



Planning Commission Agenda Report Meeting Date 11/03/2022

DATE: October 20, 2022

File: UP 22-07

TO: PLANNING COMMISSION

FROM: Kelly Murphy, Senior Planner, kelly.murphy@chicoca.gov, 530-879-6535

RE: Use Permit 22-07 (Sweet Flower LLC) – 1998 Alcott Avenue; APN 002-690-019.

REPORT IN BRIEF

This is a request for use permit approval to establish a commercial cannabis storefront retailer use in the Traditional Neighborhood Development (TND) zoning district. The proposed storefront retailer would be located in a new 8,505 square foot, multi-tenant commercial building at the northeast corner of Alcott Avenue and East 20th Street in Meriam Park (see **Attachment B**, Location Map and **Attachment C**, Site Plan).

Recommendation:

Staff recommends adoption of Resolution No. 22-XX (**Attachment A**), approving Use Permit 22-07 (Sweet Flower LLC), subject to the recommended conditions herein.

Proposed Motion

I move that the Planning Commission adopt Resolution 22-XX, approving Use Permit 22-07 (Sweet Flower LLC), subject to the recommended conditions.

BACKGROUND

In September 2020, the Chico City Council approved ordinances amending Title 5 and creating Chapter 5.42 “Commercial Cannabis Businesses” of the Chico Municipal Code to regulate commercial cannabis uses within the City of Chico, and amending Chapter 19.75 “Cannabis Regulations” and the commercial, industrial, airport and TND land use tables in Chapters 19.44, 19.46, 19.48 and 19.80, respectively, to allow for commercial cannabis land uses in specified zoning districts.

Following the adoption of these ordinances, the Commercial Cannabis Storefront Retailer Permit application window for proposed storefront retailer businesses was opened for submissions from June 2, 2021, through July 16, 2021. The City Manager’s office received a total of 29 applications for storefront retailer businesses. Ultimately, three applicants received a “Notice of Selection” written by the City Manager following the fourth and final phase of the review and selection process and were issued a Commercial Cannabis Permit on August 30, 2022 (see **Attachment D**, Notice of Selection / Issued Cannabis Business Permit 21-00006).

In addition to a Commercial Cannabis Permit, storefront retailer uses are subject to a use permit to evaluate the site-specific features associated with the proposed use, including consistency with the City’s zoning regulations, parking requirements and general development standards.

DISCUSSION AND ANALYSIS

The project site is designated Special Mixed Use on the City's General Plan Land Use Diagram, zoned TND, and designated TND "CORE" by the approved Regulating Plan. The CORE designation is intended for the most urban conditions within the TND zone. It is intended to accommodate a mixture of land uses emphasizing ground-floor retail with offices and residential above and to provide for lodging, restaurant, entertainment, and civic uses.

Pursuant to Chico Municipal Code (CMC) 19.80.070, Table 6-1, a commercial cannabis storefront retailer use may be established in the TND-CORE zoning district subject to use permit approval.

Architectural Review

The proposed storefront retailer would be located in a new 8,505 square foot, multi-tenant commercial building. An application for architectural review (AR 21-06) was approved for the new single-story commercial building, described as a restaurant and retail space, in September 2021. The project estimates a total of 20 employees, with up to eight employees working per shift. The proposed operating hours are from 8:00AM to 9:00PM, seven days per week.

No new construction is proposed onsite. The project is consistent with land use, lot coverage, landscaping, building type, building height, and setback requirements for the TND-CORE zoning district. Vehicle access to the site is provided via an access driveway along Alcott Avenue. A covered trash enclosure exists on the north side of the parking lot. At the time of tenant improvements, staff will conduct a staff level architectural review consistent with existing practice for minor improvements to existing buildings.

Parking

The number of required off-street parking spaces for the proposed storefront retailer use shall be consistent with the parking requirements for "Retail stores – General Merchandise" per CMC Section 19.70.040, Table 5-4, and provide 1 space for each 250 sq. ft. of gross floor area and 1 space for each company vehicle.

The proposed storefront retailer use would occupy one of the commercial suites approximately 4,250 square feet in size, resulting in a minimum parking requirement of 17 off-street parking spaces (not including company vehicles). The total parking area provides 42 standard parking spaces, three compact stalls and two ADA spaces, satisfying the City's parking requirements.

Prior Review and Zoning Verification

All commercial cannabis land uses require issuance of a Commercial Cannabis Permit through the City Manager's office. As part of that permit process, which involved four phases of review, applicants were required to submit detailed plans for the safety, security, and operational characteristics of the proposed storefront retailer use, including the following:

- Business Plan
- Labor & Local Enterprise Plan
- Safety Plan
- Security Plan
- Neighborhood Compatibility Plan
- Community Benefits & Investments Plan

The Safety, Security, and Neighborhood Compatibility Plans have been included with this report as **Attachments E, F and G**, respectively, for the Commission's review/reference. Additionally, a zoning verification was conducted as part of the associated cannabis business permit to verify compliance with the location limitations for cannabis-related land uses established in CMC Section 19.75.120, which is also consistent with State requirements (see **Attachment H**, Zoning Verification and Analysis for CANNA 21-00006).

At the time of staff's analysis of the location proposed for the storefront retailer use, no known sensitive uses were identified within the minimum buffer distance of 1,000 feet from any property containing a school providing instruction in any grades six (6) through twelve (12), and 600 feet from any property containing a school providing instruction in kindergarten or any grades one (1) through five (5), a day care center, or a youth center with primary youth center activities.

Consistency with the General Plan

The proposed project is consistent with various policies and actions in the General Plan including Land Use (LU) Goals LU-2, LU-3 and LU-4; Community Design (CD) Goal CD-3; Economic Development (ED) Goal ED-1; and Safety Goal S-5.

Specifically, the project would be consistent with General Plan goals and policies which encourage Chico residents and visitors to support businesses that are located in the City of Chico (Policy ED-1.9). The Medicinal and Adult Use Cannabis Regulation and Safety Act (MAUCRSA) legalized cannabis for recreational use in 2016-2017. Since then, commercial cannabis in California has become a multi-billion-dollar industry and the largest legal cannabis market in the world. According to recent data from the State's Department of Tax and Fee Administration (CDTFA), adult-use taxable sales totaled roughly \$1.17 billion in the first quarter of 2022. Currently, Chico residents and visitors do not have the opportunity to purchase cannabis products locally and instead rely on delivery services from neighboring counties and cities. Establishing storefront retailers in Chico will gain the City some share in this market through the generation of sales tax.

