COMMERCIAL CANNABIS BUSINESS APPLICATION

Request for Applications

This City of Suisun City is opening the application period to begin accepting applications for one (1) Storefront Retailer within the City. The Suisun City Planning Commission will be considering making a recommendation to the City Council regarding amendments to the City's cannabis regulations in January. Amendments will include a possible increase in allowed retail storefronts as well as additional zoning districts were such uses would be allowed. However, this initial RFA period will be for a single storefront retailer.

The application period will open January 9, 2020 and close April 7, 2020. After release of the RFA, City staff will hold a workshop on January 28, 2020 at 2pm at Suisun City Hall (701 Civic Center Boulevard, Suisun City, CA 94585).

Staff has created a webpage that provides documents relevant to the City's cannabis regulations and the subject RFA. These documents can be accessed from the city's homepage at www.suisun.com. Additionally, staff will be accepting questions via the department email address developmentservices@suisun.com as well as via phone (707.421.7335).

FOR INTERNAL USE ONLY

Commercial Cannabis Business Application

To be considered under the first Request for Application (RFA) process initiated by the City pursuant to SCC Section 18.49.160(B) and these RFA Guidelines and procedures, applications must meet the criteria set forth herein, satisfy any and all other applicable requirements as set forth in SCC Chapter 18.49, and be submitted to the City during the RFA application period of 8:00 a.m. January 9, 2020 through 5:00 p.m. April 7, 2020. Applicants must schedule an appointment to submit an application, and applications (with applicable fees) shall be submitted to the Development Services Department located at 701 Civic Center Blvd., Suisun City, CA 94585.

An informational workshop for potential applicants is scheduled for 2:00 p.m. January 28, 2020 at the Suisun City, City Hall, 701 Civic Center Blvd. Suisun City, CA 94585. Attendance at the workshop is strongly encouraged, but not mandatory. Please RSVP here: https://suisun-city-cannabis-bus-workshop.eventbrite.com.

Each application shall include the materials and comply with the requirements set forth in these RFA Guidelines and Procedures, as follows (without limitation as to any other applicable requirements set forth in SCC Chapter 18.49 or otherwise established by or pursuant to the authority of the City Council)

Application Submission. Applicants, by appointment, must hand-deliver five (5) completed and signed copies of their application, including all attachments, along with a flash drive containing one completed and signed copy of the application in PDF format, and payment of the required application fees, to the City's Development Services Department during the application period. All application contents, as provided above, shall be enclosed in a sealed envelope or container and addressed to the City of Suisun City, Development Services Department, 701 Civic Center Blvd., Suisun City, CA 94585. Late applications will not be accepted or considered. No person or entity may submit multiple applications. The applicant shall be the owner(s) of the proposed Storefront Retailer that is the subject of the application. Staff will be accepting questions via the department email address developmentservices@suisun.com as well as via phone (707.421.7335).

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707.421.7335

developmentservices@suisun.com

BUSINESS TYPE

Type 10 = Retailer	

FEE

Application Deposit. Payment of an initial deposit, in the amount established by resolution of the City Council, toward the Preliminary RFA Application Review Fee is required at the time of application submission, and may be made by a certified check, cashier's check, or money order made payable to the City. Deposited amounts expended by the City are non-refundable. Deposited amounts remaining unexpended upon the conclusion of the RFA process will be refunded upon request of the fee payor.

Application Deposit for RFA Application Preliminary Review and Processing	$4,800.00

Three Forks Corp. DBA Railroad Clinica Center

Business Name

1348 Blossom Ave Suisun City, Ca 94585

Property Address

Jaime Corona

[redacted]

Name of Owner (Individual) | Owner's Telephone Number | Owner's Email Address

701 Civic Center Blvd. Suisun City CA 94585

707.421.7335

developmentservices@suisun.com

Section 1: Cannabis Business Information (attach additional pages as necessary and label)

1. Attach a complete list of every person with 20% interest or more in the business including full name, title within the entity, birthdate and location, social security or tax identification number, phone number, e-mail, the date owner acquired interest in entity, the percentage of ownership interest, and if applicable, the number of shares owned, financial interest in other cannabis business, etc. (Additional page label #1.1)

SEE ATTACHMENTS

2. A complete list of every person holding a management role including name, personal address and phone number, title and duties. (Additional page label #1.2)

SEE ATTACHMENTS

3. For each owner and manager, a fully legible copy of one (1) valid government-issued form of photo identification, such as a driver's license, shall be submitted. (Attach and label #1.3)

SEE ATTACHMENTS

4. For each owner and manager, a summary criminal history (Live-Scan), dated not more than two weeks prior to the date of this application, has been processed through an authorized operator. The City will receive results of the Live-Scan directly. Live-Scan is available at the Suisun City Police Department, appoint is necessary. Please email akent@suisun.com for more information. (Attach and label #1.4)

SEE ATTACHMENTS

5. A list of types and numbers of marijuana licenses already received by the applicant from the State of California, including the date the license was obtained, the licensing authority that issued the license, and the location. (Attach additional pages as necessary and label #1.5)

Business Name	Location	License Permit Authority	Permit License Number
B.H.G	Vallejo, Ca	BCC and COV	C10-0000256-LIC
Rockaway	Pacifica, Ca	City of Pacifica	#18-03

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Section 2: Scoring Criteria for Application Evaluation.
(attach additional pages as necessary and label)

The City will consider the following selection criteria in its evaluation of applications submitted under this RFA and will award up to a maximum of 200 points to each application received.	
Site Control	15
Business Plan	30
Floor Plan/Elevations	25
Qualification of Applicants	20
Neighborhood Compatibility	30
Safety and Security Plan	25
Community Benefits, Labor, & Employment	30
Air Quality Control Plan	25

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Section 2.1 Site Plan

A scaled site plan, prepared by a licensed civil engineer or architect, of the premises, including at minimum all buildings, structures, driveways, parking lots, landscape areas, and boundaries.

Section 2.2 Floor Plan / Elevations

Depict existing and proposed conditions. The floor plan(s), elevations, site layout and vector isometric renderings should be accurate, dimensioned and to-scale (minimum scale of 1/4”). If new building construction is proposed, provide a preliminary site layout and floor plan, preliminary elevations, vector isometric renderings.

Section 2.3 Safety & Security Plan

The application shall include:

• A detailed security plan meeting and confirming ability to comply with the requirements of SCC Section 18.49.150(H) and the Supplemental Security Requirements for Storefront Retailers/Dispensaries adopted by the City Council. This plan should also include a description and detailed schematic of the overall facility security of the proposed use. It should have details on operational security, including but not limited to general security policies for the facility, employee specific policies, training, sample written policies, transactional security, visitor security, third party contractor security and delivery security. In particular, applications should address ingress and egress, perimeter security, product security (at all hours), internal security measures for access (area specific), types of security systems (alarms and cameras), and security personnel to be employed. Security plans will not be made public.

• A detailed fire safety plan. This plan should describe the fire prevention, suppression, HVAC and alarm systems the facility will have in place. An appropriate plan will have considered all possible fire, hazardous material, and inhalation issues/threats and will have both written and physical mechanisms in place to deal with each specific situation. The plan should reflect compliance with all applicable provisions of the California Fire Code and other applicable laws and regulations.

• A detailed fire evacuation plan. This plan should depict the location of all exits, the primary and secondary evacuation routes, and the distance to all exits. The plan should reflect compliance with all applicable provisions of the California Fire Code and other applicable laws and regulations.

Section 2.4 Transportation Plan

A transportation plan describing the procedures for safely and securely transporting cannabis and cannabis products and currency to and from the premises.

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Section 2.5 Air Quality / Odor Control Plan

Describe how interior air circulation, ventilation and filtration systems will minimize impacts to employees' and customers' health and welfare and prevent any odor impacts to surrounding businesses or the public.

Section 2.6 Disposal Plan

Procedures for identifying, managing, and disposing of litter, waste, and contaminants and hazardous materials pursuant to Section 18.49.150(M)-(N).

Section 2.7 Business Plan

With as much detail as possible, describe:

- The day-to-day operations of the proposed Storefront Retailer, which are to meet industry best practices for Storefront Retailer uses.
- How the proposed use will conform to local and state laws and regulations.
- How cannabis and cannabis products will be tracked and monitored to prevent theft and diversion.
- A schedule for commencement of operation, including a narrative outlining any proposed construction and improvements and a timeline for completion of work.
- A budget for construction, operation, maintenance, compensation of employees, equipment costs, utility costs, and other operation costs. The budget must demonstrate sufficient capital in place to pay startup costs and at least three months of operating costs, and must describe the sources and uses of funds.
- A pro forma for at least three years of operation.

Section 2.8 Operations Plan

An operations plan, detailing the operating procedures of the proposed commercial cannabis business, tailored to the specific type of business proposed. Such procedures shall address, without limitation, storage, handling and use of cannabis, cannabis products, and any other materials to be used or contained in the proposed operation, handling of cash, equipment and methods to be used, inventory procedures, lighting, signage and quality control procedures, as applicable.

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Section 2.9 Qualification of applicants

Include information concerning applicant's past experience with operation of any commercial cannabis businesses, including, but not limited to, Storefront Retailers/Dispensaries. Provide details on all such businesses that have been under the full or partial ownership or management of the applicant, including the full legal name, location, commencement date, and current status of the operation (including date of termination of the business and description of the reason for termination, if applicable). To the extent applicable, disclose and describe:

(1) any and all state or local cannabis permits or licenses currently held by the business or applicant;
(2) any administrative order or civil judgment ever entered against the business or applicant for violation of labor standards;
(3) any suspension or revocation of a state or local cannabis license or permit ever held by the business or application; and
(4) any sanctions for unlicensed/unpermitted commercial cannabis activity ever imposed by a state or local agency against the business or applicant. Describe any special qualifications or licenses of the applicant that would add to the number or quality of services that the proposed Storefront Retailer would provide, especially in areas related to medicinal or scientific applications of cannabis or cannabis products.

Section 2.10 Site Control

Provide a statement regarding whether the applicant has legal control of the proposed Storefront Retailer site or location. The City considers site control a requirement in enabling an operator to commence business activities in a timely manner. Demonstration of any legal control through proof of ownership, tenancy, or other legal right or entitlement to control of the site should be included with the application. Scoring is as follows:

- Lease 5 points
- Ownership/Substantial Renovation 10 points
- New Building 15 points

Section 2.11 Neighborhood Compatibility – Good Neighbor Policy

Address the degree to which the proposed use is compatible with surrounding uses and how the proposed use, including its exterior areas and surrounding public areas, will be managed to avoid becoming a nuisance or having impacts on its neighbors and the surrounding community. Include a site plan (accurate, dimensioned and to-scale) for the proposed location. Every cannabis business must describe how the business interacts with the neighborhood. You need to meet with your neighbors to get feedback on what to include in your Good Neighbor Policy for your business, they in turn will be added to you conditions of approval.

