



City of Ukiah

ATTACHMENT 3
 Community Development Department
 Planning Division
 300 Seminary Ave., Ukiah CA 95482
 Email: planning@cityofukiah.com
 Web: www.cityofukiah.com
 Phone: (707) 463-6268
 Fax: (707) 463-6204

Planning Permit Application

PROJECT NAME: EMERALD SUN					
PROJECT ADDRESS/CROSS STREETS: 1825 AIRPORT RD, UKIAH CA 95482				AP NUMBER(S): 180-110-07	
APPLICANT/AUTHORIZED AGENT: DEAN SCHLESINGER		PHONE NO: 914-715-5761	FAX NO:	E-MAIL ADDRESS: DEAN@EMERALDSUN.COM	
APPLICANT/AUTHORIZED AGENT ADDRESS: 1825 AIRPORT RD			CITY: UKIAH	STATE/ZIP: CA, 95482	
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: GARY BREEN		PHONE NO: 510-206-4500	FAX NO:	E-MAIL ADDRESS: GARY@GMBREALTY.CO M	
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT 13601 OLD RIVER RD			CITY: HOPLAND	STATE/ZIP: CA 95449	
HAS YOUR PROJECT RECEIVED A PRELIMINARY REVIEW? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					
<input type="checkbox"/> AIRPORT LAND USE COMM. DETERMINATION REFERRAL 100.0800.611.003	\$	<input type="checkbox"/> REZONING – PLANNED DISTRICT 100.0800.611.001	\$	<input type="checkbox"/> USE PERMIT – AMENDMENT 100.0400.449.001	\$
<input type="checkbox"/> ANNEXATION 100.0800.611.001	\$	<input type="checkbox"/> SITE DEVELOPMENT PERMIT – AMENDMENT 100.0400.449.001	\$	<input checked="" type="checkbox"/> USE PERMIT – MAJOR 100.0400.449.001	\$ 3000
<input type="checkbox"/> APPEAL 100.0400.449.001	\$	<input type="checkbox"/> SITE DEVELOPMENT PERMIT – MAJOR 100.0400.449.001	\$	<input type="checkbox"/> USE PERMIT – MINOR 100.0400.449.001	\$
<input type="checkbox"/> GENERAL PLAN AMENDMENT 100.0800.611.001	\$	<input type="checkbox"/> SITE DEVELOPMENT PERMIT – MINOR 100.0400.449.001	\$	<input type="checkbox"/> VARIANCE – MAJOR 100.0400.449.001	\$
<input type="checkbox"/> MURAL PERMIT 100.0400.449.001	\$	<input type="checkbox"/> SPECIFIC/MASTER PLAN 100.0800.611.003	\$	<input type="checkbox"/> VARIANCE – MINOR 100.0400.449.001	\$
<input type="checkbox"/> PRE-DEVELOPMENT MEETING 100.0800.611.003	\$	<input type="checkbox"/> MINOR SUBDIVISION/TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001	\$	<input type="checkbox"/> ZONING AMENDMENT MAP OR TEXT 100.0800.611.001	\$
<input type="checkbox"/> STAFF RESEARCH (MORE THAN 1 HOUR) 10023100.41153	\$	<input type="checkbox"/> MAJOR SUBDIVISION/TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001	\$	<input type="checkbox"/> REZONING 100.0800.611.001	\$
<input type="checkbox"/> LOT LINE ADJUSTMENT OR MERGER 100.0800.610.001	\$	<input type="checkbox"/> OTHER	\$	<input type="checkbox"/> OTHER	\$
COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.	\$ 50	MAJOR PERMIT DEPOSIT:	\$ 3,000	FILING DATE:	07/25/2024
COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$ N/A	MINOR PERMIT FEE:	\$ N/A	TOTAL AMOUNT PAID:	\$ 3,000
COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.	\$ N/A	TOTAL FEE:	\$ Cost-Recovery	RECEIPT NUMBER:	
APPLICATION NUMBER(S): FILE #: 24-000177					

Recommendation: Prior to submitting an application, discuss your project with Staff to discover what fees (sewer, water, in-lieu park fees, traffic impact fees, etc.) may be required for your project. Also, ask about street tree requirements, required sidewalk repairs, drainage issues, storm water mitigation requirements, frontage improvements, etc.

Project Description See Attached

Please attach a written project description including summary of work (both interior and exterior for construction and operation) and/or business proposed. The purpose of the project description is to assist Staff in understanding the project. The project description will also be included in the Staff Report required to review (and ultimately approve or deny) the planning permit. Providing complete information will help expedite the project review process and in determining what additional information, if any, related to the project and required environmental review is required.

Environmental Review and Reports

Please be aware that projects are required to comply with the California Environmental Quality Act (CEQA). Projects will be reviewed by Staff for compliance with CEQA and Staff will determine the appropriate CEQA document to prepare for the project (exemption, negative declaration, etc.). In order to make this determination, specific reports (traffic, arborist, soils, etc.) and or additional information may be required.

Use Information

Please provide the following information related to the use of the site and building:

Description of Building & Site			
Parcel Size:	Building Size:	Number of Floors:	
Use of Building (check all that apply)	Description	Square Footage	Number of Units/Suites
<input type="checkbox"/> Office (business/professional)			
<input type="checkbox"/> Office (medical/dental)			
<input type="checkbox"/> Retail			
<input type="checkbox"/> Light Industrial	Delivery / On-site Consumption	2,000 sq.ft.	1
<input type="checkbox"/> Residential			
<input type="checkbox"/> Other:			
Operating Characteristics			
Days and Hours of Operation: Monday - Friday ; 7:00am-5:00pm			
Number of Shifts: 1	Days and Hours of Shifts: Monday-Friday 7:00am-5:00pm		
Number of Employees/Shift: 3			
Loading Facilities: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Type/Vehicle Size: Ram Pro-Master		
Deliveries: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Type: Delivery	Number (day/week/month): Monday-Friday	Time(s) of Day: 7:00AM-5:00PM
Outdoor areas associated with use? (check all that apply) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sales area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Square Footage:	Unloading of deliveries: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Square Footage:	Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Square Footage: 1100
Noise Generating Use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Description: Non-storefront Retail / Onsite Consumption		

To Be Completed by Staff

General Plan Designation: Planned Development	Zoning District: Manufacturing	Airport Land Use Designation: Zones 4 & 6
City's Architectural & Historic Inventory: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Age of Building: N/A	Demolition Policy: N/A
Hillside: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Flood Designation FIRM Map: N/A	Flood Designation Floodway Map: 500 Year Flood Plain

Tree Policies

General Plan Open Space Conservation <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES GOAL/POLICY #:	Community Forest Management Plan <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES GOAL/POLICY #:
Landscaping and Streetscape Design Guidelines <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES GUIDELINE #:	Commercial Development Design Guidelines <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES GUIDELINE #:
Tree Protection and Enhancement Policy <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES NOTES:	Tree Planting and Maintenance Policy <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES NOTES:
UCC: Street Tree Policy, Purpose and Intent <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES NOTES:	Other:

Notes

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I, _____ Gary Breen _____, owner authorize _____ Emerald Sun _____ to act on my behalf for this project and I have read and agree with all of the above. (Application must be signed by owner).

GMB

07/15/2024

PROPERTY OWNER SIGNATURE

DATE

I, _____ GARY BREEN _____, am the owner / authorized agent of the property for which the development is proposed. The above information and attached documents are true and accurate to the best of my knowledge.

I have read and agree with all of the above.

I hereby authorize employees of the City of Ukiah, the City's authorized agents, and persons with review or decision making authority for the project to enter upon the subject property, as necessary, to inspect the premises, post notices, and process this application.

I understand that conditions of approval may be placed on my project by the city of Ukiah and it is my responsibility to fully understand the conditions and ask questions about them before action is taken on my planning permit.

GMB

07/15/2024

OWNER / AUTHORIZED AGENT

DATE

INDEMNIFICATION AGREEMENT

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

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

I have read and agree to all of the above.

GARY BREEN

DEAN SCHLESINGER

PROPERTY OWNER / AUTHORIZED AGENT

(PLEASE PRINT NAME)

GMB

Dean Schlesinger

07/15/2024

PROPERTY OWNER / AUTHORIZED AGENT

DATE

(SIGNATURE)

CITY OF UKIAH PROJECT DESCRIPTION

EMERALD SUN
1825 Airport Rd.
UKIAH, CALIFORNIA
95482

Page Omitted By Staff

EMPLOYMENT HISTORY

Dean Schlesinger

Emerald Sun Manufacturing, LLC ; CCO

TAX HISTORY

No previous issues with any business licenses; no revocations; no suspensions.

MANAGEMENT INFORMATION

Sandy Haymann Marks

6269 Alpha Rd

Dallas, TX 75240

Brett Schlesinger

1825 Airport Rd.

Ukiah, CA 95482

Dean Schlesinger

1825 Airport Rd.

Ukiah, CA 95482

CRIMINAL BACKGROUND

-Livescan Completed with Ukiah PD

EMPLOYEE INFORMATION

Staffing Plan

Emerald Sun plans to hire part-time and full-time employees. Final number of hires will be determined by operational needs, and will be in relation to the growth of the business. In accordance with City law, all potential employees must pass an electronic background check. Emerald Sun anticipates hiring individuals from the surrounding community and will market its hiring campaigns in order to accomplish this goal. In addition to the planned full-time employees, part-time employees will also be required to ensure that all shifts are covered.

In accordance with the regulations, all employees will be over the age of 21 per state and local requirements.

Estimated Number of Employees
Non-Storefront Retailer (Delivery):

- 2-5 Employees

On-Site Consumption:

- 2-5 Employees

PLAN OF OPERATIONS

Emergency Contact Information

Name: Dean Schlesinger

Telephone: (914) 715-5761

Address: 1825 Airport Rd, Ukiah CA, 95482

Operating Hours

Non-Storefront Retailer - Hours

Estimated shifts will be from 7:00 AM to 5:00 PM, Monday through Friday. Specific shift times are still to be determined, and will depend upon the type of operation employee(s) are hired for. The current operating hours are estimations, and the final implementation will be determined by employee numbers and operational necessities.

Consumption Area - Hours

Operating hours of the consumption areas will be limited to those by appointment only. During the initial phase, the consumption area will not be open to the public, and only accessible through reservations.

Access

No minors will be allowed on the premises. Signs will be posted near the entrance indicating that no one under the age of 21 (or 18 with a valid physician's recommendation) will be allowed to enter. Individuals shall be granted access to the consumption area only after confirmation of the individual's age and identity.

Signage

Business identification signage shall be limited to that needed for identification and advertisement. All signage shall comply with section 3227 of the Ukiah City Code and any other City Code provisions regulating signage. The facility will have signs on the North, South, and East facade.

Record Retention Plan

Emerald Sun will keep and maintain all records related to any commercial cannabis activity. These records relate to; all financial records including bank statements, sales invoices, receipts, tax records, and all other records required by the California Department of Tax and Fee Administration. Personal records, including each employee's full name, social security or individual taxpayer identification number. Contracts with other licensees regarding commercial cannabis activity. Permits including license and other local authorizations to conduct commercial cannabis activity, and all other records relating to cannabis activity. Security Logs identifying dates and times of employee and delivery operations.

These records will be stored in a secured area, within an office, where the records are protected from debris; moisture; contamination; hazardous waste; fire; and theft. Records will also be stored electronically as a back up.

All Records shall be disclosed for inspection by any City officer or official for purposes of determining compliance with the requirements of this article.

Product Management and Storage

Cannabis inventory will be kept in a restricted-access area. All products will be accounted for in the inventory control system. The storage area is of a suitable size to maintain the quantities of cannabis that Emerald Sun intends to manufacture and distribute, and it has sufficient lighting and ventilation to support the desired temperature and humidity conditions to maintain high-quality cannabis products. All products will be sorted into appropriate containers that will facilitate a first-in first-out distribution method.

WRITTEN PROJECT DESCRIPTION

State of California: Non-Storefront Retailer (Delivery)

City of Ukiah: Non-Storefront Retailer (Delivery) & Onsite Consumption Area

Emerald Sun proposes to operate a commercial cannabis operation, which includes a *Non-Storefront Retailer* (delivery) license, and an *on-site consumption area*. All licenses will operate within the existing building space located at 1825 Airport Rd in Ukiah, California. The Applicant proposes no building additions to the exterior of the existing building at this time.

Non-Storefront Retailer (Delivery)

Emerald Sun will allocate a restricted area within the facility for a Non-Storefront Retailer license. A Non-Storefront Retailer licensee shall be authorized to conduct retail sales exclusively by delivery, and shall comply with all the requirements applicable to retailer licensees, except for those provisions related to public access to the licensed premises and the retail area. The licensed premises of a Non-Storefront Retailer licensee shall be closed to the public.

On-site Consumption

Emerald Sun will install and designate a small area outside and inside the facility as a cannabis consumption lounge. Emerald Sun has four proposed consumption areas. Two of these areas are located outside, and two are located within the interior of the facility. The interior consumption areas are located in designated zones where cannabis is not being stored or manufactured. The consumption area's are secured and designed in a way to prevent access to non-eligible individuals.

Depending on its location on the premise, the consumption areas will allow for smoking, vaping, and ingesting edible products. All subject to local and state laws.

1. Visibility

Two consumption areas will be located outside on the East end of the property, on and near the patio of the front entrance. The consumption area's will be accessed via a pathway leading from the parking lot, to the patio and consumption entrance. Access will only be granted to authorized customers. As the area is outside, it will be well ventilated, and hedges will be installed to prevent any visibility from the public or adjacent properties. The area will be designed in a way to prevent the flow of smoke to any other area or adjacent property.