As previously mentioned in this report, applicants for a Commercial Cannabis Permit were required to prepare and provide Safety and Security Plans for proposed sites and facilities which support the deterrence of crime through site planning and design, consistent with Safety Policy S-5.5 and Action S-5.5.1, as well as Community Design Policy CD-3.4, Action CD-3.4.1 and Action CD-3.4.2. These plans were reviewed by the Chico Police Department and meet State requirements.

The proposed use reflects a new commercial retail land use category that is limited to a total of three (3) establishments City-wide, thereby providing a mix and distribution of uses that meet the identified needs of the community (Goal LU-2). The proposed use would be located on a parcel designated Special Mixed Use and operate out of a multi-tenant commercial building, with the other tenant anticipated to be a restaurant (Action LU-2.3.4). Both general and use specific operating standards have been required, ensuring land use compatibility with the surrounding area (Policy LU-2.4). Furthermore, the proposed use would be located far enough away from existing single-family residential neighborhoods, but proximal enough to be walkable or bikeable, and would provide a missing neighborhood retail element (Goal LU-3 and Policy LU-4.4).

ENVIRONMENTAL REVIEW

The project has been determined to be categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Consistent with this exemption, the project is: consistent with the applicable General Plan designation, zoning regulations, and General Plan policies; is less than five acres in size, substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts regarding traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

FINDINGS

Following a public hearing, the Planning Commission may approve a use permit application, with or without conditions, only if all of the following findings can be made:

Use Permit Findings

- A. *The proposed use is allowed within the subject-zoning district and complies with all of the applicable provisions of Chapter 19.24 (Use Permits).*

The proposed use would be located on a commercial site designated Special Mixed Use on the General Plan land use diagram and zoned Traditional Neighborhood Development - Core Designation (TND-CORE). Pursuant to CMC Section 19.80.070, Table 6-1, a commercial cannabis storefront retailer may be permitted in the TND-CORE zoning district subject to the issuance of a use permit. This use permit was processed in compliance with 19.24.

- B. *The proposed use would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed use.*

The project site is a special mixed-use area comprised of a variety of commercial retail and service uses along the East 20th Street frontage west of Alcott Avenue, with residential uses present further north in Meriam Park and on the south side of East 20th Street and Notre Dame Boulevard. The zoning verification conducted as part of the associated commercial cannabis permit (CANNA21-00006) verified compliance with the location limitations for storefront retailers established in CMC Section 19.75.120. At the time of staff's analysis, no sensitive uses were identified within the minimum buffer distance of "1,000 feet from any property containing a school providing instruction in any grades six (6) through twelve (12), and 600 feet from any property containing a school providing instruction in kindergarten or any grades one (1) through five (5), a day care center, or a youth center with primary youth center activities".

Furthermore, operation of the proposed storefront retailer in accordance with the general and specific standards established in CMC Section 19.75.130 and 19.75.140, as well as the applicant's Safety, Security and Neighborhood Compatibility Plans will ensure that a storefront retailer use at this location would not have detrimental effects on the surrounding neighborhood.

- C. *The proposed use will not be detrimental and/or injurious to property and improvements in the neighborhood of the proposed use, as well as the general welfare of the City.*

The proposed storefront retailer use would be contained entirely within a new commercial retail building and would operate similarly to other existing retail uses subject to use-specific standards, such as liquor stores. Commercial cannabis storefront retailer uses involve the sale of a variety of cannabis related products for off-site consumption to customers over the age of 21 possessing valid ID. Commercial cannabis storefront retailers have limited hours of operation (8:00AM to 9:00PM) and are dually licensed by a state regulatory agency, the California Department of Cannabis Control (DCC), in the same way that the sale of liquor is regulated by the California Department of Alcoholic Beverage Control (ABC). The proposed use is not anticipated to have any detrimental effects on property or improvements in the area.

- D. *The proposed use will be consistent with the policies, standards, and land use designations established by the General Plan.*

The proposed storefront retailer would be compatible with the Special Mixed-Use designation, TND zoning district and CORE designation, and operate similarly to other existing retail uses subject to use-specific standards such as a liquor store, which also represents a land use that may be allowed in the TND-CORE subject to use permit authorization. The proposal is consistent with various policies and actions under Land Use (LU) Goals LU-2, LU-3 and LU-4; Community Design (CD) Goal CD-3; Economic Development (ED) Goal ED-1; and Safety Goal S-5.

Specifically, the project would be consistent with General Plan goals and policies which encourage Chico residents and visitors to support businesses that are located in the City of Chico (Policy ED-1.9). The preparation and provision of safety and security plans support the deterrence of crime through site planning and design, consistent with Safety Policy S-5.5 and Action S-5.5.1, as well as Community Design Policy CD-3.4, Action CD-3.4.1 and Action CD-3.4.2.

The proposed use reflects a new commercial retail land use category that is limited to a total of three (3) establishments City-wide, thereby providing a mix and distribution of uses that meet the identified needs of community (Goal LU-2). The proposed use would be located on a parcel designated Special Mixed Use and operate out of a multi-tenant commercial building, with the other tenant anticipated to be a restaurant (Action LU-2.3.4). Both general and use specific operating standards have been required, ensuring land use compatibility with the surrounding area (Policy LU-2.4). Furthermore, the proposed use would be located far enough away from existing single family residential neighborhoods, but proximal enough to be walkable or bikeable, and would provide a missing neighborhood retail element (Goal LU-3 and Policy LU-4.4).

- E. *The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.*

The proposed use is compatible with surrounding mixed-use environment. The storefront retailer would be located within an existing multi-tenant commercial building similar in design, size and operating characteristics as other retail and restaurant buildings along East 20th Street and in Meriam Park.

The building architecture and site improvements including lighting, landscaping, parking have been previously reviewed and approved under Architectural Review application AR 21-06. Therefore, the project has been previously found to be consistent with land use, lot coverage, building type, building height, and setback requirements for the TND-CORE zoning district.

