City of
SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: 916-264-5011
CityofSacramento.org/dsd

Planning Entitlement Application for Marijuana Cultivation

The City of Sacramento Planning Division has designed this application to obtain important information about your proposed project that will help to expedite the application review process. Please complete all sections, providing as much detail as possible regarding the scope of your proposal.

Subject Site Information

Project Name: PARADIGM FARMS
Zoning: M-1 (light industrial)
General Plan Designation: ECLR
Site address or location of property: 4701 24th Street Unit F
Assessor's Parcel Number(s): 019-0111-008-0000
Total property size in acres (Gross/Net): 1.53 acres
Square feet if less than one (1) acre: 66,647 ft
Lot dimensions: ≈270' x 265'

Property Owner Information

Contact name: David Carlson
Company name: Commercial Lessors, INC.
Mailing Address: 3801 West Pacific Avenue, Ste. A
City: Sacramento State: CA Zip: 95820
Phone: 916-457-9900 Ext: 2 Fax: 916-457-9917
Email Address: Carlson@clire.com

Applicant Information

Contact name: Addison Moore
Company name: Paradigm Farms Wellness Co.
Mailing Address: 2681 Cameron Park Drive space 129
City: Cameron Park State: CA Zip: 95682
Phone: 530 558-1659 Ext: N/A Fax: N/A
Email Address: Cmonsteraddy@gmail.com
Licensed Architect/Design Professional: Jon Westephal - Architect

Staff Use Only

Date Filed: 4/10/17 Received By: M SITES
File Number: Z17-063

Project Narrative

Please describe the scope of work being proposed for review. Your "Project Narrative" will provide Planning staff with a clear vision of what you are proposing to do. Answer in complete sentences in the space below or on a separate attachment. The description of your project should include ALL the entitlements being requested for your project. You must state any deviations from development standards and any deviations from applicable design guidelines. Provide as much detail as possible regarding all the characteristics of your project and the scope of work requiring review:

Cultivate and process medical cannabis. Paradigm Farms Wellness Co. shall erect five interior rooms within the premises for the storage and cultivation of medical cannabis. Building standards shall comply with all Sacramento city codes. Paradigm Farms shall mitigate any possible negative impacts that may result from the cultivation of cannabis through the employment of on-site security and 24-hour monitoring. The interior rooms shall be of metal-frame construction, and equipped with a carbon-filtration system to prevent the escape of any odors into the outside area. Paradigm Farms will comply with all applicable design standards and shall not deviate from applicable design guidelines. This project shall make no changes to the exterior of the building, and proposes no new construction. All new developments shall be within 4701 24th Street Unit F, and we are proposing no structural changes to the unit itself. This site shall not be open to the public, and the only entitlement being requested is the conditional use permit for the cultivation of medical marijuana.

City of Sacramento

Letter of Agency

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to apply for the requested entitlement(s). The Letter of Agency must be notarized.

Date: 4/3/2017

To: City of Sacramento
Community Development Department
300 Richards Boulevard,
Third Floor
Sacramento, CA 95811

Community Development Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: PARADIGM FARMS WELLNESS, CO Phone: 530-558-1659

Applicant's Address: 2690 SHINGLE SPRINGS DRIVE, SHINGLE SPRINGS, CA 95682

to apply for a conditional use permit for a marijuana related land use and any other associated entitlements (list any other entitlements): _____

The subject property located at: 4701 24TH STREET, UNIT F, SACRAMENTO, CA 95822

Assessor's Parcel Number: 019-0111-008

Printed Name of Owner(s) of Record: RUE-ELL ENTERPRISES INC. & DAVID CARLSON, A CALIFORNIA GENERAL PARTNERSHIP

E- mail Owner of Record CARLSON@CLIRE.COM

Address of Owner of Record: 3801 W. PACIFIC AVE., UNIT A Phone: (916) 457-9900 x2
SACRAMENTO, CA 95820

Signature of Owner of Record: _____
(must be original signature)

DAVID CARLSON

SEE ATTACHED NOTARY CERTIFICATE

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of EL DORADO)

On 4th April 2017 before me, LORNA KALUA-NOTARY PUBLIC
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

LORNA KALUA
COMM. # 2062886
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
MY COMM. EXP. MAR. 30, 2018

Signature _____ **(Seal)**

Cultivation License Information

Please respond to the following pertaining to proposed business operations permit licensing for the site by checking either #1, #2, #3 or #4 below and answering the related questions:

1._____ The applicant is the property owner of the proposed cultivation site.

a. ☐ YES ☐ NO Property owner plans on applying for a cultivation Business Operations Permit*.

