



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

Case No: CU 17-25
Proposal: Commercial Marijuana Cultivation
Applicant: Ronald T. Waldron for RTW, LLC
Owner: RTW, LLC
Location: 202 Smith Street
Legal Desc.: Lot 8 Sitka Projects Subdivision
Zone: General Commercial Mobile Home (C-2)
Size: 20,721 square feet
Parcel ID: 3-0407-008
Existing Use: Industrial/Commercial
Adjacent Use: Industrial, Commercial, Sport's Clubs (dancing, gym, etc.), and Residential
Utilities: Existing
Access: Via Smith Street

KEY POINTS AND CONCERNS:

- Odor: Applicant has provided operation plan that includes filtration and air scrubbing.
- Security: Applicant has provided a security plan as required by state license. City conditions will also mandate the maintenance of a security plan and SPD review.
- Waste management: state regulations and conditions of approval require a waste management plan. Applicant has provided their plan.
- Cultivation has low traffic and parking demand. Site is more than sufficient for such use. However, applicant needs to provide parking plan with 9 x 18 foot dimensions per required space (some discrepancy in plans, but no big deal).
- No known state projected "sensitive uses" within 500 feet; however there are residential and youth athletic uses immediately across from and adjacent to the proposed use - impacts could result.
- Annual report required.

RECOMMENDATION: Approve the conditional use permit subject to the attached conditions of approval.

ATTACHMENTS:

- | | |
|---|---|
| <ul style="list-style-type: none">I. Staff Material<ul style="list-style-type: none">a. Mapsb. CommentsII. Applicant's Material<ul style="list-style-type: none">a. CBS Application | <ul style="list-style-type: none">b. AMCO Applicationc. Narrative and Plansd. Site Plane. Floor Planf. Other Detailed Plansg. Pictures |
|---|---|

BACKGROUND/PROJECT DESCRIPTION

The proposal is for a conditional use permit for a marijuana cultivation facility located at 202 Smith Street, which is zoned General Commercial Mobile Home (C-2). This zone requires a conditional use permit¹ pursuant to SGC 22.24.026 for a marijuana cultivation facility in a C-2 zone.²

The request is to utilize an existing building that is used for light to medium level commercial use (construction, glass, weatherization, ventilation, heat pumps). The proposal would occupy the second floor and approximately 1,600 square feet for a cultivation operation that includes rooms for flowering, grow room, office, support space, vault and dry room.

The area is primarily heavy commercial in nature though there are adjacent recreational/sport uses and residential uses. Recreational, residential, and heavy commercial uses can create disharmony of uses. These impacts can be mitigated via conditions of approval.

STAFF ANALYSIS

All review shall include standard application requirements as other conditional use permits. Review shall use specific criteria that are applicable to determine impact analysis, whether conditions of approval can mitigate negative impacts, and if there are remaining impacts that have not been mitigated by the proposed conditions. The criteria for analysis shall include all criteria in SGC 22.24.010(E)(1) and any impact or criteria that surfaces through public comment, planning staff review, or planning commission review.³

Findings of fact shall also be made in compliance with SGC.⁴ If approved, standard conditions as well as any additional conditions required to mitigate adverse impacts shall be required.

¹ SGC Table 22.16.015-5 CUP required for Industrial zone for Marijuana cultivation facility.

² SGC 22.08.587(C): "Marijuana cultivation facility" means an entity registered to cultivate, prepare, and package marijuana and to sell marijuana to retail marijuana stores, to marijuana product manufacturing facilities, and to other marijuana cultivation facilities, but not to consumers."

³ SGC 22.24.026(D)[staff note: Criteria for Review].

⁴ Findings of Fact for Marijuana conditional use permits at SGC 22.24.026.E. (and in general 22.30.160.C.).

ANALYSIS (The following analysis via the criteria is required by code)

1. CRITERIA TO BE USED IN DETERMINING THE IMPACT OF CONDITIONAL USES⁵.

a. Amount of vehicular traffic to be generated and impacts of the traffic on nearby land uses:

Using observation and modeling, the average trip rate for cultivation was about 6.97 trips per 1,000 square feet per day. Average peak parking was about 6 spaces in the highest hour and day. There was correlation between square footage and trip rates for cultivation. The proposed space is approximately 1,600 square feet. And there will be 3 employees.

In addition, cultivation does not appear to create high traffic peak demand per hour nor per day that exceeds the existing road system and layout. Parking options are adequate for the proposal.

b. Amount of noise to be generated and its impacts on surrounding land use:

There is no objective analysis regarding noise. Subjectively, cultivation use would not appear to create any noise impacts any more than other industrial or commercial uses. Moreover, cultivation is not a major noise generator. The proposed interior self-contained unit will eliminate much of the noise related to fans and exhaust. Odor mitigating conditions, such as a sealed HVAC or air scrubbing system will also help eliminate any noise issues via sealing of vents, etc.

c. Odors to be generated by the use and their impacts: Odors are a major concern. State regulations and City conditions of approval require odor mitigation via high-grade commercial filtration such as inline carbon filtration within any HVAC and inline carbon filters for any heat and air exhaust systems (air scrubbing outside of HVAC system). Additional HEPA filtration systems may be required if carbon filtration is not effective. Some odors may be expected in an industrial and heavy commercial zone. However, according to note 3 of Table 22.16.015-5, "no industrial use shall be of a nature, which is noxious or injurious to nearby properties by reason. While this is a commercial area there is enough similarity with industrial business and the surrounding area.

Applicant proposes to strategically use climate control, air filtration, ventilation, and exhaust. The proposed system will include air scrubbers that do not exhaust outside the building, but clean the air. In addition, HVAC with exhaust will have inline filtration. This system will be engineered in its design and will be anticipated to be more than enough odor control.

d. Hours of operation: Shall be allowed to fullest extent allowable by zoning. Due to the character of the commercial area and the characteristics of a cultivation operation, staff does not see hours of operation generating an adverse impact.

⁵ Criteria for Analysis prescribed by code at SGC 22.24.026.D

e. Location along a major or collector street: Smith street is accessed off of Sawmill Creek Road. The site has direct access from Smith Street. No anticipated adverse impacts due to low trip volumes of proposed use and adequacy of surrounding road, driveway, access, and parking features.

f. Potential for users or clients to access the site through residential areas or substandard street creating a cut through traffic scenario: Proposed use is in an existing building. The use itself will not create or alter any access.

g. Effects on vehicular and pedestrian safety: Use, parking, and existing roads and access appear adequate;

h. Ability of the police, fire, and EMS personnel to respond to emergency calls on the site: The site is located off of Sawmill Creek Road and Smith Street, which is approximately 1.32 miles away from the fire department and police department. Part of the operating plan will include emergency access. Due to operating plan and regulations, emergency access may be better than average use. In addition, attached security and electronic monitoring system will reduce emergency notification time for emergencies. Positive impact only.

i. Logic of the internal traffic layout: Property has extensive space and traffic areas. Parking plan has been submitted.

j. Effects of signage on nearby uses: Any signs will need to comply with Sitka General Code and State of Alaska requirements. Applicant states that signage will not exceed 2'x2'.

k. Presence of existing or proposed buffers on the site or immediately adjacent the site: The site has adequate buffering via reasonable distances and vegetation between uses for a commercial area.

l. Relationship of the proposed conditional use to the goals, policies, and objectives of the comprehensive plan: There are many goals, policies, and objectives that this proposal could fall under, these include but are not limited to: 2.1.2 economic growth, 2.1.3 foster quality family life (condition to protect these), 2.1.10 diverse and vital local job base, 2.1.13 diversified industry and utilizing Sitka's resources for best return on investment (renewable electricity), 2.2.1 economic base, 2.2.3 produce high quality goods, 2.2.5 protect health and welfare of community (through conditions), 2.2.10 respect social and community values (70% support recreational marijuana), 2.3.6 focus on waste water and watershed protection (though conditions and operating plan), 2.4.1 orderly use, 2.4.4 resolve conflicts of use through public process, and 2.6.2 commercial development without substantial negative impacts (through conditions and regulations). Overall, the conditional approval with appropriate conditions and default state regulations appears to offer the best economic development by providing

jobs, tax revenue, utilizations of electricity that has extra supply, comports with existing community values, and creates harmony of use for the area.

Some of the positive impacts include increasing jobs directly and indirectly through on-site employees, contractors for building and business design, sale tax revenue, tourism incentives, and sale of electricity. Potential negative impacts are adequately mitigated through stringent state regulations incorporated into the municipal conditional use permit via security protocols, tracking system, diversion protocols, camera and security features, odor control, other means.

m. Other criteria that surface through public comments or planning commission review

1. Any impact or criteria that surfaces through public comment, planning staff review, or planning commission review.

Safety: Building Safety is being reviewed by the Building Department and shall be governed by Conditions of Approval:

1. All licensed facilities shall comply with all life and safety regulations as promulgated by the municipal Building Official.
2. All licensed manufacturing and cultivation uses shall provide a fire safety plan, material handling plan, and comply with all fire safety regulations that satisfies the Fire Marshal or their designee and the Building Official.

Planning staff do have a security concern and it is conditioned that the Sitka Police Department opine whether they feel the security features and final building improvements adequately present reasonable security for the intended use as a condition of approval.

In addition, all public, health and safety has been adequately addressed, as conditioned, with the operating plan and proposed conditions regarding security, odor control, waste management, and other conditions. Emergency access, security, and diversion programs have all addressed any other potential safety concerns.

Parking: Per section 22.20.100(G)(13), the applicant shall provide parking in compliance with code of one space per every 3 employees. In addition, a specific loading area shall be designated and marked. Though applicant can meet parking requirements, a condition will require the applicant to provide a parking plan. Due to the changing nature of employees and business it is suggested the applicant provide extra parking in the amount of 3 spaces and one loading zone to allow for future growth.

Waste Water – Staff have consulted with industry experts for cultivation and waste water and there are no anticipated impacts to the current wastewater treatment facility. Applicant has provided an operational plan that addresses this topic.

Marijuana 500 Foot Buffers

The state requires a 500 foot buffer from sensitive uses that include educational facilities, recreational centers, youth centers, churches, or correctional facilities. The state defines a “recreation of youth center” as meaning a building, structure, athletic playing field or playground (A) run or created by a municipality or the state to provide athletic, recreational, or leisure activities for minors; or (B) operated by a public or private organization licensed to provide shelter, training, or guidance for minors.⁶ It is conditioned that the project comply with state buffers and the burden is upon applicant.

The distance is measured in 2 different ways depending on type of use. Educational, recreation center, and youth center type uses are measured from the public entrance of the marijuana establishment to the outer boundary of the sensitive use by the shortest pedestrian route (determined by State AMCO Board); or 2) from the public entrance of the marijuana establishment to the main public entrance of the religious or correctional facility measured by the shortest pedestrian route (determined by State AMCO Board)⁷.

The state, per Cynthia Franklin, the prior Director of the Alcohol and Marijuana Control Office, stated June 16, 2016 in a call to staff that great deference to local decisions regarding sensitive uses and interpretation of land use regulations will be given. Ultimately, these decisions are up to the Marijuana Control Board of the State, but as stated, the municipality can influence that process.

Staff does not view the private recreational uses as state protected sensitive uses, especially considering the decision in CUP 16-13 that approved a cultivation facility adjacent to a state park and recreation site. However, the Planning Commission potentially could make a determination that the adjacent recreational/sport uses are a type that should be protected from a marijuana cultivation facility.

Findings of Fact for Marijuana Uses⁸

Findings of Fact: Upon review and considerations of the required criteria, the Planning Commission shall determine whether the proposed use(s) at the proposed project location are found to not present a negative impact to the public's health, safety, and welfare.

1. If such a finding can be made, than the proposed use shall be approved with standard regulations, dimensions, and setbacks.

⁶ § AS 17.71.900 (20) Definition of Recreation or Youth Center

⁷ § 3 AAC 306.010 (a) License Restrictions

⁸ SGC 22.24.026(E) Findings of Fact.

2. In the alternative, where the Planning Commission finds negative impacts are present, the Planning Commission shall only approve conditional use permits where the negative impacts can be adequately mitigated by conditions of approval that preserve the public's health, safety, and welfare. These conditions of approval shall be case by case specific and in addition to the standard regulations.

3. If negative impacts to the public's health, safety, and welfare cannot be mitigated through conditions of approval than the Planning Commission shall so find and deny the proposed conditional use permit.

Staff's Suggested Findings

Staff did find the potential for adverse impacts from parking, traffic, odor, and public safety/security/safety as well as other public health, safety, and welfare issues. However, the standard conditions of approval coupled with the additional suggested conditions of approval adequately mitigate any potential negative impacts. Specifically, with an approved parking plan and loading area potential impacts to traffic will be mitigated. Odor impacts have been reasonably mitigated through requirement for best means of filtration including inline carbon filters and the ability to further regulate odor control. Public safety and security impacts will be mitigated through the proposed security plan and the additional review by the SPD. Therefore, it can be found that the zoning code has been followed, that the comprehensive plan has consulted, and that there are no negative impacts present that have not been adequately mitigated by the attached conditions of approval for the proposed marijuana cultivation conditional use permit.

RECOMMENDATION

It is recommended that the Planning Commission adopt the staff analysis and findings as found in the staff report. And move to approve the proposal subject to the attached conditions of approval.

Recommended Motions: (two motions - read and voted upon separately)

1) I move to adopt staff's finding in the written report and find that the zoning code has been followed, that the comprehensive plan has consulted, and that there are no negative impacts present that have not been adequately mitigated by the attached conditions of approval for the proposed marijuana cultivation conditional use.

2) I move to approve the conditional use permit for a marijuana cultivation facility at 202 Smith Street for RTW, LLC in the C-2 General Commercial Mobile Home District. The property is also known as Lot 8 Sitka Projects Subdivision. The request is filed by Ronald T. Waldron. The owner of record is RTW, LLC.

Required Standard Conditions of Approval:⁹

1. Owners, operators, and staff of conditional uses shall comply with all state and municipal licensing regulations.
2. All licensed facilities shall comply with all life and safety regulations as promulgated by the municipal Building Official.
3. All licensed manufacturing and cultivation uses shall provide a fire safety plan, material handling plan, and comply with all fire safety regulations that satisfies the Fire Marshal or their designee and the Building Official.
4. All licensed facilities and/or uses shall provide screening from public view of any marijuana related commercial, retail, cultivation, or manufacturing use.
5. All licensed facilities and/or uses shall establish an active sales account and business registration with the Municipality and shall comply with all standard & required accounting practices.
6. It shall be a standard regulation that all conditional uses comply with all applicable state regulations and licensing laws or it shall be deemed to abandon and extinguish and associated municipal license or conditional use permit.
7. All approved conditional use permits shall comply with all Sitka General Code or shall be deemed to abandon and extinguish any associated municipal license or conditional use permit

Additional Recommended Conditions

8. **Applicant shall provide a Parking Plan that complies with Section 22.20.100 for all uses present and proposed at the current property including number of required parking and loading spaces to be approved by the Planning Director. Spaces shall include 3 parking space for employees and one loading zone.**
9. **Odor Control shall include reasonable best means that include, but are not limited to inline carbon filters within HVAC, inline carbon filters for any heat and odor exhaust systems, to limit and mitigate odor impacts to surrounding uses and industrial park employees. The project must comply with the submitted odor control plan and odor control features. Should a meritorious odor complaint be received, the Planning Commission may require additional odor control measures to mitigate any actual negative impacts, such as additional advanced odor filtration systems.**

⁹ §22.24.026(C)

- 10. The proposed cultivation site shall not be located within 500 feet of any school grounds, recreation or youth center, religious service building, or correctional facility that was legally established prior to approval of this conditional use permit as intended by licensing restriction and regulations of the state in 3 AAC Chapter 306.**
- 11. The permittee shall report, annually, to the planning commission on gross sales, sales tax amounts, electrical consumption, number of employees, hours of operation, complaints, police or other law or regulation enforcement activity, and summary of operations.**
- 12. The permit is subject to review should there be a meritorious complaint, impact to public health safety or welfare, or violation of a condition of approval. The review may occur at the discretion of the Planning Director or by motion of the Planning Commission to address meritorious issues or complaints that may arise. During this review, based on the evidence provided, existing code and conditions of approval, the permit may be amended or revoked to address impacts to public health, safety, and welfare.**
- 13. Prior to operation, the Sitka Police Department shall approve the security features as being reasonable security measures as outlined in the proposed operating plan and security plan submitted by applicant.**
- 14. The use shall comply with all applicable deed reservations, conditions, restrictions, limitations or exceptions.**

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TRAILER PARK

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3-0402-002

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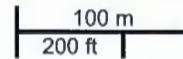
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City & Borough of Sitka, Alaska