PUBLIC CONTACT

A notice was published in the Chico Enterprise Record 10 days prior to the meeting date, and notices were mailed out to all property owners and tenants within 500 feet of the project site. Similar noticing took place as part of the City Manager's Commercial Cannabis Permit process. As of this report's publication, staff has not received any public comments.

DISTRIBUTION:

Internal (2)
Kelly Murphy, Senior Planner
Brendan Vieg, CDD Director

External (1)
Sweet Flower Chico, LLC., Attn: Timothy Dodd, 1998 Alcott Avenue, Chico, CA 95927,
Email: Tim@sweetflower.com

ATTACHMENTS:

- A. Resolution 22-07
 Exhibit I – Conditions of Approval
- B. Location Map
- C. Site Plan to Accompany Use Permit 22-07 (Sweet Flower LLC)
- D. CANNA 21-00006 Notice of Selection and Conditions of Approval
- E. CANNA 21-00006 Safety Plan
- F. CANNA 21-00006 Security Plan
- G. CANNA 21-00006 Neighborhood Compatibility Plan
- H. Zoning Verification Letter and Analysis for CANNA 21-00006

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RESOLUTION NO. 22-07
RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION
APPROVING USE PERMIT 22-07
(SWEET FLOWER LLC)

WHEREAS, an application has been submitted for a Use Permit to establish a commercial cannabis storefront retailer use in the Traditional Neighborhood Development (TND) zoning district at the northeast corner of Alcott Avenue and East 20th Street (APN 002-690-019); and

WHEREAS, the Planning Commission considered the staff report and comments submitted at a noticed public hearing held on November 3, 2022; and

WHEREAS, the Project has been determined to be categorically exempt under Section 1.40.220 of the Chico Municipal Code (CMC) and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects).

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF CHICO AS FOLLOWS:

1. With regard to the Use Permit, the Planning Commission finds that:
 - A. The proposed use would be located on a commercial site designated Special Mixed Use on the General Plan land use diagram and zoned Traditional Neighborhood Development - Core Designation (TND-CORE). Pursuant to CMC Section 19.80.070, Table 6-1, a commercial cannabis storefront retailer may be permitted in the TND-CORE zoning district subject to the issuance of a use permit. This use permit was processed in compliance with 19.24; and
 - B. The proposed use would not result in adverse impacts to the health, safety, or welfare of persons residing or working in the neighborhood. The project site is a special mixed-use area comprised of a variety of commercial retail and service uses along the East 20th Street frontage west of Alcott Avenue, with residential uses present further north in Meriam Park and on the south side of East 20th Street and Notre Dame Boulevard. The zoning verification conducted as part of the associated commercial cannabis permit (CANNA21-00006) verified compliance with the location limitations for storefront retailers established

1 in CMC Section 19.75.120. At the time of staff’s analysis, no sensitive uses were identified
2 within the minimum buffer distance of “1,000 feet from any property containing a school
3 providing instruction in any grades six (6) through twelve (12), and 600 feet from any
4 property containing a school providing instruction in kindergarten or any grades one (1)
5 through five (5), a day care center, or a youth center with primary youth center activities”.
6 Furthermore, operation of the proposed storefront retailer in accordance with the general
7 and specific standards established in CMC Section 19.75.130 and 19.75.140, as well as the
8 applicant’s Safety, Security and Neighborhood Compatibility Plans will ensure that a
9 storefront retailer use at this location would not have detrimental effects on the surrounding
10 neighborhood; and

11 C. The proposed storefront retailer use is not anticipated to have any detrimental effects on
12 property or improvements in the area. The proposed use would be contained entirely within
13 a new commercial retail building and would operate similarly to other existing retail uses
14 subject to use-specific standards, such as liquor stores. Commercial cannabis storefront
15 retailer uses involve the sale of a variety of cannabis related products for off-site
16 consumption to customers over the age of 21 possessing valid ID. Commercial cannabis
17 storefront retailers have limited hours of operation (8:00AM to 9:00PM) and are dually
18 licensed by a state regulatory agency, the California Department of Cannabis Control
19 (DCC), in the same way that the sale of liquor is regulated by the California Department
20 of Alcoholic Beverage Control (ABC); and

21 D. The proposed storefront retailer would be compatible with the Special Mixed-Use
22 designation, TND zoning district and CORE designation, and operate similarly to other
23 existing retail uses subject to use-specific standards such as a liquor store, which also
24 represents a land use that may be allowed in the TND-CORE subject to use permit
25 authorization. The proposal is consistent with various policies and actions under Land Use
26 (LU) Goals LU-2, LU-3 and LU-4; Community Design (CD) Goal CD-3; Economic
27 Development (ED) Goal ED-1; and Safety Goal S-5. Specifically, the project would be
28 consistent with General Plan goals and policies which encourage Chico residents and

1 visitors to support businesses that are located in the City of Chico (Policy ED-1.9). The
2 preparation and provision of safety and security plans support the deterrence of crime
3 through site planning and design, consistent with Safety Policy S-5.5 and Action S-5.5.1,
4 as well as Community Design Policy CD-3.4, Action CD-3.4.1 and Action CD-3.4.2. The
5 proposed use reflects a new commercial retail land use category that is limited to a total of
6 three (3) establishments City-wide, thereby providing a mix and distribution of uses that
7 meet the identified needs of community (Goal LU-2). The proposed use would be located
8 on a parcel designated Special Mixed Use and operate out of a multi-tenant commercial
9 building, with the other tenant anticipated to be a restaurant (Action LU-2.3.4). Both
10 general and use specific operating standards have been required, ensuring land use
11 compatibility with the surrounding area (Policy LU-2.4). Furthermore, the proposed use
12 would be located far enough away from existing single family residential neighborhoods,
13 but proximal enough to be walkable or bikeable, and would provide a missing
14 neighborhood retail element (Goal LU-3 and Policy LU-4.4); and

15 E. The proposed use is compatible with surrounding mixed-use environment. The storefront
16 retailer would be located within an existing multi-tenant commercial building similar in
17 design, size and operating characteristics as other retail and restaurant buildings along East
18 20th Street and in Meriam Park. The building architecture and site improvements including
19 lighting, landscaping, parking have been previously reviewed and approved under
20 Architectural Review application AR 21-06. Therefore, the project has been previously
21 found to be consistent with land use, lot coverage, building type, building height, and
22 setback requirements for the TND-CORE zoning district.