The consumption area is obscured by trees, and has limited to no visibility to any public access or highway. The leaves and branches of the trees, as well as the location of the consumption area itself, prevent any visibility of smoke from inhalable products. Because of the obscured visibility, the outdoor consumption area cannot be viewed from Airport Road. Furthermore, small privacy hedges will be set up along the perimeter of the outdoor consumption area to further conceal the area from public view.

Two consumption areas will be located inside the facility. One on the ground floor, in an area previously designed as a visitor section/waiting area, and one upstairs in the mezzanine. Both interior consumption areas are not accessible without authorization, and are not located in areas where cannabis is stored or manufactured. In order to access these areas, guests will be required to sign in, and then be escorted by staff to the designated consumption areas.

2. Access

Access to all of the consumption areas will be restricted to guests that have previously booked a reservation. The consumption area is not open to the public, and all reservations will be made in accordance with Emerald Sun policy before any use of the consumption areas can be authorized.

The consumption areas will adhere to the following rules and regulations:

- Access to the consumption lounge will be limited to customers who are 21 years of age or older;
- All customers will have their identification checked and validated before entering the consumption area.
- Per state and local regulations, only primary caregivers, and qualified patients or persons over the age of 21 shall be allowed in the designated consumption area.
- No alcohol beverages shall be permitted anywhere in the consumption areas.
- And per state and local laws, smoking tobacco products shall be prohibited on the premises, including within or near the outdoor consumption area.

3. Anti-Smoking Ordinance Appeasement

As stated, the consumption area will be located in a way that will prevent smoke or odor from flowing into adjacent properties. Furthermore, all operations will be in compliance with the City of Ukiah's smoking ordinance:

- Division 5, Chapter 7, Article 4 Section 4504 REGULATION OF SMOKING IN PLACES OF EMPLOYMENT, A: Smoking will only occur outdoors in a non-enclosed area which would constitute a smoke-free workplace for all employees.

No tobacco or alcohol in any form may be consumed onsite.

4. Consumption Limits & Restrictions

Per state regulation, Emerald Sun will only sell cannabis or cannabis products to an individual in an amount consistent with personal possession and use limits allowed by the State. Staff will be trained to identify over-intoxication and will take necessary measures to ensure public safety and the safety of patrons. Emerald Sun will help facilitate this by providing patrons with information to local taxis in the area, and other ride sharing services.

The Department of Cannabis Control oversees the legal cannabis market in California, as well as consumption and possession restrictions.

- Adults in California can purchase up to 28.5 grams of non-concentrated cannabis, 8 grams of concentrated cannabis, and 6 immature cannabis plants per day.

- Medical marijuana patients can purchase 8 ounces of medical cannabis per day

**Staff members will enforce that cannabis limitations will be adhered to, by only allowing patrons to consume products that are purchased directly from Emerald Sun. This will ensure that each product is safe for consumption, and contains all state required labeling, including certificate of analysis results to help indicate the dosage and potency of the product. No outside cannabis will be allowed on the premises.

Proposed Building Plans

The exterior and interior of the building will remain unchanged. No renovations will be proposed at this time.

Odor Control and Air Quality Plan

If necessary to minimize odors, the Emerald Sun proposes installing a carbon air filtration system. Fans will create air circulation to avoid stagnant areas where odors can collect. A carbon filter is a round, hollow device with a membrane that contains activated charcoal (carbon). Dirty air passes through the carbon filter and clean, odorless air exits the other side. Carbon filters are the most popular odor control option on the market because they are highly effective, widely available, low priced, and low maintenance. The air filtration system will be properly maintained to ensure air quality.

Emergency Access Information

Security measures shall be designed to ensure emergency access is in compliance with the California Fire Code and Ukiah Valley Fire Authority standards. The proposed project site has limited access points. All Emergency access points from the facility will be accessible by employees or guests in the case of an emergency. The facility has multiple egress points throughout the building, and on the North, South, East and West sides.

SECURITY PLAN

(See attachment for completed plan)

Emerald Sun has an extensive security plan, which is intended to prevent theft or diversion of any cannabis, as well as to discourage loitering, crime, and illegal or nuisance activities. The security plan includes a locked and secured facility and site, exterior and interior video surveillance, safety plans and procedures for employees, and a limited access key card entry system that will track employee movement within the facility. Detailed security plans will be provided to the Planning Department, to be reviewed by the Police Department and to remain confidential and out of public view for building security purposes.

Emerald Sun has installed a professionally monitored robbery alarm system that has been maintained in good working condition. The camera surveillance system has also been maintained in good working condition, and Emerald Sun will maintain surveillance videos for 90 days. Management will require that employees follow necessary procedures to ensure that cannabis and any related by-products from the project site are not visible or accessible to the public.

1. Building Security and Access Controls

Emerald Sun has installed a variety of security devices to ensure the entire retail facility is fully monitored and that only authorized personnel have access to any location where cannabis is stored. This will ensure that employees are safe and that the premises are secure.

The proposed project site has limited access points. All access points from outside of the facility will have both locks and alarms. All perimeter windows and hatches will remain closed and locked with tamper-proof security devices. All external doors will potentially require two (2) levels of security verification to open—something known and something held. This security process means that employees will need a key along with a unique access code to unlock the front doors. In the event of any theft or loss of cannabis, these devices will also provide a security log of who accessed the doors for any ensuing investigations.

All doors will also be equipped with an alarm that will sound if they are opened without code and key or if they are damaged. Arming and disarming the security system will require an access code. Both the entry alarm and surveillance alarm will notify the monitoring service if a failure is detected in the system, which will be corrected as soon as possible. If the failure prevents security systems from operating, the facility will take additional security measures until it is fixed.

Alarm systems can also be triggered if an employee presses a panic or distress button. These buttons will be installed in strategic locations only accessible to employees. The panic button should be pressed when there is a theft or breach and the employee or other people would not be placed in danger by a loud alarm. The distress button will still notify authorities just like a typical alarm, but not make any sound. These security devices will allow employees who are threatened to signal an alarm without escalating the situation.

2. Security Surveillance System

Emerald Sun has a comprehensive surveillance system. All cameras are located strategically throughout the facility and have a resolution to adequately capture images of people and

movement throughout the premises. The extensive surveillance system will be run and monitored by an outside agency. There is a computer and access center onsite with a video printer to allow local control and to produce a clear still photo from any live or recorded video on demand to provide to law enforcement, in the event of a security breach.

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

3. Electronic Security System

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

4. Failure Notification System

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

5. Surveillance Recording Access Controls

Only authorized security and appropriate management personnel will be allowed to access the surveillance monitoring and recording area. The details of this will be provided in the confidential security plan provided to the City.

6. Inventory Control

All inventory will be monitored and tracked in accordance with the state's track and trace system. Additionally, there will be secured rooms where raw materials and products will be stored, and only limited personnel will have access to these areas.

7. Loss Documentation Procedures

All employees will be trained to report loss or theft of product to the Principal Officers or GM who will, in turn, promptly document the loss and report the loss or theft to local police by phone and mail.

8. Fencing

No changes are proposed to the existing fencing along the back and sides of the facility. Should additional fencing be required by the City of Ukiah or state law, the Applicant will obtain all the necessary permits prior to installation.

9. Waste Disposal and Trash Containment

Outside, trash (non-cannabis plant matter) and recycling will be stored in an existing enclosure located in the storage area in back of the building. The trash area will be locked at all times, except to allow for trucks to unload and haul away rubbish once per week. A camera and additional lighting in this area will provide for increased security. Inside, trash (including cannabis materials) will be stored in a restricted waste storage area. Plant material and organic waste will be hauled away to an offsite disposal facility or, depending on the material, composted onsite. All deliveries and pickups will be pre scheduled and credentials will be checked prior to admission into the building.

FLOOR PLAN

(see attachment)

SITE PLAN

(see attachment)

ACCESSIBILITY EVALUATION

This is a commercial facility that has previously been evaluated, and conforms to city and state accessibility standards. The building has multiple access points on the exterior. All entry points are monitored with security measures, and only one point of entry will be utilized by employees or visitors within the facility. The main entrance, available to employees and guests, is located on the North side of the building, and is accessible via a pathway from the parking lot area. The pathway is a flat surface with no gradient, and is easily approachable from the parking area. The employee/guest entrance will be locked at all times and require a key card or other personal identifiable measures in order to access.

NEIGHBORHOOD CONTEXT MAP

(see attachment)

LIGHTING PLAN

(see attachment)

Lighting

The current lighting plan and diagram portray existing lighting retrofits. Emerald Sun participated in the city of Ukiah's LED upgrade program- interior and exterior lights were all changed to LED. An overview floor plan, and detailed list are attached. The current plan is a final representation of the lighting layout, and any additions or final lighting schemes will be done in full compliance with all City lighting design and installation standards.

All access points, windows, back and sides of the building, and the parking area will be well-lit. The Applicant will work with the Building Department to ensure that all lighting upgrades to the exterior of the building are compliant with City codes. Any proposed lighting will be downcast and shielded, and all lighting will be energy efficient and dark sky compliant.

SECTION 3. ON-SITE CONSUMPTION

The cannabis consumption area will be located outside, in a designated space, so consumption is not visible from any public roadway or adjacent properties. It will be designed in a way to prevent the flow of smoke to any adjacent property, and the area will be secured to prevent access by any individuals not eligible for entry.

Outdoor consumption area will adhere to the following rules and regulations:

- Access to the consumption lounge will be limited to customers who are 21 year of age or older;
- All customers will have their identification checked and validated before entering the consumption area. Per state and local regulations, only primary caregivers, and qualified patients or persons over the age of 21 shall be allowed in the designated consumption area.
- No alcohol beverages shall be permitted anywhere in the consumption areas.
- Per state and local laws, smoking tobacco products shall be prohibited on the premises, including within or near the outdoor consumption area.

Security

The cannabis consumption area will be set behind a privacy fence or hedge, and will include adequate security cameras and lighting to ensure all safety measures are adhered to.

- Team members will be responsible for following all safety protocols in case of an emergency.
- Team members will be responsible for monitoring all cameras and preventing any unauthorized activities. This includes periodic walkthroughs of the consumption area, as well as perimeter checks.
- In case of an emergency, staff members have access to panic alarms, and will have the ability to call police or fire authorities.

Staffing

- The consumption area will be supervised via cameras by a member of the staff to ensure all guests are safe and observing the rules and regulations outlined above.
- Staff will verify identification of a guest, and provide them authorization signifying their entrance into the area.
- Staff will be trained in various emergency medical response procedures, such as CPR.

Consumption Limits

Per state regulation, Emerald Sun will only sell cannabis or cannabis products to an individual in an amount consistent with personal possession and use limits allowed by the State.

Staff will be trained to identify over-intoxication and will take necessary measures to ensure public safety and the safety of patrons.

- Emerald Sun will help facilitate this by providing patrons with information to local taxis in the area, and other ride sharing services.

The Department of Cannabis Control oversees the legal cannabis market in California, as well as consumption and possession restrictions.

- Adults in California can purchase up to 28.5 grams of non-concentrated cannabis, 8 grams of concentrated cannabis, and 6 immature cannabis plants per day.
- Medical marijuana patients can purchase 8 ounces of medical cannabis per day

Staff members will enforce that cannabis limitations will be adhered to, by only allowing patrons to consume products that are directly purchased from Emerald Sun.

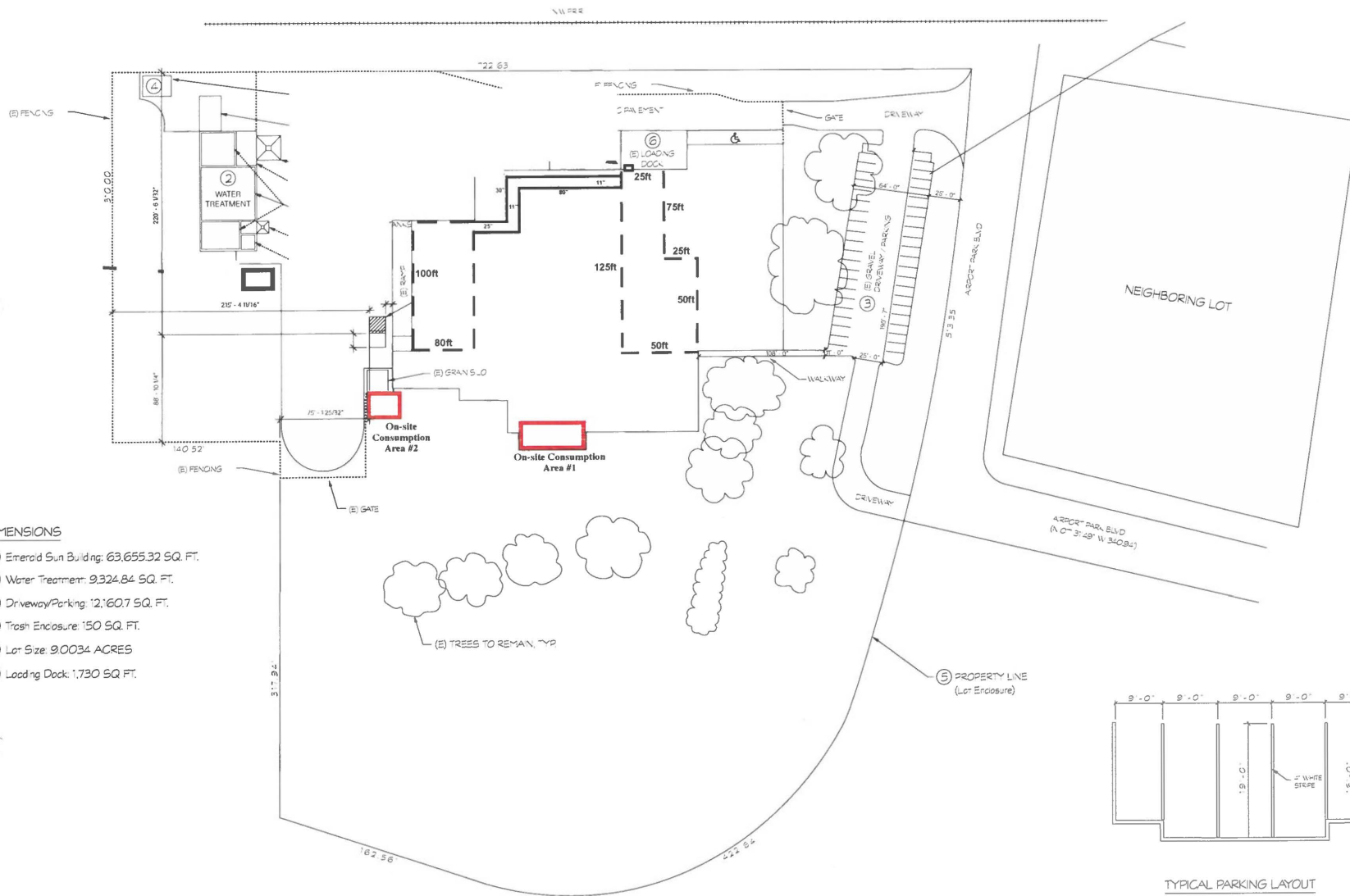
- This will ensure that each product is safe for consumption, and contains all state required labeling, including certificate of analysis results to help indicate the dosage and potency of the product.