If yes, permit type _____

b. ☐ YES ☐ NO Property owner plans on leasing portions of site to other cultivators.

c. ☐ YES ☐ NO Property owner does not plan on cultivating and will lease site out to one or more cultivators.

2._____ The applicant is not the property owner but is acting as an agent for the property owner. The applicant does not plan to cultivate at the site. (Letter of Agency is required)

a. ☐ YES ☐ NO Property owner plans on applying for a cultivation Business Operations Permit*.

If yes, permit type _____

b. ☐ YES ☐ NO Property owner plans on leasing portions of site to other cultivators.

c. ☐ YES ☐ NO Property owner does not plan on cultivating and will lease site out to one or more cultivators.

3.✓ The applicant is not the property owner but plans on cultivating at the site and has the property owner's permission to apply for a conditional use permit. (Letter of Agency is required)

a. Applicant's proposed cultivation Business Operations Permit type: Class A

4._____ Other

a. Please explain: _____

*Revenue Division Business Operations Permit type is based on canopy size:

Class A: No more than 5,000 square feet

Class B: 5,001 to 10,000 square feet

Class C: 10001 to 22,000 square feet

Land Use

What is the current use of the site? M-1 (light industrial)

Please list all previous land use(s) of site for the last 10 years.

Hours of operation of the proposed use: 8:00AM - 6:00PM

Number of shifts: 1 Number of total employees: 6

Number of employees per shift 3

Neighborhood Contact/Community Relations

Please describe any contact you have had regarding the project with the following: neighbors/property owners adjacent to the subject site, neighborhood associations, business associations, and community groups in the project area. If you had a community meeting, please describe how you advertised the meeting and meeting attendance. Attach a separate statement if desired.

A Community Relations Plan is required to be submitted to the Revenue Division before a Business Operating Permit can be issued. The plan is to describe who is designated as being responsible for outreach and communication with the surrounding community, including the neighborhood and businesses, and how the designee can be contacted. A primary goal of the plan is to encourage neighborhood residents to call the community relations manager to solve problems, if any, before any calls or complaints are made to the city.

Please check the appropriate boxes:

A Community Relations Manager has been designated for the project site: ☒ YES ☐ NO

If yes, please list the name and contact information (phone number and/or email):

Addison Moore (530) 558-1659

A Community Relations Plan is a part of this application submittal: ☒ YES ☐ NO

If no, remember a plan will be required to be submitted for this site to the Revenue Division before a business operations permit can be issued.

Neighborhood Responsibility Plan

The purpose of the Neighborhood Responsibility Plan (NRP) is to address the adverse impact of marijuana cultivation on the area surrounding the cultivation site. Title 17 of the Sacramento City Code requires a

Community Relations Plan

Paradigm Farms Wellness Co. has pledged to donate 1% of gross receipts to satisfy the neighborhood responsibility agreement. However, as an organization, we will continue to find ways to best serve our surrounding community. We believe that through best security practices and odor filtration, we will protect neighboring communities from any of the averse impacts associated with the cultivation of cannabis. Paradigm Farms Wellness Co. will also beautify the area surrounding the cultivation site with the use of landscaping. Planter boxes on site shall be maintained to increase the aesthetic appearance of the premises. As an organization, we have designated Mr. Addison Moore as our community relations manager. The community relations manager has provided a phone number to establish dialogues with the surrounding neighborhood and businesses. Residents may contact the community relations manager at any time of the day to express any concerns/complaints, so that these issues may be addressed and resolved before any calls and/or complaints are made to the city of Sacramento.

NEIGHBORHOOD RESPONSIBILITY AGREEMENT

FOR MARIJUANA CULTIVATION PROJECT

This Agreement is made and entered into on APRIL 10, 2017, by and between RUE-ELL ENTERPRISES, INC. AND DAVID CARLSON, A CA GEN. PARTNERSHIP ("Property Owner"), and the CITY OF SACRAMENTO, a municipal corporation ("City").

RECITALS

A. Property Owner plans to develop a marijuana cultivation project (the "Project"), identified by City Project No. _____, on real property (the "Property") owned by Property Owner and located at:

Address: 4701 24TH STREET, UNIT F

Assessor's Parcel #: 019-0111-008

B. Development of the Project on the Property is subject to the special use regulations for marijuana cultivation in Sacramento City Code section 17.228.127.

