

**Planning Entitlement Application for Marijuana Cultivation**

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

**Subject Site Information**

Project Name: 6400 - 6410 Freeport Blvd.  
 Zoning: C-2 R  
 General Plan Designation: Regional Commercial  
 Site address or location of property: 6400 - 6410 Freeport Blvd., Sacramento, CA 95822  
 Assessor's Parcel Number(s): 035-0102-014-0000  
 Total property size in acres (Gross/Net): 0.68  
 Square feet if less than one (1) acre: 29,454 sq. ft.  
 Lot dimensions: W: 120' / S: 100' / E: 235' / N: 170'

**Property Owner Information**

Contact name: Jose Manuel Treto  
 Company name: \_\_\_\_\_  
 Mailing Address: 9969 "O" Street  
 City: Live Oak State: CA Zip: 95953  
 Phone: (707) 853-6966 Ext: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email Address: pla2220@yahoo.com

**Applicant Information**

Contact name: Margaret Sharkey  
 Company name: Herbal Velocity  
 Mailing Address: P.O. Box 4160  
 City: Vallejo State: CA Zip: 94590  
 Phone: (707) 704 5794 Ext: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email Address: herbalvelocity@gmail.com  
 Licensed Architect/Design Professional: Hossam Nasser PhD, PE / ICG Engineering

**Staff Use Only**

Date Filed: 4/26/2017 Received By: M. Hamblitt  
 File Number: 217-081



**City of Sacramento**  
**Letter of Agency**

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

Date: March 27, 2017

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

Community Development Department:

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

Applicant: Native Instincts, Inc. Phone: (707) 704-5794

Applicant's Address: 600 Marin St., #3, Vallejo, CA 94590

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

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

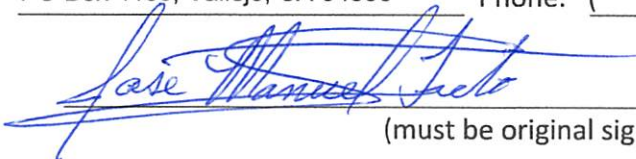
The subject property located at: 6400 Freeport Blvd., Sacramento, CA 95822

Assessor's Parcel Number: 035-0102-014-0000

Printed Name of Owner(s) of Record: Jose Manuel Treto

E- mail Owner of Record pla2220 @ yahoo.com

Address of Owner of Record: PO Box 4160, Vallejo, CA 94590 Phone: ( )

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

*See attachment  
03/27/2017*

# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of NAPA }

On MARCH 27, 2017 before me, JYOTI NISCHAL, Notary Public,  
(Here insert name and title of the officer)

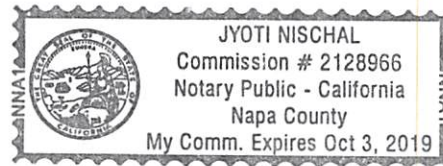
personally appeared JOSE MANUEL TRETO,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~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

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

WITNESS my hand and official seal.

Jyoti Nischal  
Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT  
City of Sacramento  
(Title or description of attached document)

Letter of Agency  
(Title or description of attached document continued)

Number of Pages 1 Document Date 3/27/17

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

\_\_\_\_\_ (Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other \_\_\_\_\_

## INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

### Cultivation License Information

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

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

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

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

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

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

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

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

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

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

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

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

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

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? Vacant

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

2012 to present: Vacant

2007 - 2012: private educational facility

Hours of operation of the proposed use: 7 a.m. - 7 p.m. general hours of operation

Number of shifts: 2 Number of total employees: 4

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.

In regard to adjacent properties, contact has been made with some surrounding neighbors. Property to the south is vacant; property to the west appears inactive. There are no neighbors to the east.

We're planning to join neighborhood business associations and community groups.

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):

Margaret Sharkey; (707) 704-5794; herbalvelocity@gmail.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**

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.

An alternative NPR is submitted as part of this application.

### 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? Two

What is the construction date of each structure/building? 1964 and 1986

Current Use of Existing Structure(s)? Vacant

Proposed Use of Existing Structure(s)? Marijuana cultivation

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, mechanical and 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 7

Proposed \_\_\_\_\_

Are you proposing any parking offsite?  YES  NO

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

Are you proposing to waive any parking spaces?  YES  NO

If yes, how many? \_\_\_\_\_

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

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

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



Please describe the height and materials.

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

<b>Building Setback from Property Lines:</b>		<b>Existing (feet'-inches")</b>	<b>Proposed (feet'-inches")</b>
Front		11'	N/A
Rear		3'	N/A
StreetSide		6'	N/A
Interior Side		5'	N/A

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: 6420 Freeport Blvd.

2<sup>nd</sup> Address: 6390 Freeport Blvd.

