

**Planning Entitlement Application for Marijuana Cultivation,  
Manufacturing and Testing Laboratories**

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

**Subject Site Information**

Project Name: 6382/6388 Freeport Blvd.  
Zoning: C-2-R-EA-4  
General Plan Designation: South Area Community Plan  
Site address or location of property: 6382/6388 Freeport Blvd.  
Assessor's Parcel Number(s): 035-0092-016-0000  
Total property size in acres (Gross/Net): .92 acres  
Square feet if less than one (1) acre: 40,050 SF  
Lot dimensions: \_\_\_\_\_

**Property Owner Information**

Contact name: Howard Louie  
Company name: \_\_\_\_\_  
Mailing Address: P.O. Box 221043  
City: Sacramento State: CA Zip: 95822  
Phone: 916-747-9659 Ext: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email Address: louieent@sbcglobal.net

**Applicant Information**

Contact name: Same as above  
Company name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Ext: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email Address: \_\_\_\_\_

Licensed Architect/Design Professional: Kevin Pressey (Pressey & Associates, Inc.)

**Staff Use Only**

Date Filed: 6/26/17 Received By: M. York  
File Number: 217-120



Conditional Use Permit (CUP)  
Assessor's Parcel No. 035-0092-016-0000  
Operation Love  
Enso Farms

### **Project Narrative**

The property (Assessor's Parcel Number 035-0092-016-0000) on Freeport Blvd. under the ownership of Howard Louie is seeking a Conditional Use Permit for marijuana cultivation.

The proposed medical marijuana cultivation facility consists of two (2) units in a 12,120 square foot light industrial complex located at 6388/6382 Freeport Blvd. This site is located within Jay Schenirer's District 5. The two (2) units are located in separate buildings on the site. The first unit completely occupies a stand alone existing 2,800 square foot building close to Freeport Blvd. The second unit is a 1,200 square foot tenant space within an existing larger building with other adjacent tenants.

Operation Love and Enso Farms respectfully offers this narrative, the application, and supporting materials to the Planning Board of the City of Sacramento after careful examination of its Special Permit requirements in a manner that aims to demonstrate that Operation Love and Enso Farms will consistently meet its obligations as members of our community and citizens of Sacramento. The plans and design of the facility will be meeting or exceeding all requirements to establish cultivation sites that are consistent with the character and needs of the City of Sacramento and its citizens.

Operation Love (6388 Freeport Blvd) and Enso Farms (6382 Freeport Blvd.) are not-for-profit corporations that have received permission from the owner to undergo marijuana cultivation. These not-for-profit corporations are committed to upholding high standards in discretion, security and giving back to our surrounding community.

Operation Love is founded on principles rooting from a combat Marine veteran with experience in caring for his community through another health company (FITSOM) and continued community outreach and influence. Enso farms is part of the same parcel as a great collaborative influence to the well-being of the cannabis industry in Sacramento. These two companies will be providing their own specialties of marijuana plants to their respective communities. Our direct neighbor is Florin Wellness Center, one of the oldest dispensaries in Sacramento. We have reached out to our neighbors and began conversations on updated security measures for the whole neighborhood. We have spoken about starting a neighborhood watch program, and or hiring a private security staff funded by all of us. Amongst our community there will be an atmosphere of understanding proper use for cannabis and economic growth for the surrounding community.

The scope of work for this project includes tenant improvements within the existing light industrial buildings for the two (2) units as described above and shown on the Drawings. The demolition work will include the removal of the existing walls, finishes, interior doors and windows, fixtures, electrical including lighting, mechanical equipment and other miscellaneous

items within the existing buildings as shown on the Drawings to allow for the proposed tenant improvement. The tenant improvements work will include adding one (1) updated code compliant accessible unisex restroom within each unit as well as the addition of new walls and doors to create new cultivation, office, loading and storage spaces. There is no work proposed for to the exterior of the buildings at this time. There will be some new mechanical units added to the existing roofs to provide adequate conditioning of the spaces, but no other equipment will be added to the roof. The site parking and landscaping will remain as is, with the possible exception of accessible parking stall improvements.

