

EXHIBIT B

RECOMMENDED CONDITIONS OF APPROVAL

PLN19-0052

**14505 & 14509 Catalina St., APN 80G-933-34 (Unit H) & 80G-933-36 (Unit J)
Danielle Chacko - ASHA Pharmaceuticals (Applicant)
Randy Sosa (Property Owner)**

I. COMPLIANCE WITH APPROVED PLANS

1. The project shall comply with the Applicant Project Description & Operating Plan, and Exhibits dated 06/01/2020, attached to the staff report. Project Plans are on file at the City of San Leandro, Community Development Department, 835 East 14th Street, San Leandro, California, 94577.
 - a. Exhibit A - Cover Sheet, Vicinity Map, Site Plan, Project Data (Sheet A001)
 - b. Exhibit B - Overall Site Plan (Sheet A101)
 - c. Exhibit C - Existing & Proposed 1st Phase Floor Plans (Sheet A201)
 - d. Exhibit D - Proposed 2nd Phase Floor Plan (Sheet A202)
 - e. Exhibit E - Existing Building Elevations (Sheet A301)
 - f. Exhibit F - Building Sections (Sheet A401)
2. **Successor Notification.** The Applicant and/or Property Owner shall be responsible for assuring that any successor in interest who assumes responsibility for this zoning approval is informed of its terms and conditions.
3. **Change in Plans, Use, or Occupancy.** Any change or additional occupancy deemed minor in nature may be approved by the Zoning Enforcement Official. A change or additional occupancy deemed major shall be referred to the Board of Zoning Adjustments for its consideration as a modification to the Conditional Use Permit.
4. **Expiration.** Pursuant to 65.08.136, this approval shall lapse on May 7, 2021, unless
 - a) a cannabis product manufacturing license or temporary license from the State of California has been issued;
 - b) a building permit has been issued, coupled with diligent progress evidencing a good faith intent to commence the intended use; or
 - c) a written request for a one-year extension of the use permit is approved by the Zoning Enforcement Official.
5. **Recorded Agreement to Conditions.** The approvals granted by the City as a result of this application, as well as the Conditions of Approval, shall be recorded in the office of the County Recorder of Alameda County.

II. PERMITTED USE

1. **Scope of Work.** The Conditional Use Permit is an approval to allow for cannabis product manufacturing at an existing industrial building at 14505 & 14509 Catalina Street; Alameda County Assessor's Parcel Numbers: 80G-933-34 (Unit H) & 80G-933-36 (Unit J).

The Conditional Use Permit authorizes the cannabis product manufacturing facility to manufacture, process, and package products derived from or infused with cannabis, including edibles, concentrates and extracts for wholesale or retail to cannabis dispensaries or other cannabis product distributors and manufacturers as allowed by State law. The Conditional Use Permit allows for the transportation and distribution of manufactured cannabis products from the facility to other licensed commercial cannabis dispensaries, distributors and transportation providers as an accessory use. The Conditional Use Permit does not include volatile extracts, the cloning, planting, or cultivation of cannabis plants, or the direct sales, distribution, delivery, or dispensing of manufactured cannabis products to the public.

2. **Compliance with Permitted Use.** The use of the building and construction of the project shall remain in substantial compliance with the approved plans and exhibits. Any change to the project design shall be subject to the review and approval of the Zoning Enforcement Official who may administratively approve or require review by the Board of Zoning Adjustments as a modification to the Conditional Use Permit.
3. **Valid State Permit.** Upon issuance, failure to maintain a valid State license for cannabis product manufacturing shall constitute discontinuance of the Conditional Use Permit.
4. **State Licensure.** The City shall be notified in writing within 10 days of any change in licensure status with the California Bureau of Cannabis Control.
5. **Operation Changes.** Any changes or additions to the licensed operation of the cannabis product manufacturing facility shall require application for a modified Conditional Use Permit as per Zoning Code [Section 5.08.124](#).
6. **Hours of Operation.** The cannabis product manufacturing facility may operate from 8:00 a.m. to 6:00 p.m., Monday through Sunday for all activities occurring onsite. Modification to these hours shall require prior written approval from the Zoning Enforcement Official.
7. **Cannabis Consumption.** Consumption, including smoking, inhaling, and ingesting, of cannabis is not be allowed on premises or in the public right of way in the immediate and surrounding neighborhood.
8. **Loading and Storage.** Property owner shall not allow businesses to store products, pallets, and containers in the shared parking lot and in the required off-street parking spaces. The applicant shall be responsible for storing all materials on the interior of the facility. Outdoor storage of any materials at this location shall be prohibited.

