fire Departments must reserve the right to impose additional conditions to further the public safety interests of the City of Benicia, as well as those of licensed operators, their employees, vendors and customers who may visit the licensed premises.

Entity/Applicant Name: Northstar Equities, Inc. DBA Authentic 707

Proposed Facility Address: 160 E. N St, Benicia, CA 94510

Authorized by: Brian Mitchell Title: CEO

Signature: *Brian Mitchell* Date: 9/6/2018
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BACKGROUND INVESTIGATIONS

All applicants, interested parties, and employees of the licensee are required to clear a background check to qualify for a Cannabis Use Permit. This includes a Live Scan Service and may also include additional investigation by the City if deemed necessary. Cannabis Use Permits will not be issued where applicants, interested parties, or employees have felony convictions, as specified in subdivision (c) of Section 667.5 of the Penal Code, and subdivision (c) of Section 1192.7 of the Penal Code, or where convictions exist that substantially relate to the qualifications, functions, or duties of the business or profession, including a felony conviction involving fraud, deceit, or embezzlement or a criminal conviction for the sale or provision of illegal controlled substances to a minor.

Entity/Applicant Name: Northstar Equities, Inc. DBA Authentic 707
Proposed Facility Address: 160 E. N St, Benicia, CA 94510
Authorized by: Brian Mitchell Title: CEO
Signature: Brian Mitchell Date: 9/6/2018
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SECURITY STANDARDS

The following security standards must be adopted and implemented by cannabis-related businesses operating within the City of Benicia. Applicants must initial each item under "Initials" to show their acknowledgment. Where the applicant perceives a conflict or seeks an exemption or conditional accommodation, the applicant should mark ("X") under the heading labeled "Conflict". Where the "Conflict" column is marked, the applicant must include as an attachment to this application a written response identifying each perceived conflict. In addressing the conflict, the applicant must refer to the conflict by referencing its part and section number (e.g. Part A, Item 4).

Entity/Applicant Name: Northstar Equities, Inc. DBA Authentic 707
Proposed Facility Address: 160 E. N St, Benicia, CA 94510
Authorized by: Brian Mitchell Title: CEO
Signature: Brian Mitchell Date: 9/6/2018
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Part A	Facility Design	Conflict
1	The primary pedestrian access point (lobby) must be visible from the public thoroughfare	DS BM
2	No further access beyond the lobby must be possible without passing another locked, solid core door.	DS BM
3	Any trees on the premises must have canopies maintained at a height greater than 6-feet from the ground.	DS BM
4	Any ground level landscaping must be limited and maintained at a height no greater than 24 inches.	DS BM
5	No opportunities for concealment may exist within 10 feet of any doorway accessing the structure.	DS BM
6	Any glass storefronts, metal roll-up doors or windows extending lower than 24 inches from ground level must be protected against vehicular intrusion by effective barriers subject to design review/approval.	DS BM
7	Cannabis, cannabis products or graphics depicting cannabis may not be visible from outside the premises.	DS BM
8	Doors accessing rooms containing cannabis must be equipped with solid core doors. If such rooms include windows, windows must be opaque to prevent visibility of cannabis or have a lower sill no lower than 6 feet from ground level. Any such windows must be equipped with intrusion resistant film and incorporate monitored glass-break detection components within the alarm infrastructure.	DS BM
9	Windows, if present, must not be obscured by advertisements, product racks, or other obstructions.	DS BM
10	Any solid core doors accessing the outside will be equipped with 180 degree viewing devices.	DS BM
11	The premises must maintain a minimum exterior lighting standard of 1.5 foot candles across all perimeters, access points and parking spaces associated with the licensed premises. Lighting must be white LED lighting with a heat index between 2700K-4200K, a color rendering index of at least 70 and a light loss factor of at least .95.	DS BM
12	Where foyers exist or awnings are installed on the structure, fixtures must be installed as necessary to provide for a minimum lighting standard of 1.5 foot candles beneath the awning or within the foyer.	DS BM
13	Under Section 17.108 of the Benicia Municipal Code, external building design, architectural features, site plans, landscaping, etc. may be subject to design review.	DS BM

Part B	Facility Access Control	DS BM	Conflict
1	An electronic access control system will be installed to control and log access by staff members.	DS BM	
2	All rooms containing cannabis or currency will require an electronic access control card/fob to enter.	DS BM	
3	The access control system will maintain access data for no less than 90 days; records must be available to regulators upon request.	LVL	
4	The electronic access control system must be supported by a battery backup system ensuring continued operability of the system for no less than 24 hours.	DS BM	
5	Key fobs/cards will be user-unique and will provide access only to those areas, and at those times, that the employee has a legitimate need to access.	DS BM	
6	All rooms containing cannabis or currency will be equipped with an automatic closing/relocking device and must be kept closed and locked at all times when not in immediate use.	DS BM	
7	When employees are terminated, all issued keys/fobs/cards must be accounted for. If a fob/card is missing, it must be immediately deleted from the access control system. Where a physical key is lost or not returned, all relevant cores must be changed on all relevant locks without delay.	DS BM	
8	A Knox box containing a master key/fob for the facility must be installed adjacent to the lobby door.	DS BM	
9	If fencing or gates are to be installed, they must comply with local building and zoning codes.	LVL	
10	Fencing or gates, if topped with security features, must comply with local building and zoning codes.	DS BM	
11	Electronic gate(s), if installed, must be equipped with click-to-enter technology.	LVL	
12	Gate(s), if installed, must be equipped with a Knox-key access system and Knox-box.	LVL	
13	Any physical keys associated with the premises must be stamped "Do Not Duplicate", tracked and logged.	DM	
14	Packaged cannabis products on the premises must be stored in a limited access vault or appropriately UL-rated safe.	LVL	

Part C	Alarm System	DS	Conflict
1	Facility alarm installers must be licensed by the Dept. of Consumer Affairs (Alarm Company Operator, CA BPC § 7590 - 7599.80 et al).	DS BM	
2	Facility alarm equipment, installers and monitoring centers must be UL (Underwriter's Laboratory) listed. UL certification must be maintained in good standing at all times.	DS BM	
3	Any roof hatches or vents accessing the building must be equipped with contact sensors, motion detectors or other practicable electronic monitoring options.	DS BM	
4	All exterior doors and interior doors accessing rooms containing cannabis, currency or security infrastructure must be equipped with monitored contact points requiring doors to be closed for the system to arm. Bypassing zones must be prohibited.	DS BM	
5	Silent robbery alarm activators must be installed at the lobby/entrance, loading/unloading areas, product/currency storage areas and at any points of sale (where applicable).	DS BM	
6	Access control, surveillance and alarm systems must be equipped with battery backups or an auto-start generator capable of supporting system operations for up to 24 hours.	DS BM	
7	Where the alarm system malfunctions to any degree, the facility must be staffed on a 24-hour basis by a manager or a licensed security officer until such time as the alarm system is restored to full operability.	BM	
8	A minimum of one motion detector must be installed in each room of the facility, with additional detectors installed as practicable.	DM	

Part D	Surveillance System	Conflict
1	Cameras resolution rating of no less than 2 megapixels, day/night capable, equipped with auto-iris and auto-focus features.	DS BM
2	Interior cameras must provide no less than 50 pixels per foot in relation to the furthest area/element intended for surveilling. Exterior cameras must provide no less than 80 pixels per foot in relation to the furthest area/element intended for surveilling.	DS BM
3	TCP/IP enabled, accessible over the internet. Remote viewing access must be provided to the Chief of Police or his/her designees.	DS BM
4	DVR must be stored in a limited access area of the facility to which only managerial personnel have access.	DS BM
5	System must record on a consistent basis, both during and after business hours. Footage must be archived for no less than 90 days.	DS BM
6	System must be capable of offloading video in standard formats requiring no proprietary software (e.g. mpeg, wmv, wav).	DS BM
7	System must allow the offloading of video to standard media (e.g. DVD, USB).	DS BM
8	Footage must be accurately date/time stamped. Date and time stamp must not obscure the focus area of the video.	DS BM
9	A log must be maintained accounting for any persons accessing the surveillance system (unique user IDs required).	DS BM
10	Cameras must be placed within 20 feet of each exterior door and must provide both interior and exterior vantage points.	DS BM
11	Limited access areas (entrances, loading areas, rooms containing cannabis, currency or security system infrastructure) must maintain no less than two viewing angles, including each door.	DS BM
12	Cameras must be installed in a manner that protects cameras and cabling from inadvertent or intentional disruption.	DS BM
13	All doors leading to the outside will be accompanied by a video monitor displaying the outside area for pre-egress review.	DS BM
14	Signage must be posted at each entrance to the parcel and structure advising of the presence of video surveillance.	DS BM
15	The applicant must prohibit staff, vendors or customers (dispensaries) from wearing hats, hoods, sunglasses or other attire that may interfere with the ability to identify a person from surveillance video footage.	DS BM
16	Where the surveillance system malfunctions to any degree, the facility must be staffed on a 24-hour basis by a manager or a licensed security officer until such time as the surveillance system is restored to full operability.	DS BM
17	The location of the on-site surveillance server (DVR) must be identified on the provided security floor plan, and must be in a room accessible only to management personnel with access privileges to the surveillance platform's hardware, software and recordings.	DS BM