The existing buildings have concrete slab-on-grade floors, concrete masonry unit (CMU) exterior walls and wood framed roof systems with some posts supporting mid-span wood beams in one of the buildings. The interior walls proposed for removal are non-bearing. The existing building is in fair to good condition and the structural system is sound. The proposed work should not negatively impact the existing building.

**Cultivation License Information (For Cultivation Applicants Only)**

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

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

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

If yes, permit type \_\_\_\_\_

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

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

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

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

If yes, permit type \_\_\_\_\_

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

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

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

a. Applicant's proposed cultivation Business Operations Permit type: \_\_\_\_\_

4. \_\_\_\_\_ Other

a. Please explain: \_\_\_\_\_

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

Class A: No more than 5,000 square feet

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

Class C: 10001 to 22,000 square feet

**Land Use**

What is the current use of the site? mixed use light industrial

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

Hours of operation of the proposed use: 7 AM - 7 PM general hours of operation

Number of shifts: 1 Number of total employees: 2

Number of employees per shift 2

**Neighborhood Contact/Community Relations**

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

See attached

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

Please check the appropriate boxes:

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

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

Jenna King ensofarms@gmail.com and Marco Guizar Mguizar@fitsom.com

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

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

**Neighborhood Responsibility Plan  
(Not Required for Testing Laboratories)**

The purpose of the Neighborhood Responsibility Plan (NRP) is to address the adverse impact of marijuana cultivation on the area surrounding the cultivation site. Title 17 of the Sacramento City Code requires a NRP to be submitted at the time of conditional use permit application. A template on page 27 is provided for your use.

Please check one:

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

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

**Neighborhood Context Map**

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

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

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

**Security Plan**

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

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

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

### Site Characteristics

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

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

If yes, how many? 2

What is the construction date of each structure/building? 1958

Current Use of Existing Structure(s)? various light industrial

Proposed Use of Existing Structure(s)? various light industrial with cultivation sites

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

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

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

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

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

Commercial businesses, medical marijuana dispensary, automotive and other light industrial

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

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

Is there **parking** onsite?  YES  NO

If yes, how many spaces are existing (for the entire property) and how many are proposed onsite with this project? Existing 25  
Proposed 0

Are you proposing any parking offsite?  YES  NO

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

Are you proposing to waive any parking spaces?  YES  NO

If yes, how many? N/A

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

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

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

Please describe the height and materials. N/A

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

| <b>Building Setback from Property Lines:</b> |  | Existing (feet'-inches")     | Proposed (feet'-inches")     |
|--|--|------------------------------|------------------------------|
| Front  |  | Approx. 19'-0" min. (Varies) | Approx. 19'-0" min. (Varies) |
| Rear   |  | Approx. 0'-0" min. (Varies)  | Approx. 0'-0" min. (Varies)  |
| StreetSide                                   |  | Approx. 26'-0" min. (Varies) | Approx. 26'-0" min. (Varies) |
| Interior Side                                |  | Approx. 0'-0" min. (Varies)  | Approx. 0'-0" min. (Varies)  |

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

1<sup>st</sup> Address: 6380 Freeport Blvd. 2<sup>nd</sup> Address: N/A

Setback: Approx. 30'-0" min. (Varies) Setback:

### Exterior Materials

Existing Exterior Building Materials: Concrete Masonry Unit (CMU) - Painted

Existing Roof Materials: Composite

Existing Exterior Building Colors: Beige, blue gray and light gray

Proposed Exterior Building Materials: N/A

Proposed Roof Materials: N/A

Proposed Exterior Building Colors: N/A

### Building Size

Breakdown square footage in gross square feet

#### Cultivation, Manufacturing or Testing in Existing Building(s)

Existing building square footage: 2,746 SF/11,400 SF

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

#### New Construction

Total building square footage: N/A

#### Breakdown of use of building square footage

|   |                 |
|---|-----------------|
| Cultivation, Manufacturing or Testing Area<br>(include canopy details for cultivation, for example one level vs stacked): | <u>3,020 SF</u> |
| Warehouse Area:   | <u>533 SF</u>   |
| Office Area:  | <u>N/A</u>      |
| Storage Area:   | <u>185 SF</u>   |
| Assembly Area:  | <u>479 SF</u>   |
| Enclosed/Structured Parking:  | <u>N/A</u>      |