Delivery vehicles shall use the secure indoor loading area and refrain from parking overnight in the surface parking lot.

9. **Cannabis Business Tax.** The cannabis manufacturer shall fully comply with the terms of the San Leandro Cannabis Business Tax Ordinance in Chapter 2-21 of the Municipal Code. The cost of any required audits to determine the correctness of figures provided by the cannabis business shall be fully reimbursed by the business to the City. The City may require the cannabis business to submit their tax payments by an armored delivery service.

III. REQUIRED ON-SITE IMPROVEMENTS

1. **Security Plan / Cameras.** Applicant shall comply with the security measures identified in the Applicant's Project Description & Operations Plan. ASHA will implement security measures consistent with CDPH requirements for manufacturing facilities. Security measures include physical measures, alarm systems, video surveillance, and operational measures to ensure the safety of employees and the public. Security measures are discussed further in Section 5.0 of ASHA's Operations Plan submitted with this CUP application.
2. **Odor Control.** ASHA will implement odor control systems throughout the facility. Odor control will include engineering and administrative controls to ensure odors are not detected outside the building or in adjacent office areas. Odor management is discussed in Section 4.0 of ASHA's Operations Plans.
3. **Existing Conditions.** The existing site is adequately served by streets, utilities and other public facilities. The existing parking & accessible stalls/stripping, landscape planters, concrete walks, asphalt/concrete drives, and curb cuts are to remain. One ADA parking stall will be relocated and a curb ramp with truncated domes are proposed to meet code. The off-street parking spaces in the common parking lot will provide for on-site parking that can accommodate the proposed 16 employees for Asha Pharmaceuticals.

IV. ENGINEERING DEPARTMENT REQUIREMENTS

1. **Submit Valuation of Proposed Work.** Both Catalina Street and Farallon Drive are in the City's adopted Underground Utility District Master Plan. \$38,284 were paid towards the undergrounding utility fee as part of Building Permit BLD2006-00239 by the developer/owner at that time, which was 37.07% of the total undergrounding fee. Underground Utility District Master Plans can be found at: <https://www.sanleandro.org/documents/1992%20Underground%20Utility%20District%20Master%20Plan.pdf>. The fee is dependent upon the valuation of the improvements relative to the value of the building. Submit valuation for the proposed work to calculate an estimated underground utility fee that may be assessed for the project. The undergrounding overhead utility conversion fee if assessed, will be due at the time of Building Permit issuance. This fee is subject to change at the beginning of each fiscal year.

2. The applicant shall locate all new electric and communications utilities serving the site underground.
3. The applicant shall obtain an Encroachment Permit from the Engineering and Transportation Department for any work within public right-of-way. Contractors must be properly licensed, have a valid Business License, and submit proof of insurance. Applicable fees/deposits must be paid.
4. Pursuant to Government Code Section 66020, including Section 66020 (d) (1), the City HEREBY NOTIFIES the applicant for this Project that the 90-day approval period (in which the applicant may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) will begin on the date of the conditional approval of this Project. If the applicant fails to file a protest within this 90-day period, complying with all of the requirements of Government Code Section 66020, the applicant will be legally barred from later challenging any such fees, dedications, reservations or other exactions.
5. The proposed development shall comply with City ordinances, policies and regulations. All improvements shall be in accordance with the City's Design Standards, Specifications and Standard Plans unless otherwise specifically approved by the Principal Engineer.
 - a. The below notes shall be included on the Improvement Plans submitted for permitting:
 - i. The applicant shall obtain an Encroachment Permit from the Engineering and Transportation Department for any work within the public right-of-way including the use of lifting equipment or the staging of materials. Barricades, traffic cones, and/or caution ribbon shall be positioned around any equipment or materials within the right-of-way to provide a barrier to public access and assure public safety. Any damage to the right-of-way improvements must be promptly repaired by the applicant according to the City's adopted standards.
 - ii. The applicant shall comply with the following high standards for sanitation during construction of improvements: garbage cans, construction dumpsters, and debris piles shall be removed on a minimum weekly basis. All food related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in closed containers only and shall be regularly removed from the site. Inspections, conducted as part of the regular permit compliance, will be performed to ensure compliance of the Applicant and contractors with respect to this requirement.
 - iii. The applicant shall implement construction best management practices during construction to control erosion, keep sediment from leaving the project site and prevent storm water pollution. The applicant shall protect existing storm drain inlets and conveyances