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Section 2.12 Community Benefits

Describe the benefits that the proposed use would provide to the local community, such as community contributions, participation in or support of community organizations, drug abuse awareness education, or other contributions or activities that will benefit the community.

Section 2.13 Criminal History Check

As part of the RFA Process, each owner and manager of the proposed Storefront Retailer must undergo a criminal background check, administered by the Suisun City Police Department using "Live Scan," demonstrating that he or she has not been convicted within the last ten years of a felony substantially related to the qualifications, functions or duties of operation of a Storefront Retailer (such as a felony conviction for distribution of controlled substances, not including cannabis, money laundering, racketeering, etc.). All fees and costs associated with completing background checks shall be paid by the applicant. No individual who does not undergo and pass the required background check shall be involved in the operation or ownership of a Storefront Retailer in the City, unless such individual has obtained a certificate of rehabilitation (expungement of felony record) for the applicable transgression(s) under California law or under a similar federal statute or state law where the expungement was granted. The application for the Live Scan and appointment link will be made available on the City's website. Persons who do not meet criminal history eligibility requirements will be disqualified from the RFA process.

Section 2.14 Labor and Employment

If applicant is proposing higher wages the application could describe to what extent the Storefront Retailer will adhere to heightened pay and benefits standards and practices, including recognition of the collective bargaining rights of employees. Specific practices that are subject to consideration include the following:

i. Providing a description of proposed payroll practices/use of payroll consultants that document employee compensation.
ii. Providing compensation to and opportunities for continuing education and training of employees/staff (include proof of the proposed business' policies and regulations for employees);
iii. Providing a "living wage" to the proposed business' staff and employees. The proposed wage scale should be provided in writing for all levels of employment within the business. "Living Wage" shall mean 150% of the minimum wage mandated by California or Federal law, whichever is greater.
iv. Describing the extent to which the proposed business will be a locally managed enterprise whose owners reside in or within the vicinity of the City.

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Section 2.15 Proposed Location

Include the address, assessor's parcel number(s), and a detailed description of the proposed location. This section should also describe and generally characterize all uses within 600 feet of the property line of the proposed location. The proposed site must be located in the Commercial Services and Fabrication (CSF) zone and may not be located within 600 feet of a K-12 school, commercial daycare center, or center.

Signature Owner	Date
JUAN JOSE GARCIA-FLORES	05/06/2020
Print Name	**Date**

701 Civic Center Blvd. Suisun City CA 94585

707.421.7335

developmentservices@suisun.com

#1.1

Name	Title	Birthdate	Location	Social Security	Phone Number	Email	Date Ownership	Percentage of Ownership	Other Cannibas
Ana Karen Garcia	President	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	05/04/2020	33	20% Pacifica & 75% BHG
Juan Jose Garcia-Flores	CFO	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	05/04/2020	33	20% Pacifica
Jaime Corona	Treasurer	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	05/04/2020	33	
		[redacted]	[redacted]	[redacted]	[redacted]	[redacted]			

#1.2

Name	Location	Phone Number	Title	Duties
Ana Karen Garcia	[redacted]		Operator - Manager	Facility Manager & Day to Day Operations
Juan Jose Garcia-Flores			Operator - Manager	Financial Operator, Manager, Security Operator
Jaime Corona			Community Relations - Manager	Manager

1.3 Owner IDs

[redacted]

STATE OF CALIFORNIA
BCIA 8016
(Rev. 05/2018)

1.4

REQUEST FOR LIVE SCAN SERVICE

Print Form | Reset Form

Applicant Submission

CA0480500
ORI (Code assigned by DOJ)

Authorized Applicant Type

CANNABIS BUSINESS APPLICATION
Type of License/Certification/Permit OR Working Title (Maximum 30 characters - if assigned by DOJ, use exact title assigned)

Contributing Agency Information:

SUISUN CITY POLICE DEPARTMENT
Agency Authorized to Receive Criminal Record Information

00482
Mail Code (five-digit code assigned by DOJ)

701 CIVIC CENTER BLVD
Street Address or P.O. Box

AMBER KENT
Contact Name (mandatory for all school submissions)

SUISUN CITY — City
CA — State
94585 — ZIP Code

707-421-73
Contact Telephone Number

Applicant Information:

Garcia
Last Name

Ana
First Name

K
Middle Initial

Suffix

Other Name: Last Espinoza

First

Suffix

[redacted]
Date of Birth

Sex ☐ Male ☒ Female

[redacted]
Driver's License Number

5'2
Height

140
Weight

Brown
Eye Color

Black
Hair Color

Billing Number
(Agency Billing Number)

CA
Place of Birth (State or Country)

[redacted]
Social Security Number

Misc. Number
(Other Identification Number)

Home Address [redacted]
Street Address or P.O. Box

City

Your Number:
OCA Number (Agency Identifying Number)

Level of Service: ☒ DOJ ☐ FBI
(If the Level of Service indicates FBI, the fingerprints will be used to check the criminal history record information of the FBI)

If re-submission, list original ATI number:
(Must provide proof of rejection)

Original ATI Number

Employer (Additional response for agencies specified by statute):

Employer Name

Mail Code (five digit code assigned by DOJ)

Street Address or P.O. Box

City

State

ZIP Code

Telephone Number (optional)

Live Scan Transaction Completed By:

Jason Tastsides
Name of Operator

05/04/2020
Date

C-Dat
Transmitting Agency

SZ5
LSID

B125GAA649
ATI Number

57
Amount Collected/Billed

ORIGINAL - Live Scan Operator | SECOND COPY - Applicant | THIRD COPY (if needed) - Requesting Agency

1.4 REQUEST FOR LIVE SCAN SERVICE

Print Form | Reset Form

Applicant Submission

CA0480500
ORI (Code assigned by DOJ)

LICENSE CERT OR PERMIT
Authorized Applicant Type

CANNABIS BUSINESS APPLICATION
Type of License/Certification/Permit OR Working Title (Maximum 30 characters - if assigned by DOJ, use exact title assigned)

Contributing Agency Information:

SUISUN CITY POLICE DEPARTMENT
Agency Authorized to Receive Criminal Record Information

00482
Mail Code (five-digit code assigned by DOJ)

701 CIVIC CENTER BLVD
Street Address or P.O. Box

AMBER KENT
Contact Name (mandatory for all school submissions)

SUISUN CITY | CA | 94585
City | State | ZIP Code

707-421-73
Contact Telephone Number

Applicant Information:

CORONA
Last Name

JAIME | T
First Name | Middle Initial | Suffix

Other Name (AKA or Alias) Last

First | Suffix

[redacted]
Date of Birth

Sex ☑ Male ☐ Female

[redacted]
Driver's License Number

5-11 | 180lB | BRN | BLK
Height | Weight | Eye Color | Hair Color

Billing Number
(Agency Billing Number)

MEXICO
Place of Birth (State or Country)

[redacted]
Social Security Number

Misc. Number
(Other Identification Number)

Home Address [redacted]
Street Address or P.O. Box | City | State | ZIP Code

Your Number:
OCA Number (Agency Identifying Number)

Level of Service: ☒ DOJ ☐ FBI
(If the Level of Service indicates FBI, the fingerprints will be used to check the criminal history record information of the FBI)

If re-submission, list original ATI number:
(Must provide proof of rejection)

Original ATI Number

Employer (Additional response for agencies specified by statute):

Employer Name

Mail Code (five digit code assigned by DOJ)

Street Address or P.O. Box

City | State | ZIP Code

Telephone Number (optional)

Live Scan Transaction Completed By:

Saif Ghabb SG 2073 Consulting
Name of Operator

5-4-2020
Date

Certifix
Transmitting Agency

JC8
LSID

F125(0)208
ATI Number

97
Amount Collected/Billed

ORIGINAL - Live Scan Operator | SECOND COPY - Applicant | THIRD COPY (if needed) - Requesting Agency

1.4

REQUEST FOR LIVE SCAN SERVICE

Print Form | Reset Form

Applicant Submission

CA0480500
ORI (Code assigned by DOJ)

Authorized Applicant Type

CANNABIS BUSINESS APPLICATION
Type of License/Certification/Permit OR Working Title (Maximum 30 characters - if assigned by DOJ, use exact title assigned)

Contributing Agency Information:

SUISUN CITY POLICE DEPARTMENT
Agency Authorized to Receive Criminal Record Information

00482
Mail Code (five-digit code assigned by DOJ)

701 CIVIC CENTER BLVD
Street Address or P.O. Box

AMBER KENT
Contact Name (mandatory for all school submissions)

SUISUN CITY — City
CA — State
94585 — ZIP Code

707-421-73
Contact Telephone Number

Applicant Information:

GARCIA-FLORES
Last Name

JUAN
First Name

J
Middle Initial

Suffix

Other Name (AKA or Alias) Last

First

Suffix

[redacted]
Date of Birth

Sex ☑ Male ☐ Female

[redacted]
Driver's License Number

5-08"
Height

300LB
Weight

BRN

BLK

Billing Number
(Agency Billing Number)

CALIFORNIA, USA
Place of Birth (State or Country)

[redacted]
Social Security Number

Misc. Number

Home Address [redacted]
Street Address or P.O. Box — City — State — ZIP Code

Your Number:
OCA Number (Agency Identifying Number)

Level of Service: ☒ DOJ ☐ FBI
(If the Level of Service indicates FBI, the fingerprints will be used to check the criminal history record information of the FBI)

If re-submission, list original ATI number:
(Must provide proof of rejection)

Original ATI Number

Employer (Additional response for agencies specified by statute):

Employer Name

Mail Code (five digit code assigned by DOJ)

Street Address or P.O. Box

City — State — ZIP Code

Telephone Number (optional)

Live Scan Transaction Completed By:

SG2073 Consulting
Name of Operator

5-4-2020
Date

Certifix
Transmitting Agency

JC8
LSID

F125GAJ211
ATI Number

97
Amount Collected/Billed

ORIGINAL - Live Scan Operator | SECOND COPY - Applicant | THIRD COPY (if needed) - Requesting Agency

1.5 Licenses and Permits

Please see Documentation in Section 2.9

Business Name	Location	Authority	Permit License #
Better Health Group	Vallejo, CA	Bureau of Cannabis Control	C10-0000256-LIC
Rockaway Enterprises	Pacifica, CA	City of Pacifica	18-03

The provisional State license in Vallejo was issued in late 2019, as was the local licensing in Pacifica. Ana has an ownership interest in the Vallejo storefront, and both Ana and Juan have an interest in the Pacifica project. Applications for the new annual retail licenses from the BCC are currently in process for both locations.