Setback: 14' feet

Setback: 14' feet

**Exterior Materials**

Existing Exterior Building Materials: Concrete block

Existing Roof Materials: Composite

Existing Exterior Building Colors: Beige, brown, grey

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 in Existing Building(s)**

Existing building square footage: 7,668

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 Area

(include canopy details, for example one level vs stacked): 5,545 sq. ft.

Warehouse Area: 0

Office Area: 250 sq. ft.

Storage Area: 288 sq. ft.

Assembly Area: 626 sq. ft.

Enclosed/Structured Parking: 0

Other Area (please describe): 962 sq. ft.

(Breakroom, reception, bathroom hallways)

Canopy details

Do you plan to stack the cultivation area(s)?

YES  NO

If yes please describe: \_\_\_\_\_

**Building Height**

Existing building height (Measured from ground to highest point): 14 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.): 7,668

Project Site Lot Area (sq. ft.): 29,780

Total lot coverage percentage: 26 %

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:

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### **Building Division Project Manager**

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

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

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

### **Wastewater Management Plan**

The conditional use permit application will be routed to the City Utilities Department for their review. Please respond to the following questions on a separate sheet of paper to assist the department in the review of your project. If you have questions, please contact Rebecca Lane [rlane@cityofsacramento.org](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 other substances used within your cultivation process, as it relates to potential accidental discharge into the wastewater system.
2. How are pesticides, fertilizers or other substances stored, and what mechanisms (i.e., secondary containment systems) are in place to prevent an accidental discharge into the wastewater system?
3. Please describe what mechanical provisions you have in place to prevent any potential overflow of water and/or wastewater.
4. Please describe with detail the "recycling" process of your irrigation system, and the anticipated percentage of unusable water as compared to water used in operations (example: "Our irrigation process will utilize approximately 90% of the water coming into our facility for irrigation purposes with approximately 10% ineligible for reuse. Our irrigation process is as follows...and results in approximately 10% of unusable water, which becomes discharged wastewater.").
5. What is the volume of water accumulating because of condensation related to your climate control system, and how do you use this water? Because this water may contain elements of pesticides, fertilizers, and/or other substances used within your operations, do you filter or otherwise recycle, and do you have secondary containment measures in place? Please describe.
6. Please indicate whether a water meter and backflow device have been installed at the site. If installed, please provide proof that these two items are existing on the site.

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:

04/10/17 with Rodney D. Turner, CEM, Strategic Account Advisor;  
04/19/17 with Mathew McGregor, Commercial & Industrial Account Solutions

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### **Building Division Project Manager**

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

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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: 4/24/2016

**Staff Use Only**

**Zoning Information**

Zone/Overlay: C-2-R-EA-4  
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: SUBURBAN CORRIDOR  
Council District: 5  
Previous file numbers: N/A

**Planning Entitlement Type**

<input type="checkbox"/> <b><u>Commission Level</u></b>	<input checked="" type="checkbox"/> <b><u>Director Level</u></b>
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- |  |   |   |
|--|---|---|
| <input type="checkbox"/> General Plan Amendment            | <input type="checkbox"/> Tentative Map            | <input type="checkbox"/> Site Plan and Design Review<br>If deviation: |
| <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Subdivision Modification | <input type="checkbox"/> Development Standard                         |
|  | <input type="checkbox"/> Variance                 | <input type="checkbox"/> Design Guideline                             |
| <input type="checkbox"/> Schematic Plan Amendment          |   | List a brief description of deviation (s):                            |
| <input checked="" type="checkbox"/> Conditional Use Permit |   | _____   |
|  |   | _____   |
|  |   | _____   |
|  |   | _____   |
|  |   | _____   |
|  |   | _____   |
|  |   | _____   |

Information Verified by (Planner Name): M. Harshbitt  
Date: 5/2/17

**NEIGHBORHOOD RESPONSIBILITY AGREEMENT  
FOR MARIJUANA CULTIVATION PROJECT**

This Agreement is made and entered into on 04/03/2017, by and between Jose Manuel Treto ("Property Owner"), and the CITY OF SACRAMENTO, a municipal corporation ("City").

**RECITALS**

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

Address: 6400 - 6410 Freeport Blvd.  
Sacramento, CA 95822

Assessor's Parcel #: 035-0102-014-0000

- B. Development of the Project on the Property is subject to the special use regulations for marijuana cultivation in Sacramento City Code section 17.228.127.
- C. Sacramento City Code section 17.228.127 requires Property Owner to provide a neighborhood responsibility plan that addresses the adverse impacts of marijuana cultivation on the surrounding area. The section further states that compliance with the neighborhood responsibility plan can be achieved through an agreement with the City, conditions of approval on the use permit, or through other means acceptable to the City.
- D. The requirement for a neighborhood responsibility plan may be achieved through means other than this agreement. However, the Sacramento City Council has resolved that the Property Owner shall be deemed to have sufficiently mitigated its neighborhood impact and satisfied the neighborhood responsibility plan requirement for the Project if the Property Owner voluntarily enters into an agreement for either (a) the periodic payment of 1% of the gross receipts of every marijuana cultivation business on the Property, or (b) the payment of a fee in the amount established by a development impact fee study.