within the project area to prevent sediment from construction activities from entering the storm drain system.

6. The City's traffic impact fee program is called "Development Fee for Street Improvements" (DFSI). Unit H and Unit J were previously occupied by a research and development company for food manufacturing, which is considered as a General Industrial use in the City of San Leandro's adopted Fee Schedule. Proposed use for cannabis manufacturing is also considered General Industrial in the Fee Schedule, and therefore no DFSI will be assessed for the proposed project.

V. ALAMEDA COUNTY FIRE DEPARTMENT REQUIREMENTS

Specific fire and building code issues will be addressed during the regular building permit submittal and review process. The following conditions shall be met prior the fire clearance for occupancy and issuance of a building permit.

7. **Registered Design Professional Review.** A Registered Design Professional shall review and consider any information provided by the systems designer or manufacturer. This shall be of the fire department choosing. This professional shall evaluate the equipment and technical report at the owner's expense (Section 3804 CFC 2016 edition and Section 3904.2 Systems and Equipment).
8. **Blast Rooms.** The blast rooms (2) shall meet the requirements for an H2 Occupancy. The operation for blasting shall meet the requirements of a closed system.
9. **Deferred Submittals.** A Deferred Submittal is required for the Gas detection, Fire Protection, and Fire Alarm systems. Deferred Submittal will be required for a fire protection system per Section 3006.1 of the CFC 2016 Edition. Deferred submittal for fire sprinklers and fire alarm will be required.
10. **Project Requirements.** This project shall meet the requirements of Chapter 38 of the CFC 2016 edition. Post-Process purification and winterization shall meet the requirements of Section 3803.4 of the CFC 2016 edition.
11. **Equipment Listing and Certification.** All equipment (Fume hoods, ovens, presses, etc.) must be listed for the activities being performed and evaluated by the engineer of record and certified by a listing agency.
12. **Plan Compliance.** Plans to meet building and fire codes adopted at time of building plan submittal.
13. **Additional Comments/Information May be Required.** Additional comments, permits, and requirements, may be issued at time of submittal based on any additional information regarding occupancy class, hazardous materials, building construction, etc.

FIRE DEPARTMENT CONDITIONS OF APPROVAL FOR THE BUILDING PERMIT APPLICATION:

14. **Extraction.** The extraction processes shall be located in a room or area dedicated to said extraction (3904.3 Location). Volatile extractions (Type 7) are prohibited.
15. **Processing.** Post processing and winterization involving the heating or pressurizing of the miscella to other than normal pressure or temperature shall be approved and performed in an appliance listed for such use. Domestic or commercial cooking appliances shall not be used (3903.4 Post-process purification and winterization).
16. **Construction.** Processing shall be located in a building complying with the California Building Code (3901 Construction).
17. **Industrial Ovens.** The use of Industrial Ovens shall comply with Chapter 30. (3903.1 Industrial Ovens).
18. **Identification of Equipment.** Provide listings on all equipment.
19. **Technical Report.** Provide a Technical Report for review.
20. **Hazardous Materials Identification.** Provide a list of all hazardous material to be used in the building (flammable combustible liquids, gases, aerosols, solids, etc.)
21. **Building Permit Submittal.** A "Deferred Submittal" is required for the Gas detection, Fire Protection, and Fire Alarm systems. "Deferred Submittal" will be required for a fire protection system per Section 3006.1 (Industrial Ovens)
22. **Flammable and Combustible Liquids Storage.** Flammable combustible Gases (Pentane (lbs.)), LPG gas (Propane, Butane, ethanol, etc.), Cryogenics, Aerosols, and Hazardous Materials (solvents, waste, etc.) must be stored in appropriate storage containers and locations.
23. **Use of Flammable and Combustible Liquids within Fume Hoods.** Flammable and combustible liquids for liquid extraction processes where the liquid is boiled, distilled or evaporated shall be located within a hazardous exhaust fume hood, rated for exhausting flammable vapors. Electrical equipment used within the hazardous exhaust fume hoods shall be rated for use in flammable atmospheres. Heating of flammable or combustible liquids over an open flame is prohibited (3905 Use of Flammable and Combustible Liquids).
24. **Liquefied Petroleum Gas.** Liquefied petroleum gasses shall not be released into the atmosphere except when/where released in accordance with Section 7.3 of NFPA 58 (3903.6 Liquefied Petroleum Gas).

25. **Ventilation in Extraction Room.** A mechanical ventilation system shall be installed per the CMC 2019 edition to expel the required atmosphere from the extraction room.
26. **Gas Detection.** A continuous gas detection system shall be included for extraction processes utilizing flammable gases as solvents. The gas detection threshold shall not be greater than 25 percent of the lower explosive limit/lower flammability limit (LEL/LFL) of the materials (Section 3905.1 Gas Detection).
27. **Flammable Gas Detection System.** Provide a list of the flammable gas detection systems that are calibrated to the types of fuels or gases used for the extraction process. The gas detection system shall be designed to activate when the level of flammable gas exceeds 25 percent of the LFL (3905.1.1 System Design).
28. **Gas Detection System Control Units.** Provide a list and label the location of the gas detection system control units that shall comply with UL 864 or UL 2017. Gas detectors shall be listed and labeled in accordance with UL 2075 for use with the gases and vapors being detected (3905.1.2 Gas Detection Systems Components).
29. **Activation of Gas Detection System.** The following items shall be included in the activation of a Gas Detection System (3905.1.3 Operation):
- a. Initiation of distinct audible and visual alarm signals in the extraction room.
 - b. Deactivation of all heating systems located in the extraction room.
 - c. Activation of the mechanical ventilation system where the system is interlocked with gas detection.
30. **Failure of Gas Detection System.** In the event of a failure of the gas detection system the following shall occur as a result (3905.1.4 Failure of the Gas Detection System):
- a. The deactivation of the heating system;
 - b. Activation of the mechanical ventilation system where the system is interlocked with the gas detection system; and
 - c. Initiation of the trouble signal to sound in an approved location.
31. **Interlocks.** Electronical components within the extraction room shall be interlocked with the gas detection system. Activation of the gas detection system shall disable all light switches and electrical outlets (3905.1.5 Interlocks).
32. **Emergency Shutoff.** Extraction processes utilizing gaseous hydrocarbon-based solvents shall include emergency shutoff systems in accordance with Section 5803.1.3 (3905.2 Emergency Shutoff).