2.3 Safety and Security Plan

[redacted]

[redacted]

Security Operating Procedures

[redacted]

[redacted]

Fire Safety Plan

Facility Alarm System

The fire alarm system alerts employees and customers inside the premises to an emergency. The system relies on smoke detection monitors to trigger alarm sirens, and sends an alert to local first responders. The detection system is monitored by a contracted security service which notifies the local fire department immediately when an alarm is triggered at any time of day or night. The system is regularly maintained by the contracted installer, whose name and contact information will be listed in the Safety Plan when the contract is finalized, along with contact information for the alarm monitoring company. The applicants use Bay Alarm to provide alarm monitoring for their existing facilities.

Smoke/Fire Control:

The facility design segregates the premises into zones separated with fire-resistant rated walls. Ductwork that penetrates fire-resistance rated walls is fitted with combination fire/smoke dampers to facilitate containment. yThe zoning of the HVAC equipment is coordinated with smoke control zoning to allow proper unit shutdown and activation for a specific area without affecting other zones. Only a single zone in alarm will be affected for the active smoke control systems, but the fire alarm zone notifies both the area under emergency and adjacent spaces for evacuation and instruction.

The system prioritizes control of any HVAC equipment used for smoke control so that the fire alarm control is the highest level of priority. This will override any other control signals to allow for the required airflow quantity for exhaust/makeup air, life safety damper closure and opening, and required unit shutdown. A manual fire alarm box will be installed to provide an additional means for employees to initiate an alarm signal.

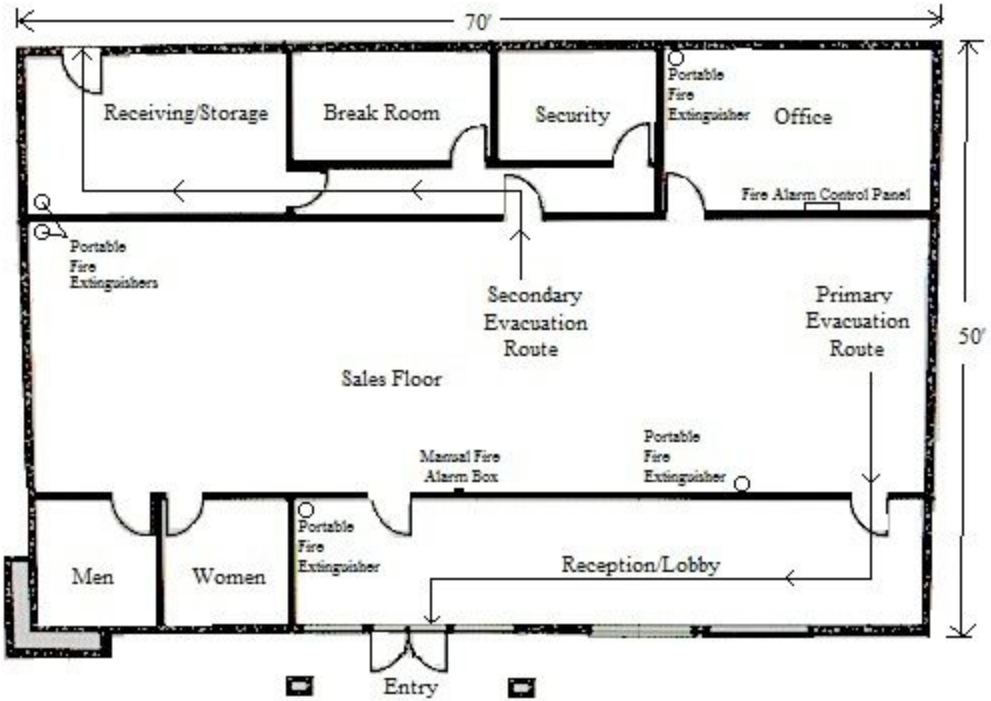
Fire Suppression: Fire extinguishers are distributed around the store, where they are conspicuous and readily available as shown in the accompanying Safety Floor Plan. The facility uses ABC fire extinguishers which can put out fires caused by flammable liquids, electronic equipment, and burning paper or plastic. They rely on monoammonium phosphate - a dry chemical that is able to quickly smother the fire. All employees are trained in the location and use of the extinguishers.

Notification: If an alarm is triggered overnight when the storefront is closed, the contracted se-

curity monitoring company will notify the appropriate local authorities in the event of a fire alarm or security breach as well as the designated store employee and security contractor. If an alarm goes off during business hours the Manager on duty will direct employees to begin evacuating customers, and immediately call the emergency services number to report the incident in addition to the monitoring service. The Manager will ensure that employees in all zones of the premises have been alerted to the alarm, checking the employee break room and bathroom if necessary, and continue to assess the nature of the emergency.

Evacuation: If a fire alarm goes off during business hours, employees will direct customers out the front door and away from the building. In the event of a fire or other emergency near the front entrance, the Manager and Staff will direct customers to use the emergency exit out the back of the premises and facilitate evacuation of occupants by that route. Diagrams showing the primary and secondary evacuation routes with distances to all exits will be posted at multiple locations throughout the premises. Staff will be trained to look for customers in need of assistance in an emergency situation and help them to evacuate, and see that all customers are clear of the building before leaving. The Manager will ensure that all customers are clear of the sales floor before exiting the premises and will verify that all employees are accounted for at the prearranged meeting area outside. Where a defend-in-place response is necessary employees will direct customers to shelter in the appropriate zone.

Hazards: There are no hazardous materials involved in the normal operation of a retail cannabis storefront. Smoking is not permitted, or any open flames in a store display. Employees are trained to observe, and correct or report any fire hazard on the premises such as exposed wire from lighting or electronic equipment, improper chemical storage of cleaning supplies, or combustible materials left near a heat source. Employees will keep all walkways clear and all cardboard or paper products away from hot surfaces. Cleaning products in aerosol cans will be stored away from any heat source. Managers are responsible for seeing that systems and equipment are maintained and housekeeping is conducted in a way that controls fuel hazard sources.



Safety Floor Plan
1348 Blossom Ave.

2.4 Transportation Plan

[redacted]

[redacted]

2.5 Air Quality Plan

The major air quality impacts from this project would come during the construction and initial occupancy phase. Operating a retail sales outlet for cannabis products will not significantly impact local air quality, either with regard to the health of employees or any sort of nuisance impacts to neighboring businesses. No consumption of cannabis products in any form is allowed on or in the vicinity of the storefront. No flowering live plant material producing odoriferous terpene compounds will be present on the premises. No packaging of products will take place on site - all cannabis products arrive at the retail outlet already safety tested and sealed in packaging ready for sale.

While there are no sources of objectionable odors or volatile chemicals intrinsic to the handling of cannabis products for retail sales with the potential to significantly degrade air quality in or around the premises, the applicants understand the concern. It has become common practice to require an engineered odor-scrubbing system be installed as a condition for local authorization to operate a retail cannabis storefront. Given that this will be a new freestanding building with an engineered HVAC system the likelihood that any neighboring properties would experience nuisance odors is negligible.

Studies have shown that “green” workspaces with higher outdoor ventilation rates can improve cognition and task performance by removing harmful compounds from the air. The design objectives for the HVAC system will include improving air quality with increased outdoor ventilation. The resulting system will incorporate both filtration and maintenance of a slight negative interior air pressure that ensures exhaust air exits through the filter. The filter will be replaced at the intervals recommended by the designing engineer.

In order to ensure safe air quality during and after construction, the applicants wherever practical will use products and construction materials carrying health declarations (HPDs) from manufacturers that minimize toxic ingredients and off-gassing. That will include products like paints and coatings, interior adhesives and sealants, flooring, insulation, and furniture and furnishings. It is also important to ensure product durability and ease of maintenance without the use of toxic cleaning products. The applicants will maintain operational procedures that include the use of cleaning products that do not negatively impact indoor air quality.

Before occupancy the applicants will install new filtration media and perform a building flush-out by supplying a total air volume of 14,000 cubic feet of outdoor air per square foot (4,267,140 liters of outdoor air per square meter) of gross floor area while maintaining an internal temperature of at least 60°F (15°C) and no higher than 80°F (27°C) and relative humidity no higher than 60%.

2.6 **Disposal Plan**

The operation of a retail cannabis storefront will not generate any hazardous waste. Cannabis and cannabis products arrive at the premises already safety tested and sealed in their final packaging. As a result the proposed retail cannabis operation will produce significantly less trash than a typical household. Weekly product deliveries will generate only a small amount of cardboard waste. The other main component of the operation's waste stream will be the small amount of trash brought onto the site by employees during the course of their work day.

A very minor amount of cannabis waste can result from customer returns, expired products, broken packaging, or defective products. Defective products will go back to the vendor whenever practical. The State has promulgated a detailed set of rules for recording and handling cannabis and cannabis products slated for disposal.

Management level employees will carry any products in need of disposal to the limited access storage area designated for cannabis waste and store it in a locked container. This will be in a secure room protected with a card reader lock on the door. Storage of cannabis goods allocated for disposal will be separate and distinct from other cannabis goods.

To be rendered as cannabis waste for proper disposal, including disposal as defined under Public Resources Code section 40192, cannabis goods must first be destroyed on the licensed premises. This includes, at a minimum, removing or separating the cannabis goods from any packaging or container and rendering it unrecognizable and unusable. Defective vape cartridges do not need to be emptied before destruction.

The products are rendered unusable and unrecognizable by grinding and incorporating the cannabis waste with an equal amount of non-consumable, solid wastes like soil, cat litter, paper waste, plastic waste, cardboard waste, or food waste. The waste is stored in a locked container in the limited access room. The resulting cannabis waste is stored in a locked container in the limited access area.

The manager records the items converted to waste in the POS system to reconcile inventory. In the METRC system the manager also enters the name of the employee performing the destruction or disposal, the reason for destruction or disposal, and the name of the entity used to collect and process the cannabis waste. When taken to a disposal site the date, time and facility information is logged. The operator will report all cannabis waste activities, up to and including disposal, into the track and trace system, as required under Chapter 1, Article 6 of Title 16 Division 42.

2.7 Business Plan

[redacted]

Section 2.8 Operations Plan

[redacted]

Section 2.9 Qualification of Applicants

Jaime Corona

Jaime Corona is a long time Suisun City resident and owner of the site for the proposed retail cannabis business. Jaime was in the construction business for over 30+ years and is now retired, but he remains active in his community and enjoys helping young people find job opportunities. Jaime looks forward to building a new facility on his property that will become an asset to the neighborhood.

As a local resident Jaime is sensitive to the needs of his neighbors and readily available to address any local concerns that might arise. He welcomes the opportunity to provide the community with new well paying jobs and training in a growing industry. Jaime wants the Railroad Clinica Center project to bring a premier visual impact to Railroad/Blossom Avenue area and become a source of neighborhood pride.

Section 2.9 Qualification of Applicants

Juan Garcia

Juan José Garcia-Flores is a professional licensee with a business and educator background, specializing in internal and external asset and personal protection. He has conducted security training on a local, state, and international level. At the local level Juan has been working with the Fairfield-Suisun Unified School District with the Special Education Department at the Crystal Middle School campus since 2010.