Selected Parcel: 202 Smith St ID: 30407008

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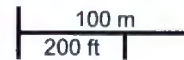
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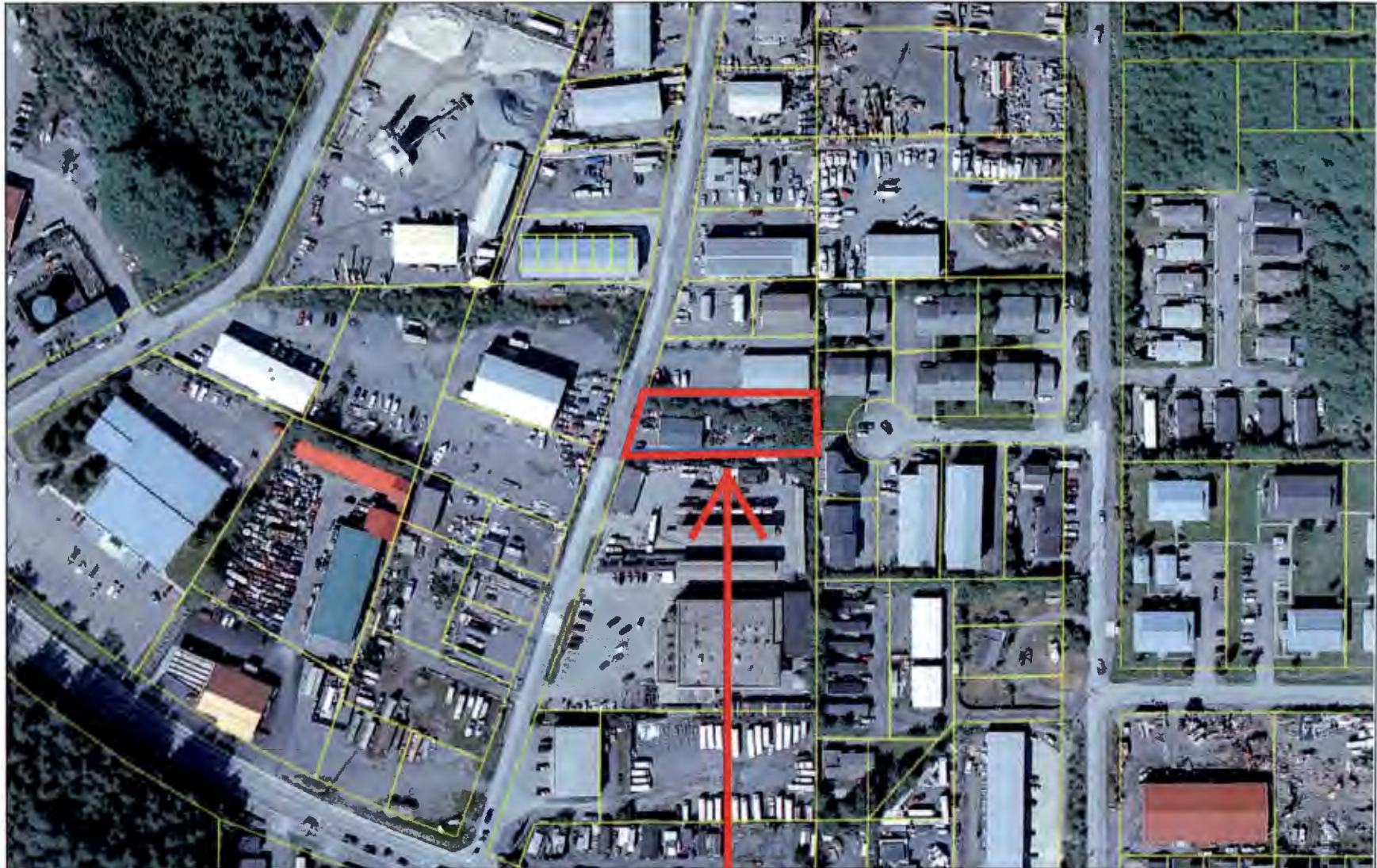
City & Borough of Sitka, Alaska

Selected Parcel: 202 Smith St ID: 30407008

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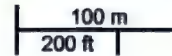
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City & Borough of Sitka, Alaska

Selected Parcel: 202 Smith St ID: 30407008

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Dear Planning and Zoning Commission:

I wish to bring your attention to a potential conflict if a marijuana cultivation facility at 202 Smith Street is approved. There are several already established & permitted recreational athletic programs in the immediate vicinity, at least four of which are youth-serving.

The Alaska [regulations for marijuana establishments](#) §3 AAC 306.010 (a) says that
“The board will not issue a marijuana establishment license if the licensed premises will be located within 500 feet of a school ground, a recreation or youth center, a building in which religious services are regularly conducted, or a correctional facility.”

The definition of recreation or youth center provided in regulation §3 AAC 306.990 may apply to one or more of the adjacent buildings.

“(35) “recreation or youth center” means a building, structure, athletic playing field, or playground

(B) operated by a public or private organization licensed to provide shelter, training, or guidance for persons under 21 years of age”

Across the street from the proposed cultivation site at 207 Smith Street is the Gravity building. This building hosts Sitka Cirque (circus arts), Sitka Gymnastics Academy, Kronos Titan Ninja Warrior (obstacle course). Next door at 208 Smith Street is the New Archangel Dancers Studio where that group holds practice. Kenwa Karate of Sitka (which I teach for) and swing dance classes also use the N.A.D. space. Both the Gravity and New Archangel Dancers buildings are within 500 pedestrian feet of the proposed cultivation facility as shown below.





My expertise is neither in zoning regulations nor interpreting state statutes. Still, I see two possible outcomes you must consider.

- (a) If neither the Gravity and the New Archangel Dancers studio are considered recreation or youth facilities, then there would not be a zoning conflict with allowing a cultivation facility at 202 Smith Street. OR
- (b) If either or both buildings or the programs therein meet the definition of a “recreation or youth center” then there would be a zoning conflict with the proposed cultivation facility.

In the case of (b) if there is conflict in zoning, I would hope that the established uses in the area would preclude the newly proposed use. Relocating an existing business or non-profit, especially when the entity was not planning to do so, is quite time-consuming and financially disruptive. The established recreation programs collectively serve hundreds of Sitka residents, especially children, and help these residents better themselves by staying active and engaged. I would hate to see these programs and their customers and clients disrupted by a single proposed new business.

Thank you for your consideration on this matter.

Sincerely,

Laurinda Marcello



CITY AND BOROUGH OF SITKA

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
GENERAL APPLICATION FORM

1. Request projects at least TWENTY-ONE (21) days in advance of next meeting date.
2. Review guidelines and procedural information.
3. Fill form out completely. No request will be considered without a completed form.
4. Submit all supporting documents and proof of payment.

APPLICATION FOR:

☐ VARIANCE

☒ CONDITIONAL USE

☐ ZONING AMENDMENT

☐ PLAT/SUBDIVISION

BRIEF DESCRIPTION OF REQUEST: Commercial Marijuana Cultivation
Facility

PROPERTY INFORMATION:

CURRENT ZONING: Commercial PROPOSED ZONING (if applicable): _____

CURRENT LAND USE(S): Commercial PROPOSED LAND USES (if changing): _____

APPLICANT INFORMATION:

PROPERTY OWNER: RTW LLC

PROPERTY OWNER ADDRESS: PO Box 2044 Sitka AK 99835

STREET ADDRESS OF PROPERTY: 202 Smith St

APPLICANT'S NAME: Ronald T. Waldron

MAILING ADDRESS: PO Box 2044 Sitka AK 99835

EMAIL ADDRESS: RWaldron@GCI.Net DAYTIME PHONE: (907) 738-0585

PROPERTY LEGAL DESCRIPTION:

TAX ID: 81-2821941 LOT: 8 BLOCK: _____ TRACT: 87-1

SUBDIVISION: Sitka Project Subdivision US SURVEY: _____

OFFICE USE ONLY

| | | | |
|-----------------------|--|--------------|--|
| COMPLETED APPLICATION | | SITE PLAN | |
| NARRATIVE | | CURRENT PLAT | |
| FEE | | PARKING PLAN | |

REQUIRED SUPPLEMENTAL INFORMATION:

For All Applications:

- ☐ Completed application form
- ☐ Narrative
- ☐ Site Plan showing all existing and proposed structures with dimensions and location of utilities
- ☐ Deed
- ☐ Copy of current plat
- ☐ Proof of filing fee payment

For Conditional Use Permit:

- ☒ Parking Plan
- ☒ Interior Layout

For Plat/Subdivision:

- ☐ Three (3) copies of concept plat
- ☐ Topographic information
- ☐ Proof of Flagging
- ☐ Plat Certificate from a title company

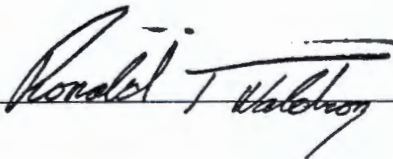
If Pertinent to Application:

- ☐ Drainage and Utility Plan
- ☐ Landscape Plan

CERTIFICATION:

I hereby certify that I am the owner of the property described above and that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application, and does not ensure approval of the request. I understand that public notice will be mailed to neighboring property owners and published in the Daily Sitka Sentinel. I understand that attendance at the Planning Commission meeting is required for the application to be considered for approval. I further authorize municipal staff to access the property to conduct site visits as necessary. I authorize the applicant listed on this application to conduct business on my behalf.

Owner



NOV 28 2017

Date

I certify that I desire a planning action in conformance with Sitka General Code and hereby state that all of the above statements are true. I certify that this application meets SCG requirements to the best of my knowledge, belief, and professional ability. I acknowledge that payment of the review fee is non-refundable, is to cover costs associated with the processing of this application, and does not ensure approval of the request.

Applicant (If different than owner)

Date



Alaska Marijuana Control Board

Cover Sheet for Marijuana Establishment Applications

Alcohol & Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

What is this form?

This cover sheet **must** be completed and submitted any time a document, payment, or other marijuana establishment application item is emailed, mailed, or hand-delivered to AMCO's main office.

Items that are submitted without this page will be returned in the manner in which they were received.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

| | | | | | |
|----------------------|---|-----------------|-------|-----------|-------|
| Licensee: | RONALD T WALDRON | License Number: | 15846 | | |
| License Type: | Standard Marijuana Cultivation Facility | | | | |
| Doing Business As: | CANNABIS CULTURE 907 | | | | |
| Physical Address: | 202 Smith St | | | | |
| City: | Sitka | State: | AK | Zip Code: | 99835 |
| Designated Licensee: | RONALD T WALDRON | | | | |
| Email Address: | rwaldron@gcl.net | | | | |

Section 2 – Attached Items

List all documents, payments, and other items that are being submitted along with this page.

| | |
|-----------------|--|
| Attached Items: | |
|-----------------|--|

OFFICE USE ONLY

| | | | | | |
|----------------|--|------------------------|--|----------------|--|
| Received Date: | | Payment Submitted Y/N: | | Transaction #: | |
|----------------|--|------------------------|--|----------------|--|



Public Notice

Application for Marijuana Establishment License

License Number: 15846

License Status: Initiated

License Type: Standard Marijuana Cultivation Facility

Doing Business As: CANNABIS CULTURE 907

Business License Number: 1060947

Email Address: rwaldron@gcl.net

Latitude, Longitude: 57.049734, -135.307251

Physical Address: 202 Smith St
Sitka, AK 99835
UNITED STATES

Licensee #1

Type: Individual

Name: RONALD T WALDRON

Phone Number: 907-738-0585

Email Address: w.n.akgreentech@gmail.com

Mailing Address: PO Box 2044
Sitka, AK 99835
UNITED STATES

Note: No entity officials entered for this license.

Note: No affiliates entered for this license.

Interested persons should submit written comment or objection to their local government, the applicant, and to the Alcohol & Marijuana Control Office at 550 W 7th Ave, Suite 1600, Anchorage, AK 99501 or to marijuana.licensing@alaska.gov not later than 30 days after this notice of application.

NOV 28 2017

POSTING DATE _____

RONALD T WALDRON is applying under 3 AAC 306.400(a)(1) for a new Standard Marijuana Cultivation Facility license, license #15846, doing business as CANNABIS CULTURE 907, located at 202 Smith St, Sitka, AK, 99835, UNITED STATES.

Interested persons should submit written comment or objection to their local government, the applicant, and to the Alcohol & Marijuana Control Office at 550 W 7th Ave, Suite 1600, Anchorage, AK 99501 or to marijuana.licensing@alaska.gov not later than 30 days after this notice of application.



Alaska Marijuana Control Board

Form MJ-00: Application Certifications**What is this form?**

This application certifications form is required for all marijuana establishment license applications. Each person signing an application for a marijuana establishment license must declare that he/she has read and is familiar with AS 17.38 and 3 AAC 306.

This form must be completed and submitted to AMCO's main office by each proposed licensee (as defined in 3 AAC 306.020(b)(2)) before any license application will be considered complete.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

| | | | | | |
|--------------------|---|-----------------|-------|------|-------|
| Licensee: | RONALD T WALDRON | License Number: | 15846 | | |
| License Type: | STANDARD MARIJUANA CULTIVATION FACILITY | | | | |
| Doing Business As: | CANNABIS CULTURE 907 | | | | |
| Premises Address: | 202 SMITH ST. | | | | |
| City: | SITKA | State: | AK | ZIP: | 99835 |

Section 2 – Individual Information

Enter Information for the individual licensee or affiliate.

| | |
|--------|------------------|
| Name: | RONALD T WALDRON |
| Title: | OWNER |

Section 3 – Other Licenses

Ownership and financial interest in other licenses:

Yes No

Do you currently have or plan to have an ownership interest in, or a direct or indirect financial interest in another marijuana establishment license?

☐☒

If "Yes", which license numbers (for existing licenses) and license types do you own or plan to own?

| |
|----------------------|
| |
|----------------------|



Alaska Marijuana Control Board

Form MJ-00: Application Certifications

Section 4 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that I have not been convicted of a felony in any state or the United States, including a suspended imposition of sentence, for which less than five years have elapsed from the time of the conviction to the date of this application.

I certify that I am not currently on felony probation or felony parole.

I certify that I have not been found guilty of selling alcohol without a license in violation of AS 04.11.010.

I certify that I have not been found guilty of selling alcohol to an individual under 21 years of age in violation of 04.16.051 or AS 04.16.052.

I certify that I have not been convicted of a misdemeanor crime involving a controlled substance, violence against a person, use of a weapon, or dishonesty within the five years preceding this application.

I certify that I have not been convicted of a class A misdemeanor relating to selling, furnishing, or distributing marijuana or operating an establishment where marijuana is consumed within the two years preceding this application.

I certify that my proposed premises is not within 500 feet of a school ground, recreation or youth center, a building in which religious services are regularly conducted, or a correctional facility, as set forth in 3 AAC 306.010(a).

I certify that my proposed premises is not located in a liquor licensed premises.

I certify that I meet the residency requirement under AS 43.23 for a permanent fund dividend in the calendar year in which I am initiating this application.

I certify that all proposed licensees (as defined in 3 AAC 306.020(b)(2)) and affiliates (as defined in 3 AAC 306.990(a)(1)) have been listed on my online marijuana establishment license application. Additionally, if applicable, all proposed licensees have been listed on my application with the Division of Corporations.

I certify that I understand that providing a false statement on this form, the online application, or any other form provided by AMCO is grounds for denial of my application.



Alaska Marijuana Control Board

Form MJ-00: Application Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify and understand that I must operate in compliance with the Alaska Department of Labor and Workforce Development's laws and requirements pertaining to employees.

I certify and understand that I must operate in compliance with each applicable public health, fire, safety, and tax code and ordinance of this state and the local government in which my premises is located.

Read each line below, and then sign your initials in the box to the right of only the applicable statement:

Initials

Only initial next to the following statement if this form is accompanying an application for a marijuana testing facility license:

I certify that I do not have an ownership in, or a direct or indirect financial interest in a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility.

Only initial next to the following statement if this form is accompanying an application for a retail marijuana store, a marijuana cultivation facility, or a marijuana products manufacturing facility license:

I certify that I do not have an ownership in, or a direct or indirect financial interest in a marijuana testing facility license.

All marijuana establishment license applicants:

As an applicant for a marijuana establishment license, I declare under penalty of unsworn falsification that I have read and am familiar with AS 17.38 and 3 AAC 306, and that the online application and this form, including all accompanying schedules and statements, is true, correct, and complete.

Signature of licensee

Notary Public in and for the State of Alaska

Printed name of licensee

My commission expires: _____

Subscribed and sworn to before me this _____ day of _____, 20____.

COMMERCIAL LEASE

This Lease Agreement (this "Lease") is dated as of December 05, 2017, by and between R.T.W LLC ("Landlord"), and Cannabis Culture 907 ("Tenant"). The parties agree as follows:

PREMISES. Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant Upstairs Shop 1600 square feet (the "Premises") located at 202 Smith Street Suite B, Sitka, AK 99835.

TERM. The lease term will begin on December 05, 2017 and will terminate on December 05, 2022.

LEASE PAYMENTS. Tenant shall pay to Landlord monthly installments of \$2,400.00, payable in advance on the first day of each month. Lease payments shall be made to the Landlord at P.O. Box 2044, Sitka, Alaska 99835. The payment address may be changed from time to time by the Landlord.

SECURITY DEPOSIT. At the time of the signing of this Lease, Tenant shall pay to Landlord, in trust, a security deposit of \$2,400.00 to be held and disbursed for Tenant damages to the Premises (if any) as provided by law.

POSSESSION. Tenant shall be entitled to possession on the first day of the term of this Lease, and shall yield possession to Landlord on the last day of the term of this Lease, unless otherwise agreed by both parties in writing. At the expiration of the term, Tenant shall remove its goods and effects and peaceably yield up the Premises to Landlord in as good a condition as when delivered to Tenant, ordinary wear and tear excepted.

USE OF PREMISES. Tenant may use the Premises only for Commercial Marijuana Grow Facility The Premises may be used for any other purpose only with the prior written consent of Landlord, which shall not be unreasonably withheld. Tenant shall notify Landlord of any anticipated extended absence from the Premises not later than the first day of the extended absence.

EXCLUSIVITY. Landlord shall not directly or indirectly, through any employee, agent, or otherwise, lease any space within the property (except the Premises herein described), or permit the use or occupancy of any such space whose primary business activity is in, or may result in, competition with the Tenants primary business activity. The Landlord hereby gives the Tenant the exclusive right to conduct their primary business activity on the property.

PARKING. Tenant shall be entitled to use 2 parking space(s) for the parking of the Tenant's customers'/guests' motor vehicle(s).

