

Environmental Plan
2459 Radley Court, Hayward, CA
Mijosa, LLC

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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- 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.