C. Sacramento City Code section 17.228.127 requires Property Owner to provide a neighborhood responsibility plan that addresses the adverse impacts of marijuana cultivation on the surrounding area. The section further states that compliance with the neighborhood responsibility plan can be achieved through an agreement with the City, conditions of approval on the use permit, or through other means acceptable to the City.

D. The requirement for a neighborhood responsibility plan may be achieved through means other than this agreement. However, the Sacramento City Council has resolved that the Property Owner shall be deemed to have sufficiently mitigated its neighborhood impact and satisfied the neighborhood responsibility plan requirement for the Project if the Property Owner voluntarily enters into an agreement for either (a) the periodic payment of 1% of the gross receipts of every marijuana cultivation business on the Property, or (b) the payment of a fee in the amount established by a development impact fee study.

E. The scope of the adverse impacts of marijuana cultivation developments on the surrounding community are not yet quantified as a specific payment obligation, because the impact fee study has not yet been completed. To meet scheduling requirements, Property Owner desires to proceed with development of the Project before completion of the impact fee study. Accordingly, Property Owner has offered to mitigate the adverse impacts of the Project on the surrounding neighborhood and meet the neighborhood responsibility plan requirement by entering into this Agreement.

F. This Agreement sets forth the terms of the parties' understanding and agreement regarding the Property Owner's future payment.

AGREEMENT

Based on the facts and other matters set forth in the Recitals above, together with the covenants and agreements set forth below, the parties agree as follows:

1. Property Owner's Payment Options.

Property Owner agrees for itself, its constituents, successors and assigns, that Property Owner will mitigate adverse impacts of the Project on the surrounding neighborhood by one of the following payment options [indicated by Property Owner's initial]:

☒ One Percent of Gross Receipts: Pay a fee in the amount of 1% of the gross receipts of every marijuana cultivation business on the Property. Payment shall be made in accordance with section 2 of this Agreement.

☐ Fee Established by Study: Pay a fee in the amount established by a development impact fee study approved by the City Council. Payment shall be made in accordance with section 3 of this Agreement.

2. Payment of One Percent of Gross Receipts.

If the Property Owner selects the option to pay a fee in the amount of 1% of gross receipts, the following terms and conditions apply:

a. Property Owner shall pay 1% of the gross receipts of every marijuana cultivation business on the Property for the term of the conditional use permit.

b. For purposes of this Agreement, the following definitions apply:

(1) "Marijuana cultivation business" has the same meaning as in chapter 5.150 of the Sacramento City Code.

(2) "Gross receipts" has the same meaning as in chapter 3.08 of the Sacramento City Code.

c. Payments shall be made monthly to the City of Sacramento, Department of Finance, Revenue Division at 915 I Street, Room 1201, Sacramento, California 95814. City may change the payment address by giving written notice of the change to the Property Owner.

d. Property Owner shall keep complete records of business activities and transactions including sales, receipts, purchases, expenditures and any other record and data relevant to establish and verify the payments made pursuant to this Agreement; and shall retain all such records and data for examination by the City for a period of at least three years. Upon request by the City, the Property Owner shall make such records available for inspection and audit at reasonable times and places for the purpose of administering and enforcing this Agreement.

3. Payment of Fee Established by Study.

If the Property Owner selects the option to pay a fee in the amount established by a development impact fee study in section 1 above, the following terms and conditions shall apply:

a. Property Owner shall pay a fee in the amount established by the development impact fee study approved by the City Council.

b. If the development impact fee study has not been completed and approved before the City's approval of the conditional use permit for the Project, Property Owner shall comply with the fee payment terms established by the study no later than 30 days after the City notifies Property Owner in writing. If the development impact fee study has been completed and approved before the City's approval of the conditional use permit for the Project, Property Owner shall comply with the fee payment terms established by the study prior to the City's approval of the conditional use permit.

c. Payments shall be made to the City of Sacramento, Department of Finance, Revenue Division at 915 I Street, Room 1201, Sacramento, California 95814. City may change the payment address by giving written notice of the change to the Property Owner.

4. **Property Owner Obligations Relative to Establishing the Fee**.

Property Owner understands and agrees that the amount of the fees to be imposed for the mitigation of adverse impacts of marijuana cultivation will be established based on a development impact fee study performed by or for the City. Property Owner further understands and agrees that an important component of this Agreement is Property Owner's advance consent to the establishment, implementation, and imposition of any such developer fees. City agrees that all property and property owners engaged in marijuana cultivation will be treated on a fair and equitable basis in respect to any such fees the City establishes and imposes.