PROPERTY INSURANCE. Landlord and Tenant shall each maintain appropriate insurance for

their respective interests in the Premises and property located on the Premises. Landlord shall be named as an additional insured in such policies. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to Landlord. Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies. Tenant shall also maintain any other insurance which Landlord may reasonably require for the protection of Landlord's interest in the Premises. Tenant is responsible for maintaining casualty insurance on its own property.

LIABILITY INSURANCE. Tenant shall maintain liability insurance on the Premises in a total aggregate sum of at least \$1,000,000.00. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to Landlord. Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies.

RENEWAL TERMS. This Lease shall automatically renew for an additional period of 6 months per renewal term, unless either party gives written notice of termination no later than 90 days prior to the end of the term or renewal term. The lease terms during any such renewal term shall be the same as those contained in this Lease.

TAXES. Taxes attributable to the Premises or the use of the Premises shall be allocated as follows:

REAL ESTATE TAXES. Landlord shall pay all real estate taxes and assessments for the Premises.

PERSONAL TAXES. Landlord shall pay all personal taxes and any other charges which may be levied against the Premises and which are attributable to Tenant's use of the Premises, along with all sales and/or use taxes (if any) that may be due in connection with lease payments.

TERMINATION UPON SALE OF PREMISES. Notwithstanding any other provision of this Lease, Landlord may terminate this lease upon 120 days' written notice to Tenant that the Premises have been sold.

DEFAULTS. Tenant shall be in default of this Lease if Tenant fails to fulfill any lease obligation or term by which Tenant is bound. Subject to any governing provisions of law to the contrary, if Tenant fails to cure any financial obligation within 5 days (or any other obligation within 10 days) after written notice of such default is provided by Landlord to Tenant, Landlord may take possession of the Premises without further notice (to the extent permitted by law), and without prejudicing Landlord's rights to damages. In the alternative, Landlord may elect to cure any default and the cost of such action shall be added to Tenant's financial obligations under this Lease. Tenant shall pay all costs, damages, and expenses (including reasonable attorney fees and expenses) suffered by Landlord by reason of Tenant's defaults. All sums of money or charges required to be paid by Tenant under this Lease shall be additional rent, whether or not such sums or charges are designated as "additional rent". The rights provided by this paragraph are cumulative in nature and

are in addition to any other rights afforded by law.

HOLDOVER. If Tenant maintains possession of the Premises for any period after the termination of this Lease ("Holdover Period"), Tenant shall pay to Landlord lease payment(s) during the Holdover Period at a rate equal to the normal payment rate set forth in the Renewal Terms paragraph.

CUMULATIVE RIGHTS. The rights of the parties under this Lease are cumulative, and shall not be construed as exclusive unless otherwise required by law.

NON-SUFFICIENT FUNDS. Tenant shall be charged \$100.00 for each check that is returned to Landlord for lack of sufficient funds.

REMODELING OR STRUCTURAL IMPROVEMENTS. Tenant shall have the obligation to conduct any construction or remodeling (at Tenant's expense) that may be required to use the Premises as specified above. Tenant may also construct such fixtures on the Premises (at Tenant's expense) that appropriately facilitate its use for such purposes. Such construction shall be undertaken and such fixtures may be erected only with the prior written consent of the Landlord which shall not be unreasonably withheld. Tenant shall not install awnings or advertisements on any part of the Premises without Landlord's prior written consent. At the end of the lease term, Tenant shall be entitled to remove (or at the request of Landlord shall remove) such fixtures, and shall restore the Premises to substantially the same condition of the Premises at the commencement of this Lease.

INDEMNITY REGARDING USE OF PREMISES. To the extent permitted by law, Tenant agrees to indemnify, hold harmless, and defend Landlord from and against any and all losses, claims, liabilities, and expenses, including reasonable attorney fees, if any, which Landlord may suffer or incur in connection with Tenant's possession, use or misuse of the Premises, except Landlord's act or negligence.

COMPLIANCE WITH REGULATIONS. Tenant shall promptly comply with all laws, ordinances, requirements and regulations of the federal, state, county, municipal and other authorities, and the fire insurance underwriters. However, Tenant shall not by this provision be required to make alterations to the exterior of the building or alterations of a structural nature.

MECHANICS LIENS. Neither the Tenant nor anyone claiming through the Tenant shall have the right to file mechanics liens or any other kind of lien on the Premises and the filing of this Lease constitutes notice that such liens are invalid. Further, Tenant agrees to (1) give actual advance notice to any contractors, subcontractors or suppliers of goods, labor, or services that such liens will not be valid, and (2) take whatever additional steps that are necessary in order to keep the premises free of all liens resulting from construction done by or for the Tenant.

DISPUTE RESOLUTION. The parties will attempt to resolve any dispute arising out of or relating to this Agreement through friendly negotiations amongst the parties. If the matter is not resolved by negotiation, the parties will resolve the dispute using the below Alternative Dispute

Resolution (ADR) procedure.

Any controversies or disputes arising out of or relating to this Agreement will be submitted to mediation in accordance with any statutory rules of mediation. If mediation is not successful in resolving the entire dispute or is unavailable, any outstanding issues will be submitted to final and binding arbitration under the rules of the American Arbitration Association. The arbitrator's award will be final, and judgment may be entered upon it by any court having proper jurisdiction.

ASSIGNABILITY/SUBLETTING. Tenant may not assign or sublease any interest in the Premises, nor effect a change in the majority ownership of the Tenant (from the ownership existing at the inception of this lease), nor assign, mortgage or pledge this Lease, without the prior written consent of Landlord, which shall not be unreasonably withheld.

NOTICE. Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed as follows:

LANDLORD:

R.T.W LLC
P.O. Box 2044
Sitka, Alaska 99835

TENANT:

Cannabis Culture 907
202 Smith Street Suite B
Sitka, AK 99835

Such addresses may be changed from time to time by any party by providing notice as set forth above. Notices mailed in accordance with the above provisions shall be deemed received on the third day after posting.

GOVERNING LAW. This Lease shall be construed in accordance with the laws of the State of Alaska.

ENTIRE AGREEMENT/AMENDMENT. This Lease Agreement contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

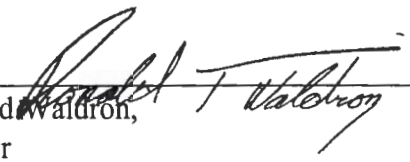
SEVERABILITY. If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and

enforced as so limited.

WAIVER. The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

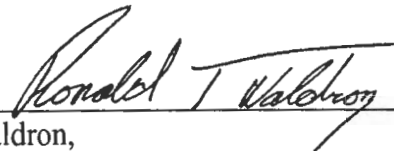
BINDING EFFECT. The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors and assigns.

LANDLORD:
R.T.W LLC

By: 
Ronald Waldron,
Owner

Date: December 05, 2017

TENANT:
Cannabis Culture 907

By: 
Ronald Waldron,
Owner

Date: December 05, 2017



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

What is this form?

An operating plan is required for all marijuana establishment license applications. Applicants should review **Title 17.38 of Alaska Statutes** and **Chapter 306 of the Alaska Administrative Code**. This form will be used to document how an applicant intends to meet the requirements of those statutes and regulations. If your business has a formal operating plan, you may include a copy of that operating plan with your application, but all fields of this form must still be completed per 3 AAC 306.020(c).

What must be covered in an operating plan?

Applicants must identify how the proposed premises will comply with applicable statutes and regulations regarding the following:

- Security
- Inventory tracking of all marijuana and marijuana product on the premises
- Employee qualification and training
- Waste disposal
- Transportation and delivery of marijuana and marijuana products
- Signage and advertising
- Control plan for persons under the age of 21

Applicants must also complete the corresponding operating plan supplemental forms (**Form MJ-03, Form MJ-04, Form MJ-05, or Form MJ-06**) to meet the additional operating plan requirements for each license type.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

| | | | | | |
|--------------------|---|-----------------|--------|------|-------|
| Licensee: | RONALD T WALDRON | License Number: | 15846 | | |
| License Type: | Standard Marijuana Cultivation Facility | | | | |
| Doing Business As: | CANNABIS CULTURE 907 | | | | |
| Premises Address: | 202 SMITH ST | | | | |
| City: | SITKA | State: | ALASKA | ZIP: | 99835 |

| | | | | | |
|------------------|------------|--------|--------|------|-------|
| Mailing Address: | POBOX 2044 | | | | |
| City: | SITKA | State: | ALASKA | ZIP: | 99835 |

| | | | | | |
|------------------|------------------------------|-------------|------------|--|--|
| Primary Contact: | WILLIAM SCOTT NOEL | | | | |
| Main Phone: | 9079575527 | Cell Phone: | 9079575527 | | |
| Email: | cannabisculture907@gmail.com | | | | |



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Section 2 – Security

Review the requirements under 3 AAC 306.710 – 3 AAC 306.720 and 3 AAC 306.755, and identify how the proposed premises will meet the listed requirements.

Describe how the proposed premises will comply with each of the following:

Restricted Access Areas (3 AAC 306.710):

Describe how you will prevent unescorted members of the public from entering restricted access areas:

The facility will be equipped with commercial key pad entry locks and 24 hr video surveillance. Our facility will have no windows and is on the second floor with only access from the front entry and rear fire exit. Stairwell to the facility will be the main entrance and equipped with TRIDENT commercial multi bolt door and TRILOGY series digital key pad. In accordance with 3 AAC 306.710 there will be a sign posted on both access points clearly stating "RESTRICTED ACCESS AREA. VISITORS MUST BE ESCORTED." Entrance will be equipped with motion sensor that will alert our staff of any breach, at the front entrance will be an intercom for any visitor to contact employees or supervisors.

Describe your processes for admitting visitors into and escorting them through restricted access areas:

In accordance with the regulation, 3 ACC 306.710, all must provide us with their photo identification (3 ACC 306.750) to verify that they are over the age of 21. They also will be required to sign our visitors log, put on protective gear (3 ACC 306.735), and wear a visitors badge. They will always be in attendance with a licensee, employee or agent. Visitors will be limited to 5 visitors at a time. Visitors must stay in direct eye sight of the supervising employee. (We will hold state ID till the visit is complete and returned at the entrance to the facility)



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Describe your recordkeeping of visitors who are escorted into restricted access areas:

All visitors who wish to access the RESTRICTED ACCESS AREA must sign into our log book noting their name, date of visit, the purpose of the visit, and the time in and out of the facility. All visitors will be required to sign in, provide valid government issued identification. Cannabis Culture 907 will retain the visitors log that will be available to AMCO upon request. Any additional information pertinent to the visit will also be retained as a business record (ie such as scale inspection report if its an agent from weights and measurements dept.,etc). the records will be stored on the company computer server, a hard copy will be stored in the secured cabinet located in the secured office. After 7 years, the hard copy may be destroyed.

Provide a copy of a sample identification badge to be displayed by each licensee, employee, or agent while on the premises:

We will be using state issued Marijuana Handler permit as our badge.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Security Alarm Systems and Lock Standards (3 AAC 306.715):

Exterior lighting is required to facilitate surveillance. Describe how the exterior lighting will meet this requirement:

In accordance with 3 AAC 306.715, we will have an automatically operating 24/7 dusk till dawn lighting at the entrance and emergency exit to the facility. This will facilitate visual documentation of any approaching person. Motion detecting exterior lighting will also be used along both sides of the building to facilitate surveillance and deter unauthorized access from around the perimeter. The light fixtures will keep the premises, any penetrable points, doors well lit, and allow the exterior surveillance cameras to record individuals up to twenty (20) feet from all entry points. The lights will be positioned at an inaccessible height with sturdy housing to deter vandalism, to maximize visibility and deter crime.

An alarm system is required for all license types. Describe the security alarm system for the proposed premises:

In accordance with 3 AAC 306.715, we will utilize the security system HIK CONNECT. We will have no windows in our facility. We will be using 1080 HD video cameras on all entrance exterior and separate camera for the interior. The main entrance and rear entry will have key pad locks with individual codes for each employee. The camera will be set to motion detect when the facility is closed and any motion will send an alert to management and on call 24/7 staff. From any employee phone we will be able to see the entire facility and call Sitka police or state troopers if there has been an attempted breach.

The alarm system must be activated on all exterior doors and windows when the licensed premises is closed for business. Describe how the security alarm system meets this requirement:

Our alarm system runs 24/7, we will go from night mode (camera motion sensor triggers alert to on call staff) to day mode. Night and day motion triggers recording and that video is stored in a locked cabinet in the locked office.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Describe your policies and procedures for preventing diversion of marijuana or marijuana product:

In accordance with 3 AAC 306.715 the primary deterrent is the camera security system. Our entire facility will have video monitoring and can be viewed remotely at any time. Any place there is marijuana stored, grown, dried, or trimmed will have clear video at all times. Video will continuously record all areas marijuana is stored, dried, or flowering.

Describe your policies and procedures for preventing loitering:

We will be posting "NO LOITERING" signs in our parking lot. As this will not be a sales facility then only people in our parking spaces will be Cannabis Culture 907 employees and management. If someone is seen loitering our protocol will be to kindly ask them to move on in a respectful manner. If they refuse we will call SPD and request they be no trespassers from our property.

Describe your policies and procedures regarding the use of any additional security device, such as a motion detector, pressure switch, and duress, panic, or hold-up alarm to enhance security of the proposed premises:

Each room will be equipped with appropriate motion detectors. A panic button will be installed under the desk in the office within reach of the office manager. Our main door will have key pad entry and motion sensors as well as our rear door.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Describe your policies and procedures regarding the actions to be taken by a licensee, employee, or agent when any automatic or electronic notification system alerts a local law enforcement agency of an unauthorized breach of security:

In the event of an emergency or unauthorized breach, employees will await law enforcement and or emergency personal at a safe location outside the facility. Any visitors present on the premises will be asked to leave immediately and escorted to the nearest exit in a safe organized manner. After the emergency is settled, and have approval from law enforcement to enter, employees will inspect the premises and document any damages or missing inventory and submit a police report if damages or missing inventory is found. AMCO will also receive a report of the incident from the Licensee and any employees statements taken at the time of the incident. Video surveillance will be downloaded and submitted to law enforcement & AMCO Enforcement as necessary and/or requested for further investigation. The owner and manager will be the main point of contact with law enforcement, and authorized officials will be given direct phone numbers to management and the owner to ensure good working relationship continues.

Video Surveillance (3 AAC 306.720):

All licensed marijuana establishments must meet minimum standards for surveillance equipment. Applicants should be able to answer "Yes" to all items below.

Video surveillance and camera recording system covers the following areas of the premises:

Yes No

Each restricted access area and each entrance to a restricted access area

☒☐

Both the interior and exterior of each entrance to the facility

☒☐

Each point of sale area

☒☐

Each video surveillance recording:

Yes No

Is preserved for a minimum of 40 days, in a format that can be easily accessed for viewing

☒☐

Clearly and accurately displays the time and date

☒☐

Is archived in a format that does not permit alteration of the recorded image, so that the images can readily be authenticated

☒☐



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Describe how the video cameras will be placed to produce a clear view adequate to identify any individual inside the licensed premises, or within 20 feet of each entrance to the licensed premises:

In accordance with 3 AAC 306.715 and 306.720 we are installing HIK vision 1080p fixed dome (tamper resistant) cameras on each exterior door with clear unobstructed view of any one approaching the door from 20 feet and able to make out any clothing and facial features of the individuals. Our interior door cameras will be the HIKVISION 1080p fixed dome (tamper resistant) with motion alert activated (text messages will be sent to 24/7 emergency number) when facility is closed. Inside the facility there will be a HIKVISION 1080p fixed dome pointed at the emergency exit with motion alert turned on when facility is closed. The flower room will have a wide angel HIKVISION fixed dome camera at the far corner looking at the canopy. The vegetative room will have a HIKVISION wide angel fixed dome camera at the corner of the room facing the veg system and cloning table and work station. The drying room will be equipped with a HIKVISION wide angel fixed dome. The office will have a HIKCONNECT wide angel fixed dome camera showing the whole office unobstructed view of the security system lock box and filling cabinet .

Describe the locked and secure area where video surveillance recording equipment and records will be housed and stored and how you will ensure the area is accessible only to authorized personnel, law enforcement, or an agent of the board:

Our facility will have a highly secured office area that will house and store our video surveillance recording equipment. Surveillance recording equipment access will be limited to owners, authorized employees and to law enforcement (including AMCO). The secured room will be equipped with a commercial-grade keypad door lock. Only employees with enhanced clearance will be granted access to our secure room.

Location of Surveillance Equipment and Video Surveillance Records:

Yes No

Surveillance room or area is clearly defined on the premises diagram

☒☐

Surveillance recording equipment and video surveillance records are housed in a designated, locked, and secure area or in a lock box, cabinet, closet or other secure area

☒☐

Surveillance recording equipment access is limited to a marijuana establishment licensee or authorized employee, and to law enforcement personnel including an agent of the board

☒☐

Video surveillance records are stored off-site

☐☒



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Business Records (3 AAC 306.755):

All licensed marijuana establishments must maintain, in a format that is readily understood by a reasonably prudent business person, certain business records. Applicants should be able to answer "Yes" to all items below.