Other Area (please describe): \_\_\_\_\_

For cultivation applicants only:

Canopy details

Do you plan to stack the cultivation area(s)?  YES  NO

If yes please describe: N/A

**Building Height**

Existing building height (Measured from ground to highest point): 15'-4" ft. 1 # of floors

Proposed building height (Measured from ground to highest point): N/A ft. N/A # of floors

**Lot Coverage**

Total Building Coverage Area, including existing and proposed structures (sq. ft.): 14,146

Project Site Lot Area (sq. ft.): 40,050

Total lot coverage percentage: 35 %

Example: building area (2000')/ lot area (5000') = 40% total lot coverage

\*Include all covered structures (patios, porches, sheds, detached garages, etc.)

**Sign**

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

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

**Odor Control Plan**

**(Optional for CUP application but recommended;  
Required for Business Operating Permit)**

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

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

**Energy Efficiency**

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

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

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

3.23.17      Matthew      McGREGOR

### Building Division Project Manager

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

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

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

### Wastewater Management Plan

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

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

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

## Design Guidelines

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

[www.cityofsacramento.org/Community-Development/Planning/Urban-Design/Design-Review/Design-Guidelines](http://www.cityofsacramento.org/Community-Development/Planning/Urban-Design/Design-Review/Design-Guidelines)

- YES  NO I have read the applicable Design Guidelines and have completed the Design Guidelines Checklist for the district or area of this project.
- YES  NO This project meets all the Design Guidelines listed on the checklist.
- YES  NO This project proposes to deviate from the Design Guidelines.

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

## Application Certification

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

Applicant  
Signature:



Date:

6-25, 2017

**Staff Use Only**

**Zoning Information**

Zone/Overlay: C-2-BAY  
Special Planning District: N/A  
Planned Unit Development: N/A  
Design Review District: CITYWIDE  
Historic District: N/A Historic Landmark:  YES  NO  
General Plan Designation: SCOR  
Council District: 5  
Previous file numbers: \_\_\_\_\_

**Planning Entitlement Type**

|  |   |
|--|---|
| <input type="checkbox"/> <u>Commission Level</u> | <input checked="" type="checkbox"/> <u>Director Level</u> |
|--|---|

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Tentative Map            | <input type="checkbox"/> Site Plan and Design Review           |
| <input type="checkbox"/> Rezone                 | <input type="checkbox"/> Subdivision Modification | If deviation:<br><input type="checkbox"/> Development Standard |
|   | <input type="checkbox"/> Variance                 | <input type="checkbox"/> Design Guideline                      |

List a brief description of deviation (s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Information Verified by (Planner Name): M. YORK

Date: 6/26/17

City of Sacramento  
Community Development Department

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|   |    |           |        |
|---|----|-----------|--------|
| Accela                                  | 1x | 0.00      | 0.00   |
| Permit Number: z17-120                  |    |           |        |
| 214 AA - Planning Technology Surcharge  | 1x | 1,114.24  |        |
| Reference Number: Z17-120               |    |           |        |
| 227 AA - Environmental Review           | 1x | 113.00    | 113.00 |
| Reference Number: Z17-120               |    |           |        |
| 269 AA - Other DOT Review Fees          | 1x | 1,000.00  |        |
| Reference Number: Z17-120               |    |           |        |
| 343 AA - Other Develop Related Services | 1x | 304.00    | 304.00 |
| Reference Number: Z17-120               |    |           |        |
| 396 AA - Fire Admin Fee (Planning)      | 1x | 154.00    | 154.00 |
| Reference Number: Z17-120               |    |           |        |
| 397 AA - Fire Plan Review (Planning)    | 1x | 140.00    | 140.00 |
| Reference Number: Z17-120               |    |           |        |
| 741 AA - Flat Fee Entitlement App       | 1x | 13,815.00 |        |
| Reference Number: Z17-120               |    |           |        |

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|               |           |
|---------------|-----------|
| SubTotal:     | 16,640.24 |
| Total:        | 16,640.24 |
| Check PM      | 16,640.24 |
| Number : 3418 |           |

6/26/2017 15:00 Chris C.  
#10287117/913/855  
Receipt #: 10756420  
\*\*\*\*\* DUPLICATE #001 \*\*\*\*\*  
6/26/2017 15:03 Chris C.  
Thank you

## **Community Relations Plan**

Marco Guizar, the President of Operation Love, is appointed as the Community Relations Manager in charge of outreach to nearby businesses and those with a vested interest in the surrounding community. Also, as the Community Relations Manager Mr. Guizar has met with the owner of Florin Wellness Center (FWC), Enso Farms, and another proposed medical marijuana cultivation site forming nearby across 47<sup>th</sup> Ave. The parcel is located more than 600 feet from any school, daycare center, preschool or afterschool facility, or any facility where children commonly congregate. In addition, this particular site is sufficiently removed from neighboring buildings.

