

CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov



CITY OF
HAYWARD
HEART OF THE BAY

Agenda

Thursday, January 27, 2022

7:00 PM

Remote Participation

Planning Commission

SPECIAL PLANNING COMMISSION MEETING

COVID-19 Notice: Consistent with Assembly Bill 361/Government Code 54953(e), the Planning Commission meeting includes teleconference participation by all Planning Commission members and the public.

How to watch the meeting from home:

1. Comcast TV Channel 15
2. Live stream <https://hayward.legistar.com/Calendar.aspx>
3. YouTube Live stream: <https://www.youtube.com/user/cityofhayward>

How to submit written Public Comment:

Send an email to cityclerk@hayward-ca.gov by 3:00 p.m. the day of the meeting. Please identify the Agenda Item Number in the subject line of your email. Emails will be compiled into one file, distributed to the Planning Commission and staff, and published on the City's Meeting & Agenda Center under Documents Received After Published Agenda. Written comments received after 3:00 p.m. that address an item on the agenda will still be included as part of the record.

How to provide live Public Comment during the meeting:

Please click the link below to join the webinar:

<https://hayward.zoom.us/j/83193132078?pwd=Wm9TRmhOYTZaSElNYk9BQitSNVVzZz09>

Webinar ID: 831 9313 2078

Passcode: PCmt1/27@7

Or Telephone:

US: +1 669 900 6833 or +1 253 215 8782

Webinar ID: 831 9313 2078

Passcode: 4013837053

A Guide to attend virtual meetings is provided at this link: <https://bit.ly/3jmaUxa>

CALL TO ORDER**ROLL CALL****PUBLIC COMMENTS**

The PUBLIC COMMENTS section provides an opportunity to address the Planning Commission on items not listed on the agenda. The Commission welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Commission is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff for further action.

ACTION ITEMS

The Commission will permit live public comment as each item is called at the time indicated by the Meeting Chair.

PUBLIC HEARING

For agenda item No. 1, the decision of the Planning Commission is final unless appealed. The appeal period is 10 days from the date of the decision. If appealed, a public hearing will be scheduled before the City Council for final decision.

- 1** [PH 22-002](#) Proposed Cannabis Cultivation, Manufacturing, and Distribution Facility Located at 2459 Radley Court (Assessor Parcel No. 439-0058-061-00) Requiring Approval of Conditional Use Permit and Administrative Use Permit Application No. 202101300. Alberto Giannecchini, Mijosa LLC dba G3 Consumables, Inc. (Applicant); Giannecchini Holdings, LLC (Owner).

Attachments: [Att I Staff Report](#)
[Att II Findings for Approval](#)
[Att III Conditions of Approval](#)
[Att IV Project Plans](#)
[Att V Business Plan and Operations Summary](#)
[Att VI Security Plan](#)
[Att VII Environmental Plan](#)

APPROVAL OF MINUTES

- 2 [MIN 22-011](#) Minutes of the Planning Commission Meeting of December 9, 2021

Attachments: [Attachment I Draft Minutes of December 9, 2021](#)

COMMISSION REPORTS

Oral Report on Planning and Zoning Matters

Commissioners' Announcements, Referrals

ADJOURNMENT

NEXT SPECIAL MEETING, FEBRUARY 10, 2022, 7:00PM

PLEASE TAKE NOTICE

That if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing.

PLEASE TAKE FURTHER NOTICE

That the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

****Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Permit Center, first floor at the above address. Copies of staff reports for agenda items are available from the Commission Secretary and on the City's website the Friday before the meeting.****

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 48 hours in advance of the meeting by contacting the City Clerk at (510) 583-4400 or TDD (510) 247-3340.



CITY OF HAYWARD

Hayward City Hall
777 B Street
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File #: PH 22-002

DATE: January 27, 2022

TO: Planning Commission

FROM: Elizabeth Blanton, AICP, Senior Planner

SUBJECT

Proposed Cannabis Cultivation, Manufacturing, and Distribution Facility Located at 2459 Radley Court (Assessor Parcel No. 439-0058-061-00) Requiring Approval of Conditional Use Permit and Administrative Use Permit Application No. 202101300. Alberto Giannecchini, Mijosa LLC dba G3 Consumables, Inc. (Applicant); Giannecchini Holdings, LLC (Owner).

RECOMMENDATION

That the Planning Commission approve the Conditional Use Permit for the proposed cultivation and manufacturing uses and an Administrative Use Permit for the proposed distribution use, based on the analysis set forth in this report and the required Findings (Attachment II), and subject to the Conditions of Approval (Attachment III).

SUMMARY

The applicant, Mijosa, is seeking approval of a Conditional Use Permit (CUP) and Administrative Use Permit (AUP) to occupy an existing approximately 29,000-square-foot industrial building located at 2459 Radley Court for the operation of a cannabis cultivation, manufacturing, and distribution facility. The cultivation and manufacturing components of the facility require approval of a CUP, while the distribution component requires approval of an AUP. The proposed project includes internal building upgrades and modifications to enhance security and allow for the safe operation of cannabis activities.

ATTACHMENTS

| | |
|----------------|--------------------------------------|
| Attachment I | Staff Report |
| Attachment II | Findings for Approval |
| Attachment III | Conditions of Approval |
| Attachment IV | Project Plans |
| Attachment V | Business Plan and Operations Summary |
| Attachment VI | Security Plan |
| Attachment VII | Environmental Plan |

File #: PH 22-002



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BACKGROUND

On October 30, 2017¹ and November 28, 2017², respectively, the Council enacted regulatory and land use ordinances authorizing cannabis businesses within the City of Hayward, subject to compliance with local and State regulations. At their October meeting, the Council also established a request for proposal (RFP) process by which the City would select commercial cannabis businesses. The process involved four stages to help differentiate applicants who meet the City's desired set of qualifications. These stages include:

1. Criminal Background Investigation
2. Competitive Scoring and Ranking
3. Proposal Interviews
4. City Council Approval

¹ October 30, 2017 City Council Minutes

<https://hayward.legistar.com/MeetingDetail.aspx?ID=570110&GUID=1F62F795-56FA-4667-9BD1-E5FDA22CB8C5&Options=info&Search=>

² November 28, 2017 City Council Minutes

<https://hayward.legistar.com/MeetingDetail.aspx?ID=573134&GUID=C82D348A-0412-4741-854C-23697F2AE444&Options=info&Search=>

The RFP process commenced on December 8, 2017. At that time, the City received 77 total applications for commercial cannabis companies. Four of these applications did not meet the background check requirements of the City's cannabis program; however, 73 applications were then sent to a neutral, third-party reviewer hired by the City to evaluate and score the proposals. Following an independent review by the outside consultants and interviews by City staff, the City Manager recommended to the Council the award of 23 commercial cannabis permits to commercial operators for land use activities that include cultivation, manufacturing, distribution, testing labs, delivery, and retail. Once selected, applicants had six months to file their land use applications.

The applicant, Mijosa, now doing business as G3 Consumables, was awarded a commercial cannabis permit for cultivation and manufacturing during the first round in 2018 and a second permit for distribution during the second round in 2019. Since the applicant was awarded their commercial cannabis permits, the City has updated its cannabis regulations, fees, and permitting process.³ As the proposed project was not entitled before these updated regulations went into effect in August 2021, the project is subject to the updated regulations.

Originally, the Mijosa facility was proposed to be located in an existing industrial building at 2376 Davis Avenue. However, in 2020, the applicant elected to move the location of the facility to a smaller space at 2459 Radley Court. The proposed plans (Attachment IV) and analysis in the Findings (Attachment II) and this staff report reflect the updated Radley Court location.

Public Outreach. On December 21, 2018, an initial Notice of Application Receipt for the project application was sent to 38 addresses including property owners, tenants, and businesses within a 300-foot radius of the project's original proposed site at 2376 Davis Avenue. When the facility was proposed to be relocated to 2459 Radley Court, a second Notice of Application Receipt was sent out on May 10, 2021, to the 107 property owners, tenants, and businesses within a 300-foot radius of the new address.

On January 14, 2022, a Notice of this Public Hearing for the Planning Commission meeting was sent to property owners, residents, and businesses within 300-feet of the Radley Court project site as well as published in *The Daily Review* newspaper.

As of the date this staff report was written, Planning Division staff has not been contacted by any members of the public regarding the proposed facility at the Radley Court location.

PROJECT DESCRIPTION

Existing Conditions. The proposed project is located on a 1.08-acre parcel located at 2459 Radley Court. The site is zoned Industrial Park (IP) and has a land use designation of Industrial Technology and Innovation Corridor (IC) in the *Hayward 2040 General Plan*. The site currently contains an approximately 29,000 square foot industrial building, which was originally constructed in the 1980s, and a small surface parking lot. Surrounding land uses include a range of industrial uses, including warehousing, manufacturing, distribution, storage, and home improvement retail.

³ City Council Public Hearing 21-057, July 6, 2021:

<https://hayward.legistar.com/LegislationDetail.aspx?ID=5018121&GUID=45EA002F-4F31-4CB7-8C4B-DEB0FAB39E94>

Proposed Project. As proposed, an existing building on site would be wholly occupied by a cannabis facility with cultivation, manufacturing, and distribution activities. The project plans and Business Plan and Operations Summary [Attachments IV and V] provide detail on the proposed operation, logistics and floor plans. As shown in the floor plan, the facility would house a series of vegetation, grow, trimming, and drying rooms; a research and development area; a secured shipping and receiving area; secure storage spaces; and a variety of offices and breakrooms.

As detailed in the Business Plan and Operations Summary, the cultivation process involves several steps, including vegging from seed, cloning, potting, flowering, and harvesting. The manufacturing process consists of processing the flowers harvested from the cultivation process, including drying, trimming, packaging, and storing. No extraction will occur on site. The distribution component of the business will distribute the packaged cannabis flower material for bulk sale as dried cannabis by weight and cannabis pre-rolls to other licensed operators. No sales will be made directly to consumers.

The cultivation and manufacturing/processing components will be operational 24 hours a day and seven days a week, though operations involving human input will occur largely during regular business hours between 8:00 a.m. and 5:00 p.m. daily. As conditioned, the distribution facility will operate between 8:00 a.m. and 5:00 p.m. Monday through Friday, with distributions and pickups estimated to occur two to three times per week.

Security Plan. The applicant has provided a detailed Security Plan [Attachment VI] to ensure public and product safety. According to the Plan and as conditioned, a minimum of one security guard will be on site at all times during hours of operation. Other proposed security measures include the installation of a state-of-the-art surveillance and alarm system that electronically monitors and records all interior and exterior areas twenty-four hours a day, seven days per week. Commercial grade lighting will illuminate the exterior of the facility to allow for an unobstructed view of the facility by security personnel and video surveillance. The City of Hayward will have access to recorded surveillance at all times.

The front entrance of the facility will feature upgraded windows to prevent forced entry. The main entrance to the facility will be controlled via a small check-in room, which will allow for the screening of visitors prior to entry into the main facility. All cannabis and cannabis products will be stored in secure storage areas within locked rooms. Distribution vehicles will be able to pull into the shipping and receiving area through a rollup door to allow for the secure loading and unloading of these vehicles out of view of the street.

The Security Plan provides further detail about the numerous additional security measures that will be taken with each component of the business. All proposed security measures have been reviewed and deemed appropriate by the Hayward Police Department.

Environmental Plan. The Environmental Plan [Attachment VII] includes information about the mitigation of nuisances, noises, and odors. As conditioned, the final Odor Control Plan will need to be prepared by a licensed professional and submitted as part of the building permit process. In addition, the Environmental Plan identifies several sustainability measures for the proposed facility. This includes the installation of a water capture, recycling, and filtration system; employment of an automated drip irrigation system; and the use of energy-efficient LED grow

lights. The Environmental Services Division has reviewed the Environmental Compliance Program and deems it appropriate.

POLICY CONTEXT AND CODE COMPLIANCE

Hayward 2040 General Plan. The project site is in an area designated as Industrial Technology and Innovation Corridor (IC) in the *Hayward 2040 General Plan*⁴. The Corridor is expected to grow as an economic and employment center and evolve to achieve a healthy balance of traditional manufacturing and warehousing and newer information- and technology-based uses. Allowable uses include professional offices, corporate campuses, research and development, warehousing and logistics, manufacturing, and biotechnology.

The proposed cannabis microbusiness would support the following *Hayward 2040 General Plan* goals and policies:

- Land Use Policy LU-2.16, Uses to Attract the Creative Class. The City shall encourage the development of uses and amenities to attract creative-class professionals and businesses to Hayward.
- Economic Development Policy ED-1.4. The City shall establish business attraction efforts that focus on small and medium-sized businesses within emerging and growing business sectors.
- Economic Development Goal ED-2. Cultivate a culture of entrepreneurship to encourage and support local business start-ups.

Further discussion of the consistency between the proposed use and policies are included in the Staff Analysis section below and in Attachment II, Findings.

Zoning Ordinance. The project site is located within the Industrial Park (IP) zoning district.⁵ The IP district conditionally permits the establishment of a cannabis facility with cultivation and manufacturing activities in a space over 5,000 square feet with approval of a Conditional Use Permit.⁶ Further, it conditionally permits cannabis distribution with the approval of an Administrative Use Permit.⁷ The proposed use would operate within the existing building on site.

The Planning Commission may conditionally approve a Conditional Use Permit and Administrative Use Permit for a cannabis use that includes cultivation, manufacturing and distribution in a space over 5,000 square feet when all of the required Findings pursuant to Sections 10-1.3125, 10-1.3225, and 10-1.3609 of the Hayward Municipal Code are met. The required Findings are as follows:

Conditional & Administrative Use Permit Required Findings

- The proposed use is desirable for the public convenience or welfare;

⁴ Hayward 2040 General Plan: <https://www.hayward2040generalplan.com/>

⁵ Section 10-1.1600 (Industrial Districts) of Hayward Municipal Code: https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART1ZOOR_S10-1.1600INDI

⁶ Section 10-1.3200 (Conditional Use Permit) of Hayward Municipal Code: https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=CD_ORD_CH10PLZOSU_ART1ZOOR_S10-1.3200CIOUSPE

⁷ Section 10-3100 (Administrative Use Permit) of the Hayward Municipal Code: https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART1ZOOR_S10-1.3100ADUSPE

- The proposed use will not impair the character and integrity of the zoning district and surrounding area;
- The proposed use will not be detrimental to the public health, safety, or general welfare; and
- The proposed use is in harmony with applicable City policies and the intent and purpose of the zoning district involved.

Cannabis Required Findings

- The proposed cannabis use will not be detrimental to the public health, safety, or general welfare in that the cannabis operation is situated in an appropriate location where sensitive land uses will not be adversely impacted;
- Appropriate measures have been taken to address nuisances related to odor, noise, exhaust, and waste related to the cannabis operation;
- The cannabis operation is designed to be safe, secure, and aesthetically compatible with the surrounding area; and
- The cannabis operation will not place a burden on the provision of public services disproportionate to other industrial or commercial uses.

Further analysis related to the findings is included in the Staff Analysis section below and contained in Attachment II, Findings.

Commercial Cannabis Permits. An applicant is required to obtain approval of a Commercial Cannabis Permit by the City to ensure that all regulatory requirements are met.⁸ The applicant has satisfied this requirement.

The applicant must also obtain the necessary land use entitlements, which must be consistent with the Zoning Ordinance standards, which are the subject of this application. Following entitlement, the applicant will be required to obtain cannabis licenses from the State. Failure to obtain the proper State licenses would be grounds for revoking the City's permit.

Commercial cannabis permits issued by the Council are valid for one year and must be renewed annually following the completion of a mandatory safety inspection and demonstration of compliance with all local and State regulations, including any conditions of approval of this Conditional Use Permit and Administrative Use Permit.

STAFF ANALYSIS

Staff has reviewed the project application and believes that the Planning Commission can make the required Findings to conditionally approve the establishment of the proposed cannabis facility with cultivation, manufacturing, and distribution activities at the subject property. As mentioned previously, the proposed use is located within the City's industrial area, surrounded by a mix of industrial uses including warehousing, manufacturing, and distribution. With approval of a Conditional Use Permit and Administrative Use Permit, the proposed project is consistent with the Industrial Park Zoning District, as well as the goals and policies of the City's

⁸ Chapter 6, Article 14 (Commercial Cannabis Businesses) of the Hayward Municipal Code:
https://library.municode.com/ca/hayward/codes/municipal_code?nodeId=HAYWARD_MUNICIPAL_CODE_CH10PLZOSU_ART1ZOOR_S10-1.1600INDI

General Plan, which calls for a diverse mix of industrial uses, including those associated with new technologies and emerging industries.

As part of the initial RFP processes to obtain their Commercial Cannabis Permits from the Council, the applicant's business plan was reviewed and scored by an independent, outside consultant who determined this operator would meet several of the City's objectives related to best practices for the cannabis industry. Planning Division staff has further determined that any potential nuisances associated with the proposed use can be mitigated with the implementation of the proposed Business Plan and Operations Summary, Security Plan, and Environmental Plan, as well as the attached Conditions of Approval.

The Hayward Police Department, Code Enforcement Division, and Fire Department have reviewed the project proposal with Planning Division staff to ensure the proposed cannabis facility can be operated in a safe manner. As conditioned, the proposed use would provide a safe and secure environment for employees and mitigate potential impacts to adjacent properties. The conditions require the applicant to adhere to the approved plans, including the comprehensive list of security, odor, noise, and sustainability measures. Additionally, Commercial Cannabis Permits are renewed annually, providing the City an opportunity to revoke a permit if it is determined that the applicant does not adhere to the City's requirements and conditions of approval.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class I for existing facilities in that the project involves the use of an existing industrial building. Therefore, no environmental review is necessary.

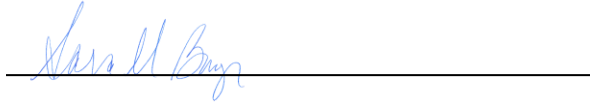
NEXT STEPS

If the Planning Commission approves the Conditional Use Permit and Administrative Use Permit, then a 10-day appeal period will commence from the date of decision. If no appeal is filed, then the decision will be deemed final. If an appeal is filed within the 10-day time frame, then the application will be heard by the Council for final disposition.

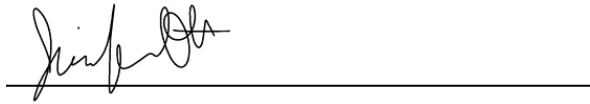
Prepared by: Elizabeth Blanton, AICP, Senior Planner

Recommended by: Jeremy Lochirco, Acting Planning Manager

Approved by:

A handwritten signature in blue ink, appearing to read "Sara Buizer", is written over a horizontal line.

Sara Buizer, AICP, Deputy Development Services Director

A handwritten signature in black ink, appearing to read "Jennifer Ott", is written over a horizontal line.

Jennifer Ott, Assistant City Manager and Development Services Director

**CITY OF HAYWARD PLANNING COMMISSION
PROPOSED CANNABIS FACILITY WITH CULTIVATION,
MANUFACTURING, AND DISTRIBUTION ACTIVITIES
MIJOSA, 2459 RADLEY COURT
CONDITIONAL USE PERMIT AND ADMINISTRATIVE USE PERMIT
APPLICATION NO. 202101300**

FINDINGS FOR APPROVAL

Conditional Use Permit/Administrative Use Permit

Pursuant to Hayward Municipal Code Sections 10-1.3125 and 10-1.3225, The Planning Commission or other approving authority may approve or conditionally approve an application when all the following findings are made:

1. *The proposed use is desirable for the public convenience or welfare;*

The proposed cannabis use with cultivation, manufacturing, and distribution activities would be desirable for the public convenience and welfare in that it would result in the establishment of a cannabis facility in an existing industrial building within the Industrial Park (IP) Zoning District. The proposed cannabis business would positively contribute to the City by providing jobs in an emerging industry, paying local taxes, and contributing to the diversification of uses within the industrial area. Additionally, the building would be renovated, and the applicant would provide security guard service and video surveillance, to ensure safety for the site and surrounding neighborhood.

2. *The proposed use will not impair the character and integrity of the zoning district and surrounding area;*

The proposed use would occupy an existing building. In the IP District, a cannabis facility with cultivation and manufacturing activities in a space over 5,000 square feet is allowed with approval of a Conditional Use Permit. A cannabis distribution facility is allowed with approval of an Administrative Use Permit. If approved, the cannabis facility would operate in similar fashion as other surrounding industrial uses.

To ensure that the proposed use would not impair the character and integrity of the applicable zoning district, the facility would adhere to all the requirements set forth by the City's Cannabis Ordinance, in addition to the requirements set forth by the Hayward Police Department, Hayward Fire Department, Hayward Building Division, and all other pertinent regulations established by State, County and local laws.

3. *The proposed use will not be detrimental to the public health, safety, or general welfare; and*

The proposed cannabis use would not be detrimental to the public health, safety, or general welfare in that the facility, as conditioned, would operate within the permit requirements and regulations established by State and local laws. As conditioned, the applicant will be required to provide a detailed Odor Mitigation Plan prepared by a licensed professional to ensure that cannabis odors cannot be detected outside of the

building. The project's Security Plan includes installation of security cameras inside and outside of the building and at least one security guard, who will be on-site during operating hours. Additionally, the facility would have an alarm system and maintain compliance with a State-mandated track and trace program to prevent diversion of cannabis. The applicant and all employees associated with the business are subject to extensive training and background screening by the Hayward Police Department.

4. *The proposed use is in harmony with applicable City policies and the intent and purpose of the zoning district involved.*

Per Section 10-1.1603 of the Hayward Municipal Code, a cannabis facility with cultivation and manufacturing activities in a space over 5,000 square feet is allowed in the IP District with the approval of a Conditional Use Permit. A cannabis distribution facility is allowed with the approval of an Administrative Use Permit. The proposed use would contribute positively to the City's tax base and support the following goals and policies of the *Hayward 2040 General Plan*:

- *Land Use Policy LU-2.16, Uses to Attract the Creative Class.* The City shall encourage the development of uses and amenities to attract creative-class professionals and businesses to Hayward.
- *Economic Development Policy ED-1.4.* The City shall establish business attraction efforts that focus on small and medium-sized businesses within emerging and growing business sectors.
- *Economic Development Goal ED-2.* Cultivate a culture of entrepreneurship to encourage and support local business start-ups.

Cannabis Land Use

In addition to the required findings contained in HMC Sections 10-1.3125 (Administrative Use Permit) and 10-1.3225 (Conditional Use Permit), every land use application requiring discretionary review for cannabis and cannabis products are required to make the following findings per HMC Section 10-1.3609 prior to issuance:

1. *The proposed cannabis use will not be detrimental to the public health, safety, or general welfare in that the cannabis operation is situated in an appropriate location where sensitive land uses will not be adversely impacted;*

The proposed cannabis facility with cultivation, manufacturing, and distribution activities would not be detrimental to the public health, safety, or general welfare in that the facility, as conditioned, would operate within the permit requirements established by the State and by the City. Per the City's land use requirements, a cannabis facility with cultivation and manufacturing activities in a space over 5,000 square feet is allowed in the IP District with the approval of a Conditional Use Permit. A cannabis distribution facility is allowed with approval of an Administrative Use Permit.

The proposed project includes a Security Plan, which includes, but is not limited to, on-site security guard(s), cameras, employee background checks, loading and unloading of distribution vehicles within an enclosed building, and Conditions of Approval related to

odor and other potential nuisances. Together, these measures and conditions protect public health and safety within the vicinity of the subject site.

2. *Appropriate measures have been taken to address nuisances related to odor, noise, exhaust, and waste related to the cannabis operation;*

Physical and operational safeguards are in place to ensure the cannabis facility operates at the proposed location without impacts to adjacent uses and properties. The proposed use includes an Environmental Plan and Security Plan that contains measures to mitigate odor, noise, and other nuisances; reduce waste and conserve resources; enhance safety with the installation of security cameras and on-site security; and ensure any cannabis waste is secured and properly disposed.

As part of the initial RFP process, the applicant's business plan was reviewed and scored by an independent, outside consultant who determined this operator would meet the City's objectives related to cannabis industry best practices. Furthermore, per the proposed Conditions of Approval and as required by the Municipal Code, the applicant's Commercial Cannabis Permit shall be renewed annually. This provides the City a yearly opportunity to reevaluate the proposed business, and ensure compliance with the approved business plan, the Conditions of Approval, and all pertinent City regulations.

3. *The cannabis operation is designed to be safe, secure, and aesthetically compatible with the surrounding area; and*

The proposed cannabis facility would occupy an existing industrial building. To ensure aesthetic compatibility with the surrounding area as well as promote security, the loading and unloading of cannabis product would only be allowed inside enclosed buildings. The facility's exterior will remain the same, further ensuring visual continuity with the surrounding area.

4. *The cannabis operation will not place a burden on the provision of public services disproportionate to other industrial or commercial uses.*

The proposed use would operate in an existing industrial building. The energy and water needs of the proposed use do not exceed those of other similar industrial uses, especially given the energy and water conservation measures specified in the Environmental Plan, including use of a water capture and recycling system, an automated drip irrigation system, and LED lights. In addition, the applicant would be subject to annual review, which would require inspection of the cannabis facility by the City's Code Enforcement Division, Police Department and Fire Department. Further, as conditioned, any excessive calls for service, including nuisance and code violations, may result in the revocation of the approval.

Environmental Review

The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1), Existing Facilities, in that the proposed use would occupy an existing industrial building. As proposed and conditioned, the facility will not result in any significant impacts related to traffic, noise, air quality and water quality.

**CITY OF HAYWARD PLANNING COMMISSION
PROPOSED CANNABIS FACILITY WITH CULTIVATION,
MANUFACTURING, AND DISTRIBUTION ACTIVITIES
MIJOSA, 2459 RADLEY COURT
CONDITIONAL USE PERMIT AND ADMINISTRATIVE USE PERMIT
APPLICATION NO. 202101300**

CONDITIONS OF APPROVAL

GENERAL

1. The applicant shall assume the defense of and shall pay on behalf of and hold harmless the City, its officers, employees, volunteers and agents from and against any or all loss, liability, expense, claim costs, suits and damages of every kind, nature and description directly or indirectly arising from the performance and action of this permit.
2. The applicant, property owner, or designated representative shall allow the City's staff to access the property for site inspection(s) to confirm all approved conditions have been completed and are being maintained in compliance with all adopted city, state and federal laws.
3. Prior to operation or issuance of a Building Permit or the Certificate of Occupancy, the applicant shall contact the Planning Division and be subject to a site inspection by the designated project planner to verify that all applicable mitigations and conditions of approval have been satisfied. The cost of inspection, including any subsequent inspections that are deemed necessary by the City, shall be paid by the applicant.
4. Failure to comply with any of the conditions set forth in this approval, or as subsequently amended in writing by the City and agreed to by the applicant, may result in failure to obtain a building final and/or a Certificate of Occupancy until full compliance is reached. The City's requirement for full compliance may require minor corrections and/or complete demolition of a non-compliant improvement regardless of costs incurred where the project does not comply with design requirements and approvals that the applicant agreed to when permits were pulled to construct the project.
5. All outstanding fees owed to the City, including permit charges and staff time spent processing or associated with the development review of this application shall be paid in full prior to any consideration of a request for approval extensions and/or the issuance of a building permit.
6. If determined to be necessary for the protection of the public peace, safety and general welfare, the City of Hayward may impose additional conditions or restrictions on this permit. Violations of any approved land use conditions or requirements will result in further enforcement action by the Code Enforcement

Division. Enforcement includes, but is not limited to, fines, fees/penalties, special assessment, liens, or any other legal remedy required to achieve compliance including the City of Hayward instituting a revocation hearing before the Planning Commission.

7. A copy of these conditions of approval shall be scanned and included on a separate, full-sized sheet(s) in the building permit plan check set.
8. The owner shall maintain in good repair all building exteriors, walls, lighting, drainage facilities, landscaping, driveways, and parking areas. The premises shall be kept clean and weed-free.
9. The Approving Body may revise or revoke the conditions of this use permit for failure to comply with, or complete all, conditions of approval or improvements indicated on the approved plans.
10. The proposed use shall operate according to these conditions of approval and the approved narrative/plan set dated November 23, 2021. Any future change, modification or expansion of the approved use shall require the submittal of a new use permit application and be subject to additional review and approval by the City.

Cannabis Facility Use & Operations

11. The cannabis facility with cultivation, manufacturing, and distribution activities shall be subject to and comply with the regulations and standards of Chapter 6, Article 14 (Commercial Cannabis Businesses) and Chapter 10, Article 1, Section 10-1.3600 (Cannabis) of the Hayward Municipal Code.
12. While the facility may be operational at any time, distribution to and from the facility may only occur between the hours of 8:00 a.m. and 5:00 p.m. Pacific Time, Monday through Friday. Upon license renewal, the City may impose more restrictive hours of operation due to site specific conditions or as the result of excessive and/or extraordinary calls for service, as determined by the City's Police Department.
13. The applicant shall take all reasonable steps to discourage and correct conditions that constitute a public or private nuisance in parking areas, sidewalks, alleys and areas surrounding a permitted facility. Such conditions include but are not limited to: smoking; creating a noise disturbance; loitering; littering; and graffiti. Graffiti must be removed from property and parking lots within 72 hours of discovery.
14. All loading and unloading of distribution vehicles shall be done inside an enclosed building from the designated shipping/receiving area, as shown on the approved set of plans date stamped November 23, 2021.
15. Distribution vehicles shall not be stationed on public right of way.

16. The cannabis facility with cultivation, manufacturing, and distribution activities shall operate according to these conditions of approval, the Business Plan and Operations Summary dated October 2021, and the accompanying Environmental Plan and Security Plan, including the hours of operation, intensity of use and mode/character of the proposed facility operation. Any future change or modification of the operational plan and/or any expansion of the approved use may require the submittal of a new use permit application and commercial cannabis permit and shall be subject to additional review and approval by the City prior to any change, modification, or expansion.
17. Permittees shall employ only persons at least 21 years of age at any permitted facility within the City of Hayward. Employee records shall be kept and maintained, and proof of age shall be provided to the City upon request.
18. Permittees shall have an on-site manager at each permitted facility within the City of Hayward who is responsible for overall operation during times that employees are conducting operations and shall provide the City with contact information for all such persons, including telephone number and email address. Permittees shall also provide the City with the name and contact information, including phone number of at least one manager, that can be reached 24-hours a day.
19. The proposed cannabis use shall operate in a manner to prevent possible diversion of cannabis and shall promptly comply with any track and trace program established by the State.
20. The applicant shall notify the City if it intends to transfer any portion of ownership or operational control of a Commercial Cannabis Business and shall complete the New Owner/Investor Application Attestation Form as provided by the City. All new owners/investors are subject to the LiveScan fingerprint background check and the transferee shall be responsible for complying with all applicable local and state licensing requirements. Any conditions imposed upon the transferor by the original use permit shall be binding upon any subsequent transferees. Any transfer of ownership or operational control of a Commercial Cannabis Business which results in a lapse of normal operations for a period of six months or more shall be required to obtain a new use permit and/or commercial cannabis permit, consistent with Sections 10-1.3170 or 10-1.3270 of the Hayward Municipal Code, as applicable.
21. The Commercial Cultivation of Medical and Non-Medical Cannabis must be conducted in accordance with all applicable federal, state, and local laws and regulations governing the use of pesticides. Any fumigation or insecticidal fogging shall comply with the California Fire Code Chapter 26 (Fumigation and Insecticidal Fogging).
22. Any manufacturing, processing and analytical testing devices used by the applicant must be UL (Underwriters Laboratories) listed or otherwise certified by an

approved third-party testing agency or engineer and approved for the intended use by the City's Building Official and Fire Code Official.