Nuisance Prevention

As stated, the consumption area will be located in a way that will prevent smoke or odor from flowing into adjacent properties.

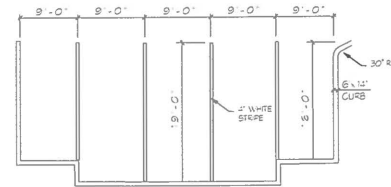
Furthermore, all operations will be in compliance with the City of Ukiah's smoking ordinance:

- Division 5, Chapter 7, Article 4 Section 4504 REGULATION OF SMOKING IN PLACES OF EMPLOYMENT, A: Smoking will only occur outdoors in a non-enclosed area which would constitute a smoke-free workplace for all employees.



DIMENSIONS

- ① Emerald Sun Building: 63,655.32 SQ. FT.
- ② Water Treatment: 9,324.84 SQ. FT.
- ③ Driveway/Parking: 12,607 SQ. FT.
- ④ Trash Enclosure: 150 SQ. FT.
- ⑤ Lot Size: 9.0034 ACRES
- ⑥ Loading Dock: 1,730 SQ. FT.



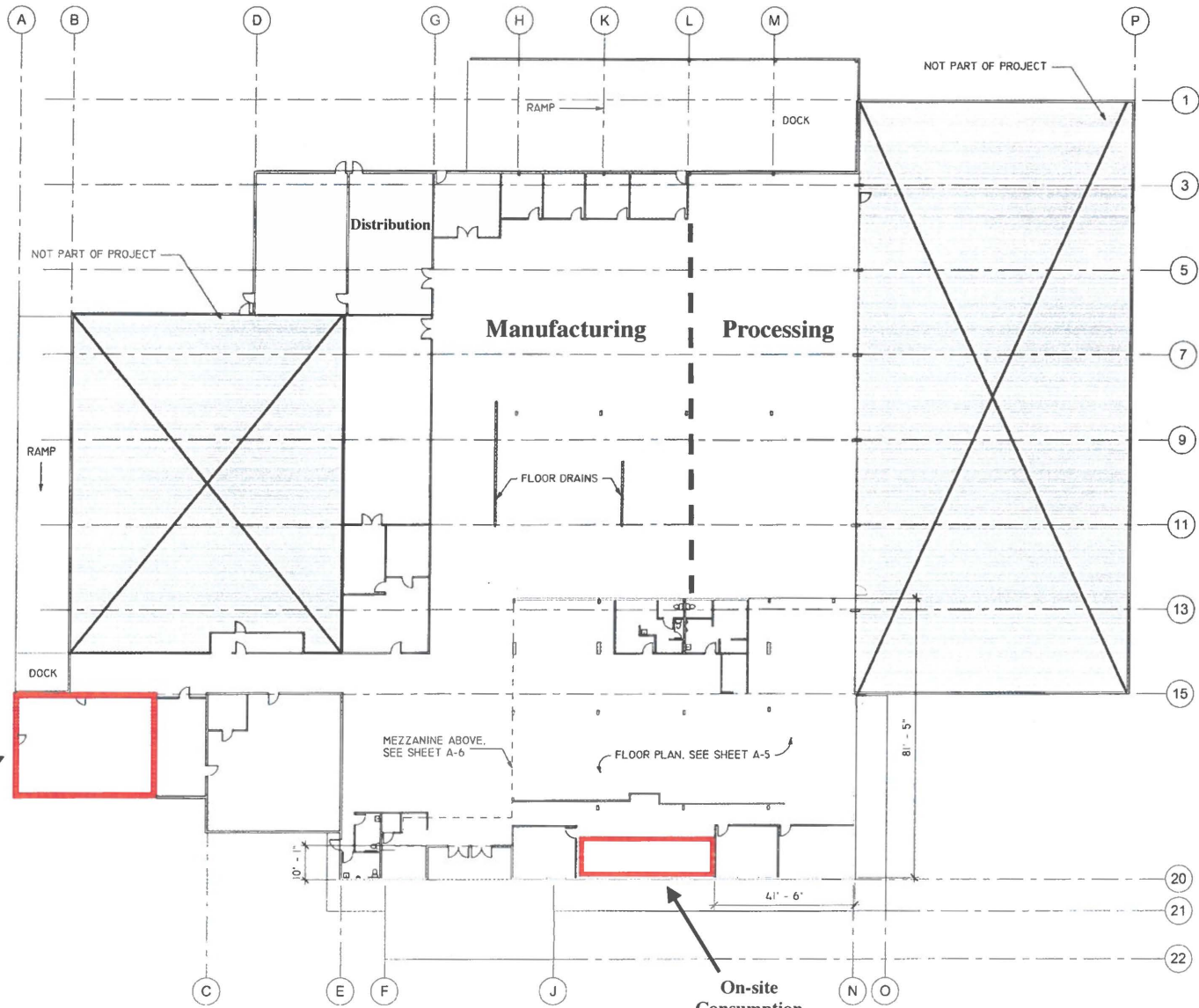
TYPICAL PARKING LAYOUT
1/8" = 1'0"

CALIFORNIA STATE HIGHWAY 101

REVISIONS	DATE	BY

COLLABORATIVE DESIGN & PLANNING	
1027 North Pine Street, Ukiah, CA 95482	
Phone: 707-513-7355 Fax: 866-929-0473	
e-mail: J@COLLABORATIVEDESIGNPLANNING.COM	

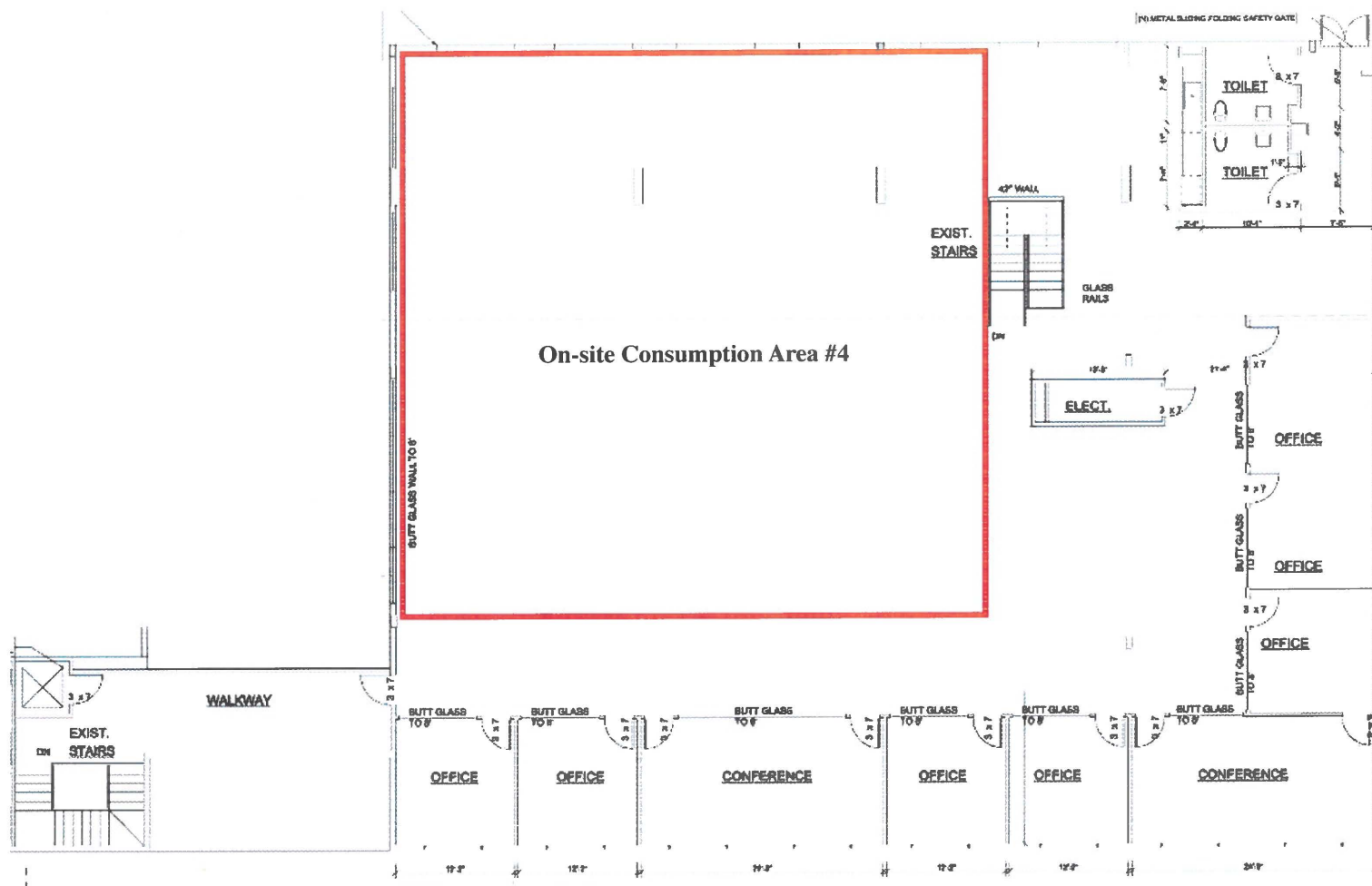
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SCALE	AS NOTED
PAGE	
SHEET	OF

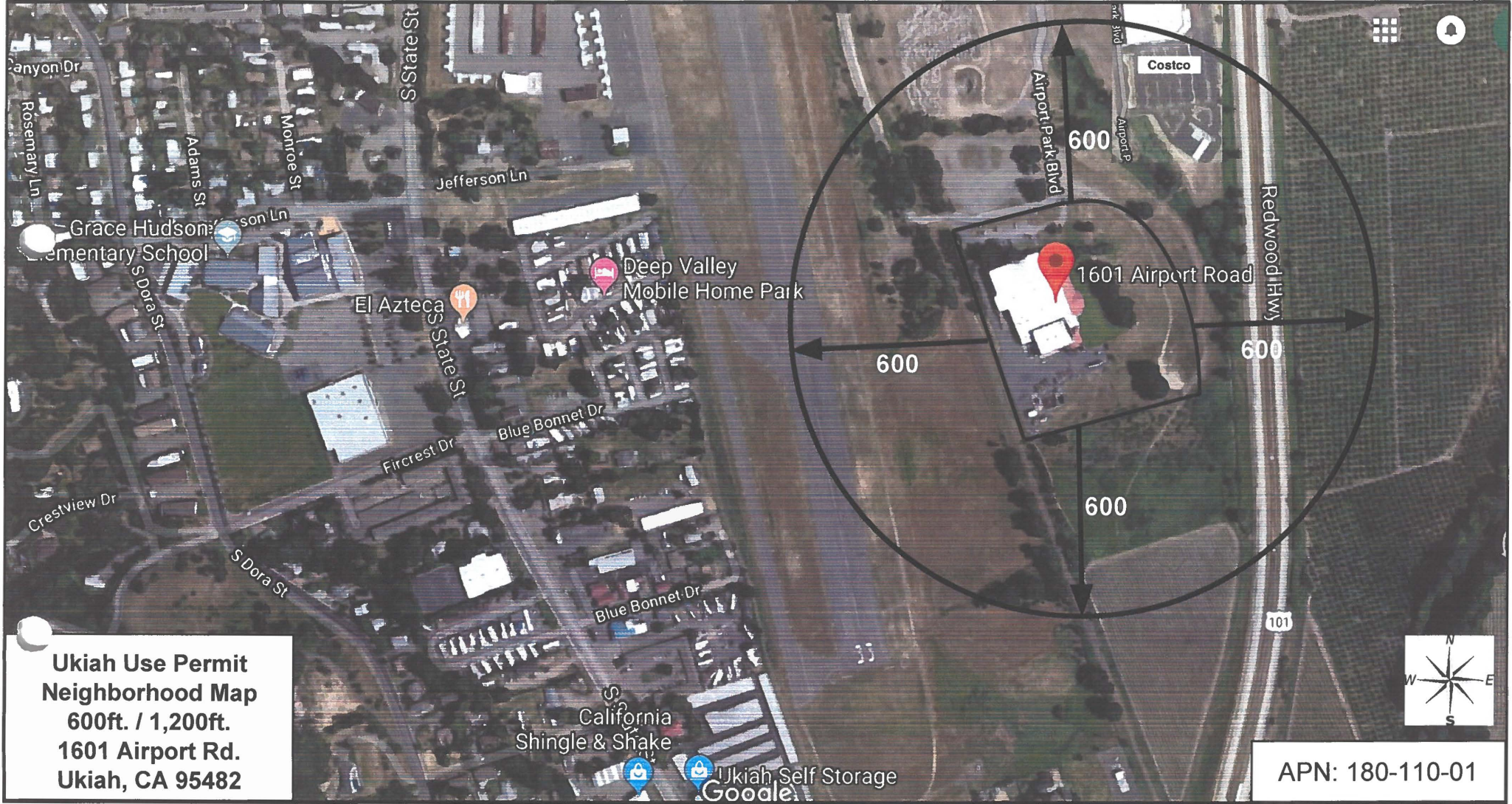


ENTIRE FLOOR PLAN
1/16" = 1'-0"