On-site community relations contact:

Enso Farms shall provide the community and the Sacramento City Police Department with the name, phone number, and email of an on-site community relations staff person to whom they can provide notice during business hours and after business hours to report operating problems. The center shall update this information within two (2) business days after any new on-site community relations staff person is designated.

Community Relations Liaison Name: Jenna King

Community Relations Liaison Phone Number: 916-212-6719

Community Relations Liaison Email: Ensofarms@gmail.com

Both businesses are committed to helping improve the surrounding neighborhood by maintaining a clean and professional atmosphere, such as graffiti and trash cleanup throughout the property and discouraging loitering of any sort in the neighborhood. Additionally, both businesses will cooperate with police related to any neighborhood crime, whether or not it is related to the cannabis industry, including sharing any requested surveillance video.

## **Neighborhood Responsibility Plan**

Marco Guizar has been a resident of Sacramento since 2007, when he got out of the Marine Corps. Mr. Guizar started his business, Fitsom, on Franklin Blvd in 2011. When he started on Franklin, there was a small population of homeless transients. Over the last five years, Mr. Guizar has watched the problem grow year after year. This year is the first year Mr. Guizar has had homeless people sleep in Fitsom's parking lot, and cause damage to the building. Furthermore, as a Marine veteran, the issue of homelessness among military veterans is an issue close to Mr. Guizar's heart. With Operation Love working side by side with Enso farms, we are excited to take on the homeless issue. We are not a large organization, and we do not have the staff and resources to solve this issue by any means, but we do have ideas and plans to make an impact in this problem that has grown all over the city of Sacramento. None of the below mentioned plans or events will be used to promote or advertise cannabis or Operation Love/Enso Farms businesses, but instead will be entirely focused on mitigating the problem of homelessness in our neighborhood and throughout the Sacramento community.

1. **Plan for Heat** - We have plans for the Summer, setting up a budget to rent portable AC units and big tents on the hottest days in Sacramento and set up by Loaves and Fishes. We would provide some relief from the heat on Sacramento's hottest days, have cold water and some snacks. We would also be teaching classes for those who have pain could partake if they would like. We would be excited to do this and feel it would be a great way to give back to the Sacramento community. Additionally, setting up heating and cooling tents near Loaves and Fishes will lessen the huge demand for such services that are by the City.
2. **Sacramento Food Bank**. We have approached the Sacramento Food Bank and are currently talking to board member Rob Archie on a project to raise money and awareness for the Sacramento Food Bank. This is again another attempt to help put a dent in the homeless population and Sacramento's community.
3. **Plan for PTSD awareness and fundraising**. As a veteran of the United States Marine Corps, Operation Love's founder Marco Guizar would like Operation Love to help raise awareness for PTSD not only for veterans, but also for victims of violent crimes and other forms of trauma. We have brainstormed ideas for events with the cannabis community raising money and awareness for PTSD. We are aware that PTSD is strongly correlated with homelessness and substance abuse issues, and that there is anecdotal evidence demonstrating that cannabis has helped patients who suffer from these conditions. We intend to focus much of our community outreach on combating these issues, and hope that Operation Love can provide compassionate care for one of Sacramento's most vulnerable populations.

## **Site Overview**

The site has two streets running alongside it where parking is available along 47th Ave and Freeport Blvd. These businesses will not be frequented by the public as it will be only accessed by occasional appointments from other local businesses to coordinate transport of the plants or “clones” which will happen on a one to two week basis.

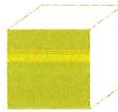
Operation Love and Enso Farms are wanting to utilize the entire parcel for appropriate cannabis business. The future of the parcel would be to utilize the existing 12,120 square feet.