Business Records Maintained and Kept on the Licensed Premises:

Yes No

All books and records necessary to fully account for each business transaction conducted under its license for the current year and three preceding calendar years; records for the last six months are maintained on the marijuana establishment's licensed premises; older records may be archived on or off-premises

☒ ☐

A current employee list setting out the full name and marijuana handler permit number of each licensee, employee, and agent who works at the marijuana establishment

☒ ☐

The business contact information for vendors that maintain video surveillance systems and security alarm systems for the licensed premises

☒ ☐

Records related to advertising and marketing

☒ ☐

A current diagram of the licensed premises including each restricted access area

☒ ☐

A log recording the name, and date and time of entry of each visitor permitted into a restricted access area

☒ ☐

All records normally retained for tax purposes

☒ ☐

Accurate and comprehensive inventory tracking records that account for all marijuana inventory activity from seed or immature plant stage until the retail marijuana or retail marijuana product is sold to a consumer, to another marijuana establishment, or destroyed

☒ ☐

Transportation records for marijuana and marijuana product as required under 3 AAC 306.750(f)

☒ ☐



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

A marijuana establishment is required to exercise due diligence in preserving and maintaining all required records. Describe how you will prevent records and data, including electronically maintained records, from being lost or destroyed:

Our establishment will utilize Google Drive as a cloud-based , secured file storage application. A records and data , including electronic and hard copy records will be scanned and stored to our Google Drive account. In addition, our facility will be equipped with a restricted, locked office space that will house hard copy records. In accordance with 3 A 306.755, (a) we will maintain all business records in a manner and format that is readily understood by a reasonably prudent business person. (1) We will also have a business records that will account for each business transaction for the current year, and three preceding calendar years. We understand that the records for the last six months must be stored on the premises, while older transactions may be archived either on site or off site. (2) We will have a current employee list, setting out the full name, and marijuana handler permit number of each licensee, employee or agent who works at the marijuana establishment. (3) The business contact information of the vendors that maintain video surveillance systems and security alarm systems for the marijuana establishment. (4) We will also maintain all records for advertising and marketing. (5) There will be a current diagram of the licensed premises including each restricted area. (6) We will also maintain a log recording the name date and time of entry of each visitor permitted in the restricted area. (7) We will maintain all records for Tax purposes. (8) We will maintain accurate and comprehensive inventory tracking that accounts for all marijuana activity from seed or immature plant stage until the retail marijuana or retail marijuana product is sold to a consumer , another marijuana establishment or destroyed. (9) We will maintain transportation for marijuana and marijuana products as required under 3 AAC 306.750(f).



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Section 3 – Inventory Tracking of All Marijuana and Marijuana Product

Review the requirements under 3 AAC 306.730, and identify how the proposed establishment will meet the listed requirements.

All licensed marijuana establishments must use a marijuana inventory tracking system capable of sharing information with the system the board implements to ensure all marijuana cultivated and sold in the state, and each marijuana product processed and sold in the state, is identified and tracked from the time the marijuana propagated from seed or cutting, through transfer to another licensed marijuana establishment, or use in manufacturing a product, to a completed sale of marijuana or marijuana product, or disposal of the harvest batch of marijuana or production lot of marijuana product.

Applicants should be able to answer "Yes" to all items below.

Marijuana Tracking and Weighing:

Yes No

A marijuana inventory tracking system, capable of sharing information with the system the board implements to ensure tracking for the reasons listed above, will be used

☒ ☐

All marijuana delivered to a marijuana establishment will be weighed on a scale certified in compliance with 3 AAC 306.745

☒ ☐

Describe the marijuana tracking system that you plan to use and how you will ensure that it is capable of sharing information with the system the board implements:

We plan to use the states required METRC inventory tracking system. The METRC system by its nature is capable of sharing information with AMCO. All employees and supervisors will be trained on how to use METRC and will strictly adhere to all best practices and procedures.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Section 4 – Employee Qualification and Training

Review the requirements under 3 AAC 306.700, and identify how the proposed establishment will meet the listed requirements.

A marijuana establishment and each licensee, employee, or agent of the marijuana establishment who sells, cultivates, manufactures, tests, or transports marijuana or a marijuana product, or who checks the identification of a consumer or visitor, shall obtain a marijuana handler permit from the board before being licensed or beginning employment at a marijuana establishment.

Applicants should be able to answer "Yes" to all items below.

Marijuana Handler Permit:

Yes

No

Each licensee, employee, or agent of the marijuana establishment who sells, cultivates, manufactures, tests, or transports marijuana or marijuana product, or who checks the identification of a consumer or visitor, shall obtain a marijuana handler permit from the board before being licensed or beginning employment at the marijuana establishment



Each licensee, employee, or agent who is required to have a marijuana handler permit shall keep that person's marijuana handler permit card in that person's immediate possession (or a valid copy on file on the premises of a retail marijuana store, marijuana cultivation facility, or marijuana product manufacturing facility) when on the licensed premises



Each licensee, employee, or agent who is required to have a marijuana handler permit shall ensure that that person's marijuana handler permit card is valid and has not expired



Describe how your establishment will meet the requirements for employee qualifications and training:

In accordance to 3 AAC 306.700 we will be implementing for any licensee, employee or agent for licensee to take an approved Marijuana Handler Permit class. They will be required before entry of the facility to show their Marijuana Handler Permit card. We understand that it is good for three years, and before the end of the three years, we will require , employees or agents for licensee to take another Marijuana Handler Permit class. At no time, will any employee be allowed into the facility with out a current marijuana handler permit card. Additionally no visitors will be allowed with out a supervisor with current marijuana handler permit.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Section 5 – Waste Disposal

Review the requirements under 3 AAC 306.740, and identify how the proposed establishment will meet the listed requirements.

Applicants should be able to answer "Yes" to the statement below.

Marijuana Waste Disposal:

Yes

No

The marijuana establishment shall give the board at least 3 days notice in the marijuana inventory tracking system required under 3 AAC 306.730 before making the waste unusable and disposing of it



Describe how you will store, manage, and dispose of any solid or liquid waste, including wastewater generated during marijuana cultivation, production, process, testing, or retail sales, in compliance with applicable federal, state, and local laws and regulations:

Waste Water

Cultivation facility is connected to the city of Sitka's water and sewer system. Discharge water from cultivation activities will be disposed of in compliance with Sitka Municipal code.

Marijuana Plant Waste

All marijuana plant waste will be rendered unusable by wetting and grinding the plant material, we will add compost to the material making it safe to remove from restricted area to an off site compost bin to be used on vegetable or flower beds.

Describe what material or materials you will mix with the ground marijuana waste to make it unusable:

We will be mixing compost with our wet ground material in a 6 to 1 ratio. This will render the material safe to remove from the restricted area.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Alcohol and Marijuana Control Office

550 W 7th Avenue, Suite 1600

Anchorage, AK 99501

marijuana.licensing@alaska.gov

<https://www.commerce.alaska.gov/web/amco>

Phone: 907.269.0350

Marijuana waste must be rendered unusable for any purpose for which it was grown or produced before it leaves the marijuana establishment. Describe the process or processes that you will use to make the marijuana plant waste unusable:

1. The facility collects, accounts for and weighs all remaining solid waste from its cultivation harvest.
2. All critical information is entered into the METRCS tracking /logging system.
3. The facility then transfers all remaining, unusable solid waste to our waste disposal area.
4. All solid waste will be broken down into small portions, soaked in water and fed into an ECO SHREDDER.
5. We wet the material and add compost.
6. The material can then be placed in off site compost bin.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Section 6 – Transportation and Delivery of Marijuana and Marijuana Products

Review the requirements under 3 AAC 306.750, and identify how the proposed establishment will meet the listed requirements.

Applicants should be able to answer "Yes" to all items below.

Marijuana Transportation:

Yes No

The marijuana establishment from which a shipment of marijuana or marijuana product originates will ensure that any individual transporting marijuana shall have a marijuana handler permit required under 3 AAC 306.700



The marijuana establishment that originates the transport of any marijuana or marijuana product will use the marijuana inventory tracking system to record the type, amount, and weight of marijuana or marijuana product being transported, the name of the transporter, the time of departure and expected delivery, and the make, model, and license plate number of the transporting vehicle



The marijuana establishment that originates the transport of any marijuana or marijuana product will ensure that a complete printed transport manifest on a form prescribed by the board must be kept with the marijuana or marijuana product at all times during transport



During transport, any marijuana or marijuana product will be in a sealed package or container in a locked, safe, and secure storage compartment in the vehicle transporting the marijuana or marijuana product, and the sealed package will not be opened during transport



Any vehicle transporting marijuana or marijuana product will travel directly from the shipping marijuana establishment to the receiving marijuana establishment, and will not make any unnecessary stops in between except to deliver or pick up marijuana or marijuana product at any other licensed marijuana establishment



When the marijuana establishment receives marijuana or marijuana product from another licensed marijuana establishment, the recipient of the shipment will use the marijuana inventory tracking system to report the type, amount, and weight of marijuana or marijuana product received



The marijuana establishment will refuse to accept any shipment of marijuana or marijuana product that is not accompanied by the transport manifest





Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Alcohol and Marijuana Control Office

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Phone: 907.269.0350

Describe how marijuana or marijuana product will be prepared, packaged, and secured for shipment:

Marijuana product will be prepared, packaged, and secured for pick-up in child resistant, opaque bags. Bags will have a manifest with tracking and testing information attached at all times. Locked containers from purchaser will be required prior to leaving facility.

Describe the type of locked, safe, and secure storage compartments that will be used in any vehicles transporting marijuana or marijuana product:

Durable containers will be used for transportation. Containers will have locks on them and remain locked throughout the duration of transport. Authorized handler will be responsible for each container while in transport.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Section 7 – Signage and Advertising

Describe any signs that you intend to post on your establishment with your business name, including quantity and dimensions:

A small sign above our main entrance 24" x 24" indicating our business name and contact information .

If you are not applying for a retail marijuana store license, you do not need to complete the rest of Section 7, including Page 17.

Restriction on advertising of marijuana and marijuana products (3 AAC 306.360):

All licensed retail marijuana stores must meet minimum standards for signage and advertising.

Applicants should be able to answer "Agree" to all items below.

No advertisement for marijuana or marijuana product will contain any statement or illustration that:

Agree Disagree

Is false or misleading

| | |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|

Promotes excessive consumption

| | |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|

Represents that the use of marijuana has curative or therapeutic effects

| | |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|

Depicts a person under the age of 21 consuming marijuana

| | |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|

Includes an object or character, including a toy, a cartoon character, or any other depiction designed to appeal to a child or other person under the age of 21, that promotes consumption of marijuana

| | |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

No advertisement for marijuana or marijuana product will be placed:

Agree Disagree

Within one thousand feet of the perimeter of any child-centered facility, including a school, childcare facility, or other facility providing services to children, a playground or recreation center, a public park, a library, or a game arcade that is open to persons under the age of 21

☒☐

On or in a public transit vehicle or public transit shelter

☒☐

On or in a publicly owned or operated property

☒☐

Within 1000 feet of a substance abuse or treatment facility

☒☐

On a campus for post-secondary education

☒☐

Signage and Promotional Materials:

Agree Disagree

I understand and agree to follow the limitations for signs under 3 AAC 306.360(a)

☒☐

The retail marijuana store will not use giveaway coupons as promotional materials, or conduct promotional activities such as games or competitions to encourage sale of marijuana or marijuana products

☒☐

All advertising for marijuana or any marijuana product will contain the warnings required under 3 AAC 306.360(e)

☒☐



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Section 8 – Control Plan for Persons Under the Age of 21

Describe how the marijuana establishment will prevent persons under the age of 21 from gaining access to any portion of the licensed premises and marijuana items:

In accordance with 3 AAC 306.710, we will have a posted sign on the door "RESTRICTED ACCESS ARE. VISITORS MUST BE ESCORTED." Everyone must provide us with a valid government issued ID and sign our book of visitors .A government issued identification gives us the individuals age. They will not be allowed to enter, once ascertained they are under 21. Since we are not a retail store, we do not anticipate many visitors. all licensees, employees, and agents of licensees know all of the regulations, and a book of these answers will be kept on premise at all times.

I declare under penalty of perjury that I have examined this form, including all accompanying schedules and statements, and to the best of my knowledge and belief find it to be true, correct, and complete.

Signature of licensee

Printed name

Subscribed and sworn to before me this ____ day of _____, 20____.

Notary Public in and for the State of Alaska.

My commission expires: _____



Alcohol and Marijuana Control Office

550 W 7th Avenue, Suite 1600

Anchorage, AK 99501

marijuana.licensing@alaska.gov

<https://www.commerce.alaska.gov/web/amco>

Phone: 907.269.0350

Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

(Additional Space as Needed):



Alaska Marijuana Control Board

Operating Plan Supplemental Form MJ-04: Marijuana Cultivation Facility

Alcohol and Marijuana Control Office

550 W 7th Avenue, Suite 1600

Anchorage, AK 99501

marijuana.licensing@alaska.gov

<https://www.commerce.alaska.gov/web/amco>

Phone: 907.269.0350

What is this form?

This operating plan supplemental form is required for all applicants seeking a marijuana cultivation facility license and must accompany the **Marijuana Establishment Operating Plan (Form MJ-01)**, per 3 AAC 306.020(b)(11). Applicants should review **Chapter 306: Article 4** of the **Alaska Administrative Code**. This form will be used to document how an applicant intends to meet the requirements of those regulations. If your business has a formal operating plan, you may include a copy of that operating plan with your application, but all fields of this form must still be completed per 3 AAC 306.020 and 3 AAC 306.420(2).

What additional information is required for cultivation facilities?

Applicants must identify how the proposed establishment will comply with applicable regulations regarding the following:

- Prohibitions
- Cultivation plan
- Odor control
- Testing procedure and protocols
- Security

This form must be submitted to AMCO's main office before any marijuana cultivation facility license application will be considered complete.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

| | | | |
|--------------------|---|-----------------|--------|
| Licensee: | RONALD T WALDRON | License Number: | 15846 |
| License Type: | STANDARD MARIJUANA CULTIVATION FACILITY | | |
| Doing Business As: | CANNABIS CULTURE 907 | | |
| Premises Address: | 202 SMITH ST | | |
| City: | SITKA | State: | ALASKA |
| | | ZIP: | 99835 |



Alaska Marijuana Control Board
**Operating Plan Supplemental
Form MJ-04: Marijuana Cultivation Facility**

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Section 2 – Prohibitions

Applicants should review 3 AAC 306.405 – 3 AAC 306.410 and be able to answer “Agree” to all items below.

The marijuana cultivation facility will not:

Agree Disagree

Sell, distribute, or transfer any marijuana or marijuana product to a consumer, with or without compensation

☒ ☐

Allow any person, including a licensee, employee, or agent, to consume marijuana or marijuana product on its licenses premises or within 20 feet of the exterior of any building or outdoor cultivation facility

☒ ☐

Treat or otherwise adulterate marijuana with any organic or nonorganic chemical or compound to alter the color, appearance, weight, or odor of the marijuana

☒ ☐

Section 3 – Cultivation Plan

Review the requirements under 3 AAC 306.420, and identify how the proposed premises will meet the listed requirements.

Describe the size of the space(s) the marijuana cultivation facility intends to be under cultivation, including dimensions and overall square footage. Provide your calculations below:

Facility will be approximately 1600 sq-ft. Our flowering room is 20"x40" 800 sq feet. Our vegetative room is 20"x20" 400 sq-ft including our seedling and cloning table. We will have one secured office, one secured vault/drying storage room. There will be a stairwell at the entrance leading to the main entrance that is located across from the office. At the back of the facility will be an emergency exit leading to an outside deck and stairwell leading to the rear of the building.



Alaska Marijuana Control Board

Operating Plan Supplemental Form MJ-04: Marijuana Cultivation Facility

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Describe the marijuana cultivation facility's growing medium(s) to be used:

Our flowering room will have 3 (CURRENT CULTURE) systems ,recirculating deep water current (RDWC). Our veg room will contain a power cloner , and 3 (CURRENT CULTURE) systems. We will be using rockwool cubes for seedlings and a power cloner for clones.

Describe the marijuana cultivation facility's fertilizers, chemicals, gases, and delivery systems, including carbon dioxide management, to be used:

We will utilize the complete cultured solutions nutrient line up. Veg part A and part B. Flower part A and Part B, Bud Booster Early, Bud Booster Mid , Bud Booster Late, and UC Roots. Clonex for taking cuttings.
Preventative pest management will be weekly spraying of vegging plants with a rotation of method 1 , Neem, Azomax. We will discontinue preventative pest control management once plants start flowering.

Describe the marijuana cultivation facility's irrigation and waste water systems to be used:

Our system is a closed loop Recirculating Deep Water Culture system. We will utilize the City of Sitka's sewer systems for draining our system every 7 to 21 days based on ph, parts per million, and plants cycle.



Alaska Marijuana Control Board

Operating Plan Supplemental Form MJ-04: Marijuana Cultivation Facility

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Phone: 907.269.0350

Describe the marijuana cultivation facility's waste disposal arrangements:

We will have a trash container labeled " Marijuana Waste Must Be Processed" located next to the entry . Once we have contacted the AMCB , three days later we will shred and follow our protocols laid out earlier, rendering the material safe to remove from the restricted access area.

Section 4 – Odor Control

Review the requirements under 3 AAC 306.430, and identify how the proposed premises will meet the listed requirement.

Describe the odor control method(s) to be used and how the marijuana cultivation facility will ensure that any marijuana at the facility does not emit an odor that is detectable by the public from outside the facility:

We will be using multiple activated charcoal carbon filters (carbon Scrubbers) . We will be oversizing are filtration system for our space, and replacing filters before there recommended change date. We will be using heat pumps to heat and cool the facility and bringing in fresh air through a heat recovery system (HVAC) that has additional carbon filtration.



Alaska Marijuana Control Board

Operating Plan Supplemental Form MJ-04: Marijuana Cultivation Facility

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Phone: 907.269.0350

Section 5 – Testing Procedure and Protocols

Review the requirements under 3 AAC 306.455 and 3 AAC 306.465, and identify how the proposed premises will meet the listed requirements.

Applicants should be able to answer "Agree" to the item below.