Without limiting the generality of the foregoing, Property Owner for itself, its constituents, successors and assigns, as to the Property, specifically agrees to the following:

a. Property Owner hereby grants advance consent to the establishment, implementation, and retroactive application of any and all fees, exactions, assessments, taxes or other charges established or imposed by City for the purpose of funding the mitigation of adverse impacts of the Project on the surrounding neighborhood. Property Owner further agrees that it will not contest, challenge, or protest the retroactive imposition or application of any such fees, exactions, development fees, assessments, taxes or other charges so established or imposed by City. Without limiting the generality of the foregoing, Property Owner specifically waives the provisions of the Mitigation Fee Act (California Government Code section 66000, et seq.), or any other provision of law providing a procedure for contest or protest of establishment or imposition of fees, exactions, assessments, taxes or other charges of a similar nature.

b. Property Owner agrees and specifically represents to City that it is fully aware of all of its legal rights relative to the advance consents, waivers and other agreements set forth above, having been fully advised by its own independent attorneys. Having such knowledge and understanding of its rights, Property Owner has nevertheless voluntarily entered into this Agreement. Each party is aware that the other party is relying on the representations contained in this section 4 in entering into this Agreement.

5. **Covenants Run with Property Owner's Land**.

The parties agree that all of Property Owner's waivers, advance consents, and other covenants contained herein are covenants that run with the Property, in accordance with California Civil Code section 1486, and the burden thereof shall be binding upon Property Owner's constituents, successors and assigns. Property

Owner's compliance with this Agreement is a condition of the conditional use permit for marijuana cultivation issued by the City in accordance with Sacramento City Code section 17.228.127.

6. Term of Agreement.

The term of this Agreement shall commence upon its execution and shall remain effective until terminated by the mutual written agreement of the parties.

7. Property Owner's Representations Regarding Ownership.

Property Owner certifies that it owns full legal title to the Property. Each individual executing this Agreement on behalf of a corporation or partnership represents and warrants to City that he or she has been authorized to do so by the entity on whose behalf he or she executes this Agreement and that said entity will thereby be obligated to perform the terms of this Agreement.

8. Indemnification.

Property Owner agrees to indemnify, defend, and hold harmless City from any and all claims, costs, expenses, losses and liabilities of whatever nature and whatever kind, including attorneys' fees, made or caused either by signatories hereto or third parties not signatories hereto, that arise out of or are in any way related to, caused by, or based upon any breach of this Agreement by Property Owner or any negligent act of Property Owner under this Agreement.

9. Notices.

Any notice, tender, delivery, invoice or other communications pursuant to this Agreement shall be in writing and shall be deemed to be properly given when delivered to the following persons:

a. If to City:
CITY MANAGER
City of Sacramento
915 I Street
Sacramento, CA 95814

b. If to Property Owner:
RUE-ELL ENTERPRISES AND DAVID CARLSON, A CA GENERAL PARTNERSHIP
ATTN: DAVID CARLSON
3801 WEST PACIFIC AVENUE, UNIT A
SACRAMENTO, CA 95820

Any party may change that party's address for these purposes by giving written notice of the change to the other parties.

10. Governing Law.

This Agreement and the legal relations between the parties shall be governed by and construed in accordance with the laws of the State of California.

11. Waiver.

The waiver by any party to this Agreement of a breach of any provision of this Agreement shall not be deemed a continuing waiver or a waiver of any subsequent breach of that or any other provision of the Agreement.

12. Partial Invalidity.

If any term or provision of this Agreement or the application thereof shall be determined by a court of competent jurisdiction to be invalid or unenforceable, or prohibited by law, the remainder of this Agreement, or the application of such term or provision to persons, entities or circumstances other than those as to which it is held invalid or unenforceable or prohibited, shall not be affected thereby, and each such term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

14. Assignment.

This Agreement may not be assigned by either party without the written consent of the non-assigning party, and any purported assignment without such consent shall be void.

15. Entire Agreement.

This Agreement constitutes the entire agreement and understanding between City and Property Owner concerning the subject matter contained herein.

IN WITNESS WHEREOF this Agreement has been executed by the parties hereto on the date first above stated.