23 2. Based on all the above, the Planning Commission hereby approves Use Permit 22-07 (Sweet
24 Flower LLC) subject to the conditions set forth in Exhibit I attached hereto.

25 3. The Planning Commission hereby specifies that the materials and documents which constitute
26 the record of proceedings upon which its decision is based are located at and under the custody
27 of the City of Chico Community Development Department.

28 //

1 THE FOREGOING RESOLUTION WAS ADOPTED by the Planning Commission of the
2 City of Chico at its meeting held on November 3, 2022, by the following vote:

3
4 AYES:

5 NOES:

6 ABSENT:

7 ABSTAINED:

8 DISQUALIFIED:

9
10 ATTEST:

APPROVED AS TO FORM:

11
12 _____
13 Bruce Ambo
14 Planning Commission Secretary

15 _____
16 Vincent C. Ewing, City Attorney*

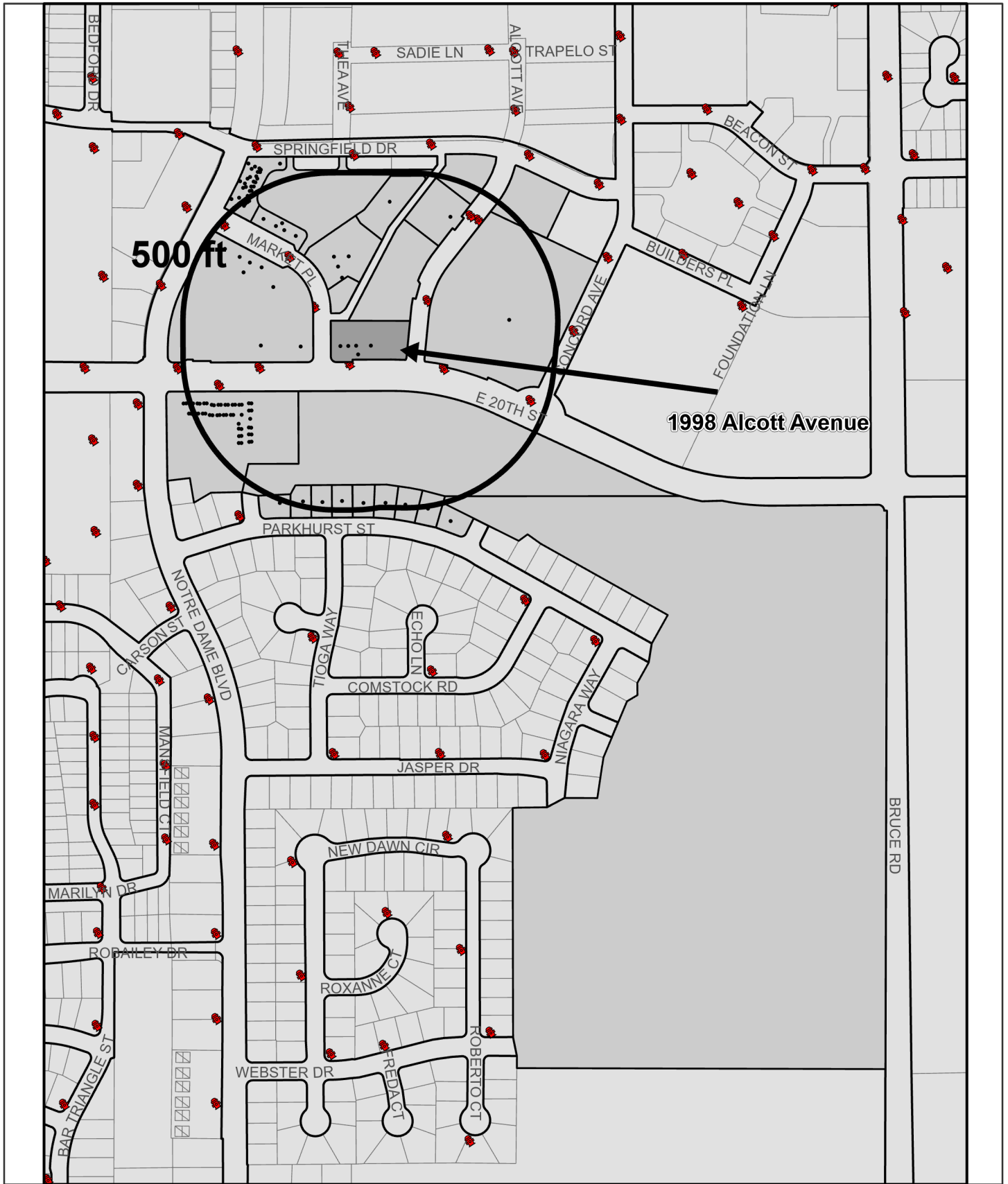
17 *Pursuant to The Charter of
18 the City of Chico, Section 906(E)

EXHIBIT I
CONDITIONS OF APPROVAL
Use Permit 22-07 (Sweet Flower LLC)

1. Use Permit 22-07 (Sweet Flower LLC) authorizes a commercial cannabis storefront retailer use, in general accord with the “Site Plan to Accompany Use Permit 22-07 (Sweet Flower LLC)” and in compliance with all other conditions of approval.
2. The permittee shall comply with all other State and local Code provisions, including those of the Building Division, Public Works Department, Fire Department, Butte County Environmental Health, and the California Department of Cannabis Control (DCC). The permittee is responsible for contacting these offices to verify the need for permits.
3. The proposed commercial cannabis storefront retailer use shall be operated in compliance with the general and specific standards set forth in CMC Section(s) 19.75.130 and 19.76.140.
4. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney’s fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.