I understand and agree that:

Agree Disagree

The board will or the director shall from time to time require the marijuana cultivation facility to provide samples of the growing medium, soil amendments, fertilizers, crop production aids, pesticides, or water for random compliance checks

☐ ☐

Describe the testing procedure and protocols the marijuana cultivation facility will follow:

In accordance with 3 AAC 306.455 Cannabis Culture 907 will (a) Provide a sample of each harvest batch of marijuana produced at the facility to a marijuana testing facility and may not transport or sell any marijuana until all the laboratory testing required under 3 ACC 306.645 has been completed. (b) To comply with (a) of this section a marijuana cultivation facility shall (1) collect homogeneous random sample for testing by segregation harvested marijuana into batches of individual strains of bud and flower, then selecting a random sample from each batch in an amount required by the marijuana testing facility; (2) designate an individual responsible for collecting each sample; that individual shall (A) Prepare a signed statement showing that each sample has been randomly selected for testing; (B) Provide a signed statement to the marijuana facility; and (C) maintain a copy as a business record under 3 AAC 306.755; and (3) transport the sample to the marijuana testing facility's licensed premises in compliance with 3AAC 306.750. (c) a marijuana cultivation facility shall segregate an entire batch from which the test sample was selected until the marijuana testing facility reports the result from its test. During this period of segregation, the marijuana cultivation facility that provided the sample shall maintain the batch in a secure, cool and dry to prevent the marijuana from becoming contaminated. the marijuana cultivation facility that provided the sample may not sell or transport any marijuana from the segregated batch until the marijuana testing facility has completed its testing and provided the results, in writing, to the marijuana cultivation facility that provided the sample. The marijuana cultivation facility shall maintain as part of its business books and records. In accordance with 3 AAC 306.465, we understand that at our cost, we may be required to provide sample to a testing facility, fertilizers, crop production aids, pesticides, or water for compliance checks .



Alaska Marijuana Control Board
Operating Plan Supplemental
Form MJ-04: Marijuana Cultivation Facility

Alcohol and Marijuana Control Office
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<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Section 6 – Security

Review the requirements under 3 AAC 306.430 and 3 AAC 306.470 – 3 AAC 306.475, and identify how the proposed premises will meet the listed requirements.

Applicants should be able to answer “Agree” to the two items below.

The marijuana cultivation facility applicant has:

Agree Disagree

Read and understands and agrees to the packaging of marijuana requirements under 3 AAC 306.470

☒☐

Read and understands and agrees to the labeling of marijuana requirements under 3 AAC 306.475

☒☐

Restricted Access Area (3 AAC 306.430):

Yes

No

Will the marijuana cultivation facility include outdoor production?

☐☒

If “Yes”, describe the outdoor structure(s) or the expanse of open or clear ground fully enclosed by a physical barrier:



Alaska Marijuana Control Board
**Operating Plan Supplemental
Form MJ-04: Marijuana Cultivation Facility**

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Describe the method(s) used to ensure that any marijuana at the marijuana cultivation facility cannot be observed by the public from outside the facility:

Our facility will be on the second floor with no windows. No one from the public will be able to see into our facility .

I certify that as a marijuana cultivation facility, I will submit monthly reports to the Department of Revenue and pay the excise tax required under AS 43.61.010 and 43.61.020 on all marijuana sold or provided as a sample to a marijuana establishment, as required under 3 AAC 306.480.

I declare under penalty of perjury that I have examined this form, including all accompanying schedules and statements, and to the best of my knowledge and belief find it to be true, correct, and complete.

Signature of licensee

Printed name

Subscribed and sworn to before me this ____ day of _____, 20____.

Notary Public in and for the State of Alaska.

My commission expires: _____



Alaska Marijuana Control Board
Operating Plan Supplemental
Form MJ-04: Marijuana Cultivation Facility

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Phone: 907.269.0350

(Additional Space as Needed):

THE SURVEYOR'S ACKNOWLEDGMENT

UNITED STATES OF AMERICA
STATE OF ALASKA
CITY AND BOROUGH OF SITKA

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 1987.

Notary Public in and for the State of Alaska
My Commission Expires _____

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD WITH THE SITKA PROJECTS, INC. AND THAT THE CITY AND BOROUGH OF SITKA HAVE REVIEWED THE PLAT AND APPROVED THE SAME FOR RECORD.

APPROVED: _____
DATE: _____

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD WITH THE SITKA PROJECTS, INC. AND THAT THE CITY AND BOROUGH OF SITKA HAVE REVIEWED THE PLAT AND APPROVED THE SAME FOR RECORD.

APPROVED: _____
DATE: _____

CERTIFICATE

STATE OF ALASKA
CITY AND BOROUGH OF SITKA

I, the undersigned, being duly appointed and sworn to, do hereby certify that the subdivision shown on this plat was approved by the City and Borough of Sitka, Alaska, and that the same is in accordance with the provisions of the City and Borough of Sitka, Alaska, and that the same is in accordance with the provisions of the City and Borough of Sitka, Alaska.

APPROVED: _____
DATE: _____

CERTIFICATE OF OWNERSHIP AND DESIGNATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESIGNATED HEREON, AND THAT I HAVE REVIEWED THE PLAT AND APPROVED THE SAME FOR RECORD.

APPROVED: _____
DATE: _____

CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, the undersigned, being duly appointed and sworn to, do hereby certify that the subdivision shown on this plat was approved by the City and Borough of Sitka, Alaska, and that the same is in accordance with the provisions of the City and Borough of Sitka, Alaska.

APPROVED: _____
DATE: _____

USS 3695



POST OFFICE

SUBDIVISION



PLAT RESTRICTION

NO LOT, TRACT OR PARCEL WITHIN THIS SUBDIVISION MAY BE CONVEYED BY SITKA PROJECTS, INC. UNTIL SAID IMPROVEMENTS HAVE BEEN INSPECTED, APPROVED AND ACCEPTED FOR MAINTENANCE BY THE CITY AND BOROUGH OF SITKA.

NOTE:

THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO RESTRICTIVE COVENANTS ON FILE.

LEGEND

- ◆ HIGHWAY RIGHT-OF-WAY THIS SURVEY
- 6" PNEUMATIC "GUM-GRIP" SET THIS SURVEY
- 6" PNEUMATIC "GUM-GRIP" SET THIS SURVEY



FLAT 87-15

SITKA PROJECTS SUBDIVISION

A SUBDIVISION OF LOT 8, POST OFFICE SUBDIVISION & LOT 10, ADDITION 1986, WITH SUBDIVISION

SCALE: 1" = 50'

DATE: MAR. 1987

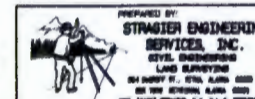
DRAWN BY: CAJ

PREPARED FOR: MS. LINDA SMITH
1400 HILLGROVE DRIVE
ANCHORAGE, AK 99517

RECORDING'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESIGNATED HEREON, AND THAT I HAVE REVIEWED THE PLAT AND APPROVED THE SAME FOR RECORD.

APPROVED: _____
DATE: _____





AFTER RECORDING, RETURN TO:

R.T.W. LLC
P.O. Box 2044
Sitka, AK 99835

AETIA 52703

WARRANTY DEED
A.S. 34.15.030


The Grantor, **JEAN MYER**, an unmarried person, whose address is 55 W. Washington #130, Sitka, AK 99835, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, conveys and warrants to **R.T.W. LLC**, Grantee, whose mailing address is P.O. Box 2044, Sitka, AK 99835, the following-described real estate:

Lot 8, SITKA PROJECTS SUBDIVISION, according to the plat thereof filed May 20, 1987 as Plat No. 87-15, Sitka Recording District, First Judicial District, State of Alaska.

SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

DATED this 8th day of June, 2016.

GRANTOR:



JEAN MYER

STATE OF ALASKA

FIRST JUDICIAL DISTRICT

)
)
)

ss.

The foregoing instrument was acknowledged before me this 8th day of June, 2016, by JEAN MYER.

WITNESS my hand and official seal on the day and year in this certificate first above written.

Mr. C. Se

Notary Public in and for Alaska

My Commission Expires: 7/4/17

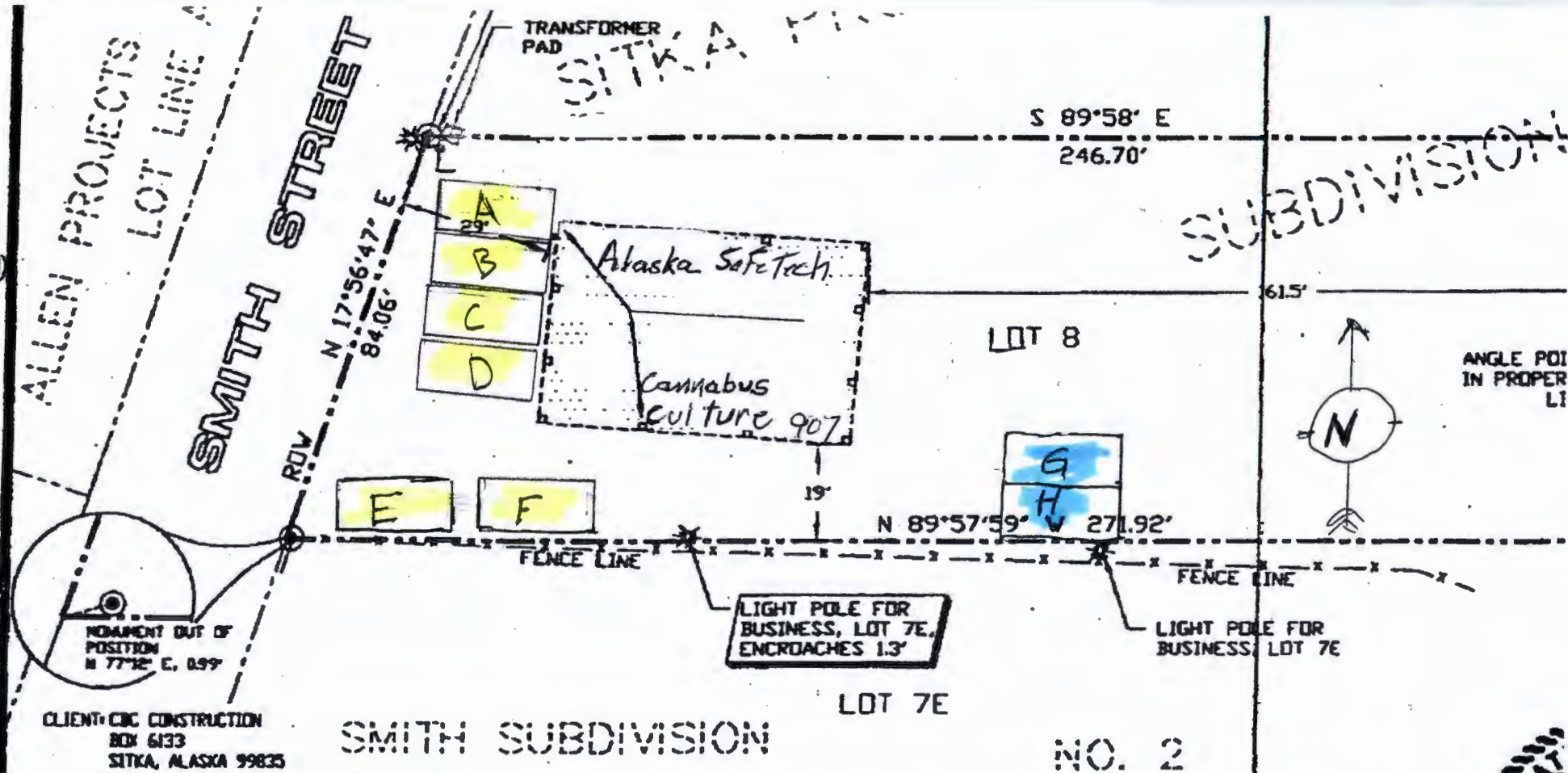
WARRANTY DEED
A-43504663\Warranty Deed

Page 2



JAN 14, 2004 • 11:10

36-01



DRAWN BY: KID/ACAD
CHECKED BY: PKI
DATE PLATTED: 1/14/04
DATE SURVEYED: 1/13/04
SCALE: 1" = 30'
SURVEYOR: PATRICK K. O'NEILL
PROJ. NO.: 30488-01-00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ON THIS PLAT. I DECLARE THAT IMPROVEMENTS AND VISIBLE ENCROACHMENTS HAVE BEEN ESTABLISHED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THIS SURVEY IS FOR THE USE OF LENDING INSTITUTIONS SPECIFICALLY TO SHOW ANY CONFLICTS BETWEEN EXISTING STRUCTURES AND PLATTED LOT LINES OR EASEMENTS. UNDER NO CIRCUMSTANCES SHOULD THE DATA HEREON BE USED FOR POSITIONING ADDITIONAL STRUCTURES, BUILDING FENCES, OR LOCATING BOUNDARY LINES. IT IS THE RESPONSIBILITY OF THE OWNER TO VERIFY THAT IMPROVEMENTS SITUATED ON THIS PARCEL MEET ALL SUBDIVISION COVENANTS AND ZONING ORDINANCES, & CORP. SET.

1/21/04
DATE

Patrick K. O'Neill
PATRICK K. O'NEILL LS 6304

Spaces A-F Alaska SafeTech
Spaces G-H Cannabis Culture 907
All Spaces 9x18

First Floor Alaska SafeTech Second floor Cannabis Culture 907



CITY AND BOROUGH OF SITKA
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
INQUIRY FORM

RECEIVED
JAN 29 2018

TIME INFORMATION:

DATE OF INQUIRY: _____ TIME OF INQUIRY: 1:10pm
MODE OF INQUIRY (circle): IN PERSON PHONE EMAIL

CONTACT INFORMATION:

NAME: Will Cannabis Culture 907
DAYTIME PHONE: 907 957 5527 EMAIL ADDRESS: _____
MAILING ADDRESS: 202 Smith St
ADDRESS OF PROJECT LOCATION (If different): _____

BRIEF DESCRIPTION OF INQUIRY: Submitting parking details.

See Attachment

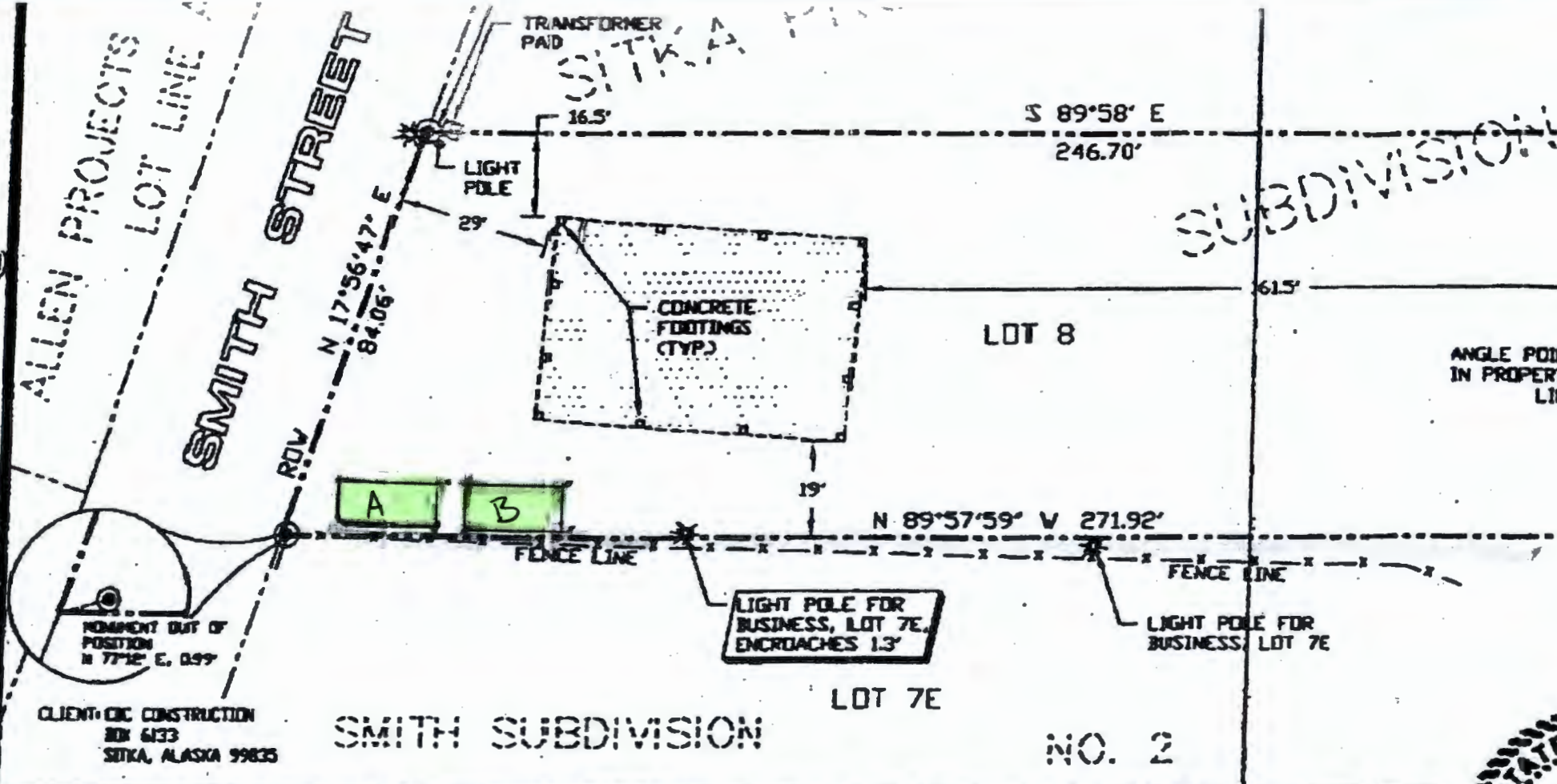
JS

STAFF NOTES:

NAME: _____ DATE/TIME RECEIVED: _____
NOTES: _____

RESPONSE TO INQUIRER: _____

36-01 JAN 14, 2004 • 11:10



DRAWN BY: KD/ACAD
CHECKED BY: PKL
DATE PLATTED: 1/14/04
DATE SURVEYED: 1/13/04
SCALE: 1" = 30'
SURVEYOR: PATRICK K. O'NEILL
PROJ. NO.: 3488-01-00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ON THIS PLAT. I DECLARE THAT IMPROVEMENTS AND VISIBLE ENCROACHMENTS HAVE BEEN ESTABLISHED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THIS SURVEY IS FOR THE USE OF LENDING INSTITUTIONS SPECIFICALLY TO SHOW ANY CONFLICTS BETWEEN EXISTING STRUCTURES AND PLATTED LOT LINES OR EASEMENTS. UNDER NO CIRCUMSTANCES SHALL THE DATA HEREIN BE USED FOR POSITIONING ADDITIONAL STRUCTURES, BUILDING FENCES, OR LOCATING BOUNDARY LINES. IT IS THE RESPONSIBILITY OF THE OWNER TO VERIFY THAT IMPROVEMENTS SITUATED ON THIS PARCEL MEET ALL SUBDIVISION COVENANTS AND ZONING ORDINANCES & CODES SET.

