



CITY OF SAN PABLO

City of New Directions

RETAIL CANNABIS OPERATOR PERMIT

City of San Pablo
Community Development
Department
Planning Division

The holder of this permit is authorized to operate a retail cannabis business in the City of San Pablo. The holder of this permit must comply with the performance standards for retail cannabis operators enumerated in San Pablo Municipal Code Section §17.62.130.I (<https://ecode360.com/46491575>), which can also be found attached to this permit. Failure to comply with these conditions may result in suspension or revocation of the permit.

Permit Number: PLAN2601-0011

Issue Date: 3/19/2026

Building Address: 14501 San Pablo Avenue

Expiration Date: 3/19/2029

Owner or Agent: Tak Sato

Business Name: STIIIZY San Pablo



Zoning Administrator's Signature

03/19/26

Date

This Operator Permit must be posted in the retail cannabis business at all times. This permit is not valid unless the holder has been issued a Conditional Use Permit for the retail cannabis business at the location stated above. This permit is not transferable to another location but may be transferred to another operator at this location pursuant to the requirements of SPMC §17.62.130.J.3 (<https://ecode360.com/46491633>). This permit is subject to suspension, revocation or nonrenewal pursuant to SPMC §17.62.130.J.2 (<https://ecode360.com/46491625>)

CONDITIONS. Operator permit issuance is subject to the below conditions. Failure to comply shall be grounds for suspension, revocation or nonrenewal of an operator permit.

1. Hours of operation. Cannabis retail businesses shall not be open to the public and shall not conduct retail sales or deliveries before eight a.m. or after ten p.m. on any day of the week.

2. Odor control. Odors shall be contained on the property on which the cannabis retail business is located.

3. Alarm and video surveillance. Cannabis retail businesses must have security cameras installed, which shall be motion-sensored and capable of recording activity on the premises, including entry points to the property, and within all buildings and structures on the premises, including all entrances, exits, perimeter windows and all areas where customers and employees may have access, with the exception of any restroom area. Security cameras shall record twenty-four hours per day, seven days per week. The premises shall be equipped with, and at all times be monitored by, a secure web-based surveillance system. The camera and recording system must be of adequate quality, color rendition and resolution to allow the ready identification of an individual committing a crime on the premises and the ability to capture license plates entering and exiting the premises. The operator shall provide the chief of police remote access of any on-site web-based video surveillance to monitor remotely at any time. The City of San Pablo will only monitor video surveillance for law enforcement purposes related to in-progress or past crimes committed on the premises of a cannabis retail business. Additionally:

a. Areas where cannabis is stored shall have camera placement in the room facing the primary entry door at a height which will provide a clear unobstructed view of activity without sight blockage from lighting hoods, fixtures, or other equipment.

b. Cameras shall also be placed at each location where weighing, packaging, transport preparation, processing, or labeling activities occur. Cameras shall be positioned to record all weighing, packaging, transport preparation, processing, or labeling activities.

c. At least one camera must be dedicated to record the access points to the secured surveillance recording area. At each point-of-sale location, camera coverage must enable recording of the customer(s) and employee(s) facial features with sufficient clarity to determine identity.

d. Surveillance video shall be kept for a minimum of ninety days in a format that can be easily accessed for viewing. Operators shall be required to cooperate with all law enforcement investigations and provide video footage related to any such investigation upon request. Motion-sensor lighting and alarms shall be required and shall be professionally installed and monitored to ensure the safety of persons and to protect the premises from theft. Alarm and surveillance systems shall be equipped with a failure notification system that provides prompt notification to the operator of any prolonged surveillance interruption or failure of the system. All surveillance equipment, records and recordings must be stored in a secured area that is only accessible to management staff. Operators must keep a current list of all authorized employees who have access to the surveillance system or alarm system.

e. An operator shall maintain up-to-date and current records and existing contracts on the premises that describe the location and operation of each security alarm system, a schematic of security zones, the name of any alarm installation company, and the name of any monitoring company. All monitoring companies shall be licensed by the California Bureau of Security and Investigative Services to monitor motion-sensor lighting and alarms. Off-site monitoring and video recording storage of the premises by the operator or an independent third-party is authorized as long as standards exercised at the remote location meet or exceed all standards for on-site monitoring.