## CONCLUSION

With Operation Love and Enso Farms working side by side there is sure to be nothing but a collaborative atmosphere for business that's tucked away from the community. Part of the plan to give back to the local community is to conduct professional, safe, legal business around cannabis, which statistically decreases crime around such market. Bringing this market out into the open where the public can safely receive lab tested and regulated medical marijuana is exactly a part of our operations to ensure our local community members receive great alternative wellness.

Recognizing the current issues facing the city is important for Operation Love as it will be a key player in helping the homeless population. need as our way of payment to the NRP.

PRESSEY  
ASSOCIATES



June 26, 2017

**Project:** Freeport Blvd. Cultivation Facility  
6382/6388 Freeport Blvd.  
Sacramento, CA 95822

**Project Manager:** Mike O'Brien

**Subject:** CUP Submittal - Site Photographs

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The following are images of 6382 Freeport Blvd.



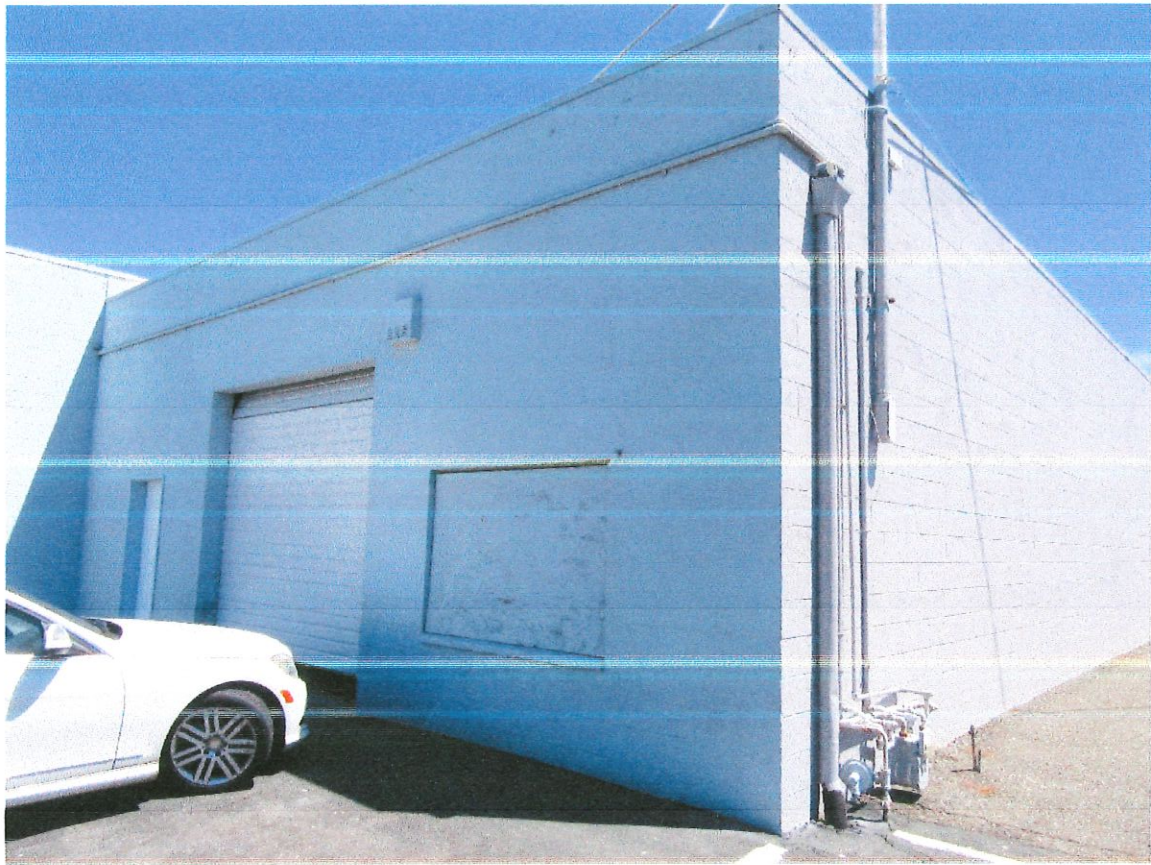
**WEST ELEVATION – Front of Building from Across Street**