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

### **AGREEMENT**

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

**1. Property Owner's Payment Options.**

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

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

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

**2. Payment of One Percent of Gross Receipts.**

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

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



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

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

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

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

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

### **3. Payment of Fee Established by Study.**

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

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

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

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

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

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

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

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

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

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

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

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

**6. Term of Agreement.**

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

**7. Property Owner's Representations Regarding Ownership.**

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

**8. Indemnification.**

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

**9. Notices.**

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

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

- b. If to Property Owner:

\_\_\_\_\_  
Jose Manuel Treto  
\_\_\_\_\_  
P.O. Box 4160  
\_\_\_\_\_  
Vallejo, CA 94590  
\_\_\_\_\_

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

**10. Governing Law.**

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

**11. Waiver.**

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

**12. Partial Invalidity.**

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

**14. Assignment.**

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

**15. Entire Agreement.**

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

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

**PROPERTY OWNER:**

Jose Manuel Treto

Print Name

By:

Title:

By:

Title:

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

**CITY OF SACRAMENTO**

A Municipal Corporation

By:

Howard Chan, City Manager

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk

# COMMUNITY RELATIONS PLAN

1. **Designee information & Community Relations Plan**
2. **Letter of introduction and contact information to neighbors**

Designee responsible for outreach and communication with the surrounding community is:  
Margaret H. Sharkey; Contact information: Email: [herbalvelocity@gmail.com](mailto:herbalvelocity@gmail.com);  
Phone: 707-704-5794

1. Our Community Relations Plan includes the following:

- a) Verification the adjacent neighborhood business owner/ property owner contact information is correct for all notifications sent via USP.
- b) Establishing communication channels via an initial outreach letter to adjacent businesses to provide information related to the re-redevelopment of property at 6400-6410 Freeport Blvd. for a marijuana cultivation facility.
- c) This letter will provide the designated representative contact information to enable any neighbors to directly address concerns by the surrounding businesses and property owners.
- d) We will also provide outreach contact and emergency contact information to surrounding property owners and businesses.
- e) The business designee will maintain a written log regarding any complaints received. This will be maintained in the security office. It will detail corrections to be made to mitigate the complaint and maintain a copy of correspondence to the concerned party to be sent certified mailing. The principal goal is to insure timely response to the complaint and follow up written communication detailing the steps made to mitigate the complaint. All mail will be sent via USPS return receipt mail.
- f) Property owner and business will be provided the opportunity to meet directly with outreach contact for any follow up concerns and final resolution steps.

Herbal Velocity  
6400-6410 Freeport Blvd.  
Sacramento, CA 94588

Date:\_\_\_\_\_

Business  
Address  
Sacramento, CA 95822

RE: NEIGHBORHOOD OUTREACH INTRODUCTION LETTER

Dear Freeport Manor Commercial Resident:

We are reaching out to you as a neighbor in the area and would like to introduce ourselves and provide our contact information in the event you have any questions regarding the redevelopment of the property located at 6400-6410 Freeport Blvd. into a medical marijuana cultivation facility. Our goal is to address any concerns you may have regarding the facility or its operations.

As the community contact representative, you can reach me at 707-704-5794 or by email at [herbalvelocity@gmail.com](mailto:herbalvelocity@gmail.com) and by general mail addressed to 6400 Freeport Blvd. Sacramento, CA 95822.

We look forward to working with the Freeport Manor neighbors.

Please contact me in the event you have questions or concerns regarding the facility and/or its operations.

Sincerely,

Margaret Sharkey  
*Community Contact Representative*

## Energy Efficiency Plan

- 1) Meeting with Rodney Turner on April 10, 2017 on site to discuss general energy overview of SMUD. Referred to specialist Matthew Mc Gregor.
- 2) Meeting with Mr. McGregor on April 19<sup>th</sup> on site to discuss SMUD's goals and options of different programs which can be utilized to offset energy costs for lighting/HVAC heating & cooling.





# ENERGY EFFICIENCY PLAN

Our goal in our energy efficiency plan includes the following:

1. Work closely with SMUD account strategist to implement energy efficient management systems.
2. Reduce energy use by updating inefficient existing lighting systems. This includes replacement of all exterior existing light fixtures with LED retrofit or new LED fixtures.
3. Interior lighting to comply with Title 24 and equipment will be energy efficient.
4. Utilization of energy efficiency rebate programs that address the industry' lighting rebates to marijuana cultivation sites. These included "Control systems" which provide incentives to encourage significant energy savings with state-of-the-art technology.
5. Evaluate complete energy solutions to identify energy saving opportunities with incentives covering up to 80 percent of installed project cost.
6. Evaluation of PowerDirect which pays the business to install the newest automated energy control technologies.
7. Licensed agricultural growers of cannabis are now eligible for the same agricultural rate and energy efficiency programs as producers of other crops. As of March 1, 2017, business customers will be eligible for service under PG&E's agricultural rate plan.

