



GREEN CROSSING, LLC.
APPLICATION FOR COMMERCIAL CANNABIS RETAIL LICENSE
CITY OF BENICIA

Metron Capital is an integrated cannabis capital firm and is submitting this proposal to apply for a Commercial Cannabis Retail License in the City of Benicia. Metron's goal is to relocate and/or establish Benicia as a central hub for other aspects of Cannabis business, including Manufacturing, etc...

The proposed business will be named 'Green Crossing.'

GREEN CROSSING

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Proposed Location & Design

Location

The proposed location is **2046 Columbus Parkway, Benicia, CA**. Metron Capital currently leases the 2,040 sqft retail space from the Sekhon Family 20001 Trust. The location is in a mini strip mall on the other side of 780 Highway from the Benicia State Recreation Area. There are a total of 80 parking spaces, which surpasses the required eight spaces, provided for the complex and they are in accordance with all codes for the City of Benicia. Additionally, the owner will provide four restrictive 15-minute parking spaces in the front and plenty of more parking spaces in the back for employees. The parking spaces meet the requirements for the square footage per code. The nearest school is Saint Patrick Saint Vincent High School which is 2,532 ft. as the crow flies. The location is zoned Community Commercial. Please see Appendix F for Location Images. Please see Appendix D for a to-scale site plan.

Storefront Updates

The following changes will be made to ensure compliance and consumer safety:

- Separate areas for registration, administration, retail, and storage
- Display Cannabis Use Permit and Seller's Permit in a well-seen location

Community Outreach

The mission of Green Crossing is to provide customers with a safe and secure location to obtain high-quality cannabis and cannabis products at a fair price from compassionate, professional, and knowledgeable staff. Green Crossing hopes to become an integral part of Benicia by using a portion of its profits to promote the community.

Three people have been hired to go to the surrounding neighborhoods. They will be provided with iPads and pamphlets for providing information as well as filling out surveys with homeowners. Please see [Appendix A](#) for the Survey.

Additional Setback/Buffer

Green Crossing adheres to all codes put forth in Chapters 17.84.050 (B), 17.84.060 and Chapter 9.60.040 of the Benicia Municipal Code.

Signage Plan

Interior – Signs will be placed in conspicuous locations inside the building to notify customers of Security Cameras in use, No Cell Phone Use Policy, Persons 21 and Older Only, and the Prohibition of Wearing Hats, Sunglasses, Hoodies, etc. that could obstruct view of surveillance system.

Exterior – Signs will be placed in the windows of the building notifying patrons of Security Cameras in use, Persons 21 and Older Only, and both Permits for Cannabis Use and Selling.

Avoiding Marketing to Youth – Neither signs nor artwork will display cartoon drawings or contain renderings of cannabis or cannabis products. No advertising will be directed toward persons under the legal age limits.

Business Plan

Mission and Vision Statement

Mission Statement

The mission of Green Crossing is to provide quality cannabis with a positive, welcoming, and safe location for adult consumers and enthusiasts in the beautiful City of Benicia

Vision Statement

To become the City of Benicia's go-to cannabis dispensary while giving back to the community every step of the way

Experience

Metron Capital, Inc. (MCI) is the majority member and Manager of Green Crossing, LLC. MCI is a vertically integrated cannabis corporation. Currently MCI has been issued California state commercial cannabis licenses for cultivation, distribution, manufacturing, and delivery. It owns two buildings with stacked commercial cannabis licenses and permits at the local and state level. The leaders of MCI have made strategic partnerships with local officials and other cannabis businesses allowing them to seize large markets.

See the [Qualifications of Owners](#) section below for further information concerning the business background and experience of the principals of MCI.

Management

Tom Hamilton is the intended General Manager of Green Crossing. He has been a resident of Benicia since 2003 and is the Co-Founder and General Manager of The Rellik, a local Tapas Tavern in Benicia, since its opening in 2009. Mr. Hamilton also serves as treasurer of The Downtown Benicia Alliance and has been on its board since

its inception five years ago. Through his work with The Rellik, they have donated to local schools, sports programs, Arts Benicia, Police Officers Association (POA) fundraisers, and provided catering for the Annual Solano County Friends of Animals Fundraiser. Under Mr. Hamilton’s management, The Rellik has a perfect compliance record for both alcohol and tobacco products which leads to the stellar relationship with the Benicia Police Department. Mr. Hamilton is a 10% shareholder of Green Crossing.

Terry Mollica is an investor and member of the Management Committee for Green Crossing, LLC. Mr. Mollica is an attorney licensed since 1988 and founder of Mollica Law, a firm based in Benicia. Mr. Mollica has extensive experience in both transactional and litigation matters involving real estate and commercial transactions, leases, finance, insurance coverage and defense, land use and entitlement, and much more. Mr. Mollica was the national coordinating council of excess properties for Tricon Global Restaurants, Inc., now Yum! Brands, a Fortune 500 company based in Louisville, Kentucky, that operates the brands Taco Bell, KFC, and Pizza Hut. Mr. Mollica is also a former member of the International Council of Shopping Centers (ICSC).

Mr. Mollica is a former intern for the City Attorney of the City and County of San Francisco and intern for the U.S. Attorney in San Francisco. Mr. Mollica was also an intern at the Natural Resources Defense Council. In private practice, he has worked with numerous local governments concerning land use and entitlement matters and volunteered for community organizations regarding environmental and land use issues.

Mr. Mollica is expected to be actively involved in the formation, licensing, and operations of the business, especially regulator and licensing compliance. He has been a property owner in Solano County since 2012 and a resident since 2013.

The remaining owners hold manufacturing, cultivation and distribution licenses. Please see [Qualifications of Owners](#) for further explanation.

Remaining managers of Green Crossing will be required to have at least one year of experience operating a licensed cannabis business. Additionally, all employees will be required to have a minimum of three years’ experience in a retail storefront.

Day-to-Day Operations

Green Crossing will be staffed with professional and informed personnel in order to answer any questions customers may have as well as the use of products. Staff will be identifiable because of their name badges that are to be worn while on the clock. There will be at least one manager present and available on site. Hours of operation will be from 10 AM to 7 PM daily.

Visitors to the facility will be visible to an employee inside the building. Visitors will be checked in at the security/verification counter and required to provide proper identification prior to full entrance. HD Video surveillance will be in place and recorded 24/7. More is explained in the Safety and Security Plan of this proposal. Additionally, there will be no allowance for the use of cell phones within the lobby or areas where visitors are present in order to respect patrons’ privacy.

Any complaints or disturbances will be handled by either management, security personnel, or both. Management will take reasonable steps as stated in Chapter 9.60.030 (C). Please see [Neighborhood Compatibility and Plan](#) for further explanation of nuisances, disturbances, and disputes.

Only the managers will have access into storage. Products with low turnover will be kept in locked cabinets/shelving and products with high turnover will be kept near the register for easy surveillance.

Green Crossing will not label or package cannabis goods, nor will it accept, possess, or sell cannabis goods that are not packaged as they will be sold at final sale, in compliance with state law. Cannabis goods will not leave the premises unless the goods are placed in an opaque exit package.

Distributor

Green Crossing will solely use King City Farms, LLC, for its distribution needs. King City Farms, LLC, is licensed with King City and has submitted for its State license. It is also of note that it uses biodegradable materials for packaging when available.

Timeline

See Appendix G.

Financials

[REDACTED]



Neighborhood Compatibility and Plan

It is the desire and intention to, not only to give back to the community but to be good neighbors as well. The first step in that is communication; finding out what concerns the businesses and the community have with cannabis, specifically a cannabis dispensary, and move to address, mitigate, or resolve those concerns as much as possible.

Area Management

All employees, management, and security personnel of Green Crossing will take reasonable steps to correct objectionable conditions that constitute a nuisance. Consumption of cannabis and cannabis products will be prohibited within the building as well as outside of the building, included in parking lots. Any customers who repeatedly violate these rules will be denied access to the dispensary in the future. Any disturbances will be handled by security personnel and the police will be contacted if reasonable actions, as stated in Chapter 9.60.030 (b) BMC, do not remedy the situation. Security personnel will also patrol the premises once an hour to ensure there is no loitering, drug trafficking, littering, odor, or excessive loud noise.

Any odors detected will be brought to management and proper responses will take place such as cleaning of filters or replacing of equipment. Please see the Air Quality Plan for additional measures.

Conducted Community Workshops

The first outreach effort will be to host a series of meet and greets at the location during the permitting and construction process. These will be on the proposed location and will be open to the public. Community workshops will be hosted as well. The purpose will be to introduce the team to the neighbors and to sit and listen to the community's concerns and discuss ways to address those concerns. It is also intended to have a nurse, as well as a drug counselor, speak about cannabis. Please see Appendix C for the Community Outreach Survey questions that will be used. These meet-and-greets will continue after the opening of the dispensary but at a different location. John Burke, CBDO, is responsible for community relations activities, public interface, and responding to community inquiries and complaints.

Site Plan

Please see Appendix D for a to-scale rendering of the Store Layout and Front Layout in the Complex.

Complaint Process

All complaints will be directed to the manager on site. This manager will talk with the concerned customer or community member and will respond appropriately. The manager will take notes, suggestions for improvement, and action steps. A follow up with the customer or community member will be made after the complaint has been amended, if applicable. Necessary documents will be stored in a file.

Vehicle and Foot Traffic

See Appendix K for Table.

Community Benefits

Employment

Priority hiring will be given to Benicia residents. Adding roughly 15 jobs to the community. Green Crossing will also be union-friendly. Veterans and persons with disabilities will be actively invited to apply for positions with Green Crossing. The hiring of retired police officers will also be considered as an addition to security.

Contributions



Partnerships will be formed with local charities and non-profit organizations to provide support and funding for worthwhile projects. Adopt-a-Highway is another possibility. Causes that interest Green Crossing specifically are homelessness, education, community cleanup, and public services. Additionally, Green Crossing is working to develop projects to improve the City of Benicia.

Proposed ideas are as follows:

Health Programs

Green Crossing is committed to serving the needs of Benicia and its residents by helping underserved and vulnerable populations find solutions to health-related issues. Green Crossing will perform a health needs

assessment in the area, and based on information from relevant city agencies to target resources to programs that will positively impact the community.

Cultural and Community Gatherings

Green Crossing looks forward to participating in local events, both large and small, to increase community awareness and outreach. Participating in such events aligns Green Crossing' culture with that of the surrounding community's. By working to promote, develop, and partner with organizations that host community events, Benicia will become an even more beautiful place to live.

Planned Partnerships

The following organizations are the ones Green Crossing feels will have the biggest benefit to the City of Benicia.

Local Schools and School Officials

Green Crossing would like to extend an olive branch to the schools of Benicia. It is known that schools and cannabis should not mix, and for good reason. But, it is also known that many high schoolers will manage to have some experience of smoking cannabis or using other cannabis products. A survey by CNN from 2017 states that 10%, 26%, and 37% of 8th, 10th, and 12th graders, respectively, smoked cannabis or consumed cannabis within the last year. Green Crossing would like to come and speak to the local schools and present the facts about cannabis use on the developing brain and strongly discourage students from partaking until their brains have fully developed. If students hear speakers from the industry speaking against the use of underage usage, it may be a more powerful message and dissuade them from involvement. Green Crossing will, of course, discuss with school officials about the message it is trying to convey as well as include input from the school officials.

Benicia Main Street

As will be reiterated in the following section, involvement at the Benicia Main Street events, such as the Farmers Markets, will be attended by Green Crossing. Green Crossing sees this as an opportunity to have open communication with the community and provide reading materials to the public. The booths will be staffed with friendly team members that are well educated in all matters cannabis. Samples of packaging will be on hand to show that they are child resistant if such a request is made to demonstrate Green Crossing's dedication to child safety.