33. **Fire Protection Engineer Analysis Needed for Building Permit Submittal.** Sprinkler System may be required to be modified to provide adequate coverage. It is recommended that you contact a Fire Protection Engineer to begin that analysis. Plans will be required with building permit submittal.
34. **Knox Box Installation.** Install a Knox Box with a key to the front door no higher than 6 feet above finish grade. Enclose a laminate card depicting the primary and alternate point of contact with names and phone numbers for emergencies.
35. **Exit Door Requirements.** All doors required for exiting from the building will be free and clear of obstruction for 44 inches including door swing and vehicle parking.
36. **Illuminated Exit Signs Required.** Doors leading out to the public way will be equipped with illuminated exit signs and emergency lighting.
37. **Door Swings.** All doors shall swing in the direction of travel leading to the public way by means of panic hardware.
38. **Emergency Lighting Required.** Install Emergency Lighting in office, manufacturing, break area, R&D, product testing, manufacture, restrooms, and conference rooms.
39. **Portable Fire Extinguisher(s) Locations.** Install portable fire extinguishers type 2A 10BC with a travel distance not exceeding 75 feet.
40. **Skylights.** Skylights with springs/ fusible link shall be provided.
41. **FDC Free and Clear with Protective Caps.** Ensure Fire Department Sprinkler Connection (FDC) is free and clear of debris and is equipped with protective caps.
42. **Security of Sprinkler Riser Control Valves.** All fire sprinkler risers control valves must be secured with a chain equipped with a break away pad lock if located on the exterior.
43. **Fire Sprinkler Riser Bell.** Ensure the existing fire sprinkler bell is operational / functional.
44. **PIV Monitoring and Installation.** Post Indicator Valve (PIV) will be monitored and equipped with a break away lock.
45. **Fire Sprinkler Riser Inspection Tag.** Ensure existing fire sprinkler riser has a current Title 19 - 5-year inspection tag.
46. **Place Hazardous Material Data Sheets.** Hazardous Material Data Sheets will be located on the wall in the sales office adjacent to the fire alarm panel room.
47. **Appliance Inspections.** All appliance shall be listed or have a 3rd party inspection.

48. **Monitored Fire Alarm System.** Install an operational monitored Fire Alarm System with a Document Box to facilitate approved Fire Alarm Documents. Ensure that the fire alarm monitoring account number and Fire Alarm Central Servicing Center phone number is clearly visible and listed on the FACP.
49. **Fire Alarm Annunciator Panel.** Fire Alarm Annunciator Panel (if applicable) will be located within the sales area adjacent to the building main door entry.
50. **Delayed / Controlled Access Door Operation.** Any delayed / controlled operated access doors will be released upon activation from the fire alarms system.
51. **Smoke / Fire Damper Supervision.** Smoke / Fire Dampers will be supervised by the fire alarm panel.
52. **Install Fire Alarm Pull Station.** Install a fire alarm pull station adjacent to the main entrance door and within the processing area.
53. **Inspection.** Prior to operation of the extraction equipment, where required by the fire code official, the engineer of record or approved licensed professional shall inspect the site of the extraction process once equipment has been installed for compliance with the technical report and the building analysis pursuant to Section 3904.2. The engineer of record or approved professional shall provide a report of findings and observations of the site inspection to the fire code official prior to approval of the extraction process (3904.4 Site Inspection).

VI. PUBLIC WORKS REQUIREMENTS

1. Project must comply with all applicable State regulations as set forth by the Bureau of Cannabis Control, CalCannabis Cultivation Licensing, and Manufactured Cannabis Safety Branch, as well as any local regulations for cannabis waste disposal.
2. Business shall have sufficient solid waste and recycling storage capacity to contain all waste generated onsite. Enclosure shall be of adequate size to accommodate at least one solid waste and one recycling container of similar size. If required, enclosure size must also accommodate a separate container for the collection of organics (food scraps, compostable paper, and plant debris).
3. Applicant must clearly indicate dimensions of proposed enclosure on site plan to verify space requirements. To determine capacity needs, see Commercial Establishment Enclosure Guidelines: <https://www.sanleandro.org/civicax/filebank/blobdload.aspx?blobid=15084>
4. Applicant must provide keys or cards to the franchised waste hauler for any locked gates. If keys or cards are not provided, then the Applicant must ensure that all secured gates are open at 3:00am for collection.

5. Bin storage should be located to be the least obtrusive/visible from a public roadway. Per San Leandro Municipal Code §3.1.200, storage of solid waste, recycling, and other materials outside of the enclosure that is visible from the street is prohibited at all times.
6. Project must comply with all City and State construction and demolition debris recycling requirements. Permit applicants must demonstrate compliance by completing and submitting an online Waste Management Plan using Green Halo Systems (www.GreenHaloSystems.com) prior to permit issuance. Applicants must submit recycling and disposal receipts online and submit the waste management report before scheduling the final inspection. Note: Project will not be finalized until all recycling and disposal tags have been registered into Green Halo Systems.