Z:\PROJECTS\2018\Medocino Brewery\3_Coldrawing\Mech\doc\BrewingCo.rvt

DATE BY	
REVISIONS	
RUFF + ASSOCIATES ARCHITECTURE PLANNING DEVELOPMENT 100 WEST STANLEY STREET, UNIAH, CA 95482 PHONE: 707-472-0525 F: 7-472-0527 E-MAIL: RICHARD@RUFF.COM COPYRIGHT © BY RUFF + ASSOCIATES. ALL RIGHTS RESERVED.	
BUILDING REMODEL FOR: EMERALD SUN, LLC 1601 A STREET RD UKIAH, CA 95482	
SHEET TITLE	
ENTIRE FLOOR PLAN	
DRAWN BY	779
CHECKED BY	819
DATE CREATED	10/12/18
DATE REVISED	
SCALE	= 1/16" = 1'-0"
PAGE	
A-4 SHEET OF	





Canyon Dr
Rosemary Ln
Adams St
Monroe St
S State St
Jefferson Ln
Grace Hudson Elementary School
S State St
El Azteca
Fircrest Dr
Blue Bonnet Dr
Blue Bonnet Dr
S Dora St
CrestView Dr

Deep Valley Mobile Home Park
El Azteca
Blue Bonnet Dr
Blue Bonnet Dr
California Shingle & Shake
Ukiah Self Storage

Costco
Airport Park Blvd
1601 Airport Road
Redwood Hwy
600
600
600
600

**Ukiah Use Permit
Neighborhood Map**
600ft. / 1,200ft.
1601 Airport Rd.
Ukiah, CA 95482

APN: 180-110-01



Google



Emerald Sun ext. consumption areas from Airport Rd.

Exterior Site 1 approx 300 ft. from Airport Rd.

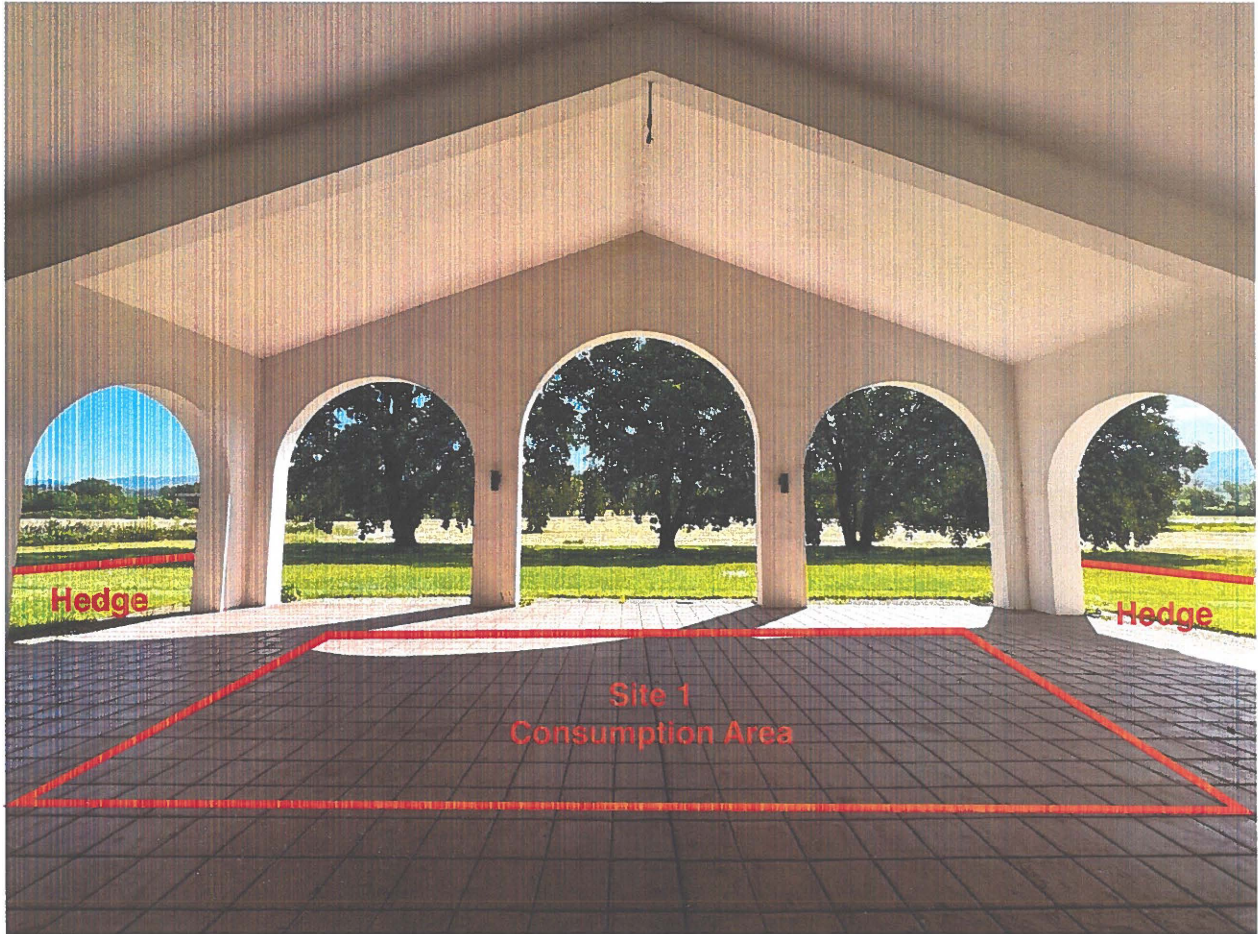
Exterior Site 2 approx 450 ft. from Airport Rd.



Emerald Sun ext. consumption areas from Hwy 101 (Additional Treeline not in view)

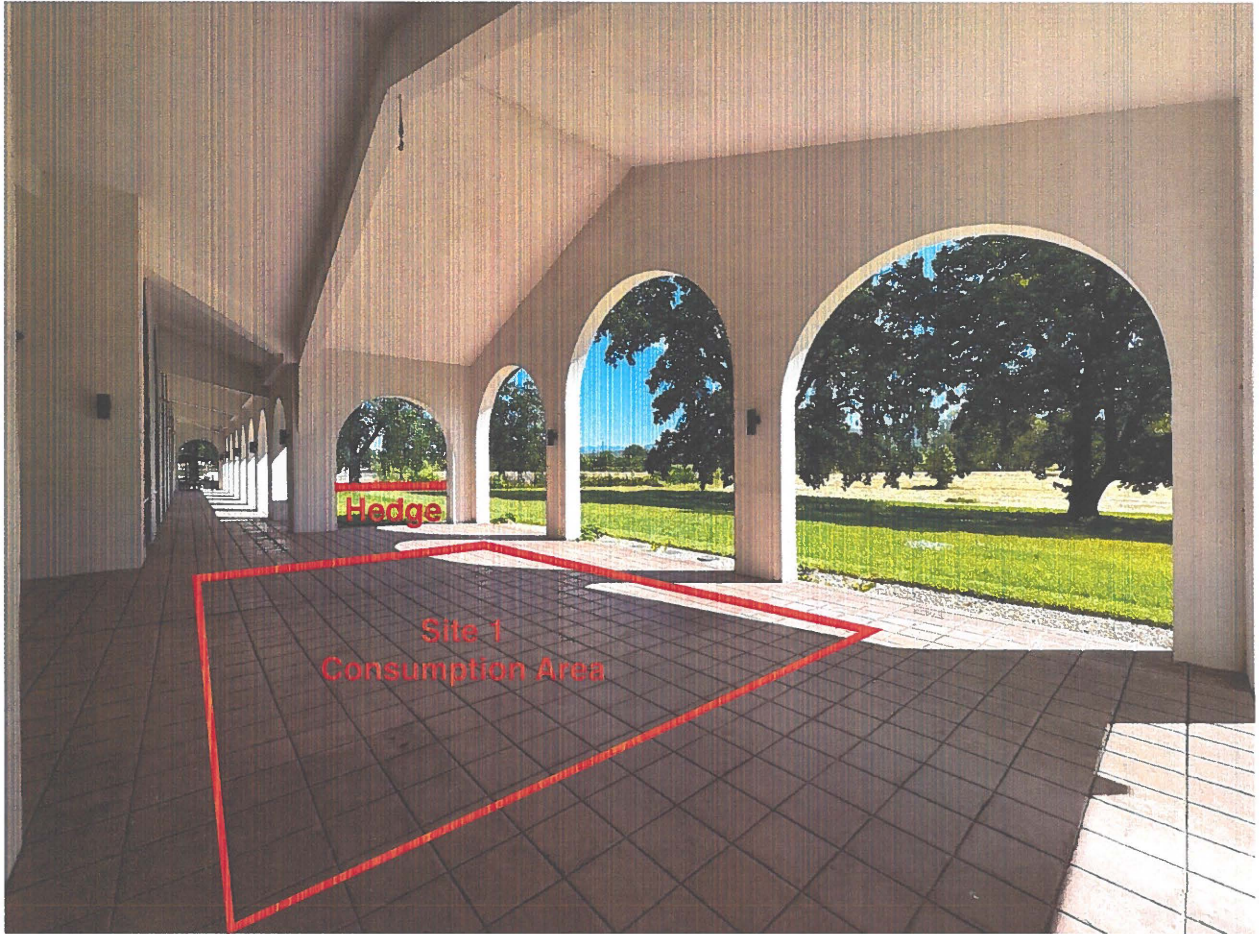
Exterior Site 1 approx 500 ft. from Hwy 101

Exterior Site 2 approx 500 ft. from Hwy 101



Emerald Sun consumption area Site 1

Approx 500 ft. from Highway 101, approx. 300 ft. from Airport Rd.



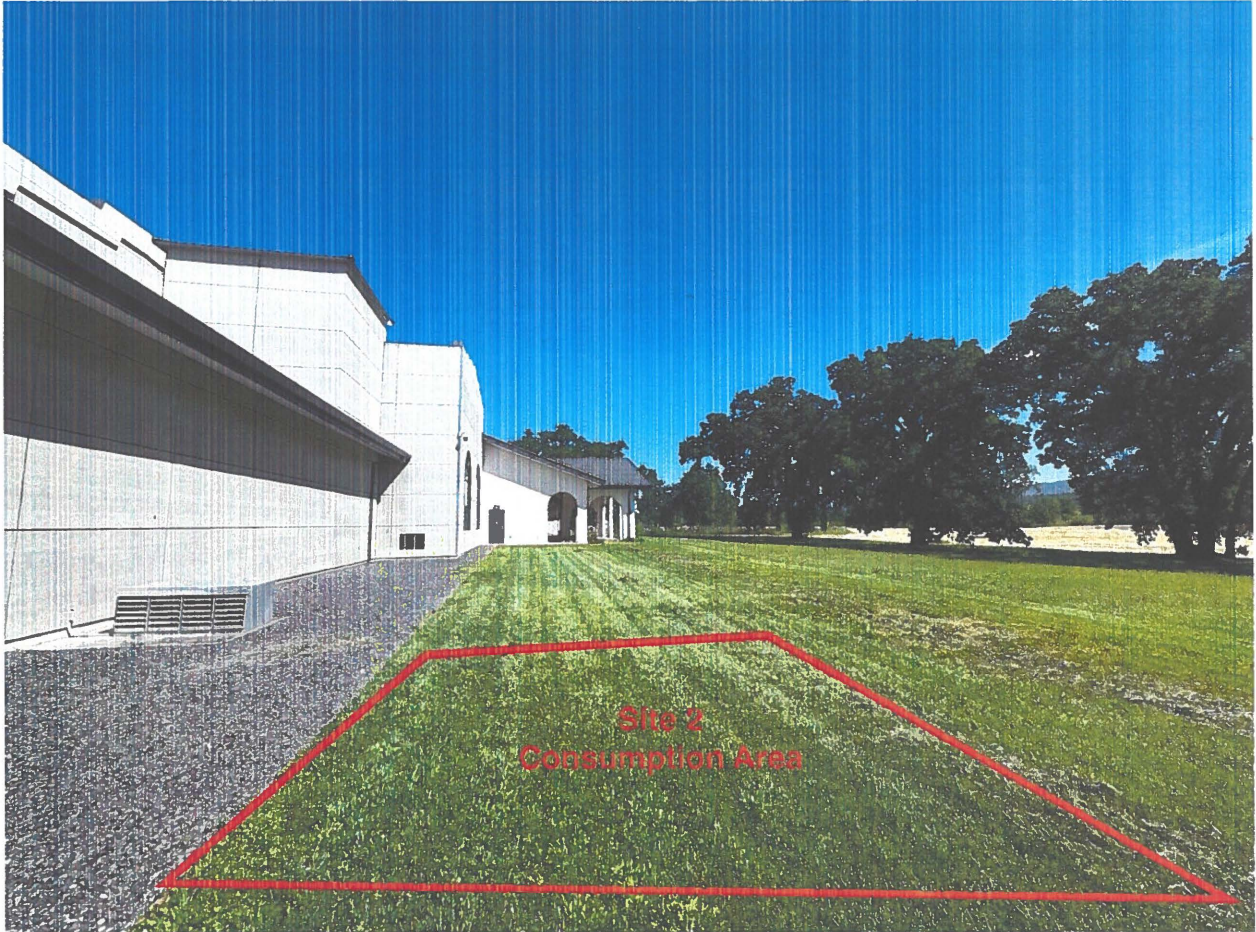
Emerald Sun consumption area Site 1

Approx 500 ft. from Highway 101, approx. 300 ft. from Airport Rd.