23. No person who is younger than the minimum age established by State law for the purchase, possession or consumption of cannabis and cannabis-related products shall be allowed on the premises of a permitted Commercial Cannabis Business.
24. As requested, the applicant shall provide the Police Department with information regarding any motor vehicle used for the distribution of cannabis goods, including the vehicle's make, model, color, vehicle identification number (VIN), license plate number and Department of Motor Vehicles registration information. Vehicles shall be registered with the Hayward Police Department.
25. Any motor vehicle used to transport cannabis goods is subject to inspection by the Hayward Police Department. Vehicles may be stopped and inspected by the Hayward Police Department at any licensed premises or during transport.

Security

26. The proposed cannabis use shall provide adequate security on the premises, including any on-site security, lighting, and alarms, to ensure the public safety and the safety of persons within the facility and to protect the premises from theft. The applicant shall provide at least one, State-licensed, security guard on the premises during hours of operation. Additionally, all Commercial Cannabis Businesses and Cannabis Operators shall maintain and implement a security and safety plan that includes the following minimum requirements:
 - a. *Security Cameras.* Security surveillance IP video cameras shall be installed and maintained in good working order to provide coverage on a twenty-four (24) hour real-time basis of all internal and exterior areas where Cannabis is weighed, manufactured, packaged, stored, and transferred. The cameras shall allow for remote access to be provided to the Hayward Police Department. The security surveillance cameras shall be oriented in a manner that provides clear and certain identification of all individuals within those areas. IP cameras shall remain active at all times and shall be capable of operating under any lighting condition. Security video must use standard industry format to support criminal investigations and shall be maintained for ninety (90) days.
 - b. *Alarm System.* A professionally monitored security alarm system shall be installed and maintained in good working condition. The alarm system shall include sensors to detect entry and exit from all secure areas and all windows. The applicant shall keep the name and contact information of the alarm system installation and monitoring company as part of the Commercial Cannabis Business's onsite books and records.
 - c. *Local Contact.* Cannabis Operators shall also identify a local contact who will be responsible for addressing security and safety issues and shall provide

and keep current that contact information to the Hayward Police Department as part of the permitting process.

- d. *Secure Storage and Waste.* Commercial Cannabis products and associated product cultivation, manufacturing, distribution, delivery, and retail waste shall be stored and secured in a manner that prevents diversion, theft, loss, hazards, and nuisance.
- e. *Transportation.* The proposed use shall implement procedures for safe and secure transportation and delivery of Commercial Medical and Non-Medical Cannabis, including all Cannabis products and currency, in accordance with local and state law. None of the vehicles associated with commercial use shall have markings or advertising that indicates the presence of cannabis on-site.
- f. *Building Security.* All points of ingress and egress to the proposed use shall be secured with Building Code compliant commercial-grade, non-residential door locks and/or window locks. All heating, ventilating, air-conditioning and service openings shall be secured with steel bars and/or metal grating.
- g. *Emergency Access.* Security measures shall be designed to ensure emergency access is provided to the Hayward Police Department and Hayward Fire Department for all areas on the premises in the case of an emergency.
- h. *Background Checks.* All employees working in conjunction with the cannabis microbusiness shall be subject to background/LiveScan checks. Additionally, all employees shall furnish the Hayward Police Department a state or federal registered Identification Card, upon request.
- i. *Inspections.* During regular business hours, the building premises shall be accessible, upon request, to an identified Hayward Police Department, Building Division, or Code Enforcement employee for random and/or unannounced inspections.
- j. *Security Guards.* The applicant shall provide at least one uniformed security guard licensed by the State of California.
 - i. The security guard(s) shall maintain order therein and prevent any activity which would interfere with the quiet enjoyment of the properties of nearby businesses.
 - ii. Said personnel shall carry his/her Guard Card on their person at all times and present it to any Peace Officer upon demand. Said personnel shall be clothed in such a manner as to be readily identifiable.

- iii. The security guard shall be contracted out through a licensed security employer. If the business owner chooses to hire security guards under his/her business, he/she must hold a PSE license (Proprietary private Security Employer). See further information from the Bureau of Security and Investigative services:

<https://www.bsis.ca.gov/consumers/faqs/ppse.shtml>.

- k. *Records Retention*. All financial records, personnel records, training records, contracts, permits, security records, destruction records, data entered into track-and-trace, and an accurate record of all business activities must be made available to the Hayward Police Department upon request.

Odor Control

- 27. No cannabis odors shall be detectable outside of the facility. The applicant shall incorporate and maintain adequate on-site odor control measures such that the odors resulting from cannabis cultivated, manufactured, and/or stored on-site cannot be readily detected from outside of the structure in which the Business operates or from other non-cannabis businesses adjoining the Commercial Cannabis Business.
- 28. The building permit application shall include an Odor Mitigation Plan certified by a professional engineer or industrial hygienist that includes the following:
 - a. Operational processes and maintenance plan, including activities undertaken to ensure the odor mitigation system remains functional;
 - b. Staff training procedures; and
 - c. Engineering controls, which may include carbon filtration or other methods of air cleansing, and evidence that such controls are sufficient to effectively mitigate odors from all odor sources. All odor mitigation systems and plans submitted pursuant to this subsection shall be consistent with accepted and best available industry-specific technologies designed to effectively mitigate cannabis odors.

Commercial Cannabis Permit

- 29. The applicant shall obtain and maintain a valid Commercial Cannabis Permit from the City, including any other applicable State and local permits, including any inspections. Commercial Cannabis Permit renewals are subject to the requirements of Section 6-14.15 of the Hayward Municipal Code. Commercial Cannabis Permits are valid for a period of one year from the date that the permittee received land use approval and shall be renewed annually. The permit is invalid if the term has expired and the annual fee, as established in the City of Hayward Master Fee schedule, has not been timely paid in full. Non-payment will result in a violation

penalty fee in accordance with the Master Fee Schedule for Cannabis uses. Additionally, the City may invalidate or suspend a Cannabis Permit for excessive calls for service or nuisance citations.

30. The proposed commercial cannabis use shall not commence operations until the Business can demonstrate compliance with all necessary state and local licenses (dual licensing) and agency permits. Failure to demonstrate dual licensing in accordance with the Hayward Municipal Code shall be grounds for revocation of a City approved permit. Revocation of a local permit and/or a state license shall terminate the ability of the Commercial Cannabis Business to operate until a new permit and/or state license is obtained.
31. The applicant shall maintain books, records, accounts, public safety calls for service, and all data and information relevant to its operations of the commercial cannabis use, including the implementation of the proposed community benefits component, and allow the City access to such records for purposes of conducting an audit or examination to determine compliance with the Hayward Municipal Code, and other local regulations, including compliance with local tax obligations. Prior to the applicant's commercial cannabis permit renewal each year, the applicant shall provide these records to the City for review to verify compliance.
32. The applicant shall allow inspections by the City of any facility permitted pursuant to this Article to verify compliance with the requirements of this Article, the Hayward Municipal Code and the requirements of State law.

Building Design & Signage

33. All exterior and rooftop mechanical equipment shall be screened. Mechanical and rooftop equipment shall include, but is not limited to, electrical panels, pull boxes, air conditioning units, gas meters, and other equipment. All rooftop screening and mechanical equipment shall be shown on the project plans and be subject to final review and approval by City staff prior to the issuance of an occupancy permit.
34. Any light fixtures affixed to the building shall incorporate a shield to allow for downward illumination. No spillover lighting to adjacent properties is permitted and all exterior lighting on walls shall be recessed/shielded to minimize impacts.
35. Any above-ground structures that may be required to provide utilities for the project shall be compatible as to location, form, design, exterior materials, and noise generation. The applicant shall obtain staff approval prior to issuance of permits.
36. There shall be no display of cannabis goods and/or cannabis related products visible to the general public at the licensed premises. The establishment shall not display any cannabis related paraphernalia that may be used to administer commercial cannabis and/or commercial cannabis products.

37. No signs are approved with this project. Any signs shall be reviewed and approved by the Planning Division and Building Division and a separate Sign Permit application shall be required, consistent with Hayward Municipal Code Sign Ordinance requirements.

Expiration & Revocation

38. This Use Permit approval is void 36 months after the effective date of approval unless:
- a. Prior to the expiration of the 36-month period, a building permit application has been submitted and accepted for processing by the Building Official or a time extension of the approval has been granted by the Planning Director.
 - b. If a building permit is issued for construction of improvements authorized by the use permit approval, said approval shall be void two years after issuance of the building permit, or three years after approval of the application, whichever is later, unless the construction authorized by the building permit has been substantially completed or substantial sums have been expended in reliance on the use permit approval. A request for an extension must be submitted in writing to the Planning Division at least 30 days prior to the above date.
 - c. Business operations have commenced in accordance with all applicable conditions of approval.
39. All administrative and conditionally permitted uses that cease operation for a period of more than six consecutive months shall be deemed to be discontinued, and the use permit establishing said use shall become null and void. Reestablishment of said use shall only be permitted upon obtaining a new use permit.
40. The Planning Commission may require modification, discontinuance, or revocation of this Use Permit if it is determined that the use is operated or maintained in a manner that it:
- a. Adversely affects the health, peace or safety of persons living or working in the surrounding area;
 - b. Contributes to a public nuisance; or
 - c. Has resulted in excessive nuisance activities including disturbances of the peace, illegal drug activity, diversion of cannabis or cannabis products, public intoxication, smoking in public, harassment of passerby, littering, or obstruction of any street, sidewalk or public way; or
 - d. Violates any provision of the Hayward Municipal Code or condition imposed by a City issued permit, or violates any provision of any other local, state,

regulation, or order, including those of state law or violates any condition imposed by permits or licenses issued in compliance with those laws.

CODE ENFORCEMENT

41. All tenant improvements and modifications and/or demolition require approval of a building permit prior to the start of the work. Verified violations of the California Building Code Section 105.1 are subject to a penalty fee of 205% of the required permit fees in addition to the regular Building Division fees in accordance with the City of Hayward Master Fee Schedule.
42. No outdoor storage or uses permitted. All cannabis related activities are to be conducted indoors.
43. The Commercial Cannabis establishment shall maintain and visibly post valid copies of all required State, Local, and Municipal permits, including but not limited to the State of California Cannabis Bureau license, the Hayward Cannabis license, City of Hayward business license, and other pertinent permits and licenses according to the specific cannabis use.
44. Every owner of real property within the City is required to manage the property in a manner so as not to violate the provisions of the Cannabis Ordinance and/or any State and Municipal regulations. The property owner remains ultimately liable for all penalties and fees as a result of violation of any of the requirements for the Commercial Cannabis operation thereof regardless of any contract or tenant agreement or other third parties.

BUILDING

45. The proposed tenant improvement requires a building permit and the associated plan review process. During that review, additional comments will be provided.
46. For the building permit drawings, please include a plumbing fixture calculation based on the California Plumbing Code.

TRANSPORTATION

47. Applicant shall maintain adequate sight distance at all project driveway(s), internal driveway(s)/drive aisle(s) and intersection(s).
48. Truck deliveries/pickups shall be limited to the hours of 8:00 am to 5:00 pm Monday through Friday.

ENGINEERING

During Construction

- 49. Street Encroachment Permit shall be secured before start of any construction activity in the City Street right-of-way.
- 50. Damaged street improvements shall be removed and replaced with new matching improvements complying with the City Standard Details as applicable.

UTILITIES

- 51. Existing Water Services: The property has an existing $\frac{3}{4}$ " domestic water meter (account 30124), 1 $\frac{1}{2}$ " irrigation water meter (account 30125), and a 6" fire service (account 30463). Any modifications to the existing water services shall be performed by City of Hayward Water Distribution personnel at the Applicant/Developer's expense.
- 52. Sewer Services: The property has an existing industrial sanitary sewer connection with a permitted sewer capacity of 210 gallons per day of domestic-strength wastewater discharge. Based on the Wastewater Discharge Survey, additional sewer capacity will be required to accommodate the proposed facility. The Applicant/Developer is responsible for payment of sewer connection fees at the current rates at the time when application for water and sewer service is submitted. Sewer connection fees for non-residential connections are calculated based on the volume and strength of the wastewater discharge. The development's permitted sewer capacity and related sewer capacity fees shall be further assessed during the building permit application.
- 53. The Applicant or Developer shall install an above ground Reduced Pressure Backflow Prevention Assembly (RPBA) on each irrigation water meter, per City of Hayward Standard Detail 202 (SD-202). Backflow preventions assemblies shall be at least the size of the water meter or the water supply line on the property side of the meter, whichever is larger.
- 54. The Applicant/Developer is responsible for applicable water and sewer connection/capacity fees, at the rates in effect at the time of application for water and sewer service, prior to water connection and sewer discharge.

WATER POLLUTION SOURCE CONTROL

- 55. All outdoor equipment and materials storage areas must be covered and bermed, or must be designed with best management practices to limit the potential for runoff to contact pollutants.

- 56. Outdoor Process Equipment Areas (such as process equipment areas associated with industrial activity): Process equipment areas must not discharge to the storm drain system.
- 57. Storage areas containing non-hazardous liquids must be covered by a roof and be contained by berms, dikes, liners, vaults, or similar spill containment devices. Discharge to the storm drain system is prohibited.

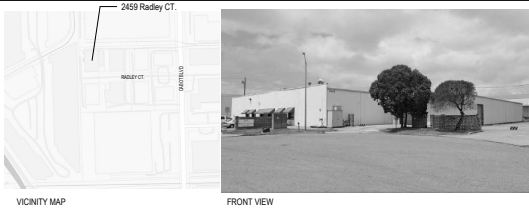
SOLID WASTE

- 58. The owner or property manager shall be responsible for litter-free maintenance of the property and shall remove any litter on or within 50 feet of the property daily to ensure that the property and its street frontage remain clear of any abandoned debris or trash per Municipal Code Sec.11-5.22.
- 59. Owner or property manager will be responsible for staging all waste containers (landfill, recycling, and organics) for waste collection on collection days. The waste will be staged on the curb near the driveway entrance to 2459 Radley Court on collection days. The containers cannot be placed at the curb any earlier than 6:00 a.m. the day before scheduled collection and are required to retrieve them no later than midnight the days the containers are emptied.

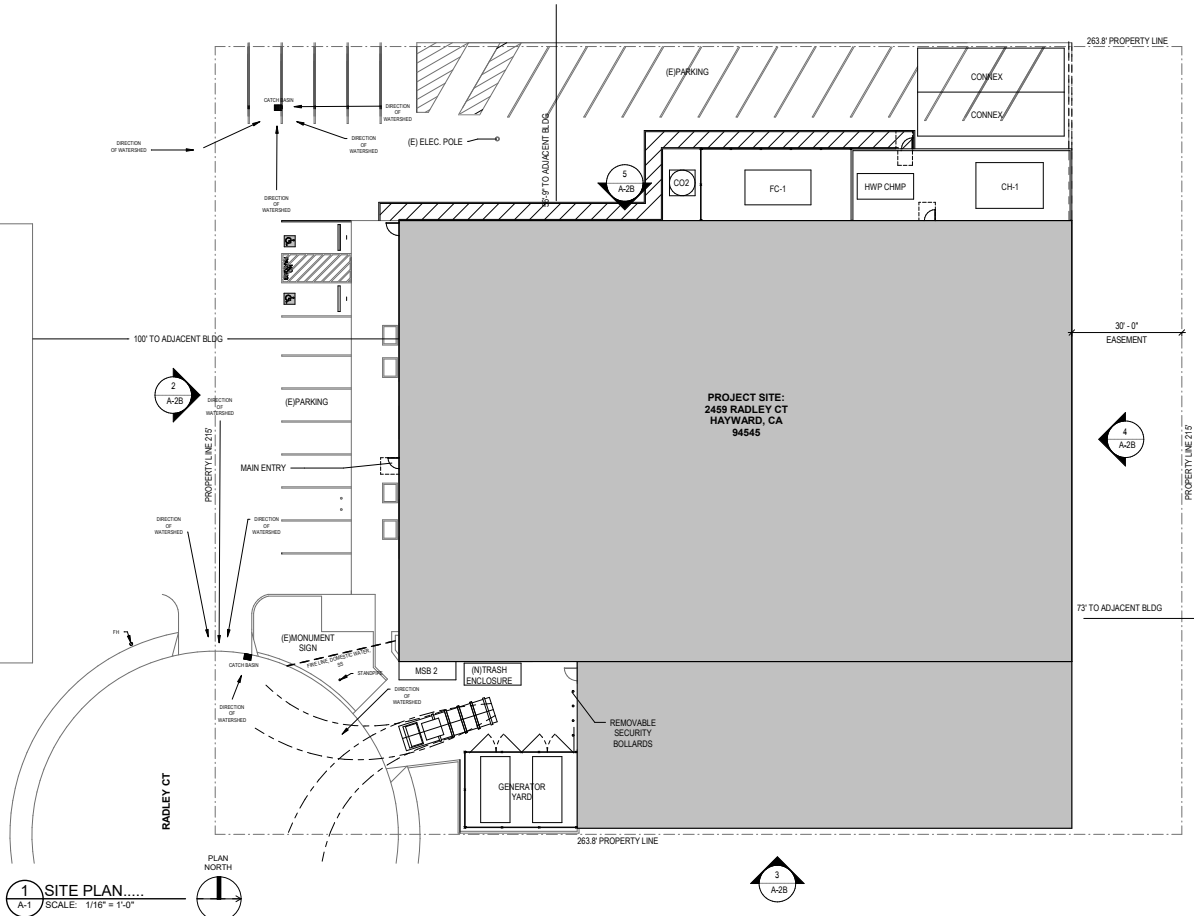
FIRE

- 60. Submit for proper building permit. All proposed building construction shall meet the requirements of adopted California Building (CBC) and Fire Code (CFC).
- 61. Fire sprinkler alterations are required to provide overhead sprinkler coverage in the newly proposed interior configuration of the building.
- 62. Per the requirement of Hayward Public Works Department, a static pressure of 80 PSI should be used when a water test data indicates a higher pressure. The residual pressure should be adjusted accordingly.
- 63. Fire department connection shall be located on the street/fire apparatus access side of buildings, within 100 feet to a fire hydrant, fully visible and recognizable from the street or nearest point of fire department vehicle access. Fire department connection shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the building for other fire apparatus.
- 64. Install portable fire extinguishers having a minimum size of 5 lbs. and a minimum rating of 2A:10BC in centrally located and accessible locations (as approved by the Fire Department) with maximum travel distance of 75 feet within the tenant space.
- 65. A fire alarm system is required for fire sprinkler waterflow and interior occupant notification. This system shall be installed per all NFPA 72 and NEC Standards. Additional requirements may be applicable for all fire protection systems.

66. A building permit is required for the installation of storage racks greater than 6 feet in height. A Fire Department annual operation permit is required for any combustible storage (floor and/or rack) which exceeds 12 feet in height (Class I-IV type commodities), AND/OR any high hazard storage which includes commodities such as hazardous materials, flammable liquids, plastics, foam and rubber products, or any other classified commodity as dictated by the California Fire Code and NFPA 13 Standards, which exceeds 6 feet in height.
67. Machinery, aboveground tanks, and equipment utilizing hazardous materials shall be braced and anchored in accordance with seismic design requirements of the California Building Code (CBC).
68. If this facility does change its operation, including the use of hazardous materials or the generation of hazardous waste, then the Hayward Fire Department and Planning Division shall be notified by the operator prior to the changes to allow review and/or determine if additional conditions of approval will be required by the City.
69. All proposed equipment shall be listed, installed, and operated per manufacturer guild lines and listing agency or third-party standards.



TENANT IMPROVEMENT
INDUSTRIAL WAREHOUSE
2459 RADLEY CT
HAYWARD, CA 94545



SYMBOLS AND ABBREVIATIONS

GRID LINE GRID LINE NUMBER OR LETTER

DETAIL DETAIL NUMBER
SHEET WHERE DETAIL IS DRAWN, SAME DISCIPLINE

SECTION SECTION NUMBER
SHEET WHERE SECTION IS DRAWN, SAME DISCIPLINE

DRAWING REVISION DELTA
SEE REVISION BLOCK ON SAME SHEET FOR DATE AND DESCRIPTION

KEYNOTE KEYED NOTES SEE DESCRIPTION LIST ON SAME SHEET

NORTH ARROW PLAN NORTH
FILLED LINE INDICATES PLAN NORTH
DASHED ARROW INDICATES TRUE NORTH

ELEVATION MARKER ELEVATION ABOVE DATUM POINT

GRADE ELEVATION GRADE ELEVATION IN PLAN

APPLICABLE CODES

DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES TO INCLUDE BUT NOT LIMITED TO THE MOST CURRENT VERSION OF THE FOLLOWING DOCUMENTS:

- 2019 CALIFORNIA BUILDING CODE PART 2 OF TITLE 24
- 2019 CALIFORNIA ELECTRIC CODE PART 3 OF TITLE 24
- 2019 CALIFORNIA MECHANICAL CODE PART 4 OF TITLE 24
- 2019 CALIFORNIA PLUMBING CODE PART 5 OF TITLE 24
- 2019 CALIFORNIA ENERGY CODE PART 6 OF TITLE 24
- 2019 CALIFORNIA ELEVATOR CODE PART 7 OF TITLE 24
- 2019 CALIFORNIA FIRE CODE PART 9 OF TITLE 24
- ACCESSIBILITY REGULATIONS AS PRESCRIBED BY THE 2019 CALIFORNIA BUILDING CODE CHAPTER 11
- AMERICANS WITH DISABILITIES ACT GUIDELINES, AS AMENDED, 28 CFR PART 36 AND 36, CFR 1911.
- ALL CODES AND ORDINANCES ADOPTED BY THE CITY OF HAYWARD.

PROJECT DATA

OCCUPANCY: 8, F-1
CONSTRUCTION TYPE: VB
FIRE SPRINKLERS: NO
STORIES: 1
APN: 439-58-61
NET SITE AREA: 56,717 SF
TOTAL BUILDING AREA: 28,717 SF

REQUIRED PARKING PER MUNICIPAL CODE SEC. 102.330
REQ. PARKING RATIO: 1 SPACE/2,000 SF
REQUIRED PARKING COUNT: 15 SPACES
PROVIDED PARKING COUNT: 28 SPACES

SCOPE OF WORK

TENANT IMPROVEMENT AND STRUCTURAL REINFORCEMENT

NO CHANGE TO LANDSCAPING
NO CHANGE TO PARKING OR DRIVE WAY SEE SHARED PARKING AGREEMENT
NO CHANGE TO IMPERVIOUS AREA
NO CHANGE TO DRAINAGE

SHEET INDEX

| DRAWING NO. | DRAWING NAME |
|-----------------|-------------------------------|
| ARCHITECTURAL | |
| A-1 | SITE PLAN- PROJECT DATA |
| A-2a | EXISTING & DEMOLITION PLAN |
| A-2b | EXTERIOR ELEVATIONS |
| A-3 | PROPOSED PLAN |
| A-4 | PROPOSED ODOR MITIGATION PLAN |
| A-5 | SECURITY PLAN |
| A-6 | PROPOSED SANITARY SEWER LINE |
| A-7 | DETAILS |
| FIRE PROTECTION | |
| FP1 | TENANT IMPROVE |
| FP2 | FIRE SPRINKLER PIPING PLAN |
| FP3 | SEISMIC BRACING DETAILS |
| FP4 | SEISMIC BRACING DETAILS |
| FP5 | SEISMIC BRACING DETAILS |

TNLDDB

ARCHITECTURE

1640 STOCKTON ST., UNIT 330132
SAN FRANCISCO, CA 94133

O:415.702.0859
www.tnldb.com

MECHANICAL

AIR TREATMENT CORPORATION
1320 HARBOR BAY PKWY #150
ALAMEDA, CA 94502
510.769.0700

PLUMBING

TBD

ELECTRICAL ENGINEER

CBF ELECTRIC AND DATA
675 DAVIS STREET
SAN FRANCISCO, CA 94111
415.495.3280

| NO. | REVISION / ISSUANCE | DATE |
|-----|---------------------|----------|
| | PLANNING RESPONSE | 11.23.21 |
| | | |
| | | |
| | | |
| | | |

2459 RADLEY CT TI

2459 Radley Court Hayward, CA 94545

PROJECT ADDRESS

Mjosa, LLC

CLIENT

21018

PROJECT NUMBER

SEAL

SITE PLAN-PROJECT DATA

SCALE As indicated

A-1

TNLDDB

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| NO. | REVISION / ISSUANCE | DATE |
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| 1 | PLANNING RESPONSE | 11.23.21 |
| | | |
| | | |
| | | |
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2459 RADLEY CT TI

2459 Radley Court Hayward, CA 94545

PROJECT ADDRESS

Mijosa, LLC

CLIENT

21018

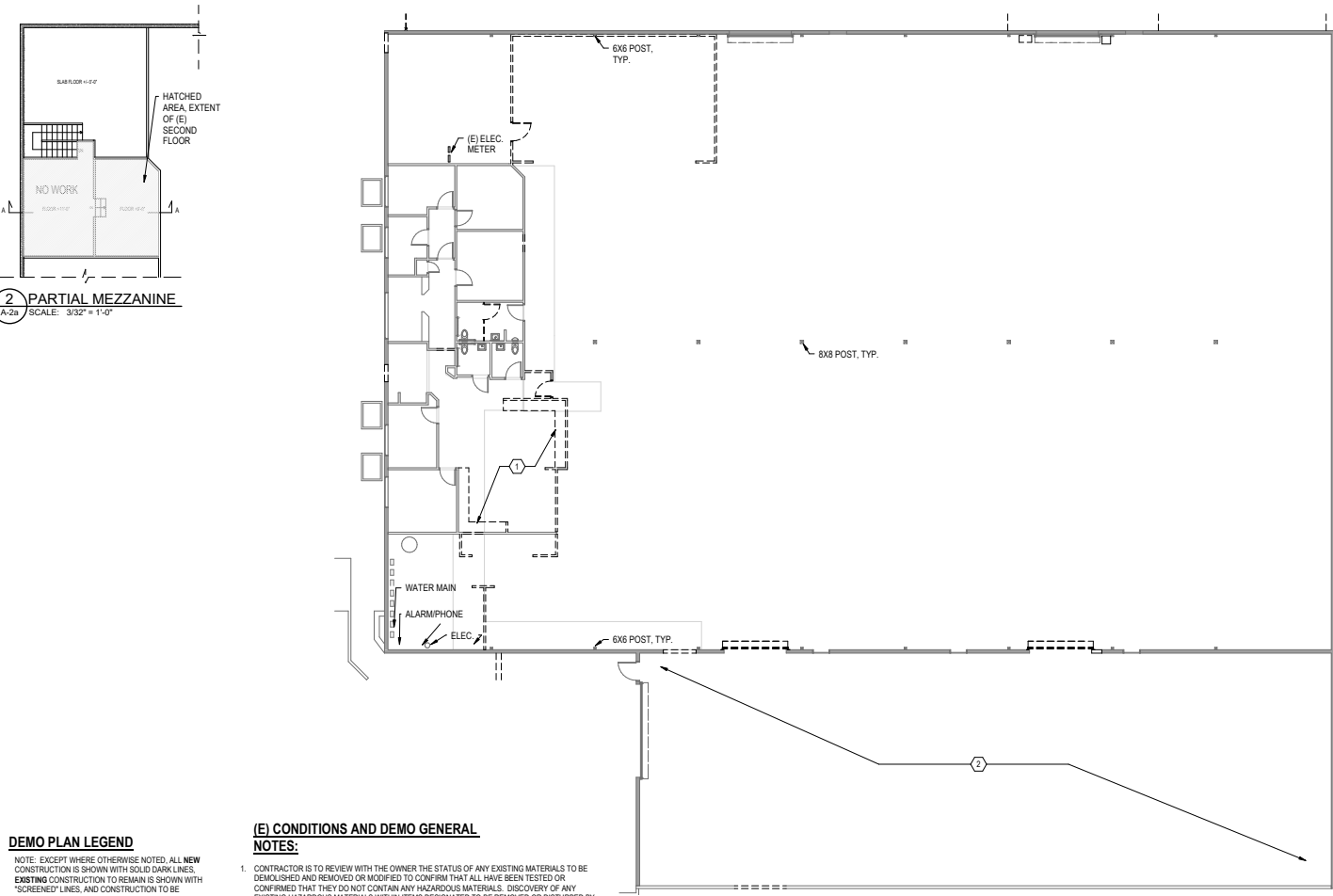
PROJECT NUMBER

SEAL

EXISTING &
DEMOLITION
PLAN

SCALE As indicated

A-2a



DEMO PLAN LEGEND

NOTE: EXCEPT WHERE OTHERWISE NOTED, ALL NEW CONSTRUCTION IS SHOWN WITH SOLID DARK LINES. EXISTING CONSTRUCTION TO REMAIN IS SHOWN WITH SCREENED LINES, AND CONSTRUCTION TO BE DEMOLISHED ARE SHOWN WITH SOLID DARK DASHED LINES.

- (E) DOOR TO REMAIN
- (E) WINDOW TO REMAIN
- (E) WALL TO REMAIN
- (E) DOOR TO BE REMOVED
- (E) WINDOW TO BE REMOVED
- (E) WALL TO BE REMOVED

(E) CONDITIONS AND DEMO GENERAL NOTES:

- CONTRACTOR IS TO REVIEW WITH THE OWNER THE STATUS OF ANY EXISTING MATERIALS TO BE DEMOLISHED AND REMOVED OR MODIFIED TO CONFIRM THAT ALL HAVE BEEN TESTED OR CONFIRMED THAT THEY DO NOT CONTAIN ANY HAZARDOUS MATERIALS. DISCOVERY OF ANY EXISTING HAZARDOUS MATERIALS WITHIN ITEMS DESIGNATED TO BE REMOVED OR DISTURBED BY THE PROPOSED CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S PROJECT REPRESENTATIVE.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. DRAWINGS ARE NOT TO BE SCALED. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE SHOWN ON THE DRAWINGS. "AS-BUILT" OR "RECORD" DRAWING DATA ON THESE DRAWINGS ARE AS PRECISE AS COULD BE OBTAINED DURING ROUTINE FIELD VERIFICATIONS, BUT THEIR ACCURACY CANNOT BE GUARANTEED. EXACT LOCATIONS, DISTANCES, ELEVATIONS AND SIMILAR DATA SHALL BE GOVERNED BY ACTUAL FIELD CONDITIONS AND BY THE OWNER'S INSTRUCTIONS.
- CONTRACTOR TO VERIFY THAT ALL EXISTING RATED WALLS, INCLUDING ALL PENETRATIONS, WERE CONSTRUCTED TO MEET CURRENT REQUIREMENTS FOR A RATED WALL ASSEMBLY. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES AND UPGRADE ANY WALLS AND PENETRATIONS THAT DO NOT COMPLY. REFER TO DRAWINGS TO IDENTIFY ACTUAL REQUIRED RATING OF WALLS.
- DO NOT REMOVE ANY MECHANICAL, PLUMBING, ELECTRICAL, FIRE SUPPRESSION, PHONE, DATA, COMMUNICATIONS, INTERCOM, SECURITY COMPONENTS, OR OTHER SYSTEMS WITHOUT THE WRITTEN AUTHORIZATION OF THE OWNER, CLIENT, ARCHITECT OR ENGINEER AS REQUIRED FOR PROPER DOCUMENTATION.
- MINIMIZE INTERFERENCE WITH ADJACENT ROOMS, FURNISHINGS AND STRUCTURE. MAINTAIN EGRESS AND ACCESS TO BUILDING.
- ALL EXISTING BASE TO BE REMOVED WHERE EXISTING FLOORING IS REMOVED. U.O.N.
- CLEAN AND PREPARE SUBFLOORS FOR INSTALLATION OF NEW FLOORING AND BASE FLOORING AND BASE IN ALL AREAS OF WORK TO BE PATCHED TO MATCH EXISTING ADJACENT FINISHES. U.O.N.