Additional measures to improve energy efficiency include:

1. Utilization of the online account access will provide detailed information about energy usage to assist in identifying "peak time of use rates" which will be utilized to reduce energy consumption associated with high demand periods. This will assist in programing our time of day use.
2. The utilization of operating lighting schedules which will be staggered as well as alternating room schedules will help to insure a consistent load factor.
3. Our facility will utilize smaller, contained rooms to reduce costs and better control interior temperatures
4. 4. The operating schedules of lighting and other equipment will be staggered in different rooms. Alternating energy use per room will contribute to creating a more consistent load factor.
5. Time-of-use rates will be evaluated for adjustment to improve energy costs.
6. Renewable energy produced with solar panels is planned as part of the overall energy efficiency strategy to be installed with in 36 months.



# ADVANCED

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## SAVINGS SOLUTIONS

### ORDER FORM

6400 Freeport Blvd.  
Sacramento, Ca  
Contact: 707-704-5794

#### DESCRIPTION OF WORK TO BE PERFORMED

- ◆ REPLACE 14 EXISTING CANOPY LIGHTS WITH 40W LED's
- ◆ REPLACE 7 EXISTING FLOOD LIGHTS WITH 30W LED's
- ◆ ALL WORK TO BE PERFORMED BY A LICENCED CONTRACTOR
- ◆ COORDINATE & SUBMIT REBATE PAPERWORK

5 YEAR WARRANTY (100% on parts & labor)

#### EXAMPLE OF INSTALLED LED LIGHTING



# WASTEWATER MANAGEMENT PLAN

*(NOTE: On April 19, 2017, we had a conference call with Rebecca Lane, Regulatory Compliance Program Manager at City of Sacramento, as part of our Wastewater Management Plan due diligence)*

Our project at 6400 -6410 Freeport Blvd., will require no alteration, addition to, or need for new utility systems for wastewater management. We plan is to minimize wastewater and manage an eco-friendly responsible strategy.

Following are the project details:

1. Nutrient / pest management: All nutrients, fertilizers, pesticides and other solid materials to be used shall be of organic origin and introduced via precise delivery. Careful management of fertilizers and crop nutrients shall be utilized in minimal amounts which optimize yields, reduce costs and reduce discharged water. The reduction and elimination of pesticides and fertilizers within the cultivation process to minimize potential accidental discharge into the wastewater system shall be controlled by A) utilizing air intake filters to exclude insects thereby reducing the need for pesticides; and B) when necessary only organic repellents will be utilized. Fertilizes shall be controlled by precise measurements to insure no overuse occurs.

2. Pesticides and fertilizers shall be stored in their original containers unless damaged. Containers shall be stored upright with sufficient area for staff access. Storage areas shall be dry with no floor drains to insure no accidental discharge into the wastewater system. A secondary containment will be used for any damaged containers. Any spilled material shall be cleaned up upon discovery and all cleaning materials shall be discarded properly.

4. The recycling process of our irrigation system is minimized with a "Top Feed Timed Drip System" as it is calibrated to avoid over watering and reduces the percentage of unusable water as compared to flood and drain type water systems used in many operations. Drip irrigation has many advantages and can exceed 90% efficiency when watering schedules are adjusted for efficiency. The primary advantages of drip systems include: lower water use, less water waste, and ease of watering. The anticipated percentage of unusable water related to our irrigation system is expected to be approximately 10-15% of un-useable water which will become discharged wastewater.

5. The volume of water accumulation due to condensation related to climate control systems such as HVAC and dehumidifiers is dependant on interior temperature and humidity requirements. The excess water from theses systems will be removed by a condensate pumps to a collection barrel or other container and then utilized for watering the outdoor landscape , lawn and trees. Condensate is equivalent to rain water in terms of cleanliness so it can be used to water landscape. Dehumidifier water is considered grey water which is any water besides sewage. There are no chemicals in the water so it can also be used to water plants.