Emerald Sun consumption area Site 2

Approx 500 ft. from Highway 101, approx. 450 ft. from Airport Rd.



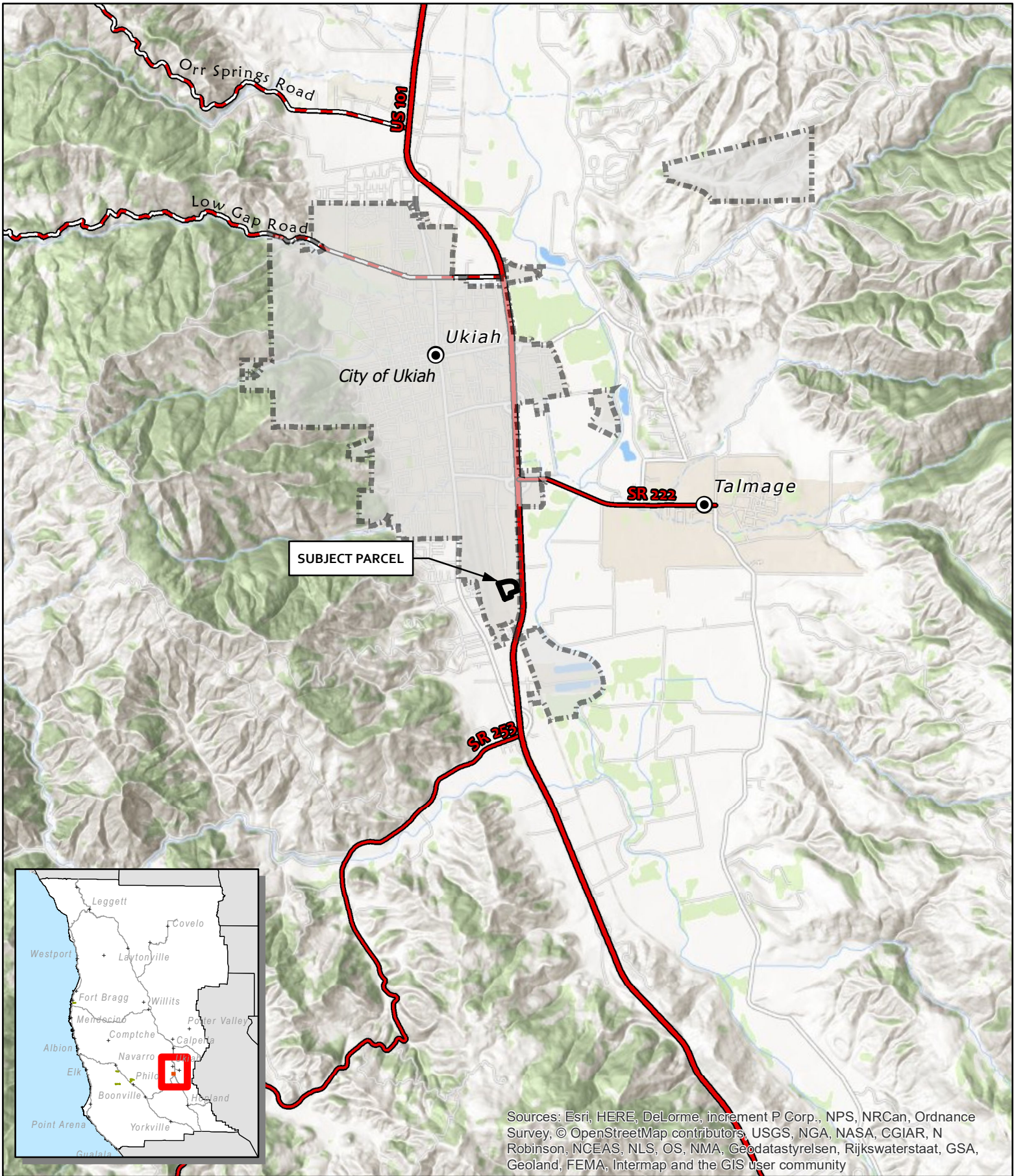
Emerald Sun consumption area Site 2

Approx 500 ft. from Highway 101, approx. 450 ft. from Airport Rd.



Emerald Sun consumption area Site 2

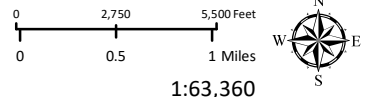
Approx 500 ft. from Highway 101, approx. 450 ft. from Airport Rd.



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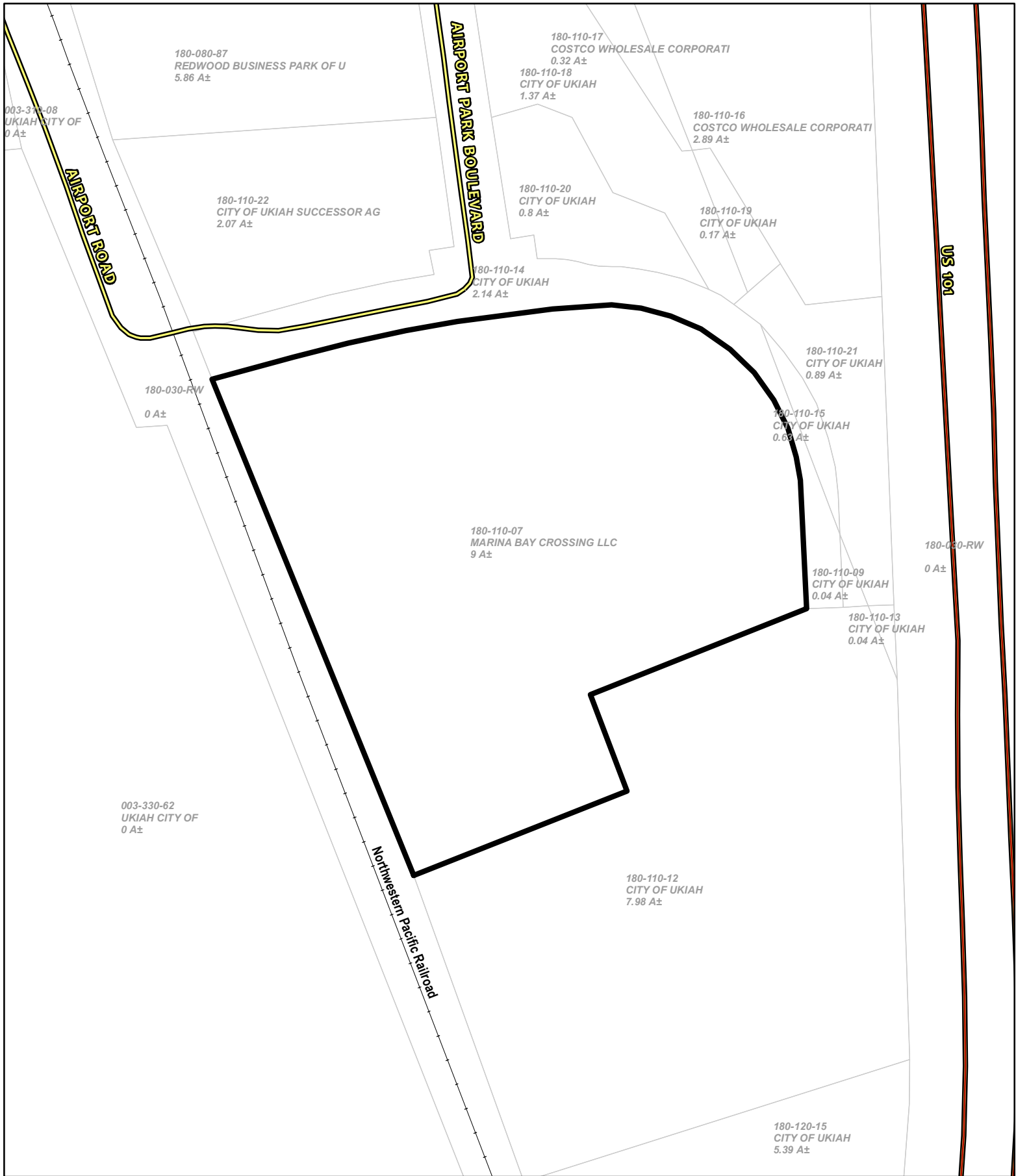
CASE: MaUP File No. 24-000177
OWNER: Marina Bay Crossing, LLC
APN: 180-110-07
APLCT: Emerald Sun Manufacturing, LLC
AGENT: Dean Schlesinger
ADDRESS: 1825 Airport Rd., Ukiah

- Major Towns & Places
- City Limits
- Highways
- Major Roads



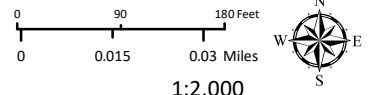
LOCATION

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- Highways (2017)
- Assessors Parcels
- Public Roads
- Railroads





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ADJACENT PARCELS

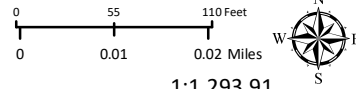
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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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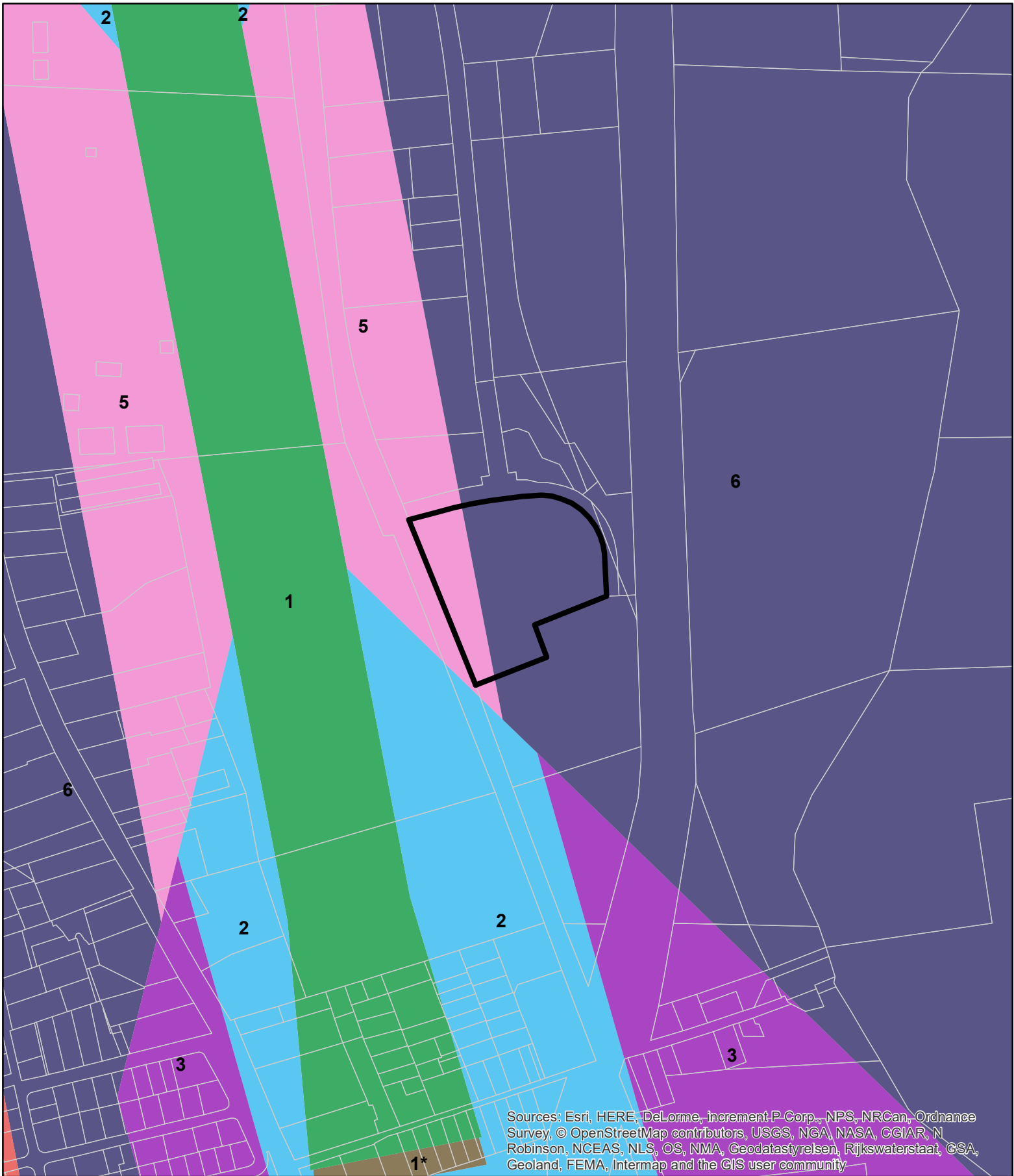
 Public Roads
 Railroads