Part E	Facility Policies and Security Plan Content	Conflict
1	A manager capable of accessing all rooms must be on the premises during all operating hours.	DS BM
2	A manager capable of accessing surveillance footage must be on the premises during all operating hours.	BM
3	Non-managerial employees must not be permitted to take keys, fobs or access cards off premises.	DS BM
4	Non-managerial employees must not be permitted to take employer identification badges off premises.	DS BM
5	The applicant must maintain a strict policy against loitering and trespassing on and about (within 100 feet of) the premises.	DS BM
6	Applicants are advised that an acceptable and comprehensive burglary prevention/response plan will be required prior to licensing.	DS BM
7	Applicants are advised that an acceptable and comprehensive robbery prevention/response plan will be required prior to licensing.	DS BM
8	Applicants are advised that an acceptable and comprehensive plan regarding product diversion and internal theft prevention and response strategies will be required prior to licensing.	DS BM
9	Applicants are advised that an acceptable and comprehensive currency security plan will be required prior to licensing.	DS BM
10	Applicants are advised that an acceptable and comprehensive product loss prevention/shopping plan will be required prior to licensing.	DS BM
11	Security plan must be developed in consultation by a third party security professional (e.g. licensed PPO, ACO, certified advanced CPTED practitioner, ASIS certified security planner, etc).	DS BM
13	Security plan must be updated by the applicant as changes to security infrastructure, policies or practices arise. The plan must contain all necessary information to provide for ongoing and efficient maintenance of the security plan (e.g. vendor contacts, equipment descriptions, vendor data, maintenance records, access logs, etc.)	DS BM
14	The plan must be updated with enhanced and relevant strategies within 30 days of any significant incident including but not limited to: Discovery of a significant inventory discrepancy, as defined in CCR, Title 16, Division 42, Chapter 1, Article 3, section 5034; discovery of any cannabis diversion, theft, loss, or any other criminal activity pertaining to the operations of the licensee; discovery of loss or unauthorized alteration of records related to cannabis goods, customers, or the licensee's employees or agents; or any other breach of security.	DS BM
15	The security plan must be reviewed and audited annually by a third party security professional. A log of its review must be maintained within the plan and must include the identify, certifications, review date and comments from the reviewing party.	DS BM
16	Within 30 days of implementing any change to the security plan, the applicant must provide to the Chief of Police or his/her designee an updated version of the security plan with the latest changes highlighted and accompanied by a letter of explanation detailing the reasons for the changes.	DS BM







Part G	Fire Department Requirements	Initials	Conflict
1	A fire and life safety inspection is required prior to the start of any cannabis related operation. After fire clearance is granted, the facility is subject to unannounced inspections throughout the duration of operations.	-DS BM	
2	A detailed scope of work related to all business activities and products utilized shall be required prior to licensing	DMV	
3	Fire department requirements for Access, Egress, Fire Protection and Storage shall be included in the Site Plan.	DM	
4	Operational permits are required to be obtained to utilize, store, and handle materials; or to conduct processes that produce conditions that are hazardous to life or property. The fire department is authorized to revoke a permit when it is found that conditions of a permit are violated. Permits shall be readily visible and posted in a conspicuous location.	-DS BM	
5	All equipment used in operations shall be listed and conform to manufactures recommendation. All non-listed equipment shall require third-party technical assistance for review and approval.	-DS BM	
6	Fire detection, alarm systems, emergency alarm systems, gas detection systems, fire extinguishing systems and smoke and heat vents shall be maintained in an operable condition at all times. System and system components shall be replaced and repaired when defective. All fire protections systems within a building shall be maintained in accordance to their referenced standard.	-DS BM	
7	Records within site plans; including Architecture, Mechanical, Electrical, Fire Protection, Construction permits, building operations, and equipment shall be retained on site at all times and readily accessible upon request. Documents such as Fire Department Inspection reports, Fire systems inspection reports shall also be retained upon issuance.	-DS BM	
8	The use of all hazardous, flammable, and combustible materials shall be handled, stored, and utilized in accordance to the 2016 California Fire Code.	-DS BM	

FOR RETAIL APPLICANTS ONLY

Part H	Retail Requirements	DS BM	Conflict
1	Must incorporate a customer entrance that incorporates a pre-screening method to pre-screen those seeking entry.	DS BM	
2	Must incorporate a physical barrier separating the lobby receptionist, electronic access controls and robbery alarm triggers from customers entering the premises. Ballistic protection encouraged (not mandatory).	DS BM	
3	Must incorporate a waiting room with staff controlled, electronic access after validating the customer's eligibility to enter at reception.	DS BM	
4	Must incorporate separate paths for entry and departure to/from the dispensing room from the waiting room.	DS BM	
5	Access from the waiting room to the dispensing area must require electronic, remotely operated "buzz-in" by a staff member.	DS BM	
6	If the facility design incorporates an antechamber (not required, but encouraged) between the waiting room and dispensing area, the antechamber must allow for emergency egress and be equipped with crash bars allowing for emergency egress (backtracking).	DS BM	
7	If product display cases are provided in the waiting area, display cases shall be intrusion resistant (e.g. polycarbonate or protected by intrusion resistant film), locked, accessible only by a manager, and only opened outside of the facility business hours. NOTE: where the waiting area incorporates windows, applicants shall ensure displays, menus or marketing materials depicting cannabis are not visible to persons outside the premises.	DS BM	
8	Any exits from the dispensing room other than the above described inbound and outbound doors will be situated behind counters and in areas posted as restricted access/employee only areas.	DS BM	
9	The dispensing room must incorporate a fixed camera focused on each point of sale. Each point of sale must be equipped with a silent robbery alarm activation button.	DS BM	
10	Access controls and policies must restrict the number of customers in the dispensing room, not to exceed two customers per employee.	DS BM	
11	The dispensing room may maintain only that amount of product and currency that is necessary for business operations as suggested by the average daily sales reflected during the previous 30 days of business operations. Excess amounts of product and currency must remain in the product vault(s) and/or safe(s) in areas limited to management.	DS BM	
13	Applicants are advised that an acceptable and comprehensive off-premises currency transportation plan will be required prior to licensing.	DS BM	
14	All owners, interested parties and employees of a cannabis retail licensee shall be required to attend Cannabis Retail Sellers training provided by the City. Training shall be completed during the next available course offering by the City following approval of the Cannabis Use Permit.	DS BM	

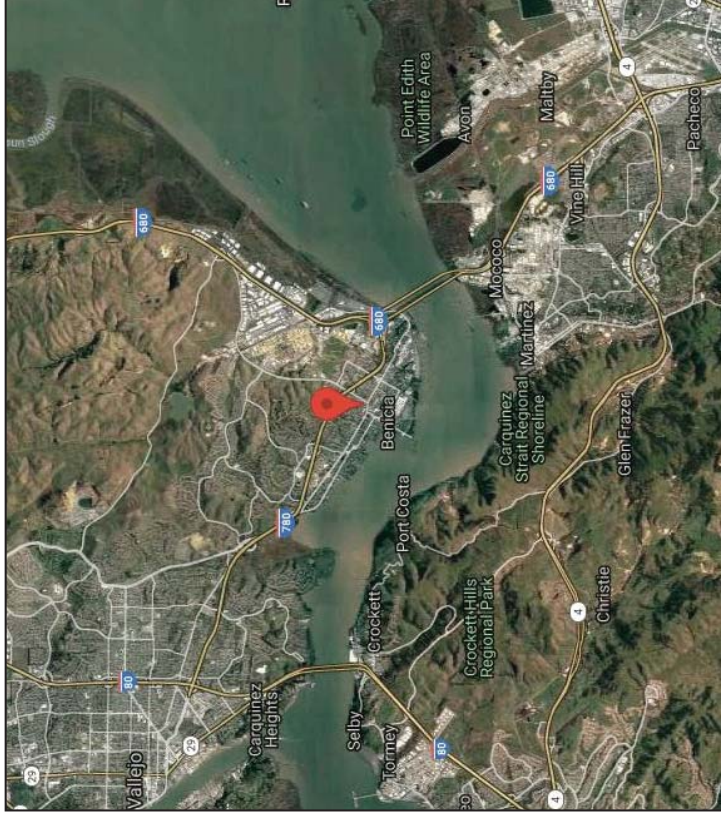
FOR DELIVERY AND/OR DISTRIBUTION APPLICANTS ONLY

Part I	Delivery & Distributor Requirements	Initials	Conflict
1	Vehicles must be owned/leased/registered to the licensee (not employee owned) and insured through a commercial auto policy meeting or exceeding California requirements.		
2	Vehicles must be less than 10 year models old throughout its service life.		
3	Vehicles must not be marked with graphics or text indicating the vehicle to be associated with cannabis or currency transportation.		
4	Vehicles must be equipped with a real-time, web-accessible GPS tracking system. Location updates must occur at intervals of no more than one minute. Access to GPS online GPS interface must be provided to the Chief of Police or his/her designee.		
5	Vehicles must be equipped with locking storage containers proprietary to storage of in-transit cannabis products.		
6	Vehicles must be equipped with permanently mounted, steel drop-safes for the storage of currency in transit. Drivers must not have access to the drop safe contents.		
7	Drivers must be equipped with two-way, push-to-talk communications providing for immediate communication between the driver and the licensee (dispatcher, manager or other support staff).		
8	Vehicles must meet all relevant California regulations (e.g. vehicle alarm systems, secure storage).		
9	Vehicles must be equipped with on-board video surveillance equipment situated to and of sufficient quality to identify persons unlawfully entering the vehicle or accessing on-board cannabis or currency.		
10	Applicants are advised that prior to licensing, applicant shall remit an acceptable and comprehensive plan describing how the applicant will: (1) validate the identity of person requesting delivery of cannabis; (2) validate the legitimacy of an address to which a delivery is requested; and (3) validate that the location to which a delivery is requested is not situated upon Federally owned or leased property.		
11	Applicants are advised that prior to licensing, applicant shall remit an acceptable and comprehensive plan describing how the applicant will seek to mitigate and respond to auto theft, auto burglary, robbery, involvement in a traffic collision, suspicious circumstances, and managing in-field mechanical break downs of vehicles.		
12	Applicants are advised that prior to licensing, applicant shall remit an acceptable and comprehensive plan describing how the applicant will provide for the secure storage of vehicles used for the transportation of cannabis and/or currency, the secure loading and unloading of product and/or currency, and describing how the applicant will ensure access to vehicles and loading areas is maintained as exclusive to the applicant's employees.		