PROPERTY OWNER:

RUE-ELL ENTERPRISES, INC. AND DAVID CARLSON, A CALIFORNIA GENERAL PARTNERSHIP
Print Name

By: _____ DAVID CARLSON
Title: MANAGER

By: _____*
Title:

* ***Note***: *If the Property Owner is a corporation, the following two signatures are required (1) the first signature by either the Chairman of the Board, the President, or any Vice President of the corporation; and (2) the second signature by either the Secretary, any Assistant Secretary, the Chief Financial Officer, or any Assistant Treasurer of the corporation.*

CITY OF SACRAMENTO
A Municipal Corporation

By: _____
Howard Chan, City Manager

APPROVED AS TO FORM:

_____
City Attorney

ATTEST:

_____
City Clerk

NRP to be submitted at the time of conditional use permit application. A template on page 27 is provided for your use.

Please check one:

X The NRP submitted as part of this application is an agreement to contribute 1% of the gross receipts of the marijuana cultivation business.

_____ The NRP submitted as part of this application is an agreement to pay a NRP fee that will be established by a development impact fee study.

Neighborhood Context Map

An accurate straight-line drawing depicting the boundaries of the subject property, the boundaries of all other properties within 600 feet of the subject property, and the uses of those properties. If the map shows, when completed, that the dispensary is within 600 feet of a public or private K-12 school, the application cannot be accepted. If the map shows, when completed that the site is within 600 feet of a neighborhood park or a community park, as defined by the City of Sacramento Parks and Recreation Master Plan, the cultivation site does not qualify for Zoning Administrator review and must be review by the Planning and Design Commission.

☒ YES ☐ NO The neighborhood context map shows that the project site is greater than 600 feet from a public or private K-12 school. If the answer is no the application cannot be accepted.

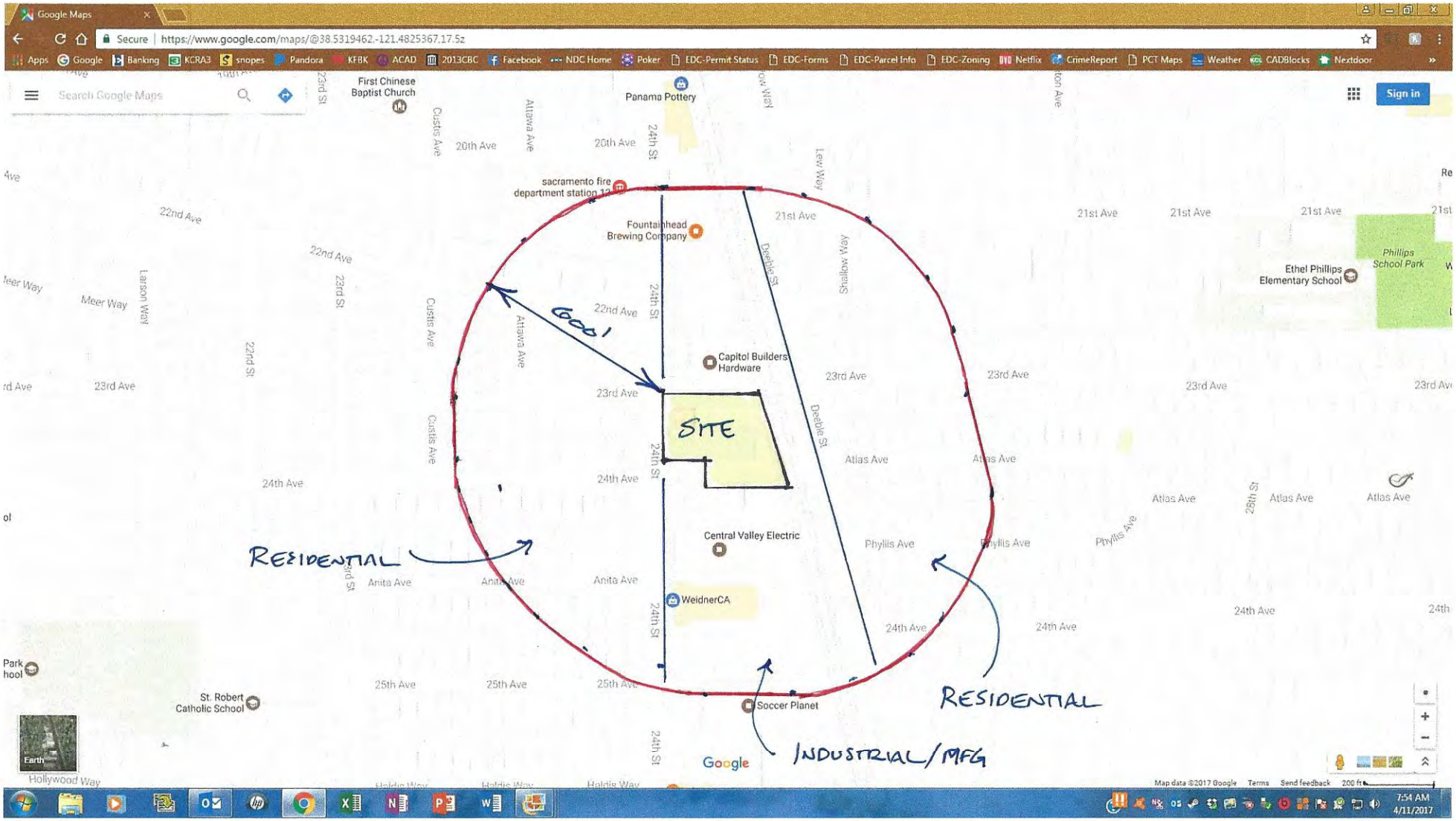
☒ YES ☐ NO The neighborhood context map shows that the project site is greater than 600 feet of a neighborhood park or a community park, as defined by the City of Sacramento Parks and Recreation Master Plan. If the answer is no a Planning and Design Commission conditional use permit is the requested entitlement.