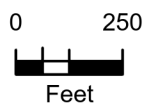
Exhibit I

Attachment A

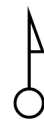


UP 22-07 (Sweet Flower LLC)
 1998 Alcott Avenue
 APN: 002-690-019-000

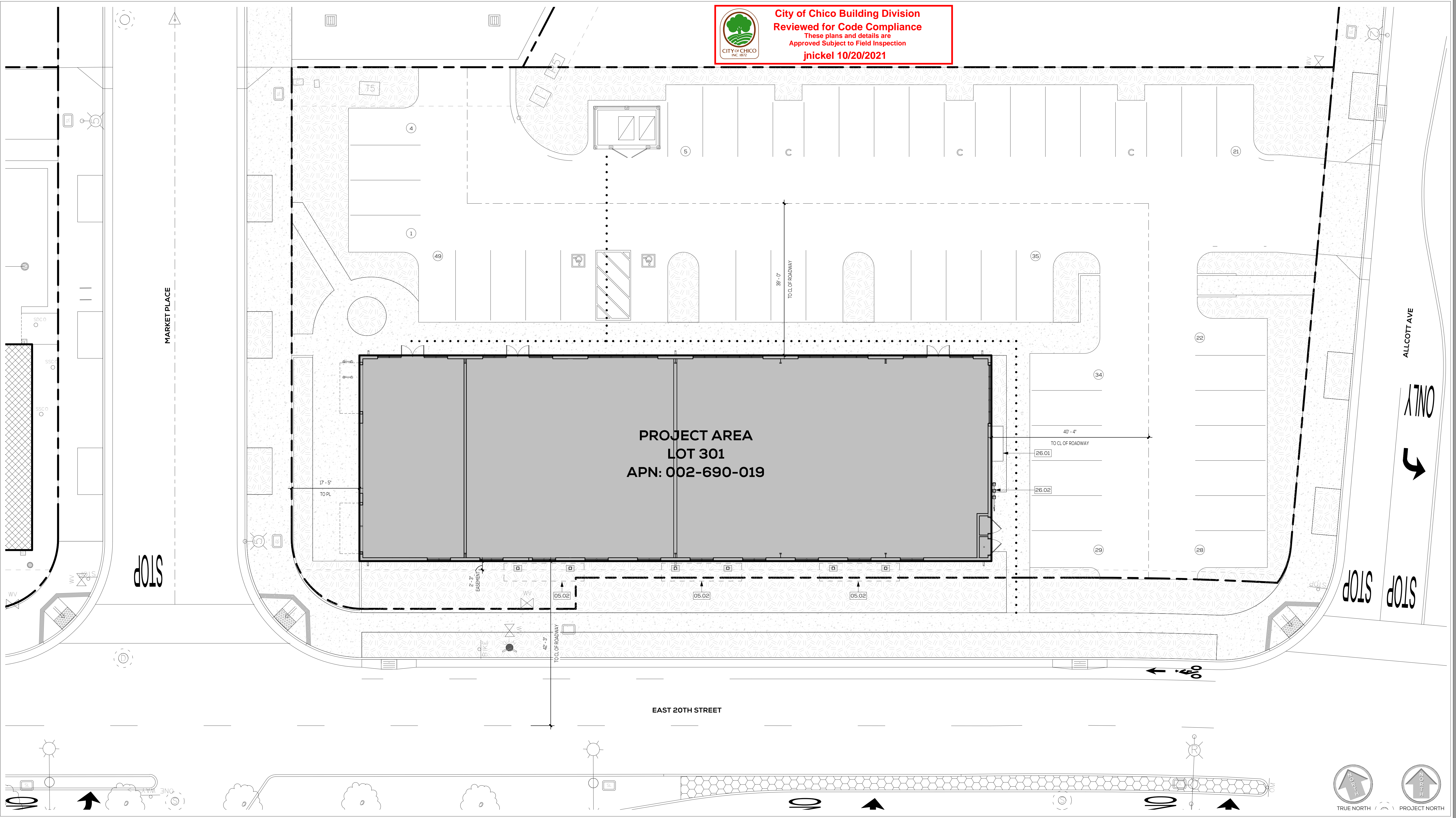
Date Saved:



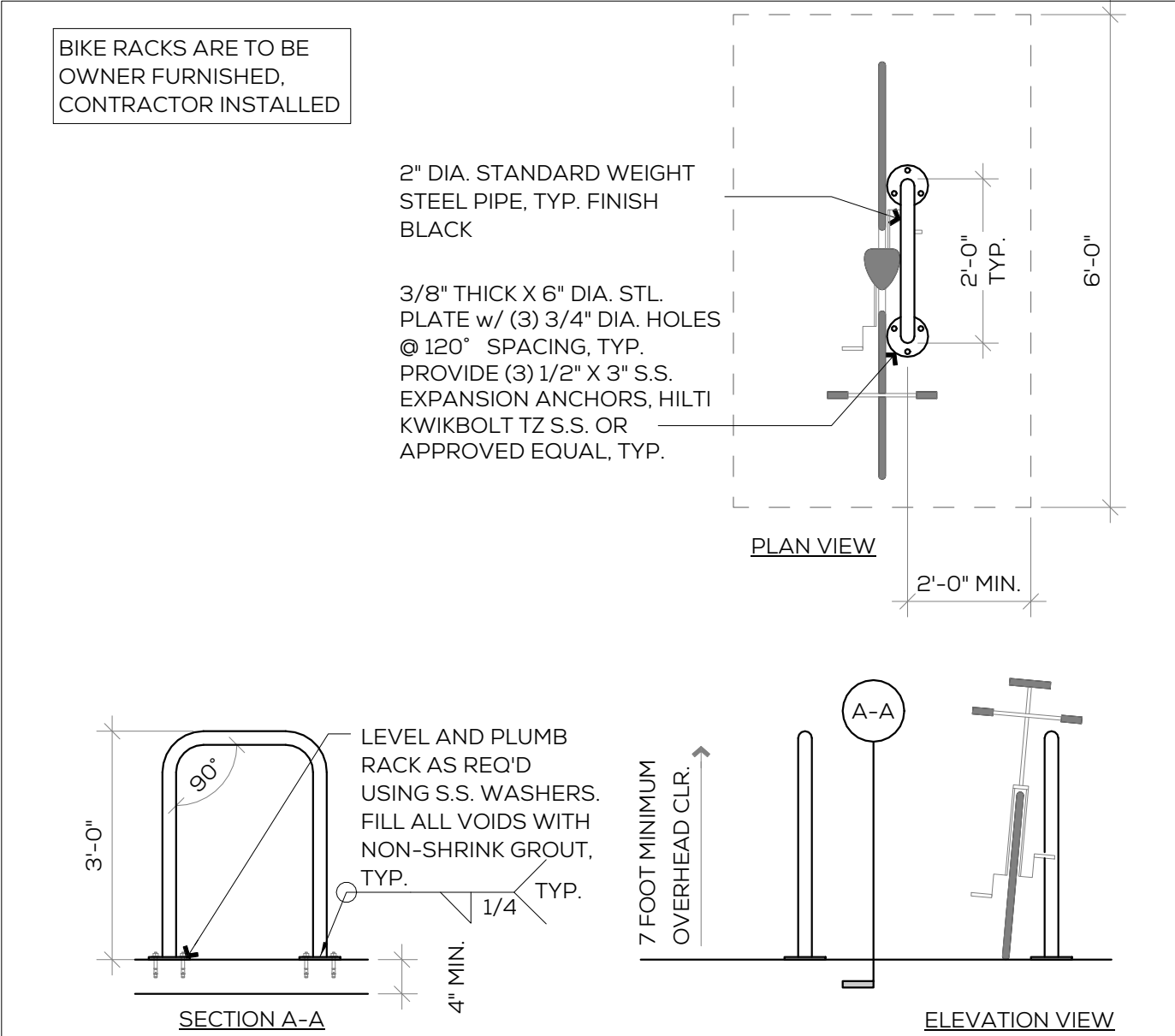
- Noticed Parcels
- Noticed Addresses



City of Chico Building Division
Reviewed for Code Compliance
 These plans and details are
 Approved Subject to Field Inspection
jnicket 10/20/2021



RR - ENLARGED SITE PLAN
 SCALE: 1" = 10'-0"



QQ - BIKE RACKS
 SCALE: 1/2" = 1'-0"

SCREENING REQUIREMENTS
 ALL WALL-MOUNTED UTILITIES AND ROOF OR WALL PENETRATIONS, INCLUDING VENT STACKS, UTILITY BOXES, EXHAUST VENTS, GAS METERS AND SIMILAR EQUIPMENT, SHALL BE SCREENED BY APPROPRIATE MATERIALS AND COLORS. ADEQUATE SCREENING SHALL BE VERIFIED BY CITY OF CHICO PLANNING STAFF PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

UNDERGROUND REQUIREMENTS
 ALL NEW ELECTRIC, TELEPHONE, AND OTHER WIRING CONDUITS FOR UTILITIES SHALL BE PLACED UNDERGROUND IN COMPLIANCE WITH CHICO MUNICIPAL CODE 19.60.120.

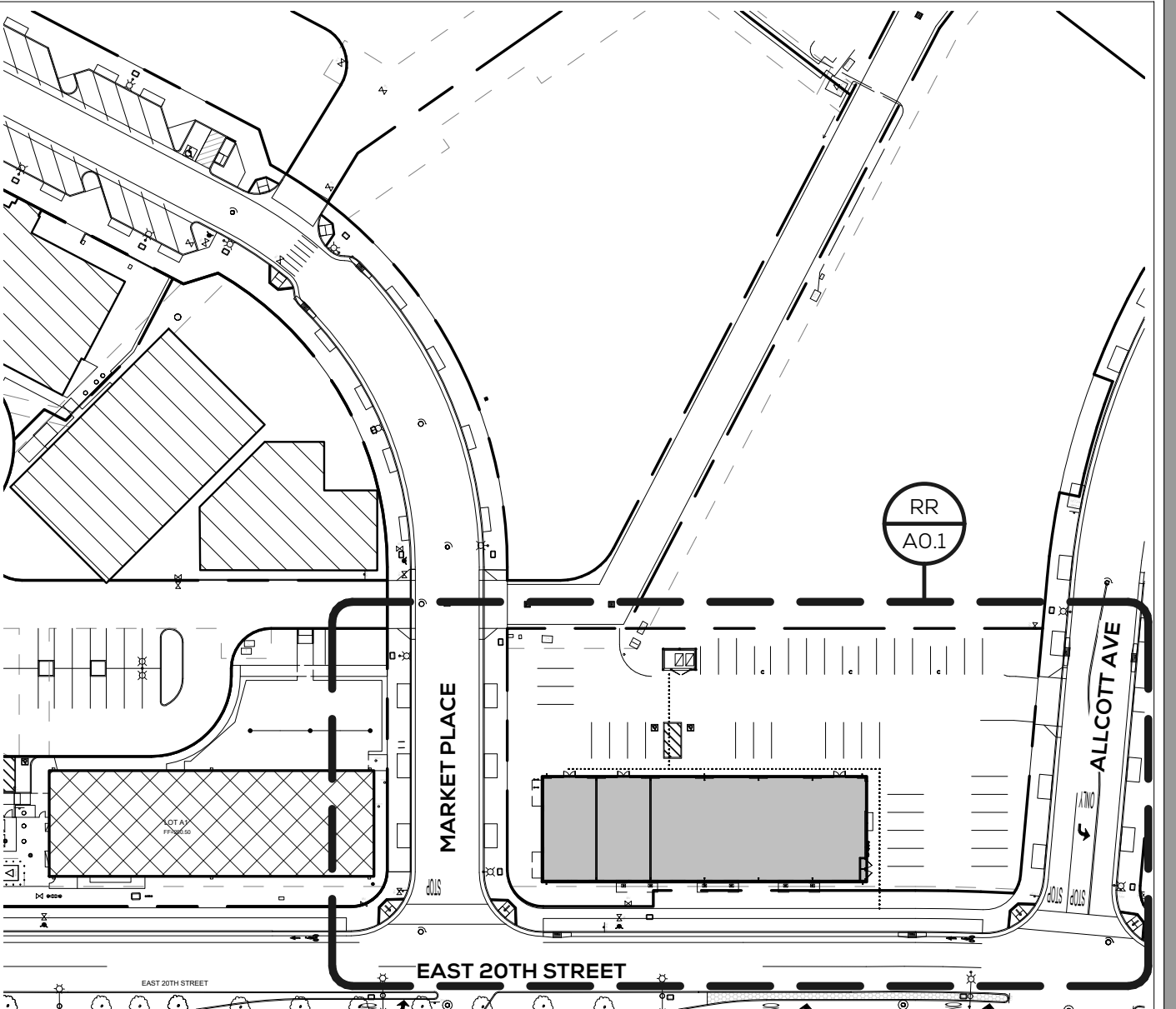
SITE CIRCULATION ROUTE NOTES:
 SITE CIRCULATION ROUTE, AS INDICATED, IS A COMMON BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE. EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. THE PATH SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. PASSING SPACES (118-403.5.3) AT LEAST 60" X 60" ARE LOCATED NOT MORE THAN 200' APART. THE GROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL AND IS LESS THAN 5% UNLESS OTHERWISE INDICATED. (P.O.T.) SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (118-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (118-307.2).