APPENDIX C

SUPPORTING DOCUMENTS FOR:

*SECTION 2
LOCATION AND DESIGN*



160 EAST N STREET | BENICIA, CALIFORNIA 94510

APPENDIX D

SUPPORTING DOCUMENTS FOR:

***SECTION 3
BUSINESS PLAN***

**AWARDING OF CANNABIS RETAIL USE PERMIT
START UP AND CONSTRUCTION TIMELINES**

Should Authentic 707 be fortunate to win one of the two dispensary permits, below is the schedule of events needed to be met for our retail cannabis store to be opened.

EVENTS	ESTIMATE COMPLETION DATES
EXECUTED LEASE AGREEMENT	SEPTEMBER 1, 2018
RFP SUBMITTAL	SEPTEMBER 10, 2018
AWARDING OF CANNABIS RETAIL USE PERMIT	DECEMBER 2018
USE PERMIT APPLICATION	DECEMBER – JANUARY 2019
PLANNING AND PUBLIC HEARINGS	JANUARY – FEBRUARY 2019
FINAL DESIGN REVIEW, BUILDING PERMITS	MARCH 2019
BEGIN DEMO, CONSTRUCTION, IMPROVEMENTS	MARCH – APRIL 2019
COMPLETE IMPROVEMENTS, FINAL INSPECTIONS	APRIL – JULY 2019
HIRING AND TRAINING OF INITIAL STAFF	MAY – JULY 2019
OPEN FOR BUSINESS	JULY 4, 2019

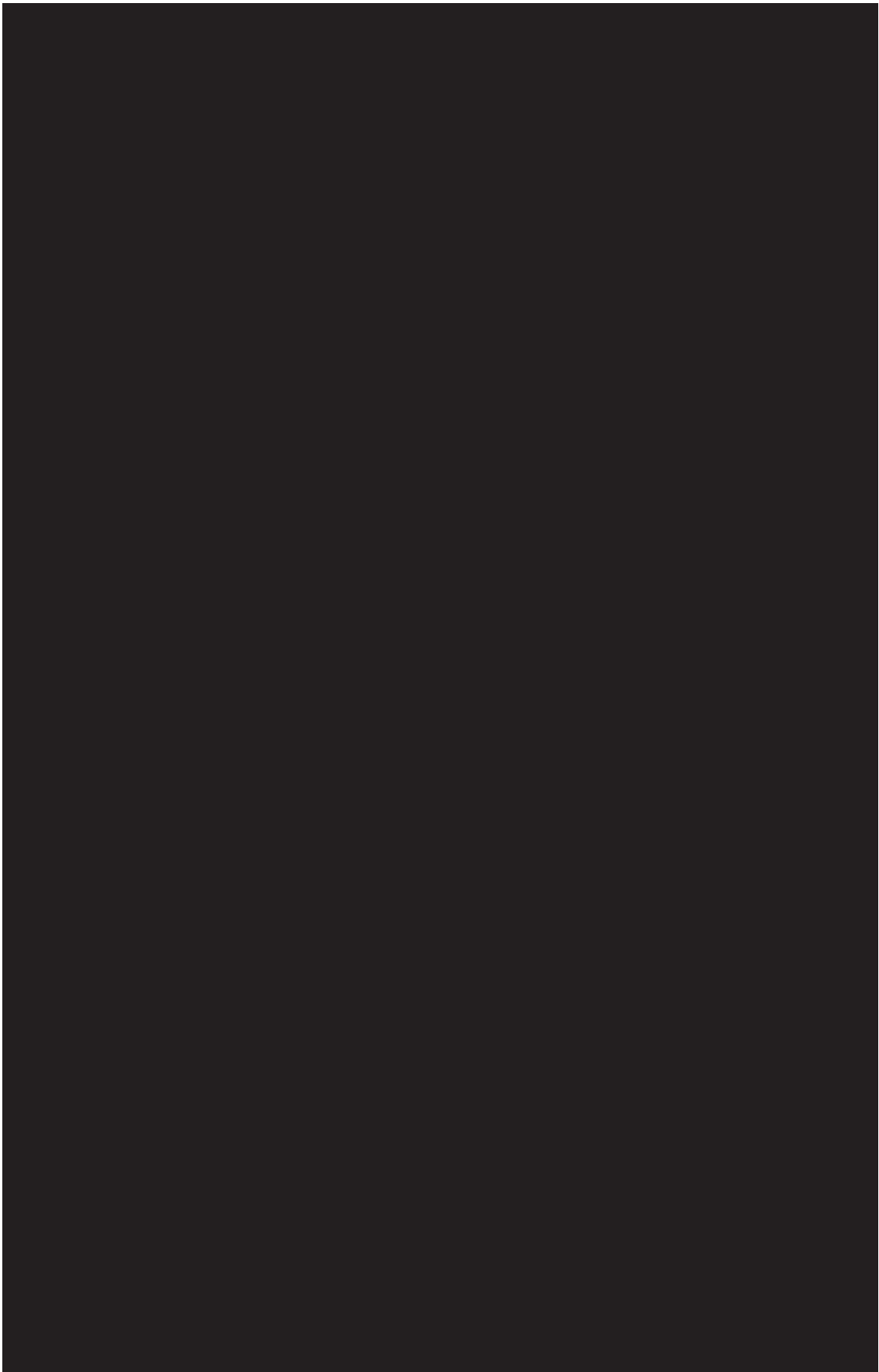
Northstar Equities and Authentic 707 team members has a wealth of project management and general contracting experience in real estate construction and tenant improvements.

This experience will help in staying on budget and keeping timelines realistic and achievable.

CONSTRUCTION AND IMPROVEMENTS SCHEDULE		
Event	Days	Construction Time Lines
FFE, Construction Material Buy	21	3 weeks prior to start of construction, Feb – March 2019
Interior Demo and Improvements	30	March – April 2019
Mechanical, Electrical & Plumbing	21	April – May 2019
Exterior Construction	30	April – May 2019
Security Install	21	April – May 2019
Final Punch List and CO Receipt	21	May – June 2019
Furniture, Furnishings & Equipment	7	June 2019 to July 4, 2019 Opening











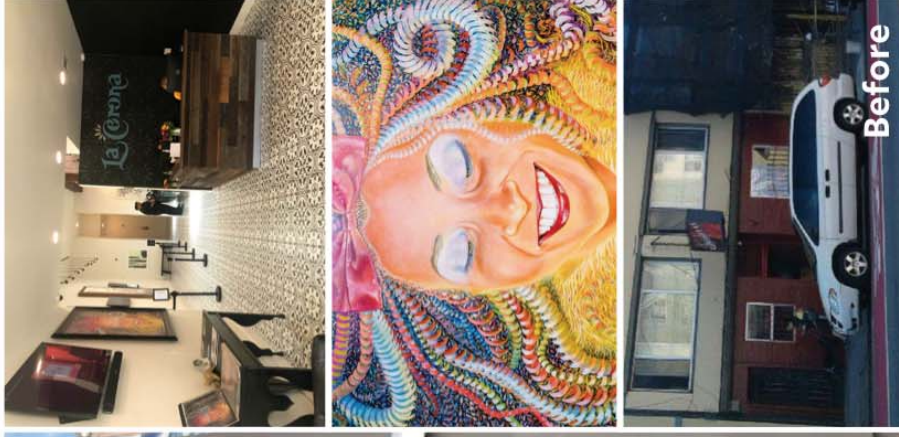




Our facilities team showcased the company's design and construction capabilities and rehabilitated the Coronitas Bar and Grill into a chic cannabis dispensary called La Corona Wellness Dispensary. Transforming the Coronitas Bar and Grill into a freshly redesigned facility offers an attractive range of cannabis wellness options. The new use has brought new economic life to a block that had been badly damaged by the Bernal Heights Fire of 2016.