Security Plan

A draft security plan is required as part of the conditional use permit application submittal. Sacramento City Code Section 5.150.450 contains the minimum components required in the written security plan. The security plan should also include protocols for day-to-day operational security and identify potential risks, remedies and contingency plans. A separate photometric plan for the site should also be included in the plan.

As the draft plan contains sensitive information pertaining to the proposed business it will be sent directly to the Police Department and City Revenue Division for their review. The draft plan will not be a part of the routing to other agencies and groups. A final security plan is required prior to issuance of a business operations permit by the Revenue Division.

☒ YES ☐ NO A draft security plan is included in this application submittal. If the answer is no the application is incomplete and cannot be accepted.



* NO PARKS OR SCHOOLS WITHIN 600' RADIUS OF PARCEL

Z17-063

NEIGHBORHOOD CONTEXT MAP FOR PARADIGM FARMS - 4701 24TH STREET - SACRAMENTO, CA 95822

Site Characteristics

Providing the following information regarding the environmental setting of the project with your application is one the most effective ways to expedite your project's environmental review. If your site contains structures, large trees, mature vegetation, natural drainage ways, low lying areas where water pools during the rainy season, or wetland areas, supplemental information may be requested to conduct the environmental review of your project.

Are there any **structures** or **buildings** on the project site? ☑ YES ☐ NO

If yes, how many? 3

What is the construction date of each structure/building? ± 1970's

Current Use of Existing Structure(s)? Auto Repair

Proposed Use of Existing Structure(s)? Same + this application

Are there any **trees** on the project site? ☐ YES ☑ NO

Are there trees proposed to be **removed**? ☐ YES ☒ NO

Does your site contain any **natural drainage** ways? ☐ YES ☑ NO

Does your site contain any **wetland areas** or areas where water pools during the rainy season? ☐ YES ☑ NO

What land uses surround your site? (for example, single family or multi-family residential, commercial).
Please describe: INDUSTRIAL
RESIDENTIAL

Are you proposing any new **fencing or screening**? ☐ YES ☒ NO

If yes, please describe the location of the fencing, the height, and the materials (i.e. wood, masonry, etc.):

Is there **parking** onsite? ☑ YES ☐ NO

If yes, how many spaces are existing (for the entire property) and how many are proposed onsite with this project? Existing 30 Proposed 30

Are you proposing any parking offsite? ☐ YES ☑ NO

If yes, where is it to be located and how many spaces?

Are you proposing to waive any parking spaces? ☐ YES ☑ NO

If yes, how many?

Are there any **easements** crossing the site? ☐ YES ☑ NO

Are there any **trash/recycling** enclosures onsite? ☑ YES ☐ NO

If yes, what is the size of the enclosure(s) and where are they located?

Please describe the height and materials.

What is the total number of cubic yards allocated for recycling?

Building Setback from Property Lines:

	Existing (feet'-inches")	Proposed (feet'-inches")
Front	20'	No
Rear	5'	CHANGES
StreetSide	N/A	PROPOSED
Interior Side	0'	

What are the front setbacks of the two nearest buildings (on adjacent property) on the same side of the block? If there are no other buildings/properties, please write "N/A."