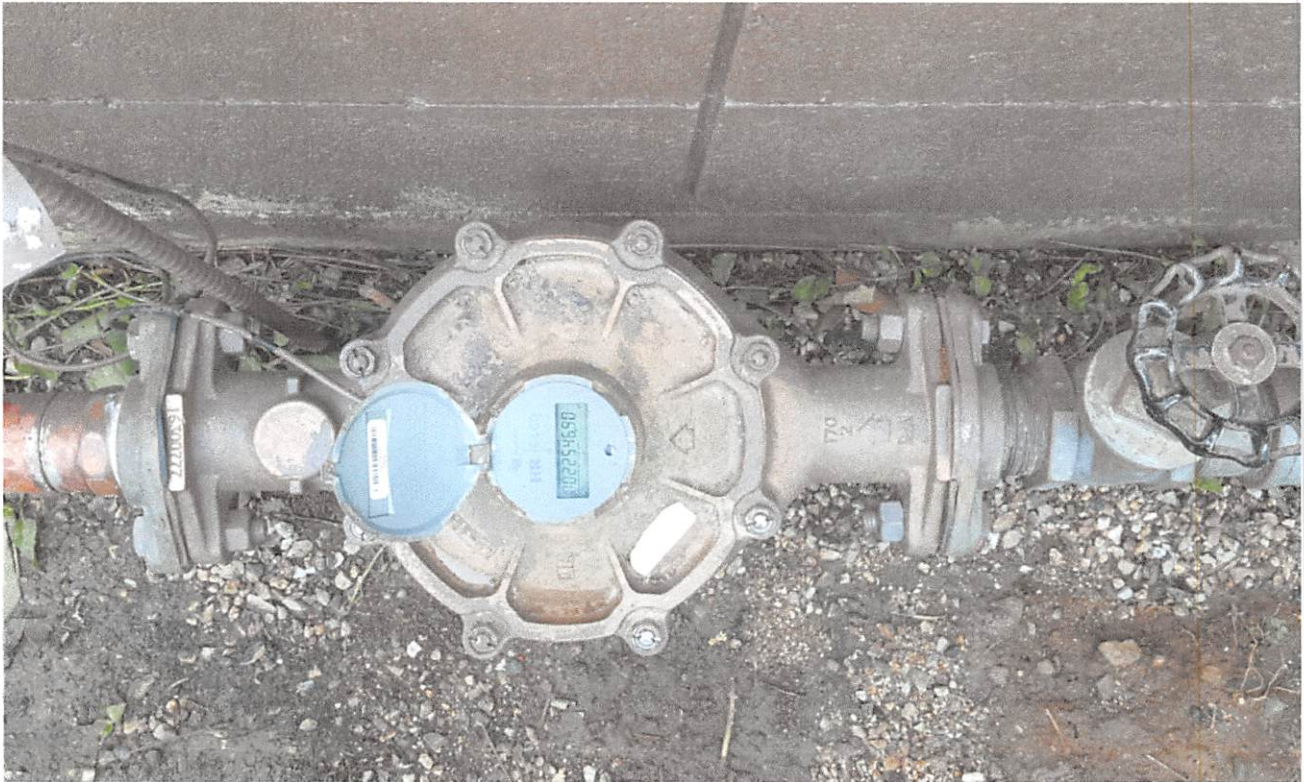
Our irrigation process is as follows: Our system is designed as a "Top Feed Timed Drip System" with soil-less mixes. This system prevents potential overflow of water and/or wastewater. It relies on a timer to deliver a periodic flow of water from the reservoir to the plant and provides the most constant flow of water and minimizes water drainage and water waste. In addition, nutrient solutions are calibrated to avoid over use.

This system can utilize flood trays to catch any runoff which can either drain to waste or circulate back to the main reservoir.