**NORTH ELEVATION - Adjacent Property to the South**



**NORTH-WEST VIEW - From Far Side of Street**



**NORTH-EAST VIEW - From Parking Lot**



**NORTH-EAST VIEW - From Far Side of Street**

The following are images of **6388 Freeport Blvd.**



**WEST ELEVATION –Adjacent Tenant Improvement Space**



**WEST VIEW – From Far Side of Street**



**NORTH WEST VIEW – South Half of Front of Building**



**NORTHWEST VIEW – From Near Side of Street**



**NORTH VIEW – From B**

## **Wastewater Management Plan**

Currently, most cultivation sites are dumping their wastewater directly back into the drainage system of their local communities, and this can create an algae issue in the future. The amount of wastewater produced by the site shouldn't have a large impact on the city's drainage system, however, they would still like to ensure the city council is more than satisfied with the steps at the cultivation site. Therefore, Operation Love and Enso Farms are proposing the following measures to address their water which they use:

1. During operation of the cultivation site at 6388 Freeport specific procedures designed to reduce dependence on pesticides commonly referred to as "IPM" (Integrated Pest Management) will be in place along with maintaining a clean cultivation site and actively monitoring plants for early signs of infestation. With these procedures the goal is to reduce the overall need for repeated applications of the allowed pesticides. The overall plan to reduce pesticide use to only what would be necessary will reduce the handling of the pesticides dramatically and would in turn reduce the likelihood of an accidental spill. On site there will also be two chemical spill kits, one in each cultivation room, in order to immediately respond to and mitigate any pesticide/fertilizer spill.

The two cultivation rooms will not be directly connected to the Sacramento municipal water system. Each room will take water from the Sacramento municipal water system and purify the water before it reaches the plants. Any wastewater produced by cultivation will be captured and treated before it is returned to the sacramento municipal water and sewer system to ensure that minimal chemicals or other impurities reach the municipal wastewater system.

Each room will contain a locked chemical storage cabinet and spill contain workstations for nutrient and pesticide storage further reducing the likelihood of an accidental discharge of pesticides or nutrients into the local water system.

All utility sinks at the cultivation site will be freestanding and not connected to the water system; the runoff from these sinks will be collected and pumped to our wastewater storage tank( 1,000 gallons).

In order to reduce the potential of any large wastewater discharge of fertilizer at the cultivation site we have implemented a system in which only a single 100 gallon tank of nutrient solution will be prepared at any one time and will only be prepared for immediate use, never stored for later use. This further reduces the overall potential for an accidental discharge by keeping the total volume of nutrient solution on site at minimal levels. All nutrient solution runoff will be collected from the plant beds in 100 gallon wastewater reservoirs and pumped into our wastewater storage tank (1,000 gallon) for treatment and proper disposal.

All wastewater resulting from cleaning i.e. mopping, wiping down walls etc. will be collected and processed in our wastewater storage tank for treatment.

2. All nutrients, pesticides and other chemicals up to 1 gallon in size and related to the cultivation of Cannabis will be stored in locked chemical storage cabinets in each cultivation room. Any larger volume containers of nutrients, pesticides and other chemicals related to Cannabis cultivation will be stored on spill containment workstations in each cultivation room. On site there will also be two chemical spill kits located in either cultivation room in order to immediately respond to and mitigate any pesticide/fertilizer/chemical spill.

3. To prevent any water spillage/overflow of the (x2) 650 gallon and (x2) 100 gallon filtered water storage tanks there will be a mechanical float valve system in use that will be checked daily for leaks and to ensure all moving parts are in working order.

The same system of float valves will be used for all (x4) 100 gallon nutrient solution storage tanks as well.

The wastewater level in the wastewater collection reservoirs will be primarily controlled by a submersible pump which will be controlled by a float valve. As a mechanical backup the wastewater reservoirs will be able to hold the same volume of water as the plant beds and the nutrient storage tanks they are being irrigated from preventing an accidental overflow while irrigating. The typical run off from a 4 foot by 8 foot plant bed, when using 100 gallons of nutrient solution during irrigation, is 10-50% (10-50 gallons of wastewater). The wastewater will then be pumped from the wastewater collection reservoirs to the wastewater storage tank (1,000 gallon) for treatment.