1 EXISTING AND DEMOLITION FIRST FLOOR PLAN

A-2a SCALE: 3/32" = 1'-0"

1 DEMO PLAN KEY NOTES

1. REMOVE (E) COUNTERTOP AND MILLWORK.
2. DEMO (E) PORTION OF SLAB, CAP UTILITIES AS REQUIRED.

TNLDB

ARCHITECTURE

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| — | PLANNING RESPONSE | 11.23.21 |
|---|-------------------|----------|

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2459 RADLEY CT TI

2459 Radley Court Hayward, CA 94545

PROJECT ADDRESS

Mijosa, LLC

CLIENT

21018

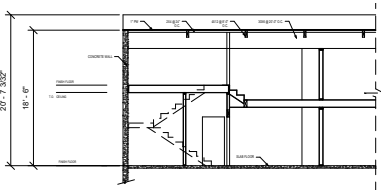
PROJECT NUMBER

SEAL

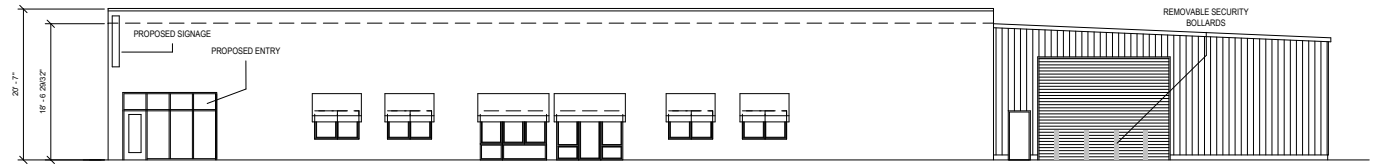
EXTERIOR
ELEVATIONS

SCALE 1/8" = 1'-0"

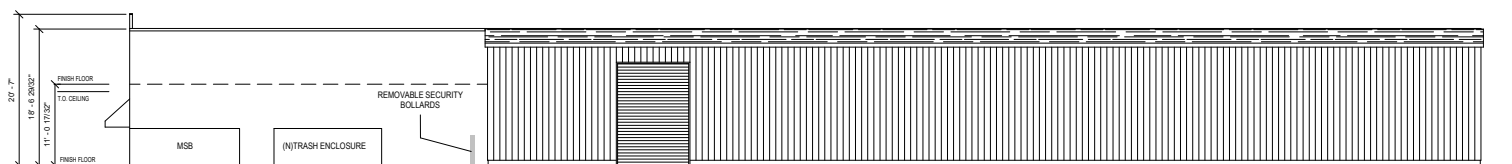
A-2b



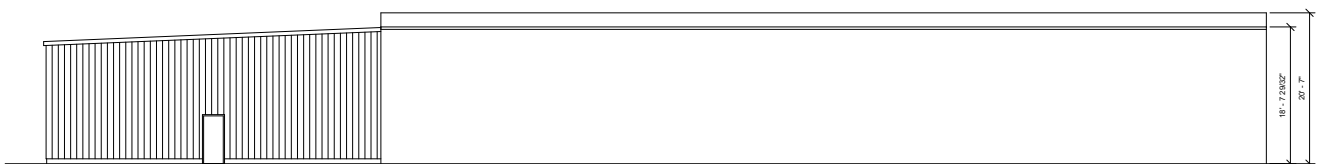
1 EXISTING SECTION A
A-2b SCALE: 1/8" = 1'-0"



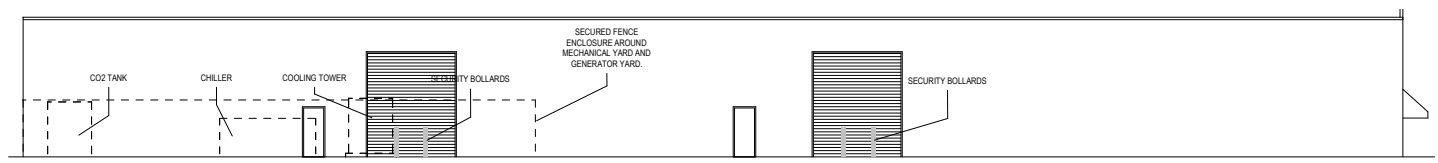
2 FRONT ELEVATION
A-2b SCALE: 1/8" = 1'-0"



3 SIDE ELEVATION EAST
A-2b SCALE: 1/8" = 1'-0"



4 REAR ELEVATION
A-2b SCALE: 1/8" = 1'-0"



5 SIDE ELEVATION WEST
A-2b SCALE: 1/8" = 1'-0"

AIR TREATMENT CORPORATION
1320 HARBOR BAY PKWY #150
ALAMEDA, CA 94502
510.769.0700

TBD

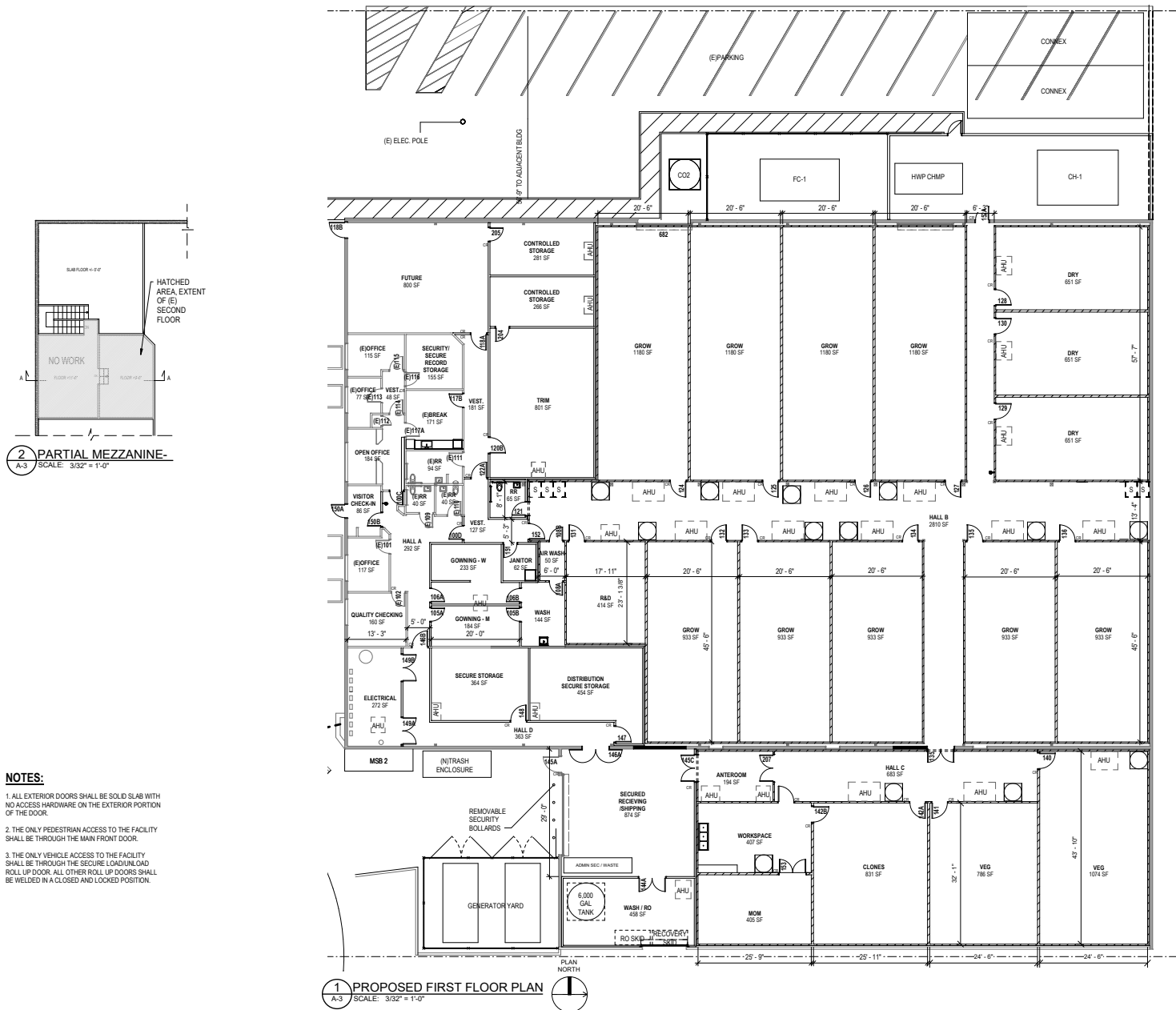
CBF ELECTRIC AND DATA
675 DAVIS STREET
SAN FRANCISCO, CA 94111
415.495.3280

2459 RADLEY CT TI

PROJECT NUMBER

PROPOSED PLAN

A-3



AIR TREATMENT CORPORATION
1320 HARBOR BAY PKWY #150
ALAMEDA, CA 94502
510.769.0700

TBD

CBF ELECTRIC AND DATA
675 DAVIS STREET
SAN FRANCISCO, CA 94111
415.495.3280

2459 RADLEY CT TI

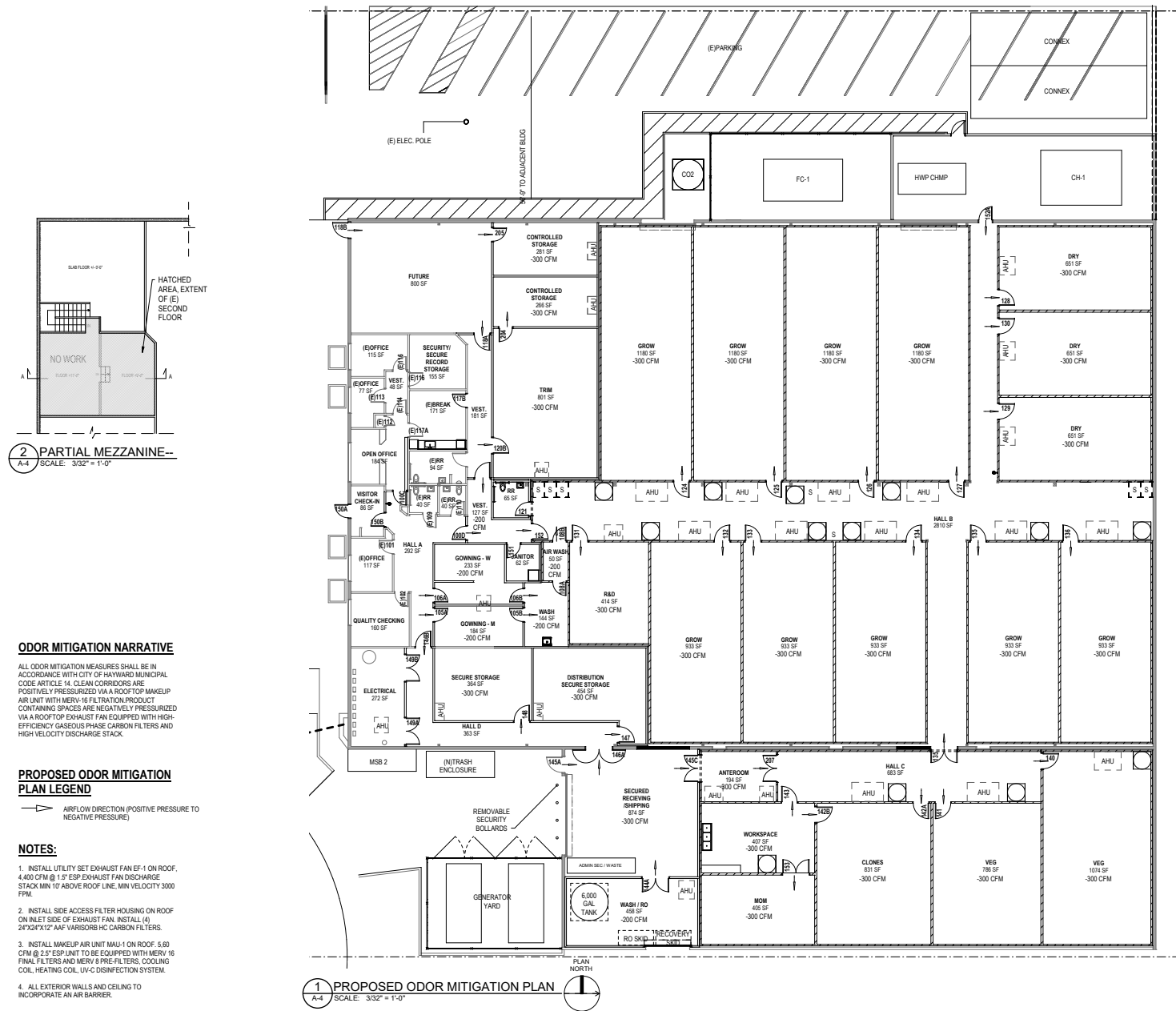
PROJECT NUMBER

REAL

PROPOSED ODOR MITIGATION PLAN

SCALE $3/32" = 1'-0"$

A-4



TNLDB

ARCHITECTURE

1640 STOCKTON ST. UNIT 330132
SAN FRANCISCO, CA 94133

O:415.702.0859
www.tnldb.com

MECHANICAL

AIR TREATMENT CORPORATION
1320 HARBOR BAY PKWY #150
ALAMEDA, CA 94502
510.769.0700

PLUMBING

TBD

ELECTRICAL ENGINEER

CBF ELECTRIC AND DATA
675 DAVIS STREET
SAN FRANCISCO, CA 94111
415.495.3280

| NO. | REVISION / ISSUANCE | DATE |
|-----|---------------------|----------|
| | PLANNING RESPONSE | 11.23.21 |
| | | |
| | | |
| | | |
| | | |

2459 RADLEY CT TI

2459 Radley Court Hayward, CA 94545

PROJECT ADDRESS

Mjosa, LLC

CLIENT

21018

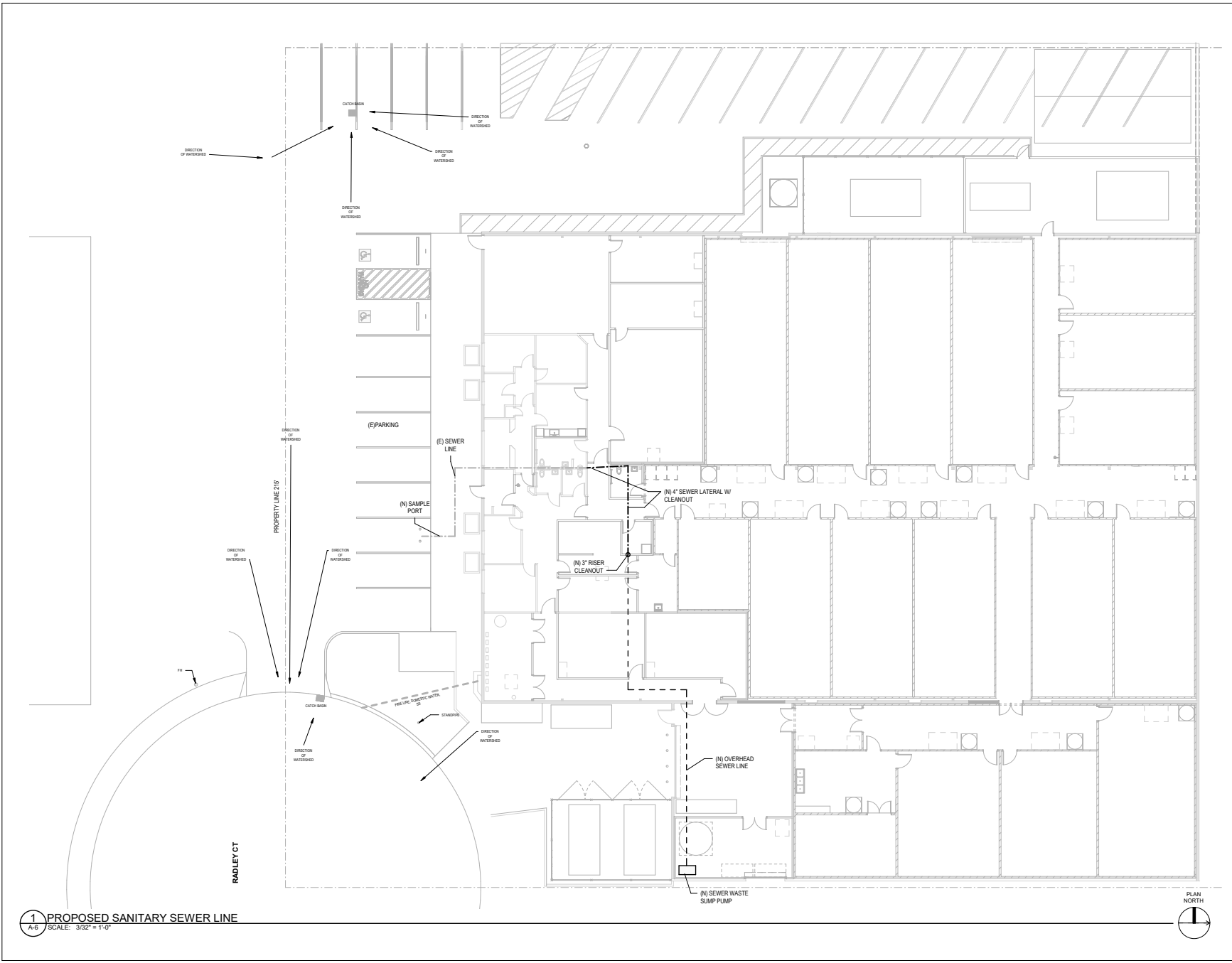
PROJECT NUMBER

SEAL

PROPOSED
SANITARY SEWER
LINE

SCALE 3/32" = 1'-0"

A-6



1 PROPOSED SANITARY SEWER LINE
A-6 SCALE: 3/32" = 1'-0"



TNLDDB

ARCHITECTURE

1640 STOCKTON ST. UNIT 330132
SAN FRANCISCO, CA 94133
O:415.702.0859
www.tnldb.com

MECHANICAL

AIR TREATMENT CORPORATION
1320 HARBOR BAY PKWY #150
ALAMEDA, CA 94502
510.769.0700

PLUMBING

TBD

ELECTRICAL ENGINEER

CBF ELECTRIC AND DATA
675 DAVIS STREET
SAN FRANCISCO, CA 94111
415.495.3280

| NO. | REVISION / ISSUANCE | DATE |
|-----|---------------------|----------|
| | PLANNING RESPONSE | 11.23.21 |
| | | |
| | | |
| | | |
| | | |
| | | |

2459 RADLEY CT TI

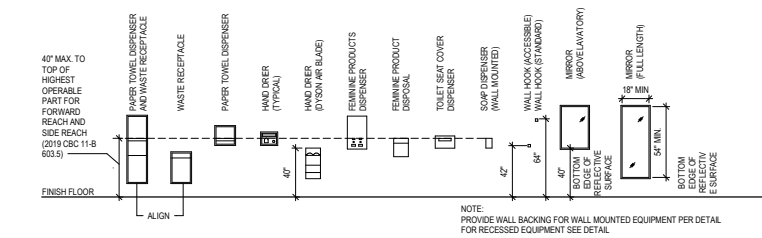
2459 Radley Court Hayward, CA 94545
PROJECT ADDRESS
Mjosa, LLC
CLIENT
21018
PROJECT NUMBER

SEAL

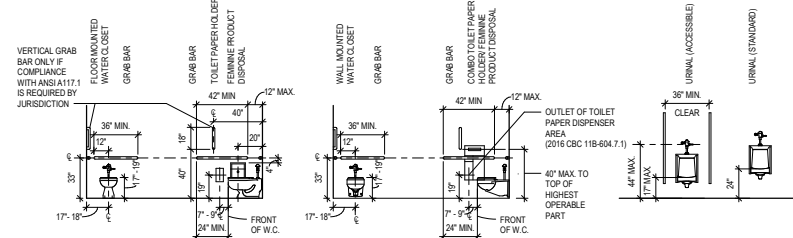
DETAILS

SCALE As indicated

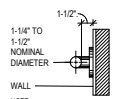
A-7



1 RESTROOM ACCESSORY MOUNTING HEIGHTS.
A-7 SCALE: 1/4" = 1'-0"

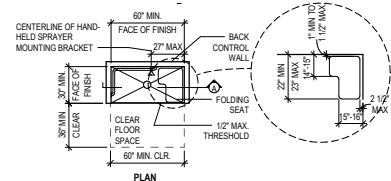


2 TOILET ROOM FIXTURES MOUNTING HEIGHTS
A-7 SCALE: 1/4" = 1'-0"



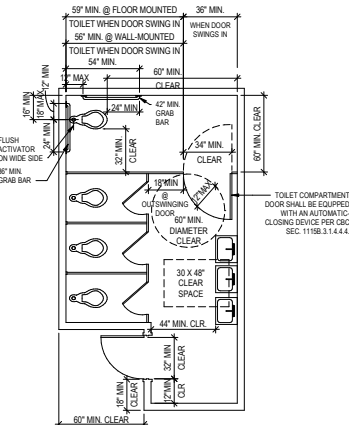
ADA STANDARDS
SEE RESTROOM ENLARGED
PLANS FOR SPECIFIC PROJECT
RELATED DIMENSIONS

SECTION THROUGH
TYPICAL GRAB BAR

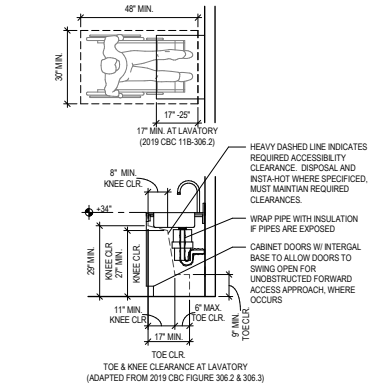


SECTION A

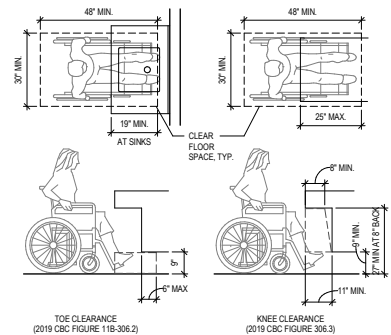
60\"/>



MULTIPLE ACCOMMODATION TOILET FACILITY &
GRAB BAR DETAIL (CBC FIGS. 11B-1B & 11B-1C)



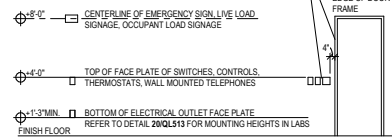
3 DRINKING FOUNTAIN (PER CBC 11B-602).
A-7 SCALE: 1/2" = 1'-0"



4 RESTROOM CODE COMPLIANCE.
A-7 SCALE: 1/4" = 1'-0"

5 KNEE AND TOE CLEARANCE.
A-7 SCALE: 1/2" = 1'-0"

6 ELECTRICAL MOUNTING HEIGHT SCHEDULE.
A-7 SCALE: 1/4" = 1'-0"



NOTES:
1. ALL VERTICAL DIMENSIONS ARE FROM ABOVE FINISH FLOOR (AFF)
2. PROVIDE BACKING FOR ALL EQUIPMENT PER DETAIL 22A0511.

Attachment IV

APN NUMBER: 042-4318-046-01
OCCUPANCY CLASSIFICATION: A-3
TYPE OF CONSTRUCTION: III-B

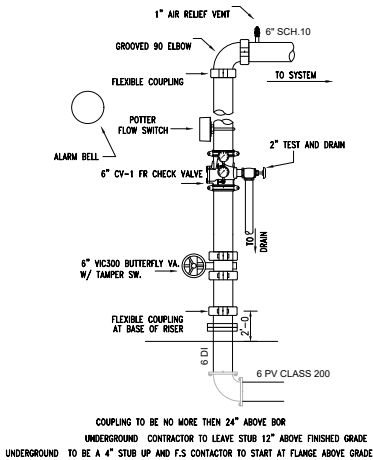
FIRST FLOOR: 22,423 SQ FT
TOTAL AREA OF WORK: 22,423 SQ FT
UPRIGHT PROTECTION NOT TO EXCEED 130 SQ FT PER HEAD
PENDENT PROTECTION NOT TO EXCEED 225 SQ FT FOR LIGHT AND 130 FOR ORD GRP II.

GENERAL NOTES:

1. ALL PIPE, FITTINGS, AND EQUIPMENT TO BE PER NFPA 13 (2016) EDITION & LOCAL REQS.
 - a. NEW 1" PIPE TO BE EDDY THREAD.
 - b. NEW 1 1/4"-1 1/2" TO BE EDDY FLOW
 - c. SCREW FITTINGS TO BE D.I. OR C.I., UL & FM LISTED.
 - d. NOT USED.
 - e. MECHANICAL TEES & FITTINGS TO UL & FM LISTED.
2. INSTALLATION SHALL CONFORM TO NFPA 13 (2016) EDITION
3. HANGERS FOR PIPING ARE AS INDICATED ON THE PLAN.
4. EXISTING HYDRAULIC PLACARD REQS: 0.33 GPM/SQ.FT. OVER 3750 SQ.FT.
80.27 PSI @ 1367.55 GPM SYSTEM DEMAND
5. OVERHEAD SYSTEM IS MORE DEMANDING AND NEW PENDENTS OFF EXISTING OUTLETS.
6. FIRE ALARM SUPERVISORY SYSTEM IS THE RESPONSIBILITY OF THE OWNER/TENANT
AND NOT THAT OF THE FIRE PROTECTION CONTRACTOR.
7. EXISTING EXTERIOR BELL TO BE LOCATED ON THE WALL ADJACENT TO THE RISER AND NOT NECESSARILY THE STREET SIDE OF THE BUILDING.
8. SPARE SPRINKLER HEADS TO BE SUPPLIED PER NFPA 13 6.2.9

JOB NOTES:

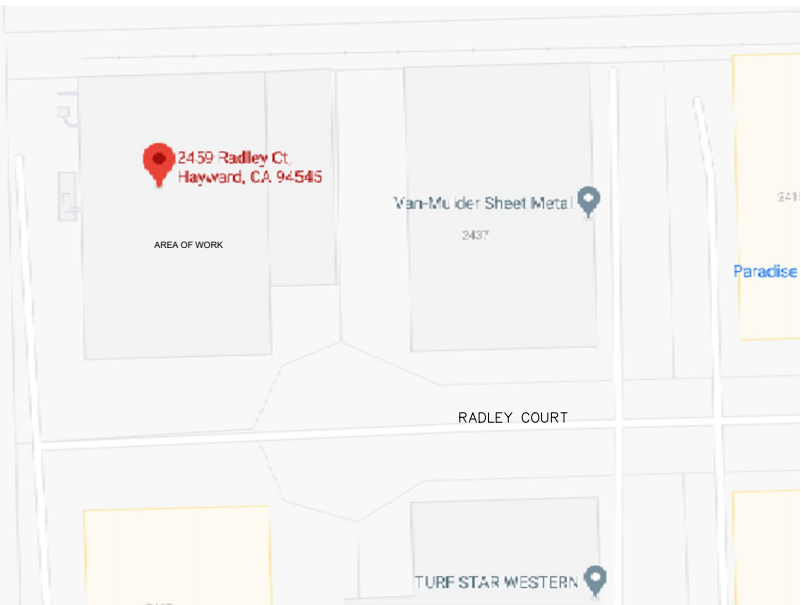
1. ADD 20 NEW 4" WOOD LATERAL EARTHQUAKE BRACING
2. ADD 10 NEW 4" WOOD LONGITUDINAL BRACING
3. ADD 6 NEW 4" STEEL LATERAL EARTHQUAKE BRACING
4. ADD 3 NEW 4" STEEL LONGITUDINAL BRACING
5. ADD 5 NEW 6" WOOD LATERAL EARTHQUAKE BRACING
6. ADD 5 NEW 6" WOOD LONGITUDINAL BRACING
7. ADD 1 NEW 6" STEEL LATERAL EARTHQUAKE BRACING
8. ADD 1 NEW 6" STEEL LONGITUDINAL BRACING



EXISTING RISER 1 DETAIL

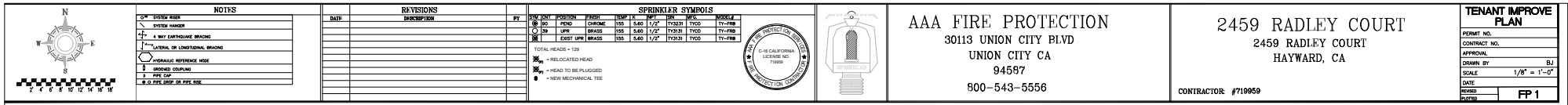
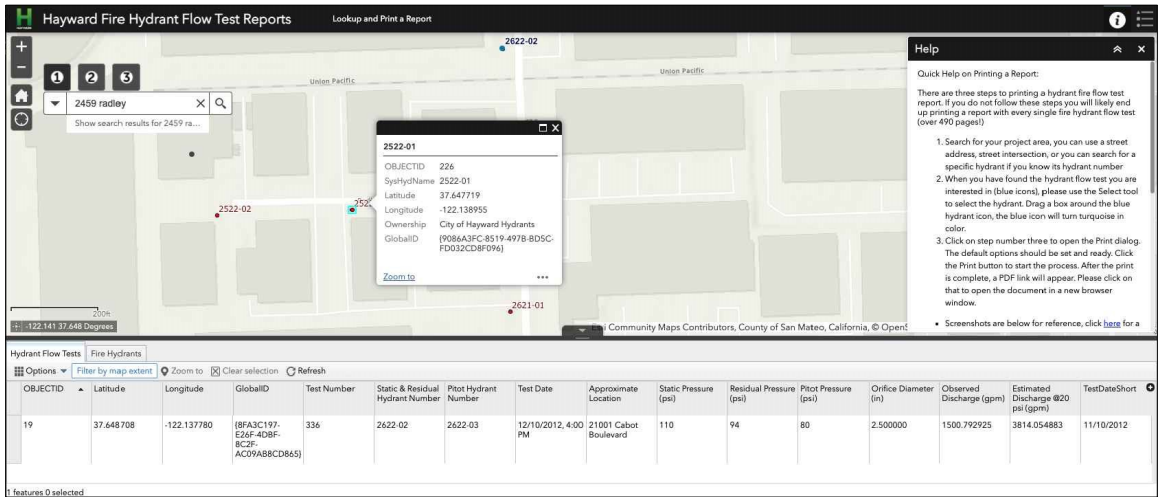
NO SCALE