Police Officers Association (POA)

The use of Cannabis and cannabis products with Police Officers go as well together as bananas and Sprite. Green Crossing wants to make it very clear that it wants to work with the POA and not against it. Green Crossing will work with the Police Department to determine what would make the relationship a smooth one. If monthly, or more, meetings with the General Manager and Chief of Police are what it takes, then it will be done. The department will be promptly notified if something out of the ordinary occurs.

Ongoing Community Outreach and Engagement

Green Crossing will make the following efforts in order to reach the surrounding community:

1. A booth will be hosted at upcoming Farmer's Markets and will be staffed by two team members in order to provide information to the community, address any concerns, and provide handouts with more information. A newspaper ad will be used to spread awareness that the booth will be at the upcoming markets as well as a phone number for community members to call. The phone will be staffed with a team member.
2. Hosting meetings on the proposed location in order to further reach out to the community. Any concerns that are raised will be noted and will have the concerned citizens contact information in order for a follow up call to be made either asking for more details or letting him or her know that the issue has been resolved. These meetings will be open to Adults 21 and older.

Enhanced Product Safety

All proposed activities to be conducted on the property will be done in compliance with State and Local law and regulations. This project will be maintained, designed, and executed in accordance with City of Benicia Municipal Code, Commercial Cannabis Activity and specifically complies with City of Benicia Cannabis Ordinance Number, the State Medical Cannabis Regulation and Safety Act, Adult Use of Marijuana Act, and the Medical and Adult Use of Cannabis Act and amendments thereto, as well as the regulations promulgated by the Department of Consumer Affairs, Bureau of Cannabis Regulation, the State Water Board, the Department of Public Health, and the Department of Food and Agriculture. The Standard Operating Procedures (SOP) are available onsite and are updated routinely to reflect changes to state and local laws and ensure safe, quality operations and products with an emphasis on safety.

Green Crossing has retained counsel for the purpose of maintaining regulatory compliance. It will stay abreast of the evolving legislation through regular review of developing legislation and review of operations to determine compliance. Also, Green Crossing will enter into an indemnification agreement with the City indemnifying the City.

Locally, Green Crossing will comply with all applicable sections of the City of Benicia Municipal Code pertaining to cannabis as well as with applicable requirements of the other agencies and will secure authorization prior to construction and Permits to Operate (PTO) before operating. It ensures quality and safety through the regular analysis and testing of all cannabis and cannabis products internally and by a registered testing laboratory, prior to retail sale or dispensing. Tests are as follows:

- Cannabis from dried flower shall, at a minimum, be tested for concentration, pesticides, mold and other contaminants
- Cannabis extracts shall, at a minimum, be tested for concentration, potency, and purity of the product
- Throughout the processes, only trained employees may process the products. All operations follow current Good Manufacturing Practices (cGMP)
- Source ingredients used in manufacturing will be of USP grade or food grade whenever possible and sourced from approved suppliers
- Source or final products failing to meet the established specifications, or any other relevant quality and safety criteria are rejected, disposed of, or re-processed in an appropriate manner.

Environmental Benefits

Energy Usage

Green Crossing' commitment to the City of Benicia community extends to the environment as well. The intention is to design and construct a facility based on the Leadership in Energy and Environmental Design ("LEED") standards. *Green Crossing* strives to receive a Gold certification at a minimum. In addition, it plans on being a net-zero energy user. This will be accomplished by using photovoltaic energy to generate the power needed to run the facility. Batteries will be installed to bank power to ensure that no power outage occurs during evening hours. The facility will be hooked up to PG&E as a primary energy source, but it is anticipated that will be strictly on an as-needed basis. As an additional component to ensure no drop of power, a generator suitable for the wattage anticipated will act as an additional back-up.

Green Crossing will work with PG&E's [[[From Terry MCE?]]] Energy Efficiency Programs to implement any strategies or practices that will benefit the environment and reduce the impact of the cannabis dispensary. Additionally, Green Crossing will install, at cost, solar on three non-profit facilities identified by the Benicia Community Sustainability Commission.

Waste Disposal

Local government and private disposal services for waste removal will be used. Waste will be stored in a locked waste disposal container on site until it is transported to a waste management facility.

Waste generated is not anticipated to be more than two cubic yards per week consisting primarily of office materials, packaging, and containers. There will be no plant material disposed of. The use of Cannamax will significantly reduce potential waste as inventory is tightly controlled and sales are electronic with e-mail only receipts.

Recycling bins will be distributed throughout offices and the retail facility itself. Recycled material will be disposed of separately per city ordinance. A free-cycle and a company recycling program for electronics as well as recycling for charities will be instituted.

Green Crossing will adhere to all existing and new regulations of the City of Benicia Health Department and Waste Management Company.

Water Use

The primary water source will be municipal water. As this is a retail facility, usage is not anticipated to be above normal for a retail facility and primarily used for cleaning purposes such as hand washing, equipment cleaning, and toilet usage.

Green Crossing will favor vendors that practice sustainability

Labor & Employment

Background Checks

Before hiring, each employee must provide a Live-Scan Fingerprinting, followed by a work permit from the City. Every person listed as an owner, manager, supervisor or employee of Green Crossing must submit Live-Scan Fingerprints and other information deemed necessary by the Chief of Police or third-party designee for a background check by the City of Benicia Police Department.

Continued Education and Training

All staff will undergo initial and ongoing training according to the SOP and as defined in the Quality Management section above. Training will also include secure facility protocols to ensure against theft and diversion. Green Crossing will have an employee handbook as well. The employee handbook contains employee policies and procedures as well as training guidelines. In addition to this, all Budtenders are required to take The Cannabis Trainers “Sell-SMaRT™ - Responsible Cannabis Vendor Program.” Other topics include:

- The proper use of security measures and controls for the prevention of diversion, theft, or loss
- Procedures and instructions for responding to an emergency
- State and federal regulations regarding the confidentiality of information (HIPPA)
- Identifying and understanding different strains and products of Cannabis and their effects
- Quality assurance, packaging, and labeling
- The benefits and intricacies of different methods of taking Cannabis medicines
- Recognizing the signs of substance abuse or instability in the patient
- The prohibition of smoking marijuana in public places, places open to the public, or places exposed to public view
- Responsible adult use

Living Wage

Employees’ compensation will be based on the position within the company and their experience. That being said, *Green Crossing* is committed to a living wage and will set the minimum compensation at \$14.00 per hour. It is also intended that after employment of 90 days health benefits, life insurance, and retirement plans will be provided for full-time employees.

See Appendix J for Living Wage Scale for Employees

Right to Unionize

Green Crossing fully supports the right of workers to associate, organize, and bargain collectively. As such, if awarded a license by the City of Benicia, Green Crossing agrees to negotiate a Labor Peace Agreement in good faith at the appropriate time pursuant to California Business & Professions Code Section 26051.5(a)(5). Green Crossing maintains a neutral position on organized labor at the proposed facility. Green Crossing will neither actively prevent nor promote the unionization of employees. Green Crossing will focus on providing a safe and friendly work environment with living wages and employee benefits.

Child Protective Services Law (CPSL)

All Green Crossing employees will be strongly encouraged to become voluntary reporters of suspected child abuse and neglect in accordance with the Child Protective Services Law (CPSL). Please see Appendix E for the proof of [CPSL policy and regulations](#).

Local Enterprise

As mentioned earlier, Tom Hamilton, the intended General Manager, is a 15 year resident of Benicia. He is also the General Manager for The Relik in Benicia. He is a 10% shareholder of Green Crossing.

Also mentioned previously, Terry Mollica, licensed attorney and founder of Mollica Law, has been a resident of Solano County for the past five years.

Green Crossing will hire an estimated 15 employees to start operations. Green Crossing has a business relationship with Rio Vista Farms in Rio Vista, California. They are a successful and compliant commercial cannabis microbusiness. Metron Capital is consulting with the management of Rio Vista Farms to aid the planning efforts. Strategic business partnerships like this will continue within the City of Benicia and Solano County.

Qualifications of the Owners

Green Crossing has designated a Director of Compliance, Dwane Redmon, responsible for ensuring conformance with all aspects Benicia Municipal Codes and any regulatory clarifications issued by state or local authorities, including but not limited to California’s Bureau of Cannabis Control. The Director of Compliance will be responsible for designing and implementing SOP based on these regulations, as well as tracking changes to local and state regulation as they occur. Given the likelihood of rapid regulatory changes at the state level, in particular, Green Crossing understands that maintaining an adaptive and flexible compliance plan will be crucial to ensuring that its operations are fully compliant.

Owners

Both Tom Hamilton and Terry Mollica have been mentioned previously. The remaining owners are as follows:

Robert Posten, Chief Executive Officer

Robert Posten, a serial entrepreneur, has helped individuals, small business and corporations increase revenue and results for the past 20 years.

Mr. Posten founded GoPosten, where he guided businesses of all sizes reverse their negative earnings, stagnate growth, and low employee morale. The firms he helped have blossomed into thriving businesses with motivated employees.

Mr. Posten co-founded Grow with a CFO, a financial firm that helped businesses of all sizes reach their fullest potential. It positioned them to seize on new ideas and opportunities by leveraging Mr. Posten's extensive financial and sales expertise to sharpen their sales, marketing, and financial management systems.

Mr. Posten started a solar company, The Solar Quote, with Mr. Burke from the ground up. The first year of operation was so successful that SunPower named The Solar Quote one of their Master Dealers.

Mr. Posten's innovative, outside the box approach to business, management, and employee relations has set him apart as a true motivator and the perfect CEO for Metron Capital. As CEO of Metron Capital, he has gained commercial cannabis licenses in King City as well as Elder Creek, CA. Under his direction, Metron Capital's distribution and delivery licenses are flourishing into industry leaders and examples of compliance.

John Burke, Chief Business Development Officer

John Burke started his career in Auto Sales back in 2005 and was quickly award Salesman of the Year and then promoted to General Sales Manager a mere 15 months after being hired. As part of his tenure at Momentivation, he quadrupled its sales from \$7 million to \$30 million. Mr. Burke is the founder of John Burke & Associates, an insurance agency, which quickly grew to \$3.5 million in revenue a year, and now operates in seven states.

Mr. Burke began leading a solar consulting team in 2010, managing lead campaigns for various solar companies. At the end of 2015, he opened a solar dealership, The Solar Quote, with Mr. Posten.

During his time as Chief Business Development Officer at Metron Capital, he created and is leading its distribution team to be leaders in the Northern California region. He has navigated partnerships with established cannabis businesses and brands, like I Heart Canna, to bring them into Metron Capital's license. He continues to grow King City Farms and Elder Creek, LLC, into integrated cannabis centers.

Dwayne Redmon, Chief Financial Officer

Dwayne Redmon started his career in the financial accounting industry 30 years ago with *KPMG*, one of the Big Four auditing firms, where he quickly established himself as a rising star and a master of accounting and finance. His talent was quickly spotted by the *Turner Broadcasting Group* who brought him to Atlanta where he planned and supervised major financial and operational audits in all divisions of *Turner Broadcasting*.

Mr. Redmon's love for basketball led him to accept a position with the *Atlanta Hawks* where he was the Vice President of Finance for the entire organization. After that, Mr. Redmon returned to his home state of California when the *Golden State Warriors* drafted him to be its Vice President of Finance. After nine years with the Warriors, Mr. Redmon took his considerable skills and started a business as a professional CFO where he has helped small businesses, as well as major corporations, manage their finances and portfolios.