4. The total consumption of water for the cultivation site at 6388 Freeport will be approximately 5,500 gallons of water every 7-10 days. The water stored on site in (x2) 650 gallon water storage tanks and (x2) 100 gallon water storage tanks will go through a reverse osmosis filtration system. This system filters water at a 1:1 ratio discharging half of the water consumed by the cultivation site directly back into the municipal system. This water will be free of cultivation site related contaminants and will be contained in a closed system. The discharge from the reverse osmosis system will contain only increased amounts of elements already occurring in the local water i.e. calcium, silica, magnesium, etc.

With 2,750 gallons of the 5,500 gallons of water consumed going directly back into the municipal water system the usable amount of now filtered water consumed by the cultivation site for production of Cannabis will be approximately 2,750 gallons every 7-10 days. From 2,750 gallons of filtered water there will be between 275-1375(10-50%) gallons of unusable water produced every 7-10 days. The amounts of unusable water varies due to environmental factors (temperature, humidity) and the life cycle of the Cannabis plant.

On site there will be (x2) 1,000 gallon storage tanks for storage and treatment of discharged wastewater. One tank will be designated for the storage of untreated wastewater and one tank will be designated for storage of treated wastewater.

The waste water (if necessary) will be processed through a self-contained system that removes organic material, solids, pathogens, and nitrogen and then stored for proper disposal.

Through a process of solid particle filtration and aeration, and bacterial fermentation in a bio-reactor the water once treated should have organic solids reduced by up to 98% and nitrogen/nitrates should be reduced by up to 60% furthermore before pumping the wastewater to the treated wastewater tank a final treatment can be made to the wastewater by running it through a fine sediment and activated carbon filter removing most of the remaining contaminants from the wastewater before being stored in the treated wastewater tank.

5. The cultivation site is expected to produce between 25-50 gallons of condensate from (x2) air conditioners, (x2) commercial de-humidifiers, and (x2) commercial water chillers. This condensate wastewater will be collected in tanks designated “condensate wastewater” and will be treated the same as discharged wastewater and will go through the wastewater treatment system for storage and proper disposal.

6. There is a water meter installed on the property, but no back flow device at this time. Picture of water meter attached below.



## **Odor Plan**

A community free of marijuana odor is a major concern for us here at Operation Love and Enso Farms. Utilizing industrial sized carbon filters in each cultivation room and more secure walls will make for an odor free environment outside of the premises. Each cultivation room will have a dehumidifier which will also aid in mitigating odors in the air. There are three rooms between the area involved with cannabis and the exterior of the building, which will further mitigate any cannabis odor.

Carbon filters are extremely effective for eliminating the odor of marijuana. They last an incredibly long time and are easy to maintain. Their effectiveness and manageability are the reasons carbon filters are so popular for indoor grow areas. A carbon filter has the ability to scrub the smell from the air which is why they're often referred to as carbon scrubbers. The filter is filled with activated carbon, which is an element that is capable of removing the smell from air. Therefore, when a smell passes through the carbon, it is completely neutralized. In fact, the filter is capable of not only removing smells, but may also remove other impurities from the air.

The main thing to be aware of when setting up a carbon filter is that the smell must run through it in order to eliminate the odor. This means our carbon filters will be set up in a position that allows a fan to push or pull the smell through the filter. In this way, it's important we set up the filter at the site of any vents, exhaust or windows that may push out air from our rooms. Our fan and exhaust will be strong enough to suck all the air from the room and vent the odor free air directly outside. Routine checks and maintenance will be performed to make sure there are no leaks or other issues in our exhaust system. Also, we will be sure the carbon filter is the right size to cover the entire circumference of the vent so that no odorous air escapes. Proper measurements will be taken and the filter will be attached to the vent in a stable secure manner. Once the filter has been attached to the exhaust system, hot air will be pulled out of the cultivation room and the odors in the air will be filtered and then pushed outside. We will now have a highly ventilated area for the plants that is cool and dry. No odorous air will escape and we will be able to grow without offending any neighbors. Furthermore, we will conduct regular checks around the property and neighborhood to ensure that the odor of marijuana is fully controlled, and make any necessary adjustments.