f. All security measures installed on the premises shall have the capability to remain fully operational during a power outage.

g. An operator shall maintain a minimum of a two-point security precaution that incorporates structures or physical barriers to regulate access to cannabis and money and prevents access of customers throughout the entire facility.

h. Security guard(s) that are appropriately licensed by the California Bureau of Security and Investigative Services or approved equivalent shall be on-site during operational hours. Quantity and location of guard(s) shall be evaluated by the chief of police.

i. Weapons and firearms are prohibited on the premises, unless authorized by the chief of police. This provision shall not apply to public officials engaged in official duty.

l. Security measures shall be designed to ensure emergency access in compliance with fire safety standards.

k. All structures used for cannabis retail business uses shall have locking doors, with commercial-grade non-residential locks, to prevent free access.

l. Security measures shall prevent individuals from remaining on the premises of the cannabis retail business if they are not engaging in activities expressly related to the operations of the cannabis business.

m. Bollards will be placed in close proximity to the vulnerable areas of the store, to include entrance and exit points, to prevent vehicles from targeting these areas. Depending on the site security plan, the chief of police can waive this requirement.

n. Security measures shall include a transportation plan that details the procedures established for the safe and secure transport of cannabis, cannabis products, and currency to and from the cannabis retail business premises, including the transfer of currency for remitting city tax payments.

o. Except for limited amounts of cannabis products used for display purposes, samples, immediate sales, and other authorized uses, all cannabis and cannabis products shall be stored in a secured and locked room, safe, or vault that meets approval of the chief of police. To the fullest extent possible, all cannabis and cannabis products shall be kept in a manner that prevents theft and loss, except for limited amounts used for the purposes of display or immediate sales.

p. Panic buttons shall be installed in all cannabis retail business premises with easy access by employees and all employees shall be properly trained on its use.

q. Any security bars installed on the windows or the doors of the cannabis business shall be installed only on the interior of the building in compliance with all applicable codes.

r. Windows and roof hatches of the premises shall be secured from the inside with effective means so as to prevent unauthorized entry, and shall be equipped with latches or a similar mechanism that may be released quickly from the inside to allow exit in the event of emergency in compliance with all applicable provisions in this code.

s. Each cannabis retail business shall identify a liaison and provide contact information to the chief of police who shall be available at all times to meet with the chief of police regarding security measures and operational issues.

t. Minimum lighting level of one-foot candle shall be provided at building entrances. All lighting shall be fully shielded, downward casting and not spill over onto structures, other properties or the night sky. Exterior lighting on the premises shall be balanced to complement the security/surveillance systems to ensure all areas of the premises are visible, and shall provide increased lighting at all entrances to the premises. The lighting required shall be turned on from dusk to dawn. The site security plan shall include a photometric plan meeting these requirements and fixture details if new or upgraded lighting is required. Parking areas shall further meet all requirements of Chapter **17.56** of the Zoning Code.

4. Insurance coverage. Cannabis retail businesses shall maintain at all times commercial general liability providing coverage at least as broad as ISO CGL Form 00 01 on an occurrence basis for liabilities arising from the operations of the business (including the acts and omissions of its employees, consultants, contractors, and subcontractors), products and completed operations, property damage, death, bodily injury and personal and advertising injury with limits of at least two million dollars per occurrence. The general aggregate limit shall be twice the required occurrence limit. The CGL coverage may be arranged under a single policy for the full limits required or by a combination of underlying policies with the balance provided by excess or umbrella policies, provided each such policy complies with the requirements set forth herein. Cannabis businesses shall also maintain comprehensive automobile liability (owns, non-owned, hired) providing coverage at least as broad as ISO CGL Form 00 01 on an occurrence basis for

bodily injury, including death, of one or more persons, property damage and personal injury with limits of not less than one million dollars. The commercial general liability policy shall provide contractual liability, shall include a severability of interest or equivalent wording, shall specify that insurance coverage afforded to the city shall be primary, and shall name the city, its officers, and employees and additional insured. The city's risk manager shall have the authority to modify the insurance requirements for all cannabis businesses, from time to time, is his or her sole and absolute discretion.