David Erlichman, Chief Operations Officer

David Erlichman has over 20 years of experience leading high-growth small technical and healthcare organizations and has an MBA from Cornell University as well as from Queen's University. Mr. Erlichman has taken his extensive knowledge of all aspects of business and founded Synese, Inc. Synese, Inc. is a management consulting firm that specializes in driving innovation in areas such as Change Management, Supply Chain, Operations, and Strategy in companies ranging from Fortune 500 global enterprises to small incubator-style startups. Mr. Erlichman is able to refine business practices in order to be efficient and effective which leads to reduced costs.

Sammy Trujillo, Quality Control Manager

Sammy Trujillo has been in the medicinal cannabis industry since 2009. He is the CEO of Canaccelerate, a cannabis consulting group. Mr. Trujillo has completed hundreds of interviews and inspections for California Dispensaries. He was even featured as one of the top 10 entrepreneurs in the business according to NBC News in April 2009. Mr. Trujillo currently owns a cannabis resource center and collaborates with multiple cannabis companies to help them grow.

Air Quality Plan

The following equipment, and equipment deemed necessary by the City Manager or designee, will be installed and maintained:

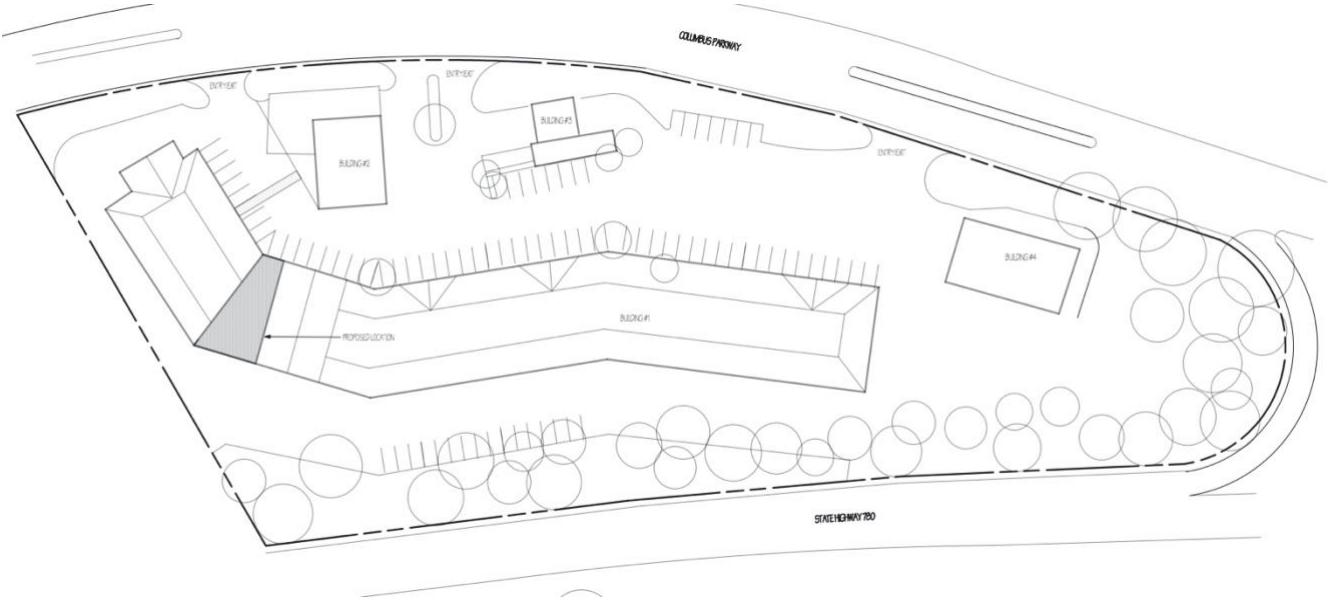
- An exhaust air filtration system with odor control that prevents internal odors from being emitted externally.
- An air system that creates negative air pressure between the facility's interior and exterior so that the odors generated inside the facility are not detectable on the outside of the facility. The facility will use this system to effectively push air through charcoal filters, thereby exhausting air from the room. This system will be used in all areas throughout the facility. The system will work as follows:
 - Fans that are designed and configured for the size of the rooms in which they are placed will push air through carbon filters (also called: "carbon scrubbers"). These devices which will be designed and configured for the capacity of the fans will use activated carbon to chemically absorb smells and other impurities from the air that is pushed or pulled through the filter. The filters will scrub the odor out of the air, neutralizing odors and then exhaust the scrubbed, odor-free air out of the room; effectively controlling odors associated with marijuana cultivation. The fans and filter systems will be configured such that odors will be neutralized and air exhausted in two to three minutes.
 - Multiple scrubbers which are regularly inspected and maintained by facility staff are installed throughout the facility.
 - A backup power source will continue to power the odor control system and necessary lighting for the cultivation facility in the event of a power failure.

Green Crossing will comply with applicable requirements of all City of Benicia agencies.

Safety and Security Plan

Appendix

A. Site Plan





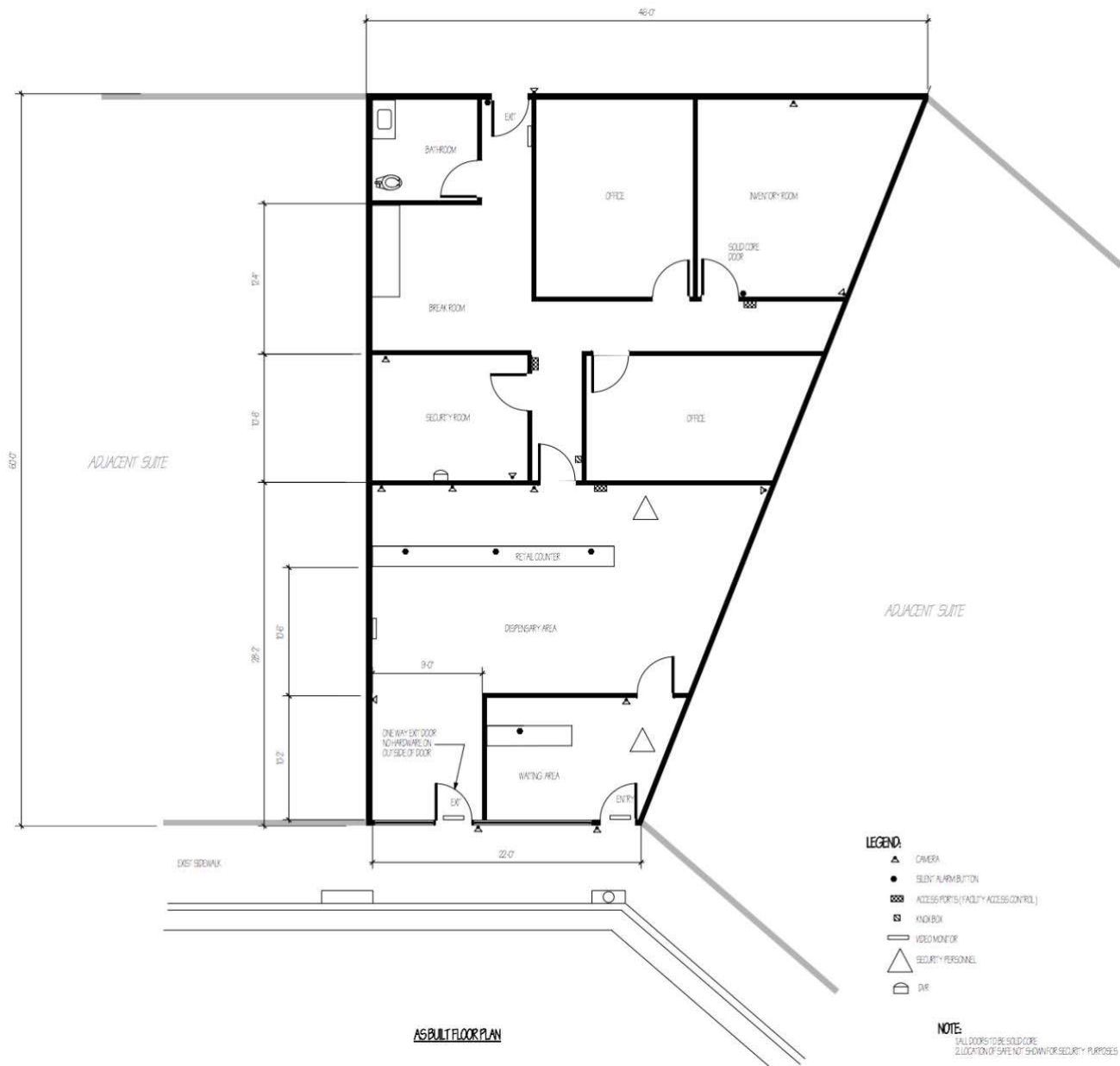
C. Community Outreach Survey

	1 Strongly Disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly Agree	0 Not Applicable
<i>A Cannabis Dispensary opening in Benicia is a good thing</i>						
<i>The information provided was useful</i>						

<i>I intend to be a customer of the dispensary</i>						
<i>I intend to attend the additional meetings</i>						
<i>I enjoy cannabis or cannabis products</i>						
<i>I am concerned about my children having access to cannabis and cannabis products</i>						
<i>Additional Comments/Concerns</i>						

D. Store Front and Floor Plan





E. CPSL Policy and Regulations

Green Crossing employees are highly encouraged to be volunteer reporters of suspected child abuse and neglect.

When Reporting is Encouraged

If you have knowledge of or observe a person under the age of 18 years whom you know or reasonably suspect has been the victim of child abuse or neglect, it is highly encouraged to contact the Solano County Emergency Response Child Abuse Reporting at (800)544-8696.

Things to Take Note of

If you do suspect abuse, document your concerns prior to calling the police. The following information will be helpful:

- Date of incident
- Who is involved (name of parent or adult involved and name of child)
- What happened or what you noticed

- Where it happened or where you noticed it
If there is immediate danger, call 911.

Abuse that Must be Reported

- **Physical Injury** inflicted by other than accidental means on a child (Penal Code § 11165.6).
- Sexual Abuse meaning sexual assault or sexual exploitation of a child (Penal Code § 11165.1).
- Neglect meaning the negligent treatment or maltreatment of a child by a parent or caretaker under circumstances indicating harm or threatened harm to the child's health is endangered (Penal Code § 11165.2).
- Willful Harming or Injuring or Endangering a child meaning a situation in which any person inflicts, or willfully causes or permits a child to suffer, unjustifiable physical pain or mental suffering, or causes or permits a child to be placed in a situation in which the child or child's health is endangered (Penal Code § 11165.3).
- Unlawful Corporal Punishment or Injury willfully inflicted upon a child and resulting in a traumatic condition (Penal Code § 11165.4).

What is Not Considered Child Abuse?

The law does not consider the following child abuse for reporting purposes:

- Corporal punishment that is not cruel or inhumane or does not result in a traumatic condition
- Injuries caused by two children fighting during a mutual altercation (Penal Code § 11165.4)
- An injury caused by reasonable and necessary force used by a peace officer acting within the course and scope of his or her employment (Penal Code § 11165.6)
- Reasonable and necessary force used by public school officials to quell a disturbance threatening physical injury to person or damage to property (Penal Code § 11165.4)
- Voluntary sexual conduct between minors
- Not receiving medical treatment for religious reasons (Penal Code § 11165.2(b))
- An informed and appropriate medical decision made by a parent or guardian after consultation with a physician who has examined the child (Penal Code § 11165.2(b))

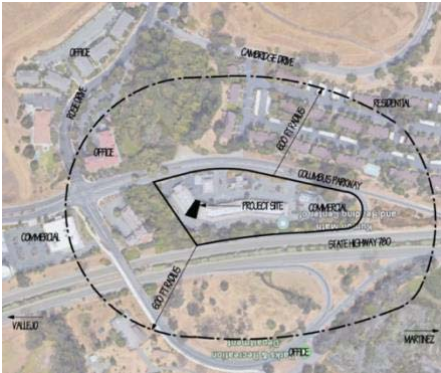
Immunity and Confidentiality of Reporter

No reporter shall be civilly or criminally liable for any report required or authorized by law (Penal Code § 11172(a)). The identity of a reporter who makes a report, and the report itself, is confidential and disclosed only among appropriate agencies (Penal Code § 11167(d)(1)).