In 2009 Mr. Garcia established the Security Enforcement Alliance, PPO #16530, which provides physical security guard services for many major retail cannabis businesses. Juan has provided several hundred jobs for the community, many of which have led young women and men into careers in law enforcement and the public works sector. Juan's primary role in operating the Railroad Clinica Center project will be to oversee all day-to-day asset protection operations to secure the facility and build an overall safer neighborhood.

uan is the member Rockaway Enterprises LLC, along with fellow applicant Ana Garcia, which holds local permits for retail locations in Pacifica. He is also a member of JAAR California Enterprises LLC. Which is involved in the process of completing a cultivation site in the city of Sacramento, California. The relevant documents are attached at the end of this section. There has been no administrative order or civil judgment ever entered against the business or applicant for violation of labor standards or any suspension or revocation of a state or local cannabis license or permit ever held. There have been no sanctions for unlicensed/unpermitted commercial cannabis activity ever imposed by a state or local agency against the business or applicant.

Juan has been with Better Health Group (BHG) in the City of Vallejo since 2017 to bring comprehensive asset and personal protection services to the region's medical cannabis patients. The BHG dispensary continues to pursue that quality of excellence today as it serves the broader community under the new regulatory framework. The benefits for area residents extend well beyond the organization's demonstrated experience and expertise in therapeutic medical applications of cannabis products and formulations. BHG's level of involvement with local organizations and charitable causes reflects an ongoing commitment to the community at large as well.

Local organizations supported by BHG include Rebuilding Together, Neighborhood Rising, and Loma Vista Farms. During the wildfires in the area over the last few years, they helped organize relief funds, clothing, canned food drives and toy drives for those affected during the holidays. BHG recently partnered with members of the Vallejo Cannabis Industry Association to improve the pedestrian crosswalk on a dangerous thoroughfare used by students of Grace Patterson Elementary School. That combination of experience and dedication speaks to the value Juan brings to the City of Suisun as a local cannabis business owner.

Jaime, Ana and Juan look forward to sharing what they have learned to benefit the community of Suisun City.

Section 2.9 Qualification of Applicants

Ana Garcia

Include information concerning applicant's past experience with operation of any commercial cannabis businesses, including, but not limited to, Storefront Retailers/Dispensaries. Provide details on all such businesses that have been under the full or partial ownership or management of the applicant, including the full legal name, location, commencement date, and current status of the operation (including date of termination of the business and description of the reason for termination, if applicable). To the extent applicable, disclose and describe:

(1) any and all state or local cannabis permits or licenses currently held by the business or applicant; (2) any administrative order or civil judgment ever entered against the business or applicant for violation of labor standards;

(3) any suspension or revocation of a state or local cannabis license or permit ever held by the business or application; and

(4) any sanctions for unlicensed/unpermitted commercial cannabis activity ever imposed by a state or local agency against the business or applicant. Describe any special qualifications or licenses of the applicant that would add to the number or quality of services that the proposed Storefront Retailer would provide, especially in areas related to medicinal or scientific applications of cannabis or cannabis products.

Qualifications of owners:

The owners of the proposed Railroad Clinica Center cannabis retail outlet in Suisun come with a wealth of knowledge and experience in the medical cannabis and security fields. Ana is currently CEO of E&A Family Venture Holdings, which holds local permits for a retail location in Pacifica as well as being the vice president of Better Health Group Inc. in Vallejo. The license and permit information is attached

There has been no administrative order or civil judgment ever entered against the business or applicant for violation of labor standards. There has been no suspension or revocation of a state or local cannabis license or permit ever held by the business or applicant, or any sanctions for unlicensed/unpermitted commercial cannabis activity ever imposed by a state or local agency.

Ana is also currently employed at Kaiser Permanente, demonstrating her commitment to education and growth in the medical field. Ana Garcia has been with Better Health Group (BHG) in the City of Vallejo since 2016 bringing quality products and services to the region's medical cannabis patients. The BHG dispensary continues to pursue that mission today as it serves the broader community under the new regulatory framework. The benefits for area residents extend well beyond the organization's demonstrated experience and expertise in therapeutic applications of cannabis products and formulations. BHG's level of involvement with local organizations and charitable causes reflects Ana's ongoing commitment to the community at large as well.

Local organizations supported by BHG include Rebuilding Together, Neighborhood Rising, andLoma Vista Farms. During the fires in the area over the last few years, they helped organize relief funds, clothing, canned food drives and toy drives for those affected during the holidays. BHG recently partnered with members of the Vallejo Cannabis Industry Association to improve the pedestrian crosswalk on a dangerous thoroughfare used by students of Grace Patterson Elementary School. That combination of experience and dedication speaks to the value Ana brings to the City of Suisun as a local cannabis business owner.

As pioneers in a city that began the process of regulating the local cannabis industry relatively early, Better Health Group has worked responsibly with local government to help develop a regulatory framework for the cannabis industry in Vallejo. Their integrity and determination to remain transparent and legally compliant during a sometimes-contentious political process has earned the appreciation of City officials. That spirit of cooperation and experience with local government on the part of the owners will ease the process of integrating a new retail cannabis storefront into the Suisun community.

The applicant's combined depth of industry knowledge and available resources to draw from dramatically lowers the risk of failure for a startup cannabis business in what has become a complex and rapidly changing regulatory and business environment. The owner enjoys an extensive set of trusted relationships with well-established industry producers and distributors, which confers a measure of stability in a dynamic marketplace subject to short term fluctuation in the product supply chain.

Members of the local community stand to benefit from the owner's many years of combined experience in guiding medical patients in the use of cannabis products. With little in the way of hard science currently available, there is simply no substitute for the knowledge gained by working directly with patients and learning from their responses to the array of product formulations available today. The applicants look forward to working with Suisun residents who can benefit from the therapeutic applications of cannabis products, and sharing their expertise developed over years of hands-on experience.

The owners are professionally qualified to train locally hired managers and team members, and provide them with practical working knowledge in what is an undisputed growth industry. Their long and continued success in operating retail outlets during a turbulent period for the nascent cannabis industry speaks to their competence and the value of the information they must impart. Ana and Juan look forward to sharing what they have learned to benefit the community of Suisun.

City of Pacifica

MARIJUANA PUBLIC SAFETY LICENSE

Issued to: Thomas Rodriguez

DBA: Rockaway Enterprises, LLC
450 Old County Rd.
Pacifica, CA 94044

License: #18-03
Expires: January 22, 2020

Signed: _____
Daniel Steidle
Chief of Police

2017311017 0

Secretary of State
Articles of Organization
Limited Liability Company (LLC)

LLC-1

FILED PMr
Secretary of State
State of California
NOV 16 2017
WES

IMPORTANT — Read Instructions before completing this form.

Filing Fee – **$70.00**

Copy Fees – First page $1.00; each attachment page $0.50; Certification Fee - $5.00

Note: LLCs may have to pay minimum $800 tax to the California Franchise Tax Board each year. For more information, go to *https://www.ftb.ca.gov.*

ICV **This Space For Office Use Only**

1. Limited Liability Company Name (See Instructions – Must contain an LLC ending such as LLC or L.L.C. "LLC" will be added, if not included.)

Rockaway Enterprises LLC

2. Business Addresses

a. Initial Street Address of Designated Office in California - Do not enter a P.O. Box	City (no abbreviations)	State	Zip Code
450 old county rd.	Pacifica	CA	94044
b. Initial Mailing Address of LLC, if different than Item 2a	**City (no abbreviations)**	**State**	**Zip Code**

3. Service of Process (Must provide either Individual **OR** Corporation.)

INDIVIDUAL – Complete Items 3a and 3b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
THOMAS	JAVIER	RODRIGUEZ	
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box	**City (no abbreviations)**	**State**	**Zip Code**
346 CONMUR ST.	SOUTH SAN FRANCISCO	CA	94080

CORPORATION – Complete Item 3c. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 3a or 3b

4. Management (Select **only** one box)

The LLC will be managed by:

☑ One Manager ☐ More than One Manager ☐ All LLC Member(s)

5. Purpose Statement (Do not alter Purpose Statement)

The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

6. The Information contained herein, including in any attachments, is true and correct.

Organizer sign here

THOMAS RODRIGUEZ
Print your name here

Clear Form Print Form

Secretary of State
Statement of Information
(Limited Liability Company)

LLC-12

19-E42105

FILED

In the office of the Secretary of State
of the State of California

NOV 25, 2019

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IMPORTANT — Read instructions **before completing this form.**

Filing Fee – $20.00

Copy Fees – First page $1.00; each attachment page $0.50;
Certification Fee - $5.00 plus copy fees

1. Limited Liability Company Name (Enter the exact name of the LLC. If you registered in California using an alternate name, see instructions.)

ROCKAWAY ENTERPRISES LLC

2. 12-Digit Secretary of State File Number	**3. State, Foreign Country or Place of Organization** (only if formed outside of California)
201733110178	CALIFORNIA

4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box 450 old county rd	City (no abbreviations) pacifica	State CA	Zip Code 94044
b. Mailing Address of LLC, **if different than item 4a** 346 conmur st	City (no abbreviations) south san francisco	State CA	Zip Code 94080
c. Street Address of **California** Office, if Item 4a is not in California - Do not list a P.O. Box 450 old county rd	City (no abbreviations) pacifica	State CA	Zip Code 94044

5. Manager(s) or Member(s)

If no **managers** have been appointed or elected, provide the name and address of each **member**. At least one name **and** address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an entity, complete Items 5b and 5c (leave Item 5a blank). Note: The LLC cannot serve as its own manager or member. If the LLC has additional managers/members, enter the name(s) and addresses on Form LLC-12A (see instructions).

a. First Name, if an individual - Do not complete Item 5b Thomas	Middle Name	Last Name Rodriguez	Suffix
b. Entity Name - Do not complete Item 5a			
c. Address 346 conmur st	City (no abbreviations) south san francisco	State CA	Zip Code 94080

6. Service of Process (Must provide either Individual **OR** Corporation.)

INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is **not** a corporation) SCOT	Middle Name	Last Name CANDELL	Suffix
b. Street Address (if agent is **not** a corporation) - **Do not enter a P.O. Box** 4040 Civic Center Dr Ste. 219	City (no abbreviations) SAN RAFAEL	State CA	Zip Code 94903

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

7. Type of Business

a. Describe the type of business or services of the Limited Liability Company
Retail

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix
b. Address	City (no abbreviations)	State	Zip Code

9. The Information contained herein, including any attachments, is true and correct.

11/25/2019	jorge espinoza	consultant	
Date	Type or Print Name of Person Completing the Form	Title	Signature

Return Address (Optional) (For communication from the Secretary of State related to this document, or if purchasing a copy of the filed document enter the name of a person or company and the mailing address. This information will become public when filed. SEE INSTRUCTIONS BEFORE COMPLETING.)