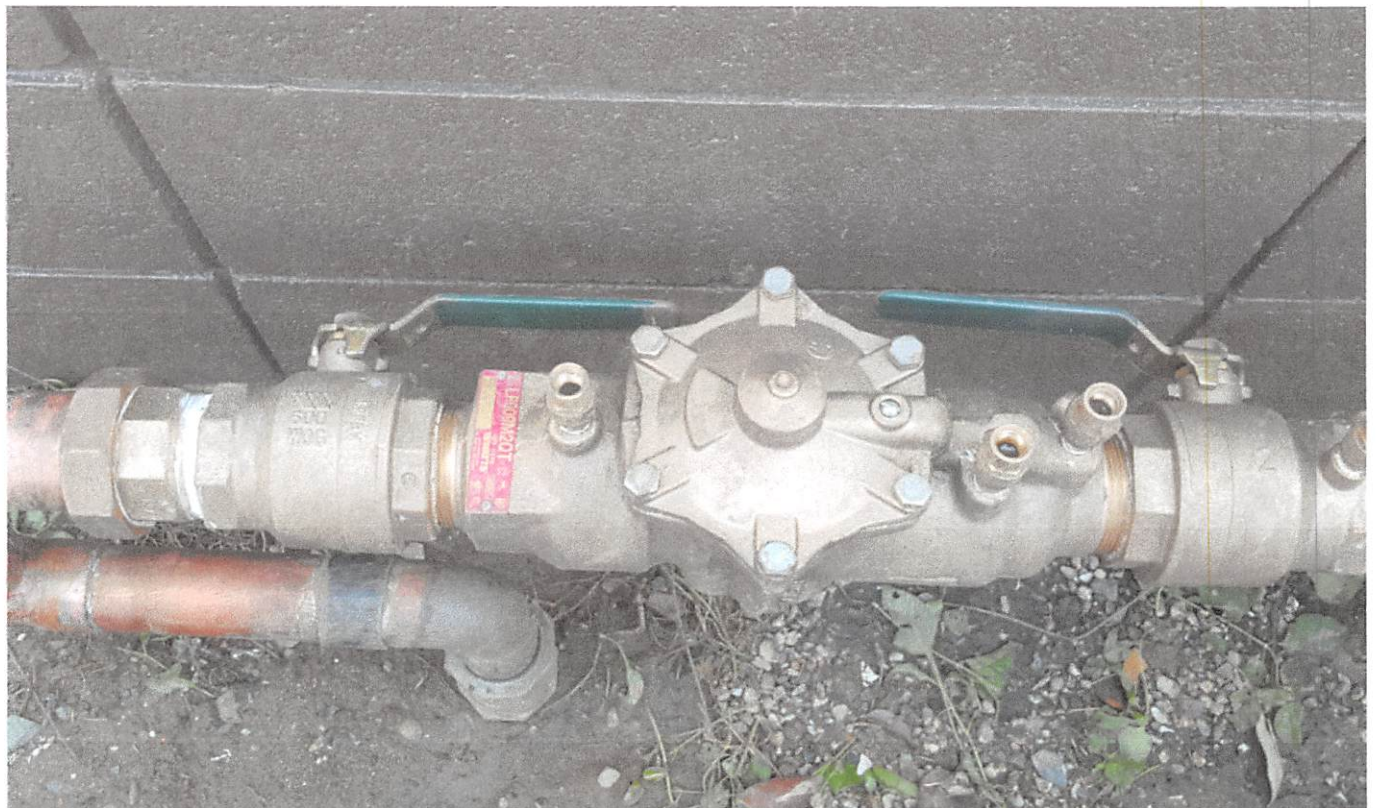
The systems functions as follows: A) from the reservoir, water is pumped through main lines up to the tables. B) smaller irrigation or spaghetti lines feed the individual plant sites. C) Stakes are used to hold lines near the base of plants, and drip emitters at the end of the lines slowly drip water into the plants "Recycling" process of the irrigation system is minimized with the system as it is calibrated to avoid over watering and reduces the percentage of unusable water as compared to flood and drain type water systems used in many operations.

6. Water meter and backflow device are installed on the property. (See attached photo)

**WATER METER**



**BACK FLOW**



**COMMERCIAL CORRIDOR DESIGN PRINCIPLES**  
**Site Plan and Design Review Guidelines Checklist**

**Applicant's Name:** Margaret Sharkey/Herbal Velocity **Phone:** 707-704-5794  
**Project Address:** 6400-6410 Freeport Blvd. Sacramento, CA 95822 **Email:** pla2030@yahoo.com

**Applicant shall fill out the design guidelines checklist for all guidelines applicable to the project. Check the box if meets guideline and indicate in the comments how the guideline is met. Indicate NA if a design guideline is not applicable. Any design guideline that the project does not meet shall be indicated as a deviation with a comment explaining the rationale for the deviation.**

**I. CORRIDOR DESIGN**

**A. STREETSCAPES AND PEDESTRIAN EDGES**

Incorporate design elements that soften the edges between the street and individual properties, to provide a people oriented scale and character.

See guidelines related to:

1. Landscaping
2. Alternative paving
3. Narrower, offset, or curved travel lanes
4. Providing for bicycles
5. On street parking
6. Street side amenities
7. Gateways

Comments / Deviations:

N/A

Staff Comment:

**B. NODES**

Site planning and project density must be appropriate for the project location. Projects located in areas near major intersections (arterial & collector streets), transit stations, or activity centers such as high activity businesses are areas referred to as nodes. At these locations designs should support the higher density, pedestrian- and transit-friendly goals that are appropriate for these areas. The planning division can indicate if your location is considered a 'node'.

See guidelines related to:

1. Design projects to accommodate higher levels of pedestrian traffic
2. Reinforce activity and density at nodes
3. Encourage pedestrian access from transit stops
4. Incorporate a mix of uses where

Comments / Deviations:

N/A

Staff Comment:

**COMMERCIAL CORRIDOR DESIGN PRINCIPLES**  
**Site Plan and Design Review Guidelines Checklist**

**C. GATEWAYS / DISTRICTS/ AND THEMES**

Projects shall be designed to complement any areas of a commercial corridor that serve as a gateway or are a part of a themed commercial district. Themed districts may be architectural, cultural, historical, or land use oriented. Themed districts are identified in various supporting documents that address individual commercial corridors.

See guidelines related to:

1. Gateways
2. Themed districts

Comments / Deviations:

N/A

Staff Comment:

**D. BUILDING LOCATION AND SITE ORGANIZATION**

Site planning and building location must address continuity of the urban environment, consistency of the public streetscape, and potential impacts on existing and planned adjacent uses. Site planning must address potential traffic, transit access, parking, circulation and safety issues, light and glare, noise, odors, dust control and security.