Penal Code § 11165 Location

https://leginfo.ca.gov/faces/codes_displaySection.xhtml?sectionNum=11165.&lawCode=PEN

F. Images of Proposed Site and Current View



G. Timeline of Operations



H. Startup Capital Required & Financial Summaries





K. Table on Foot Traffic

<u>Increase</u> Vehicle and Foot Traffic Offering discounts during surrounding business' low-peak hours	<u>Decrease</u> Vehicle and Foot Traffic Offering delivery discounts during surrounding business' high peak hours
<u>Decrease</u> Vehicle and <u>Increase</u> Foot Traffic Offering extra discounts for using public transportation	<u>Increase</u> Vehicle and <u>Decrease</u> Foot Traffic Offering extra discounts for using express line pick up

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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: Metron Capital

Proposed Facility Address: 2046 Columbus Parkway, Benicia, CA 94510

Authorized Agent (print): Robert Posten Title: CEO

Signature:  Date: 9/9/18

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: Metron Capital

Proposed Facility Address: 2046 Columbus Parkway, Benicia, CA 94510

Authorized Agent (print): Robert Posten Title: CEO

Signature:  Date: 9/9/18

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: Metron Capital

Proposed Facility Address: 2046 Columbus Parkway, Benicia, CA 94510

Authorized Agent (print): Robert Posten Title: CEO

Signature:  Date: 9/9/18

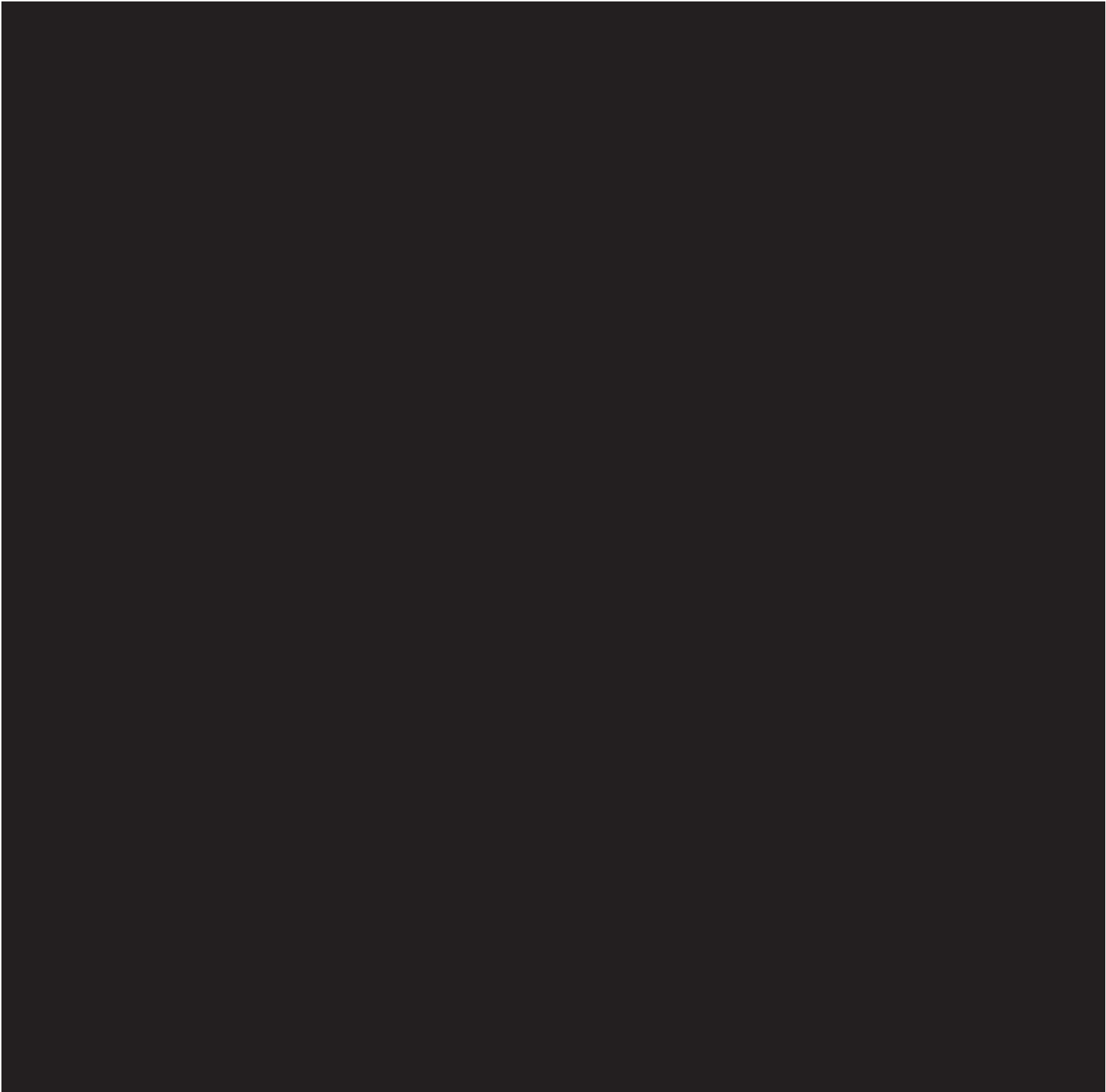
Part A	Facility Design	Initials	Conflict
1	The primary pedestrian access point (lobby) must be visible from the public thoroughfare	RR	
2	No further access beyond the lobby must be possible without passing another locked, solid core door.	RR	
3	Any trees on the premises must have canopies maintained at a height greater than 6-feet from the ground.	RR	
4	Any ground level landscaping must be limited and maintained at a height no greater than 24 inches.	RR	
5	No opportunities for concealment may exist within 10 feet of any doorway accessing the structure.	RR	
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.	RR	
7	Cannabis, cannabis products or graphics depicting cannabis may not be visible from outside the premises.	RR	
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.	RR	
9	Windows, if present, must not be obscured by advertisements, product racks, or other obstructions.	RR	
10	Any solid core doors accessing the outside will be equipped with 180 degree viewing devices.	RR	
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.	RR	
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.	RR	
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.	RR	

Part B	Facility Access Control	Initials	Conflict
1	An electronic access control system will be installed to control and log access by staff members.	FR	
2	All rooms containing cannabis or currency will require an electronic access control card/fob to enter.	FR	
3	The access control system will maintain access data for no less than 90 days; records must be available to regulators upon request.	FR	
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.	FR	
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.	FR	
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.	FR	
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.	FR	
8	A knox box containing a master key/fob for the facility must be installed adjacent to the lobby door.	FR	
9	If fencing or gates are to be installed, they must comply with local building and zoning codes.	FR	
10	Fencing or gates, if topped with security features, must comply with local building and zoning codes.	FR	
11	Electronic gate(s), if installed, must be equipped with click-to-enter technology.	FR	
12	Gate(s), if installed, must be equipped with a knox-key access system and knox-box.	FR	
13	Any physical keys associated with the premises must be stamped "Do Not Duplicate", tracked and logged.	FR	
14	Packaged cannabis products on the premises must be stored in a limited access vault or appropriately UL-rated safe.	FR	

Part C	Alarm System	Initials	Conflict
1	Facility alarm installers must be licensed by the Dept. of Consumer Affairs (Alarm Company Operator, CA BPC § 7590 - 7599.80 et al).	FR	
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.	FR	
3	Any roof hatches or vents accessing the building must be equipped with contact sensors, motion detectors or other practicable electronic monitoring options.	FR	
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.	FR	
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).	FR	
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.	FR	
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.	FR	
8	A minimum of one motion detector must be installed in each room of the facility, with additional detectors installed as practicable.	FR	

Part D	Surveillance System	Initials	Conflict
1	Cameras resolution rating of no less than 2 megapixels, day/night capable, equipped with auto-iris and auto-focus features.	RR	
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.	RR	
3	TCP/IP enabled, accessible over the internet. Remote viewing access must be provided to the Chief of Police or his/her designees.	RR	
4	DVR must be stored in a limited access area of the facility to which only managerial personnel have access.	RR	
5	System must record on a consistent basis, both during and after business hours. Footage must be archived for no less than 90 days.	RR	
6	System must be capable of offloading video in standard formats requiring no proprietary software (e.g. mpeg, wmv, wav).	RR	
7	System must allow the offloading of video to standard media (e.g. DVD, USB).	RR	
8	Footage must be accurately date/time stamped. Date and time stamp must not obscure the focus area of the video.	RR	
9	A log must be maintained accounting for any persons accessing the surveillance system (unique user IDs required).	RR	
10	Cameras must be placed within 20 feet of each exterior door and must provide both interior and exterior vantage points.	RR	
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.	RR	
12	Cameras must be installed in a manner that protects cameras and cabling from inadvertent or intentional disruption.	RR	
13	All doors leading to the outside will be accompanied by a video monitor displaying the outside area for pre-egress review.	RR	
14	Signage must be posted at each entrance to the parcel and structure advising of the presence of video surveillance.	RR	
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.	RR	
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.	RR	
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.	RR	

Part E	Facility Policies and Security Plan Content	Initials	Conflict
1	A manager capable of accessing all rooms must be on the premises during all operating hours.	RR	
2	A manager capable of accessing surveillance footage must be on the premises during all operating hours.	RR	
3	Non-managerial employees must not be permitted to take keys, fobs or access cards off premises.	RR	
4	Non-managerial employees must not be permitted to take employer identification badges off premises.	RR	
5	The applicant must maintain a strict policy against loitering and trespassing on and about (within 100 feet of) the premises.	RR	
6	Applicants are advised that an acceptable and comprehensive burglary prevention/response plan will be required prior to licensing.	RR	
7	Applicants are advised that an acceptable and comprehensive robbery prevention/response plan will be required prior to licensing.	RR	
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.	RR	
9	Applicants are advised that an acceptable and comprehensive currency security plan will be required prior to licensing.	RR	
10	Applicants are advised that an acceptable and comprehensive product loss prevention/shoplifting plan will be required prior to licensing.	RR	
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).	RR	
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.)	RR	
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.	RR	
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 identity, certifications, review date and comments from the reviewing party.	RR	
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.	RR	







For responses below, please mark an “X” for the applicable answer.



Private Patrol Operator: _____ Lic. No: _____

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.	RR	
2	A detailed scope of work related to all business activities and products utilized shall be required prior to licensing	RR	
3	Fire department requirements for Access, Egress, Fire Protection and Storage shall be included in the Site Plan.	RR	
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.	RR	
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.	RR	
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.	RR	
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.	RR	
8	The use of all hazardous, flammable, and combustible materials shall be handled, stored, and utilized in accordance to the 2016 California Fire Code.	RR	

FOR RETAIL APPLICANTS ONLY

Part H	Retail Requirements	Initials	Conflict
1	Must incorporate a customer entrance that incorporates a pre-screening method to pre-screen those seeking entry.	FR	
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).	FR	
3	Must incorporate a waiting room with staff controlled, electronic access after validating the customer's eligibility to enter at reception.	FR	
4	Must incorporate separate paths for entry and departure to/from the dispensing room from the waiting room.	FR	
5	Access from the waiting room to the dispensing area must require electronic, remotely operated "buzz-in" by a staff member.	FR	
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).	FR	
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.	FR	
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.	FR	
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.	FR	
10	Access controls and policies must restrict the number of customers in the dispensing room, not to exceed two customers per employee.	FR	
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.	FR	
13	Applicants are advised that an acceptable and comprehensive off-premises currency transportation plan will be required prior to licensing.	FR	
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.	FR	



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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: Metron Capital
Proposed Facility Address: 2046 Columbus Parkway, Benicia, CA 94510
Authorized Agent (print): Robert Posten Title: CEO
Signature: _____ Date: 9/9/18

APPLICANT: Complete all sections. Please print legibly.