KEYNOTES	
05.02	TRELLIS - SEE EXTERIOR ELEVATIONS
26.01	ELECTRICAL SWITCH GEAR - SEE ELECTRICAL DWGS
26.02	GAS METERS - SEE PLUMBING DWGS

①	PARKING COUNT		
♿	ACCESSIBLE PARKING SPACE	8,505 SF @ 1.6 SPACES /1,000 SF	14 SPACES (CHICO MC 19.88.030)
C	COMPACT PARKING - SEE CIVIL DWGS	BICYCLE PARKING (20%)	3 SPACES (CHICO MC 19.88.070)
🚲	BIKE PARKING - SEE DETAIL QQ/-		
⋯	SITE CIRCULATION ROUTE		
---	PROPERTY LINE		
- - - -	EASEMENT - SEE CIVIL DWGS		
■	PROJECT AREA		
▨	EXISTING BUILDINGS - NOT A PART		
▩	FUTURE BUILDINGS - NOT A PART		
■	CONCRETE WALK - SEE CIVIL DWGS		
▨	LANDSCAPE - SEE LANDSCAPE DWGS		

PARKING REQUIRED		
FULL SIZE STALLS	44 SPACES	
COMPACT STALLS	3	
ACCESSIBLE STALLS	2 SPACES	
TOTAL SPACES PROVIDED	49 SPACES	
VEHICLE PARKING PROVIDED		
BICYCLE RACK	3 SPACES	
TND ZONING SUMMARY		
ZONING	TND-CORE	(CHICO MC 19.80)
BUILDING TYPE	SMALL SINGLE STORY SHOPFRONT	(CHICO MC 19.86.300)
FRONTAGE TYPE	SHOPFRONT	(CHICO MC 19.84.040)
SETBACKS	FRONT ZERO TO BACK OF WALK	(CHICO MC 19.86.300)
	SIDE NONE REQUIRED	(CHICO MC 19.86.300)
	REAR 5 FT MIN	(CHICO MC 19.86.300)
BUILDING HEIGHT	1 STORIES	(CHICO MC 19.86.300)
PARKING	35 FT MAX	
	28 FT MIN BEHIND BACK OF WALK	(CHICO MC 19.86.300)
PLANTING	SEE LANDSCAPE DRAWINGS	
INFRASTRUCTURE	SEE CIVIL DRAWINGS	
WALKWAYS	SHALL BE ACCESSIBLE - SEE SITE CIRCULATION ROUTE NOTES	

MM - SITE NOTES & LEGEND
 SCALE: NONE



AA - OVERALL SITE PLAN
 SCALE: 1" = 80'-0"

r · g · a
 architecture · engineering

RUSSELL GALLAWAY ASSOCIATES inc.

115 MEYERS STREET
 SUITE 110
 CHICO, CA 95928
 530 342 0302

www.rgachico.com

PROJECT

MP LOT 301 SHELL

OWNER

TANK DISTRICT, LLC

PROJECT ADDRESS

**1998 ALCOTT AVE
 LOT 301
 THE TANK DISTRICT
 MERIAM PARK
 CHICO, CA
 95928**

ASSESSOR'S PARCEL NUMBER

002-690-019

Site Plan for Use Permit 22-07 (Sweetflower LLC)



RGa PROJECT #	21-303
PLAN CHECK #	-
DRAWN	SJM
CHECKED	KJE
ARB SUBMITTAL	2021.05.14
FOUNDATION	2021.06.08
SHELL SET	2021.06.08
SHELL SUBMITTAL	2021.08.09
2ND SUBMITTAL	2021.09.16

SITE PLAN

A0.1



OFFICE OF THE CITY MANAGER

411 Main Street – 3rd Floor (530) 896-7200
P.O. Box 3420 Fax (530) 895-4825
Chico, CA 95927 <http://www.ci.chico.ca.us>

August 30, 2022

Sweet Flower Chico LLC
Attn: Timothy Dodd
10000 Culver Blvd.
Culver City, CA 90232

Re: Commercial Cannabis Storefront Retailer Application CANNA 21-00006

Dear Mr. Dodd,

The City of Chico approved the above-referenced project, subject to the enclosed conditions of approval. CANNA 22-00006 is approved for operation of a 4,250 square foot Commercial Cannabis Storefront Retailer use located at 1998 Alcott Avenue (APN# 002-690-019-000).

Please sign and return the attached conditions of approval to the City Manager's Office. By signing the conditions of approval, you are acknowledging and agreeing to be in full compliance with all conditions prior to the start of business.

This approval and/or the conditions of approval may be appealed to the City Council by an applicant or interested party. The appellant must file a written appeal with the City Clerk's Office within ten calendar days of the decision. The written appeal shall specify the person making the appeal, the action being appealed, the reason for the appeal, and include any supporting information or documentation.

If you have any questions, please feel free to contact me at angie.dilg@chicoca.gov or at the phone number below.

Sincerely,



Angie Dilg
Management Analyst
City of Chico
(530) 896-7202

Attachment (Conditions of Approval)

Attachment D

**CITY OF CHICO
COMMERCIAL CANNABIS PERMIT
CONDITIONS OF APPROVAL**

Sweet Flower Chico LLC

Commercial Cannabis Storefront Retail Permit CANNA 21-00006 authorizes operation of a 4,250 square foot Commercial Cannabis Storefront Retail use at 1998 Alcott Avenue (APN# 002-690-019-000).