1/21/04
DATE

Patrick K. O'Neill
PATRICK K O'NEILL LS 6304

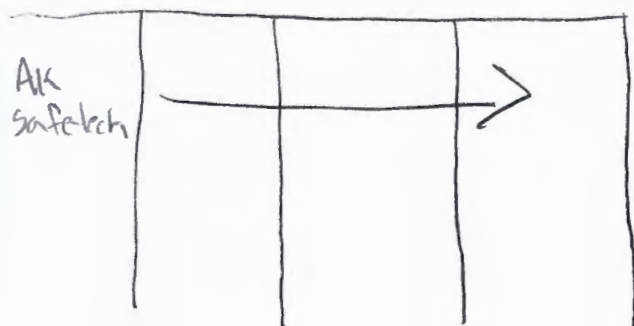
Parking for employees shall be 16.5 ft x 9 ft.
Parking for Cannabis culture 907 is labeled A & B

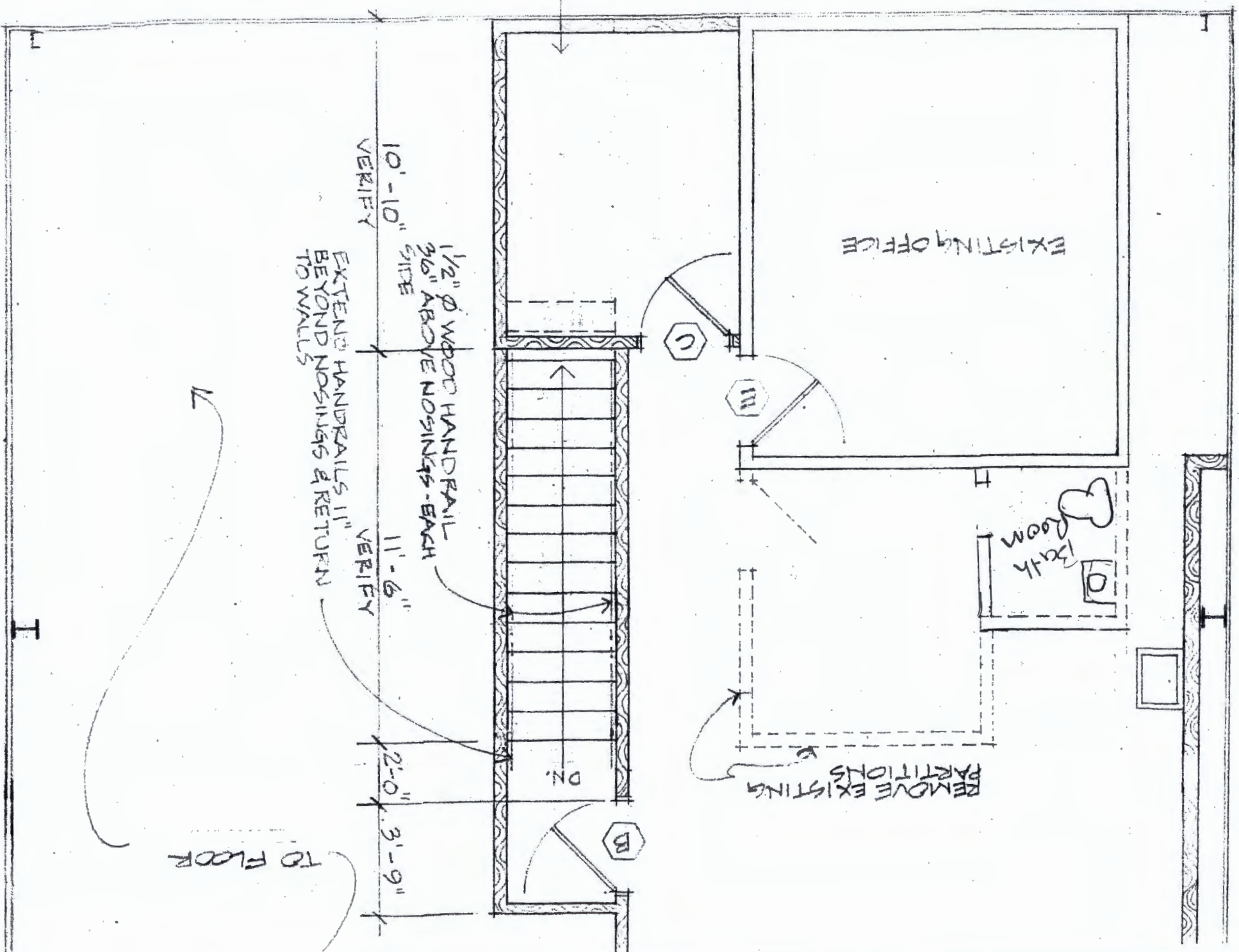
Cannabis Culture 101 Training

202
Smith SE.
Building

Cannabis
Culture
A

Cannabis
Culture
B





EXISTING OFFICE

BATH ROOM

REMOVE EXISTING PARTITIONS

DN.

1 1/2" Ø WOOD HANDRAIL
3/8" ABOVE NOSINGS - EACH
10'-10" SIDE
VERIFY
11'-6" VERIFY
EXTEND HANDRAILS 11"
BEYOND NOSINGS & RETURN
TO WALLS

2'-0" 3'-9"

TO FLOOR

DOOR BELOW

VEG
SEE PREVIOUS PERMIT APPLICATION

A

16'-0"

GROW ROOM

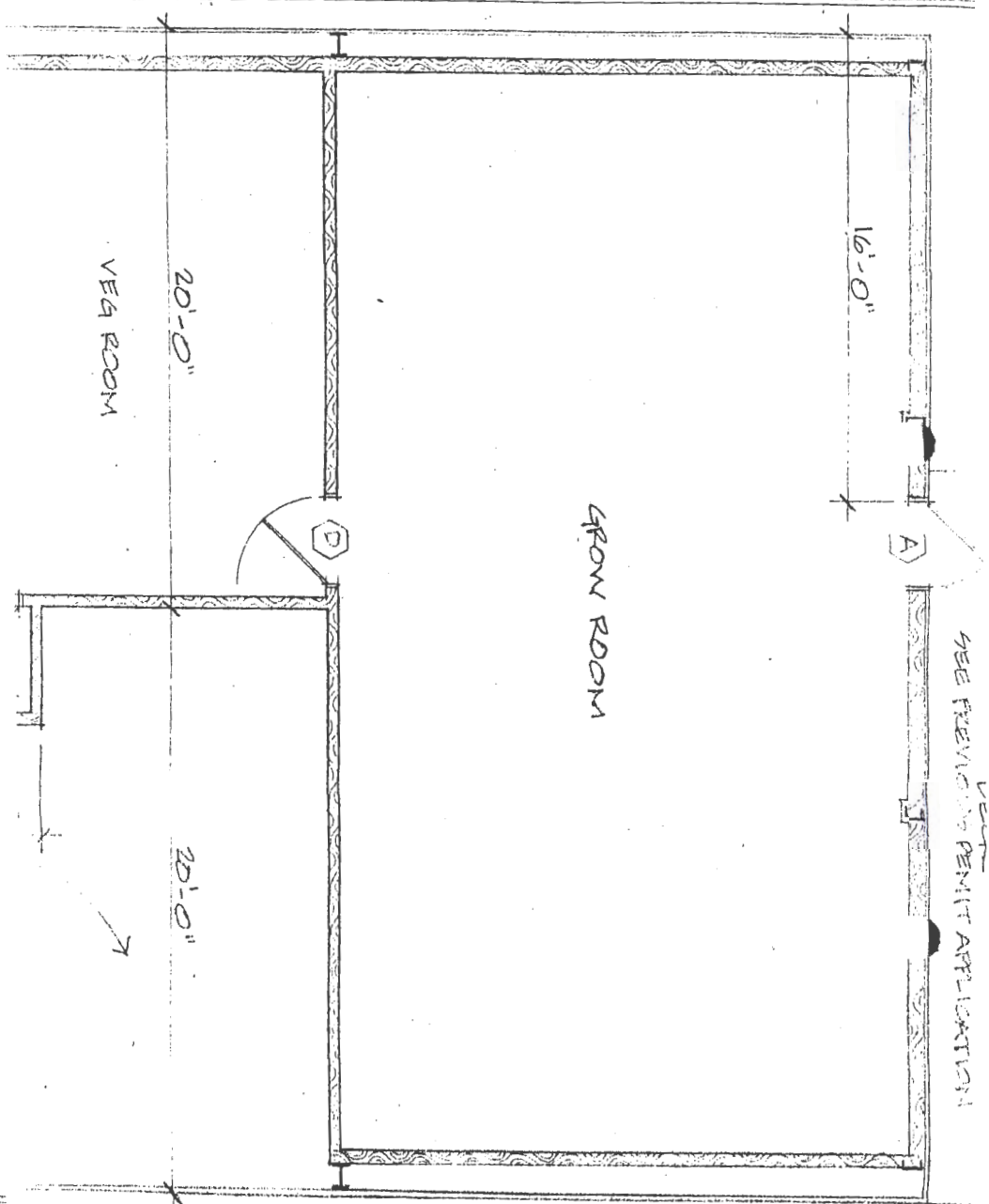
D

20'-0"

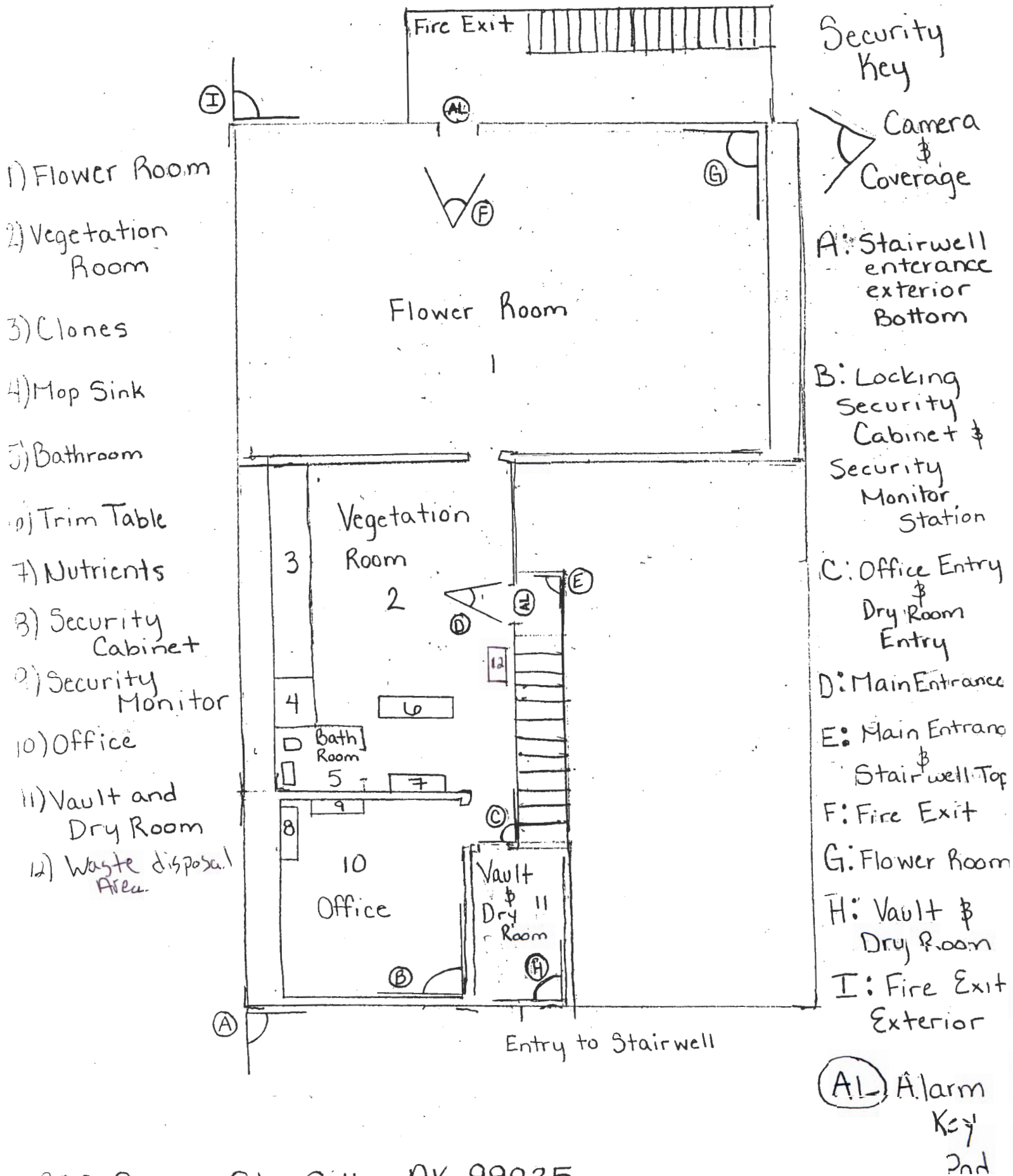
VEG ROOM

20'-0"





Cannabis Culture Floor Plan



RECEIVED FEB 14 2018

Cannabis Culture 907
"CC 907"
Proposal Summary

Application: Conditional Use Permit for a marijuana cultivation facility.

Applicant: Ronald T. Waldron

Owner: RTW, LLC

Location: 202 Smith Street

Legal Description: Lot 8 Sitka Projects Subdivision

Zoning: C-2 General Commercial

Cannabis Culture 907

At a Glance

If approved for our conditional use permit, Cannabis Culture 907 will be a small 1600sq ft state of the art marijuana cultivation facility operating on the 2nd floor of the 202 Smith Street building. We have 2 fulltime employees plus the owner for a total of 3 persons who will be frequenting the grow facility.

These individuals will have passed a background checks and carry current marijuana handlers permits as required by AMCO.

Closed facility: This means that we will be a closed facility to the general public. Any visitors to grown facility will be granted access in accordance with regulations **3ACC 306.710**, **3ACC 306.750**, and **3ACC 306.735**.

An air tight grown operation: By this we mean the only air leaving our facility will first pass through multiple charcoal carbon filters (carbon scrubbers). These "scrubbers" will be checked daily to ensure they are operating at optimal standards. Should there be a power outage, our scrubbers will be set up to run off a back-up generator system until normal power is restored. Additionally, our employees will perform a daily "perimeter walk" checking for any noticeable odor.

Secure facility: Our facility will be located on the 2nd floor of 202 Smith Street. There will be two points of entry in our facility, both of will be equipped with Trident Commercial 3 point lock door systems. Our facility does not have any windows nor is it our intention to have any signage other than a small 2'x2' sign indicating our facility's location to law enforcement and City & State inspectors.

Our facility will have a state of the art 1080 high definition video surveillance system recording real time footage from 9 separate surveillance points, 5 inside grow facility and 4 outside in accordance with **3AAC 306.715**. This footage will be accessible 24-7 by local/state law enforcement and facility employees via cell phone and/or DVR. Additionally, our security system will automatically alert both local/state law enforcement and facility employees in the event of a security breach.

Traffic: There will be two 9'x18' parking spaces located in the back of 202 Smith St. that will used exclusively by our facility personnel, local/state law enforcement, and city/state officials.

Because we will not be a retail and will be a closed facility, there will be minimal traffic as only facility personnel will be frequenting the grow portion of premises with exception to occasional visits by local/state law enforcement, and city/state inspectors.

Waste Management: Our facility will collect, weigh, and account for all solid waste generated from its marijuana cultivation. All solid marijuana waste will be weighed and entered into METRCS tracking/log system. From there it will be processed through an echo shredder which will break down the waste which will then be mixed with fish waste to create compost at a 6:1 ratio. At this point the waste will be moved out of our restricted access area and given to Blue Lake Timber composting company.

Addressing local concerns: There has been a concern raised in regards to the impact of a marijuana cultivation facility operating at our proposed location. The concern being that our location would put us less than 500ft from two recreational facilities frequented by youth and adults alike. In response to this concern we would like to point out that:

1. Both of these facilities are privately owned and operating in a commercial and industrial zoned area.
2. Sitka is very limited on areas that are appropriately zoned for marijuana cultivation facilities thus significantly limiting availability of locations for such commercial and industrial businesses to operate.
3. There are currently 4 marijuana cultivation/retail facilities that the city/state has already approved in the immediate area, one of which is sharing a property line with one of the above recreational facilities.