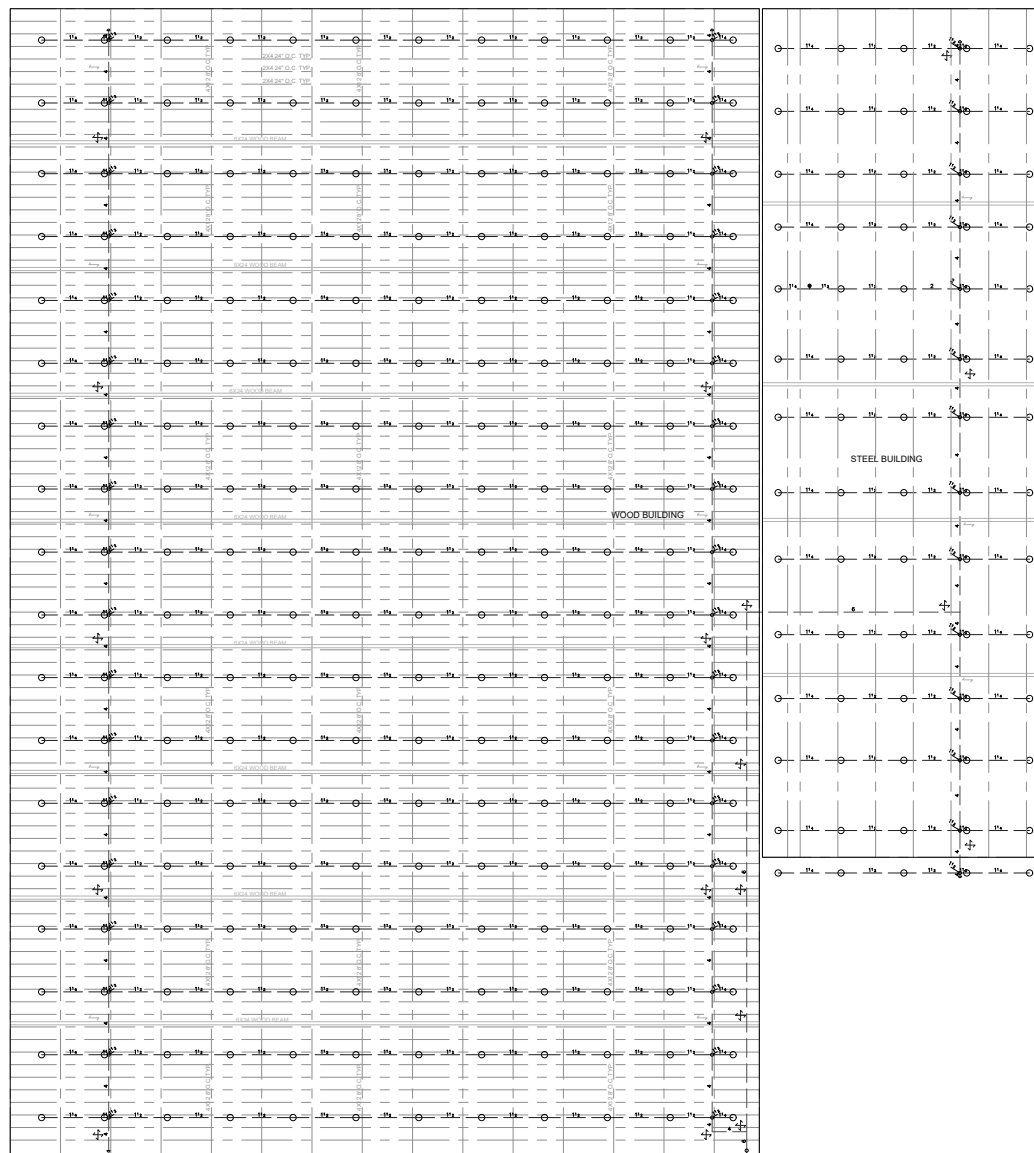
1. 4" GROOVED ELBOW
2. 300 LB GAUGE
3. 2" TEST AND DRAIN
4. 6" POTTER FLOW SWITCH
5. 6" RISER CHECK VALVE
6. 6" BUTTERFLY VALVE
7. 6" FLANGED ELBOW TO UNDERGROUND
8. EXTERIOR ALARM BELL
9. SPARE HEAD BOX



SITE PLAN

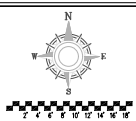
NO SCALE





PIPING PLAN

1/8" = 1 FOOT



| NOTES | |
|-------|---------------------------------|
| ① | SYSTEM RISER |
| ↘ | SYSTEM HANGER |
| ↕ | 4 WAY EARTHQUAKE BRACING |
| ↗ | LATERAL OR LONGITUDINAL BRACING |
| ⬡ | HYDRAULIC REFERENCE NODE |
| ⊗ | GROOVED COUPLING |
| ⊖ | PIPE CAP |
| ⊕ | PIPE DROP OR PIPE RISE |

[illegible]

SPRINKLER SYMBOLS




AAA FIRE PROTECTION
30113 UNION CITY BLVD
UNION CITY CA
94587
800-543-5556

2459 RADLEY COURT
2459 RADLEY COURT
HAYWARD, CA

CONTRACTOR: #719959

| | |
|---------------------------------------|--------------|
| FIRE SPRINKLER PIPING PLAN | |
| PERMIT NO. | |
| CONTRACT NO. | |
| APPROVAL | |
| DRAWN BY | |
| SCALE | 1/8" = 1'-0" |
| DATE | |
| REVISED | FP 2 |
| AS NOTED | |

TOLBrace™ Seismic Bracing Calculations



Project Address: 2459 RADLEY COURT

2459 RADLEY COURT

HAYWARD, CA

Job # 1

Contractor:

Address:

Phone:

License:

Calculations based on 2016 NFPA Pamphlet #13

Brace Information

| | |
|------------------------|-------------------|
| Maximum Brace Length | 7'-0" (2.134 m) |
| Diameter of Brace | 1" Sch.40 |
| Type of Brace | Sch. 10 |
| Angle of Brace | 45° Min. |
| Least Rad. of Gyration | 0.42" (11 mm) |
| L/R Value | 200 |
| Max Horizontal Load | 1310 lbs (594 kg) |

Fastener Information

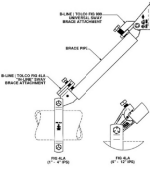
| | |
|-----------------------------------|------------------|
| Orientation to Connecting Surface | NFPA Type E |
| Fastener | |
| Type | Through-Bolt |
| Diameter | 5/8in. |
| Length | 5-1/2in. |
| Maximum Load | 560 lbs (254 kg) |
| Prying Factor | N/A |

TOLCO™ Brace Components

| TOLCO™ Component | Listed Load | Adjusted Load |
|--------------------------|-------------------|-------------------|
| Fig. 4LA Clamp | 1000 lbs (454 kg) | 707 lbs (321 kg) |
| Fig.980 Universal Swivel | 2013 lbs (914 kg) | 1425 lbs (646 kg) |
| See Fastener Information | | |

*Calculation Based on CONCENTRIC Loading
 *Please Note: These calculations are for "TOLCO" components only. Use of any other components requires these calculations and the listing of the assembly.

Seismic Brace Assembly Detail



| | | |
|--------------------------------------|-------------|---------------------------------|
| Brace Identification on Plans | | LG4-W |
| Brace Type | Lateral [] | Longitudinal [X] 4-Way [] |

Sprinkler System Load Calculation (Fpw = CpWp)


Cp = 0.7925

| Diameter | Type | Length | Total Length | Weight Per Unit Length | Total Weight |
|-------------|---------|----------------|----------------|--------------------------|------------------|
| 4" (100 mm) | Sch. 10 | 40 ft (12.2 m) | 40 ft (12.2 m) | 11.78 lb/ft (17.53 kg/m) | 471 lbs (214 kg) |

| | | |
|--|---|------------------|
| | Subtotal Weight | 471 lbs (214 kg) |
| | Wp (incl. 15%) | 542 lbs (246 kg) |
| | Total (Fpw) | 429 lbs (195 kg) |
| | Maximum Fpw per 9.3.5.5.2 (if applicable) | N/A |

(TOLBrace™ Version 8) Use of TOLBrace™ is subject to terms and conditions per the end user license agreement

TOLBrace™ Seismic Bracing Calculations



EATON
Powering Business Worldwide

Project Address: 2459 RADLEY COURT

2459 RADLEY COURT

HAYWARD, CA

Job # 1

Contractor:

Address:

Phone:

License:

Calculations based on 2016 NFPA Pamphlet #13

Brace Information

Maximum Brace Length 7' 0" (2.134 m)

Diameter of Brace 1" Sch.40

Type of Brace Sch. 10

Angle of Brace 45° Min.

Least Rad. of Gyration 0.42" (11 mm)

L/R Value 200

Max Horizontal Load 1310 lbs (594 kg)

TOLCO™ Brace Components

| TOLCO™ Component | Listed Load | Adjusted Load |
|--------------------------|-------------------|-------------------|
| Fig. 1001 Clamp | 2915 lbs (914 kg) | 1425 lbs (646 kg) |
| Fig.980 Universal Swivel | 2915 lbs (914 kg) | 1425 lbs (646 kg) |

See Fasterer Information

*Calculation Based on CONCENTRIC Loading
*Please Note: These calculations are for "TOLCO™" components only. Use of any other components voids these calculations and the listing of the assembly.

Fastener Information

Orientation to Connecting Surface NFPA Type H

Fastener

Type Through-Bolt

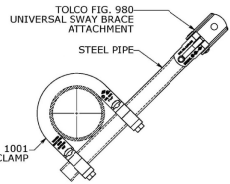
Diameter 5/8in.

Length 5-1/2in.

Maximum Load 515 lbs (234 kg)

Prying Factor N/A

Seismic Brace Assembly Detail



Brace Identification on Plans

| Brace Type | Lateral [X] | Longitudinal [] | 4-Way [] |
|------------|-------------|------------------|-----------|
| | | | |

L4-W

Sprinkler System Load Calculation (Fpw = CpWp)

Cp = 0.7925

| Diameter | Type | Length | Total Length | Weight Per Unit Length | Total Weight |
|---|---------|------------------|------------------|--------------------------|------------------|
| 4" (100 mm) | Sch. 10 | 20 ft (6.1 m) | 20 ft (6.1 m) | 11.78 lb/ft (17.53 kg/m) | 236 lbs (107 kg) |
| 1.5" (40 mm) | Sch. 10 | 96.5 ft (29.4 m) | 96.5 ft (29.4 m) | 3.04 lb/ft (4.52 kg/m) | 293 lbs (133 kg) |
| 1" (25 mm) | Sch. 40 | 10 ft (3 m) | 10 ft (3 m) | 2.05 lb/ft (3.05 kg/m) | 20 lbs (9 kg) |
| | | | | | |
| Subtotal Weight | | | | | 549 lbs (249 kg) |
| Wp (incl. 15%) | | | | | 631 lbs (286 kg) |
| Total (Fpw) | | | | | 500 lbs (227 kg) |
| Maximum Fpw per 9.3.5.2 (if applicable) | | | | | 1535 lb (741 kg) |

Main Size 4"

Type/Sch. Sch. 10

Spacing (ft) 20

TOLBrace™ Version 8

Use of TOLBrace™ is subject to terms and conditions per the end user license agreement

TOLBrace™ Seismic Bracing Calculations

Project Address: 2459 RADLEY COURT
 2459 RADLEY COURT
 HAYWARD, CA
 Job # 1

Contractor:
Address:
Phone:
License:

Calculations based on 2016 NFPA Pamphlet #13

Brace Identification

| | |
|------------------------|-------------------|
| Maximum Brace Length | 7' 0" (2.134 m) |
| Diameter of Brace | 1" Sch.40 |
| Type of Brace | Sch. 10 |
| Angle of Brace | 45° Min. |
| Least Rad. of Gyration | 0.42" (11 mm) |
| L/R Value | 200 |
| Max Horizontal Load | 1310 lbs (594 kg) |

Fastener Information

| | |
|-----------------------------------|------------------|
| Orientation to Connecting Surface | NFPA Type E |
| Fastener Type | Through-Bolt |
| Diameter | 5/8in. |
| Length | 5-12in. |
| Maximum Load | 560 lbs (254 kg) |
| Prying Factor | N/A |

TOLCO™ Brace Components

| TOLCO™ Component | Listed Load | Adjusted Load |
|--------------------------|-------------------|-------------------|
| Fig. 4LA Clamp | 1600 lbs (726 kg) | 1151 lbs (513 kg) |
| Fig.980 Universal Swivel | 2915 lbs (914 kg) | 1425 lbs (646 kg) |

*Calculation Based on CONCENTRIC Loading
 *Please Note These calculations are for TOLCO™ components only. Use of any other components voids these calculations and the listing of the assembly.

Seismic Brace Assembly Detail

Brace Identification on Plans

| Brace Type | Lateral [] | Longitudinal [X] | 4-Way [] |
|------------|-------------|------------------|-----------|
|------------|-------------|------------------|-----------|

Sprinkler System Load Calculation (Fpw = CpWp)




Cp = 0.7925

| Diameter | Type | Length | Total Length | Weight Per Unit Length | Total Weight |
|-------------|---------|---------------|---------------|--------------------------|------------------|
| 6" (150 mm) | Sch. 10 | 20 ft (6.1 m) | 20 ft (6.1 m) | 23.03 lb/ft (34.27 kg/m) | 461 lbs (209 kg) |

| | | | | | |
|-----------|-----------|--------------|--|---|-------------------|
| | | | | Subtotal Weight | 461 lbs (209 kg) |
| | | | | Wp (incl 15%) | 530 lbs (240 kg) |
| | | | | Total (Fpw) | 1420 lbs (646 kg) |
| Main Size | Type/Sch. | Spacing (ft) | | Maximum Fpw per 9.3.5.6.2 (if applicable) | N/A |
| 6" | Sch. 10 | 20 | | | |

(TOLBrace™ Version 8)

Use of TOLBrace™ is subject to limits and conditions per the end user license agreement

| | | | | | | |
|--|---|---|--|---|---|---|
|  | NOTES 1. SYSTEM CONNECTION 2. WIRE 2000S RADIATION WITH LOCK AND CHAIN 3. 4 WAY EARTHQUAKE BRACING 4. KENNEDY GATE VALVE 5. ADDITIONAL REFERENCE MADE 6. 12 IN. WIRE SPRINKLER RISER | REVISIONS DATE DESCRIPTION BY | SPRINKLER SYMBOLS   | AAA FIRE PROTECTION 30113 UNION CITY BLVD UNION CITY CA 94587 800-543-5556 | 2459 RADLEY COURT 2459 RADLEY COURT HAYWARD, CA CONTRACTOR: #719959 | SEISMIC BRACING DETAILS PERMIT NO. CONTRACT NO. APPROVAL DRAWN BY SCALE DATE NOTES FP 3 |
| | (The table continues with multiple empty rows for notes, revisions, and symbols.) | (The table continues with multiple empty rows for revisions.) | (The table continues with multiple empty rows for symbols.) | (The table continues with multiple empty rows for contractor information.) | (The table continues with multiple empty rows for permit and drawing details.) | |

| <p align="center">TOLCO[™] Seismic Bracing Calculations</p> | | | | | |
|--|---------|---------------|---|--------------------------|--|
| Project Address: 2459 RADLEY COURT 2459 RADLEY COURT HAYWARD, CA Job # 1 | | | Contractor: Address: Phone: Licence: | | |
| <p align="center">Calculations based on 2016 NFPA Pamphlet #13</p> | | | | | |
| <h3 align="center">Brace Information</h3> | | | <h3 align="center">TOLCO[™] Brace Components</h3> | | |
| Maximum Brace Length 7' 0" (2.134 m) | | | TOLCO[™] Component Listed Load Adjusted Load | | |
| Diameter of Brace 1" Sch.40 | | | Fig. 4LA Clamp 1600 lbs (726 kg) 1131 lbs (513 kg) | | |
| Type of Brace Scr. 10 | | | Fig 980 Universal Swivel 2615 lbs (914 kg) 1425 lbs (646 kg) | | |
| Angle of Brace 45° Min. | | | See Fastener Information | | |
| Least Rad. of Gyration 0.42" (11 mm) | | | <i>*Calculation Based on CONCENTRIC Loading</i> | | |
| L/R Value 200 | | | <i>*Please Note: These calculations are for TOLCO[™] components only. Use of any other component voids these calculations and the listing of the assembly.</i> | | |
| Max Horizontal Load 1310 lbs (594 kg) | | | | | |
| <h3 align="center">Fastener Information</h3> | | | <h3 align="center">Seismic Brace Assembly Detail</h3> | | |
| Orientation to Connecting Surface NFPA Type H | | | | | |
| Fastener | | | | | |
| Type Through-Bolt | | | | | |
| Diameter 5/8in. | | | | | |
| Length 5-1/2in. | | | | | |
| Maximum Load 515 lbs (234 kg) | | | | | |
| Prying Factor N/A | | | | | |
| | | | Brace Identification on Plans L-W | | |
| | | | Brace Type Lateral [X] Longitudinal [] 4-Way [] | | |
| <h3 align="center">Sprinkler System Load Calculation (Fpw = CpWp)</h3> <p align="center">Cp = 0.7925</p> | | | | | |
| Diameter | Type | Length | Total Length | Weight Per Unit Length | Total Weight |
| 6" (150 mm) | Sch. 10 | 20 ft (6.1 m) | 20 ft (6.1 m) | 23.03 lb/ft (34.27 kg/m) | 461 lbs (209 kg) |
| | | | | | Subtotal Weight 461 lbs (209 kg) |
| | | | | | Wip (incl. 15%) 530 lbs (240 kg) |
| | | | | | Total Fw/Fwp 420 lbs (191 kg) |
| | | | | | Maximum Fpw per 9.3.5.5.2 (if applicable) 4039 lb (1832 kg) |
| <div style="display: flex; justify-content: space-between;"> (TOLBrace[®] Version 8) Use "U or TolBrace[™]" is subject to terms and conditions per the end user license agreement </div> | | | | | |

TOLBRACE™ Seismic Bracing Calculations

Project Address: 2459 RADLEY COURT
 2459 RADLEY COURT
 HAYWARD, CA
 Job # 1

Contractor:
Address:
Phone:
License:


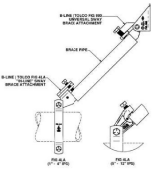
Calculations based on 2016 NPSA Pamphlet #13





| Brace Information | | TOLCO™ Brace Components | | |
|-----------------------------------|-------------------|--|--------------------|----------------------|
| Maximum Brace Length | 7'-0" (2.134 m) | TOLCO™ Component | Listed Load | Adjusted Load |
| Diameter of Brace | 1" Sch.40 | Fig. 4/LA Clamp | 1600 lbs (726 kg) | 1131 lbs (513 kg) |
| Type of Brace | Sch. 10 | Fig.980 Universal Swivel | 2015 lbs (914 kg) | 1425 lbs (646 kg) |
| Angle of Brace | 45° Min. | See Fastener Information | | |
| Least Rad. of Gyration | 0.42" (11 mm) | *Calculation Based on CONCENTRIC Loading | | |
| L/R Value | 200 | *Please Note: These calculations are for TOLCO™ components only. Use of any other components voids these calculations and the listing of the assembly. | | |
| Max Horizontal Load | 1310 lbs (594 kg) | Seismic Brace Assembly Detail | | |
| Fastener Information | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Orientation to Connecting Surface | NFPA Type H | Brace Identification on Plans | | |
| Fastener | | Brace Type | | |
| Type | Bolt | Lateral [X] | Longitudinal [] | 4-Way [] |
| Diameter | 3/8in. (10 mm) | | | |
| Length | N/A | | | |
| Maximum Load | 1035 lbs (469 kg) | | | |
| Prying Factor | N/A | | | |

| Sprinkler System Load Calculation (Fpw = CpWp) | | | | | |
|--|-----------|----------------|---|--------------------------|------------------|
| Cp = 0.7935 | | | | | |
| Diameter | Type | Length | Total Length | Weight Per Unit Length | Total Weight |
| 6" (150 mm) | Sch. 10 | 34 ft (10.4 m) | 34 ft (10.4 m) | 23.03 lb/ft (34.27 kg/m) | 783 lbs (355 kg) |
| Subtotal Weight | | | | | 783 lbs (355 kg) |
| Wip (incl. 15%) | | | | | 900 lbs (408 kg) |
| Total Fpw | | | | | 714 lbs (324 kg) |
| Main Size | Type/Sch. | Spacing (ft) | Maximum Fpw per 9.3.5.2 (if applicable) | | |
| 6" | Sch. 10 | 34 | 2269 lb (1029 kg) | | |

(TOLBrace™ Version 8)




Use of TOLBrace™ is subject to terms and conditions per the end user license agreement

| TOLBrace™ Seismic Bracing Calculations | | | | Contractor: Address: Phone: License: | |
|--|-------------------|----------------|---|---|----------------------|
| Project Address: 2459 RADLEY COURT 2459 RADLEY COURT HAYWARD, CA Job # 1 | | | |  | |
| Calculations based on 2016 NFPA Pamphlet #13 | | | | | |
| Brace Information | | | TOLCO™ Brace Components | | |
| Maximum Brace Length | 7' 0" (2.134 m) | | TOLCO™ Component | Listed Load | Adjusted Load |
| Diameter of Brace | 1" Sch.40 | | Fig. 4/LA Clamp | 900 lbs (726 kg) | 1131 lbs (513 kg) |
| Type of Brace | Sch. 10 | | Fig.980 Universal Swivel | 2015 lbs (914 kg) | 1425 lbs (646 kg) |
| Angle of Brace | 45° Min. | | See Fastener Information | | |
| Least Rad. of Gyration | 0.42" (11 mm) | | *Calculation Based on "CONCENTRIC Loading" | | |
| L/R Value | 200 | | *Please Note: These calculations are for TOLCO™ components only. Use of any other component voids these calculations and the listing of the assembly. | | |
| Max Horizontal Load | 1510 lbs (594 kg) | | Seismic Brace Assembly Detail | | |
| Fastener Information Orientation to Connecting Surface NFPA Type E _____ | | |  | | |
| Fastener | | | Brace Identification on Plans LG-6-S | | |
| Type | Bolt | | Brace Type | Lateral [] | Longitudinal [X] |
| Diameter | 3/8in. (10 mm) | | 4-Way [] | | |
| Length | N/A | | | | |
| Maximum Load | 1200 lbs (544 kg) | | | | |
| Pryleg Factor | N/A | | | | |
| Sprinkler System Load Calculation (Fpw = CpWp) Cp = 0.7925 | | | | | |
| Diameter | Type | Length | Total Length | Weight Per Unit Length | Total Weight |
| 6" (150 mm) | Sch. 10 | 34 ft (10.4 m) | 34 ft (10.4 m) | 23.03 lb/ft (34.27 kg/m) | 783 lbs (355 kg) |
| | | | | | |
| Subtotal Weight | | | | 783 lbs (355 kg) | |
| Wp (incl. 15%) | | | | 900 lbs (408 kg) | |
| Total (Fpw) | | | | 714 lbs (324 kg) | |
| Male Size | Type/Sch. | Spacing (ft) | Maximum Fw per 9.3.5.5.2 (if applicable) N/A | | |
| 1" | Sch. 16 | 34 | | | |

| | | | | | | |
|--|---|---|--|---|---|--|
|   | NOTES 1. SYSTEM CONNECTION 2. WELDS 2000S BACKFLOW WITH LOCK AND CHAIN 3. 4 WAY CATHODIC PROTECTION 4. REMOVED GATE VALVE 5. HYDRAULIC RETENTION NOISE 6. NO 100% SPRINKLER RISE | REVISIONS DATE DESCRIPTION BY | SPRINKLER SYMBOLS   | AAA FIRE PROTECTION 30113 UNION CITY BLVD UNION CITY CA 94587 800-543-5556 | 2459 RADLEY COURT 2459 RADLEY COURT HAYWARD, CA CONTRACTOR: #719959 | SEISMIC BRACING DETAILS PERMIT NO. CONTRACT NO. APPROVAL DRAWN BY: B.J. SCALE DATE CHECKED PLANTED FP 3 |
| | (Empty space for additional notes) | (Empty space for additional revisions) | (Empty space for additional symbols) | (Empty space for additional contractor information) | (Empty space for additional project information) | |

(TOLBrace™ Version 8) Use of TOLBrace™ is subject to terms and conditions per the end user license agreement

(TOLBrace™ Version 8) Use of TOLBrace™ is subject to terms and conditions per the end user license agreement

| | | | | | | |
|--|---|---|---|---|---|---|
|   | NOTES 1. SYSTEM CONNECTION 2. WELD 3000S BACKFLOW WITH LOCK AND CHAIN 3. 4 WAY EARTHQUAKE BRACING 4. KENNEDY GATE VALVE 5. HYDRAULIC RETENTION NODE 6. 12 IN. WIDE SPRINKLER RISER | REVISIONS DATE DESCRIPTION BY | SPRINKLER SYMBOLS  | AAA FIRE PROTECTION 30113 UNION CITY BLVD UNION CITY CA 94597 800-543-5556 | 2459 RADLEY COURT 2459 RADLEY COURT HAYWARD, CA CONTRACTOR: #719959 | SEISMIC BRACING DETAILS PERMIT NO. CONTRACT NO. APPROVAL DRAWN BY BU SCALE DATE REVISIONS FP 3 |
| | 12 IN. WIDE SPRINKLER RISER | | | | | |

Mijosa, LLC
Hayward Commercial Cannabis Operations
2459 Radley Court

Business Plan & Operations Summary
Revised October 2021

OPERATIONS & LICENSES:

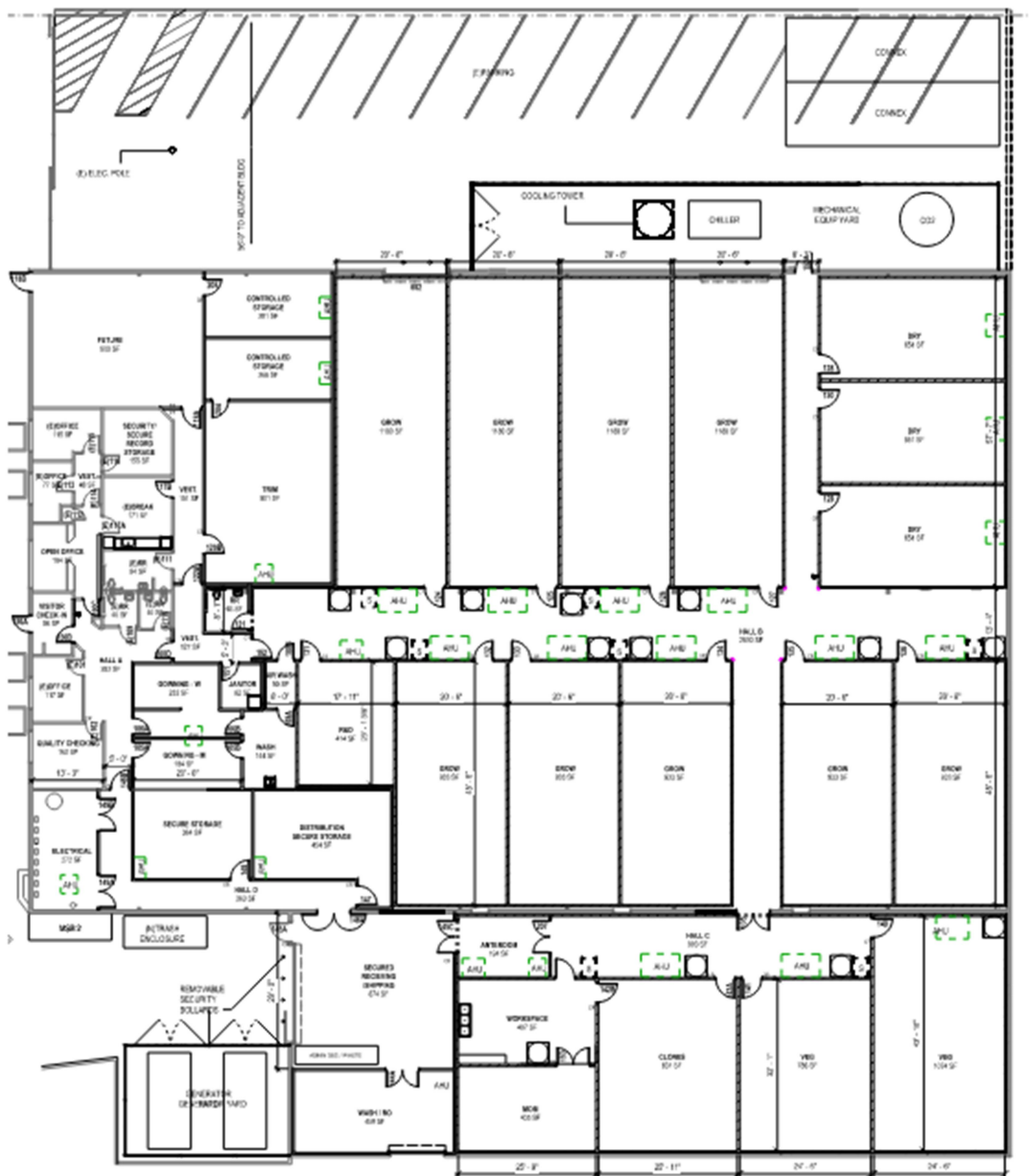
While Mijosa, LLC Hayward Cultivation, Manufacturing and Distribution facilities will be physically distinct as required by state and local law, Mijosa, LLC production-side vertical integration will also allow it to operate an integrated production supply chain through distribution and sale to non-retail, and retail businesses within the fully licensed regulated marketplace in Hayward and other California jurisdictions.

Note: Distribution includes Transport of product through legal regulated distribution and not home delivery direct to the consumer.

At the Radley Court facility, as set forth in the Site Plans, Mijosa, LLC will apply for and hold the following state licenses:

| <u>Activity</u> | <u>License Type</u> | <u>Room (Site Plans)</u> | <u>Products¹</u> |
|-----------------------------|---|-------------------------------------|--|
| Cultivation | 2 – Type 2A -3A (up to @ 2,900 sq. ft. flowering canopy per room) | 1-12 | Bulk Cultivated Flower |
| Cultivation | 1 – Type 3A (up to 22,000 sq. ft. flowering canopy) | Mother & Clone Future Expansion | Bulk Cultivated Flower |
| Cultivation | 1 – Type 4 Nursery | Clones Mothers | Clones |
| Processing | 1 – Type P Processor (drying, curing, trimming, packaging of flower) | Dry, Trim | Dried Flower |
| Distribution/Transportation | 1 – Type 11 (Distribution non-retail) 1 – (Transportation) Delivery to Retail Stores only. No retail sales. | Secure Storage and Delivery Staging | Cannabis Products, Distribution Services |

¹ See Final Products, below, for further descriptions.