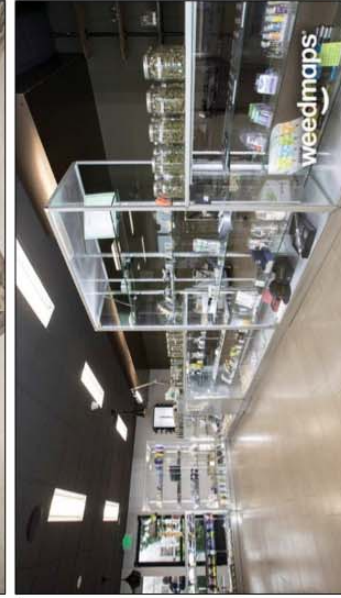
With over a decade of experience in the emerging marijuana industry, Brian Mitchell has played a significant role with building and scaling cannabis operations! His intimate knowledge of the day to day operations in this industry has allowed him to create some of the most reputable and leading brands in the industry, including EFEX and Honeyleaf Cannabis brands.

Permitting & Social Equity - The Latino-centric Coronitas Bar and Grill, located where the Mission meets Bernal Heights, wanted to stay relevant in the rapidly gentrifying neighborhood. Our strategy for support was a simple one, have a dispensary that spoke of the uniqueness of the neighborhood, change with it, and provide a retail cannabis experience we could be proud. Hire Local, Source Local and Buy Local is but one of our mantras, but, the community centric approach to doing business in this fledgling industry resonated and made sense. Many of the notable community organizations and influencers in the Mission and in San Francisco, all gave us a chance and the support needed to obtain our use permit, which was officially received in June 2018. We're here to be influential and responsible stewards of the community, conducting ourselves and our business in a way that will make our customers, vendors, employees, community organizations and City very proud.



RETAIL EXPERIENCE

RETAIL EXPERIENCE



10 Spot
3242 S Halladay Street
Santa Ana, CA 92705

Open Daily
8:00 am to 10:00 pm

Average Daily Sales
\$30,000

Highly rated on Weedmaps
4.9 out of 5 stars





FARM OPERATIONS



WE LOVE ART



OUR BRANDS

APPENDIX E

SUPPORTING DOCUMENTS FOR:

***CHAPTER 4
NEIGHBORHOOD COMPATIBILITY AND PLAN***

APPENDIX F

SUPPORTING DOCUMENTS FOR:

***CHAPTER 9
LOCAL BUSINESS ENTERPRISE***

RECORDING REQUESTED BY:
Fidelity National Title Company
Order No.: FSJP-1011300371

Recorded in Official Records, Solano County

6/04/2013
8:00 AM
AR16
06

Marc C. Tonnesen
Assessor/Recorder

When Recorded Mail Document To:

Brian Mitchell, a single man
1517 Arhatal Court 2137 Ahneita Drive
Fairfield, CA 94534 Pleasant Hill, CA
94523

02 Fidelity Title Co

Doc#: 201300055582

Titles: 1 Pages: 3



Fees 19.00
Taxes 817.30
Other 0.00
PAID \$836.30

APN/Parcel ID(s): 148-070-080

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$817.30** and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in the **City of Fairfield**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Michael V. McGowan, as surviving joint tenant

hereby GRANT(S) to Brian Mitchell, a single man,

the following described real property in the City of Fairfield, County of Solano, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: May 30, 2013

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Michael V. McGowan

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 148-070-080

State of CA

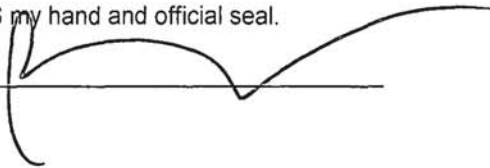
County of SOLANO

On 6-3-2013 before me, B. Eddy, Notary Public, personally appeared Michael V. McGowan

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)

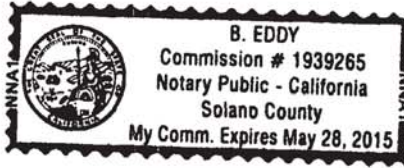


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 148-070-080

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF SOLANO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE, ON MAP FILED JUNE 13, 1988, IN BOOK 32 OF PARCEL MAPS, PAGE 88, SOLANO COUNTY RECORDS.

APN: 0148-070-080

END OF
DOCUMENT

APPENDIX G

SUPPORTING DOCUMENTS FOR:

CHAPTER 10
QUALIFICATIONS OF OWNERS

**CUP APPROVAL FOR 88TH STREET
SACRAMENTO, CA**

**CITY OF SACRAMENTO
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING ADMINISTRATOR**
300 Richards Boulevard, 3rd Floor, Sacramento, CA 95811

ACTION OF THE ZONING ADMINISTRATOR

On August 24, 2017, the Zoning Administrator conducted a public hearing for file **Z17-025** and took the project under advisement. On September 1, 2017, the Zoning Administrator approved, with conditions, a Conditional Use Permit for marijuana cultivation and Site Plan and Design Review for the project. Findings of Facts and Conditions of Approval for the project begin on page 4 of this document.

REQUESTED ENTITLEMENTS:

1. **Conditional Use Permit** to cultivate marijuana within an existing approximately 19,668-square foot warehouse on a 1.27-acre lot in the Heavy Industrial (M-2S) zone.
2. **Site Plan and Design Review Minor Addition/Alteration** for the exterior modification to add lighting fixtures in the Heavy Industrial (M-2S) zone.

PROJECT INFORMATION:

Location: 6290 88th Street

Assessor's Parcel Number: 062-0160-010-0000

Applicant: Melissa N. Sanchez
Harvest Law Group
1020 12th Street
Sacramento, CA 95814

Property Owner: Brian Mitchell
Higher Grade Ventures, Inc.
1565 3rd Avenue
Sacramento, CA 95814

Project Planner: David Hung, Associate Planner, 916-808-5530

General Plan Designation: Industrial (INDU)
Community Plan Area: Fruitridge/Broadway
Parking District: Suburban
Design Review Area: Citywide
Existing Land Use of Site: Warehouse
Existing Zone of Site: Heavy Industrial (M-2S)

Surrounding Zoning and Land Use

North: M-2S	Warehouse/Storage
South: M-2S	Warehouse/Storage
East: M-2S	Warehouse/Storage
West: M-2S	Warehouse/Storage

Property Area:	1.27 acres
Existing Property Dimensions:	147.05' x 390.04'
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Building:	Approximately 19,668 square feet
Parking Required:	20
Parking Provided:	24
Project Plans:	See Exhibits
Previous Files:	None

Additional Information:

The project site is a 1.27-acre developed parcel in the Heavy Industrial (M-2S) zone. The existing approximately 19,668-square foot warehouse is the only structure on the subject parcel; however, the site is part of a 10-parcel industrial complex. Although there are nine other developed warehouse buildings on individual parcels, all have reciprocal access with each other. The site is surrounded by warehouse/industrial development.

The applicant proposes to utilize the entire building for the cultivation business. It is proposed as one license business with a maximum cultivation area/canopy size of up to 22,000 square feet (Class C license) in the approximately 19,668 square foot-area. The applicant proposes interior modifications in order to grow the plants and only a minor modification to the exterior of the building to add exterior lighting fixtures. Cultivation takes place within the building and is not visible from the public right-of-way.

The main entrance to the building is at the northwest corner where existing storefront windows and door are located. No changes are proposed for the exterior wall finish and existing roll up doors are to remain. No new rooftop equipment is being proposed. Three (3) exterior LED light fixtures are proposed to be installed on the east elevation and shall meet minimum lighting standards. Existing light fixtures do not meet the minimum lighting standards, and will be replaced to match the new fixtures on the east elevation. The design of the proposed lighting fixtures is complementary to the building. No signage is being proposed.

The proposed project is located in the Suburban Parking District and requires a minimum of 1 space per 1,000 gross square feet of building and a maximum of 500 gross square feet of building. The building requires a minimum of 20 parking spaces. 24 spaces are provided within the subject property and therefore meets the minimum parking requirement. Since the parking lot is existing and no changes are proposed, the applicant is not required to meet the tree shading requirement.

Neighborhood Context:

The site is located in an industrial/warehouse area. The required 600-foot radius map was submitted and reviewed by staff. The site is not within 600 feet of a K-12 school or a neighborhood or community

park.

Community/Neighborhood Contact:

Notification for this project was sent to the Power Inn Alliance. A subcommittee of the alliance reviewed the request and met with the applicant. Power Inn Alliance provided a comment letter to staff requesting additional lighting, a landscape maintenance plan, and adherence to the security recommendations. The letter from the alliance is attached.

The site was posted for the public hearing and all property owners within 300 feet of the subject site were mailed a notification of the public hearing for the proposed project. No calls or letters were received prior to the public hearing.

Neighborhood Responsibility Plan:

A Neighborhood Responsibility Plan is required to mitigate any ongoing adverse effects of cultivation on the surrounding neighborhood. A conditional use permit application submittal requires that the property owner of a cultivation site agrees to enter into an agreement with the City Manager to pay money to be used by the City to pay for measures to mitigate the adverse impacts. The City Manager will authorize a study to determine the impacts. The property owner for this site has agreed to pay a fee in the amount of 1% of the gross receipts of every marijuana cultivation business on the property. Payment shall be made in accordance with the Neighborhood Responsibility Agreement between the property owner and the City and entered into prior to issuance of the business permit by the City Revenue Division. The submitted Neighborhood Responsibility Agreement has been sent to the city clerk for execution.