This being said, we understand that being on an island can have its limitations. Neighbors must be willing to compromise and be respectful of each other. There will be no odor, no conspicuous signage, no windows, no retail site, or additional traffic to our proposed location. In a sense it is our intention to be as invisible as possible. Therefore there should be no disruption to these recreational businesses.

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City & Borough of Sitka, Alaska

Selected Parcel: 202 Smith St ID: 30407008

Printed 2/14/2018 from <http://www.mainstreetmaps.com/ak/sitka/internal.asp>



This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The City & Borough of Sitka, Alaska and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

RECEIVED FEB 14 2018

Cannabis Culture Floor Plan

1) Flower Room

2) Vegetation Room

3) Clones

4) Mop Sink

5) Bathroom

6) Trim Table

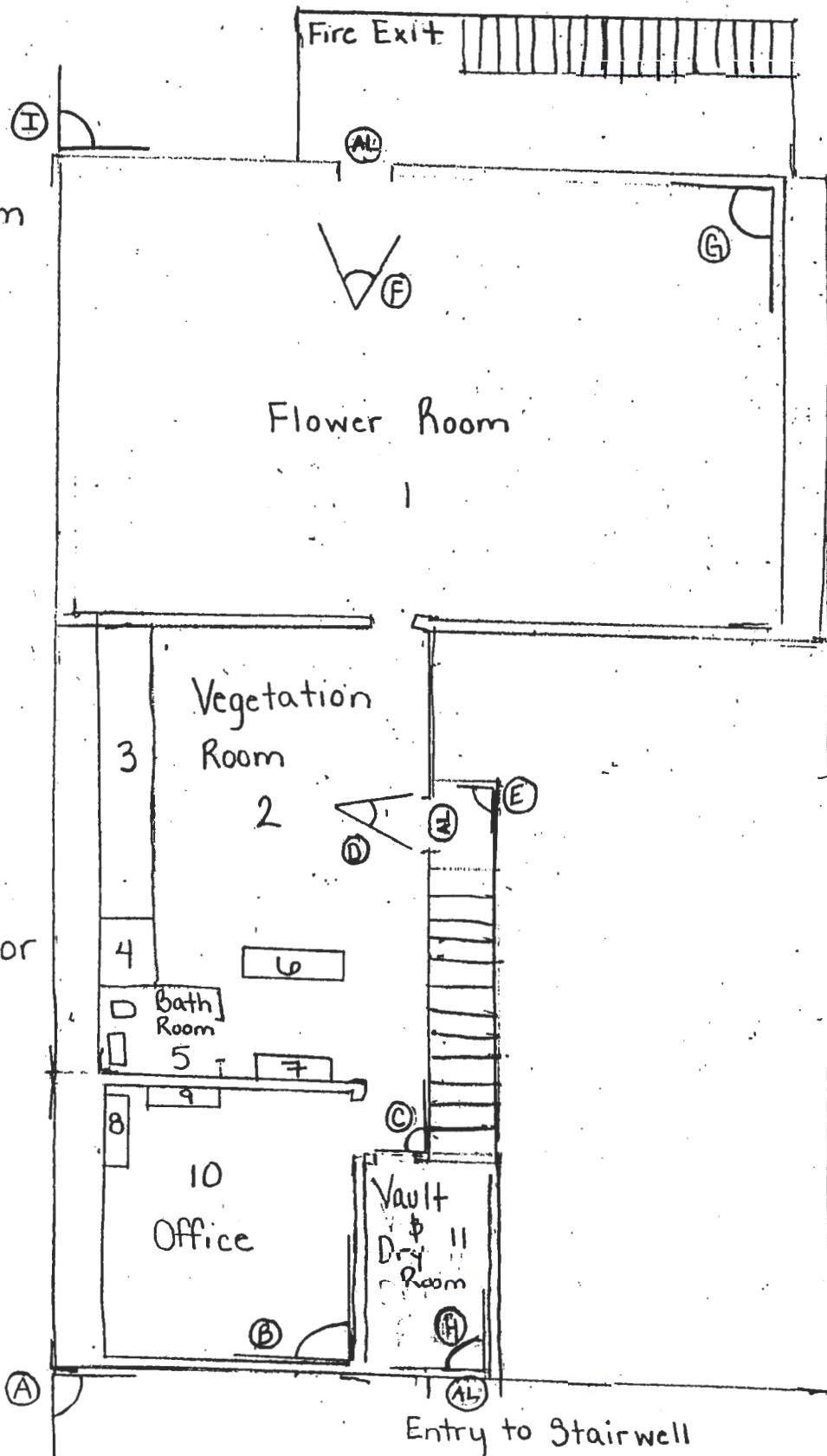
7) Nutrients

8) Security Cabinet

9) Security Monitor

10) Office

11) Vault and Dry Room



Security Key

Camera Coverage

A: Stairwell entrance exterior Bottom

B: Locking Security Cabinet & Security Monitor Station

C: Office Entry & Dry Room Entry

D: Main Entrance

E: Main Entrance & Stairwell Top

F: Fire Exit

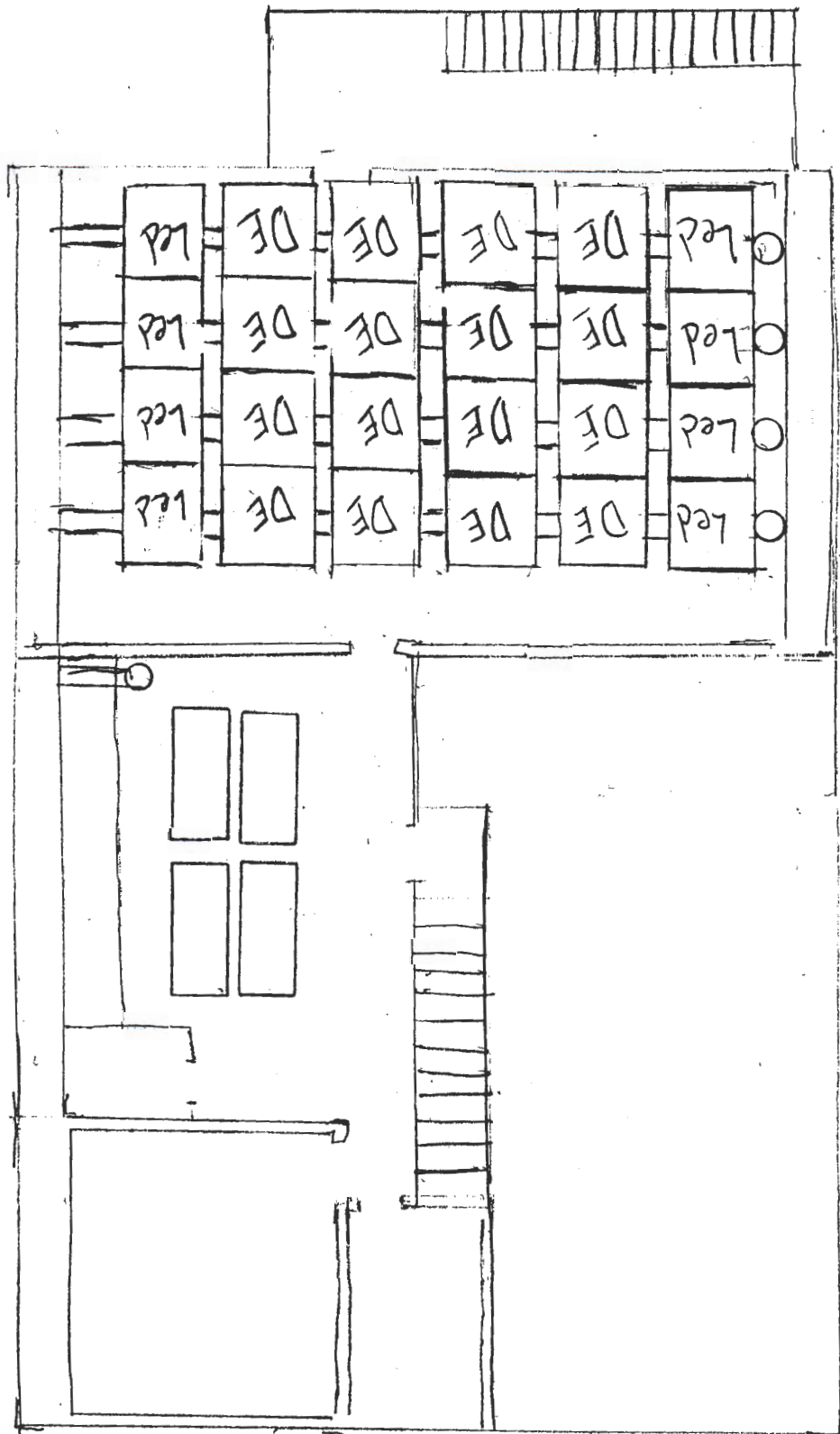
G: Flower Room

H: Vault & Dry Room

I: Fire Exit Exterior

AL Alarm Key

RECEIVED FEB 14 2018



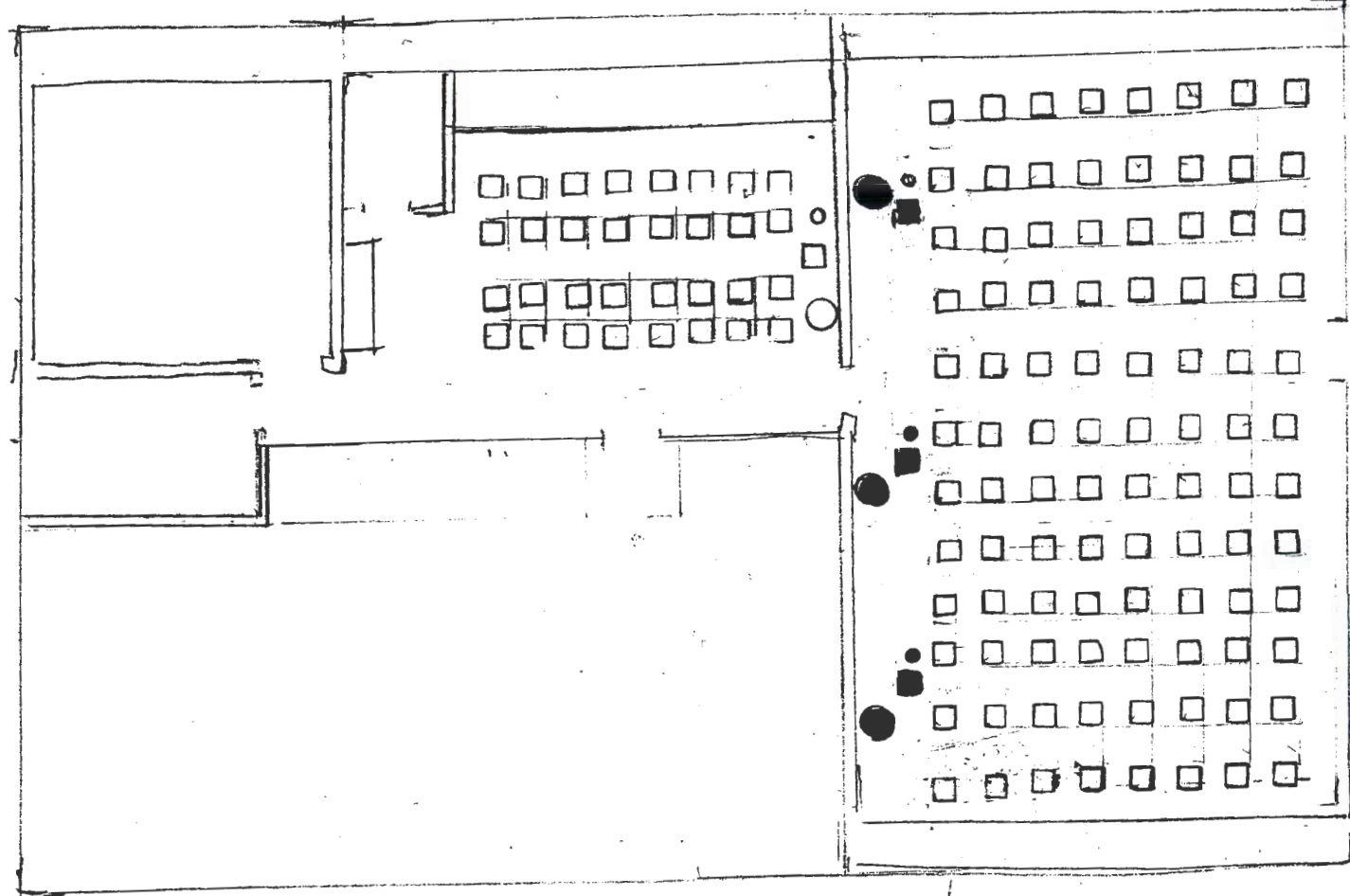
LED
Double End
Carbon Filter

Fluorescent

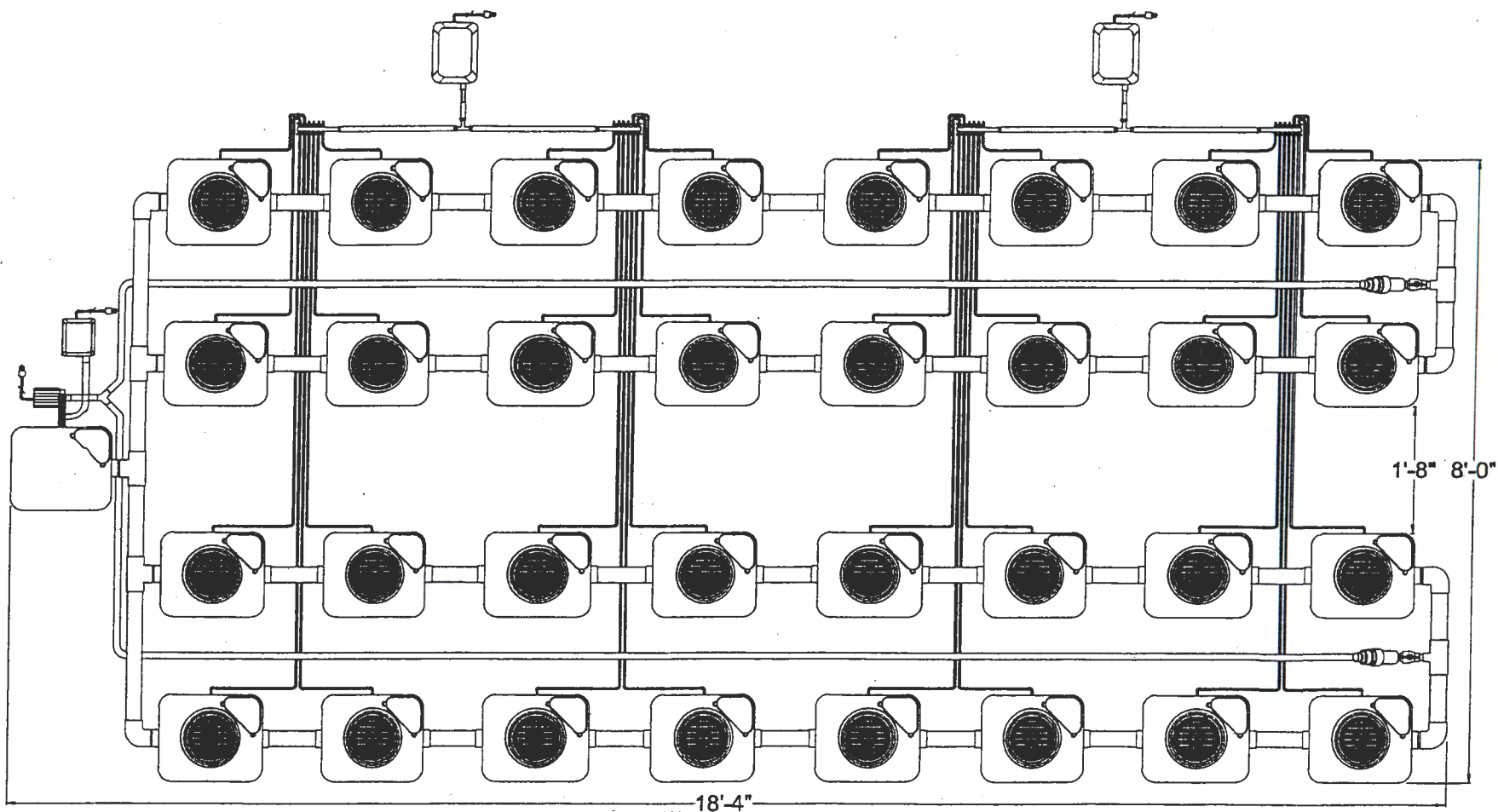
Lighting layout

Hydroponic System lay out

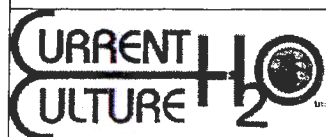
- Control Bucket
- Plant Bucket
- 55 gallon Drum
- Water Chiller



RECEIVED FEB 14 2018



Hydroponic System



REVISION DATE
05-12-16

SPEC

| | | | |
|-------------------------|----|-------------------|-------------|
| NUMBER OF ROWS: | 4 | MODULE SIZE: | 8 GALLON |
| NUMBER OF SITES: | 32 | SYSTEM FOOTPRINT: | |
| NUMBER OF SITES ON LID: | 1 | | 18'-4" X 8' |

SCALE

1/2"=1'-0"

TITLE

UNDER CURRENT SYSTEM
UCDB32XL



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Section 2 – Security

Review the requirements under 3 AAC 306.710 – 3 AAC 306.720 and 3 AAC 306.755, and identify how the proposed premises will meet the listed requirements.