Name:

Company:

Address:

City/State/Zip:

Attachment to Statement of Information (Limited Liability Company)

LLC-12A Attachment

19-E42105

A. Limited Liability Company Name

ROCKAWAY ENTERPRISES LLC

This Space For Office Use Only

B. 12-Digit Secretary of State File Number

201733110178

C. State or Place of Organization (only if formed outside of California)

CALIFORNIA

D. List of Additional Manager(s) or Member(s) - If the manager/member is an individual, enter the individual's name and address. If the manager/member is an entity, enter the entity's name and address. Note: The LLC cannot serve as its own manager or member.

First Name	Middle Name	Last Name	Suffix
gregory	joseph	schoepp	
Entity Name			
Address: 543 tennessee st	City (no abbreviations): vallejo	State: CA	Zip Code: 94590
First Name: Juan	Middle Name	Last Name: Garcia	Suffix
Entity Name			
Address: 255 East pacific ave	City (no abbreviations): Fairfield	State: CA	Zip Code: 94533
First Name	Middle Name	Last Name	Suffix
Entity Name: E&A FAMILY VENTURE HOLDINGS			
Address: 1748 tuolumne st #73	City (no abbreviations): Vallejo	State: CA	Zip Code: 94589
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code
First Name	Middle Name	Last Name	Suffix
Entity Name			
Address	City (no abbreviations)	State	Zip Code

BUREAU OF CANNABIS CONTROL
CALIFORNIA

Bureau of Cannabis Control
(833) 768-5880

Adult-Use and Medicinal - Retailer License
Provisional
Storefront

LICENSE NO:
C10-0000256-LIC

VALID:
6/20/2019

LEGAL BUSINESS NAME:
BETTER HEALTH GROUP, INC.

EXPIRES:
6/19/2020

PREMISE:
3611 SONOMA BLVD
VALLEJO, CA 94590-2947

Non-Transferable

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

19-702066

State of California
Secretary of State

S

Statement of Information
(Domestic Stock and Agricultural Cooperative Corporations)
FEES (Filing and Disclosure): $25.00.
If this is an amendment, see instructions.
IMPORTANT – READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

90

FILED
Secretary of State
State of California
APR 16 2019

EF

This Space for Filing Use Only

1. CORPORATE NAME
BETTER HEALTH GROUP INC

2. CALIFORNIA CORPORATE NUMBER
C3207619

No Change Statement (Not applicable if agent address of record is a P.O. Box address. See instructions.)

3. If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no statement of information has been previously filed, this form must be completed in its entirety.
☐ If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed to Item 17.

Complete Addresses for the Following (Do not abbreviate the name of the city. Items 4 and 5 cannot be P.O. Boxes.)

	CITY	STATE	ZIP CODE
4. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE 3611 SONOMA BLVD, VALLEJO,, CA 94590			
5. STREET ADDRESS OF PRINCIPAL BUSINESS OFFICE IN CALIFORNIA, IF ANY 3611 SONOMA BLVD, VALLEJO,, CA 94590			
6. MAILING ADDRESS OF CORPORATION, IF DIFFERENT THAN ITEM 4 3611 SONOMA BLVD, VALLEJO,, CA 94590			

Names and Complete Addresses of the Following Officers (The corporation must list these three officers. A comparable title for the specific officer may be added; however, the preprinted titles on this form must not be altered.)

	ADDRESS	CITY	STATE	ZIP CODE
7. CHIEF EXECUTIVE OFFICER/ MORGAN LINDSEY HANNIGAN	385 EL CAMINO REAL, VALLEJO,, CA 94590			
8. SECRETARY JUSTINE MARIANA BARAJAS	420 REIS AVE,, VALLEJO,, CA 94590			
9. CHIEF FINANCIAL OFFICER/ NATHAN ALLEN COWHEARD	127 DARTHOUTH PL,, BENICIA,, CA 94510			

Names and Complete Addresses of All Directors, Including Directors Who are Also Officers (The corporation must have at least one director. Attach additional pages, if necessary.)

	ADDRESS	CITY	STATE	ZIP CODE
10. NAME NATHAN ALLEN COWHEARD	127 DARTHOUTH PL,, BENICIA,, CA 94510			
11. NAME MORGAN LINDSEY HANNIGAN	385 EL CAMINO REAL, VALLEJO,, CA 94590			
12. NAME ANA GARCIA	3611 SONOMA BLVD, VALLEJO,, CA 94590			

13. NUMBER OF VACANCIES ON THE BOARD OF DIRECTORS, IF ANY:

Agent for Service of Process If the agent is an individual, the agent must reside in California and Item 15 must be completed with a California street address, a P.O. Box address is not acceptable. If the agent is another corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and Item 15 must be left blank

14. NAME OF AGENT FOR SERVICE OF PROCESS
NATHAN ALLEN COWHERD

	CITY	STATE	ZIP CODE
15. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL 3611 SONOMA BLVD, VALLEJO,, CA 94590			

Type of Business

16. DESCRIBE THE TYPE OF BUSINESS OF THE CORPORATION
RETAIL

17. BY SUBMITTING THIS STATEMENT OF INFORMATION TO THE CALIFORNIA SECRETARY OF STATE, THE CORPORATION CERTIFIES THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.

DATE	TYPE/PRINT NAME OF PERSON COMPLETING FORM	TITLE	SIGNATURE
04/16/2019	L C	PREPARER	

2.10 Site Control

Applicant Jaime Corona owns the parcel proposed for construction of a new retail cannabis facility. The address is 1348 Blossom Avenue in Suisun and the parcel number is 0037-170-110. See the attached evidence of ownership.

Property Detail Report

For Property Located At :
1348 BLOSSOM AVE, SUISUN CITY, CA 94585-1807

CoreLogic RealQuest Professional

Owner Information

Photos Available (03/19/2010)

Owner Name:	CORONA JAIME T/CORONA LYDIA
Mailing Address:	1316 BLOSSOM AVE, SUISUN CITY CA 94585-1807 C004
Vesting Codes:	HW / / CP

Location Information

Legal Description:	LOCKE PADDON COLONY 4 LOT 40		
County:	SOLANO, CA	APN:	0037-170-110
Census Tract / Block:	2527.07 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	LOCKE-PADDON COLONY
Legal Book/Page:		Map Reference:	108-A3 /
Legal Lot:	40	Tract #:	
Legal Block:		School District:	FAIRFIELD SUISUN CRY
Market Area:		School District Name:	FAIRFIELD SUISUN CRY
Neighbor Code:		Munic/Township:	SUISUN CITY

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	10/01/2019 / 09/23/2019	1st Mtg Amount/Type:	/
Sale Price:	$100,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	68800	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:	NORTH AMERICAN TITLE		
Lender:			
Seller Name:	NUNEZ EDGAR J T		

Prior Sale Information

Prior Rec/Sale Date:	02/26/2007 / 02/21/2007	Prior Lender:	
Prior Sale Price:	$151,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	22764	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:		Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:		Finish Bsmnt Area:		Pool:	
Bath(F/H):	/	Basement Type:		Air Cond:	
Year Built / Eff:	/	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:	Building Permit				

Site Information

Zoning:	COMM	Acres:	0.35	County Use:	VACANT SFR LOT < 1 ACRE (1116)
Lot Area:	15,246	Lot Width/Depth:	x	State Use:	
Land Use:	RESIDENTIAL (NEC)	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$127,969	Assessed Year:	2019	Property Tax:	$1,645.22
Land Value:	$127,969	Improved %:		Tax Area:	005037
Improvement Value:		Tax Year:	2019	Tax Exemption:	
Total Taxable Value:	$127,969				

2.11 Neighborhood Compatibility- Good Neighbor Policy

See Section 2.1 for the site plan for this project. The proposed site at 1348 Blossom Ave. is currently occupied by an equipment storage lot behind a six foot wooden fence. There are residences within 600 feet of the site including some relatively recently developed properties to the south along Amber Drive. A large vacant parcel lies across Blossom Ave. to the east and additional residences sit across Railroad Ave on the north side.. To the west along Railroad is a commercial development housing construction related business and a pet crematorium.

Jaime Corona is the property owner and local resident who will be an owner of the proposed Railroad Clinica retail cannabis business. He has discussed the project with the immediate neighbors and local residents. Their concerns center around the visual impacts of the project and the potential to affect local property values. The good neighbor policy for this project demand a high standard for visual appeal and maintenance of an a clean and welcoming appearance.

The applicants intend to develop and operate a commercial cannabis retail facility on the site that will enhance the safety and desirability of the surrounding neighborhood, while acting promptly to address any perceived negative impacts to neighboring properties and businesses. The unsightly fenced equipment storage yard will be replaced by an attractive new building and landscaped lot with ample parking. In addition to providing a valuable service to nearby residents, the addition of a vibrant new business in an attractive setting will enhance local property values.

The business will provide a positive retail experience for customers with a fluid floor plan and quality interior and exterior design and finish materials. The entrance will be clear and attractive with discreet signage containing no logos or information to identify, advertise, or list the services or the products offered. The owners will secure a sign permit from the City and follow all applicable signage ordinance provisions. No window displays of products or accessories will be visible from the exterior, and a friendly and watchful security presence will prevent any nuisance impacts associated with unwanted loitering. The operators and security guards will ensure that no cannabis consumption takes place on or in the immediate vicinity of the premises, and signs will be posted at the exit to remind customers that consumption on the premises is prohibited.

Neighbors of proposed commercial cannabis businesses often voice concerns with the potential for the release of nuisance odors. The strong odors often associated with cannabis result from either burning the plant material, or from the terpene compounds produced by living cannabis flowers near the end of a cultivation cycle. Since cannabis consumption of any sort will not be permitted on or near the premises, and the volatile terpenes have largely dissipated from the dried and cured flowers sold by retailers, neither of those sources will have a significant impact on neighboring businesses. All products arrive at the retail premises already sealed and packaged for sale, and any slight plant odor remaining in the sales area can easily be scrubbed by carbon filtration before exiting the premises if it poses any nuisance to neighboring residents.

Retail cannabis operations generate very little waste, mostly cardboard and whatever trash is generated by employees during the course of the workday. Garbage and refuse on this site will not be accumulated or stored for more than seven calendar days, and will be properly disposed of before the end of the seventh day in a manner prescribed by the solid waste hauler or local enforcement agency. All waste, including but not limited to refuse, garbage, green waste, and recyclables, will be disposed of in accordance with local and state codes, laws and regulations. Employees will maintain the exterior of the premises and keep the surrounding area clean and free of litter. Loitering is not allowed on the premises.