DESCRIPTIONS OF ACTIVITIES IN EACH ROOM:

Narrative descriptions for the licensed activities occurring the following rooms is provided^{2,3}

CULTIVATION (NURSERY, TYPE 4) (VEGGING, GROW ROOMS, CLONES AND MOTHERS)

- Vegging process will begin from seed. It will take approximately four (4) to six (6) weeks for cannabis plants to be matured and healthy enough to cut/begin the cloning process.
- Clones will take roughly ten (10) to twelve (12) days to grow. Throughout the clone cycle, a horticulture specialist shall be responsible for the monitoring of weight, feeding, humidity control, temperature control and discarding of clones that have any signs of disease. All rejected clones are to be collected and discarded according to the Non-Hazardous Waste/Cannabis Waste and placed into a specialized secure container. Employees will document in a cloud-based journal all temperature, humidity, reservoirs on a daily basis.
- In addition, this management level employee is responsible for compliance with tagging cannabis plants in connection with Track and Trace requirements.

Clone growing parameters

- Light cycle to 24 hours a day.
- Light fixture must be 1-2 inches from clones.
- Clones kept between 72- and 80-degrees Fahrenheit.
- Clones kept between 70-80% humidity.
- Trays must be weighed. (Min 1400, Max 2700)
- Trays must be fed every two days. (Never let dry)
- Sprayed with water 2 -3 times a day.
- Once rooted, plants should be sprayed once a day.
- Once rooted, plants are fed diluted vegetation nutrients mix.
- Lights must be at least 13 inches from canopy.
- Room kept between 70- and 85-degrees Fahrenheit.
- Room kept between 40-60% humidity.

Potting Station (Transplant Process for Vegetative State)

- Transplant the clones into final grow media. This process will require a team of trained employees to ensure that all plants are properly transplanted and relocated to the Veg Room for the vegetation stage.

Setting up potting station.

² Where no narrative is provided here, the room title self-describes the non-licensed occurring within the room, i.e. "Reception," "Break Room," "Hallway," etc.

³ All licensed activities will be logged in the state mandated METRC track and trace system according to state rules and regulations.

- Clones that are going to be transplanted must be fed before process starts.
- Bins and grow medium or whatever is needed are set in a designated area.
- Prepare IPM**, if needed.
- Place 25 pots/containers per tray.
- Pre-pot containers with a quarter of dirt.
- Bring strains/trays from clone area to begin potting process.

Potting.

- Starting with one batch tray at a time.
- Detach individual cube from sheet. Dip in Organic mixture.
- Place all cubes/strains in grow medium.
- Once one strain/tray is finished.
- Tag each plant with a BCC batch tag.
- Bring tray to designated Vegetative Cycle Area (table) in Veg Room.
- Once batch is completely placed to the selected table.
- Adjust light to required intensity
- The vegetative stage will take two (2) to four (4) weeks.

Mother Plants Care

- Mother plants should be heavily fed with fresh water only for two days before cuttings to remove the nitrogen, which will retard the rooting.
- Pick your desired strain/mother.
- Place a tag batch on the container.
- With a single edge razor blade, start by taking a clone which is 3 - 6'' long with at least one leaf.
- Cut off rest of leaves or anything else flushed with the stem. (Try not to tear or crush)
- Make a quick 45-60-degree angle cut on the end of your clone.
- Place in the plastic container of pH water.
- Pre-soak your growing medium before starting. Rockwool needs to be soaked for 24 hours with pH water of 5- 5.5.
- Rinse pre-soaked growing medium to desired weight. (3100 with trays)
- Make liquid rooting hormone. (Dip & Grow)
- Make Organic Pesticide Mixture for dipping your cuttings.
- Dip cuttings in Organic Pesticide Mixture for 10-15 seconds.
- Place cuttings in hormone for 30-60 seconds.
- Remove cuttings from hormone and replace with next batch of cuttings.
- Insert the cuttings into the grow medium
- Once cuttings are in the growing medium, place batch tag.
- Bring to clone area and mist them with fresh water only.
- These plants must be tagged and treated in accordance with Track and Trace requirements. In the event any of the Plants show signs of disease, infestation or death they shall be disposed of in accordance with Non-Hazardous Waste/Cannabis Waste Plan and placed into a specialized secure container.

- With management supervision the team will then transport cannabis plants from the Veg Room to the designated Flower Room.

CULTIVATION (FLOWERING, TYPE 2A, 3A) ROOMS (GROW 1-10)

- Once in the flower room, mature plants shall be connected to an irrigation system line (which shall run through each table and connect to each plant) so mature plants may be consistently fed twice each day. The irrigation line shall be constantly checked by authorized and trained employees to ensure the irrigation system is properly running to each plant.
- Plants shall remain here until harvest. This time period may vary from seven (7) to twelve (12) weeks depending on the strain. During the flowering process the mature plants shall be de-leafed based on the de-leafing technique determine by the head grower to ensure that the mature plants are stress free and healthy. Additionally, mature plants shall be continuously checked for dead leaves and signs of disease or bug infestation during this time and Integrated Pest Management (IPM**) implemented as set forth below.

Flower Room Scheduled Environment

Week 1-3: Temperature Day / Night -75F / 65F, Humidity Level – 50%

Week 4-6: Temperature Day / Night – 75F / 65F, Humidity Level – 50%

Week 7-9: Temperature Day / Night – 75F / 65F, Humidity Level – 50%

- After the first (1st) week of the flowing process, a trellis system shall be placed above the mature plants to support flower produced during the growth process to ensure that the weight of the flower does not tilt and create damage on the mature plants.
- As the mature plants continue to grow, about the (3rd) week a second (2nd) trellis may be placed above the first (1st) trellis for additional support from top to bottom.
- Prior to harvest, authorized and trained team will enter the flower room with buckets container and sanitary scissors to cut leaves off, leaving just flower (buds) on the branches of each mature plant.
- At this point, the mature plants are ready for harvest.
- During harvest, the two team managers will oversee harvest and begin weighing harvested batch and entering necessary information into the Track and Trace system.
- The cleaning crew shall commence the cleaning process: (a) wash all tables and drip lines (b) clean any and all mechanical equipment, fan units and filters, (c) clean dehumidifies, (d) disassemble fans for cleaning, (e) adjust table height, (f) wipe/ clean bulbs and (g) vacuum all floors.
- Any and all green waste shall be disposed of according to the Non-Hazardous Waste/Cannabis Waste Plan and placed into a specialized secure container.

CULTIVATION (PROCESSING TYPE P)**Drying Room**

- Once the flowering cycle is completed, mature plants must be systematically hanged in the drying rooms. Drying takes approximately 14 days to complete.

Trim/Packaging Room

- After the drying process is complete authorized and trained employees will commence the trimming process. After the trimming process is complete the material will be converted into Product, Byproduct and Waste.
- Product and Byproduct will be weighted, batched and placed into a specialized container.
- All waste shall be disposed of according to the Non-Hazardous Waste/Cannabis Waste Plan and placed into a specialized secure container.
- The room will be used to package material once the flower is trimmed.

Secure Admin Storage

- This area will serve as holding station while products and byproducts are being tested. The batch will remain in airtight container in its own shelving not to create any cross contamination between batches.
- Only authorized personal will have access to this area.
- Product will remain in a climate-controlled environment until it is ready to be picked up by the distributor or manufacturer once testing is complete.

Secure Shipping/Receiving – Secure area for preparing to deliver to dispensaries or other distributors without entering the production area. All employees enter the facility through the main entry at the front of the building. Material will be picked up in the secure storage area and moved to the Secure Shipping and Receiving area.

****Integrated Pest Management (IPM)**

- Employee who will apply the Bio safe IPM schedule will be licensed for IPM application from the State of California to insure safe environment for staff and best practice. This employee will be responsible for:
 - Purchasing of IPM products
 - Receiving Deliveries
 - Handling
 - Storing
 - Application
- All products are to be stored on site in a fireproof locker located in a designated Cultivation Material Storage area.

Bio Safe IPM Application Schedule

Every Monday and Thursday.

Monday:

Vegetative:

Weeks 1 & 2 = AzaGuard + Zerotol 2.0 + Oxiphos

Week 3 = AzaGuard + Zerotol 2.0

Week 4 = AzaGuard + Zerotol 2.0

Flower:

Weeks 1 & 2 = AzaGuard + Zerotol 2.0 + Oxiphos

Weeks 3 - 8 = Zerotol 2.0

Thursday

Vegetative:

Weeks 1 & 2 = Double Nickel + Botanigard

Week 3 = Cease + PFR-97

Week 4 = Cease + PFR-97

Flower:

Week 1 & 2 = Double Nickel + Botanigard

Week 3 - 8 = Zerotol 2.0

Drying - Processing Material Storage

- Raw Material (cannabis flower and trim) Storage: Temp 55F - 65F; Humidity 15% - 30%
- All raw cannabis material is to remain in its batched packaging in a secured dedicated area until ready to be extracted.
- Once material is selected for processing, management level employee will begin to record the extraction process steps and environmental records required by state regulations, including all batch records and logs. This data will be entered into Track and Trace as well as a cloud-based journal.
- The selected material will be thoroughly prepared for the packing process.
- Material Humidity Level 15%.
- The material is to be ground down.
- Remove any stem or chlorophyll-filled leaves.
- All material larger than a penny is to be selected and ground down.
- The prepared material batch will then be packed tightly into a selected "column."
- All cannabis waste resulting from this process shall be documented and disposed of in accordance with Non-Hazardous Waste/Cannabis Waste Plan and placed into a specialized secure container.
- Each batch "column" is then transferred to the Extraction Room

Secured Product Storage

- The product is to be packaged and stored according to processed batch. All concentrate are to be stored in environmental conditioned room where temperature will remain of 65 F and Humidity level are 20%.
- Only management level employee will have access to the secured room.

DISTRIBUTION (TYPE 11) TRANSPORTATION (TYPE 12)**Secure Records**

- This room will serve administrative purposes only. Here management will store required records. Only Management employee will have access to the office area.

Conference

- This area will be used as a multi-purpose conference room. Company staff will meeting with clients to discuss branding, imaging and packaging. This room will serve as a creative environment for the company. Training and team meetings will be conducted in this area as well.

Break Room

- Lunch break area. Staff will spend lunch and required rest periods in this room. No consumption of cannabis allowed anywhere on premises.

Lockers (Men's and Women's)

- Employee changing room for clothing required by manufacturing standard operating procedures.

Trim/Packaging

- Packaging staff will use this area for assembly line packaging of dried cannabis flowers and/or pre-rolls. This room will contain a shelving area where packaging containers, stickers, tops are stored in order to quickly feed the line and easily track of all packaging products. All bulk flowers for packaging will be contained to this to avoid contamination and to control odor.
- Once a batch is ready to be package the manager will direct the team on what container the product must be placed in and oversee the compliance protocols. Each batch shall be a minimum of 25 lbs. and will be completed within the shift once commenced. No batch is to be resealed and placed back into storage once packaging has begun.
- Once cannabis product is packaged, labeled and batched it will then be placed in a 20x20x20 cardboard box. The box will have batch labeled on the top and only then moved to the vault area.

Secured Waste Storage

- All cannabis waste shall be stored in this room and disposed of according to the Non-Hazardous/Cannabis Waste Plan.

Final Product Secure Storage

- Vault will hold all final packaged products. All products are to be stored by product release date. Product will be boxed and taped with tamper proof tape. Only management level employee will handle all vault operations. Once order needs fulfillment, management will load the cart with product that as directed by the manifest. Once all items are prepared the order will then move to the Secured Delivery Room.

Admin Holding Area within Secure Storage

- For use when product is not ready for the commercial market and is held pending remediation or destruction, pursuant to BCC regulations. This room will also serve as a quarantine room for recalled products.

Shipping and Receiving Area

- For use for the delivery of product to the retail market and is held pending distribution to drivers on the day of delivery. Orders will be filled the day before delivery into vehicle designated bins before staging. Said vehicle specific bins will be held in wheeled racks in the Final Products Vault until the next day. The morning of delivery, mobile racks with vehicle specific bins with customer orders will be pushed into the Delivery Staging Room for distribution to drivers. Drivers will proceed with their delivery bins to the secure parking area to access company vehicles to then load up and drive out for delivery.

Secure Parking Area

- The secure parking area is used to access company vehicles to load up product for deliveries to dispensaries and distributors. Company vehicles will be stored in the Secure Parking Area overnight and when not in use.

Final Products

The ***Cultivation Facility*** will produce commercial cannabis flower material for bulk sale to manufacturers, and retailers/distributors as: (A) dried cannabis flowers by weight; (2) dried cannabis flowers for pre-rolls (the “Bulk Flower”); and (3) cannabis biomass for manufacturing/extraction into distillates and extracts to be used manufactured products such as vape pens, cannabis concentrates, and infused edible products (the “Biomass”). No manufacturing to be done onsite at this time.

The ***Processing Facility*** will dry, cure, trim, and prepare cultivated flower for packaging or extraction and/or will conduct packaging services for bulk flower products and pre-rolls (“Dried Flower”).

The ***Distribution Facility*** will package and label Bulk Flower received from the Cultivation facility for sale as (1) dried cannabis by weight, e.g. 1 gram, ¼ ounce, 1/8 ounce, large bulk of various sizes and 1-ounce packages and (2) as cannabis pre-rolls (the “Cannabis Products”). The

Distribution Facility will also receive packaged manufactured products. For all products, the Distribution Facility will perform all required testing coordination, quality assurance, tax collection, and transportation services as required by state law (the “Distribution Services”).

Under the Distribution activities, Mijosa LLC may transport cannabis products between licensed premises. Mijosa LLC does not plan to do self-transport when operations begin, but instead using outside State Licensed Distributor’s transport to pick up finished product to their facilities where it will be tested and packaged for retail sale. If at any point Mijosa LLC will choose to start transporting finished products, transport will occur in a secured unmarked delivery van and will abide by the following protocols:

1. No person under the age of 21 years old will be in the vehicle transporting cannabis goods or cannabis products; and only an employee of Mijosa LLC will be in the vehicle while transporting cannabis goods or cannabis products.
2. Hours of delivery operations, including days of the week where deliveries will take place Monday through Friday 8:00 AM to 5:00 PM only.
3. Estimated number of delivery trips per hour over a typical 24-hour period separated by mode (e.g. please indicate the number of deliveries by delivery van). Mijosa, LLC will be taking 2-3 deliveries and pickups combined per week.
4. Drivers will carry a Motor Carrier Permit issued by the Department of Motor Vehicles (DMV).
5. Product will always be securely stored in locked compartment(s) for delivery to another licensed premise.
6. Any transport vehicle will carry commercial general liability insurance in the aggregate in the amount of no less than \$2,000,000 and in the amount of no less than \$1,000,000 for each loss.
7. Any transport vehicle will also be equipped with a GPS tracker and have an audible alarm system.
8. Upon request, Mijosa LLC will provide the City of Hayward and/or Department of Cannabis Control with a copy of the certificate of ownership or registration card issued by the California Department of Motor Vehicles, the year, make, model, license plate number, and Vehicle Identification Number in writing, as well as proof of insurance for any new vehicle that will be used to transport cannabis goods or cannabis products prior to using the vehicle or trailer to transport cannabis goods.
9. Prior to transporting cannabis goods or cannabis products, Mijosa LLC will generate a shipping manifest through METRC the State’s track and trace system for the following activities:

(A) Testing and sampling;

(B) Sale of cannabis goods or cannabis products to a licensee;

(C) Destruction or disposal of cannabis goods or cannabis products; and

(D) Any other activity, as required pursuant to the City of Hayward or by any other licensing authority the Department Cannabis Control.

10. Mijosa LLC will transmit the shipping manifest to the Department and the licensee that will receive the cannabis goods or cannabis products prior to transporting the cannabis goods or cannabis products.
11. Mijosa LLC will ensure and verify that the cannabis goods or cannabis products being taken into possession for transport at the originating licensed premises are as described and accurately reflected in the shipping manifest.
12. Mijosa LLC will verify that the cannabis goods or cannabis products are accurately reflected in the shipping manifest by confirming that the number of boxes of cannabis goods or cannabis products, type of cannabis goods or cannabis products, weight and/or units of cannabis goods or cannabis products matches the label on the boxes containing the cannabis goods or cannabis products.
13. Mijosa LLC will not take into possession or transport:
 - (A) Any cannabis goods or cannabis products that are not on the shipping manifest; or
 - (B) Any cannabis goods or cannabis products that are less than or greater than the amount reflected on the shipping manifest.
14. Mijosa LLC will be responsible for any discrepancies between the shipping manifest and the cannabis goods or cannabis products in its possession during transport, and is aware that we may be subject to any enforcement or disciplinary action related to such discrepancy.
15. Mijosa LLC will not void or change a shipping manifest after departing from the originating licensed premises.
16. A shipping manifest shall accompany every transport of cannabis goods or cannabis products.

Proposed hours of operation

Cultivation (Cultivation, Nursery, Processing) Facility: Operational 24/7. Staff will maintain 40-hour workweeks, and most operations involving human input will occur during regular business hours: 8:00 a.m. – 5:00 p.m.

Distribution Facility: 5:00 a.m. to 8:00 p.m., or as approved by City of Hayward. Deliveries and pickups will 2-3 times per week.

Type of specialized equipment to be used

Cultivation Facility: Flowering cultivation lights will have scheduled timers to remain inactive for 12 uninterrupted hours. Vegetative lights may remain on for 18-24 hours, depending on specific cultivation plans. Watering will occur through hydroponic irrigation – plants will rest inside mineral wool blocks on raised flood tables. Once per hour, irrigation tables will flood with nutrient-enriched, reverse-osmosis-treated water and then collect in reservoirs. During business hours, staff will monitor nutrient levels, measure electrical conductivity (EC) of the irrigation water and recirculate the nutrients. After nutrients are depleted, the reservoirs will filter into the reverse osmosis treatment system. The reverse osmosis water treatment system will have the dual

purpose of purifying water for irrigation, and removing nutrients before draining to the municipal sewer system. This technique will help Mijosa, LLC maintain quality assurance standards and mitigate harmful concentrations of nutrients via runoff, respectively. Packaging Associates will use National Type Evaluation Program (NTEP)-approved 1200g balances to calculate the mass of finished cannabis products. At least once per year, an independent third-party will calibrate these devices using National Institute of Standards and Technology (NIST)-traceable reference weights. Staff will wear nitrile gloves while handling raw cannabis and they will prepare applicable utensils before beginning operational tasks.

Manufacturing Facility:

Major Equipment

- Blixer 3 Series D Grinder

Hash washer- 30 gal

- dimensions-height 28.5"
- diameter- 18.75"

Harvest Right small pharmaceutical freeze dryer

- dimensions-16.5"w x 18.5"d x 25"h
- 110v

Stainless Steel Cabinet Workbench

- Dimensions- 73" x 30"
- Weight- 208 lbs.
- Capacity- 500 lbs.

Stainless steel table

- Dimensions 72" x 30"
- Weight- 84 lbs.
- Capacity- 300 lbs.

Hazardous Materials

A detailed description of all chemical and hazardous materials is provided in the **Fire Department Questionnaire & Chemical Inventory** submitted herewith.

State licensed transportation and distribution providers serving the facility

Mijosa, LLC product shall only be transported by state licensed Distributors in compliance with state law.

Anticipated frequency of deliveries servicing the facility

Please see **Traffic Report/Trip Study**.

Regulatory Compliance

Mijosa, LLC's operations will fully comply with all requirements under the Medicinal and Adult Use Cannabis Regulation & Safety Act ("MAUCRSA") and all rules and regulations

promulgated thereunder by the Bureau of Cannabis Control, CalCannabis Cultivation Licensing, Department of Public Health and Department of Tax and Fee Administration applicable to its commercial cannabis operations. Mijosa, LLC has retained the cannabis business and regulatory law firm Clark Neubert LLP, which has been nationally recognized as a top cannabis regulatory and business firm. Mijosa, LLC continues to work closely with Clark Neubert LLP to ensure that all aspects of its operation are in compliance with all laws and regulations.

In addition to ensuring that each line of business comports with all applicable regulations particular to the operation, the entire staff will be attentive to the state's regulations related to moving cannabis from facility to facility. All drivers of vehicles transporting cannabis will be directly employed by Mijosa, LLC. The drivers will have a valid motor carrier permit pursuant to *Chapter 2 of Division 14.85 of the Vehicle Code*. Mijosa, LLC will make all vehicle registration, insurance, and driver rosters available to the Department of the California Highway Patrol (DCHP). To comply with *Section 34501.12 of the Vehicle Code*, staff may participate in the Basic Inspection of Terminals (BIT) program sponsored by the DCHP. Prior to transporting any cannabis to customers or licensees, Mijosa, LLC, as a distributor, will complete an electronic shipping manifest as prescribed by the City. The manifest will include the unique identifier, pursuant to *Section 26069*, issued by the California Department of Food and Agriculture for the original cannabis products. Staff will submit the manifest to the Bureau and destination recipients (customers and/or associates of licensed entities) before delivering cannabis.

Additionally, every licensed activity bears a particular responsibility when it comes to remitting and collection of the (1) cultivation tax (a fixed rate per ounce ranging from \$1.29 to \$9.25 depending on the type of product) and the (2) cannabis excise tax (15% of the "average market price" or actual sale price depending on whether or not an arm's length transaction). Mijosa, LLC will ensure that each line of business strictly adheres to every requirement of the MAUCRSA and California Department of Tax and Fee Administration rules. In particular its distributor will hold a Cannabis Tax Certificate for the collection and remitting of both the cultivation and excise tax. The cultivator and manufacturer timely and properly remit any and all cultivation tax due to the distributor, which is charged with remitting to the state. Distributor will properly track, collect, and remit all tax to the California Department of Tax and Fee Administration.

Under no circumstances will Mijosa, LLC employ any person under the age of 21, nor permit any person under the age of 21 years old to be on facility grounds.

Insurance

In addition to maintain state-law required bonds, Mijosa, LLC shall obtain the following insurance with the assistance of legal counsel with expertise in the placement of commercial liability and property insurance for businesses operating in the cannabis industry. Specifically: Commercial general liability (CGL) insurance specifically designed to cover businesses in the cannabis industry through insurance broker Crimson Business Insurance. Such CGL insurance shall have limits of liability of at least \$1 million per occurrence and in the aggregate; products liability insurance to cover liability arising out of the cannabis products it grows, manufactures, distributes, and/or sells. Such products liability insurance shall be written to expressly cover such products. It is likely, based upon the current state of the markets for insurance in the cannabis industry that Mijosa, LLC will obtain coverage on a "claims-made" rather than occurrence basis.

Such products liability insurance shall have limits of liability of at least \$1 million per claim and in the aggregate. Such coverage shall likely be provided by a surplus lines insurance carrier, as currently-available liability insurance provided by California-admitted insurers is both under-inclusive and overly-expensive relative to non-admitted markets serving the cannabis industry; broad form commercial property insurance to cover the proposed premises to cover losses to property of Mijosa, LLC and Mijosa, LLC's landlord; and Worker's Compensation Insurance as set forth herein.

Startup Activities

As soon as approved to do so by the City of Hayward, Mijosa, LLC will implement its submitted improvements and build-out plans. Mijosa, LLC will complete this operation in phases, including: facility design and construction; installing equipment; hiring staff; training a team of cannabis experts; and facilitating inspections prior to opening.

Mijosa, LLC will install the vault as soon as construction allows. During this time, the Director of Security will oversee the procurement, installation, and testing of surveillance and security systems. Mijosa, LLC will install storage equipment and designate restricted access areas with signage after it installs the security and surveillance systems. Mijosa, LLC will install signs at entryways that warn individuals that they are being recorded and that individuals suspected of illegal activity will be prosecuted to the fullest extent of the law.

Mijosa, LLC will choose a POSTS and digital recordkeeping systems, and install their necessary equipment. These systems will monitor inventory, store sales, transportation manifests, staff records, and other pertinent data. Mijosa, LLC will choose systems based on compatibility with the state's track and trace system requirements, regulations related to product identifiers, delivery manifests, and point of sale procedures. This system will serve as Mijosa, LLC's principal inventory management tool. Mijosa, LLC will immediately begin training staff responsible for data entry into the system as soon as possible.

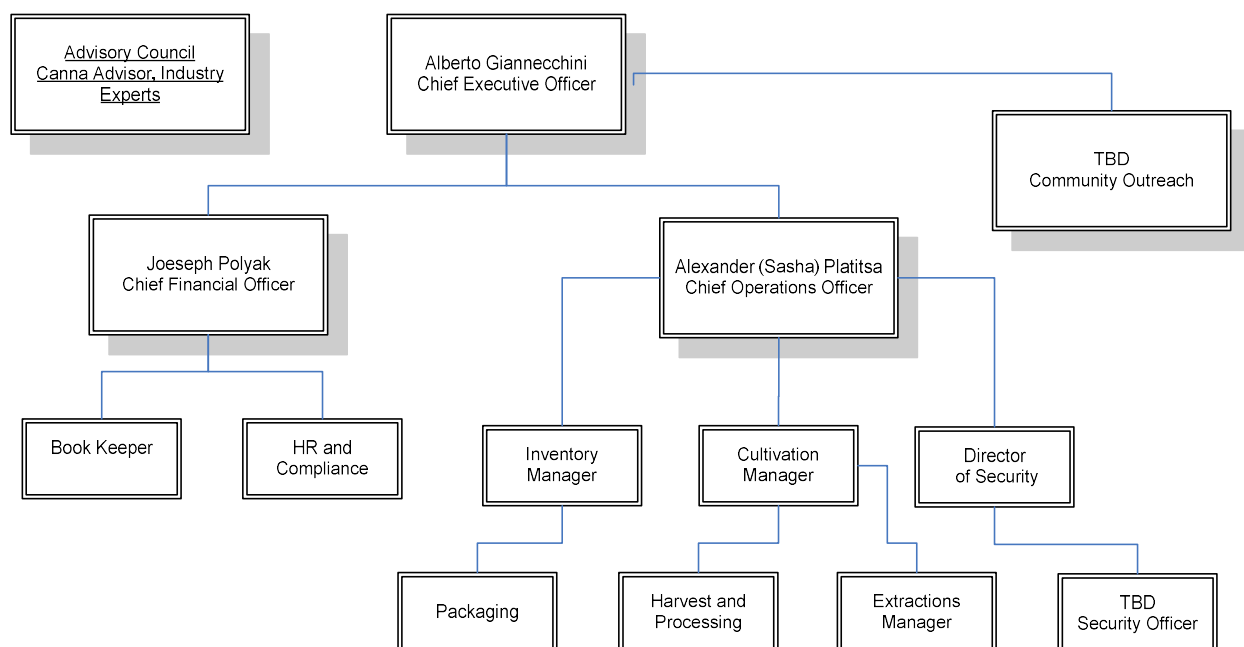
Executives will immediately begin reviewing prospective staff for employment after receiving a license and Mijosa, LLC will finalize a comprehensive staffing plan. Prospective staff will submit to a background check, which could take several weeks, so Mijosa, LLC intends to hire local talented individuals as soon as practicable.

Instructors will train staff in person and they will provide each participant access to a centralized electronic repository of training materials. Also, during this time, Mijosa, LLC's executives will supply each staff member with job descriptions, an explanation of benefits, conduct protocols, store contact information, and a complete copy of the City and State regulations.

Then, once the facility is fully set up for operation, and professionals install security systems, the vault, and other critical operational tools, Mijosa, LLC will provide hands-on SOP training. This training will include: state-mandated track and trace training, quality control procedures, hazard analysis, proper and safe usage of all extraction and post-processing equipment, cleaning and maintenance requirements, and emergency operations. Inventory storage training will include: how to access active and back-stock inventory during business hours; how to enter deliveries in the ITS; and, the proper chain of custody for all cannabis products. Staff will have training to verify product weights and volumes using digital instruments and the POSTS. Lastly, staff will receive education on inventory audits, which staff will continually exercise to maintain complete product traceability. Training on the recordkeeping system will include reinforcement

of inventory control training, including: proper cash handling procedures, accounting principles, transaction limits, and expense reimbursement. Staff will conclude their training through hands-on learning. In this segment, which will take place within the facility, staff will rehearse SOPs for: tracking inventory; utilizing machinery and equipment; emergency and evacuation procedures; and, cleaning policies. Inventory management training will include: interactive training modules, how to review transportation manifests, package products, label containers, and other documents that may accompany cannabis distributions. Staff will also learn how to detect discrepancies in inventory documentation, and how to accept/reject deliveries in roleplaying scenarios. Prior to processing any cannabis or cannabis products, Mijosa, LLC will publish and market educational materials for the public (weeks 20-24). These materials will also be available on the company website and available to print.

Mijosa, LLC will schedule regulatory inspections, including from the local planning department, police department, and fire department. These inspections will occur with enough time for the Chief Operations Officer to correct any deficiencies in its SOPs or security plan before opening on time. The building inspection will include city officials visiting the site and inspecting the facility to meet applicable building, mechanical, and electrical guidelines. Police will inspect the facility to see whether Mijosa, LLC's security plan is consistent with the plan it submits during the application process. Police inspections will include: identifying use of safe storage; testing the alarm system; obtaining a roster of staff members; ensuring the display of business licenses; and, advising about diversion prevention signage. The fire department inspection will include: identifying proper occupancy, hazard warning, emergency exit and sanitation signage; identifying hazardous materials onsite (i.e., cleaning materials and ethanol); testing smoke detection systems and fire extinguishers; and, verifying that Mijosa, LLC maintains gas and electrical utilities in a safe manner.



Alberto Giannecchini will serve as Mijosa, LLC's **Chief Executive Officer, Chief Financial Officer and Chief Operations Officer** until the use permit process is complete.

Once the permit process is completed, those officers will be named and added to the permit. Alberto's objective is to run the Hayward business as a legacy to continue 30 years of family business ownership in Hayward with a focus on integrity, transparency and helping the community. He brings to the team over 28 years of professional experience in real estate investment, real estate management and business operation. Alberto's main specialty is Bio/Pharma controlled environments which is a highly regulated niche business. Alberto's experience in the Bio/Pharma industry lends itself directly to cannabis operations.

Alberto's professional career began in 1992 when Alberto open In Time Supply, Inc in Hayward, CA. Within one year of being in the business, his company captured 90% of the cabinet edging and wood veneer business in the Bay Area. Alberto managed all aspects of the business as he was the CEO and CFO.

In 1997 Alberto started his career in controlled environments working into the position as the Department Manager of MESA3 in San Jose, CA. At MESA3, Alberto created and managed all content for the company's HVAC testing, commissioning, calibration and validation services for large semi-conductor and Bio/Pharma companies. Alberto went on to perform consulting services to Johnson and Johnson and eventually became a full time employee for Johnson and Johnson, managing a subsidiaries daily calibration and maintenance operation for drug manufacturing. Additional responsibilities included: building operations infrastructure redesign, Food Drug Administration and European Union audit representation, FDA regulatory departure notice generation and submission, validation assistance and building management system maintenance. During his tenure, Alberto helped manage the closure of Alza Corporation Bay Area, a Johnson and Johnson subsidiary, Bay Area operations by negotiating early lease terminations, building sales to Google and restoration of properties to various other large real estate companies. In the 18 month closure process, he managed \$18M is early lease termination and restoration costs.