Describe how the proposed premises will comply with each of the following:

Restricted Access Areas (3 AAC 306.710):

Describe how you will prevent unescorted members of the public from entering restricted access areas:

The facility will be equipped with commercial key pad entry locks and 24 hr video surveillance. Our facility will have no windows and is on the second floor with only access from the front entry and rear fire exit. Stairwell to the facility will be the main entrance and equipped with TRIDENT commercial multi-bolt door and TRILOGY series digital key pad. In accordance with 3 AAC 306.710 there will be a sign posted on both access points clearly stating "RESTRICTED ACCESS AREA. VISITORS MUST BE ESCORTED." Entrance will be equipped with motion sensor that will alert our staff of any breach, at the front entrance will be an intercom for any visitor to contact employees or supervisors. We will have a backup generator in case of a power failure.

Describe your processes for admitting visitors into and escorting them through restricted access areas:

In accordance with the regulation, 3 ACC 306.710, all must provide us with their photo identification (3 ACC 306.750) to verify that they are over the age of 21. They also will be required to sign our visitors log, put on protective gear (3 ACC 306.735), and wear a visitors badge. They will always be in attendance with a licensee, employee or agent. Visitors will be limited to 5 visitors at a time. Visitors must stay in direct eye sight of the supervising employee. (We will hold state ID till the visit is complete and returned at the entrance to the facility)



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Security Alarm Systems and Lock Standards (3 AAC 306.715):

Exterior lighting is required to facilitate surveillance. Describe how the exterior lighting will meet this requirement:

In accordance with 3 AAC 306.715, we will have an automatically operating 24/7 dusk tell dawn lighting at the entrance and emergency exit to the facility. This will facilitate visual documentation of any approaching person. Motion detecting exterior lighting will also be used along both sides of the building to facilitate surveillance and deter unauthorized access from around the perimeter. The light fixtures will keep the premises, any penetrable points, doors well lit, and allow the exterior surveillance cameras to record individuals up to twenty (20) feet from all entry points. The lights will be positioned at an inaccessible height with sturdy housing to deter vandalism, to maximize visibility and deter crime.

An alarm system is required for all license types. Describe the security alarm system for the proposed premises:

In accordance with 3 AAC 306.715, we will utilize the security system HIK CONNECT. We will have no windows in our facility. We will be using 1080 HD video cameras on all entrance exterior and separate camera for the interior. The main entrance and rear entry will have key pad locks with individual codes for each employee. The camera will be set to motion detect when the facility is closed and any motion will send an alert to management and on call 24/7 staff. From any employee phone we will be able to see the entire facility and call Sitka police or state troopers if there has been an attempted breach.

The alarm system must be activated on all exterior doors and windows when the licensed premises is closed for business. Describe how the security alarm system meets this requirement:

Our alarm system runs 24/7, we will go from night mode (camera motion sensor triggers alert to on call staff) to day mode. Night and day motion triggers recording and that video is stored in a locked cabinet in the locked office.



Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Describe your policies and procedures for preventing diversion of marijuana or marijuana product:

In accordance with 3 AAC 306.715 the primary deterrent is the camera security system. Our entire facility will have video monitoring and can be viewed remotely at any time. Any place there is marijuana stored, grown, dried, or trimmed will have clear video at all times. Video will continuously record all areas marijuana is stored, dried, or flowering.

Describe your policies and procedures for preventing loitering:

We will be posting "NO LOITERING" signs in our parking lot. As this will not be a sales facility then only people in our parking spaces will be Cannabis Culture 907 employees and management. If someone is seen loitering our protocol will be to kindly ask them to move on in a respectful manner. If they refuse we will call SPD and request they be no trespassed from our property.

Describe your policies and procedures regarding the use of any additional security device, such as a motion detector, pressure switch, and duress, panic, or hold-up alarm to enhance security of the proposed premises:

Each room will be equipped with appropriate motion detectors. A panic button will be installed under the desk in the office with in reach of the office manager. our main door will have key pad entry and motion sensors as well as our rear door.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Describe your recordkeeping of visitors who are escorted into restricted access areas:

All visitors who wish to access the RESTRICTED ACCESS AREA must sign into our log book noting their name, date of visit, the purpose of the visit, and the time in and out of the facility. All visitors will be required to sign in, provide valid government issued identification. Cannabis Culture 907 will retain the visitors log that will be available to AMCO upon request. Any additional information pertinent to the visit will also be retained as a business record (ie such as scale inspection report if its an agent from weights and measurements dept.,etc). the records will be stored on the company computer server, a hard copy will be stored in the secured cabinet located in the secured office. After 7 years, the hard copy may be destroyed.

Provide a copy of a sample identification badge to be displayed by each licensee, employee, or agent while on the premises:

We will be using state issued Marijuana Handler permit as our badge.



William Noel

MHP#16124

DOB: 7/17/1977

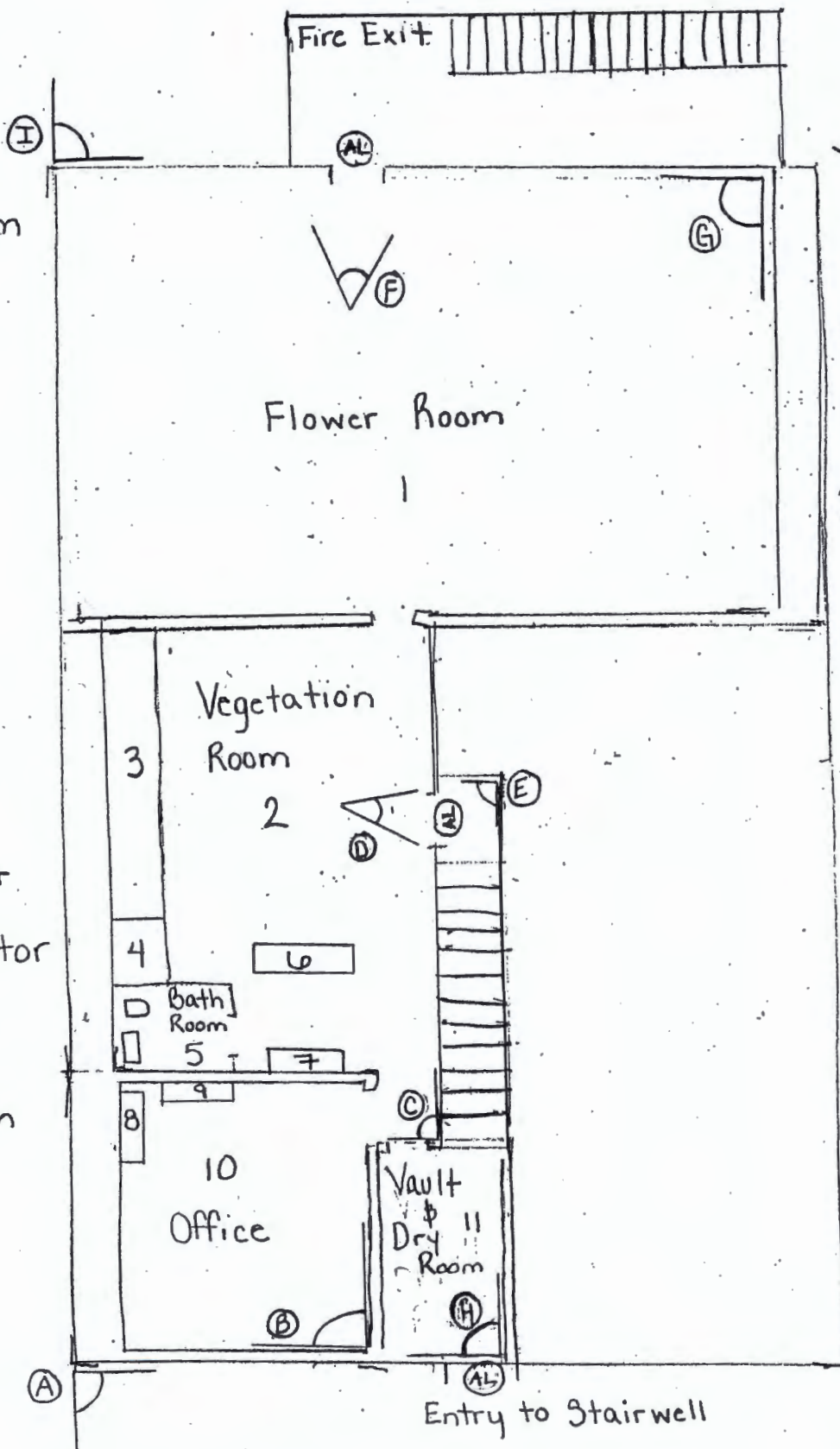
Expires: 12/12/2020



Cannabis Culture 907

Floor Plan

- 1) Flower Room
- 2) Vegetation Room
- 3) Clones
- 4) Mop Sink
- 5) Bathroom
- 6) Trim Table
- 7) Nutrients
- 8) Security Cabinet
- 9) Security Monitor
- 10) Office
- 11) Vault and Dry Room



Security Key

Camera Coverage

A: Stairwell entrance exterior Bottom

B: Locking Security Cabinet & Security Monitor Station

C: Office Entry & Dry Room Entry

D: Main Entrance

E: Main Entrance & Stairwell Top

F: Fire Exit

G: Flower Room

H: Vault & Dry Room

I: Fire Exit Exterior

AL Alarm Key Pad



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
marijuana.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Section 5 – Waste Disposal

Review the requirements under 3 AAC 306.740, and identify how the proposed establishment will meet the listed requirements.

Applicants should be able to answer "Yes" to the statement below.

Marijuana Waste Disposal:

Yes

No

The marijuana establishment shall give the board at least 3 days notice in the marijuana inventory tracking system required under 3 AAC 306.730 before making the waste unusable and disposing of it



Describe how you will store, manage, and dispose of any solid or liquid waste, including wastewater generated during marijuana cultivation, production, process, testing, or retail sales, in compliance with applicable federal, state, and local laws and regulations:

Waste Water

Cultivation facility is connected to the city of Sitka's water and sewer system. Discharge water from cultivation activities will be disposed of in compliance with Sitka Municipal code.

Describe what material or materials you will mix with the ground marijuana waste to make it unusable:

Fish waste and compost in a 6 to 1 ratio. All material will be run through an echo grinder then mixed thoroughly. (Jymal) Local compost company will drop off fish waste and compost and pick up our treated waste material for use in his composted material.



Alaska Marijuana Control Board

Form MJ-01: Marijuana Establishment Operating Plan

Marijuana waste must be rendered unusable for any purpose for which it was grown or produced before it leaves the marijuana establishment. Describe the process or processes that you will use to make the marijuana plant waste unusable:

1. The facility collects, accounts for and weighs all remaining solid waste from its cultivation harvest.
2. All critical information is entered into the METRCS tracking /logging system.
3. The facility then transfers all remaining, unusable solid waste to our waste disposal area.
4. We will process our waste through the echo shredder that will break down material preparing it for mixing.
5. The marijuana will then be mixed with compost and fish waste at a 6 to 1 ratio .
6. the material can then be removed from the restricted access area and given to a local compost company to be used in there process.



Alaska Marijuana Control Board

Operating Plan Supplemental Form MJ-04: Marijuana Cultivation Facility

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501

marijuana.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Describe the marijuana cultivation facility's waste disposal arrangements:

We will have a trash container labeled " Marijuana Waste Must Be Processed" located next to the entry . Once we have contacted the AMCB , three days later we will shred and follow our protocols laid out earlier, rendering the material safe to remove from the restricted access area.

Section 4 – Odor Control

Review the requirements under 3 AAC 306.430, and identify how the proposed premises will meet the listed requirement.

Describe the odor control method(s) to be used and how the marijuana cultivation facility will ensure that any marijuana at the facility does not emit an odor that is detectable by the public from outside the facility:

We will be using multiple activated charcoal carbon filters (carbon Scrubbers) . We will be over sizing are filtration system for our space, and replacing filters before there recommended change date (every 2 years is standard). We will be using heat pumps to heat and cool the facility and bringing in fresh air through a heat recovery system (HVAC) that has additional carbon filtration.

Oder control carbon scrubbers will be utilized in both flower room and vegetative room. Recommended filters for our space is 2 2500cfm filters and 1 700cfm filter. We will be utilizing 4 2500cfm PHAT filters in a stand alone configuration in our sealed flower room and 2 2500cfm PHAT carbon filters in our vegetative room. We will be changing our filters every 6 months.

In addition , we will walk the perimter of the building every morning making sure our oder control system is operating as designed. If a system fails there ar two other systems still operating that are large enough to handle the space. Our system is over twice the recommended filtration .

Additonally we will have a back up generator in case there is a grid failure.



Phat Filter



[Preferred Dealers](#) [Resources](#) [Phat Mufflers](#) [Phat Fans](#) [Phat Filters](#)

What Size Phat Filter Do I Need?

Filter Calculator

| Length (ft) | Width (ft) | Ceiling Height (ft) | Total Cu. Ft. | # of Lights |
|--|---------------|---------------------------|---------------|----------------|
| 20 | X 40 | X 10 | = 8000 | + 20 |
| <input type="button" value="Calculate"/> | | | | |

Recommended CFM

you need 2 2500cfm filters and a 700cfm filter

*Will change filters
every 6 Mo. or when needed.*

Use the Filter Calculator above to find your recommended CFM, then find your correct filter size on the chart below. Pay attention to the two different columns, one for scrubbing air in a circle and the other for filtering air through a filter in a single pass.

US Sizing Table (click [here](#) for the European sizing table)

| Neck/Tall Inches (Metric) | Weight | Maximum Scrubbing CFM | Maximum Scrubbing m3/hr | Recommended Single Pass Filtering CFM | Recommended Single Pass Filtering M3/hr |
|---------------------------------|-----------------------|-----------------------------|-------------------------------|---|--|
| 4x8 (100x200) | 8 lbs 3.6 kilos | 150cfm | 250m3/hr | 75cfm | 125m3/hr |
| 4x12 (100x300) | 11 lbs 5 kilos | 200cfm | 350m3/hr | 100cfm | 175m3/hr |
| 4x20 (100x500) | 18 lbs 8.2 kilos | 350cfm | 600m3/hr | 175cfm | 300m3/hr |
| 6x12 (150x300) | 15 lbs 6.8 kilos | 275cfm | 470m3/hr | 150cfm | 235m3/hr |
| 6x16 (150x400) | 20 lbs 9 kilos | 375cfm | 635m3/hr | 200cfm | 325m3/hr |
| 6x20 (150x500) | 23 lbs 10.5kilos | 450cfm | 765m3/hr | 250cfm | 400m3/hr |
| 6x24 (150x600) | 27 lbs 12.25 kilos | 500cfm | 850m3/hr | 250cfm | 425m3/hr |
| 6x39 (150x1000) | 54 lbs 24.5 kilos | 800cfm | 1360m3/hr | 400cfm | 680m3/hr |
| 8x24 (200x600) | 33 lbs 15 kilos | 600cfm | 1000m3/hr | 300cfm | 500m3/hr |
| 8x39 (200x1000) | 50 lbs 22.7 kilos | 950cfm | 1800m3/hr | 475cfm | 900m3/hr |
| 10x24 (250x600) | 39 lbs 17.7 kilos | 700cfm | 1200m3/hr | 350cfm | 600m3/hr |
| 10x39 (250x1000) | 64 lbs 29 kilos | 1400cfm | 2350m3/hr | 700cfm | 1175m3/hr |
| 12x20 (300x500) | 40 lbs 18 kilos | 850cfm | 1450m3/hr | 425cfm | 725m3/hr |
| 12x24 (300x600) | 47 lbs 21.3 kilos | 925cfm | 1600m3/hr | 475cfm | 800m3/hr |

| | | | | | |
|-------------------------|----------------------|---------|-----------|----------|-----------|
| 12x39 (300x1000) | 76 lbs 34.5 kilos | 1700cfm | 2850m3/hr | 850cfm | 1425m3/hr |
| 12x48 (300x1200) | 90lbs 40.8 kilos | 2200cfm | 3750m3/hr | 1100cfm | 1875m3/hr |
| 14x39 (350x1000) | 86 lbs 39 kilos | 2100cfm | 3550m3/hr | 1000 cfm | 1775m3/hr |
| 2eq 14x48 (350x1200) | 104 lbs 47 kilos | 2500cfm | 4250m3/hr | 1250cfm | 2125m3/hr |

EU Sizing Chart ONLY (click [here](#) for the US sizing chart)

| EU Filter Size | Scrubbing Max m3/h | Filtering Min m3/h | Weight (kilos) | Scrubbing Max CFM | Filtering Min CFM |
|----------------|--------------------|--------------------|----------------|-------------------|-------------------|
| 100 x 200 | 250 | 125 | 3.6 | 150 | 75 |
| 100 x 300 | 350 | 175 | 5 | 200 | 100 |
| 125 x 200 | 290 | 145 | 4.2 | 175 | 88 |
| 125 x 300 | 408 | 204 | 4.5 | 233 | 116 |
| 125 x 400 | 555 | 277 | 5.4 | 328 | 165 |
| 125 x 500 | 700 | 350 | 6.1 | 400 | 200 |
| 125 x 600 | 743 | 375 | 9 | 437 | 220 |
| 125 x 1000 | 1238 | 620 | 19.05 | 728 | 365 |
| 150 x 300 | 470 | 235 | 6.8 | 275 | 150 |
| 150 x 500 | 765 | 400 | 10.5 | 450 | 250 |















 **Alaska SafeTech Insulation**
A Division of SafeTech Industries

- General Contractor
- Cellulose Insulation
- Glass
- Heat Pumps

807-738-0585 LICENSED BONDED INSURED



202