See guidelines related to:

1. Pedestrian oriented storefronts and features
2. Functional private and public open space
3. Continuity of street frontage
4. Building orientation
5. Pedestrian orientation
6. Natural lighting opportunities
7. Buildings on corner lots
8. Reducing visual prominence of parking from the street
9. Avoiding monotonous facades

Comments / Deviations:

N/A

Staff Comment:

**E. CIRCULATION OF CARS, TRUCKS, PEDESTRIANS, AND BICYCLES**

Balanced circulation routes must be provided for both vehicular and pedestrian movement. Conflict between vehicles and people must be minimized, and convenience should be maximized. Access points should be clear and obvious and articulated to announce 'entry' or 'exit'. Prominent, attractive pedestrian circulation routes must be provided from the public streetscape to each building or complex entrance.

See guidelines related to:

1. Pedestrian circulation
2. Vehicle circulation

Comments / Deviations:

N/A

Staff Comment:

**COMMERCIAL CORRIDOR DESIGN PRINCIPLES**  
**Site Plan and Design Review Guidelines Checklist**

**F. PARKING**

The visual prominence of parked vehicles shall be minimized whenever possible. Parking must be designed to minimize potential pedestrian conflicts, and provide for simple and efficient vehicle movement. Parking paved areas should be as small as is needed for the purpose intended.

See guidelines related to:

1. Location of parking
2. Shared parking
3. Pedestrian routes
4. Parking provided
5. Lighting of parking areas
6. Pedestrian circulation
7. Fleet parking locations
8. Screening of parking areas

Comments / Deviations:

PRIVATE PARKING N/A

Staff Comment:

**G. SITE AMENITIES**

Projects must be designed whenever feasible to maximize opportunities for creating usable, attractive, and integrated public spaces and site amenities. Nearly every project can incorporate some degree of site amenity, which will vary appropriate to the overall scale and character of the project. Examples of site amenities include mini-parks, public plazas, street furniture, public art, sidewalk cafes, transit shelters, open/green spaces, pedestrian walkways, water features, clock towers, landscape feature, landscape lighting, receptacles for trash, trellises, arbors and colonnades.

See guidelines related to:

1. Transit stops
2. Visibility of public areas
3. Functional spaces
4. Accessibility to amenities
5. Material quality
6. Focal points

Comments / Deviations:

N/A

Staff Comment:

**H. LANDSCAPING**

Landscape is a key component of virtually every commercial property. Plants must be integrated into site design to the maximum extent feasible. Planted areas must be used to enhance the appearance of structures, define site functions and edges, screen undesirable views, and introduce color, texture, and softness.

See guidelines related to:

1. Landscaping as screening
2. Variety of landscape elements
3. Compatibility with building design
4. Security issues
5. Coordination with lighting and signage
6. Shade trees
7. Planter strip landscaping
8. Retaining mature trees
9. Fences and low walls

**COMMERCIAL CORRIDOR DESIGN PRINCIPLES**  
**Site Plan and Design Review Guidelines Checklist**

Comments / Deviations:  
EXISTING N/A

Staff Comment:

**I. SITE SIGNAGE**

Signage should be as unobtrusive as is feasible for function, and complement the overall site design and building architecture.

See guidelines related to:

1. Signage scale
2. Day and night time signage
3. Monument sign scale
4. Dimensional signage
5. Site entry signage

Comments / Deviations:  
NO SIGNAGE PLANNED

Staff Comment:

**J. SITE SECURITY: LIGHTING, FENCES, GATES, AND WALLS**

Site design must provide for security appropriate to the use and location. Lighting: Every site must have provision for lighting that is both functional and also respects the scale and character of adjacent development. Lighting must not intrude upon or create a nuisance for nearby occupant, especially abutting residential areas. At the same time, lighting should provide for adequate visibility and security for customers and those passing by.

Fences, Gates, and Walls: Access control methods such as fences, gates, and walls must not create an intimidating or fortress like appearance which would detract from the appearance of a site. Other security features that are functional and effective should be integrated into the design, and not contribute to a negative impression or appearance.

See guidelines related to:

1. Lighting
2. Access control, fences, gates, walls
3. Other security features

Comments / Deviations:  
ALL EXISTING EXTERIOR SECURITY LIGHTING TO BE CHANGED TO LED.

Staff Comment:

**K. EQUIPMENT, SERVICES, AND ACCESSORY STRUCTURES**

Service elements and infrastructure such as trash enclosures, loading docks, storage, and mechanical equipment must be screened from street views and integrated into the design to make it as unobtrusive as possible. Accessory structures such as storage facilities must be integrated with the architectural style of the project.

See guidelines related to:

1. Accessory structures / storage
2. Trash and recycling enclosures
3. Mechanical / HVAC/utility equipment
4. Tree planting areas can be used to satisfy the City requirement to provide on-site treatment of storm water.