Agency Comments:

The proposed conditional use permit has been reviewed by the City's Utilities, Parks, Fire Department, the Building Division and the Department of Engineering Division of the City's Public Works Department, as well as SMUD and other utilities agencies. All conditions and comments provided are included in this report.

The Police Department and Fire Department have reviewed the proposal for security and safety concerns. A final security plan is required to be submitted and approved by the Revenue Division before a Business Operating Permit is issued.

Marijuana Business Operating Permit:

Any marijuana related business, in addition to obtaining all required land use approvals under the Planning and Development Code (Title 17), must also obtain a business permit from the City pursuant to Sacramento City Code Title 5, Chapter 5.150. Among other things, the business permit regulates the final canopy size and requires a final security plan, lighting plan, odor control plan, community relations plan, business plan and information on employees and owners for each business permitted by the city. The marijuana related business is also required to obtain applicable permits from the State of California.

Environmental Determination:

The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that this is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities) and 15061(b)(3) (No Significant

Effect) of the CEQA Guidelines. The project involves the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of an existing private structures, involving no expansion of use beyond that existing at the time of the lead agency's determination. No substantial evidence that the project could have a significant effect on the environment has been received. The project is, therefore, also exempt from CEQA review based on the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. CEQA Guidelines section 15061(b)(3).

Zoning Administrator Hearing:

The Zoning Administrator conducted a public hearing on August 24, 2017 and heard testimony from the applicant and Tracey Schaal representing the Power Inn Alliance. The Zoning Administrator took the item under advisement to consider the testimony and review all relevant documents.

CONDITIONS OF APPROVAL:

Conditional Use Permit for Marijuana Cultivation

Planning Division

1. The project shall conform to the approved plans as shown on the attached exhibits. The interior of the ±19,668 square-foot building is approved for cultivation. Changes to the interior are permitted to conduct the use.
2. The cultivation permit holder or property owner shall provide regular landscape maintenance for the site. The cultivation permit holder or property owner shall provide staff a plan that demonstrates meeting this requirement.
3. No outdoor storage is allowed.
4. Only one non-illuminated sign is permitted for the use. If a sign is proposed in the future the maximum size permitted is six square feet in area. The sign may be attached or detached. If the sign is detached it shall be a monument sign. A sign permit from the Building Division is required.
5. The site shall be inspected and maintained daily to be clear of litter.
6. Any modifications to the project proposed in the future shall be subject to review and approval by Planning staff and may require additional entitlement(s).
7. Prior to issuance of a City of Sacramento Business Operating Permit, any operator of a cannabis related business on the site shall meet with the Executive Director of and/or the Power Inn Alliance Board to introduce themselves and their business. (If the director declines to meet or the organization does not exist in the future the condition is satisfied.)

Building Division

8. A building permit is required to verify occupancy for a marijuana facility, even if no improvements

to the property are proposed. The building permit application must meet the City's general building permit submittal requirements.

Police Department

9. Site plans and floor plans shall be completed to the satisfaction of the Sacramento Police Department CPTED Sergeant prior to issuance of building permits, including:
 - Secure lobby for visitors
 - Cultivation areas
 - Transportation/shipping area
 - Storage area
10. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K with a color rendering index of 75 or better and a light loss factor of .95 or better. All existing exterior fixtures shall be replaced with fixtures that meet this requirement.
11. Three (3) exterior fixtures shall be installed on the east side of the building as per the Security Plan and the above requirements.
12. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.
13. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.
14. All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance and eliminates hiding areas within the landscape.
15. Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment. The landscaping plan shall allow for proper illumination and visibility regarding lighting and surveillance cameras through the maturity of trees and shrubs.
16. All solid core exterior doors shall be equipped with a 180-degree viewing device to screen persons before allowing entry.
17. Business shall be equipped with and maintain a security system with
 - An alarm system with a valid UL Certificate in accordance with ANSI/UL Standard 681-2014 (Standard for Installation and Classification of Burglar and Holdup Alarm), Extent Number 3.
 - a Video Assessment and Surveillance System (VASS)
18. Holdup alarm system shall be employed near the:
 - transport area
 - lobby
 - employee entrance
 - safe(s).
19. Burglar alarms shall cause the dispatch of a properly licensed private patrol.
20. Holdup alarms shall cause the dispatch of the Sacramento Police Department

21. Security system shall be equipped with at least 24 hours of continued operation time in case of power failure.
22. Security system shall be equipped with cellular back-up in case of phone line disruption.
23. Facility shall be staffed at all times that the security system is not fully functional.
24. A log shall be maintained that shows when the alarm system was armed and disarmed, and by whom.
25. VASS storage shall be kept off-site or in a secured area accessible only to management.
26. Manager with access to VASS storage shall be able to respond to any activation within one hour.
27. Cameras shall be day/night capable with a resolution of no less than two (2) megapixels and a minimum frame rate of 12 frames per second.
28. Each driveway entrance and exit and each building entrance and exit shall be covered by a camera set at 100 pixels per foot or higher to capture license plates and faces.
29. VASS shall be capable of exporting footage to common media in a standard viewing format and shall not require proprietary software for third party viewing.
30. VASS shall be capable of storing no less than 30 days' worth of activity.
31. VASS shall provide comprehensive coverage of:
 - safe(s)
 - areas of ingress and egress
 - parking lot
 - loading areas
 - coverage of all four (4) exterior sides of the building
32. Monitors displaying the employee parking area and property perimeter shall be mounted in a visible location near the door from which employees will arrive and depart so that employees may monitor the outside environment prior to departing the facility.
33. No more than 33 percent of the square footage of the windows and clear doors shall be blocked by advertising, signs, shelves or anything else. All advertising, signs, and shelving shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises from the exterior public sidewalk or entrance to the premises. All signs shall comply with the City Code.
34. No public pay phones/telephones shall be allowed on the premises.
35. No coin operated games or video machines shall be allowed on the premises.
36. The applicant is responsible for reasonably controlling the conduct of persons on the site and shall immediately disperse loiterers.
37. All dumpsters shall be kept locked.

38. Applicant shall install a "Knox Box" for police access to the exterior areas of the property after hours.
39. Bollards or other devices shall be installed to mitigate the threat of vehicle intrusion in the storefront glass area.

Fire Department

40. Any modifications to the facility must be done under permit by way of plan review for compliance to the Fire and Building Codes.
41. Any access or egress controlled doors must be identified on the floor plan that is provided as a part of the security plan. This will aid in a more complete plan review when provided for review to obtain a construction permit.
42. Obtain a Fire Clearance by requesting a fire and life safety inspection from the Sacramento City Fire Prevention Division.
43. Obtain any required operational permits from the Sacramento City Fire Prevention Division.
44. Provide documentation to verify that any fire and life safety systems such as fire suppression and fire alarm systems have been serviced, maintained and certified in accordance with the required maintenance schedules as may be applicable (quarterly, annual and 5-year service).

Public Works Department

45. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
46. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.
47. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

Utilities Department

48. Prior to occupation, any/all tenants shall submit a Wastewater management plan for approval by the Department of Utilities.

Regional Sanitation

49. Developing this property may require the payment of Regional San sewer impact fees

(connection fees). Regional San sewer impact fees shall be paid prior to the issuance of building permits. For questions pertaining to Regional San sewer impact fees, please contact the Sewer Fee Quote Desk at (916) 876-6100.

Sacramento Metropolitan Air Quality Management District

50. Any engines utilized to meet power needs, including those used only on an emergency basis, must be registered with the SMAQMD and must comply with the Airborne Toxic Control Measures promulgated by the California Air Resources Board and codified in the California Code of Regulations (<https://www.arb.ca.gov/toxics/atcm/atcm.htm>).

Sacramento Area Sewer District

51. To continue sewer service for this proposed project, construction of onsite and offsite sewer infrastructure shall be to the satisfaction of SASD.
52. SASD Design Standards apply to any sewer construction and/or modification.
53. SASD may require additional sewer impact fee payment in accordance with the District's Ordinances. Fee payment will have to be paid before the issuance of building permits. Applicant should contact Permit Services Unit at (916) 876-6100 for sewer impact fee information.

SMUD

54. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.
55. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.
56. The applicant shall grant to SMUD a Grant of Easement to cover the existing electrical facilities on the premises. The easement shall be prepared in accordance with SMUD's standard right-of-way form for existing underground electrical facilities.

Site Plan and Design Review Conditions of Approval

57. Project approved per submitted plans (attached).
58. All existing exterior light fixtures on the building shall be replaced to match the new LED light fixtures on the east elevation.

Advisory Notes:

Planning

- ADV1. The applicant and property owner shall comply with all provisions of the required Business Operations Permit including submitting and adhering to a final security plan and odor control plan.

Sacramento Area Sewer District (SASD)

- ADV2. The Sacramento Area Sewer District (SASD) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the SASD collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP). SASD will respond via separate correspondence.
- ADV3. SASD Design Standards apply to any sewer construction and/or modification.
- ADV4. SASD and Regional San may require additional sewer impact fee payments in accordance with each of its Ordinances. Fees are to be paid prior to the issuance of building permits. Applicant should contact Permit Services Unit at (916) 876-6100 for sewer impact fee information.