VII. BUILDING DEPARTMENT REQUIREMENTS

1. Cal Green and Energy Code Compliance must be met and incorporated onto plans.
2. All sheets of plans need to be stamped by a licensed professional including MEP's (mechanical, electrical and plumbing).
3. Correct plans, project shall comply with all 2019 California Codes.
4. Provide occupancy type for each space.
5. Provide occupant loads of each space.
6. Provide Building Type of Construction.
7. Provide accessible path of travel from accessible parking spaces to entrance.
8. Verify that existing accessible restrooms are compliant with 2019 CBC.
9. Provide pedestrian gate at driveways must comply with 2019 CBC 11B.
10. Clarify accessible path of travel from public right of way.
11. Provide approval from Alameda County Environmental Health for edible products and any other required agency approval for this type of manufacturing.
12. Provide a record of all California State licensure and approvals.
13. Provide information on types of processing and chemicals being used.
14. Identify how chemicals are being stored, and quantities stored.
15. Provide occupancy type, load and fire separation for adjacent tenant spaces on the submitted plans.
16. Provide mechanical, electrical and plumbing plans.

17. An exit analysis will be required.
18. Construction and demolition recycling shall comply with 2019 CalGreen.
19. Title 24 compliance is required for existing and new mechanical, electrical and plumbing.
20. The 2019 CalGreen Non-Residential Mandatory Checklist is required for submittal.

VIII. ENVIRONMENTAL SERVICES DEPARTMENT REQUIREMENTS

1. The storage of hazardous materials in quantities equal to or greater than 55 gallons, 200 cubic feet or 500 pounds requires submittal of a Hazardous Materials Business Plan (HMBP). HMBP submittal shall be completed via the California Environmental Reporting System (CERS) online database at <http://cers.calepa.ca.gov/>. An HMBP shall be submitted prior to placement of the registerable materials onsite. The plan is subject to review and approval of Environmental Services.
2. Hazardous waste generated on site shall be handled and disposed pursuant to applicable local, state and federal law. Generators of hazardous waste must register with the City's Environmental Services, which is the Certified Unified Program Agency (CUPA), by submitting the Facility Information element in the California Environmental Reporting System (CERS) online database at <http://cers.calepa.ca.gov/>.
3. Discharge of anything other than rainwater to the storm water collection system, which includes area drains, sidewalks, parking areas, street curb and gutter, is prohibited.
4. The generation or discharge of wastewaters from food manufacturing containing fats, oil, or grease may require a properly sized grease interceptor for all grease-bearing fixtures (e.g., 3-comp sink, kitchen floor drain, mop sink).

IX. CONSTRUCTION PROVISIONS

1. **Building Permits.** Building Permits shall be required prior to establishment of the Cannabis Manufacturing business commencing.
2. **Construction Timeline.** Construction shall commence within one (1) year following Board of Zoning Adjustments approval of the Conditional Use Permit and shall be substantially completed one year after commencement of construction. For the purpose of compliance with this condition, commencement of construction shall be defined as the construction or reconfiguration of a substantial portion of the interior building.
3. **Construction Hours.** Construction activity shall not commence prior to 7:00 a.m. and shall cease by 7:00 p.m. Monday through Friday, and construction activity shall not commence prior to 8:00 a.m. and shall cease by 7:00 p.m. on Sunday and

Saturday. No such construction is permitted on Federal holidays. As provided in the City of San Leandro's Noise Ordinance (Ordinance No. 2003-005), "construction" shall mean any site preparation, assembly, erection, substantial repair, alteration, demolition or similar action, for or on any private property, public right-of-way, streets, structures, utilities, facilities or similar property. Construction activities carried on in violation of this Article may be enforced as provided in Municipal Code Section 4.1.1130, and may also be enforced by issuance of a stop work order and/or revocation of any or all permits issued for such construction activity.

4. **Construction Activity.** Construction activity shall not create dust, noise, or safety hazards for adjacent residents, businesses and properties. Dirt and mud shall not be tracked onto Teagarden Street or surrounding streets from the project site.
5. **Construction Noise.** Procedures with the highest noise potential shall be scheduled for daylight hours, when ambient noise levels are highest. The contractor(s) shall be required to employ the quietest among alternative equipment or to muffle/control noise from available equipment.