Project Address 2046 Columbus Parkway, Benicia, CA 94510

APN (s) 0079-020-600 Cross Street Rose Dr. Sq. ft./Acreage 2,040

Applicant Name Green Crossings Company Metron Capital

Street Address 4422 N Pershing Ave D22

City Stockton State CA Zip Code 95207

Phone 925-348-5757 Email rposten@metroncapital.com

Owner's Name Robert Posten Company Metron Capital

Owner's Street Address 4422 N Pershing Ave D22

City Stockton State CA Zip Code 95207

Phone 925-348-5757 Email rposten@metroncapital.com

Additional Contact Information

Architect John Bento MJB Designs International 707-374-5550

Engineer _____

Other Loren Dougherty 707-452-8334 Alpha Alarm and Audio

If additional owners, please add them below.

Owner's Name John Burke Company Metron Capital

Owner's Street Address 4422 N Pershing Ave D22

City Stockton State CA Zip Code 95207

Phone 209- 513- 0275 Email jburke@metroncapital.com

Owner's Name Dwayne Redmon Company _____

Owner's Street Address 4422 N Pershing Ave. D22

City Stockton State CA Zip Code 95207

Phone 510-867-4823 Email dredmon@metroncapital.com

Owner's Name David Eirlichman Company Synese

Owner's Street Address 4422 N Pershing Ave D22

City Stockton State CA Zip Code 95207

Phone 253-212-7161 Email david@synese.com

Owner's Name Gary Sekhon Company Sekhon Family Trust

Owner's Street Address 3756 West Ruby Hill Drive

City Pleasanton State CA Zip Code 94566

Phone (510) 912-3071 Email garysekhon@gmail.com

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	Applicant will be upgrading security and making layout changes to meet compliance.
Parking		X	There is a parking lot adjacent to the building with ample space
<ul style="list-style-type: none"> • New Spaces 			
<ul style="list-style-type: none"> • Removing Spaces 			
Improvements and/or Structures in Public Right-of-Way	X		
Exterior			
<ul style="list-style-type: none"> • Building Modifications 		X	Upgrading security on doors to meet security standards.
<ul style="list-style-type: none"> • Mechanical Equipment 	X		
<ul style="list-style-type: none"> • Lighting 	X		
Masonry	X		
Land			
<ul style="list-style-type: none"> • Grading 	X		
<ul style="list-style-type: none"> • Landscaping 	X		
<ul style="list-style-type: none"> • New Trees 	X		
<ul style="list-style-type: none"> • 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	We estimate that we will start with 10 employees
Proposed Hours of Operations		X	We propose to operate 10 AM to 8 PM
Production of Edible and/or Consumable Products	X		
Noise to be Generated On-Site	X		
Cannabis-Related Mechanical Equipment	X		
Outdoor Storage and/or Uses	X		
Use or Storage of Hazardous Materials	X		
Transportation Plans	X		
Expected Occupant/Tenant Traffic		X	We have plans to mitigate traffic concerns.
Cannabis Delivery and/or Distribution		X	We will be receiving deliveries from our distribution partners.
Proposed Delivery and/or Distribution Hours		X	All deliveries of product will occur within business hours.

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.

SIGNATURE OF APPLICANT OR AGENT: 
Date: 9/9/18

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 _____	

Rio Vista Farms LLC

11 Richard Brann Drive
Rio Vista, CA 94571
480-882-0953

September 7, 2018

To: The City of Benicia

Respectfully,

Rio Vista Farms has established a business relationship with Metron Capital and their distribution company Herba Connect. We have and continue to consult with Metron Capital in their business deals including advising on best practices and operating procedures for a commercial cannabis retail location. We are committed to helping Metron Capital and their partners achieve success in the City of Benicia.

Regards,

A handwritten signature in blue ink, appearing to read 'C. Wesley', with a long, sweeping underline.

Charles M. Wesley, Controller



**BUREAU OF
CANNABIS
CONTROL**
CALIFORNIA

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

Adult-Use - Distributor Temporary License

**LICENSE NO:
A11-18-0000223-TEMP**

**LEGAL BUSINESS NAME:
King City Farms LLC**

**PREMISE:
325 AIRPORT DR
KING CITY, CA 93930**



**VALID:
3/13/2018**

**EXPIRES:
7/11/2018**

Non-Transferable

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

CALIFORNIA STATE BOARD OF EQUALIZATION

SELLER'S PERMIT



ACCOUNT NUMBER

03/01/2018 SR KH 103-234731

ELDER CREEK FARMS
ELDER CREEK FARMS
8842 ELDER CREEK RD
SACRAMENTO, CA 95828-1820

NOTICE TO PERMITTEE:
You are required to obey all Federal and State laws that regulate or control your business. This permit does not allow you to do otherwise.

IS HEREBY AUTHORIZED PURSUANT TO SALES AND USE TAX LAW TO ENGAGE IN THE BUSINESS OF SELLING TANGIBLE PERSONAL PROPERTY AT THE ABOVE LOCATION. THIS PERMIT IS VALID ONLY AT THE ABOVE ADDRESS.

THIS PERMIT IS VALID UNTIL REVOKED OR CANCELED AND IS NOT TRANSFERABLE. IF YOU SELL YOUR BUSINESS OR DROP OUT OF A PARTNERSHIP, NOTIFY US OR YOU COULD BE RESPONSIBLE FOR SALES AND USE TAXES OWED BY THE NEW OPERATOR OF THE BUSINESS.

Not valid at any other address

For general tax questions, please call our Customer Service Center at 1-800-400-7115 (TTY:711).
For information on your rights, contact the Taxpayers' Rights Advocate office at 1-888-324-2798 or 1-916-324-2798.

BOE-442-R REV. 16 (11-14)

A MESSAGE TO OUR NEW PERMIT HOLDER

As a seller, you have rights and responsibilities under the Sales and Use Tax Law. In order to assist you in your endeavor and to better understand the law, we offer the following sources of help:

- Visiting our website at www.boe.ca.gov
- Visiting a field office
- Attending a Basic Sales and Use Tax Law class offered at one of our field offices
- Sending your questions in writing to any one of our offices
- Calling our toll-free Customer Service Center at 1-800-400-7115 (TTY:711)

As a seller, you have the right to issue resale certificates for merchandise that you intend to resell. You also have the responsibility of not misusing resale certificates. While the sales tax is imposed upon the retailer,

- You have the right to seek reimbursement of the tax from your customer
- You are responsible for filing and paying your sales and use tax returns timely
- You have the right to be treated in a fair and equitable manner by the employees of the California State Board of Equalization (BOE)
- You are responsible for following the regulations set forth by the BOE

As a seller, you are expected to maintain the normal books and records of a prudent businessperson. You are required to maintain these books and records for no less than four years, and make them available for inspection by a BOE representative when requested. You are also expected to notify us if you are buying, selling, adding a location, or discontinuing your business, adding or dropping a partner, officer, or member, or when you are moving any or all of your business locations. If it becomes necessary to surrender this permit, you should only do so by mailing it to a BOE office, or giving it to a BOE representative.

If you would like to know more about your rights as a taxpayer, or if you are unable to resolve an issue with the BOE, please contact the Taxpayers' Rights Advocate office for help by calling toll-free, 1-888-324-2798 or 1-916-324-2798. Their fax number is 1-916-323-3319.

Please post this permit at the address for which it was issued and at a location visible to your customers.

CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION
CANNABIS TAX PERMIT



PERMIT NUMBER

CD STF 095-001278

ELDER CREEK FARMS
ELDER CREEK FARMS
8842 ELDER CREEK RD
SACRAMENTO, CA 95828-1820

THIS PERMIT HAS BEEN ISSUED TO YOU
UNDER SECTION 34014 OF THE CALIFORNIA
REVENUE AND TAXATION CODE. PLEASE
RETAIN FOR YOUR RECORDS.

THIS PERMIT IS NOT TRANSFERABLE.

For general tax questions, please call our Customer Service Center at 1-800-400-7115 (TTY: 711).
For information on your rights, contact the Taxpayers' Rights Advocate Office at 1-888-324-2798
or 1-916-324-2798.

CDTFA-442-CD (1-18)

A MESSAGE TO OUR PERMIT HOLDER

As a permittee, you have certain rights and responsibilities under the Cannabis Tax Law. To assist in your endeavor and help you understand the law, we offer these sources:

- Our website at www.cdtfa.ca.gov
- Our toll-free Customer Service Center at 1-800-400-7115 (TTY:711)

As a permittee, you are expected to maintain the normal books and records of a prudent business person. You are required to maintain these books and records for no less than four years, and make them available for inspection by a California Department of Tax and Fee Administration (CDTFA) representative when requested.

You must notify us if you are buying, selling, or discontinuing your business; adding or dropping a partner, officer, or member; or when you are moving. This permit is valid only for the owner specified on the permit. A person who obtains a permit who ceases to do business, or who never commenced business, shall surrender their permit by immediately notifying the CDTFA in writing at this address: California Department of Tax and Fee Administration, Registration and Licensing, MIC:88, P.O. Box 942879, Sacramento, CA 94279-0088.

If you would like to know more about your rights as a taxpayer, or if you are unable to resolve an issue with the CDTFA, please contact the Taxpayers' Rights Advocate Office for help by calling 1-888-324-2798 or 1-916-324-2798. Their fax number is 1-916-323-3319.

As authorized by law, information provided by an applicant for a permit may be disclosed to other government agencies.