**COMMERCIAL CORRIDOR DESIGN PRINCIPLES**  
**Site Plan and Design Review Guidelines Checklist**

5. Parking lots that are part of a new development with 1 acre or more are typically required to provide treatment control that measures and captures storm water runoff.
6. Provide covered trash and recycling containers in common areas.
7. Provide vehicle wash areas feasible.

Comments / Deviations:

N/A

Staff Comment:

**L. RESOURCE CONSERVATION**

New development and substantial rehabilitation development must incorporate design features which conserve resources. These include measures for energy conservation, recycling of materials, and provisions for drainage and water quality control.

See guidelines related to:

1. Drainage and water quality
2. Parking lots
3. Recycling and waste handling areas
4. Vehicle wash areas
5. Solar energy
6. Water conservation

Comments / Deviations:

SEE WASTE WATER PLAN.

Staff Comment:

**II. BUILDING DESIGN**

**M. BUILDING STYLE AND THEME**

When a new building facade is created (either by new construction, or rehabilitation of existing buildings), it must be compatible with the context of its location. In some locations, where a 'theme' is emerging or has become established, compatibility requires that a building design be influenced by thematic elements that are particular to that theme. In other areas, compatibility is measured by broader considerations of scale and character of the area as it is expected to be in the future.

See guidelines related to:

1. Projects within a sub-district
2. Design for commercial centers
3. Variety in architectural elements
4. Roof forms/massing/planar changes
5. Clearly defined entries
6. Corporate identity in design
7. Awnings/trellises/canopies

Comments / Deviations:

N/A

Staff Comment:

**COMMERCIAL CORRIDOR DESIGN PRINCIPLES**  
**Site Plan and Design Review Guidelines Checklist**

**N. SCALE/MASSING/ARTICULATION**

Projects must relate to the surrounding *existing or emerging* context with respect to building scale, mass, setbacks, and articulation.

See guidelines related to:

1. Prominent visual design elements at nodes and gateways
2. Façade articulation
3. Visual interest at street elevations
4. Appropriate scale
5. Shopping center design elements

Comments / Deviations:

N/A - EXISTING BUILDING IN MIXED INDUSTRIAL/COMMERICAL

Staff Comment:

**O. MATERIALS / TEXTURES / COLORS**

Building facades must feature high-quality materials and coordinated colors. Most design motifs should utilize multiple materials, colors and textures, in a coordinated way.

See guidelines related to:

1. Material selection based on design motif and quality
2. Variation of materials / colors / textures
3. Window and door placement
4. Glazing and storefront framing

Comments / Deviations:

N/A

Staff Comment:

**P. RESOURCE CONSERVATION**

New developments and rehabilitation of existing buildings must incorporate building design features that conserve resources.

See guidelines related to:

1. Reducing energy consumption through design choices
2. Energy efficient lighting
3. Energy rated roofs /shading / photovoltaic /recycled material selection
4. Water filtration and groundwater recharge

Comments / Deviations:

AN NEW INTERIOR/EXTERIOR LIGHTING TO COMPLY WITH TITLE 24

Staff Comment:

**Q. BUILDING SIGNAGE**

Building signage must be an integral part of the architectural design of every commercial establishment. Signage should be as unobtrusive, and be of high quality in design, materials, and execution.

See guidelines related to:

1. Integration of signage with façade architecture
2. Discouraged signage types

**COMMERCIAL CORRIDOR DESIGN PRINCIPLES**  
**Site Plan and Design Review Guidelines Checklist**

- 3. Day and night design / lighting
- 4. Dimensional design / box signs

Comments / Deviations:

**NO PLANNED SIGNAGE**

Staff Comment:

**R. BUILDING EQUIPMENT AND SERVICES**

Principle: Service elements and infrastructure such as louvers and exhaust vents, mechanical equipment, pipes and conduits, etc., must be integrated into the architectural design. Where such elements cannot be concealed in or behind the building structure, they must be screened from street views.

See guidelines related to:

- 1. Roof mounted equipment screening
- 2. Visible piping and conduit
- 3. Prefab and temporary buildings
- 4. Location of valves/hose bibs, etc.
- 5. Location of garbage storage

Comments / Deviations:

**EXISTING ROOF MOUNTED EQUIPMENT SCREENED. TO BE REPAIRED**

Staff Comment:

**S. BUILDING SECURITY**

Building design must include architecturally integrated provisions for security appropriate to the use and location.

See guidelines related to:

- 1. Building lighting integrated with building style
- 2. Discourage wall mounted box security fixtures
- 3. Creating focal point with lighting
- 4. Discourage window grilles
- 6. Security pull down shutters

Comments / Deviations:

**EXTERIOR LIGHTING TO BE UPGRADED TO LED**

Staff Comment:

By signing below, the applicant certifies that this form accurately describes the proposed work.

Applicant's Signature: \_\_\_\_\_



Date: \_\_\_\_\_

4/20/2017

Name of Planner: \_\_\_\_\_

**FOR CITY STAFF USE ONLY**

Counter Staff: \_\_\_\_\_