The applicants will actively engage with the operators of neighborhood residents to address any concerns they might have with regard to operation of the commercial cannabis business. The owners will provide neighbors with the name and number of a community relations representative for the cannabis retailer who will be readily available to deal with any issues that arise. The applicants will look for opportunities to cooperate with neighboring businesses and residents to enhance security and protect property.

The operators plan to capitalize on the location and make the Suisun cannabis retail outlet a destination for shoppers from neighboring communities. The convenient access combined with a pleasant shopping experience will encourage repeat customers and word of mouth advertising. The applicants intend to build a business that will be a consistently positive influence in the neighborhood and provide a valuable service while enhancing local property values.

Neighborhood Engagement Log

Date	Name	Address	Field Notes	Translation
4/30/2020	[redacted]		"I have no problem with it" let's make the area look better"	
4/30/2020			"I'm all for it, I am patient myself glad to be able to pick my medicine close by"	
4/29/2020			"Ya es tiempo de limpien la zona" conmigo está bien le dará más calor a la zona"	It's about time they clean up the area. "It will bring more value to the area
4/29/2020			"Buena idea abra trabajos"	Good idea there will be jobs.
4/20/2020			"Gracias a dios voy a poder hacer algo con la propiedad y limpiar la zona"	"Thanks to god I will be able to do something with the property and clean up the area"

2.12 Community Benefits

The proposed retail cannabis business will make a significant contribution to the local economy by generating local tax revenue and funding government services, providing employment and training for local residents in a major growth industry, and drawing customer traffic to an area with a number of local and national retail businesses. The owners have a long history of involvement in the local business community and support for local charitable causes, and intend to continue that tradition in Suisun City.

A calculation of projected local special cannabis tax revenue is included in the Business Plan Proforma Income Statement. Over the first three years of operation the forecast predicts the City would collect $341,000 in special taxes for the general fund alone. The business expects to draw in a significant volume of traffic from the Fairfield area, and some of those customers will patronize nearby retail businesses as well.

The applicants will provide local residents with living wage jobs and the opportunity to gain valuable knowledge and experience in a nascent industry under the guidance of experienced professionals. Local managers will learn how to successfully manage a retail cannabis business, including essentials like procurement and regulatory compliance. Sales floor employees will learn how to deliver quality customer service in the cannabis industry and become familiar with cannabis product formulations and their uses.

The company looks forward to working directly with the cities non-profit organizations and local businesses. Each month a selected staff member will volunteer their time to community organizations and charitable causes likes Mission Solano, the Salvation Army, the Suisun Marsh Program, and others. Meals-on-wheels is an outstanding business serving the community that helps feed many families. The company will reach out to them and look for ways to support their program as well.

The applicant has recently committed to a monthly donation to the Leaven program that goes directly to the organization and to a child in need. Falling behind in school is a major obstacle for any child to overcome, as is living in an at-risk neighborhood. The Leaven organization runes learning centers and programs that provide hundreds of hours of free homework help, academic enrichment, and mentoring to children. Kids come to The Leaven so they can learn, play, and grow, away from crime and other negative influences that surround their neighborhoods

The applicants have partnered with police activity leagues to unite law enforcement and communities by providing educational, athletic and life enriching youth programs that develop discipline, positive self-image, mutual trust and respect. Some were associated with the Fairfield-Suisun Boys and Girls Club and saddened by its demise. The applicants believe that we can recreate that image to better serve the youth in our communities by providing education, training, resources and networking opportunities.

The owners intend to work with the City and its residents to establish a successful and profitable business that will become a positive force in Suisun City with benefits that spread throughout the community. Those positive impacts will be felt both in the local economy, and in the quality of life for those with medical conditions that respond to therapeutic applications of cannabis. The applicants look forward to discussing the project in detail and will promptly supply any additional information needed evaluate the proposal.

THE LEAVEN

Dear , Three Forks Corp. DBA Railroad Clinica Center

You just made my day!
Thank you so much for generously supporting The Leaven. Your monthly reoccurring donation will provide life-changing programs to the most at-risk children in our communities.

Your gift will help bring after-school mentoring and tutoring services to low-income neighborhoods, where high drop-out rates and gangs threaten the community. In addition, your gift will help revitalize and strengthen neighborhoods, improving lives and providing opportunity to children.
Again, thank you for believing in The Leaven's programs. You are making a difference in the lives of the children we serve!

Mark Lillis
Executive Director

STATE OF CALIFORNIA
BCIA 8016
(Rev. 05/2018)

2.13

REQUEST FOR LIVE SCAN SERVICE

Print Form | Reset Form

Applicant Submission

CA0480500
ORI (Code assigned by DOJ)

Authorized Applicant Type

CANNABIS BUSINESS APPLICATION
Type of License/Certification/Permit OR Working Title (Maximum 30 characters - if assigned by DOJ, use exact title assigned)

Contributing Agency Information:

SUISUN CITY POLICE DEPARTMENT
Agency Authorized to Receive Criminal Record Information

00482
Mail Code (five-digit code assigned by DOJ)

701 CIVIC CENTER BLVD
Street Address or P.O. Box

AMBER KENT
Contact Name (mandatory for all school submissions)

SUISUN CITY — City
CA — State
94585 — ZIP Code

707-421-73
Contact Telephone Number

Applicant Information:

Garcia
Last Name

Ana — First Name
K — Middle Initial
Suffix

Other Name (AKA or Alias) Last: Espinoza

First
Suffix

[redacted]
Date of Birth

Sex ☐ Male ☒ Female

[redacted]
Driver's License Number

5'2 — Height
140 — Weight
Brown — Eye Color
Black — Hair Color

Billing Number
(Agency Billing Number)

CA
Place of Birth (State or Country)

[redacted]
Social Security Number

Misc. Number
(Other Identification Number)

Home Address [redacted]
Street Address or P.O. Box

Your Number:
OCA Number (Agency Identifying Number)

Level of Service: ☒ DOJ ☐ FBI
(If the Level of Service indicates FBI, the fingerprints will be used to check the criminal history record information of the FBI)

If re-submission, list original ATI number:
(Must provide proof of rejection)

Original ATI Number

Employer (Additional response for agencies specified by statute):

Employer Name

Mail Code (five digit code assigned by DOJ)

Street Address or P.O. Box

City

State

ZIP Code

Telephone Number (optional)

Live Scan Transaction Completed By:

Jason Tastsides
Name of Operator

05/04/2020
Date

C-Dat
Transmitting Agency

SZ5
LSID

B125GAA649
ATI Number

57
Amount Collected/Billed

ORIGINAL - Live Scan Operator | SECOND COPY - Applicant | THIRD COPY (if needed) - Requesting Agency

STATE OF CALIFORNIA
BCIA 8016
(Rev. 05/2018)

2.1

3

REQUEST FOR LIVE SCAN SERVICE

Print Form | Reset Form

Applicant Submission

CA0480500
ORI (Code assigned by DOJ)

LICENSE CERT OR PERMIT
Authorized Applicant Type

CANNABIS BUSINESS APPLICATION
Type of License/Certification/Permit OR Working Title (Maximum 30 characters - if assigned by DOJ, use exact title assigned)

Contributing Agency Information:

SUISUN CITY POLICE DEPARTMENT
Agency Authorized to Receive Criminal Record Information

00482
Mail Code (five-digit code assigned by DOJ)

701 CIVIC CENTER BLVD
Street Address or P.O. Box

AMBER KENT
Contact Name (mandatory for all school submissions)

SUISUN CITY | CA | 94585
City | State | ZIP Code

707-421-73
Contact Telephone Number

Applicant Information:

CORONA
Last Name

JAIME | T
First Name | Middle Initial | Suffix

Other Name
(AKA or Alias) Last

First | Suffix

[redacted]
Date of Birth

Sex ☑ Male ☐ Female

[redacted]

5-11 | 180LB | BRN | BLK
Height | Weight | Eye Color | Hair Color

Billing Number
(Agency Billing Number)

MEXICO
Place of Birth (State or Country)

[redacted]
Social Security Number

Misc. Number

Home Address [redacted]

Your Number:
OCA Number (Agency Identifying Number)

Level of Service: ☒ DOJ ☐ FBI
(If the Level of Service indicates FBI, the fingerprints will be used to check the criminal history record information of the FBI)

If re-submission, list original ATI number:
(Must provide proof of rejection)

Original ATI Number

Employer (Additional response for agencies specified by statute):

Employer Name

Mail Code (five digit code assigned by DOJ)

Street Address or P.O. Box

City | State | ZIP Code

Telephone Number (optional)

Live Scan Transaction Completed By:

Saif Ghabb SG 2073 Consulting
Name of Operator

5-4-2020
Date

Certifix
Transmitting Agency

JC8
LSID

F125(0)208
ATI Number

97
Amount Collected/Billed

ORIGINAL - Live Scan Operator | SECOND COPY - Applicant | THIRD COPY (if needed) - Requesting Agency

2.13

REQUEST FOR LIVE SCAN SERVICE

Print Form | Reset Form

Applicant Submission

CA0480500
ORI (Code assigned by DOJ)

Authorized Applicant Type

CANNABIS BUSINESS APPLICATION
Type of License/Certification/Permit OR Working Title (Maximum 30 characters - if assigned by DOJ, use exact title assigned)

Contributing Agency Information:

SUISUN CITY POLICE DEPARTMENT
Agency Authorized to Receive Criminal Record Information

00482
Mail Code (five-digit code assigned by DOJ)

701 CIVIC CENTER BLVD
Street Address or P.O. Box

AMBER KENT
Contact Name (mandatory for all school submissions)

SUISUN CITY — City
CA — State
94585 — ZIP Code

707-421-73
Contact Telephone Number

Applicant Information:

GARCIA-FLORES
Last Name

JUAN
First Name

J
Middle Initial

Suffix

Other Name (AKA or Alias) Last

First

Suffix

[redacted]
Date of Birth

Sex ☑ Male ☐ Female

[redacted]
Driver's License Number

5-08"
Height

300LB
Weight

BRN
Eye Color

BLK
Hair Color

Billing Number
(Agency Billing Number)

CALIFORNIA, USA
Place of Birth (State or Country)

[redacted]
Social Security Number

Misc. Number

Home Address [redacted]

Your Number:
OCA Number (Agency Identifying Number)

Level of Service: ☒ DOJ ☐ FBI
(If the Level of Service indicates FBI, the fingerprints will be used to check the criminal history record information of the FBI)

If re-submission, list original ATI number:
(Must provide proof of rejection)

Original ATI Number

Employer (Additional response for agencies specified by statute):

Employer Name

Mail Code (five digit code assigned by DOJ)

Street Address or P.O. Box

City — State — ZIP Code

Telephone Number (optional)

Live Scan Transaction Completed By:

SG2073 Consulting
Name of Operator

5-4-2020
Date

Certifix
Transmitting Agency

JCS
LSID

F125GAJ211
ATI Number

97
Amount Collected/Billed

ORIGINAL - Live Scan Operator | SECOND COPY - Applicant | THIRD COPY (if needed) - Requesting Agency

Section 2.14 Labor and Employment

The owners welcome the full support of labor, and believe that providing good jobs and training in a growth industry is one way of giving back to the local community. The applicants fully support the employees right to bargain collectively, and pledge to bargain in good faith regarding employee pay and benefits. The applicants have voluntarily entered into an Agreement in principal with the International Longshore and Warehouse Union, although that is not required by the State for cannabis businesses with less than twenty employees.