1:1,293.91








AERIAL IMAGERY

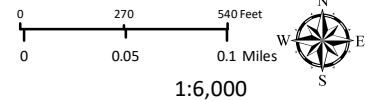
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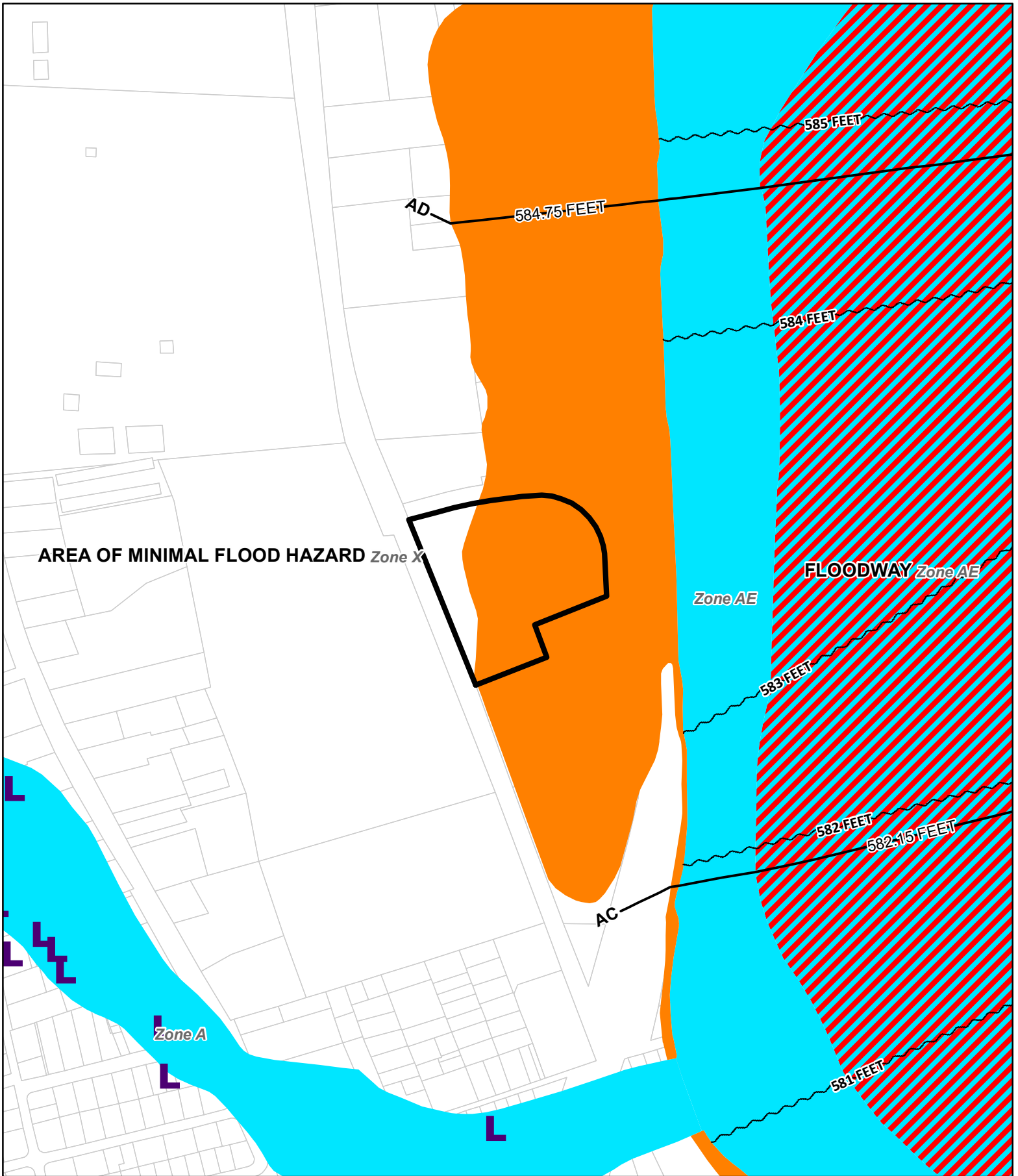
CASE: MaUP File No. 24-000177
OWNER: Marina Bay Crossing, LLC
APN: 180-110-07
APLCT: Emerald Sun Manufacturing, LLC
AGENT: Dean Schlesinger
ADDRESS: 1825 Airport Rd., Ukiah

	Assessors Parcels	Ukiah Airport Zones		1		3
		ZONE		1*		5
				2		6







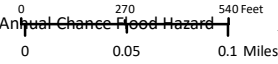



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UKIAH AIRPORT ZONES

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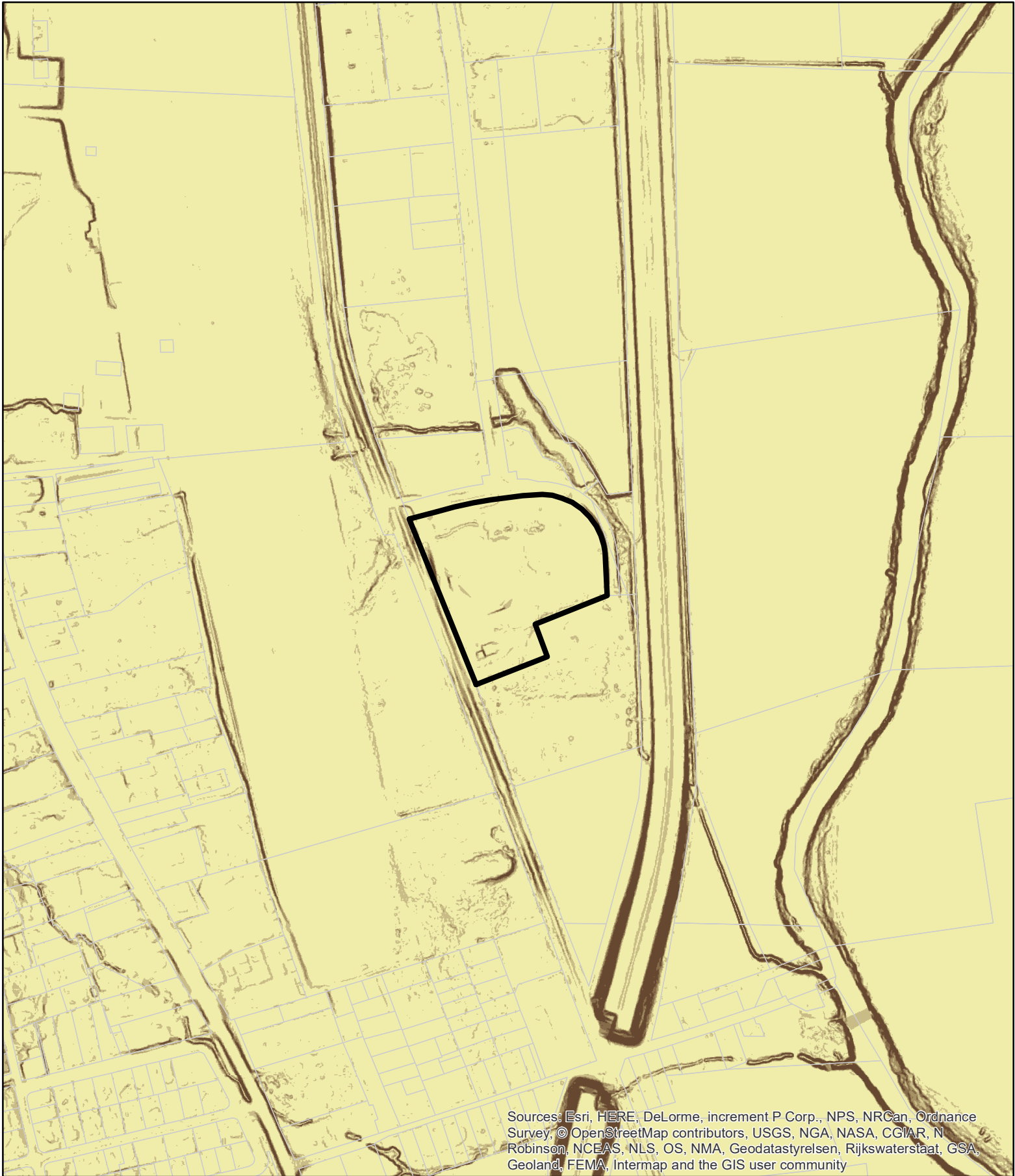


CASE: MaUP File No. 24-000177
OWNER: Marina Bay Crossing, LLC
APN: 180-110-07
APLCT: Emerald Sun Manufacturing, LLC
AGENT: Dean Schlesinger
ADDRESS: 1825 Airport Rd., Ukiah

	LOMA Letters		Base Flood Elevations		0.2% Annual Chance Flood Hazard		1% Annual Chance Flood Hazard		Regulatory Floodway		Assessors Parcels		0 270 540 Feet 0 0.05 0.1 Miles	
	Cross-Sections													

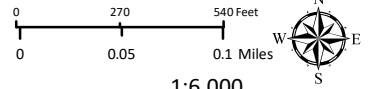
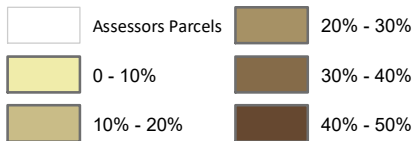
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FLOOD ZONES

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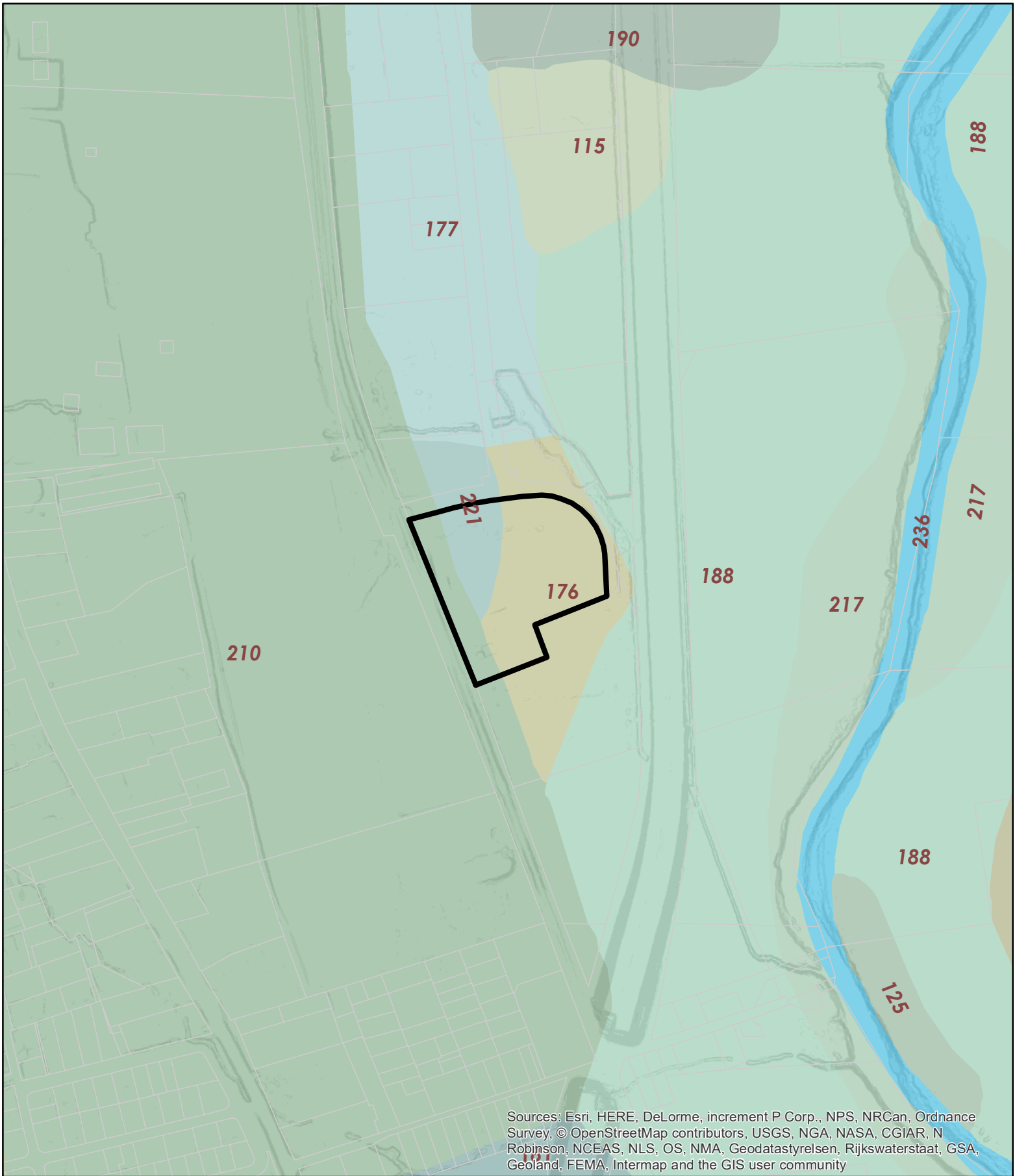
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ADDRESS: 1825 Airport Rd., Ukiah