SMUD

- ADV5. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.
- ADV6. To ensure a timely service connection, SMUD advises that the Applicant submit an anticipated energy load calculation for its review. The Applicant may also direct specific questions regarding their service connection to: IndoorCultivation@smud.org

FINDINGS OF FACT

Findings of Fact – Conditional Use Permit:

1. The proposed development is consistent with the City's Industrial and Business Park Design Guidelines and the General Plan, which designates the site for Industrial use. There is no applicable specific plan or transit village plan for this site.
2. The proposed use and its operating characteristics, as conditioned, are consistent with the applicable standards, requirements, and regulations of the Heavy Industrial (M-2S) zoning district in which it is located, and of all other provisions of this title and this code in that:
 - a. The use involves the warehousing and tending of plants inside a building which are appropriate uses in the industrial zone; and
 - b. Adequate on-site parking is provided.
3. The proposed use, as conditioned, is situated on a parcel that is physically suitable for the cultivation of marijuana in terms of location, size, topography, and access, and is adequately served by public services and utilities.
4. The proposed use and its operating characteristics are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance, in that:
 - a. The property owner for this site has agreed to pay a fee in the amount of 1% of the gross receipts of every marijuana cultivation business on the property to pay for measures to

- mitigate the adverse impacts the business may cause; and
- b. The applicant is required to submit a final detailed odor control plan describing methods that will be implemented to prevent marijuana-related odors generated by the project from being detected outside the building on the site to the City Revenue Division prior to issuance of a Business Operating Permit.
5. The proposed marijuana cultivation will not adversely affect the peace or general welfare of the surrounding neighborhood in that:
 - a. All cultivation takes place within the building and is not visible from the public right of way; and
 - b. Adequate parking is provided.
 6. The proposed cultivation will not result in an undue concentration of marijuana cultivation establishments.

Findings of Fact – Site Plan and Design Review:

1. The proposed development is consistent with the City’s Industrial and Business Park Design Guidelines and the General Plan, which designates the site for Industrial use. There is no applicable specific plan or transit village plan for this site.
2. The proposed development is consistent with all applicable design guidelines and all development standards of the Heavy Industrial (M-2S) zoning district, in that:
 - a. The proposed exterior modification involves the addition of new light fixtures on the existing building; and
 - b. There are no other exterior modifications proposed.
3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards, in that:
 - a. All proposed parcels have adequate street access, utility infrastructure; and
 - b. Meet onsite parking requirements.
4. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance, in that:
 - a. The proposed new lighting fixtures will enhance security around the site; and
 - b. There are no proposed changes to the existing site.
5. The local flood management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood protection system what will result in flood protection equal to or greater than the urban level of flood protection.



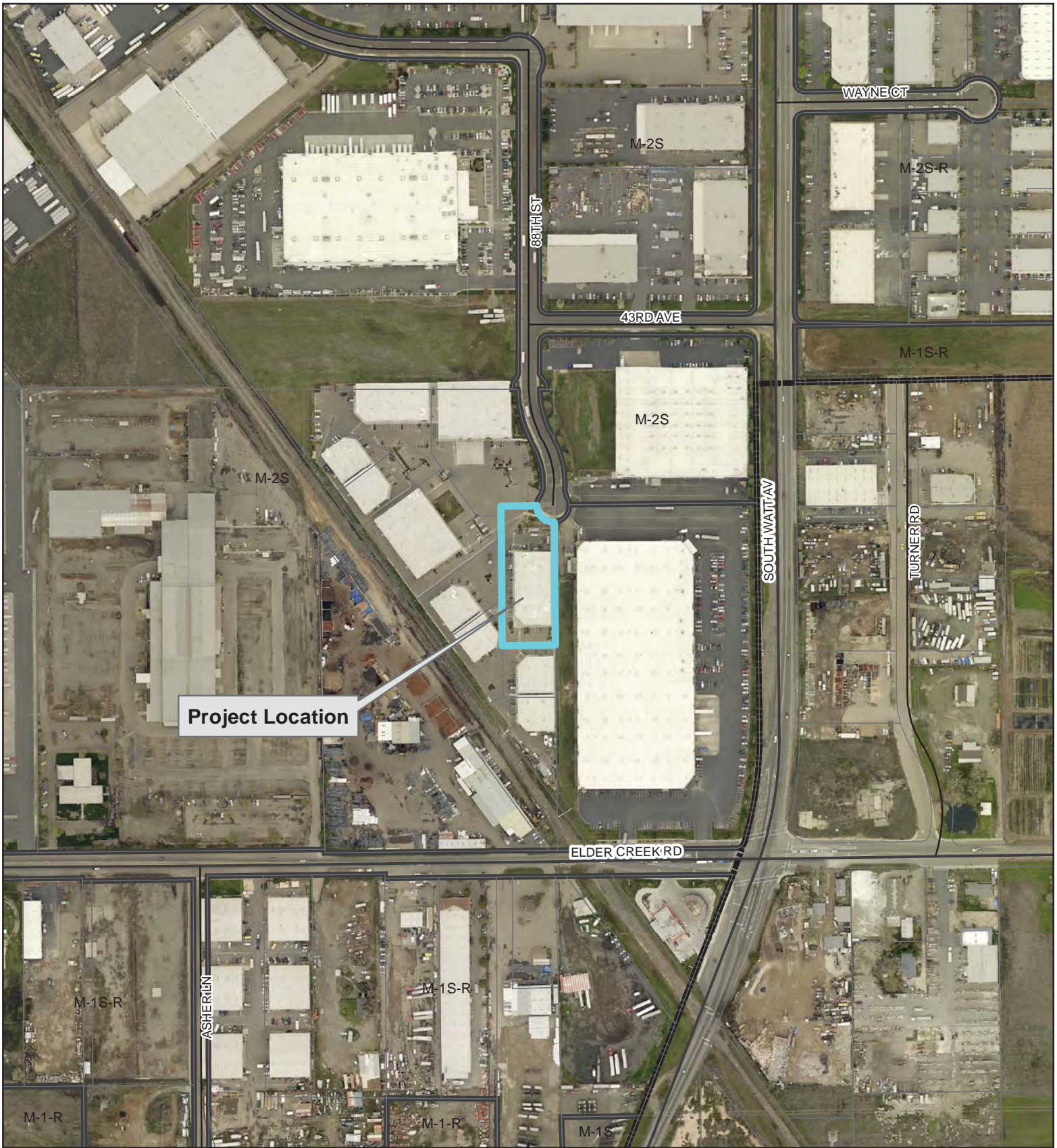
Joy D. Patterson
Zoning Administrator
Design Director



Date of Action

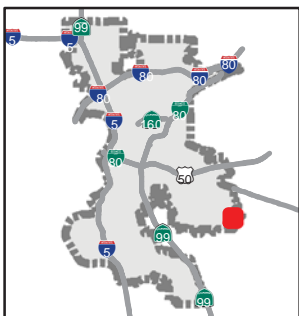
The decision of the Zoning Administrator and Design Director may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the date of the action by the Zoning Administrator/Design Director. If an appeal is not filed, the action of the Zoning Administrator and Design Director is final.

The appeal period for this action ends on Monday, September 11, 2017 by 4:00 p.m.

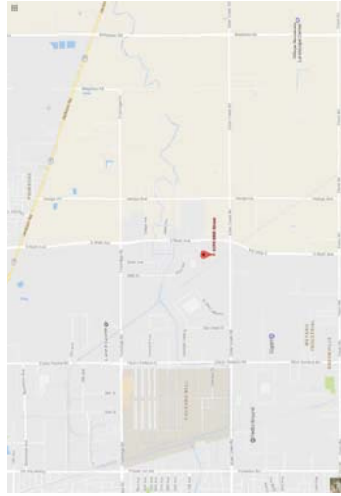
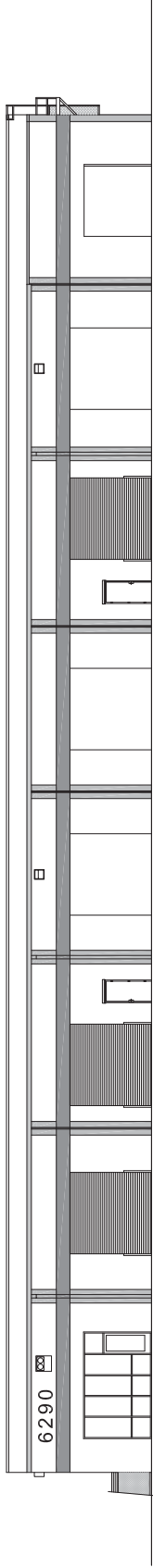


Project Location

**Z17-025
Location Map
6290 88th St**



6290 88TH STREET SACRAMENTO, CA 95828



VICINITY MAP

SCALE: NOT TO SCALE

PROJECT INFORMATION:

ADDRESS:
6290 88TH STREET
SACRAMENTO, CA 95815

APPLICANT FOR CONDITIONAL USE PERMIT:
MELISSA N. SANCHEZ
HARVEST LAW GROUP
916.572.5705
melissat@harvestlaw.com