This experience relates directly to the cannabis industry in that it required significant of reporting and interaction with government regulatory enforcement and the handling of a high risk, high value products and business transactions.

After five years with Johnson and Johnson (Alza), Alberto joined BioMed Realty as an Engineering Manager. In this position, Alberto managed 3 million square feet in the Bay Area. From 2010 to 2012, Alberto pursued his career in residential real estate with The Mercury Alliance. While with The Mercury Alliance, Alberto and his partner maintained 60-90 residential listings of bank owned homes at any given time. Services included negotiating cash for keys, restoration/upgrades to properties resulting in retail sales of the homes. Alberto also purchased a 5 unit apartment building and performed a condo conversion to increase the value of the property.

In 2012, Alberto took a position with Able Services as a chief engineer. Alberto worked with large real estate development companies completing due diligence assessments and managing millions of square feet of labs and office buildings to date.

Alberto is a member of the California Bureau of Real Estate. He is also fluent in English and Italian. Alberto believes that Cannabis has tremendous therapeutic value, provides a welcomed alternative to alcohol and opioid prescription medication use, and that legalization will provide much needed tax revenue that may help to improve many of the community's social services. Alberto Giannecchini has lived Oroville, CA and in neighboring Castro Valley, CA for over 45 years. His family has owned and operated business within Oroville, CA for the past 20 years and in Hayward, CA over the past 32 years. The building where Mijosa, LLC will operate has been

owned and operated as a cabinet manufacturing shop by the Giannecchini family since 1988. Businesses names for which have been owned by the Giannecchini family in Oroville, CA are Sunset Olive Grove, LLC and Oroville Professional Plaza, LLC. The businesses owned by the Giannecchini family in Hayward, CA have been West Cabinets, Inc., Caliber Cabinets, In Time Supply, Inc., S&G Properties and Giannecchini Properties.

Joseph (Joe) Polyak will serve as Mijosa's **Chief Financial Officer**. Joe's mission is to run the Hayward business with a focus on integrity and giving back to the community. He brings to the team over seven years of professional experience in real estate and rare coin investment, which is a highly regulated niche business. Joe's experience in this rare commodity lends itself directly to cannabis operations. This career began when Joe worked as the General Manager at Oxbridge Coins, Inc. (Oxbridge) in San Francisco, CA. At Oxbridge, Joe created and managed all content for the company website, overall web presence, and company print advertising; oversaw the hiring of the company bookkeeper and outside accounting firm; oversaw all gold buying; and prepared prospectuses for investors. Additional responsibilities included: building operations infrastructure, implementing point of sale systems and client intake protocol, implementing inventory management systems and software, addressing security concerns, and creating operations manuals. During his tenure, he helped transform the company from a small coin shop to the top rare coin and precious metals company in the San Francisco Bay Area.

This experience relates directly to the cannabis industry in that it required significant of reporting and interaction with local law enforcement and the handling of a high risk, high value products and business transactions. For every purchase, the store recorded identification information, a thumbprint of the person selling, photos and descriptions of the pieces being sold. Every night this data was shared with the San Francisco Police Department. In addition, due to the high value of precious metals and rare coins, the business handled hundreds of thousands of dollars in inventory every day. Among his many duties, Joe implemented robust security system and operation that included the use of safes, contracted security firms, bullet proof walls and transaction windows, security gates and windows, and alarm systems very similar to that required of a cannabis operation.

After five years with Oxbridge, Joe joined Keller Williams Realty as a Real Estate Agent. In this position, Joe founded the Polyak Real Estate Group. Under his successful leadership, the Polyak Real Estate Group was recognized as achieving the top 10% of Sales in San Mateo County and top 1% of sales in the nation. Joe currently manages all marketing, sales, and financial aspects of the business.

In addition to his professional achievements, Joe frequently volunteers with the Samaritan House and regularly sponsors food drives, toy drives, coat drives, and other charitable initiatives to help bring the community together in the spirit of civic duty and strengthening our community. The Samaritan House utilizes the resources in its community to lead its members in need out of poverty. They provide food, access to shelter, healthcare, and a broad range of supportive services. This organization is close to Joe's heart because his family came to the United States as refugees and utilized similar organizations to help them get on their feet in a new environment. Joe is also strongly involved in Habitat for Humanity and he helps to build and repair homes for low-income families and individuals. He regularly volunteers his time and resources as he is particularly interested in helping create affordable housing solutions for those who need it most. Joe is a member of the California Bureau of Real Estate and the San Mateo Chamber of Commerce. He is also fluent in English and Russian. Joe is passionate about the

Cannabis industry because he believes that Cannabis has tremendous therapeutic value, provides a welcomed alternative to alcohol and opioid prescription medication use, and that legalization will provide much needed tax revenue that may help to improve many of the community's social services.

Alexander (Sasha) Plotitsa will serve as Mijosa's **Chief Operations Officer**. Sasha has 20 years of business experience in the Bay Area, and has been successfully managing Medithrive, an award winning medical cannabis dispensary ("MCD") located in San Francisco, since 2009. On January 5, 2018, Medithrive was one of the only six MCDs to receive authorization from the City and County of San Francisco to sell adult-use products on the first authorized day (31 applications were submitted by existing MCDs). Sasha co-founded Medithrive and has been instrumental in maintaining Medithrive's focus on providing superior quality medical cannabis and medical cannabis products in a high-end, service-focused atmosphere. Sasha designed the build out of the facility and currently manages the store's operations and financials. Medithrive prides itself on exemplary security procedures, patient satisfaction, and superior-quality products. Medithrive is credited with "cleaning up" their neighborhood due to the company's rigorous security standards, and has even garnered the support of a local school. The school's administrators state that Medithrive makes the area safer and more comfortable for their students to walk to and from school. Medithrive is an elegant, innovative, and completely compliant dispensary. Since opening in 2009, Medithrive is two-time winner of "Best Dispensary in SF" by *SF Cannabis Clubs*. Medithrive constantly adapts to changing rules and regulations that govern cannabis businesses in San Francisco – in 2012, bowing to federal regulatory pressure, Medithrive proactively reduced operations to delivery-only for a time. Despite regulatory setbacks, Medithrive grew in popularity, and today it remains one of the most popular medical cannabis dispensaries in the Bay Area. Medithrive recently built out a high-end brick-and-mortar dispensary just down the street from the San Francisco Armory, called Medithrive Mission. Prior to founding Medithrive, Sasha earned his Bachelor of Science degree in General Design from San Jose State University and proceeded to found D-Zin Graphic Design. Sasha ran D-Zin Graphic Design for three successful years before founding D-Zin Signs, which specializes in Americans With Disabilities Act-compliant signage. At D-Zin Signs, Sasha managed all business operations including bidding for projects, manufacturing sourcing, designing signage, and financial oversight. It was common for Sasha to be overseeing 40 projects simultaneously. Sasha ran D-Zin Signs for eight years before beginning his current career in the cannabis industry.

Management Experience in the Hayward Community

Mijosa's team has over 30 years of business history in the Bay Area, and all the company's executives live within an hour's drive of Hayward. Most of the Mijosa team is predominantly composed of individuals of Russian Jewish descent. Their families each emigrated from the Soviet Union in the 70s and 80s to flee persecution. Alina Savitskaya, Mijosa's Community Outreach Coordinator, survived a particularly harrowing story, having emigrated from Latvia when she was very young. Latvia was once home to a thriving Jewish population, but after brutal Nazi occupation in World War II – 90% of Latvian Jews were killed in the Holocaust – and five decades of Soviet occupation, nearly all its cultural history has been lost. Latvian Jews are now mostly a diaspora of hardworking entrepreneurs around the world. And Alina is no exception.

Alina grew up in San Francisco in a working-class immigrant community and attended public schools in San Francisco throughout her childhood and Skyline College in San Bruno. It was there that she gained ties to the Bay Area legal community. Today, Alina and her husband Yevgeniy Savitskiy live 15 miles northeast of Hayward, in Danville. The couple parented two sons, a four-year-old and a one-year-old, and before taking time to raise her children, Alina worked as a Paralegal and Legal Secretary in San Francisco. Alina also focused on juvenile delinquency and researched alternative sentencing strategies for youth offenders and still has a passion for social justice. In their personal life, Alina and Jim are heavily involved in the Hayward Jewish community. Their efforts include helping operate a local Chabad house in the Bay Area (Chabad is dedicated to making the beauty and joys of Jewish traditions and heritage accessible, relevant, and meaningful).

Mijosa is a current member of the City of Hayward Chamber of Commerce. With the Chamber, Mijosa will sponsor and support to the following events and programs: Downtown Street Parties (June 29, July 19, August 16); Latino Business Round Table Mariachi Festival (September 14); Annual Business Expo (Oct 10); Leadership Hayward; Light up the season (Dec 1); and, Hayward Non-Profit Alliance. Eventually, Mijosa hopes to acquire the Leadership Circle Designation (Sponsorships totaling \$3,000+).

Resumes provided upon request (and were previously submitted with Mijosa's Operator Application).

Community Benefits

Health Education and Prevention Strategies for Youth and Adult Education and Substance Abuse Prevention

Mijosa and its management team is committed to combating and preventing both youth and adult substance abuse in the City of Hayward through the development of actionable measures to be enforced during all stages of commercial cannabis operations. To expand the impact of Mijosa's commitment to the mitigation of substance abuse in the City of Hayward beyond the store, Mijosa has reached out to several existing local substance abuse treatment and education organization to discuss educational partnerships and community involvement.

Recent studies addressing current opiate and heroin epidemics show cannabis as an effective tool in limiting deaths associated with the abuse of opiates. Opioid-related overdose deaths in the United States have drastically increased over the past decade but not among one surprising demographic – Researchers have discovered a reduction in the number of deaths resulting from opioid overdoses in states allowing the regulated cultivation and/or sale of cannabis. According to research published in August 2014 by *JAMA Internal Medicine*, cannabis laws are associated with lower state-level opioid overdose mortality rates. By examining death certificate data from 1999-2010, researchers concluded that states allowing the regulated sale of cannabis before 2010 had 24.8 percent lower annual opioid overdose deaths, on average, compared to opioid overdose deaths over the same period of time in states without cannabis laws.

According to a 2013 study published in *The American Journal on Addictions*, cannabis has also been shown to decrease opiate withdrawal symptoms in individuals undergoing methadone maintenance treatment. Mijosa acknowledges the potential of cannabis to reduce withdrawal severity during methadone treatment and is fully committed to investing in the advancement of opiate use reduction and addiction treatment research. Mijosa will support and advocate for

clinical trials to demonstrate effectiveness of cannabis in the treatment of substance abuse disorders.

Mijosa will align with local substance abuse organizations, and encourage volunteer participation among its staff to partner in the prevention of youth substance use. Some groups that Mijosa has identified as possible candidates for partnership and with which its executives have made outreach are: the Second Chance Hayward Recovery Center, the Seventh Step Foundation Inc, Terra Firma Diversion/Education Services, the Women on the Way Recovery Center, and Project Eden. Mijosa will continue to engage with these community groups to support or design programming that fits the Hayward community and is in line with those efforts already ongoing.

Mijosa's mission is support Hayward's families and communities in nurturing the full potential of a healthy, drug-free childhood. Mijosa understands that as a cannabis provider in an emerging industry, it will bear a responsibility to ensure its activities do not make parents' jobs more difficult. To advance these efforts, Mijosa will partner with local substance abuse prevention organizations and national organizations that focus on effective communication and education about cannabis. Mijosa will build coalitions at the local level in Hayward, while also volunteering to share and maximize resources, information, and ideas on how to prevent youth's access to cannabis as the industry matures in California. Mijosa will regularly organize fundraising events dedicated to spreading awareness of specified local substance abuse prevention organizations.

Economic Benefits: Activities to strengthen employment opportunities for Hayward residents, increase revenue to the City, and/or strengthen Hayward's economic dynamism.

As a vertically integrated producer (cultivation, manufacturing, distribution and non-store front delivery) Mijosa, LLC will have a unique opportunity to become a major employer in Hayward across multiple disciplines and skill levels, including: production, cultivation, manufacturing, packaging, processing, delivery and sanitation. Thus, with tremendous respect this opportunity and responsibility, Mijosa, LLC will focus on employing local Hayward residents, including individuals and businesses. Mijosa, LLC will prioritize diversity when hiring employees and contractors, and promote a socially inclusive workforce.

Mijosa, LLC operation will substantially increase Hayward's tax revenue. Mijosa, LLC predicts a Gross sales volume of over \$32.4 million annually. Over \$4 billion worth of cannabis and cannabis products were legally sold nationwide in the last year alone. Mijosa, LLC will help contribute to the millions of dollars needed for school construction projects, law enforcement agencies, and other municipal projects. Municipalities nationwide are eager to spend cannabis tax revenue on a variety of projects including: public park repair and maintenance, playground construction, and homeless relief programs. Hayward should not be an exception, and Mijosa, LLC is particularly excited about the potential for the tax revenue to benefit drug abuse prevention efforts in Hayward and the Bay Area.

Healthcare savings in regulated jurisdictions have been attributed, in part, to the accessibility of medical and adult-use cannabis. Mijosa, LLC believes that access to adult-use cannabis will improve the quality of life of Hayward residents. A study published in the July 2016 issue of *Health Affairs* found that Medicare spending was reduced in states that have implemented regulated cannabis programs. In 2013 alone, Medicare saved over \$165 million in the 17 legal states examined. The study looked at over 87 million prescriptions from the Medicare Part D

database, focusing only on conditions where cannabis might serve as an alternative to prescription medications. Cannabis has shown significant potential to reduce the amount of prescription drugs one might take to treat health conditions. The study concludes that if all states legalized cannabis, annual savings could be triple that amount, totaling \$500 million.

Mijosa, LLC will prioritize purchasing “made in California” and “made in the USA” equipment and supplies from locally owned businesses. Mijosa, LLC will use local hardware stores to supply maintenance tools, local plumbers and electricians for infrastructure needs, local landscaping crews to maintain the grounds, and local contractors for engineering needs. Mijosa, LLC will have a significant impact on the amount of tax revenue that the City collects as the commercial cannabis market matures. Additionally, Mijosa, LLC will have injected hundreds of thousands of dollars into the local economy before operations even begin. This is being achieved through site planning, construction materials, hiring initial staff, and contracting security vendors to equip the company’s facilities.

Alignment with City of Hayward Strategic Initiatives

The City of Hayward has recently compiled a list of strategic initiatives it seeks to complete in the coming years. The City Council has four guiding priorities that guide City action: *Safe, Clean, Green, and Thrive*. As is clear from the policies and procedures provided in this Application, Mijosa, LLC’s focus too is products and operations that are “Safe”, “Clean,” “Green”, and help the City to “Thrive.” From the City’s perspective, Mijosa, LLC understands these are overarching priorities emphasized by the City Council’s vision for the Hayward community. In particular, the City’s specific plans for 2018: *Complete Streets, Complete Communities, and Tennyson Corridor* will help the Council, the community, and staff identifies clear actions towards the accomplishment of the Council’s priorities. In March 2017, the City Manager established three interdepartmental strategy teams representing to most, if not all, City departments to develop two-year action plans to further advance the initiatives. Using the action plans as a foundation for support initiatives, Mijosa, LLC intends to support and participate to the extent possible in the City’s initiatives as follows.

To foster a sense of place and support for neighborhood pride, Mijosa, LLC will provide quality goods, be a host of multiple well-paying jobs, and the company will develop a reputation of cleanliness, professionalism, and top-notch quality as a cornerstone of Mijosa, LLC’s brand.

The City’s additional objective – increasing collaboration with businesses, non-profits and neighborhood groups on place making projects – will be achieved by Mijosa, LLC’s participation in community-led initiatives and events. Mijosa, LLC, a member of the Hayward Chamber of Commerce, has made many outreach efforts to local organizations and is excited to bolster the community they will call home. The Chamber has provided Mijosa, LLC with a letter supporting Mijosa, LLC and team’s pursuit of these permits.

Last, Mijosa, LLC will actively value diversity and promote inclusive activities. Mijosa, LLC will commit to a goal of hiring a spectrum of employees of all genders, ethnicities, and socioeconomic backgrounds for all levels of employment, with unbiased consideration given to required skills and relevant experience. When hiring or sourcing vendors, diversity policy will mandate that postings and outreach will be inclusive of these groups. For instance, marketing and advertising materials will always represent a diverse group of individuals when faces are included in marketing campaigns. Mijosa, LLC will source potential employees and contractors from organizations that empower racial minorities, women, disabled individuals, service disabled veterans, and members of the LGBTQ (QIAP) community.

Mijosa, LLC will provide a welcoming workplace and will promote the involvement of diverse staff and diverse groups in processing operations. Mijosa, LLC is committed to providing a safe workplace for all individuals regardless of race, age, gender, gender identity, sexual orientation, or ability. The company will implement a zero-tolerance policy relating to discrimination and will encourage staff to report any and all occurrences of workplace discrimination. Mijosa, LLC has executed and provided along with this Application a copy of the City's "Non-Discrimination Declaration." The HR Director will monitor discrimination in the workplace and immediately address any discovery of discrimination. Mijosa, LLC will train staff to identify workplace discrimination in the context of two general categories: overt discrimination and covert discrimination. Staff will have training to recognize overt discrimination such as verbal or written threats, intimidation, harassment, or assault, and Mijosa, LLC will also train staff to recognize covert discrimination that put diverse individuals at a disadvantage in the workplace. Mijosa, LLC's staff manuals and training seminars will emphasize that workplace discrimination can range from objectively offensive to seemingly invisible.

Neighborhood Benefits or Improvements: Steps your business will take to support the needs of the adjacent community.

To coordinate their neighborhood improvement action plan, Mijosa, LLC reviewed and analyzed the *Community Services Commission – Community agency Funding Process Draft Recommendations Fiscal Year 2018*. In the draft recommendations, the City lists the anticipated costs to fund community initiatives. To summarize, the City anticipates the necessity of \$1,409,000 for all funding - \$315,000 to jobs, infrastructure and economic development grants; \$450,000 to social services grants; \$82,000 for arts, music, and cultural grants; \$511,000 for city-operated services; and \$51,000 for HUD-required fair housing activities. To address the spectrum of needs that the City requires, Mijosa, LLC will pledge an annual donation commensurate with Mijosa, LLC's revenue to the City of Hayward directly for these initiatives. In pledging the amount, Mijosa, LLC intends its donation to go towards funding for community grant services. These services include those related to children, youth, and family; food access; housing and homelessness; seniors and differently abled communities; legal services for the indigent; and, health and wellness campaigns. Additionally, Mijosa, LLC's executives have a special place for music education and the arts in their hearts. In addition to a general donation to the City of Hayward for neighborhood improvements, Mijosa, LLC will pledge an additional amount specifically to expand youth enrichment and art education through the Hayward Band and Orchestra Festival. Mijosa, LLC wants to partner with Hayward Unified School District music teachers and the Hayward Band and Orchestra Festival to assemble instrumental music students from Hayward public schools to play under world-renowned conductors and music educators.

Mijosa, LLC intends to see all residents and businesses of Hayward thrive in a safe, accessible community. Improving the neighborhoods and business communities of Hayward is in Mijosa, LLC's immediate best interests. By cultivating a community of inclusion and advancing a working relationship with the City Council, the executives of Mijosa, LLC foresee the company being a strategic business partner in initiating community improvement programs across the entire Bay Area.

Community Outreach and Support

Joe Polyak has on behalf of Mijosa connected with South Hayward Parish, has met with the founder several times and is in discussions around planning to cosponsor and organize fund raisers. The team plans to dedicate hours to volunteer over the next several months and will update the City on these developments.

Additionally, Joe Polyak on behalf of Mijosa has met with Kim Huggett with the Chamber of Commerce several times and has donated the yearly dues for five non-profit members. The team is committed to continuing to be involved in Chamber events including co-sponsorship

Sasha Plotitsa on behalf of Mijosa has connected with Spectrum Community Services to discuss volunteer opportunities and Mijosa's interest in becoming involved. In the meanwhile, Mijosa has made a financial contribution of \$1000.

Jim Savitskiy on behalf of Mijosa has connected the organization with Fesco / La Familia, which is a local shelter that assists homeless families with housing, resume building, job assistance, and transition to temporary housing while they secure permanent homes, and has made several financial and in-kind donations of approximately \$3000 including the following: Sponsored all new bedding for the entire facility; 22 new bed sets for families that are coming to the shelter; purchased needed supplies like laundry detergent; sponsored a family of five for their Christmas list; sponsored a single mother and her son for their entire Christmas list; purchased over 60 gift cards ranging from 15-100 dollars for families for food, gas to get to work, clothing, etc. Additionally, Mijosa is committed to hiring qualified applicants who are in their program and will look forward to receiving resumes and information once hiring begins in earnest.

Additionally, Alina Savitskaya will serve as Mijosa's Community Outreach Coordinator. Alina is a social justice advocate who worked as a Paralegal in the Bay Area and has a passion and commitment for reversing the legacy of oppression and injustice towards indigenous people and people of color. She will make it an absolute priority in her role to reach out to Hayward's Latino, African American, and Asian communities to build strong bonds with the business and show that Mijosa supports local initiatives and actively promotes involvement with these communities at large.

Labor and Employment Practices

Hiring Plan

Staff will be composed of the positions set forth in the organization chart provided at *Management Experience*. Mijosa, LLC will implement strict hiring criteria. Mijosa, LLC will only hire individuals at least 21 years old that demonstrate the qualities of a professional staff. Hiring staff will highly prefer candidates with prior experience in cannabis sales, cultivation, and/or processing. The company will prefer Hayward residents. Our organization will explicitly prohibit the use, possession, solicitation for, or sale of narcotics, illegal drugs, alcohol, prescription medication without a prescription, or cannabis of any kind on the premises or while performing a work assignment. Company policy may ask staff to submit to a drug and/or alcohol test at any time, and the organization will immediately terminate any staff member that violates the company's drug policy. Management will require all staff to submit to a criminal background check and each staff member will have a store-specific registry identification card, which they will display on their person while present at the store. No individual will begin work for the organization until they have a valid registry identification card.

As a best practice, the organization will make a roster of current staff available to the City and will provide all prospective staff members a notice of intent to hire form and submit the completed version to the City for their records. The organization will also send a notice of separation of employment form to the City when any staff member ceases work for company.

Labor Peace Agreement

An executed Labor Peace Agreement (LPA) will be signed when presented to Mijosa, LLC.

Local Hiring Preference

Mijosa, LLC is committed to becoming a proactive leader in the Hayward business community. Executives of Mijosa, LLC believe that the assembly of a diverse team of talented residents of Hayward and local businesses will open opportunities to share experience, knowledge, and expertise to help the company grow and succeed. Mijosa, LLC will promote a culture of inclusion and diversity by giving employees an opportunity to improve the communities where they live and work. Mijosa, LLC is interested in pursuing the development of initiatives that would provide grants and scholarships to children of veterans, and other historically disadvantaged students. Mijosa, LLC encourages a sustainable and growing foundation of local, diverse staff members through targeted support of vocational schools, high schools, community colleges, and state schools. The company will leverage its corporate knowledge to engage and empower the next generation of diverse groups to live, grow, and work in Hayward.

The local hiring plan will coincide with a diverse workforce hiring plan, by which executives responsible for hiring staff will judge candidates solely on merit and potential, with no possibility for gender, ethnicity, sexual orientation, or disability to influence the selection process. Executives who hire staff will remove identifying information from resumes except for residency addresses. Qualified candidates that list Hayward as their home will have preferred status for hiring. Rather than implementing a quota, Mijosa, LLC will strive to hire a diverse workforce of residents and non-residents of Hayward. The broad knowledge of the Bay Area that non-Hayward residents may have will be an asset for reaching out to markets beyond Hayward. Hiring plans will include specific diversity principles for sourcing, hiring, and training diverse individuals.

Mijosa, LLC is pursuing contracts with local businesses, veteran-owned businesses, minority-owned businesses, and women-owned businesses. These companies will assist with integral business operations once Mijosa, LLC is awarded a license. Mijosa, LLC will support local, diverse organizations through an integrated philanthropic approach. Mijosa, LLC will solicit advice and guidance from City officials to ensure their business practices meet the standards established by the City.

Mijosa, LLC will promote to become more diversity-affirming by requesting networks of local diverse groups to lead and assist expert-developed workplace training programs. Local workplace diversity experts will facilitate greater sensitivity and awareness throughout Mijosa, LLC operations. Mijosa, LLC will also create original sensitivity and awareness trainings. Sensitivity trainings will instruct employees on proper workplace conduct. Sensitivity training will educate participants about cultural differences in the workplace so that they can better understand and appreciate each other. The purpose of sensitivity training is to teach employees

how to properly act and communicate in a multi-employee environment with diverse personnel. Topics covered in sensitivity training sessions will include: proper work etiquette, appropriate terminology, communication skills, anti-bullying management, and how to prevent, detect, and eliminate sexual harassment within the company.

To ensure inclusivity of the LGBTQ community, Mijosa, LLC will display Safe Zone stickers and posters in public access areas, such as the lobbies, windows, and entrances to the facility. Safe Zone trainings will be company-wide programs committed to making Mijosa, LLC a safer, more welcoming and inclusive workplace for members of all communities. Not everybody fits a certain role in society, and Mijosa, LLC will embrace gender and sexual identity as an expression of personal freedom.

Training and Continuing Education

Mijosa, LLC will develop a robust training program to advance the operation's reputation for superior quality product. Training will be an ongoing process for every staff member, as even after a staff member starts work, there will be requirements for continuing education and for evaluation and retraining.

Mijosa, LLC will train and document every staff member in the state regulations and standard operating procedures (SOPs) related to the production, cultivation, manufacturing, storage and disposal of cannabis, and the company will keep staff training attendance records for at least three years.

Staff will also receive training on: the proper use of security measures and controls to prevent theft (2+ hrs.); confidentiality requirements (6+ hrs.); instruction on different forms, methods of administration, and strains of cannabis (2+ hrs.); regulatory inspection preparedness and law enforcement interaction (1+ hrs.); awareness of the legal requirements for maintaining status as a compliant staff member (1+ hrs.); and, other topics that the City specifies

In addition to onboarding training, staff will receive continuing education. Ongoing education will include the following topics: the safe handling of cannabis, including an overview of common industry hazards (4+ hrs.), current health and safety standards (4+ hrs.); legal updates pertaining to state regulations (4+ hrs.); and, other topics that the City specifies.

Prior to training any staff, Mijosa, LLC will develop the following information in a comprehensive training plan: the names and qualifications of the persons responsible for training content; the primary objective of the training and how Mijosa, LLC intends to improve the participants' competency as staff members through the training; the number of trainings for the next 12-month period and the number of participants for each training; any brochures describing the activity; the method or manner of presenting materials; the agenda with a detailed schedule; a set of training materials; and, any other items that the City specifies.

All staff will also receive, prior to working, training as applicable on: cleaning procedures (2+ hrs.), cash handling (2+ hrs.), business management platforms (2+ hrs.), inspecting deliveries (2+ hrs.), and chain of custody policies (2+ hrs.). Training programs will evolve over the span of Mijosa, LLC's operation and Managers will make sufficient time during trainings to include processes that refine operations.

Mijosa, LLC will incorporate learning management software for continuing education. Digital communication; including webinars. Mijosa, LLC will encourage staff to attend industry-specific conferences and seminars related to cannabis science and cannabis production methods and technologies. Mijosa, LLC will reimburse staff that attends scientific exhibits,

seminars, and other educational programs that pertain to cannabis operations. For auditing purposes, Mijosa, LLC will keep records of such attendance in each staff member's file for at least three years.

Living Wage

Using the living wage calculator from the Massachusetts Institute of Technology, The San Francisco – Oakland – Hayward area has a general living wage of \$16.00 for a single individual. <http://livingwage.mit.edu/metros/41860>. According to the same wage calculator, service associates make ~\$29,000 and retail associates in the Hayward area make ~\$37,700 annually. Meanwhile, healthcare support professionals make ~\$38,000. Receptionists, Sales Associates, and Store Assistant Managers will have end-of-year wages in this range, depending on experience and living wage needs. According to the wage calculator, business and financial operations specialists make ~\$88,000 in the Hayward area. Office and administrative support professionals make ~\$46,000. The Store Manager and General Manager will make ~\$50,000 annually, and Mijosa, LLC's executives anticipate salaries between the two figures, at least for the first few years of operation.

Mijosa, LLC will offer all staff a living wage. By offering staff a living wage, Mijosa, LLC will become an attractive place for talented individuals to work. Mijosa, LLC will incorporate the philosophy of taking care of its workers into its brand – Mijosa, LLC will provide superior-grade cannabis *and* superior customer service. Mijosa, LLC will provide employ individuals with former cannabis experience and with advanced technical skills. These individuals will already have an expectation of a living wage, and to retain their level of talent, Mijosa, LLC is prepared to offer generous employment contracts. Mijosa, LLC also has a profit sharing allocation of to share with high performing employees to help encourage business prosperity.

Mijosa, LLC will employ full-time staff and part-time staff and accommodate staff's preferred work availability to the best of its ability. Mijosa, LLC's executives believe deeply that the company's responsibility is to take care of the people that take care of them. As such, staff will be compensated with a determined amount of sick leave hours and paid time off (PTO). After a 30-day probationary period, staff will be available to enroll in employer-sponsored healthcare benefits. Mijosa, LLC's executives prefer that job vacancies for advanced positions within the store to be filled by staff with previous experience within the company. By attracting local individuals to staff the store, Mijosa, LLC will promote a culture of loyalty, which in turn supports Mijosa, LLC's Safety and Security Plan, as discussed therein. As Mijosa, LLC develops brand recognition and the regulated retail market matures, Mijosa, LLC intends to offer staff expanded benefit packages to include: 401k plans, dental insurance, and enhanced family healthcare plans.

Non-Discrimination

Mijosa, LLC will implement the following Non-Discrimination Policy.

The Company is an equal opportunity employer and does not discriminate in hiring, evaluating, promoting, disciplining, or terminating employment on the basis of race, color, nationality, sex, religion, age, pregnancy, disability, sexual orientation, marital status or any other basis protected by law.

The Company prohibits harassment of any employee. Prohibited harassment includes ethnic slurs, racial epithets or derogatory jokes. It includes unwelcome requests for sexual favors, or similar conduct of a sexual nature, when such requests or conduct are made part of an individual's terms and conditions of employment, or form the basis for an employment decision, or are so offensive as to create a hostile environment. Any and all harassment; whether verbal or non-verbal or physical is strictly prohibited.

Violations of this policy will not be tolerated. Anyone engaging in such activity is acting beyond the scope of any authority they may have from the Company. Any person in a supervisory position who is made aware of a complaint of harassment and fails to take immediate action will be subject to disciplinary action, which may include termination.

Any individual employee of the Company who believes that he or she is the victim of any harassment should immediately report the matter to any person in a supervisory capacity of the Company. Such a complaint will be investigated and offenders will be subject to disciplinary action, which may include termination.

Worker's Compensation

Mijosa, LLC will obtain workers compensation insurance for its employees as required under California law. Such workers compensation insurance shall have statutory limits and be written on forms as required by the State of California. Such workers compensation insurance shall cover the insured employer's liability under the California Workers' Compensation Act, providing remedies to employees who get sick or injured as a result of their employment. Mijosa, LLC intends to obtain workers compensation insurance through retail insurance broker Crimson Business Insurance. Mijosa, LLC will attempt to obtain coverage through private insurers. If such private insurance is unavailable, Mijosa, LLC will obtain coverage through the California's State Fund insurance program.