1st Address: ~~1~~ 4703 2nd Address: 4699

Setback: ± 20' Setback: ± 20'

Exterior Materials

Existing Exterior Building Materials: CONCRETE

Existing Roof Materials: BUILT-UP

Existing Exterior Building Colors: BLUE-GREY

Proposed Exterior Building Materials: SAME

Proposed Roof Materials: SAME

Proposed Exterior Building Colors: SAME

NO CHANGES PROPOSED

Building Size

Breakdown square footage in gross square feet

Cultivation in Existing Building(s)

Existing building square footage: 15,000 GRMS + 4,750 (THIS PERMIT)

Proposed building square footage (if addition/renovation is proposed): SAME

New Construction

Total building square footage: 0

Breakdown of use of building square footage

Cultivation Area
(include canopy details, for example one level vs stacked): 3,380 sq ft (one level)

Warehouse Area:

Office Area: 300 sq/ft

Storage Area: 495 square feet

Assembly Area:

Enclosed/Structured Parking:

Other Area (please describe):

4,750

Canopy details
Do you plan to stack the cultivation area(s)? ☐ YES ☒ NO
If yes please describe: Cultivation will be one level

Building Height

Existing building height (Measured from ground to highest point): ±10' ft. 1 # of floors
Proposed building height (Measured from ground to highest point): ±10' ft. 1 # of floors Same

Lot Coverage

Total Building Coverage Area, including existing and proposed structures (sq. ft.): ±30,000 SF
Project Site Lot Area (sq. ft.): ± 4,750 square feet
Total lot coverage percentage: 45 %
(EXISTING BLDGS & LOT COVERAGE)
Example: building area (2000')/ lot area (5000') = 40% total lot coverage
*Include all covered structures (patios, porches, sheds, detached garages, etc.)

Sign

Only one exterior sign to advertise the business is permitted. The sign cannot be illuminated and cannot exceed six square feet in area. The sign may be attached or detached.

☐ YES ☒ NO The location and size of a sign is indicated on the submitted plans.

Odor Control Plan
(Optional for CUP application but recommended;
Required for Business Operating Permit)

A detailed plan describing the air treatment system, or other methods, that will be implemented to prevent marijuana related odors generated by the project from being detected outside the building(s) on the site will be required before a business operations permit is issued by the Revenue Division. The odor control plan can be submitted for preliminary review with the conditional use permit application.

☒ YES ☐ NO I am submitting an odor control plan for review with my conditional use permit application.

Energy Efficiency

The conditional use permit application will be routed to SMUD for their review. Applicants may contact SMUD Strategic Accounts at strategicaccounts@smud.org or 1-877-622-7683 for help finding the best way to provide reliable and efficient energy solutions for their business.

☒ YES ☐ NO I have met with SMUD staff and discussed energy efficient for my project.

If yes, please provide the date you met with SMUD and the name of the SMUD representative:

Matthew J. Mcgregor, March 14th Phone & e-mail correspondence

Building Division Project Manager

The Building Division assigns project managers to projects with a valuation of over a million dollars. To assist the Building Division in planning for cultivation building permit applications, please answer the following question.

☐ YES ☒ NO The project valuation is one million dollars or greater.

If the answer is yes, the project will be assigned a project manager at the time of formal building permit submittal.

Wastewater Management Plan

The conditional use permit application will be routed to the City Utilities Department for their review. Please respond to the following questions on a separate sheet of paper to assist the department in the review of your project. If you have questions, please contact Rebecca Lane rlane@cityofsacramento.org in the Department of Utilities.

☒ YES ☐ NO I have included answers to questions 1-6 below on a separate piece of paper as part of this application submittal.

1. Please describe efforts you are exercising/planning to exercise to reduce or eliminate, or otherwise control any pesticides, fertilizers, or other substances used within your cultivation process, as it relates to potential accidental discharge into the wastewater system.
2. How are pesticides, fertilizers or other substances stored, and what mechanisms (i.e., secondary containment systems) are in place to prevent an accidental discharge into the wastewater system?
3. Please describe what mechanical provisions you have in place to prevent any potential overflow of water and/or wastewater.
4. Please describe with detail the "recycling" process of your irrigation system, and the anticipated percentage of unusable water as compared to water used in operations (example: "Our irrigation process will utilize approximately 90% of the water coming into our facility for irrigation purposes with approximately 10% ineligible for reuse. Our irrigation process is as follows...and results in approximately 10% of unusable water, which becomes discharged wastewater.").
5. What is the volume of water accumulating because of condensation related to your climate control system, and how do you use this water? Because this water may contain elements of pesticides, fertilizers, and/or other substances used within your operations, do you filter or otherwise recycle, and do you have secondary containment measures in place? Please describe.
6. Please indicate whether a water meter and backflow device have been installed at the site. If installed, please provide proof that these two items are existing on the site.