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ESTIMATED SLOPE

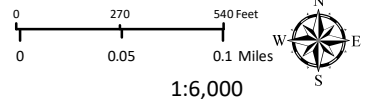
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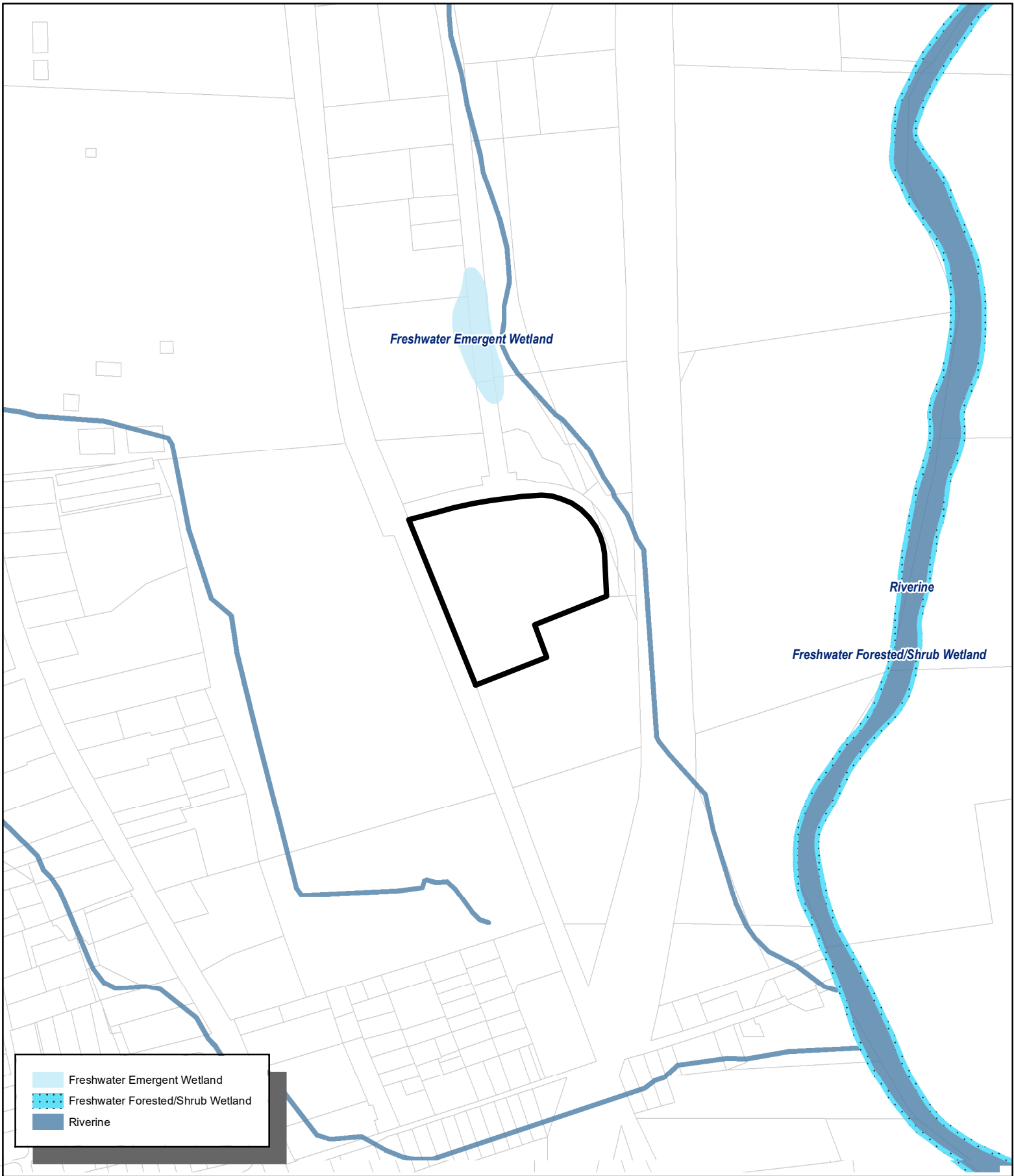
 Assessors Parcels




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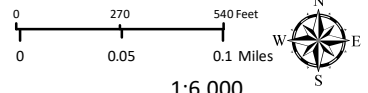
EASTERN SOIL CLASSIFICATIONS

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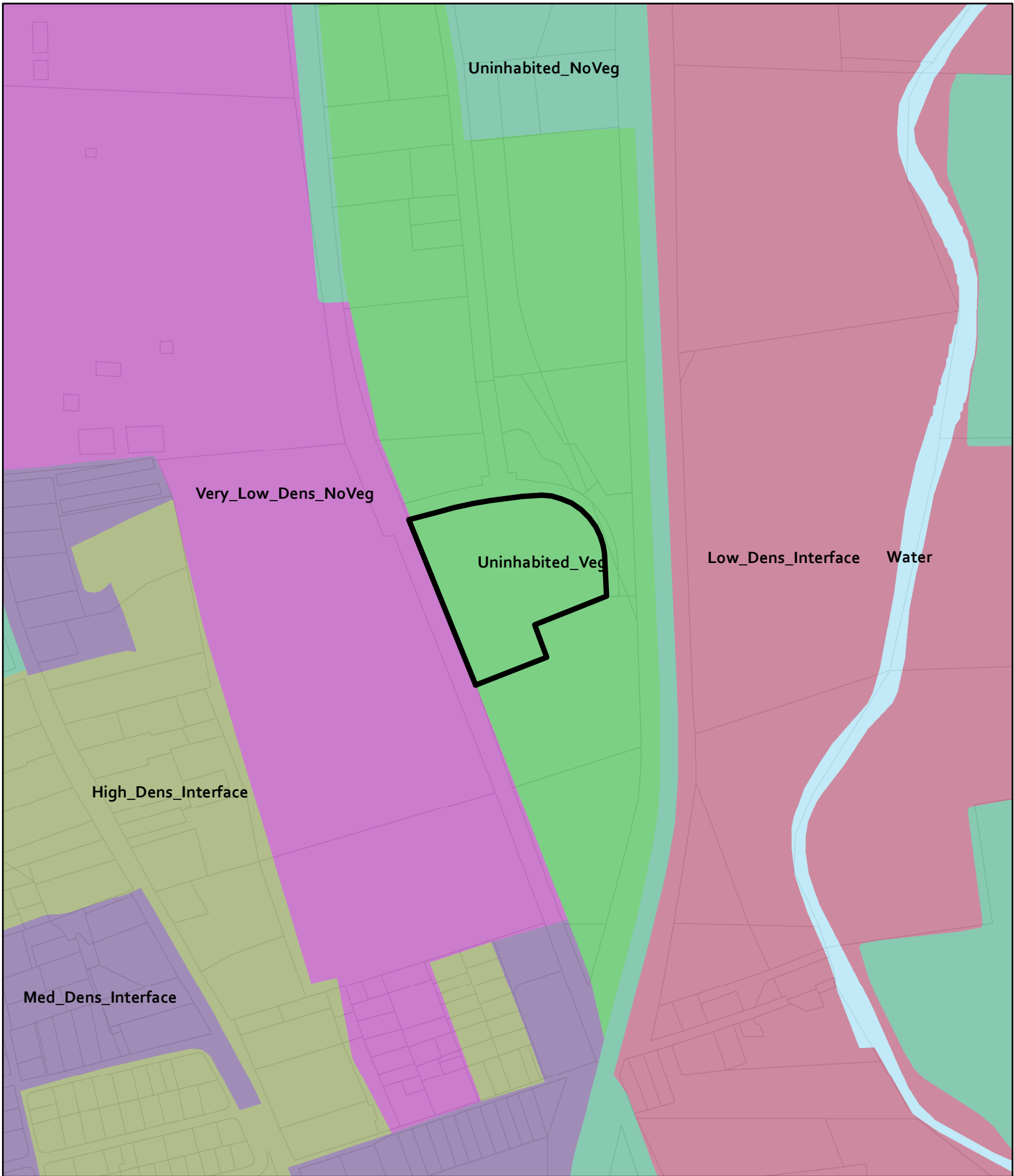
CASE: MaUP File No. 24-000177
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 Assessors Parcels




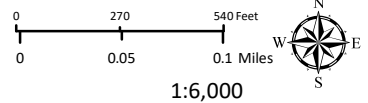
WETLANDS

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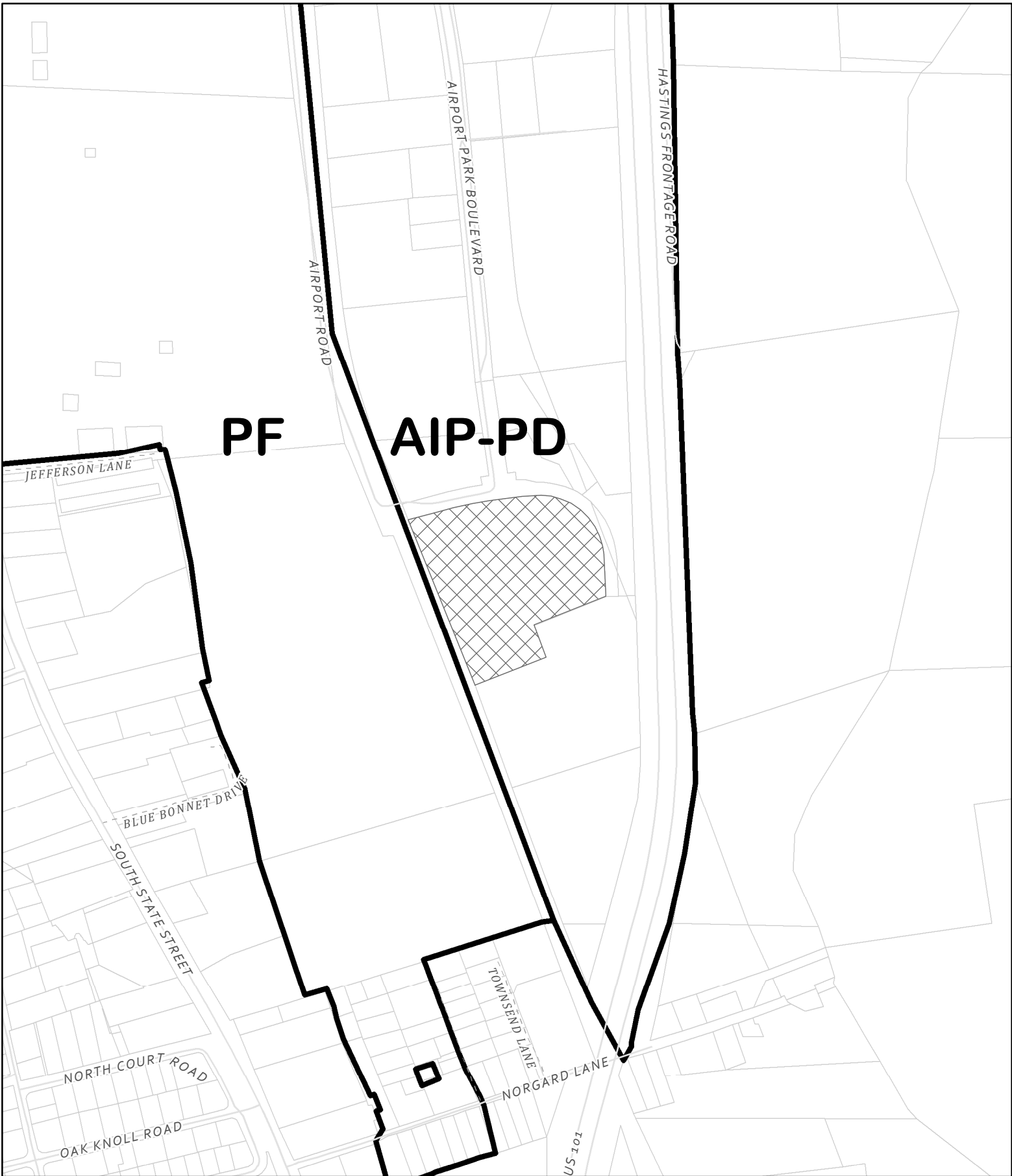
 Assessors Parcels






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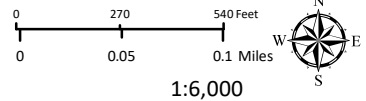
WILDLAND URBAN INTERFACE

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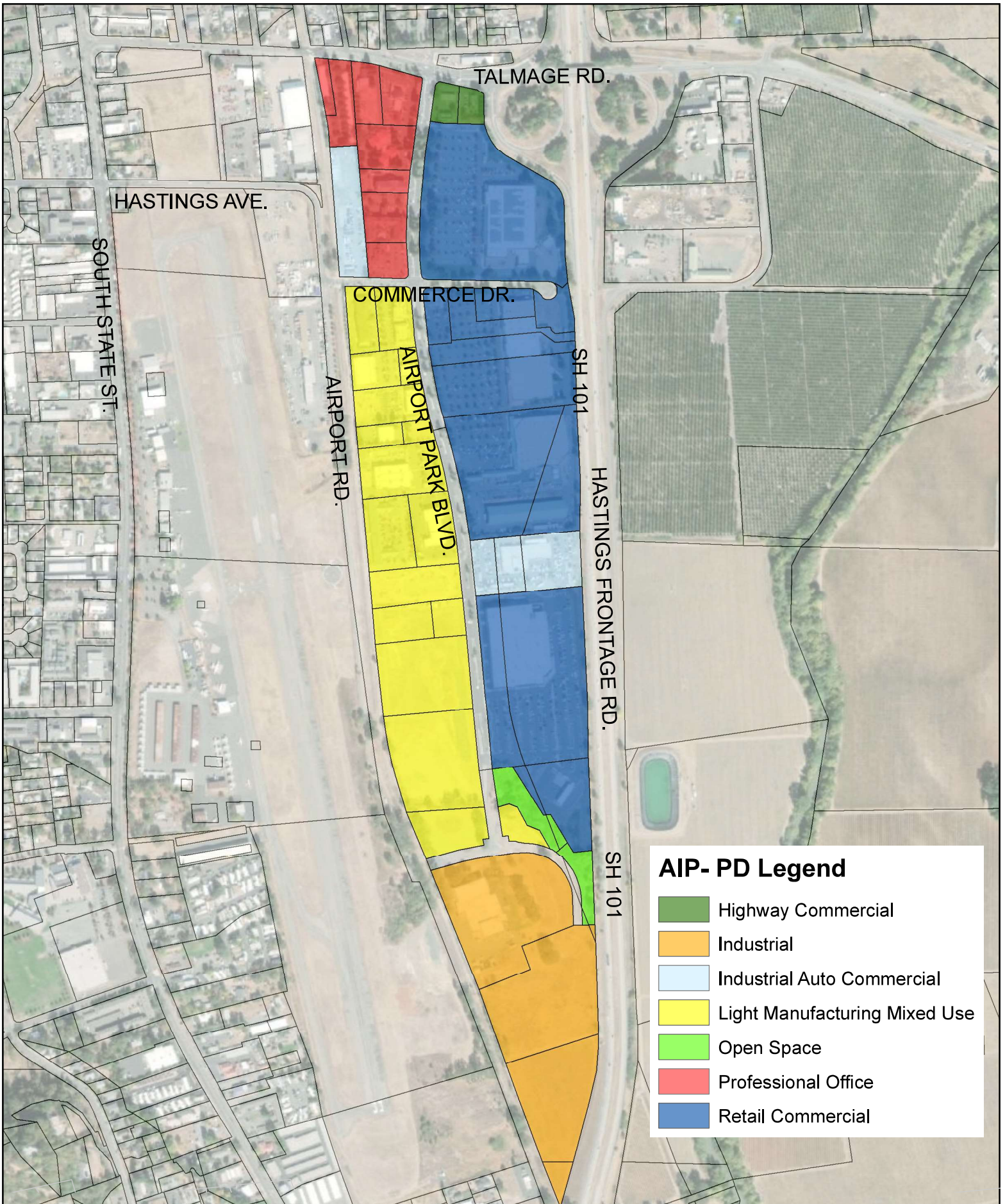
-  Public Roads
-  Private Roads
-  Assessor's Parcels