Product Testing and Safety

Mijosa, LLC will ensure quality across the multiple license types they are pursuing in the City of Hayward using their own cannabis testing equipment prior to third party testing. This internal quality assurance process will help set Mijosa, LLC apart from others pursuing cannabis permits in Hayward. Mijosa, LLC also intends to contract Harrens Lab, a Hayward business and Chamber of Commerce member, for third party testing of their products. Mijosa, LLC will hold themselves to the highest standards cultivating the best quality cannabis possible using the results of all testing. Staff will apply test result labels to packages to alert customers of the exact contents of the cannabis products they are purchasing.

State Standards

The State of California requires cannabis and cannabis products be tested for: cannabinoids; foreign material; heavy metals; microbial impurities; mycotoxins; moisture content and water activity; residual pesticides; heavy metals residual solvents and processing chemicals; and terpenoids and homogeneity if applicable. Sampling and testing are to be performed by a licensed third-party testing facility contracted by Mijosa, LLC for all products. Upon receiving

acceptable testing results, Mijosa, LLC will then package, label, and distribute said products with testing results included with each unit label, and send to the store.

Pre-Testing Protocols & Methods (Testing Room)

In addition to the state mandated testing required of all products, Mijosa, LLC will establish its own pre-testing program. This will include the use of a third party testing lab or creating and implementing its own internal testing protocol for all products Mijosa, LLC cultivates and processes. Mijosa, LLC will base any such sampling standards upon those required by the Bureau of Cannabis Control. Pre-testing will include potency, residual pesticides, and residual solvents/processing chemicals analysis. For products originating from other licensees, Mijosa, LLC will require that the testing standards at least as robust as the state requirements and require all products to undergo testing by a state licensed testing laboratory.

For any in-house pre-testing program, Mijosa, LLC will establish sample quality criteria for all cannabis and cannabis products to ensure that samples are of a sufficient size, quantity, diversity, and consistency to effectively reduce imprecision error and sample bias error, thereby achieving a result that reliably reflects the batch/lot being tested.

Mijosa, LLC may use gas chromatography mass spectrometry (GC-MS) to test for pesticides and solvents. Staff will use the QuEChERS (Quick, Easy, Cheap, Effective, Rugged, and Safe) sample preparation method for pesticide GC-MS testing. Staff may use residual solvent certified reference materials (CRMs) specific to cannabis extraction to test for residual solvents in concentrated cannabis products.

Mijosa, LLC will store samples in a way that preserves analyte integrity by maintaining consistent conditions, protecting samples from interference, and reducing the time between sampling and testing as much as possible. Mijosa, LLC will contract qualified lab professionals for testing, perform routine quality assurance/control checks, and deliver random blank samples for testing to maintain evidentiary integrity. Those same lab professionals will compile sample data by batch/lot to generate reports that demonstrate sampling confidence and standard deviation for that batch/lot. Finally, Mijosa, LLC will store all testing data on company servers and take appropriate action based upon the results they receive such as batch/lot release for licensed third-party testing, hold for retesting, or recall for destruction.

Inventory Management Plan and Tools

Mijosa, LLC will use both digital and physical inventory controls to track and monitor inventory to prevent theft or diversion of cannabis. Mijosa, LLC will use an inventory tracking system (ITS) to act as the inventory control and reporting system required by the City and to comply with the electronic database requirements of *Article 7.5. Unique Identifier and Track and Trace Program* issued by the California Department of Food and Agriculture (METRC). Inventory standard operating procedures (SOPs) will include instructions for the recall of cannabis and cannabis products, and its compliant destruction.

Mijosa, LLC will implement an inventory control system that prevents diversion. In the finished goods area of the facility, Mijosa, LLC will divide sellable inventory into two separate types: active and back stock. Active inventory will be products ready for distribution. Back stock will contain orders not ready for distribution. Inventory counts will occur during non-business hours, so they can be taken at a time when no inventory is being removed or added to the ITS, business management platforms, or physical allotments. During audits, the Lead Cultivator will

count active inventory and compare physical numbers to digital records in the ITS and business management platforms.

The Lead Manufacturer will supervise and authenticate raw and processed material inventory. Inventory counts will reflect the reason why staff adjusted inventory, should the counts reflect a discrepancy. The Lead Manufacturer will consider acceptable losses in inventory due to regular operations (e.g., broken/damaged product package, moisture loss during drying/extraction, number of propagating, vegetating, flowering, and harvested plants; as well as the weights of cannabis waste, trim, and finished usable cannabis). The Lead Manufacturer will report any known or suspected diversion, theft, loss, or criminal activity to the Chief Operations Officer as soon as possible, but always within 24 hours. In such instances, the Chief Operations Officer will then contact law enforcement, if needed, and also relay security camera footage to the police.

The Lead Manufacturer may also perform audits following a regulatory inspection, staff termination, or security incident. The Lead Manufacturer will generate specific SOPs for inventory reports and physical audits of cannabis. Staff will store finished product in sealed containers that provide protection against physical, chemical, and microbial contamination. Containers will be lockable and durable against unauthorized entry. Mijosa, LLC will limit the number of staff that can access cannabis ready for distribution and keep a roster of authorized individuals. All cannabis will have traceable data that will integrate with the ITS and other inventory accountability platforms.

The secure storage area will not be visible to unauthorized staff or visitors. In addition to blocking the view of the storage area, Mijosa, LLC will install odor control devices in storage areas to reduce smell. Staff will keep the secure storage area clean, uncluttered, and free from dust, dirt, debris or pests of any kind. Managers will set up cleaning schedules and maintain a cleaning checklist for all operational areas, including the secure storage area.

Data Management Systems Used for Inventory

Mijosa, LLC will use an industry specific ITS to manage inventory throughout manufacturing and distribution. This system will track all cannabis products within the facility, along with every gram of cannabis waste that the facility produces. The ITS will allow Managers to monitor changes in inventory levels, inventory locations, and sales as they occur. The Lead Manufacturer will have access to the ITS both within the facility and remotely.

The Chief Operations Officer will assign staff access privileges and editing abilities within the ITS and they will train staff to use the ITS system to record and track all cannabis products. Mijosa, LLC will use the system to monitor the receipt, movement, sale, transfer, recall, and destruction of cannabis within the facility.

Mijosa, LLC will use the ITS to record sales invoices and receipts for distributions to licensees. Each sales invoice will include: the name and address of the seller; the name and address of the purchaser; the date of sale and invoice number; the kind, quantity, size, and capacity of packages of cannabis sold; the cost to the purchaser, together with any discount applied to the price as shown on the invoice; and, any other information specified by the City. *Business and Professions Code §BPC 26161(b)*. Staff will perform all deliveries pursuant to a specified chain of custody protocol, outlined in company SOPs. The ITS will time- and date-stamp all changes in inventory, and it will identify the individuals making changes.

Staff will use the ITS to create electronic shipping manifests. Shipping manifests will go with all distributions of cannabis. Shipping manifests will have all information about the products

being delivered, as well as the individuals delivering the cannabis. Staff will enter shipping data into the ITS, including: exact contents of deliveries, transfers, and returns of all products. Staff will make physical copies of each shipping manifest for facility records and each shipping recipient.

Recordkeeping

Mijosa, LLC will keep the following records as a part of daily operations: background checks for staff, operating procedures, inventory records, audits, and staffing plans. Operational records will include: the amount of raw and processed product on site, weights, dates, and batch numbers; volumes of waste; and, perpetual quantities of finished cannabis products. Operating procedures will be housed in multiple locations within the facility: 1) a copy will always be housed in the restricted access storage area filing cabinet, in the drawer designated for SOPs, and 2) copies will be maintained at different locations throughout the facility where the relevant operations are taking place. Acquisition records will include: a description of the materials (grow media, light bulbs, nutrients, etc.); number of containers and numbers of units or volume of each product there within; the name of the providing vendor; and the date of acquisition. Sales records will contain: a description of each product; the exact quantity sold for each transaction to licensees; the name and license number of the staff member responsible for each transaction; and the date of sale. Electronically stored files will be on the company drive. These files will be password protected and accessible by the Lead Manufacturer, the Chief Operations Officer, and Mijosa, LLC management.

Mijosa, LLC will also keep business records, including: documentation of assets and liabilities, a third-party vendors list, monetary transactions, and electronic accounts. Electronic accounts will include: bank statements, journals, ledgers, agreements, checks, invoices, and vouchers. Mijosa, LLC will also keep evidence of all training for every staff member, including: transcripts; certificates of completion; or documentation that includes the participant's name, course title, course content, dates of training, provider's name, and signature of the course instructor. All documents related to Mijosa, LLC's business and operation will be confidential, except as necessary for authorized staff of the State of California or the City to perform official duties. *Business and Professions Code §BPC 26162(a)*.

Consumer Safety

Mijosa, LLC will standardize quality control procedures. These will include industry best practices, parameters of quality, identifying unusable cannabis, and product labeling accuracy. Staff will watch for errors, omissions, or data inaccuracies on product labels as they package cannabis. The Lead Manufacturer will analyze inventory records as part of Mijosa, LLC's quality control program, and will use inventory audits to serve as an evaluation tool to indicate corrective responses and identify procedures that require refinement.

If any state agency recalls a product, the Lead will enforce recall procedures, including first a warning to affected licensees to stop sale of applicable products and to initiate quarantine procedures. The facility's secure storage room will contain an area specific for recalled products. The Lead will place products that are expired, damaged, deteriorated, mislabeled, contaminated, recalled, or whose containers or packaging have been opened or breached in this storage area. Additionally, the Lead will wrap defective products in yellow caution tape and feature brightly colored alerts that read in bold lettering, "QUARANTINED – NOT FOR SALE." When moving

cannabis into or out of the quarantine area, a Manufacturer will immediately document the changes in the ITS so that it accurately reflects current levels of sellable inventory.

If, in the event of a recall, Distribution staff will separate affected products and proceed as required by state law and regulations with regard to remediation or destruction.

Mijosa, LLC will maintain a robust product liability insurance policy.

Product Labeling Standards

Mijosa, LLC will adhere in all respects to all statutory and regulatory requirements for labeling and packaging contained the Medicinal and Adult Use Cannabis Regulation and Safety Act (“MAUCRSA”) and the Fair Labeling and Packaging Act.

Cannabis Waste

In compliance with state regulations, Mijosa, LLC will implement two plans: **Hazardous Waste Plan** & **Non-Hazardous Cannabis Waste Plan** produced by GAIACA and provided herewith.

Mijosa, L L C

CULTIVATION AND MANUFACTURING
FACILITY

2459 Radley Court, Hayward, CA

SECURITY PLAN

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PURPOSE

Mijosa, LLC.'s (Mijosa) policies established herein are strictly enforced. The safety and security of our staff and surrounding community is our paramount concern. Internal and external security threats to the company exist relating to physical, procedural and cyber security. It is the responsibility of every employee, supervisor and manager to aid in the security of the Mijosa facility through prevention, awareness, reporting, and responsible incident management.

The State of California Code of Regulations, Title 16, Division 42, the Bureau of Cannabis Control (the "Bureau") describes minimum security requirements for cannabis facilities, which are addressed in the Mijosa Security Plan.

Mijosa is committed to providing a safe and secure facility and workplace. Human life, public safety and security are essential components of the services we provide to our customers and the community. A comprehensive security plan has been developed to fulfill this commitment to ensure that access to our facility is safe, secure and limited to employees and visitors approved under City of Hayward Municipal Code Sections 10-1.3600, et. al. and the Bureau's Regulations Sections 5000-5315.

The Mijosa security plan is based upon measures that have been successfully implemented at multiple pharmaceutical facilities operating successfully in the San Francisco Bay Area, California.

The policies and procedures of the Mijosa Security Plan and Critical Security Response Protocol provide the facility with the most comprehensive safety and security possible. It is the responsibility of the Security Manager and General Manager to ensure these protocols are followed and constantly evaluated for effectiveness and revised as necessary.

The content of this security plan is proprietary to Mijosa, LLC (Mijosa) and Michael Glenn Investigations and may not be used or duplicated without written permission of Mijosa.

POLICY AND PROCEDURES OVERVIEW

Measures to deter and prevent unauthorized entry into areas containing cannabis products and theft of cannabis products at the facility are addressed throughout the plan. Access to the facility is limited to Mijosa management, employees and those persons allowed access by the Bureau, the Department of Public Health, the City of Hayward Municipal Code and California State law.

Mijosa's established security policies and procedures will be strictly enforced. These security measures include:

- Preventing unauthorized/unlawful entry to the Mijosa facility.
- Preventing unauthorized individuals from remaining on the Mijosa property if they are not engaging in activity related to Mijosa operations.
- Establishing limited access areas.
- The storing of all cannabis products in a secured and locked room, safe, or vault bolted to the floor on the property and in a manner as to prevent diversion, theft, and loss.
- The storing of all unusable and excess cannabis in accordance with Mijosa's Waste Disposal Policies & Procedures, until the product is disposed of.

EMERGENCY CONTACTS

City of Hayward Police Headquarters – 911 or (510) 293-7000

City of Hayward Fire Department – 911 or (510) 583-4900

Public Works – (510) 583-4000

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

SECURITY PLAN

The Mijosa Security Plan details protocols to control the ingress and egress of employees, vendors and visitors, as well as measures to deter trespassing and unauthorized entrance to the facility and perimeter property. Specific security protocols are documented in the Standard Operating Procedures for Security & Safety. In addition, the Critical Security Response Protocol outlines responses in the event of an emergency or critical incident.

SECURITY STRATEGY

Mijosa will utilize a 24/7 centrally monitored safety and security system capable of detecting and alerting Mijosa management and emergency responders of fire, burglary and robbery.

Mijosa will install a state-of-the-art surveillance system that electronically monitors and records all interior and exterior areas twenty-four hours a day, seven days per week. The surveillance system will be of appropriate quality, color, rendition and resolution to be capable of identifying any individual on the premises or its adjacent areas. These recordings are maintained for a minimum of ninety (90) days.

Mijosa will contract with a licensed alarm company to provide a comprehensive security, surveillance, smoke, fire and robbery alarm system. The company will be licensed by the State of California, Department of Consumer Affairs Bureau, of Security and Investigative Services (BSIS) in accordance with California Business & Professional Code 7590.

Access to the surveillance system servers will be restricted to the General Manager, Security Manager, and IT Manager. The Bureau, law enforcement and City of Hayward departments will have access to recorded surveillance at all times. Access granted to any other individuals shall be approved and documented by the General Manager and Security Manager.

SECURITY STAFF

Security staff will be provided training specific to the special needs of Mijosa vendors and staff. The security staff person will incorporate high profile deterrence methods along with non-confrontational interactive techniques to deter trespassing, robbery, theft and disturbances.

Facility security will be led by a qualified security manager trained in non-confrontational and de-escalation techniques that utilize verbal communication and limited physical force techniques.

The Security Manager's responsibilities include, but are not limited to:

- Ensuring that a state-of-the-art security alarm system is installed and maintained, incorporating a series of door and window sensors, fixed and wireless panic switches and twenty-four-hour monitoring. This system will be equipped with a failure notification

activation.

- Ensuring a state-of-the-art electronic entry control system, programmed for staff access to authorized areas of the facility. The system ensures electronic access only to authorized personnel to secure areas, while providing digital evidence of access for future review. Immediate deactivation of the system will be completed by management as appropriate.
- Ensuring an array of physical deterrents, such as but not limited to access-controlled doors, walk-in vaults, and interior and exterior security/trespassing signage. Wherever possible 'Trap door' systems will be utilized to deter unauthorized entry.
- Ensuring windows and roof hatches are properly secured and equipped with safety latches that may be released quickly from the inside to allow exit in the event of an emergency.
- Ensuring commercial grade exterior lighting is installed and maintained to provide adequate illumination of the facility to ensure proper video surveillance of the property.
- Ensuring that all vegetation, trees and other objects are cleared so as to provide an unobstructed view of the facilities perimeter.
- Ensuring hand-held radios are used to communicate between management, staff, and security personnel.
- Ensuring that the security plan is maintained, reviewed and updated as necessary, particularly after an incident.
- Ensuring that limited access areas are secure and accessible only to authorized personnel.
- Ensuring all cannabis products are stored in a locked display case, cabinet, safe, vault or room within the facility.
- Ensuring all employees are trained in the use of the alarm system, panic buttons, emergency and critical incident response protocols.

VIDEO SURVEILLANCE

Mijosa will utilize a comprehensive, state of the art surveillance system to assist the management and security team in deterring trespassing, theft, and robbery, and enhance personnel safety. Video cameras will be installed throughout interior and exterior of the facility, including all areas that contain cannabis product and proceeds or cultivation and manufacturing activities. Cameras will be positioned to provide high quality images of any person entering or exiting the facility, including the street and surrounding areas.

The facility will conspicuously display security cameras, lights and warning signs. A notification system will alert management of any surveillance failure. All video recordings will be preserved for no less than ninety (90) days and will be made available to the City of Hayward or the Bureau upon request.

ALARM SYSTEM

The Mijosa facility will be monitored after normal business hours by Bay Alarm using a state of the art system, which detects unauthorized entry onto the enclosed exterior or interior of the facility and activates an alarm. In the event of a door, window and roof activation, alarm personnel will monitor real-time video feeds of the facility to determine if an actual threat exists. Should an intruder be observed on the property, the alarm company will immediately notify the Hayward Police Department, Mijosa management and security staff. The system will eliminate false alarm notifications to the Hayward Police Department, thus preventing the unnecessary deployment of valuable police resources and false alarm fines. A notification system will alert management of any alarm failure.

VISITORS

All visitors to the facility will be required to check in with the security staff and the General Manager or his/her designate. Visitors will sign in and provide a valid form of government identification prior to entry. Visitors will be provided a visitor identification badge, to be worn conspicuously on the front of his/her torso. Visitors will be escorted through the facility by a Mijosa employee at all times. Visitors will not be provided access to vaulted areas containing cannabis products or currency.

LIGHTING

Commercial grade lighting will illuminate the exterior of the facility. Any unnecessary vegetation, trees or objects will be removed in order to provide an unobstructed view of the facility by security personnel and video surveillance.

SIGNAGE

The following signs, in measurements of not less than 8 by 10 inches, shall be clearly and legibly posted in a conspicuous location inside the facility stating:

“Juveniles and persons under the age of 21 are prohibited from entering the facility”

SECURED AREAS

The front entrance of the facility will have all window upgraded to prevent a forced entry cannot be attempted.

The main entrance to the Mijosa facility will be controlled to allow visitors and employees into the entrance prior to entry into the main facility. Visitors and employees will be screened and issued a visitor pass prior to entry.

Mijosa will install a secure storage of all cannabis and proceeds. The storage will be of commercial design and of recommended industry standards for theft prevention.

The secure storage will be monitored with an interior alarm and live-feed video. The facility manager or his/her designee will have access to the vault/safe and follow strict guidelines for maintaining product security.

All unusable and excess cannabis will be disposed in accordance with Mijosa's Waste Disposal Policies & Procedures.

All electronic surveillance and alarm system hardware will be stored in a secured and monitored room designated solely for this type of equipment. The room will have card key and limited access.

CULTIVATION AREAS

All cultivation areas will remain secured and access will be limited to cultivation employees, supervisors and managers specifically authorized to oversee cultivation activities. All access will be by card key or key fob to ensure electronic, timestamped documentation of persons entering the area. All cultivation areas will be monitored 24-hours a day by video surveillance required by Bureau regulations. All surveillance equipment will be capable of recording in low light and darkness. [REDACTED]

[REDACTED] The surveillance system will use infrared activation to alert the monitoring station of any activity conducted after designated cultivation hours.

MANUFACTURING AREAS

All manufacturing areas will follow CDPH and Bureau specifications. All areas will remain secured and access will be limited to manufacturing employees, supervisors and managers specifically authorized to oversee manufacturing activities. All access will be by card key or key fob to ensure electronic, timestamped documentation of persons entering the area. All cultivation areas will be monitored 24-hours a day by video surveillance required by Bureau regulations. The surveillance system will use infrared activation to alert the monitoring station of any activity conducted after designated cultivation hours.

DISTRIBUTION AREAS

All distribution areas will follow CDPH and Bureau specifications. All areas will remain access will be limited to distribution employees, supervisors and managers specifically authorized to oversee distribution activities. All access will be by card key or key fob to ensure electronic, timestamped documentation of persons entering the area. All distribution areas will be monitored 24-hours a day by video surveillance as required by Bureau regulations. The surveillance system will use infrared activation to alert the monitoring station of any activity conducted after

designated cultivation hours.

REPORTING

All Mijosa employees are required to immediately report any of the following incidents to the General Manager, who in-turn will report the incidents to the Bureau and Hayward Police Department, the Security Manager and any other appropriate authority. The Security Manager will initiate an investigation into all incidents and forward a report to the General Manager upon completion. Incidents that require an investigation and/or mandatory reporting to the Bureau and the Hayward Police Department include, but are not limited to:

- Significant discrepancies identified during inventory. (The level of significance shall be determined by the bureau).
- Diversion, theft, loss, or any criminal activity involving the facility, any agent or employee of the facility.
- The loss or unauthorized alteration of records related to cannabis, registered qualifying patients, primary caregivers, or facility employees or agents.
- Any other breach of security.

All documented reports of loss or theft must be reported to the appropriate authority and maintained for at least five (5) years after. The General Manager shall ensure copies are provided to the appropriate authorities upon request.

The reporting of loss or theft is required as follow:

Cultivation: California Department of Food and Agriculture (CDFA) Reg 8409, within 3 Calendar Days.

Manufacturing: California Department of Public Health (CDPH) Reg 40207, within 24 Hours

Distribution: Bureau of Cannabis Control (BCC) Reg 5036 within, 24 Hours

ANCILLARY ACCESS POINTS

All roof penetrations will be secured so as to prevent unauthorized entry. The method of securing will comply with all applicable City of Hayward Building and Fire Code provisions. The surveillance and alarm system will monitor the entire roof area, providing alarm activation and a live video feed in the event the roof area is breached.

ACCESS CONTROLS AND RESTRICTED AREAS

Security procedures relating to facility access are as follows:

- Only employees, officials in the course of their duties, and vetted/approved outside vendors, contractors, and visitors will be allowed access to the facility
- Employees must display identification at all times while working in the facility
- Employees must immediately report a lost identification badge to their supervisor. A lost employee identification and or access card will result in immediate deactivation and the issuance of a new card

All doors without electronic access control systems must be re-coded or re-keyed annually and following any voluntary or involuntary termination.

The security surveillance room will be located in the security office, which will remain locked and will not be used for any other function. A current list of authorized employees and service personnel that have access to the surveillance room must be maintained by the General Manager and available to the Bureau upon request.

Facility keys, alarm codes (“AC”), and electronic access control cards (“EACC”) will be issued by the General Manager or his/her designate. It is against Mijosa policy for any employee to duplicate keys without written permission of the General Manager.

The Security Manager will oversee the management of the keying and coding systems of the company. All keys, ACs, and EACCs are recorded and tracked in the Facility Key, Alarm Code, and Electronic Access Control Card Log by the General Manager with the following information:

- | | | |
|-------------------|-----------------------|-------------|
| • Employee name | • Date issued | • Signature |
| • Employee number | • Term of issuance | |
| • Identification | • Date to be returned | |

Keys, AC, and EACC must be protected. Keys, AC, and EACC may not be loaned and should not be left unattended. All keys issued on a "permanent" basis should be retained in the possession of the employee to whom issued. Keys, ACs, and EACCs may not be transferred directly from one employee to another. Practice of leaving keys on desks, counter tops, etc., or loaning to others. It is against company policy to duplicate keys.

Access will be given only to areas where need can be demonstrated. Issuance must be recorded by the issuing individual in the Facility Key Fob, Alarm Code, and Electronic Access Control Card Log.

Any employee losing a key, AC, or EACC must report the loss to his or her manager immediately, who will then report the loss to a manager. The manager will make a determination as to whether the system has been compromised and whether to re-key, re-core or re-code.

When employment with the company has been terminated, all keys must be returned by the employee, documented and noted in the General Manager's report. The manager terminating an employee is responsible for collecting all key(s) and EACC(s). Failure on the part of a manager to collect key(s) and EACC(s) from terminating employees may require a key core change. After an employee or contractor is released from employment the General Manager will provide written notice to Mijosa within ten (10) working days.

CASH HANDLING PROCEDURES

[REDACTED]

[REDACTED]

Cash Handling

- All cash, even small amounts (petty cash) will be secured under lock and key.
- Two vetted employees will be present whenever cash is transported from one location to another within the facility. When cash is removed from the safe, it will be counted by two vetted employees and both will sign the cash count sheet acknowledging that the recorded amount of cash is accurate.
- When cash is handed off to another employee or contractor, the person accepting the cash will count or otherwise verify the count before accepting it and keep a signed copy of the cash record with the cash.
- When cash is returned to the safe, it will be counted, and the cash count sheet will be signed by both parties.
- Bank, vault or secure transport routing documents will match the cash sheets.
- Records will be maintained on all cash handling deposits.

Cash Counting

All cash counting will be conducted in the secure storage room out of public sight. All cash counting will be conducted within view of a designated surveillance camera strategically placed within the storage room.

A cash count sheet will document the following:

- The names of employees removing cash from safe
- The date/time cash is removed from safe
- The date/time cash is returned to safe
- The cash breakdown – coins, bills, checks, credit card slips
- Two signature lines for employee sign outs

Employee Background Checks

Background checks will be conducted on all employees handling cash. The background checks will be conducted by Michael Glenn Investigations and will include verification of an employee's information, references, and a standard credit check.

Cash Transportation

All cash transports will be conducted by Core Security Solutions, Inc. (CSSI). CSSI is a BSIS licensed PPO and BCC licensed Distributor and Distributor-Transporter. CSSI will utilize armed, BSIS licensed security teams and armored vehicles to transport all cash and proceeds.

All secure transport teams will be thoroughly trained and updated as necessary on the Mijosa secure transportation protocols contained within Mijosa's Security Plan and Standard Operating Procedures.

CSSI will maintain independent transportation records in the event the data is needed to resolve any discrepancy.

CSSI will strive to work closely with the Hayward Police Department and local law enforcement to maintain open communication regarding security threats and the reporting of crime.

CSSI management will be available as needed to meet with the Hayward Police Department and local law enforcement for information sharing and training.

TRANSPORTATION OF CULTIVATED AND MANUFACTURED CANNABIS

All cultivated and manufactured cannabis products will be transported to and from the facility by a distributor properly licensed by the Bureau. Upon arrival the distributor will be vetted by the security staff prior to entry and all distribution documents and manifests will be approved by the General Manager or his/her designate. Should any cannabis or cannabis products require loading or unloading away from designated loading areas, the security team will escort the cannabis or cannabis product to or from the waiting transport vehicle.

PREVENTION MEASURES

The most effective way to ensure the safety and security of employees, vendors and visitors is to utilize deterrence and prevention strategies. All employees are required to have a good working knowledge of the security policies and procedures and implement prevention measures into daily activities. These measures include, but are not limited to:

- Only main facility entrances will be used for access to the facility.
- Removable bollards will be placed at the front entrance doorway, all roll up doors to deter a forced entry by a vehicle or heavy equipment.
- Auxiliary doors will only be used in cases of emergency. These doors will not be accessible from the exterior and will have push bars on the interior for emergency exiting.
- Storage rooms will be secured with a lock that can be opened from the inside. If applicable, a hide-a-key will be covertly placed in the storage room so that employees are not locked inside during an Incident.
- Department managers will vary employee lunch and break schedules to ensure maximum coverage.
- Employees should be trained to greet every visitor to a facility immediately and look each visitor directly in the eyes noting any nervousness or strange behavior in the visitor.
- Enclosed/locked areas will be cleaned regularly to remove old fingerprints. Oil or wax-based cleaners must not be used.
- [REDACTED]

SUSPICIOUS ACTIVITIES

Each employee is responsible for reporting suspicious activities and persons to the security staff and General Manager. The security staff will notify law enforcement when a suspicious incident or potential risk is identified. If a suspicious person is observed on or around the facility the security staff will notify law enforcement and the General Manager. Should the person leave before an officer's arrival, the time will be recorded along with a detailed description of the suspect(s), their vehicle(s) and any associates. Video surveillance will be reviewed, downloaded and forwarded along with other information to responding law enforcement as appropriate.

Suspicious activity may involve coworkers, vendors, or unknown persons and include:

- Persons monitoring business operations.
- Persons asking about closing times, volume of business, the amount of money on hand,

etc.

- Persons who appear to loiter in the area checking the business layout and operations.
- Persons who may be waiting for a lull in activity and fewer customers.

OPENING AND CLOSING PROCEDURES

When opening or closing the facility, two employees are required to be present. Security staff will escort employees and oversee the opening and closing of the facility to ensure employee safety. Security staff and employees will inspect the business for forcible entry before entering the business and survey the premises before admitting others.

Security equipment will be inspected after opening and prior to closing to ensure the necessary surveillance of all operating activities. At closing, security and employees will survey the premises for anyone hiding within the business, near the building entrance, in the parking lot or surrounding areas.

During the opening and closing of the facility, security staff will observe and/or escort employees to and from the parking lot and observe them exiting and entering their vehicles.

SECURITY TRAINING

Mijosa success and longevity are directly tied to our overarching goal; to exemplify and maintain a culture of safety and security for the community, our employees and visitors. To assist in accomplishing this, staff trainings, focused on universal and timeless concepts, will be mandatory for all staff. The trainings encourage staff to dialogue on ethics, values, principles and how they relate to ethics, personal and professional integrity. Other concepts include suspension of assumptions, blame vs. accountability, and the power of choice.

Mijosa believes that understanding and accepting personal responsibility will empower staff to do their work with integrity, to think ethically and report internal theft, suspicious incidents and criminal activity without hesitation.

All security team members and employees will receive comprehensive security training in accordance with the Mijosa training plan. The Security Manager is responsible for on-going security training with employees. Prior to commencing the duties, each employee will be trained on the following:

- The proper use of security measures and controls for the prevention of robbery, theft and violence.
- Procedures and instructions for responding to an emergency.

- The immediate reporting of any suspicious activity or security concerns to their supervisor as a condition of employment.

FIRST-AID TRAINING

All Mijosa employees and security staff will receive mandatory first-aid training, including certified American Red Cross First-Aid and CPR courses. The training will be conducted by a certified safety training provider. Staff will receive recertification training every two years as mandated by the American Red Cross. The Security Manager will ensure the placement of all First-Aid and CPR equipment within the facility follow industry standards. Safety policies and procedures will outline response protocols in the event of an accident or injury, as well as the protocols for servicing first-aid equipment.