Design Guidelines

Design Guidelines have been established by the City Council for every area of the City. The intent of the Design Guidelines is to foster and maintain a level of quality in building development that supports desirable neighborhoods, livability, and community value, consistent with the City's General Plan. The City's Design Review areas and the Design Guidelines applicable to your project (either the Neighborhood Commercial Corridor Design Principles or the Industrial and Business Park Design Guidelines) can be found at:

www.cityofsacramento.org/Community-Development/Planning/Urban-Design/Design-Review/Design-Guidelines

☐ YES ☐ NO I have read the applicable Design Guidelines and have completed the Design Guidelines Checklist for the district or area of this project.

☐ YES ☐ NO This project meets all the Design Guidelines listed on the checklist.

☐ YES ☐ NO This project proposes to deviate from the Design Guidelines.

Please note: For projects involving historic Landmarks or their sites, or properties within Historic Districts, please include the Secretary of the Interior's Standards for Historic Properties, and Guidelines for Interpreting the Standards, as part of your responses to the Design Guidelines questions above.

Application Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this application to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Applicant Signature: Addison Moore Date: 4/10/17

Staff Use Only

Zoning Information

Zone/Overlay: _____

Special Planning District: _____

Planned Unit Development: _____

Design Review District: _____

Historic District: _____ Historic Landmark: ☐ YES ☐ NO

General Plan Designation: _____

Council District: _____

Previous file numbers: _____

Planning Entitlement Type

☐ **Commission Level**	☐ **Director Level**	
	☐ Tentative Map	☐ Site Plan and Design Review If deviation: ☐ Development Standard ☐ Design Guideline List a brief description of deviation (s):
☐ General Plan Amendment ☐ Rezone	☐ Subdivision Modification ☐ Variance	
☐ Schematic Plan Amendment ☐ Conditional Use Permit		

_____

Information Verified by (Planner Name): _____

Date: _____

Wastewater Management Plan for Paradigm Farms Wellness Co.

Please describe efforts you are exercising/planning to exercise to reduce or eliminate, or otherwise control any pesticides, fertilizers, or other substances used within your cultivation process, as it relates to potential accidental discharge into the wastewater system.

As cultivators, we are committed to growing Cannabis free of pesticides. Plants will not be treated with pesticides unless an infestation is apparent. In this is the case, we will employ naturally derived, non-toxic pesticides such as azadirachtin, or any of the products deemed acceptable by The California Department of Agriculture. We will begin using liquid nutrients, and all fertilizers and related substances will be stored in their manufacturer's plastic containers, in a designated storage area outside of the cultivation rooms and away from open drains that are tied to the wastewater system

How are pesticides, fertilizers or other substances stored, and what mechanisms (i.e., secondary containment systems) are in place to prevent an accidental discharge into the wastewater system?

Pallets and shelving will be used to ensure that substances are not stored directly on the ground. All nutrients/pesticides will be kept in a dark area that is separate from all cultivation areas. And all nutrient containers themselves will be kept in a plastic tub that will act as a secondary reservoir in the event of a leak. This storage room will have no access to drains, to prevent any accidental leaks into the wastewater system

Please describe what mechanical provisions you have in place to prevent any potential overflow of water and/or wastewater.

Irrigation will be specifically designed and controlled by pumps to prevent overflow of water and/or wastewater, staff will be on-site daily to ensure the proper function of all irrigation systems. As discussed, nurtients and pesticides will be stored in secondary containment tubs to ensure no spillage into the water systems.

Please describe with detail the "recycling" process of your irrigation system, and the anticipated percentage of unusable water as compared to water used in operations.

Our facility will employ what is know as a top-feeding drain-to-waste system. Nutrient solution will be pumped directly from a reservoir to each plant site, with approximately 90% being used in irrigation, and the remaining 10% being discharged into the wastewater system. Wastewater will contain only a mild nutrient solution and no hazardous materials

What is the volume of water accumulating because of condensation related to your climate control system, and how do you use this water? Because this water may contain elements of pesticides, fertilizers, and/or other substances used within your operations, do you filter or otherwise recycle, and do you have secondary containment measures in place? Please describe.

According to our calculations, we may be collecting as much as 60 gallons per day in condensation. As this water will contain only trace elements, it will be recycled for further irrigation purposes.

Please indicate whether a water meter and backflow device have been installed at the site. If

installed, please provide proof that these two items are existing on the site.