X. MAINTENANCE

1. **Site Maintenance.** The site shall be well-maintained and shall be kept free of litter, debris and weeds.
2. **Landscape Maintenance.** All landscaping shall be maintained in a healthy, growing condition at all times. Any damaged or dead plant material shall be promptly replaced with a plant material similar in type and comparable in size to the plant(s) being removed. Any landscaping shall be maintained so as not to interfere or obstruct the public right-of-way for pedestrians and vehicles. The landscaping adjacent to the driveway shall be maintained so it does not exceed three feet in height above the top of the nearest adjacent curb and gutter to allow for adequate sight distance, or unless otherwise approved by the City's Transportation Engineer.
3. **Graffiti.** Any graffiti on the property occupied by the applicant shall be promptly removed.
4. **Noise.** All uses and activities shall comply with the provisions of the San Leandro Noise Regulations (Title IV, Chapter 1 of the Municipal Code).
5. **Address Sign.** The address sign(s) on the property shall be well maintained at all times. Any damage to the signs shall be promptly repaired or replaced.
6. **Temporary Sign.** Unauthorized and temporary signage shall not be permitted on the property, except as approved for a specified amount of time in a Temporary Sign Permit granted by the Community Development Department.
7. **Waste/Recycling/Compost.** Cannabis waste and unsold material shall be rendered unusable and unrecognizable prior to disposal. No on-site composting of

cannabis waste shall be permitted. All waste material shall be disposed of in accord with State law.

8. **Waste Service.** The applicant shall maintain an adequate number of trash, recycling, and green/food waste containers. Garbage service shall be arranged through Alameda County Industries and shall include trash, recycling and green/food waste service. Rendered cannabis waste shall be removed in accord with State law. Bin storage shall be located indoors and away from public view. If bins cannot be stored indoors and away from public view, construction of a trash enclosure is required.
9. **Waste Overflow.** Waste, recycling, or green/food waste shall bins shall not be allowed to overflow. Upon any type of notification from any City Official, any type of overflow shall be cleaned up within 4 hours. The City reserves the right to have its Public Works Division or subcontractor clean up the condition and the applicant shall be responsible for all associated costs with the cleanup.

XI. GENERAL CONDITIONS

1. **Posted Conditions.** These conditions of approval shall be prominently posted at the business, shall be distributed to all employees and neighboring tenants, and made available to vendors upon request.
2. **Permits.** Applicant shall obtain the necessary permits to operate the cannabis product manufacturing facility in the City of San Leandro, including a San Leandro Business License and all permits required under State law or regulations.
3. **Staff Roster and Emergency Contact.** The cannabis product manufacturer shall be responsible for providing City law enforcement officials with the current staff roster and emergency contact information and shall notify the City law enforcement officials when changes are made.
4. **Visitor Log.** All visitor logs shall be made available to City law enforcement officials upon request.
5. **Fencing.** Any fencing and walls on the project site shall be structurally sound, graffiti-free, and well-maintained at all times. Fencing shall not reduce the number of off-street parking spaces and shall be subject to the standards in Zoning Code Section 4.04.364. No barbed or razor wire shall be installed on any fence, wall, or building within 300 feet of the public street frontage.
6. **City Fees.** Applicant shall pay its City development, permitting, and plan check fees in accordance with the fee schedules in effect at the time. Any outstanding Community Development Department deposit fees or balances shall be fully paid prior to issuance of a building permit.
7. **Review and Revocation.** The City shall maintain the ability to review or revoke this Conditional Use Permit and set a new public hearing date to correct problems that

may arise such as property maintenance, parking, public safety, code violations, and nuisance issues.

8. **Amendments or Modifications.** No application for amendment or modification to this Conditional Use Permit or the Conditions of Approval may be accepted or submitted for processing by the City unless (i) there is full compliance with all terms of the application and Conditions of Approval; or (ii) the Zoning Enforcement Official waives compliance with minor terms of the application and Conditions of Approval pending application for amendment or modification.