BUILDING OWNER:
HIGHER GRADE VENTURES, INC
1565 3RD AVENUE
WALNUT CREEK, CA 94597

CONTACT:
BRIAN MITCHELL
415.336.0374
brian@highergradeventures.com

ARCHITECT:
OWEN T. JONES ARCHITECT
1331 T STREET, SUITE 21
SACRAMENTO, CA 95811
916.277.5992
owen_t_jones@yahoo.com
CALIFORNIA LICENSE: C22854 (EXPIRES 3.30.19)

APRN:
062-C0160-010-0000

APPROXIMATE PARCEL AREA:
55,321 SQ FT / 1.27 ACRES

ZONING:
M-25 (HEAVY INDUSTRIAL)

GROSS BUILDING AREA:
19,688 SQ FT

CITY COUNCIL DISTRICT 6:
HONORABLE ERIC GUERRA,
COUNCIL MEMBER

SHEET INDEX:

- 1 COVER SHEET
- 2 ENLARGED SITE PLAN
- 3 FLOOR PLAN
- 4 ROOF PLAN
- 5 EXTERIOR ELEVATIONS
- 6 CONCEPTUAL LANDSCAPE PLAN
- 7 UTILITY PLAN
- 8 UTILITY PLAN

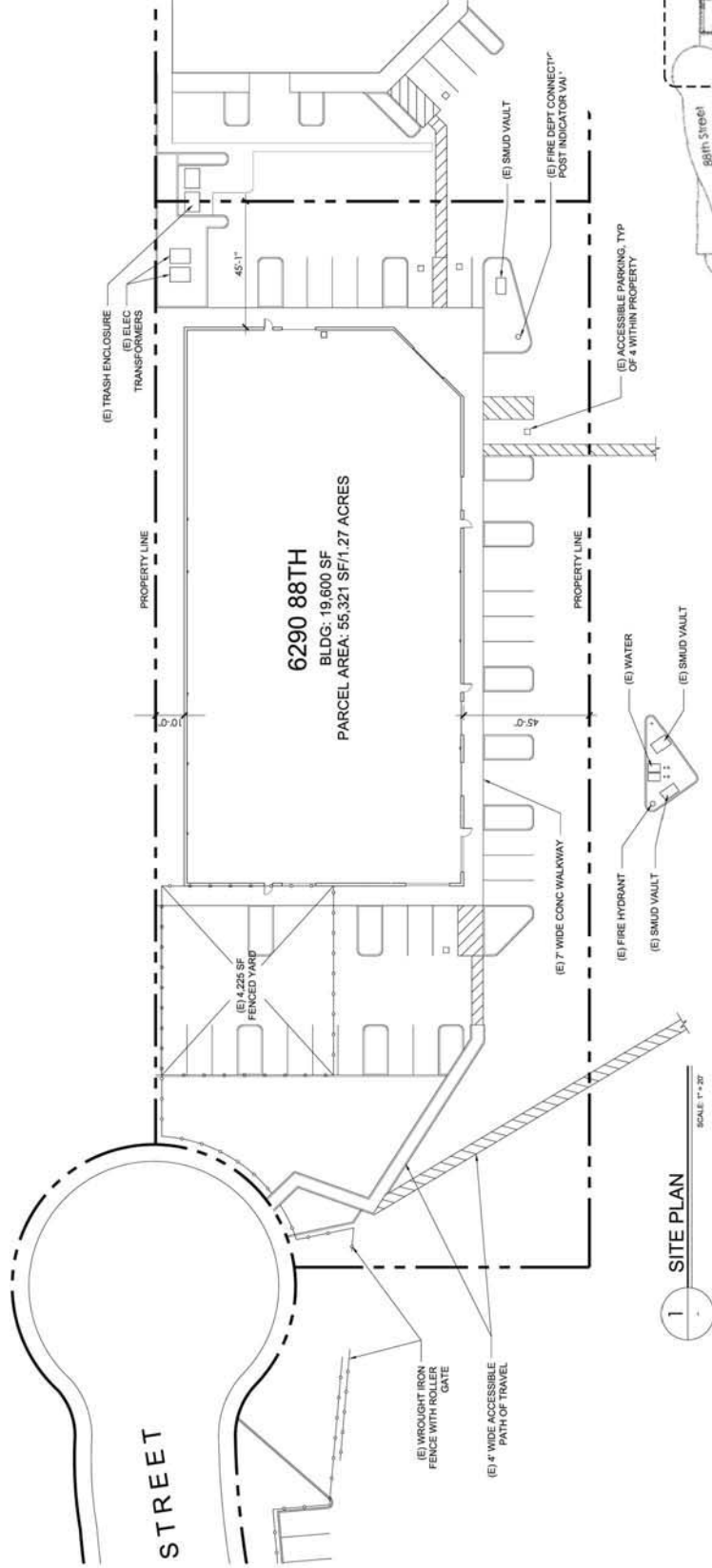
CONDITIONAL USE
PERMIT SUBMITTAL

April 3, 2017

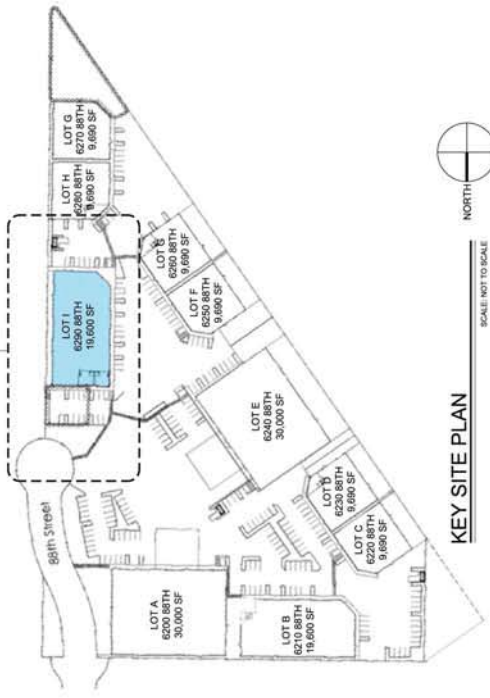
ARCHITECT: Owen T. Jones
1331 T Street, Suite 21
Sacramento, CA 95811
916.277.5992 owen_t_jones@yahoo.com

**6290 88TH STREET
SACRAMENTO, CA 95828**

OWNER: Brian Mitchell
Higher Grade Ventures, Inc
1565 3rd Avenue
Walnut Creek, CA 94597
415.336.0374 brian@highergradeventures.com



1 SITE PLAN
SCALE 1" = 20'



KEY SITE PLAN
SCALE: NOT TO SCALE

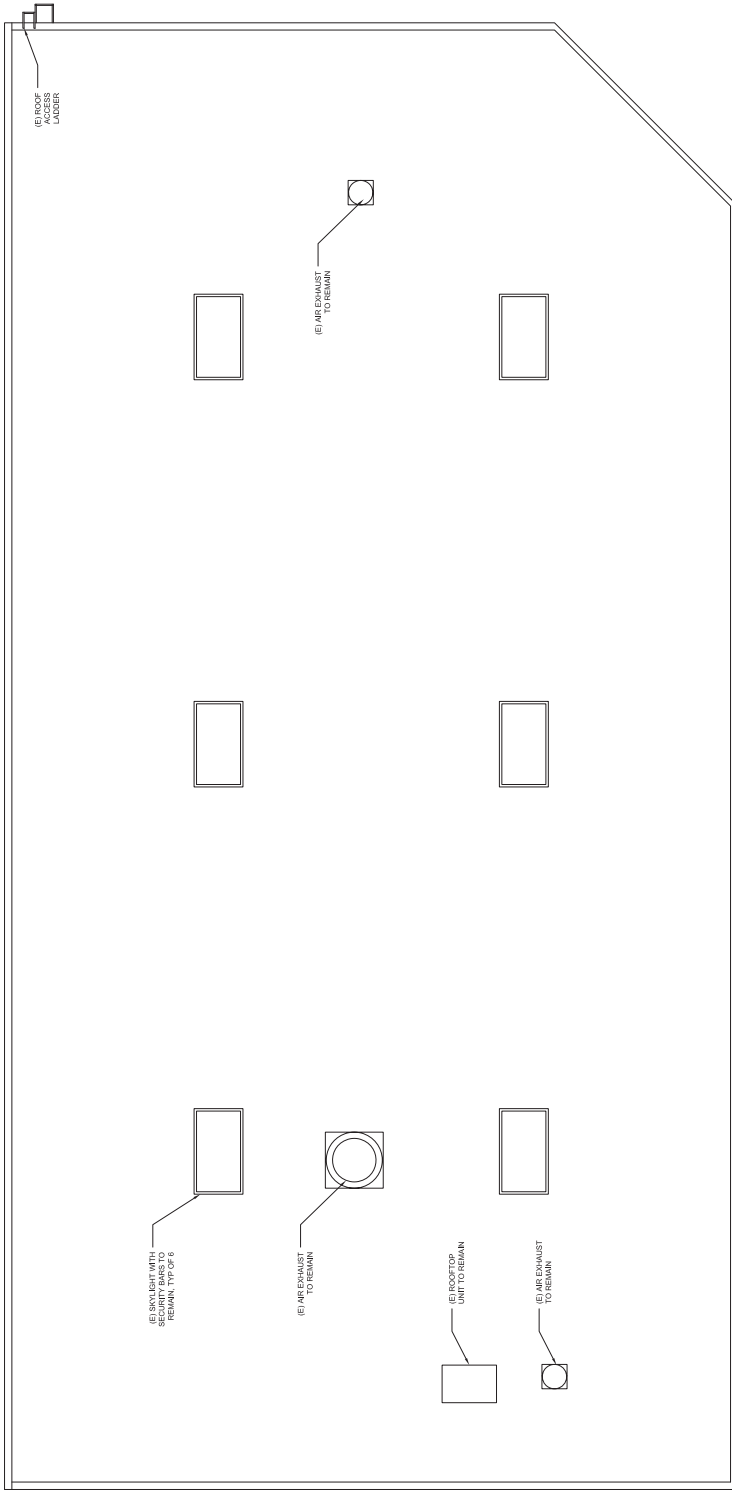
CONDITIONAL USE PERMIT SUBMITTAL

ARCHITECT: Owen T. Jones
1331 T Street, Suite 21
Sacramento, CA 95811
916.277.5992 owen_t_jones@yahoo.com