1:6,000

ZONING

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AIP- PD Legend

- Highway Commercial
- Industrial
- Industrial Auto Commercial
- Light Manufacturing Mixed Use
- Open Space
- Professional Office
- Retail Commercial

OWNER: Marina Bay Crossing, LLC
APN: 180-110-07
APLCT: Emerald Sun Manufacturing, LLC
AGENT: Dean Schlesinger
ADDRESS: 1825 Airport Rd., Ukiah

Assessors Parcels



AIP- PD Designations

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**FINAL CONDITIONS OF APPROVAL FOR
RENEWAL OF THE EXISTING EMERALD SUN MANUFACTURING, LLC
CANNABIS RELATED- BUSINESS USE PERMIT
AT 1825 AIRPORT ROAD; APN 180-110-07
FILE NO. 21-6387**

This annual renewal of a cannabis-related business Use Permit is granted to Gary Breen, dba Emerald Sun Manufacturing, LLC. The Conditions of Approval from the original approved Use Permit (File No.18-4173), Minor Amendment (File No.19-5062 and 20-5650), and previous annual renewal (File No. 20-5398), shall be applicable to the renewal and will remain in effect.

The cannabis-related business Use Permit is valid for one-year, expiring on September 28, 2022, and is subject to the following Conditions of Approval.

From the Planning Division

1. Approval is granted to allow the operation of a manufacturing (non-volatile), processing, and distribution operation as described in the application and operational documents approved by the Zoning Administrator on June 6, 2019 and February 18, 2020. Any modifications to the plans contained within the previously approved documents may require an amendment to this Use Permit, as determined by the Community Development Director and the Chief of Police.

City of Ukiah Special Conditions

2. No cultivation shall occur on-site. If the applicant wishes to include it at a later date, the applicant shall contact the Community Development Department to determine which planning permits are required.
3. This permit restricts the sale of cannabis and cannabis products on site. If the applicant wishes to include retail at a later date, the applicant shall contact the Community Development Department and obtain all required permits.
4. No consumption of cannabis or cannabis-related products shall occur on-site.
5. No special events are permitted on-site. If the applicant wishes to host events, they must contact the Community Development Department, and obtain any necessary permits.
6. The facility shall operate in compliance with City Ordinance Numbers 1176, 1182, 1188 and 1190, and is subject to annual review, inspection, and revocation as outlined therein.
7. Wine storage is limited to the areas specified on the approved Site Plan and must be separate and distinct from the cannabis activity areas, in compliance with state regulations. Alcohol consumption and sales are prohibited on site.
8. Prior to issuance of building permits and commencing operations, the applicant shall submit proof of State licensure to operate each of the cannabis related businesses.

9. Prior to issuance of building permits or commencing operations, the applicant and all employees shall successfully complete a Live Scan background and provide proof of such completion.
10. No persons will live on-site. If the applicant wishes to have a live-in manager in the future, they shall consult with the Community Development Department and obtain any necessary permits.

City of Ukiah Standard Conditions

11. This approval is not effective until the 10-day appeal period applicable to this Permit has expired without the filing of a timely appeal. If a timely appeal is filed, the project is subject to the outcome of the appeal and shall be revised as necessary to comply with any modifications, conditions, or requirements that were imposed as part of the appeal.
12. All Conditions of Approval shall be printed on all sets of building permit project plans pertaining to any site preparation work or construction associated with the development of the ancillary site improvements approved by the Minor Use Permit.
13. All use, construction and the location thereof, or occupancy, shall conform to the application and to any supporting documents submitted therewith, including any maps, sketches, or plot plans accompanying the application or submitted by applicant in support thereof.
14. Any construction shall comply with the "Standard Specifications" for such type of construction now existing or which may hereafter be promulgated by the Engineering Department of the City of Ukiah; except where higher standards are imposed by law, rule, or regulation or by action of the Planning Commission such standards shall be met.
15. In addition to any particular condition which might be imposed; any construction shall comply with all building, fire, electric, plumbing, occupancy, and structural laws, rules, regulations, and ordinances in effect at the time the Building Permit is approved and issued.
16. The Applicant shall obtain all required Sign Permits, in compliance with Division 3, Chapter 7, Signs, of the UCC.
17. The Applicant shall submit verification of all applicable permits or approvals in compliance with all local, state and federal laws to the Community Development Department prior to issuance of building permits.

Department of Public Works Conditions

18. Sidewalks will be required when a retail component to this project is applied for or other building permit requirements. Those sidewalks should be part of the consideration of the

paved parking area that is required at this time. Plans are not required for sidewalks at this time.

19. All areas of circulation shall be paved with a minimum of 2" of AC on 6" of Base or other suitable all-weather surface approved by the City Engineer. This includes the proposed driveways and parking areas. If heavy truck traffic is anticipated from the solid waste company, delivery trucks, or other heavy vehicles, the pavement section shall be calculated appropriately to ensure that it can withstand the loading.
20. Should improvements exceed 10,000 square feet of new or replaced impervious surface, post-construction storm water mitigation measures may be required.

Electric Utility Department Conditions

21. This property is currently served from existing underground primary/secondary facilities and a dedicated 3-phase Pad Mount Transformer that serves the existing address/buildings at 1825 Airport Road. Should the project need to upgrade to a larger panel or increase the electric load in the future, they will need to contact the COU Building Department and the Electric Utility Department.
22. Developer is to provide EUSERC approved electrical equipment compatible with the City of Ukiah's EUSERC Acceptability Chart before the panel can be used on this project.
23. All future site improvements shall be submitted to the Electric Utility Department for review and comment. At that time, specific service requirements, service Voltage and developer costs and requirements will be determined.
24. Developer/customer shall incur all costs of this future project to include (labor, materials, equipment and future services).
25. There shall be an easement provided to the EUD for any electric service that transverses through the property, or around any City owned electric equipment.

Building Division Conditions

26. Submit plans and building permit application. Please submit three complete plan sets, two wet stamped and signed.
27. The design and construction of all site alterations shall comply with the 2019~~6~~ California Building Code, 2019~~6~~ Plumbing Code, 2019~~6~~ Electrical Code, 2019~~6~~ California Mechanical Code, 2019~~6~~ California Fire Code, 2019~~6~~ California Energy Code, 2019~~6~~ Title 24 California Energy Efficiency Standards, 2019~~6~~ California Green Building Standards Code and City of Ukiah Ordinances and Amendments.
28. It is possible the proposed work will change the occupancy of the building, or section of the building. Per 2016 CBC 3408, "No change shall be made in the character of occupancies or use of any building unless such building is made to comply with all current code requirements." This may be an extensive remodel and we recommend you hire an Architect or Engineer and a Casp to review your building for code compliance before you commit to a change of occupancy.

Ukiah Police Department Conditions

Prior to Building Permit Final and for the Duration of the Use:

29. The business permittee shall provide the Police Department with the current name and primary and secondary telephone numbers of at least one 24-hour on-call manager to address and resolve complaints and to respond to operating problems or concerns associated with the business.
30. The business permittee shall provide the City with the current name and primary and secondary telephone numbers of at least one manager to communicate with the surrounding neighborhoods and businesses. The business shall make good faith efforts to encourage neighborhood residents to call this person to solve problems, if any, before any calls or complaints are made to the City or Police Department.
31. The business permittee shall immediately report to the City Police Department all criminal activity occurring on the business site.
32. The business permittee shall only manufacture cannabis in a fully enclosed building and not allow cannabis or cannabis products on the manufacturing site to be visible from the public right of way, the unsecured areas surrounding the buildings on the site, or the site's main entrance and lobby.
33. Video from the security surveillance cameras must be recording at all times (24 hours a day, seven days a week) and the recording shall be maintained for at least 90 days. In the event of a crime on site or anywhere within range of the dispensary's security cameras, the dispensary shall provide the Chief of Police with a useable digital copy of the security video upon request or at the earliest convenience. Duration of Use: Security system shall be equipped with at least 24 hours of continued operation time in case of power failure.
34. A copy of all applicable state and local licenses or permits shall be submitted to the City prior to issuance of permit and prior to operation. All applicable state and local licenses or permits be displayed in the lobby or waiting area of the main entrance to the building.
35. All perimeter fencing and gates shall be constructed of decorative tubular steel, no climb type.
36. All solid core exterior doors shall be equipped with a 180 degree viewing device to screen persons before allowing entry.
37. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.
38. Report any graffiti to UPD @ 463-6262. After reporting, clean-up/paint over as soon as possible. Spray on graffiti remover can be purchased at hardware supply stores.
39. Property shall be kept free of debris/garbage.
40. Applicant shall install a "Knox Box" to allow Police Department emergency access to the interior and exterior areas of the property after hours.
41. Height markers shall be installed on the interior doorways and front door entrance.

42. Building shall be equipped with UL compliant security system including Video Assessment Surveillance System (VASS), Intrusion Detection System with private security response and emergency panic alarms. Security system must be monitored by UL listed monitoring company and installed via a UL certified installer.
43. Any proposed revisions to the approved Security Plan shall be made in writing and subject to approval.
44. An inspection shall be conducted by the Department in order to confirm compliance with approved Security Plan prior to building permit final.

Ukiah Valley Fire Authority Conditions

45. All exit doors shall be equipped with lighted exit signage and emergency lighting with a battery backup.
46. Main entry door must swing in direction of egress travel "out".
47. Egress doors shall be readily openable from the inside without the use of key or special knowledge. CFC 1010.1.9.3
48. There may be other minor Fire Code additions when plans are submitted, ie. Address location, and the need for additional fire extinguishers.
49. New and existing buildings shall have approved address numbers placed in a position to be plainly legible from the street or road fronting the property, CFC 505.1. Address number shall be placed on the South facing exterior and East facing wall at corner of main building. Fire Marshal can verify with contractor.
50. Fire extinguishers shall be required. Fire Marshal can assist with location and number of required extinguishers.
51. Fire hydrant systems shall be subject to periodic testing, inspection and maintenance as required by the fire code official. CFC 507.5
52. Fire sprinkler system shall be maintained and modified as necessary.
53. It is highly recommended that all exits be clearly marked. Means of egress shall be illuminated when the building space is occupied, CFC 1008.2.
54. Exit signs shall be internally or externally illuminated at all times; signs shall be connected to an emergency power system that provides illumination for not less than 90 minutes in case of primary power loss. CFC 1013.3 & 1013.6.3.
55. In the event of power supply failure, an emergency electrical system shall automatically illuminate the means of egress. CFC 1008.3.
56. A "Knox Box" key security safe shall be required, and mounted on the exterior at a location specified by the Fire Marshall.
57. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the fire department. Approved signs required to identify fire protection equipment and equipment

location shall be constructed of durable materials, permanently installed and readily visible. CFC 509.1

58. The use of a third-party Engineer shall be utilized/required to assure compliance with code requirements of the California Fire Code and NFPA 1.
59. The Office of the Fire Marshal shall participate and attend the third-party Engineer with all on-site inspection processes that shall be required.
60. Emergency contact information shall also be provided to the Fire Department.

Mendocino County Air Quality Management District Conditions

61. The applicant may be required to obtain an Authority to Construct permit from the District prior to beginning construction and demolition.
62. Diesel Engines – Stationary and Portable Equipment and Mobile Vehicles:
 - Any stationary onsite diesel IC engines 50 horsepower or greater (i.e. large power generators or pumps) or any propane or natural gas engines 250 horsepower or greater may require a permit from the District.
 - Portable diesel-powered equipment that may be used during the proposed project are required to be registered with the state Portable Equipment Registration Program (PERP) or obtain permits from the District.
 - Projects located adjacent to sensitive receptors (schools, child care facilities, health care facilities, senior facilities, businesses, and residences, etc.) during the construction phase of this project have the potential for exposure to diesel particulate.
 - Heavy duty truck idling and off-road diesel equipment or other diesel engine idling is limited to less than 5 minutes.
63. Demolition/Renovation Projects- All Commercial Buildings, Government Buildings, Schools, Multi-Family Dwellings are subject to the requirements of Mendocino County Air Quality Management District Regulation 1, Rule 492, National Emission Standards for Hazardous Air Pollutants (NESHAPS) for Asbestos.
 - Prior to receiving a Demolition / Renovation Permit from the Planning & Building Agency the applicant is required to:
 - 1) Have an Asbestos Survey conducted by a licensed Asbestos contractor for the presence of asbestos containing materials,
 - 2) Submit a completed Asbestos Demolition/Renovation form, all test results and applicable notification fees to the District at least 10 days prior to beginning the project,
 - 3) Have any Asbestos containing materials abated by a licensed abatement contractor prior to beginning any demolition or renovation activities.
 - 4) Obtain written authorization from the District indicating that all requirements have been met prior to receiving.