CALIFORNIA DEPARTMENT OF
TAX AND FEE ADMINISTRATION

Registration and Licensing Section



**BUREAU OF
CANNABIS
CONTROL**
CALIFORNIA

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

Adult-Use and Medicinal - Retailer Nonstorefront Temporary License

**LICENSE NO:
C9-18-0000004-TEMP**

**LEGAL BUSINESS NAME:
Elder Creek, LLC**

**PREMISE:
8842 ELDER CREEK RD
SACRAMENTO, CA 95828-1820**



**VALID:
6/13/2018**

**EXPIRES:
10/11/2018**

Non-Transferable

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



**BUREAU OF
CANNABIS
CONTROL**
CALIFORNIA

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

Adult-Use and Medicinal - Distributor Temporary License

**LICENSE NO:
M11-18-0000278-TEMP**

**LEGAL BUSINESS NAME:
KING CITY FARMS LLC**

**PREMISE:
325 AIRPORT RD
KING CITY, CA 93930-2505**



**VALID:
3/16/2018**

**EXPIRES:
10/12/2018**

Non-Transferable

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

GREEN CROSSING PROPOSED CANNABIS FACILITY

2046 COLUMBUS PARKWAY
BENICIA CA, 94510

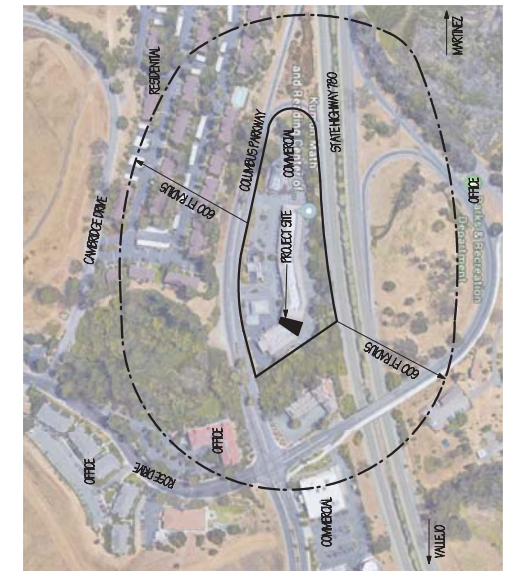
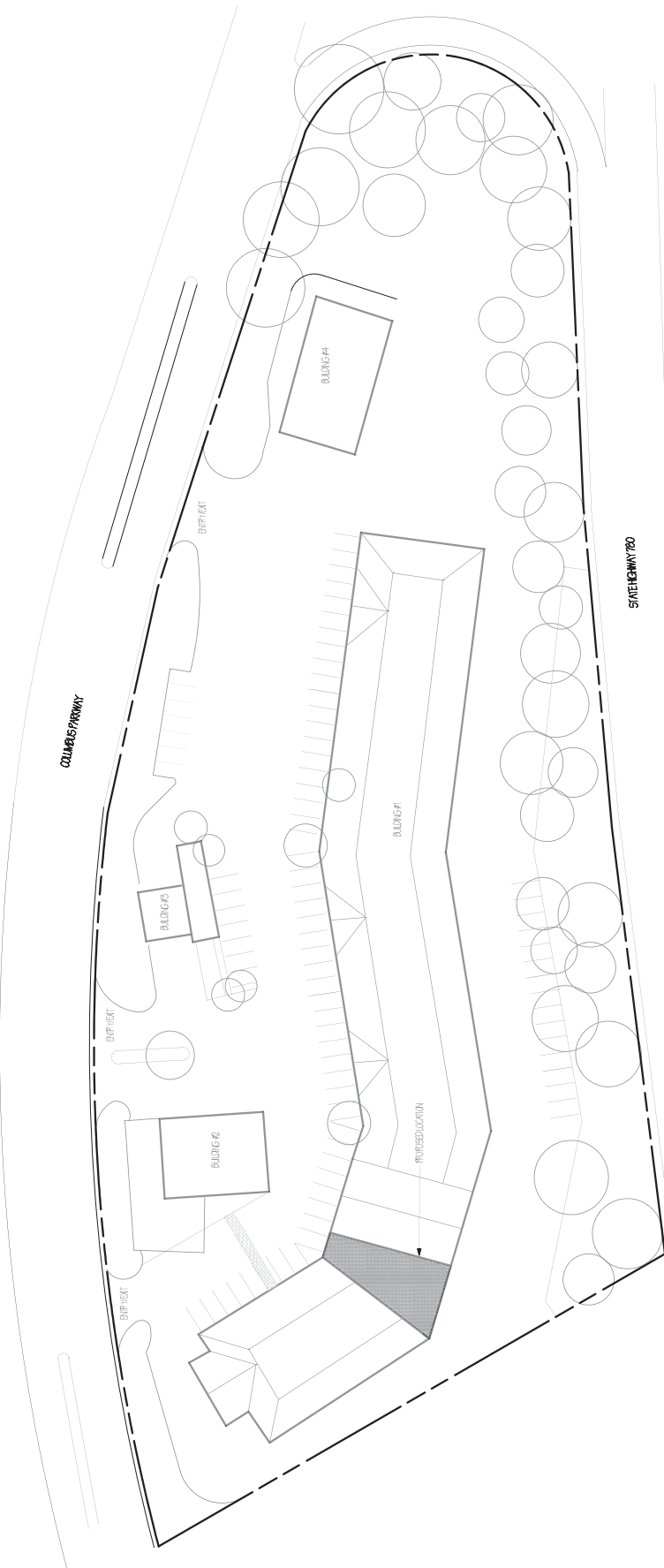


PHONE 707.574.5590
 P.O. BOX 607 200 WETA, CA 94721
 EMAIL: @MAPPERAINS.COM
 COMMERCIAL & RESIDENTIAL BUILDING DESIGN
 DEVELOPMENT
 CONSULTATION/ANALYSIS
 INSPECTIONS

NOTE: MAP PERAINS AND PERAINS ARE
 NOT THE PROPERTY OF MAP PERAINS
 INTERNATIONAL LLC. THESE LOGOS ARE
 OWNED BY MAP PERAINS INTERNATIONAL LLC
 AND MAY BE USED ONLY AS DESIGNATED
 WITH MAP PERAINS INTERNATIONAL LLC
 - ALL RIGHTS RESERVED

SITE PLAN

SHEET 1 OF 9
 SCALE: 1" = 30'



GREEN CROSSING PROPOSED CANNABIS FACILITY

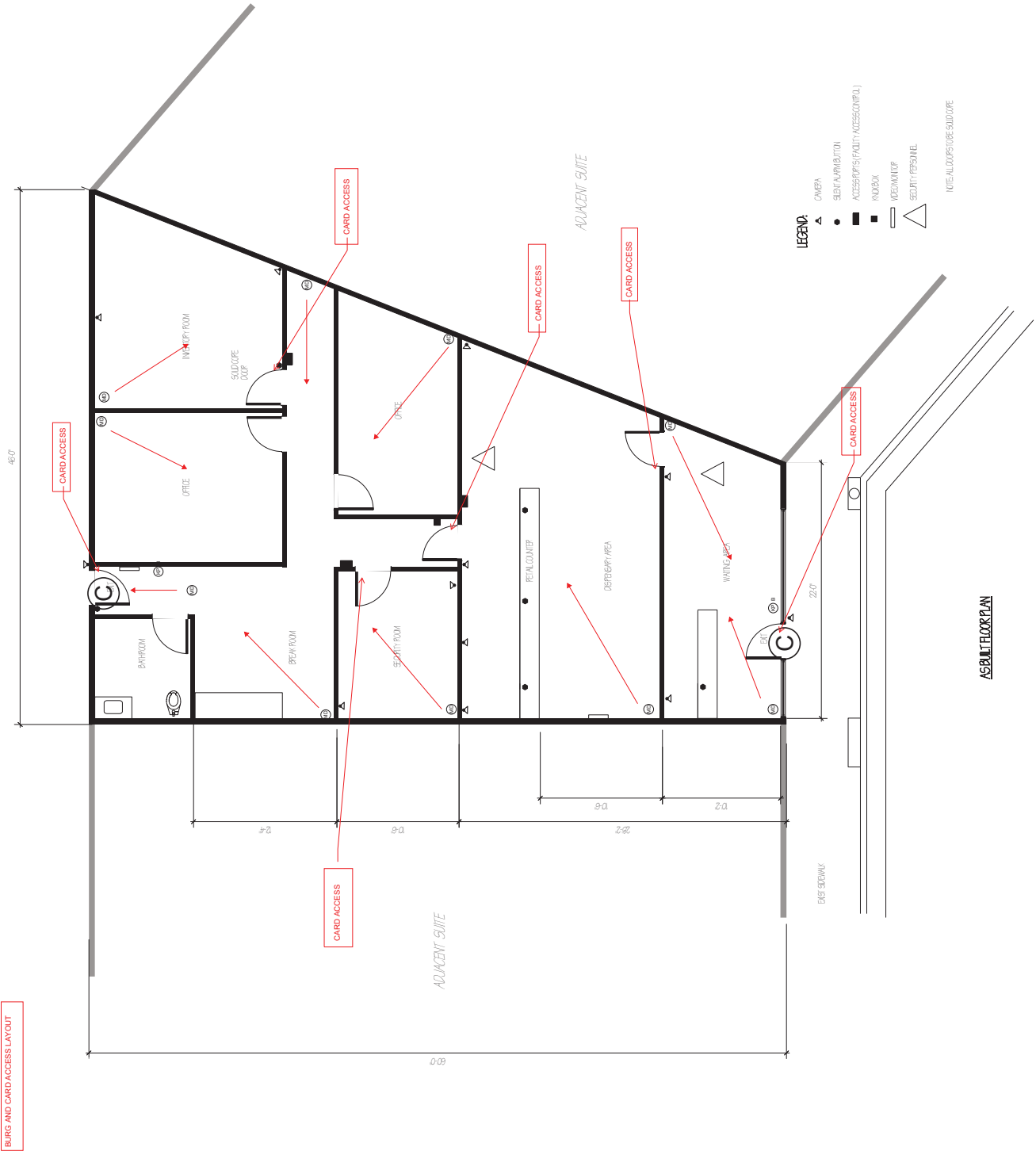
2046 COLUMBUS PARKWAY
BENICIA CA, 94510



PHONE: 707.574.8789
 10700 437 RD. STE. 100, BENICIA, CA 94510
 FAX: 707.574.8789
 WWW.MAJDESIGNS.COM
 CIVIL ARCHITECTURAL DESIGN
 PLANNING
 ENVIRONMENTAL
 CONSTRUCTION MANAGEMENT
 INSPECTION

FLOOR PLAN

SCALE: 1/4" = 1'



BURG AND CARD ACCESS LAYOUT

- CARD ACCESS:
 - 6 Card Access doors
- UL LISTED ALARM:
 - 2 Infrared Front and back
 - 3 Infrared Side
 - 3 Safe Secure
- 3 Doors
 - 1 Main Entrance
 - 1 Back door
 - 1 Indoor Grow door
- 9 Workstations
- Exterior Bell
- Interior Siren
- UL Listing

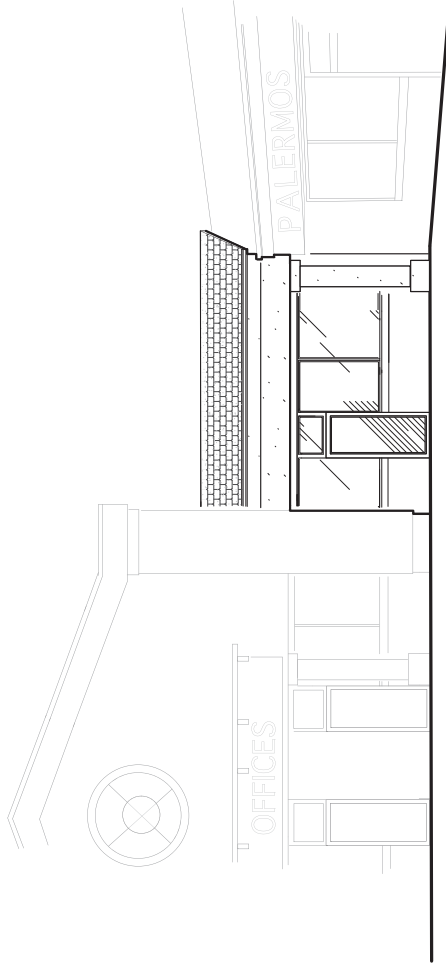
- LEGEND:
- ▲ CAMERA
 - SECURITY PERSONNEL
 - ACCESS POINTS (QUALITY ACCESS CONTROL)
 - INDOOR GROW
 - ▭ WAITING AREA
 - ▭ SECURITY PERSONNEL
- NOTE: ALL DOORS ARE SUDDOPE

GREEN CROSSING PROPOSED CANNABIS FACILITY

2046 COLUMBUS PARKWAY
BENICIA CA, 94510



PHONE: 707.274.8576
FAX: 707.274.8577
EMAIL: INFO@M&DDESIGNS.COM
COMMERCIAL & RESIDENTIAL ARCHITECTURE
PLANNING
INTERIOR DESIGN
PROJECT MANAGEMENT
CONSTRUCTION MANAGEMENT