OWNER: Brian Mitchell
Higher Grade Ventures, Inc
1565 3rd Avenue
Walnut Creek, CA 94597
415.336.0374 brian@highergradeventures.com

APRIL 3, 2017

PAGE 2 OF 8



ROOF PLAN

SCALE: 1/8" = 1'-0"

CONDITIONAL USE
PERMIT SUBMITTAL

April 3, 2017

ARCHITECT: Owen T. Jones
1331 T Street, Suite 21
Sacramento, CA 95811
916.277.5992 owen_t_jones@ydhoo.com

**6290 88TH STREET
SACRAMENTO, CA 95828**

OWNER: Brian Mitchell
Higher Grade Ventures, Inc
1565 3rd Avenue
Walnut Creek, CA 94597
415.336.0374 brian@highergradeventures.com



07/20/2017

Ryan DeVore
Community Development Director
City of Sacramento
300 Richards Boulevard, 3rd floor
Sacramento, CA 95811

Re: 6290 88th Street (FILE NUMBER: Z17-052)

Dear Mr. DeVore:

Power Inn Alliance (the Alliance), a coalition of over 1,300 business and property owners in the Power Inn area, has met with the abovementioned applicant and would like to make the following recommendations be taken into consideration when moving this property through the conditional use permit process (CUP).

Our ad hoc review panel respectfully requests the following:

- The facility needs additional lighting on the building to meet Prevention Through Environmental Design (CPTED) standards. The Alliance requests the applicant review and adhere to lighting and camera recommendations as outlined and approved in the required security plan.
- Gates added to secure the access space between buildings. The Alliance requests the applicant review and adhere to security recommendations as outlined and approved in the required security plan.
- The Alliance requests the property owner have a landscape maintenance in place to ensure CPTED standards are met.

We appreciate you and your team working diligently to assist this application with bringing this facility up to the best possible standards. If you have any questions and/or suggestions, please do not hesitate to contact me. Thanks so much.

Sincerely,

A handwritten signature in black ink that reads "Tracey Schaal". The signature is written in a cursive, flowing style.

Tracey Schaal
Executive Director

cc: Councilmember Eric Guerra, District 6
Brian Mitchell
Melissa Sanchez
Joy Patterson, Senior Planner/Zoning Administrator
Ethan Meltzer, Assistant Planner

COMMUNITY

ADVOCACY

ECONOMY

TRANSPORTATION

SAFETY

**BUSINESS OPERATING PERMIT FOR 88TH STREET
SACRAMENTO, CA**



City of Sacramento
CANNABIS CULTIVATION
 Business Operating Permit

Business Name: **Higher Grade Farms**

Permit Number: **18-OP-00100-6**

Address of Operation: **6290 88th Street
 Sacramento, CA 95828**

Issue Date: **June 11, 2018**

Expiration Date: **June 11, 2019**

Permit Holder: **Brian Mitchell**



[Signature]
 Joe Devlin, Chief, Office of Cannabis Policy & Enforcement

NON-OPERATIONAL

Conditions:

1. The permit holder shall not operate the cannabis cultivation business until all of the following have been completed:
 - a. All tenant improvements on the site are completed in compliance with all building permit requirements;
 - b. A Certificate of Occupancy is issued by the City for the site;
 - c. A Certificate of Insurance is submitted to the City and approved;
 - d. A list of all managers is submitted to the City;
 - e. A final walk through is conducted by the City to evaluate proper implementation of odor control and security plans submitted with BOP application, and operation is approved.
2. This permit must be posted in a conspicuous place at the place of business.
3. The permit holder shall secure approval from the Office of Cannabis Policy and Enforcement for any changes to approved floor plans submitted with the Business Operating Permit (BOP) application.
4. The permit holder shall pay all applicable taxes, including the City of Sacramento Business Operations Tax (pursuant to chapter 3.08 of the Sacramento City Code) and state sales tax.
5. The permit holder shall adhere to ALL operating requirements in accordance with Sacramento City Code Chapter 5.150.
6. The permit holder shall notify the City of any change in the business structure, ownership, ownership composition, and "Doing Business As" or trade name.
7. City officials may inspect the cultivation site at any reasonable time, may demand copies of records and no cultivation site operator or employees shall refuse or interfere with any inspection.
8. The permit holder operator shall maintain a written accounting of all income and expenditures, including cash and in-kind transactions, reimbursement, and compensation; and an inventory record documenting the dates and amounts of cannabis received, stored, sold, and distributed.
9. A City approved manager must be on-site at all times any other person is on site, except for security guards.
10. The permit holder shall maintain a Point-of-Sale system that can distinguish Medical and Adult Use transactions and interface with the State's Track-and-Trace system.



I AGREE TO THE CONDITIONS LISTED ABOVE:

[Signature]

STATE TEMP CULTIVATION PERMIT FOR
88TH STREET
SACRAMENTO, CA

Maximum file size allowed: 16 MB.

Types of files that are not allowed: html;htm;mht;mhtml;exe;zip;.

 <p>cdfa CALIFORNIA DEPARTMENT OF FOOD & AGRICULTURE</p>	 <p>THE GREAT SEAL OF THE STATE OF EUREKA CALIFORNIA</p>	<p><i>California Department of Food and Agriculture</i> 1220 N Street Sacramento, CA 95814</p>
TEMPORARY CANNABIS CULTIVATION LICENSE		
<p>Legal Business Name: Higher Grade Farms</p> <p>Premises APN: Sacramento County - 062-0160-010-0000</p> <p>Premises Address: 6290 88th st SACRAMENTO, CA 95828</p>		<p>Valid: 03/21/2018 to 10/18/2018</p> <p>License Number: TAL18-0002512</p> <p>License Type: Temporary-Small Indoor</p>
---- NON-TRANSFERABLE ----		---- POST IN PUBLIC VIEW ----

**JBTB DISTRIBUTION LICENSE
OAKLAND, CA**



**BUREAU OF
CANNABIS
CONTROL**
CALIFORNIA

Bureau of Cannabis Control
www.bcc.ca.gov
(833) 768-5880

Adult-Use - Distributor Temporary License

**LICENSE NO:
A11-18-0000261-TEMP**

**LEGAL BUSINESS NAME:
JBTB Holdings Inc**

**PREMISE:
1031 98TH AVE
OAKLAND, CA 94603-2356**



**VALID:
4/10/2018**

**EXPIRES:
11/6/2018**

Non-Transferable

*Prominently display this license
as required by Title 16 CCR § 5039*

**LA CORONA RETAIL LICENSE
SAN FRANCISCO, CA**



**BUREAU OF
CANNABIS
CONTROL**
CALIFORNIA

Bureau of Cannabis Control
www.bcc.ca.gov
(833) 768-5880

Adult-Use and Medicinal - Retailer Temporary License

**LICENSE NO:
M10-18-0000413-TEMP**

**LEGAL BUSINESS NAME:
BCOK INC**

**PREMISE:
3326 MISSION ST
SAN FRANCISCO, CA 94110-5009**



**VALID:
5/17/2018**

**EXPIRES:
12/13/2018**

Non-Transferable

*Prominently display this license
as required by Title 16 CCR § 5039*

APPENDIX H
SECURITY PLAN



Dispensary Facility Security Plan

Facility Name:

Northstar Equities, Inc.
dba Authentic 707

Facility Address:

160 East North Street
Benicia, CA 94510

Prepared By:

Ilan Frank | President & CEO
CPTED Practitioner
License # ACO 7496

Date:

9/6/2018

Crime Alert Security was founded in 1994 as a burglar alarm installation company with an emphasis on security consultation and education. Crime Alert Security is a UL listed installation company and has been working closely with the cannabis industry. Between management and staff, Crime Alert Security has over 100 years of experience in the security industry.

The information contained in this security plan is based on guidelines set forth by local and state ordinances. This plan is intended to assist in improving the overall level of security and procedures for above said facility. It is the sole responsibility of the owner/operator to ensure compliance.