The Labor Peace Agreement between Three Forks Place Corp. DBA' Railroad Clinica Center and the ILWU establishes the procedures for ensuring an orderly environment for the exercise of employee's right to organize under a collective bargaining unit. The text of the agreement follows. The regional ILWU office is located at 1188 Franklin Street in San Francisco and the Lead Organizer for northern California is Agustin Ramirez. He can be contacted by email at: agustin.ramirez@ilwu.org or by phone (916) 606-4681.

There is little available at present in the way of educational institutions that offer training programs for prospective workers in the cannabis industry. The Oaksterdam University in Oakland is the only regional example of an institution that offers a comprehensive educational program for aspiring entrepreneurs and workers looking to enter this growth industry. The ILWU wants to set up a formalized apprenticeship program, and the applicants look forward to working with the union to institute such a program in the future that would provide those educational opportunities for local residents.

In the near term the local management and sales team will benefit from the guidance of two experienced operators who know how to successful manage cannabis retail outlets and provide quality customer service.

Employees will be compensated well above minimum wage. New employees start at $21/hour and become eligible for bonuses once they prove a good fit. The minimum for Supervisors is $30/hr, again with bonus opportunities. Managers earn a minimum of $40/hr and the company believes strongly in hiring local talent and promoting internally to reinforce the company culture.

The company finds that dedicated employees are its most important assets and takes great care of its workers by providing great benefits, 401K, vacation pay/sick pay and overall pay. In general, employees agree that the excellent pay and benefits, helpful management and awesome products are all great reasons to stay in the company's employ. As a company we look forward to hiring local workers and boost local employment. We anticipate creating ten or more jobs in the first year of operation with additional professional service opportunities.

The Table of Contents for the company's Employee Handbook follows the Labor Agreement.

Labor Peace Agreement
by and between
Three Forks Place Corp. (Employer)
and
International Longshore and Warehouse Union ("ILWU")

WHEREAS, Employer holds or intends to apply for one or more State Licenses to engage in commercial cannabis activity, and intends to become a licensee to engage in commercial cannabis activity, as such terms are defined by section 19300 of the Business and Professions Code;

WHEREAS, Employer desires to construct and operate commercial cannabis activities within the Union's geographic jurisdiction, and desires to do so without disruption, unrest or delay that may be occasioned by labor disputes;

WHEREAS, the Union seeks a means of efficiently and amicably resolving disputes relating to its potential representation of employees engaged in the industry in which Employer seeks to operate;

WHEREFORE, the Parties voluntarily enter into this agreement, which shall be binding on them and hereby establish the following procedure for the purpose of ensuring an orderly environment for the exercise by employees of their rights under section 7 of the National Labor Relations Act ("NLRB"), in order to comply with California law, and to avoid picketing and/or other economic action directed at the Employer in the event Union decides to conduct an organizing campaign among the Employers' employees:

1. This Agreement shall cover the following bargaining unit at the employer's location/s in Placerville, California.

   A. All full-time and part-time employees employed in all jobs constituting "commercial marijuana activity" as defined in Section 26001 and/or "commercial cannabis activity" as defined in Section 19300.5 of the California Business and Professions Code at the Employer's operation in Placerville, California, excluding all managerial employees, office clericals employees, guards, and supervisors as defined in the National Labor Relations Act ("NLRB").

The employer agrees that these Bargaining Unit Employees share a strong "community of interest" and therefore constitute "an appropriate bargaining unit" as these quoted terms are defined under the NLRB, for the purpose of exclusive representation and collective bargaining by the Union in the event the Union makes a showing of majority status as detailed in paragraph 2 below.

2. The Employer shall recognize and bargain in good faith with the Union as the exclusive representative of all employees in the dispensary bargaining unit upon the Union's showing that a majority of the respective bargaining unit employees have authorized the Union to represent them for the purpose of collective bargaining.

3. The term "Employer" shall be deemed to include any person, firm, partnership, corporation, joint venture, or other legal entity that substantially controls or is substantially under the control of the Employer covered by this Agreement or one or more principal(s) of the Employer covered by this Agreement.

4. The Employer shall remain neutral with respect to the Union and its representation of employees covered by this agreement. The Employer will not take any action nor make any statements that will directly or indirectly state of imply opposition by the Employer to the selection by such Employees of a collective bargaining agent, or reference for or opposition to any particular union as a bargaining agent.

5. The Union may engage in organizing efforts in non-work areas during employees' non-working times (before work, after work, or on meal or rest breaks) and/or during such other periods as the parties may mutually agree upon. The Employer will make arrangements to permit these conversations to be held in an area where the employee(s) will be able to speak to the Union representatives without monitoring by the Employer, subject to the Employer's legally mandated worksite requirements for security and safety.

6. During the life of this Agreement, and except for a material breach of these provisions going to the essence of this Agreement, the Union will not engage in picketing or other economic activity at the Employer for the purpose of obtaining recognition. This paragraph will expire upon the Employer's recognition of the Union as the representative of the employees.

7. Within ten (10) days following receipt of written notice of intent to organize employees, the employer will furnish the Union with a list of all its full-time and part-time non-supervisory and non-management employees engaged in commercial cannabis activities, the Employer shall provide to the Union the names, home addresses, personal telephone numbers, including cell phone number(s), and personal email addresses of these employees. The Employer shall update this list regularly and no less often than ten (10) working days, if requested in writing by the Union. The Union will keep employee names, addresses, telephone numbers and email addresses confidential and not use them for any other purposes than for the purposes of this Agreement. The lists provided by Employer shall be used, and be regarded as a conclusive eligibility list for the purpose of determining whether the Union enjoys a majority of support among the employees. Any disputes regarding eligibility, the eligibility list, or the sufficiency or authenticity of the Union's showing of majority status shall be determined by a mutually agreed neutral third party appointed to ascertain the majority status of the Union.

8. The parties agree that any dispute over the interpretation of application of this Agreement shall be submitted to expedited and final, binding arbitration with Matthew Goldberg serving as the Arbitrator. If he is unavailable to serve within fourteen (14) days of notification, then another mutually acceptable person shall be the arbitrator. If the parties cannot agree on a replacement arbitrator, then Mr. Goldberg shall designate one. The arbitrator shall have the authority to determine the arbitration procedures to be followed and to establish substantive and procedural rules for how to conduct the card check process to ensure a fair and reliable process that prevents the employer from knowing individual employee choices for or against the Union. The arbitrator

shall also have the authority to order the non-compliant party to comply with the Agreement. All arbitration costs shall be equally borne by the parties. The Superior Court of California in the county in which the Employer's facility at issue is located shall have exclusive jurisdiction in any action concerning arbitration under this agreement. The parties hereto agree to comply with any order of the arbitrator, which shall be final and binding, and furthermore consent to the entry of any order of the arbitrator as the order of judgement of the court, without entry of findings of fact and conclusions of law.

9. To the extent one or more terms of this agreement are determined to be invalid by a court of law or by a final decision of an administrative agency that is appealable only to a court of law, the remaining provisions shall be unaffected and shall remain in force and effect.

10. The parties warrant that their respective representatives who have executed this agreement have full authority to bind and obligate the parties to the terms set forth herein.

11. Under no circumstance in the initial year following recognition will the Employer withdraw recognition or seek an NLRB election unless it is legally compelled to do so.

12. This Agreement shall be in full force and effect from the date it is fully executed on behalf of the Employer and the Union for a period of two (2) years or upon recognition of any union including the Union as the exclusive collective bargaining representative of the Employer's employees, whichever is sooner.

Agreed and accepted this 5 date of May, 2020

By: _____ _____
Employer's Name Signature

Title: _____
For: Three Forks Place Corp.

By: _____ _____
Name: Signature

Title: _____
For: International Longshore and Warehouse Union

2.14

RAILROAD CLINICA CENTER WILL UTILIZE APPLIED UNDERWRITER A FULL SERVICE PAYROLL COMPANY THAT PROVIDES,PAYROLL SERVICE, WORKERS COMP INSURANCE, AND HR AS WELL AS FULL TAX REPORTING. SOME SERVICES PROVIDED FOR APPLIED UNDERWRITER ARE

1.**Employment Applications**

They stay on top of the constantly changing employment laws and regulations and always provide the most up-to-date employment applications.

2.**Employment Protection Programs**

full scope of programs helps deter workplace problems.

3.New Hire Background Checks

4.Drug Testing

easy-to-use kits that provide immediate test results. Testing not only identifies employees who may pose a potential risk in worksite safety, but serves as a deterrent in keeping drugs out of the workplace.

5.Safety Training Meetings

Our comprehensive library of safety training materials is easy to use, specific to your line of business and always ensures the latest OSHA compliance.

6.On-Call Loss Control

Our Loss Control Specialists are highly trained, informed professionals who can answer questions and recommend safety programs or a course of action for workplace safety and HR-related issues.

7.Some of the extra insurances coverage included

*Employment Practices Liability Insurance (EPLI)

*Employers Administrative Compliance Warranty

*Employers Tax Liability Warranty

*Safety Compliance Warranty

2.14

Executives and board members	Compensation will vary based on performance Minimum 100,000 A year
Manager	Minimum hourly rate $40 plus bonus and tips
Supervisors	Minimum hourly rate $30 plus bonus
Associate,budtenders,	Minimum starting wage will be $21 hourly plus tips and bonus Annual full time wage about $40,000

Sales Manager x1	
Operations Manager x1	
Warehouse Manager x1	
Compliance manager x1	
Sales supervisor x2	
Floor supervisor x2	
Warehouse associate x 2	
Budtender associate x 8	

Employee Handbook
Railroad Clinica Center

Revised 4/01/2020

2.15 Proposed Location

The proposed site of the Railroad Clinica Center retail cannabis business is located at 1348 Blossom Avenue on the southwest corner at the intersection with Railroad Avenue. The parcel number is 0037-170-110 and it lies in a Commercial Services and Fabrication (CSF) zone. The site is not within 600 feet of a K-12 school, commercial daycare center, or center.

To the east across Blossom Avenue lies a large vacant parcel. To the southeast are some relatively recently developed residential neighborhoods along Amber Drive and Sarah Way. Southwest of the site are more widely scattered residences and a commercial development housing various construction-related businesses and a pet crematorium. To the northeast across Railroad Ave. there are more residential neighborhoods along Scott Street and Matthew Drive. To the north and northeast across Railroad lie more dispersed residential properties.