NORTH ELEVATION

ELEVATION

3 3

SCALE: 1/4" = 1'

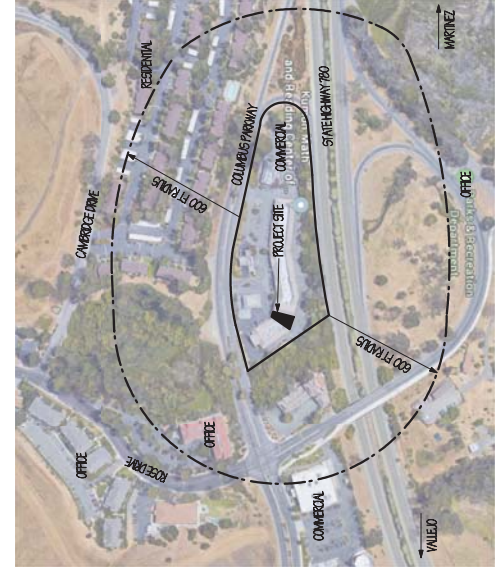
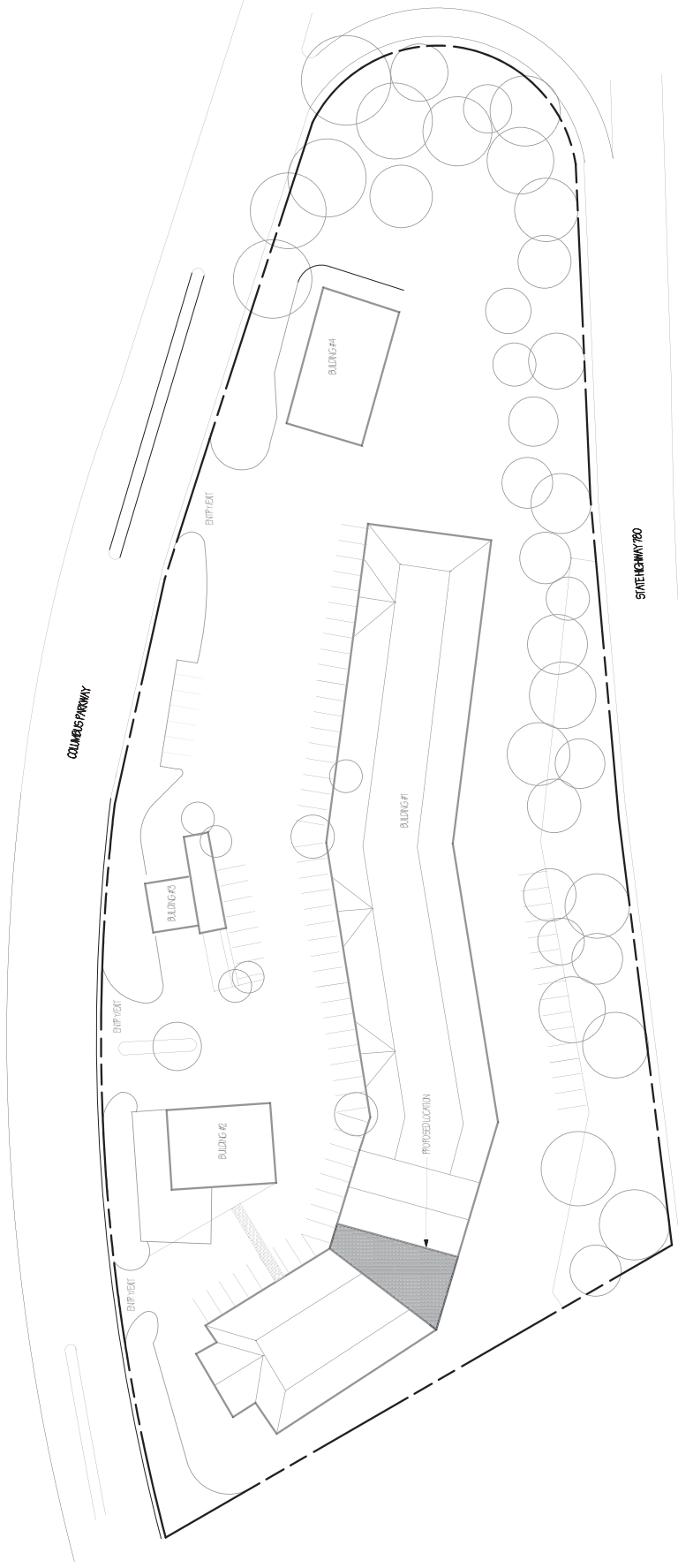
GREEN CROSSING PROPOSED CANNABIS FACILITY

2046 COLUMBUS PARKWAY
BENICIA CA, 94510



PHONE 707.574.5590
 P.O. BOX 607 200 WETA, CA 94571
 EMAIL: @MAPPERIOMS.COM
 COMMERCIAL & RESIDENTIAL BUILDING DESIGN
 DEVELOPMENT
 ENVIRONMENTAL
 CONSULTATION/ANALYSIS
 INSPECTIONS

PERIOMS PERIOMS AND ASSOCIATES
 ARE THE PROPERTY OF MAP PERIOMS
 INTERNATIONAL LLC. ANY REUSE OR
 REPRODUCTION OF ANY PART OF
 ANY OTHER WORK OR DESIGN BY A MEMBER
 OF MAP PERIOMS INTERNATIONAL LLC
 - ALL RIGHTS RESERVED



SITE MAP
1" = 30'

VENTURA
INSOLE



SITE PLAN

SHEET 1 OF 9
SCALE: 1" = 30'

GREEN CROSSING PROPOSED CANNABIS FACILITY

2046 COLUMBUS PARKWAY
BENICIA CA, 94510



PHONE: 707.574.8700
 4000 COLLETT AVENUE, SUITE 100
 SAN FRANCISCO, CA 94116
 WWW.MJDDESIGNS.COM
 PROFESSIONAL & RESIDENTIAL ARCHITECTURE
 INTERIOR DESIGN
 CONSTRUCTION MANAGEMENT
 INSPECTION

FLOOR PLAN

SCALE: 1/4" = 1'

2 3



CCTV LAYOUT

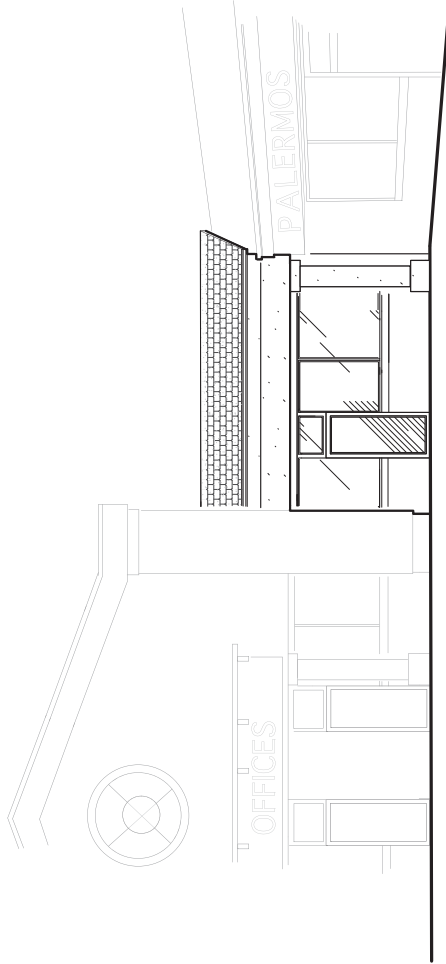
CCTV SYSTEM PER SERVICE APPLICATION SPECS
 12 INTERIOR 5MP CAMERAS
 4.5MP EXTERIOR CAMERAS
 1 EXHAUSTION SERVER CONNECTED TO BPD
 1 MONITOR AT FRONT DOOR
 1 MONITOR AT NYR
 CAMERAS CAN BE VIEWED BY ANY COMPUTER ON THE NETWORK.

GREEN CROSSING PROPOSED CANNABIS FACILITY

2046 COLUMBUS PARKWAY
BENICIA CA, 94510



PHONE: 707.274.8576
FAX: 707.274.8577
EMAIL: INFO@M&DDESIGNS.COM
COMMERCIAL & RESIDENTIAL ARCHITECTURE
PLANNING
INTERIOR DESIGN
PROJECT MANAGEMENT
CONSTRUCTION MANAGEMENT



NORTHEAST

ELEVATION

3 3

SCALE: 1/4" = 1'



December 18, 2017

King City Farms, LLC
Sean Doherty, CPO
4422 Pershing Avenue
Stockton, CA 92407

RE: KCCCCP 2017-017

City of King **Commercial Cannabis Cultivation Permit** – 10,001 to 22,000 sq.ft, Indoor Cultivation – Mixed Light (CA License Type 3B) (CUP 2017-010) Medical (M) and / or Adult (A)

Mr. Doherty:

The purpose of this letter is to inform you that the City of King, in accordance with Sections 17.03 and 17.30 of the Municipal Code and the requirements of the East Ranch Business Park Specific Plan, has approved your request to allow Cannabis Cultivation in a structure located at **325 Airport Drive, B1**, King City CA. This approval is contingent upon compliance with the Conditions of Approval assigned by the Planning Commission at the Public Hearing of December 05, 2017 and the Conditions for beginning Operations as identified by this office (see attached).

Please note that the attached Permit authorizes you to carry out operations as described in your Permit Application Package for twelve months from the date of issuance. It requires compliance with evolving State regulations specific to your particular use type and Commercial Cannabis in general. Please note that Permits must be renewed yearly with application for renewal filed with the City Manager no less than sixty (60) days prior to expiration.

The Commercial Cannabis Permit, together with a City of King Business License, is to be displayed in a conspicuous location, visible to the public. A State of California License shall be displayed in this same location at such time as the License is issued. Note that a state License must be obtained with one year of such Licenses being available.

The City of King would like to commend your Application Package and your cooperation throughout the process. We welcome you to our community and look forward to a long and mutually beneficial relationship. Please let us know if you have any questions or need assistance in the future.

Steven Adams
City Manager

Commercial Cannabis Permit



City of King

The person, firm or corporation named below is granted this certificate pursuant to the provisions of the City Municipal Code Section 17.03. This Permit authorizes the corporation to engage in Commercial Cannabis operations as identified below, at the location described below. Issuance of certificate is contingent upon compliance with Conditions of Approval as identified with CUP and Regulatory Permit approvals and upon continued compliance with State and Local regulations. This Permit may be revoked for non-compliance with the mandatory requirements of the King City Municipal Code as provided within Section 17.03.150 or as may be amended by the City Council.

COMMERCIAL CANNABIS CULTIVATION PERMIT – 10,001 sq. ft. to 22,000 sq. ft.

Business Name:

KING CITY FARMS, LLC

California License Type: Type 3B, Medium Indoor Cultivation, Mixed Light

California License NO: N / A (required within one year of State Issuance)

Business Physical Location:

325 Airport Drive, B1

King City, CA 93930

CUP NO.: CUP 2016 - 010

Business Owner(s):

Sean Doherty, CPO

4422 Pershing Avenue

Stockton, CA 92407

Permit Number: KCCCCP 2017 – 017
Effective Date: December 18, 2017
Expiration Date: December 18, 2018
Renew 60 Days Prior to Expiration



Steven Adams, City Manager

12/18/17

Date

TO BE POSTED IN A CONSPICUOUS PLACE

NOT TRANSFERABLE



December 18, 2017

King City Farms, LLC
Sean Doherty, CPO
4422 Pershing Avenue
Stockton, CA 92407

RE: KCCCDP 2017-005
City of King Commercial Cannabis Distribution Permit – (CA License Type 11)
(CUP 2017-010)
Medical (M) and / or Adult (A)

Mr. Doherty:

The purpose of this letter is to inform you that the City of King, in accordance with Sections 17.03 and 17.30 of the Municipal Code and the requirements of the East Ranch Business Park Specific Plan, has approved your request to allow a Commercial Cannabis Nursery in a structure located at **325 Airport Drive, A2, King City CA**. This approval is contingent upon compliance with the Conditions of Approval assigned by the Planning Commission at the Public Hearing of December 05, 2017 and the Conditions for beginning Operations as identified by this office (see attached).