5. Ledger. Cannabis retail businesses shall maintain, for a minimum of three years, a written accounting or ledger of all cash, receipts, credit card transactions, and reimbursements (including any in-kind contributions) as well as records of all operational expenditures and costs incurred by the permittee in accordance with generally accepted accounting practices and standards typically applicable to business records. Such ledger shall be made available to the city for inspection during business hours upon reasonable notice by the chief of police.

6. Inspections. To the extent permissible by law, the city shall have the right to enter and inspect any cannabis retail business for the purpose of ensuring compliance with the regulations of this section, provided that any such entry and inspection shall be conducted in a reasonable manner. The city shall also have the right to inspect any delivery vehicle for the purpose of ensuring compliance with the regulations of this section, provided that any such entry and inspection shall be conducted in a reasonable manner. Peace officers, whether in plain clothes or uniform, have the right to visit and inspect any cannabis business or delivery vehicle at any time during business hours without a search warrant, upon presentation of appropriate credentials. This includes inspection of all areas of the business premise or vehicle, including, but not limited to sales areas, back-of-house areas, storerooms, offices, closed or locked cabinets, safes, kitchens, and appurtenant buildings.

7. Notification. Within twenty-four hours after discovering any of the following, a cannabis retail business shall notify the police department:

- a.** Diversion, theft, loss, or any criminal activity involving cannabis or cannabis products or any agent or employee or permittee.
- b.** The loss or unauthorized alteration of records related to cannabis or cannabis products, customers, employees or agents.
- c.** Significant discrepancies identified between inventory records and inventory.
- d.** Any other material breach of security.

8. On-site consumption. Cannabis shall not be consumed on the premises of a cannabis retail business.

9. A cannabis retail business shall notify the chief of police within three days of receiving any notices of violation or other corrective action ordered by a state agency or other local licensing authority, and shall provide copies of relevant documents to the chief of police.

10. A cannabis retail business shall notify the chief of police within three days of any staffing changes. New employees shall be subject to the same requirements of the initial application process.

11. Deliveries. Deliveries from locations originating within San Pablo shall only be permitted by cannabis retail businesses which have been granted an operator permit by the city. Deliveries shall be subject to the following standards:

- a.** Any person who delivers cannabis shall have in their possession a copy of all licenses and permits required by the state of California and the city.
- b.** A licensed cannabis retail business which is authorized to conduct deliveries in San Pablo shall provide to the chief of police a list of all vehicles to be used for delivery of cannabis and cannabis products, including the vehicle's make, model, year, license plate number and vehicle identification number. The cannabis business shall update the list prior to any vehicle being added to or removed from service.
- c.** Cash shall be prohibited as a form of payment for cannabis delivery transactions at the delivery location. Payments shall be made via credit card, check, or other means of cashless payment or a cash payment shall be made in advance at the cannabis retail business location.
- d.** Delivery vehicles shall not be marked or otherwise identified with advertisements, the name of the cannabis retail business, or any other distinctive marking associated with cannabis.
- e.** Delivery of cannabis shall be directly to the residence or business address of the

designated recipient; deliveries to any other location are prohibited.

f. Deliveries shall occur only between the hours of eight a.m. and ten p.m.

12. No business operations or retail merchandise shall be visible from the exterior of a building where a cannabis retail business is located.

13. Cannabis retail businesses shall ensure that advertising and marketing of cannabis and cannabis products are not targeted to individuals less than twenty-one years of age.

14. Regular meetings. Cannabis business operators shall schedule and be available for an in-person meeting with city staff not less than once every one hundred eighty days. These meetings shall be used to discuss ongoing operation of the cannabis business and any modifications to the operating permit necessary to maintain peace, order, and welfare of the public. City staff may waive these meetings at its discretion.

15. Operator qualifications. Cannabis retail business operators must meet the following qualifications:

a. Operators must be twenty-one years of age or older.

b. Operators shall be subject to a background investigation by the chief of police at the time of application for a permit.