PUBLIC SAFETY PARTNERSHIPS

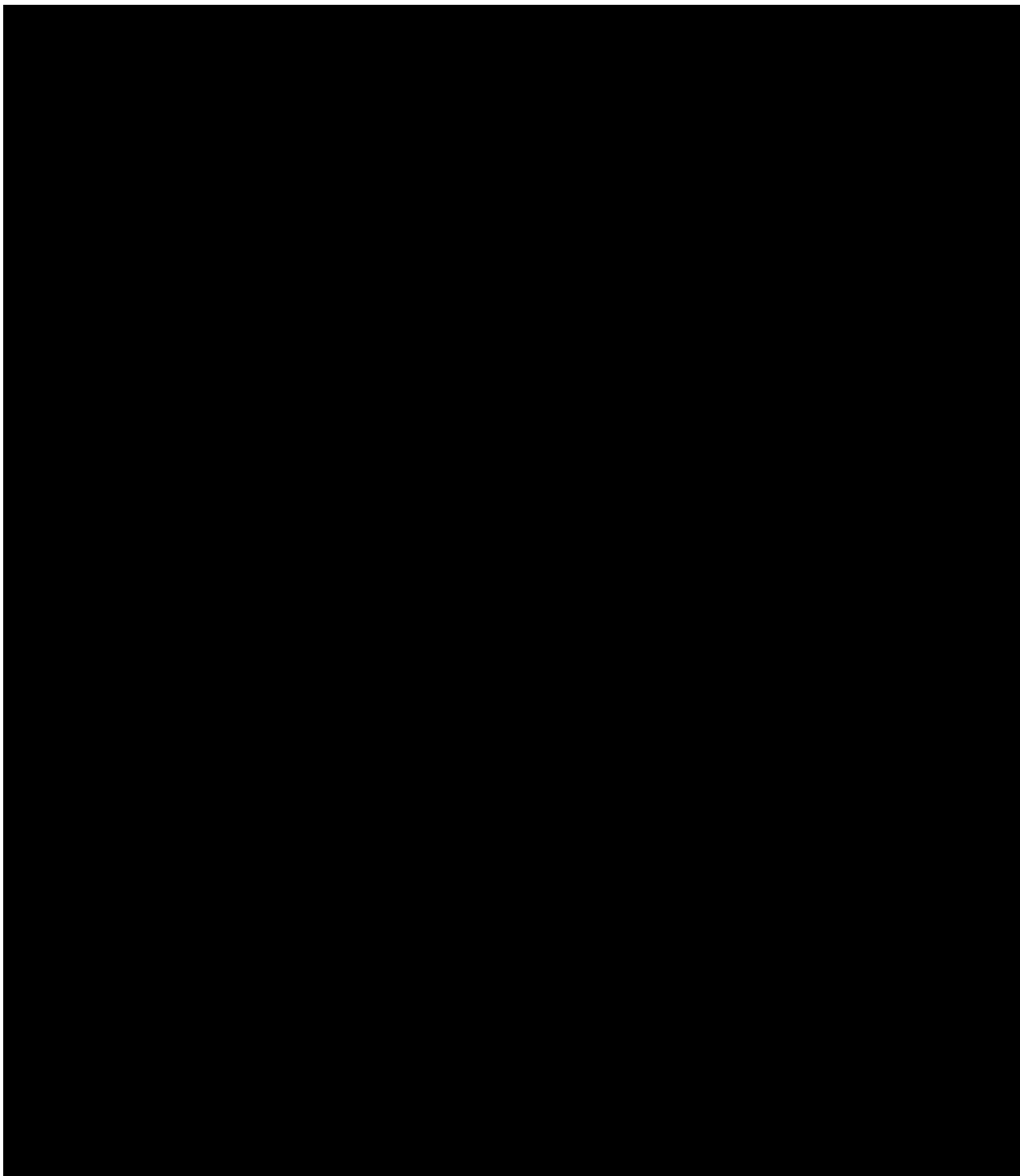
Mijosa will maintain professional partnerships with local law enforcement and emergency response agencies, allowing access to the facility as required by law and Mijosa policy.

Mijosa will install and maintain an electronic access system specifically for the Hayward Police Department, the system, yet to be identified, will allow emergency access to law enforcement during alarms or other extenuating circumstances. The Hayward Police Department will be provided will be a critical information list, updated monthly, that includes emergency contact information, surveillance, alarm and security contractor information and a map of the interior and exterior of the facility.

Video surveillance live-feed access information will be made available to the Hayward Police Department for use in surveilling the interior of the facility in the event of an emergency.

In the case of law enforcement request for a Mijosa representative to respond to the facility, Mijosa will ensure a responsible manager or designated employee will respond within thirty (30) minutes. The Security Manager will maintain a list of non-emergency police department and emergency response agency contacts and ensure it is posted in plain view of staff and updated accordingly. The Security Manager will engage these agencies to foster support of the company's security plan by:

- Seeking collaborative training opportunities and training exercises with emergency response instructors, if possible, to rehearse responses to critical incidents and de-escalation techniques.
- Providing the emergency response community with opportunities to review Mijosa security protocols and equipment for feedback on best security practices and potential collaboration of resources.



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Environmental Plan

Neighborhood Impact Mitigation

Nuisance and Negative Impact Mitigation

The Subject Property is located in an industrial area of the City of Hayward away from areas that are consistent with foot traffic and residences. The area has no sidewalks or other typical pedestrian access points and the surrounding structures are all concrete tilt up buildings primarily used for manufacturing and storage. Therefore, the building and surrounding area are exceptionally well suited for the proposed use. In addition to being well positioned, Applicant will take measures to ensure the proposed use neither creates a nuisance nor a negative impact on the surrounding community. Please see the sections below for further details.

Noise Mitigation

As a cultivation operation, the premises will be quiet. While the Applicant anticipates utilizing a HVAC system and processing equipment most of it will be located within the walls of the facility and will therefore not be audible from outside the building. Any equipment that exists outside the facility or connects to the outside of the building will adhere to City of Hayward code for noise restriction distance and decibel allowances. The existing HVAC equipment that is located on the roof of the facility has already been permitted by the city. No additional exterior equipment is planned at this time.

When entering and exiting the premises, employees will adhere to Applicant's "good neighbor policy" which is discussed in more detail in the "Increased Safety Concern" section below. The policy will, among other things, preclude employees from playing loud music in their vehicles in the parking lot, require all employees to quietly enter and exit the premises, and will ensure that any noise complaints are acknowledged and mitigated immediately.

Odor Mitigation

Mijosa, LLC plan to use ASHRAE design practices for dilution and exhaust stack velocities to manage the discharge of any exhaust from the facility. This is the same means and methods used for chemical exhaust applications applied to laboratory use buildings, that are far more potential toxic and harmful to residence and adjoin properties. As per local building requirements, all HVAC equipment that is roof mounted is in and will be compliant with noise restrictions as any other building operation. The roof mounted and discharged exhaust fan will pull air from the facility through a traditional HVAC pleated filter media then through a charcoal filter that is typically used for industrial kitchen applications. With the cumulative measures hereby described, it is anticipated that there will be no smells on the roof of the subject property or any adjacent properties.

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As required by the City, Applicant will have a comprehensive odor mitigation plan. Odor mitigation will be accomplished through the use of carbon filtration throughout the facility, to ensure no cannabis odors escape the facility. Odor mitigation systems will be operational at all times cannabis is present within the facility.

A carbon filter is a 2" x 24" x 24" housing that contains activated charcoal (carbon). "Dirty" air passes through the carbon filter and clean, odorless air exits the other side. Carbon filters are the most popular odor control option on the market because they are highly effective, widely available, and low maintenance. Granular Activated Carbon charcoal is so effective because of its high degree of micro-porosity. Carbon filters are low maintenance and with a proper pre-filter, Applicant will only have to change the activated carbon every 12 to 18 months, although this can vary based on variables such as fan speed, hours of use, carbon quality, etc.

The use of carbon filters will reduce irritants for employees, customers, and neighbors of the facility. Additionally, Applicant will cultivate in several smaller rooms within the facility. This will add an additional layer of odor control, because each small room will have its own carbon filtration and fan systems, as well as insulation to control the spread of odor throughout the facility. Fans within each room at the facility will create air circulation to avoid stagnant areas where odors can collect. Applicant's air filtration system will be properly maintained in accordance with industry standards to ensure appropriate air quality. In addition to the Odor Mitigation fans and carbon filtration systems, Applicant will also utilize air purification systems, which reduce airborne and surface microbial contaminants, as well as reduce cannabis terpenoids and other odors.

Authorized employees will be trained to monitor the odor filtration system components and replace filters when necessary.

Foot and Vehicle Traffic

For many years, the subject property was used as a successful business. The previously existing business was successful and at one time employed up to 45 employees. Car pool options were encouraged due to limited parking availability. Applicant will be looking to increase available parking in front of roll up doors that will be rendered inoperable based on the new interior layout. Applicant anticipates adding stalls. Activities that do not require a physical presence on site will be work from home or via the use of remote office locations. This is to reduce parking requirements, traffic on congested highways, reduced carbon footprint and increase in safety and security for staff. The court is also serviced by AC Transit buses allowing for employees that cannot afford or decide against the use of cars.

Increased Waste Production

WASTE MANAGEMENT AND DIVERSION

This section addresses cannabis and non-cannabis wastes (i.e., solid waste, hazardous waste,

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and universal waste) and planned best management practices to be followed for waste management and reduction.

Cannabis Waste

Mijosa will manage cannabis and hazardous waste according to the Cannabis Waste Plan and Hazardous Waste Plans provided separately. Mijosa will contract with GAIACA, a third-party service provider, for waste disposal. GAIACA's zero-waste business model promotes diversion (i.e. composting, fuels blending, waste-to-energy, etc.) as an alternative to landfill.

- Cannabis waste will be accumulated and stored in a secure, restricted-access area on the licensed premises.
- Cannabis waste will be rendered unrecognize and unusable prior to disposal.
- Cannabis waste will be documented, meeting State Track-and-Trace requirements.

Hazardous and Universal Wastes

Mijosa will implement a Hazardous Waste Management Plan that will address the handling, storage, and disposal of hazardous waste including Universal wastes. The plan will be written in accordance with local, state, and federal regulations and will address:

- Obtaining an EPA (State or Federal as required) identification number, if required, and that all permits and related fees regarding hazardous wastes are maintained;
- Tracking the type and amount of all hazardous wastes generated to determine applicable waste generator status;
- Ensuring that hazardous wastes are properly collected, accumulated, labeled and disposed within applicable time limits;
- Preparing, providing and retaining all hazardous waste records as required;
- Ensuring weekly hazardous waste inspections are completed;
- Ensuring proper transportation and ultimate disposition of hazardous and wastes transported off site to ensure compliance with all applicable regulations;
- Arranging for hazardous wastes to be picked up on site by a licensed hazardous; and
- Ensuring prompt submission of hazardous waste manifests and notifications of any change in generation status or types of hazardous waste generated to the State of California Department of Toxic Substances Control (DTSC).

Waste Diversion Best Practices

Mijosa will establish best practices that aim to reduce wastes where possible. When wastes are inevitable, Mijosa will manage and dispose of them utilizing the most sustainable method available. Examples of best practices include:

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 Mijosa, LLC

- Establishing purchasing procedures to prevent excess quantities of chemicals on site, which may result in materials expiring or becoming obsolete as regulations change;
- Preparing the amount of material (e.g., nutrients, pesticides, etc.) needed for each application;
- Handling and applying pesticides in accordance with applicable regulations; and Recycling universal wastes with a qualified recycler.
- Utilizing offsite composting of organic waste (plant material/biomass) at a permitted solid waste facility.
- Utilizing waste-to-energy conversion of inorganic waste (lab debris), or if necessary, landfilling at a permitted solid waste facility.
- Reclamation of wastewater at a permitted water treatment facility.
- Fuels blending of hazardous flammable solid and liquid waste at a permitted treatment storage and disposal facility (TSDF).

WATER MANAGEMENT

Mijosa's consulted with Tank Specialists of California to design and install a water capture, recycling, and filtration system. Mijosa's internal team also identified additional water saving designs and best practices to help reduce water usage across the site.

Water Capture, Recycling, and Filtration System

Mijosa estimates the grow rooms will cycle 4000 gallons of water through the system each day. The system will only need to consume approximately 400 gallons per day/146,000 gallons per year of city water once the system is up and running.

To maintain the low consumption of City water, Mijosa is planning to install water filtration systems. Incoming city water filtration, condensate recovery and irrigation water recovery. Rejected water will be evaporated off so this zero water down the drain. There is no need for a city sewer connection.

Capturing the condensate from each of the rooms will be done through the use of specialty data center AC units and specialty dehumidification units. Captured condensate will be drained into a holding tank, staged for reuse. The result is an 80-90% recapture of the plant transpiration of water. Transpiration is the evaporating removal of water absorbed by the plant at the root level and turned into water vapor given off at the leaves.

The direct inject fertilization irrigation system will be designed to use the minimal amount of nutrients for the plants and pull water from the condensate tank first to reduce consumption of City water. Irrigation water will be injected with fertilizer and the delivered to the plant via a drip irrigation system, minimalizing runoff or overwatering. Any irrigation water runoff will be filtered and collected to be reused for cultivation throughout the facility. The result is a net savings of approximately 90% water recovery. The preliminary water system designs are included in Attachment C.

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This total built up system is estimated to capture 90% of the water used resulting in only 160 gallons per day of water that shall be treated through evaporation into a concentrated sludge format at a total yield of 7-10 gallons of sludge per day. The sludge will be hauled off by our waste management vendor in accordance with local regulations.

The water system will be equipped with an aeration system and two active carbon filtration systems. One system will be installed prior to introduction of water into the interior irrigation system as a final filtration of city water and recycled water. The second system will be installed prior to the irrigation water storage tank and used to filter the waste and condensate water. The filtration systems are designed to remove chlorine, nitrates, bacteria, mold and pesticides from the water (i.e., waste, City, and condensate).

Automated Drip Watering

Mijosa will water and fertilize vegetating and flowering plants through a pulse irrigation feed line with drip emitters. Using the drip irrigation system, Mijosa can fine tune how much water and nutrients are given to each plant, minimizing overwatering and over feeding the plants that can lead to adverse conditions (e.g., water runoff, excess nutrients, ideal condition for pests, etc.).

Water Sense Plumbing

In the other units where the water usage will be considerably less, the plumbing system has water saving design (e.g., low-flow toilets and automatic water faucets) <https://www.epa.gov/watersense>

Waste Water Monitoring

Maintaining optimal quality of the irrigation water is critical. Though the activated carbon filtration system should remove unwanted levels of contaminants (e.g., nutrients and pesticides) in the waste water, Mijosa will install a monitoring system in the waste water tank to measure for total dissolved solids. Action levels and appropriate response measures to exceedances of the action level(s) will be established. Waste water sampling for select parameters (e.g., nutrients and pesticides) may also be conducted to confirm quality of the waste water. There is no waste water going to drain in the design.

Increased Safety Concerns

Applicant understands that there are inherent risks with running a cannabis retail facility; however, Applicant is dedicated to providing comprehensive security measures for itself and its neighbors. Applicant plans to create a “Good Neighbor Policy” that will be communicated to all employees and updated as needed. Applicant will have 24-hour security personnel on site, which will be effective in mitigating risks to the Subject Property, but Applicant also believes

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that good communication with those in the neighborhood, neighboring merchants, the Property Owner, and law enforcement, will be the key to preventing potential nuisance activities at the Subject Property.

In order to prevent such nuisance activities from taking place around the facility, Applicant will have vigilant 24-hour security guards and will use security cameras and a security system, will be accessible to neighbors to discuss any issues, and will work with the Property Owner to mitigate any issues that do or could arise. Applicant plans to work closely with the City of Hayward Police Department to evaluate and abate any potential public safety issues or nuisances that may arise at the facility.

Applicant will maintain a clean, well-manicured facility by employing a local landscaping company and janitorial staff. Applicant will also educate all employees and staff members about appropriate behaviors in and around the facility. Applicant will respond in a timely manner to any concerns from the local community by creating necessary action plans and following up with concerned neighbors to ensure appropriate resolution has been achieved. Applicant will promote open communication with neighbors and local law enforcement. Applicant will take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in the facility, the parking areas, sidewalks, alleys and areas surrounding the premises and adjacent properties. These steps will include calling the police in a timely manner and requesting that those engaging in nuisance activities cease the activities, unless the personal safety of Applicant would be jeopardized in making the request. As required, Applicant has also submitted a confidential security plan. Please see the submitted confidential security plan for further details on Applicant's security procedures.

Green Business Practices

Mijosa, LLC plans to use LED grow lights that use 50% of the convention HPS (high pressure sodium) lights. In addition to the energy efficiency, the HPS light bulbs require replacement every 4-5 years, adding to the landfill and waste precious resources. The LED lights are expected to have an average lifespan of 15-20 years.

The process of moisture/water recovery from the dehumidification process will provide the operation with 80-90% of our water requirements. The placement of solar panels on the roof will be investigated to be able to give back to the grid and offset our electrical consumption.

Conservation and Recycling/Reuse Programs

Renewable Energy Requirements and Generators

Applicant understands that in accordance with State regulations, beginning January 1, 2023, all indoor cultivation facilities must ensure that electrical power used for commercial cannabis activity meets the average electricity greenhouse gas emissions intensity required of the Santa Rosa utility provider, pursuant to the CA Renewables Portfolio Standard Program (CalCannabis Regulations Section 8305). Applicant will comply with all applicable State Laws, which begin in

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2022 with Applicant's State License renewal. Applicant does not plan to use generator power, except in the case of an emergency power outage. In such case, applicant will comply with all local and State requirements for use of generators, including CalCannabis Regulations Section 8306.



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

File #: MIN 22-011

DATE: January 27, 2022

TO: Planning Commission

FROM: Assistant City Manager / Development Services Director

SUBJECT

Minutes of the Planning Commission Meeting of December 9, 2021

RECOMMENDATION

That the Planning Commission approve the minutes of the Planning Commission meeting of December 9, 2021

SUMMARY

The Planning Commission held a meeting on December 9, 2021

ATTACHMENTS

Attachment I Draft Minutes of December 9, 2021



**PLANNING COMMISSION MEETING
REMOTE PARTICIPATION
Thursday, December 9, 2021, 7:00 p.m.**

The Planning Commission meeting was called to order at 7:00 p.m. by Chair Roche.

The Planning Commission held a meeting consistent with Assembly Bill 361/Government Code 54953(e), which included teleconference participation by Planning Commission members, staff members and the public.

ROLL CALL

Present: COMMISSIONERS: Ali-Sullivan, Bonilla, Goldstein, Lowe, Oquenda, Stevens
CHAIRPERSON: Roche
Absent: COMMISSIONER: None

Staff Members Present: Brick, Chan, Chang, Lochirco, Nguyen, Schmidt

PUBLIC COMMENT:

There was technical difficulty at the beginning of the meeting as during the Item 2 presentation, attendees started to appear in the Zoom application thus Chair Roche called for Public Comments at 7:25 pm.

There were none.

ACTION ITEM

1. Election of Officers

Chair Roche recommended that the Election of Officers be moved to after Item 2. There were no objections, and the item was heard after Item 2.

There was a recommendation from staff that moving forward the Election of Officers will always be placed at the end of the agenda and that the newly elected officers will take their respective seats at the next Planning Commission meeting. The Planning Commissioners agreed with this recommendation.

Nomination for Chair:

Commissioner Bonilla nominated Commissioner Oquenda for Chair. Commissioner Oquenda accepted the nomination.



**PLANNING COMMISSION MEETING
REMOTE PARTICIPATION
Thursday, December 9, 2021, 7:00 p.m.**

Commissioner Goldstein nominated Commissioner Ali-Sullivan for Chair. Commissioner Ali-Sullivan respectfully declined the nomination.

The nomination for Chair carried with the following roll call vote:

| | |
|----------|---|
| AYES: | Commissioners Ali-Sullivan, Bonilla, Goldstein, Lowe, Oquenda, Stevens Chair Roche |
| NOES: | None |
| ABSENT: | None |
| ABSTAIN: | None |

Nomination for Vice-Chair:

Commissioner Oquenda nominated Commissioner Ali-Sullivan for Vice-Chair. Commissioner Ali-Sullivan accepted the nomination.

The nomination for Vice-Chair carried with the following roll call vote:

| | |
|----------|---|
| AYES: | Commissioners Ali-Sullivan, Bonilla, Goldstein, Lowe, Oquenda, Stevens Chair Roche |
| NOES: | None |
| ABSENT: | None |
| ABSTAIN: | None |

Nomination for Secretary:

Commissioner Bonilla nominated Commissioner Lowe for Secretary. Commissioner Lowe accepted the nomination.

The motion carried with the following roll call vote:

| | |
|----------|---|
| AYES: | Commissioners Ali-Sullivan, Bonilla, Goldstein, Lowe, Oquenda, Stevens Chair Roche |
| NOES: | None |
| ABSENT: | None |
| ABSTAIN: | None |

PUBLIC HEARING:

2. Proposed Development of a new Industrial Campus with Two Industrial Buildings Measuring Approximately 233,000 Square Feet and 155,000 Square Feet and Related Site Improvements Requiring Major Site Plan Review and Conditional Use Permit



**PLANNING COMMISSION MEETING
REMOTE PARTICIPATION
Thursday, December 9, 2021, 7:00 p.m.**

Approval and Review and Approval of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Former Berkeley Farms Site Located at 25450-25550 Clawiter Road (APNs: 439-0080-001-00 and 439-0080-003-14). George Condon on behalf of Dermody Properties (Applicant); DPIF2 CA 25 Clawiter Road LLC (Property Owner)

Acting Principal Planner Schmidt provided a synopsis of the staff report. Ms. Schmidt said that staff received public comments that were forwarded to the Planning Commissioners.

Mr. George Condon applicant, spoke about the project and anticipated tenants.

Discussion ensued between the Planning Commission, staff and the applicant regarding the following: questions about the potentially significant findings in regards to tribal cultural resources, how will these resources be protected and is it typical for tribes not to respond within the timeline; the metal screen application on building number two; the façade design and how were colors chosen; how traffic fees are determined; are they a one time or long term fees and was there a traffic impact study conducted; what can be done to hold developers responsible for potential road impacts; how are the transportation impacts being mitigated; are the vehicle miles traveled (VMT) miles generated on daily trips based on heavier use; tree removal and replacement; can applicant be encouraged to hire Hayward residents; what is being done about the cumulative impacts from greenhouse gas emissions (GHG) for the whole area and is there a local oversight committee; will the building be prepared for solar and if solar is installed will there be carbon offsets; does the City have any agreements with East Bay Community Energy (EBCE) and developers that will allow build out of solar that will benefit both tenant and EBCE.

Acting Principal Planner Schmidt spoke about the potentially significant findings regarding finding any tribal cultural resources, noting there is State law protocol in place for notification to tribes, staff will both mail and email a letter to the tribal contacts and it is not unusual for tribes not to respond. She said this site has been developed about four times, it has been used for agricultural, sheet metal industry and then Berkely Farms. Ms. Schmidt said that every Hayward project will be marked as potentially significant impact, as during digging, there is the possibility of coming across artifacts and tribal cultural resources. Staff wants to make sure that the conditions of approval (COI) contain the protocol to be followed if discoveries occurred. Ms. Schmidt spoke about the process for the landscaping and how applicant's and the City's landscape architects will work together and that tree trends change. She spoke about the cumulative effect of GHG emissions from truck trips and how this needs to be looked at as a whole and not just individual projects. She spoke about how the transportation impacts were determined and that the impacts match the project. Ms. Schmidt said that the City's zoning ordinance does not contain a requirement to hire local residents.



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Mr. George Dix, CEQA consultant with Rincon consultants and the City's California Environmental Quality Act (CEQA) consultant; added that the likelihood of uncovering tribal resources increases as you get closer to the bay and waterways. Mr. Dix spoke about the different types of GHG emissions and how these are mitigated noting that for this development more than half of the GHG is from the truck trips.

Mr. Condon said his company works with cities to hold job fairs to attract local residents and introduce the development's tenants. He spoke about transportation emissions; the building does not have any impacts; and the impacts are from the trucks for GHG.

Ms. Leticia De Brito, with Ware Malcomb Architects, said the metal art panels are cantilevered and spoke about how the art panels were designed for the desired impact and spoke about her company and their designs goals. Ms. De Brito said that solar panels? will be determined by the power need of the tenant and that the roof can support solar panels.

Transportation Engineer Chang explained how the traffic fees are determined; the portion the applicant will be responsible for is based on the number of trips that the project is expected to generate; bicycle lane costs are derived from the City's adopted Bicycle Master Plan and determined by the length of the frontage.

Sr. Civil Engineer Wikstrom spoke about the state law Mitigation Fee Act which allows cities to charge developers for capitol one-time expenditures and the maintenance will be supported by the tax revenue from this development.

Mr. Bill Vosti, with Rincon Consultants the City's CEQA consultants, spoke about how projects assist a city with meeting its GHG goals which in turn assists the State to meet its GHG goals. He said that some cities have their own Climate Action Plan; the regional level will be the Bay Area Air Quality Management District and often staff will use this agency's GHG goals. Mr. Vosti said the CEQA level analysis is performed at a higher level for GHG emissions with the specifics known at that time and when there is a more accurate number that is needed to be reduced then a GHG reduction plan can be formulated and can be enforceable. Mr. Vosti said that carbon offsets can be purchased to reduce GHG emissions.

Chair Roche opened the public hearing at 8.05 p.m.

Mr. Rich Fierro, Hayward resident, thanked staff for the report and asked the Planning Commission to approve the project.

Mr. Kim Huggett, President of the Chamber, said the Chamber's Government Relation Council voted unanimously to endorse this quality project that will bring significant tax



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revenue and jobs to the City. He spoke about the loss of approximately 300 jobs when Berkeley Farms closed adding to a total of 5600 layoffs in the Hayward/Eden area in 2020. Mr. Huggett said the Hayward business community urges approval of the project.

Mr. Francisco Nunez, with Laborers Local 304 representing over 4300 men and women in Alameda County of which 1100 live in Hayward, spoke about traveling long distances for employment and the importance of having quality and good paying job in the area. He highlighted the developers work done on environmental considerations and urged the Planning Commission to approve the project.

Mr. Caleb Stockinger, Hayward resident and Sheetmetal Workers Union Local 104 apprentice, spoke about the importance to have the perspective from construction workers; there are not many opportunities for middle class jobs and said as an apprentice he has been able to work. This project will provide Hayward residents with quality jobs and at the same time enable these workers to shop locally and will have a positive impact on the City's economy.

Mr. Manny Chin, Laborers International Union, and Hayward resident; spoke in favor of the project; this project will allow members to work in the City where they live in and will generate revenue to help local businesses. Mr. Chin asked the Planning Commission to support the project

Mr. Eduard Sandulyak, Hayward resident and International Brotherhood of Electrical Workers 595 member, spoke in support of project; this is a great opportunity for construction workers to work close to home; they will have less stress; and workers will shop in Hayward rather than commuting and spending money elsewhere. He asked that the Planning Commission support this project to enable the City to continue to support its middle-class workers and then they can work close to home and support local businesses.

Mr. Jacob Klein, organizer with the SF Bay Chapter of the Sierra Club, spoke in support of the project and asked the Planning Commission to approve this project as long as the COIs are applied that protect the environment. Mr. Klein thanked for the opportunity to work with community, environmental, and labor interests; to develop projects that support environmental justice, economic development, job creation and a just recovery.

Mr. Doug Bloch, with the Teamsters Joint Council Local 7, spoke about working with different agencies i.e., Sierra Club; appreciates the thoughtful discussion about the regional impact as the Planning Commission discusses a last mile terminal. He reminded everyone that Teamster members lost their jobs when Berkely Farms closed and there were Teamster members who followed Gillig to Livermore and away from Hayward. Mr. Bloch



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said they hope to bring union jobs back to Hayward and have clean vehicles back on the road.

Ms. Martha Kreeger, Group Chair with the Sierra Club; spoke in favor of the project; expressed gratitude to the City and staff for the changes to the Zoning Ordinance that allows for a high level of due diligence as evidenced by the Planning Commission's questions. Ms. Kreeger spoke about Hayward's compromised environment and how Amazon's Last Mile Station would have impacted the City. She said to ask for a full EIR and traffic study; and the Sierra Club stands in solidarity with organized labor.

Mr. Vince Sugrue, representing Hayward Sheetmetal Workers Union Local 104, said that from a construction perspective, Hayward has a rich history of supporting working family values and is proud to see this project before the Planning Commission. He said this is a well thought out project that will play an important role in the City. Dermody Properties will be using a skilled and trained workforce to build this project with workers earning a living wage with benefits. Mr. Sugrue asked the Planning Commission to approve this quality project for Hayward's working families.

Ms. Liz Ortega-Toro, Executive Secretary-Treasurer for the Alameda Labor Council representing 135,000, workers many who live and work in Hayward, asked that the Planning Commission support the project and to encourage the developer to continue discussions with Teamsters who lost their jobs when Berkely Farms closed.

Mr. Diego Hernandez, Laborers Union member, spoke about how this opportunity has given him a chance to make a living wage and be able to support his family. He said that Dermody Properties has provided such opportunities to working families looking and will strengthen the middle class. Mr. Hernandez encouraged the Planning Commission to approve this project.

Chair Roche closed the public hearing at 8:27 p.m.

Commissioner Bonilla made a motion to move the item per the staff recommendation.
Commissioner Stevens seconded the motion.

Chair Roche commented that she is pleased with the project, the work done with Dermody Properties in collaboration with City staff and local labor has proven to be a very exciting project and looks forward to supporting the motion.

Commissioner Lowe commended staff and Planning Commissioners for challenging the Amazon item which was discussed previously.



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A motion was made by Commissioner Bonilla, seconded by Commissioner Stevens to approve the staff recommendation. The motion passed with the following roll call votes:

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| AYES: | Commissioners Ali-Sullivan, Bonilla, Goldstein, Lowe, Oquenda, Stevens Chair Roche |
| NOES: | None |
| ABSENT: | None |
| ABSTAIN: | None |

Item 1, Election of Officers was conducted at this time.

APPROVAL OF MINUTES

3. Approval of the Planning Commission Meeting Minutes of November 18, 2021

A motion was made by Commissioner Oquenda, seconded by Commissioner Stevens, to approve the Planning Commission Meeting Minutes of November 18, 2021.

The motion passed with the following roll call votes:

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|----------|---|
| AYES: | Commissioners Bonilla, Goldstein, Lowe, Oquenda, Stevens Chair Roche |
| NOES: | None |
| ABSENT: | None |
| ABSTAIN: | Commissioner Ali-Sullivan |

COMMISSION REPORTS

Oral Report on Planning and Zoning Matters:

Acting Planning Manager Lochirco announced that the Planning Commission meeting of Christmas week will be canceled and possibly the January 13, 2022, as there were currently no items to be heard. Mr. Lochirco said that there will be a joint City Council and Planning Commission Work Session to continue the objective standards discussion and potential updates to the density bonus ordinance and will provide details when the meeting is scheduled.

Commissioners' Announcements, Referrals:

Commissioner Bonilla wished everyone Happy Holidays, it has been fun with the virtual meetings during 2021 and is looking forward to seeing everyone in person in 2022.



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Chair Roche wished everyone Happy Holidays and congratulated the new officers and offered her support.

ADJOURNMENT

Chair Roche adjourned the meeting at 8:41 p.m.

APPROVED:

Brigitte Lowe, Secretary
Planning Commission

ATTEST:

Denise Chan, Senior Secretary
Office of the City Clerk