Please note that the attached Permit authorizes you to carry out operations as described in your Permit Application Package for twelve months from the date of issuance. It requires compliance with evolving State regulations specific to your particular use type and Commercial Cannabis in general. Please note that Permits must be renewed yearly with application for renewal filed with the City Manager no less than sixty (60) days prior to expiration.

The Commercial Cannabis Permit, together with a City of King Business License, is to be displayed in a conspicuous location, visible to the public. A State of California License shall be displayed in this same location at such time as the License is issued. Note that a state License must be obtained with one year of such Licenses being available.

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Steven Adams
City Manager

Commercial Cannabis Permit



City of King

The person, firm or corporation named below is granted this certificate pursuant to the provisions of the City Municipal Code Section 17.03. This Permit authorizes the corporation to engage in Commercial Cannabis operations as identified below, at the location described below. Issuance of certificate is contingent upon compliance with Conditions of Approval as identified with CUP and Regulatory Permit approvals and upon continued compliance with State and Local regulations. Permit may be revoked for non-compliance in accordance with Municipal Code Section 17.03.150

COMMERCIAL CANNABIS DISTRIBUTION / TRANSPORTATION PERMIT

Medical (M) and / or Adult (A)

Business Name:

KING CITY FARMS, LLC

California License Type: Type 11, Distribution and Transportation

California License NO: N / A (required within one year of State Issuance)

Business Physical Location:

325 Airport Drive, A2

King City, CA 93930

CUP NO.: CUP 2017 – 010

Business Owner(s):

Sean Doherty, CPO

4422 Pershing Avenue

Stockton, CA 92407

Permit Number: KCCCDP 2017 – 005 (M) (A)
Effective Date: December 18, 2017
Expiration Date: December 18, 2018
Renew 60 Days Prior to Expiration

Steven Adams, City Manager

12/18/17

Date

TO BE POSTED IN A CONSPICUOUS PLACE

NOT TRANSFERABLE



December 18, 2017

King City Farms, LLC
Sean Doherty
4422 Pershing Avenue
Stockton, CA 92407

RE: KCCOMP 2017-008
City of King Commercial Cannabis Manufacturing Permit, Level 2 – (CA License Type 7) (CUP 2017-010)
Medical (M) and / or Adult (A)

Mr. Doherty

The purpose of this letter is to inform you that the City of King, in accordance with Sections 17.03 and 17.30 of the Municipal Code and the requirements of the East Ranch Business Park Specific Plan, has approved your request to allow Level 2 Cannabis Manufacturing in a structure located at **325 Airport Drive, A1 King City CA**. This approval is contingent upon compliance with the Conditions of Approval assigned by the Planning Commission at the Public Hearing of December 05, 2017 and the Conditions for beginning Operations as identified by this office (see attached).

Please note that the attached Permit authorizes you to carry out operations as described in your Permit Application Package for twelve months from the date of issuance. It requires compliance with evolving State regulations specific to your particular use type and Commercial Cannabis in general. Please note that Permits must be renewed yearly with application for renewal filed with the City Manager no less than sixty (60) days prior to expiration.

The Commercial Cannabis Permit, together with a City of King Business License, is to be displayed in a conspicuous location, visible to the public. A State of California License shall be displayed in this same location at such time as the License is issued. Note that a state License must be obtained with one year of such Licenses being available.

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Steven Adams
City Manager

Commercial Cannabis Permit



City of King

The person, firm or corporation named below is granted this certificate pursuant to the provisions of the City Municipal Code Section 17.03. This Permit authorizes the corporation to engage in Commercial Cannabis operations as identified below, at the location described below. Issuance of certificate is contingent upon compliance with Conditions of Approval as identified with CUP and Regulatory Permit approvals and upon continued compliance with State and Local regulations. Permit may be revoked for non-compliance in accordance with Municipal Code Section 17.03.150

COMMERCIAL CANNABIS MANUFACTURING PERMIT – Level 2 Volatile (Type 7)

Medical (M) and / or Adult (A)

Business Name:

KING CITY FARMS, LLC

California License Type: Type 7, Manufacturing (volatile solvents)

California License NO: N / A (required within one year of State Issuance)

Business Physical Location:

325 Airport Drive, A1

King City, CA 93930

CUP NO.: CUP 2017 – 010

Business Owner(s):

Sean Doherty, CPO

4422 Pershing Avenue

Stockton, CA 92407

Permit Number: KCCCMP 2017 – 008 (M) (A)
Effective Date: December 18, 2017
Expiration Date: December 18, 2018
Renew 60 Days Prior to Expiration


Steven Adams, City Manager

12/18/17
Date

TO BE POSTED IN A CONSPICUOUS PLACE

NOT TRANSFERABLE



December 18, 2017

King City Farms, LLC
Sean Doherty
4422 Pershing Avenue
Stockton, CA 92407

RE: KCCCNP 2017-004
City of King **Commercial Cannabis Nursery Permit -- (CA License Type 4)**
(CUP 2017-010)
Medical (M) and / or Adult (A)

Mr. Doherty:

The purpose of this letter is to inform you that the City of King, in accordance with Sections 17.03 and 17.30 of the Municipal Code and the requirements of the East Ranch Business Park Specific Plan, has approved your request to allow Cannabis Manufacturing in a structure located at **325 Airport Drive B2, King City CA**. This approval is contingent upon compliance with the Conditions of Approval assigned by the Planning Commission at the Public Hearing of December 05, 2017 and the Conditions for beginning Operations as identified by this office (see attached).

Please note that the attached Permit authorizes you to carry out operations as described in your Permit Application Package for twelve months from the date of issuance. It requires compliance with evolving State regulations specific to your particular use type and Commercial Cannabis in general. Please note that Permits must be renewed yearly with application for renewal filed with the City Manager no less than sixty (60) days prior to expiration.

The Commercial Cannabis Permit, together with a City of King Business License, is to be displayed in a conspicuous location, visible to the public. A State of California License shall be displayed in this same location at such time as the License is issued. Note that a state License must be obtained with one year of such Licenses being available.

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Steven Adams
City Manager

Commercial Cannabis Permit



City of King

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COMMERCIAL CANNABIS NURSERY

Medical (M) and / or Adult (A)

Business Name:

KING CITY FARMS, LLC

California License Type: Type 4, Nursery

California License NO: N / A (required within one year of State Issuance)

Business Physical Location:

325 Airport Drive, B2

King City, CA 93930

CUP NO.: CUP 2017 – 010.

Business Owner(s):

Sean Doherty, CPO

4422 Pershing Avenue


Stockton, CA 92407

Permit Number: KCCCNP 2017 – 004 (M) (A)

Effective Date: December 18, 2017

Expiration Date: December 18, 2018

Renew 60 Days Prior to Expiration



Steven Adams, City Manager

12/18/17

Date

TO BE POSTED IN A CONSPICUOUS PLACE

NOT TRANSFERABLE

CALIFORNIA STATE BOARD OF EQUALIZATION

SELLER'S PERMIT



ACCOUNT NUMBER

03/16/2018 SR GHC 103-231187

KING CITY FARMS
325 AIRPORT RD
KING CITY, CA 93930-2505

NOTICE TO PERMITTEE:
You are required to obey all
Federal and State laws that
regulate or control your
business. This permit does
not allow you to do
otherwise.

IS HEREBY AUTHORIZED PURSUANT TO SALES AND USE TAX LAW TO ENGAGE IN THE
BUSINESS OF SELLING TANGIBLE PERSONAL PROPERTY AT THE ABOVE LOCATION.
THIS PERMIT IS VALID ONLY AT THE ABOVE ADDRESS.

THIS PERMIT IS VALID UNTIL REVOKED OR CANCELED AND IS NOT TRANSFERABLE. IF YOU SELL YOUR BUSINESS
OR DROP OUT OF A PARTNERSHIP, NOTIFY US OR YOU COULD BE RESPONSIBLE FOR SALES AND USE TAXES
OWED BY THE NEW OPERATOR OF THE BUSINESS.

Not valid at any other address

For general tax questions, please call our Customer Service Center at 1-800-400-7115 (TTY:711).
For information on your rights, contact the Taxpayers' Rights Advocate office at 1-888-324-2798 or 1-916-324-2798.

BOE-442-R REV. 16 (11-14)

A MESSAGE TO OUR NEW PERMIT HOLDER

As a seller, you have rights and responsibilities under the Sales and Use Tax Law. In order to assist you in your endeavor and to better understand the law, we offer the following sources of help:

- Visiting our website at www.boe.ca.gov
- Visiting a field office
- Attending a Basic Sales and Use Tax Law class offered at one of our field offices
- Sending your questions in writing to any one of our offices
- Calling our toll-free Customer Service Center at 1-800-400-7115 (TTY:711)

As a seller, you have the right to issue resale certificates for merchandise that you intend to resell. You also have the responsibility of not misusing resale certificates. While the sales tax is imposed upon the retailer,

- You have the right to seek reimbursement of the tax from your customer
- You are responsible for filing and paying your sales and use tax returns timely
- You have the right to be treated in a fair and equitable manner by the employees of the California State Board of Equalization (BOE)
- You are responsible for following the regulations set forth by the BOE

As a seller, you are expected to maintain the normal books and records of a prudent businessperson. You are required to maintain these books and records for no less than four years, and make them available for inspection by a BOE representative when requested. You are also expected to notify us if you are buying, selling, adding a location, or discontinuing your business, adding or dropping a partner, officer, or member, or when you are moving any or all of your business locations. If it becomes necessary to surrender this permit, you should only do so by mailing it to a BOE office, or giving it to a BOE representative.

If you would like to know more about your rights as a taxpayer, or if you are unable to resolve an issue with the BOE, please contact the Taxpayers' Rights Advocate office for help by calling toll-free, 1-888-324-2798 or 1-916-324-2798. Their fax number is 1-916-323-3319.

Please post this permit at the address for which it was issued and at a location visible to your customers.

CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION
CANNABIS TAX PERMIT



PERMIT NUMBER

CD STF 095-001239

KING CITY FARMS
325 AIRPORT RD
KING CITY, CA 93930-2505

THIS PERMIT HAS BEEN ISSUED TO YOU
UNDER SECTION 34014 OF THE CALIFORNIA
REVENUE AND TAXATION CODE. PLEASE
RETAIN FOR YOUR RECORDS.

THIS PERMIT IS NOT TRANSFERABLE.

For general tax questions, please call our Customer Service Center at 1-800-400-7115 (TTY: 711).
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or 1-916-324-2798.

CDTFA-442-CD (1-18)

A MESSAGE TO OUR PERMIT HOLDER

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If you would like to know more about your rights as a taxpayer, or if you are unable to resolve an issue with the CDTFA, please contact the Taxpayers' Rights Advocate Office for help by calling 1-888-324-2798 or 1-916-324-2798. Their fax number is 1-916-323-3319.

As authorized by law, information provided by an applicant for a permit may be disclosed to other government agencies.

CALIFORNIA DEPARTMENT OF
TAX AND FEE ADMINISTRATION

Registration and Licensing Section