2.16 Compliance with City Regulations

The business will comply with all State regulations as well as the provisions of Chapter 18.49 and all other applicable City laws and regulations. Commercial activities will be conducted in a fully enclosed building with the exception of home delivery. The public will only be allowed into the reception/lobby area and sales floor during normal business hours.

No cannabis or cannabis products will be visible from the public right-of-way. No person under 21 years of age will be allowed to access any portion of the premises at any time. Signs will be posted conspicuously indicating that minors are prohibited from entering the site.

The premises will maintain the required lot setbacks pursuant to the City standards applicable to the underlying zoning district in which the premises are located. The premises will be equipped with an air treatment system sufficient to ensure that off-site odors will not result from its activities. The premises will be designed to provide sufficient odor-absorbing ventilation and exhaust systems so that any odor generated inside the location is not detected outside the building, on adjacent properties or public rights-of-way.

Public access will be through a single secured vestibule area designed to allow confirmation of identification prior to entering the lobby/reception area. All areas where cannabis or cannabis products are stored will be separated from any areas which are available to public access, and will be secured by lock accessible only to authorized personnel of the commercial cannabis operation. All authorized personnel will wear identification badges issued by the owner of the operation that conform with the State requirements.

The premises will be equipped with high definition security cameras which will be installed and maintained in good working condition at all times. The camera system will be operating seven days a week twenty-four hours a day. It will be capable of monitoring all doors, windows, parking lot and any areas where cannabis and cannabis products will be displayed or stored, areas adjacent to the exterior walls of all buildings and structures on the premises, and other areas deemed necessary by the Director. Recordings will be saved for at least 90 days, and the system will be capable of exporting the recorded video in a standard format to a common medium like a USB drive. Recordings will be made available to the City immediately on request and remote login information provided to the City Police Department. The premises will have sufficient lighting such that all areas monitored by the surveillance camera system will be visible to all cameras of the system at all times.

Adequate lighting will be installed to support video surveillance at all hours.Building entry and exit lobbies must be illuminated to 5 fc/50 lux, and main storage rooms will be illuminated to a minimum of 30 fc/300 lux when in use. Indoor lighting levels must support interior video surveillance design, and will not be on a switchable circuit and will not be lower than 0.25 fc at any time.

Exterior lighting will be sufficient to enable the identification of all people and activity 24 hours per day, in any weather, and must deter concealment in all locations where video camera coverage is installed. All exterior lighting during the hours of darkness will be a minimum of 1 foot-candle uniform at plane, dependent on the range and angle of view, for all areas except walkways and loading docks. Exterior lighting will not be on any form of switched circuit. Exterior walkways will be illuminated to 3 fc/30 lux at plane. Loading areas will be illuminated to 5 fc/50 lux at plane when in use during hours of darkness and to 3 fc/30 lux when not in use during hours of darkness. Vehicular entry and exit points will be illuminated to 3 fc/30 lux. Parking lots awill be illuminated to 2 fc/20lux and perimeter fencing/walls surrounding high value spaces will be illuminated to 2 fc/20lux.

Sensors will be installed to detect entry and exit from all secured areas. The premises will be equipped with a centrally-monitored fire and burglar alarm system and monitored by an alarm company properly licensed by the State of California Department of Consumer Affairs Bureau of Security and Investigative Services in accordance with Business & Professions Code Sections 7590 et seq., and whose agents are properly licensed and registered under applicable law, all subject to approval by the Director.

The premises will have one or more secured transport areas from which all vehicular transportation of cannabis and cannabis products to and from the premises will occur.
At least one security guard licensed by and in good standing with the Bureau of Security and Investigative Services shall be on the premises at all times. The number of security personnel required to be present on any premises at any time, or at all times, may be adjusted as deemed necessary by the Director in consultation with the City‘s Chief of Police.

If security bars for doors or windows are used, security bars will be placed on the interior side of doors and windows, and must comply with applicable State building standards. The operation will designate an employee to act as a liaison to the City and its Police Department and will provide the City and its Police Department with the phone number and email address of the liaison. The liaison will be reasonably available to meet with City or Police Department official representatives as requested by the City or its Police Department.

The cannabis operation will report any of the following occurrences to the Police Department within twenty-four (24) hours of discovery:
a. Suspected theft of inventory or equipment, or significant related unexplained discrepancies
b. Security breaches, including but not limited to burglaries;
c. Loss or unauthorized alteration of records subject to City inspection pursuant to this chapter; and
d. Any criminal activity or suspected criminal activity taking place on the premises.

The operation will have the capacity to remain secure during a power outage and access doors with locks will not be controlled solely by an electronic access panel.

The commercial cannabis operation will maintain insurance coverage in amounts satisfactory to the Director in compliance with all applicable insurance requirements as provided for by this chapter, local law and State law. Minimum insurance levels will be determined by the Director after an assessment of the risks posed by the commercial cannabis operation, including provision for meeting the requirements of Section l8.49.13O(A)(l). The City will be named as an additional insured on all required policies.

The operation will maintain the following records on~site in paper or electronic form: The full name, address, and telephone number of the owner and any lessee of the property. The name, date of birth, and telephone number, and job title or position of each employee of the commercial cannabis operation. Copies of all required State licenses will be maintained along with an inventory record documenting the dates and amounts of cannabis and cannabis products received at the site, the daily amounts of cannabis and cannabis products on the site, and the daily amounts of cannabis and cannabis products leaving the site for any reason, including but not limited to sale, delivery and distribution.

On-site records will include written accounting of all expenditures, costs, revenues and profits of the commercial cannabis operation, including but not limited to cash and in-kind transactions. Copies of all insurance policies held by or related to the commercial cannabis operation, the commercial cannabis operation's financial statement and tax return for the most recent previous year, and a copy of the required valid and current State license and City-issued commercial cannabis business permit will be maintained on the premises. All records required to be maintained by commercial cannabis operations will be maintained for three years and are subject to immediate inspection upon request by the City, subject to applicable State and federal law requirements relating to medical confidentiality or other applicable privacy restrictions.

All employees will submit to fingerprinting and criminal background checks by the City. No individual convicted within the last ten years of a felony substantially related to the qualifications, functions or duties of an employee of a commercial cannabis operation (such as a felony conviction for distribution of controlled substances other than cannabis, money laundering, racketeering, etc.) will be involved in the operation or ownership of the
commercial cannabis business, unless such employee has obtained a certificate of rehabilitation (expungement of felony record) under California law or under a similar federal statute or state law where the expungement was granted.

All employees and owners will possess a valid government issued (or equivalent) form of identification containing an identifying photograph of the employee, the name of the employee, the date of birth of the employee, and the residential address of the employee or owner. Color copies of such identification will be maintained at the location of the commercial cannabis operation.

The commercial cannabis operation will ensure at all times that all cannabis and cannabis products on-site remain free of harmful contaminants, including but not limited to pesticides, mold and fungus. Commercial cannabis operations will establish, implement, and at all times maintain

written procedures to ensure compliance with this subsection. (No specific measures are needed for retail cannabis operations as all products arrive prepackaged, controlled for moisture content, and safety tested for pesticides, mold, and other contaminants.)

The commercial cannabis operation will ensure that litter and waste are properly and regularly removed from the premises and disposed of in accordance with applicable law. Retail cannabis operations generate very little waste in general, and no hazardous or organic waste resulting from normal operation. The commercial cannabis operation will not result in a nuisance or adversely affect the health, welfare, or safety of nearby persons by creating dust, glare, heat, noise, noxious gases, odors, smoke, traffic, vibration, or other impacts, or be hazardous due to use or storage of materials, processes, products or waste. The owners will promptly and diligently both prevent as well as eliminate conditions on the site of the commercial cannabis operation that constitute a nuisance. The commercial cannabis business owner will remove all graffiti from the site and parking lots under the control of the commercial cannabis business permittee within twenty-four hours of its application.

The retailers will operate only in a Commercial Services Fabricating zone. The storefront will be open to the public only during normal operating hours, limited to 8:00 am. to 10:00 p.m., Monday through Sunday.

The storefront will have an operable electronic point-of-sale system, which produces historical transactional data available for review by the Director upon request, on the premises of the storefront retailer at all times during operating hours. All retail sales of cannabis and cannabis products transacted by the storefront retailer will be entered into or otherwise recorded by the electronic point-of-sale system.

A manager will be present on the premises of the storefront retailer at any time that any person, other than security personnel, is on the premises. Smoking, ingesting or consuming cannabis or cannabis products will only take place within a designated approved consumption area/lounge in accordance with this ordinance and State Law, and will not take place at or within 20 feet of the premises of the storefront retailer.

The storefront retailer will not provide free cannabis or cannabis products, except in accordance with Title l6, Section 5411 of the California Code of Regulations, and as may be amended.
The storefront retailers will not sell mature or flowering plants or dispense alcohol from their premises, and no alcohol will be consumed on the premises.

Odor control devices and techniques will be used to prevent odors from cannabis or cannabis products from becoming both detectable off of the premises, in compliance with Section l8.49.l5O(G), and from becoming detectable beyond reasonable levels (as determined by the Director) inside the premises. Proof of the required State license and City-issued commercial cannabis business permit, and a copy of all requests/orders for deliveries being made, will

be carried at all times in vehicles being used to make deliveries on behalf of the storefront retailer, and will be immediately available upon request from law enforcement officers.

The storefront retailer will take reasonable steps to discourage and correct activities or conditions that are illegal or that constitute a nuisance in parking areas, sidewalks, alleys and other areas surrounding or adjacent to the premises of the storefront retailer during operating hours, if such conduct is related to the storefront retailer operation or any of its owners, managers, employees, agents, representatives, contractors, or customers. Reasonable steps will include immediately calling the police upon observation of any such activity, and requesting that any person engaging in such activity immediately cease the activity, unless personal safety would be at risk in making the request.

A consumption cafe/lounge will have a licensed premises that is a physical location from which commercial cannabis activities are conducted. The consumption cafe/lounge will only sell cannabis or cannabis products to adults 21 years of age or older for onsite consumption, either through smoking, vaping, or ingestion of edible or topical products. The space occupied by a consumption cafe/lounge will be definite and distinct from the space where other activities licensed under this division are exercised, and shall be accessed through a separate entrance.

Delivery of medicinal and adult-use cannabis and cannabis products for retail sale will be subject to the limitations and operating regulations of Section l8.49.l6O(C). The operators will only engage in deliveries of cannabis and cannabis products within the City if properly licensed or permitted to engage in cannabis deliveries by both the State of California as well as the originating jurisdiction of the delivery.No delivery of cannabis or cannabis products will be made to any person other than the person who requested the delivery, except, for deliveries of medicinal cannabis or medicinal cannabis products, when the person requesting the delivery is a qualified patient and the person receiving the delivery is his or her primary caregiver, or vice versa.