Below are the conditions of approval associated with approval of Permit CANNA 21-00006:

General Requirements

Regulations and Requirements

The Commercial Cannabis Storefront Retail Business is subject to all applicable State, County, Chico Municipal Code (CMC), and local regulations. Below is a summary of the general and use-specific operating standards and requirements for a Commercial Cannabis Storefront Retailer use from CMC Sections 5.42 and 19.75. Please review both ordinances in their entirety to ensure a complete understanding of the Chico’s Commercial Cannabis rules and regulations. You will be held to the standards as stated in the CMC. The commercial cannabis use is subject to any future amendments to the CMC.

Per the City’s Municipal Code (Section 19.75.130), all commercial cannabis uses shall be operated in compliance with the following general standards:

- A. Permit Required:** All commercial cannabis businesses shall obtain and maintain a Commercial Cannabis Permit issued by the City of Chico pursuant to Title 5.42.
- B. Compliance with City, Local and State Laws.** All commercial cannabis businesses shall comply with the standards set by State law, regulations and policies, and all city codes and resolutions, as well as any applicable requirements of the County of Butte.
- C. Access Limited.** For all commercial cannabis businesses, the general public is only allowed to access those areas of the premises which are identified in the site plan included with the Commercial Cannabis Permit as being open to public access. Only agents, applicants, managers, employees, and volunteers of the commercial cannabis permittee and agents or employees of the City, or other governmental agency are allowed in non-public access areas.
- D. Hours of Operation:** Manufacturers, distributors and testing laboratories may only accept commercial traffic to and from the premises between 8:00 a.m. and 7:00 p.m., unless zoning regulations specify more restrictive hours.
- E. On-site Consumption Prohibited:** Cannabis shall not be consumed by anyone on the premises in any form at any commercial cannabis business, unless explicitly authorized by a City ordinance, resolution, rule, regulation and/or pursuant to explicit terms of a Commercial Cannabis Permit, or City-approved Conditional Use Permit or Development Agreement.
- F. Visibility:** No manufacturing process, testing methodology, storage, or loading/unloading cannabis or cannabis products, shall be visible from the exterior of any premises issued a

Commercial Cannabis Permit. No cannabis or cannabis products shall be visible on part of any of the vehicles owned or used as part of the commercial cannabis business. No outdoor storage of cannabis or cannabis products is permitted at any time.

G. Inventory Tracking: Each commercial cannabis business shall have in place and at all times of operation of the business operate a point-of-sale or management inventory tracking system to track and report on all aspects of the commercial cannabis business including, but not limited to, such matters as cannabis tracking, inventory data, gross sales (by weight and by sale) and other information which may be deemed necessary by the City. The commercial cannabis business shall ensure that such information is compatible with the City's record-keeping systems. In addition, the system must have the capability to produce historical transactional data for review. Furthermore, any system selected must be approved and authorized by the City Manager or designee prior to being used by the permittee and be the same system as specified in their commercial cannabis business permit.

H. Compliance with California Law: All cannabis and cannabis products sold, tested, distributed, or manufactured shall be cultivated, manufactured, and transported by licensed facilities that maintain operations in full conformance with the State of California and local regulations. All activities related to the purchase, sales, delivery, distribution, cultivation, testing, and manufacture of cannabis or cannabis products shall be conducted in conformity with state law.

I. Contact Information: Each commercial cannabis business shall provide the City Manager with the name, telephone number (both landline and mobile) of an on-site manager or owner to whom emergency notice may be provided at any hour of the day.

J. Signage and Notices:

a. In addition to the requirements otherwise set forth in this section, or as a term or condition imposed in a Use Permit, business identification signage for a commercial cannabis business shall conform to the requirements of state law and the City of Chico City Code, including, but not limited to, the requirements for a City sign permit, or applicable zoning laws regulating signs.

b. Each commercial cannabis business premises shall be visibly posted with clear and legible notices indoors indicating that smoking, ingesting, or otherwise consuming cannabis on the premises or in the areas adjacent to the commercial cannabis business is prohibited.

K. Age Restrictions:

a. Persons under the age of twenty-one (21) years shall not be allowed on the premises of a commercial cannabis business except as allowed under California law.

b. Persons under the age of twenty-one (21) years shall not be allowed to serve as a driver for a delivery service, except as allowed under California law pertaining to sales of cannabis for medicinal use.

c. It shall be unlawful and a violation of this Chapter for any person to employ any person at a commercial cannabis business who is not at least twenty-one (21) years of age.

L. Odor Control.

a. Odor control devices and techniques shall be incorporated as needed in all commercial cannabis businesses to ensure that odors from cannabis are not detectable off-site.

b. Commercial cannabis businesses shall provide a sufficient odor control devices and techniques, including but not limited to an odor absorbing ventilation and exhaust system

utilizing air scrubbers or charcoal filtration systems, so that odor generated inside the commercial cannabis business that is distinctive to its operation is not detected outside of the facility, anywhere on adjacent property or public rights-of-way, at any adjoining use of the property not part of the commercial cannabis premises, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the commercial cannabis business.

c. Commercial cannabis businesses shall install and maintain the following equipment, or other equipment which the City Engineer or Public Works Director or Building Official determines is a more effective method or technology, to address such odor control:

- i. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally;
- ii. An air system that creates negative air pressure between the commercial cannabis business's interior and exterior, so that the odors generated inside the commercial cannabis business are not detectable on the outside of the commercial cannabis business.

d. All exhaust ventilation equipment is required to be appropriate for the use involved and must comply with the California Fire and Mechanical codes.

M. Display of Permit and City Business Tax Certificate. The original copy of the Commercial Cannabis Permit issued by the City pursuant to this Chapter, the City issued business license, and the state-issued Seller's Permit, shall be posted inside the commercial cannabis business in a location readily visible to any City, County or State employee, official, or agent authorized to enforce the City's Code, or applicable cannabis-related laws.

N. Loitering Prohibited. The permittee of a commercial cannabis business shall prohibit loitering by persons outside on the premises and is required to enforce same within its premises and adjacent public areas, including cooperating with the City's law enforcement agency dispatched to enforce same. The placement and use of no loitering signage shall be included as part of any application submittal and depicted on a business or operational plan.

O. Permits and other Approvals. Prior to the operation of a commercial cannabis business, the person intending to establish a commercial cannabis business must first obtain all applicable planning, zoning, building, and other applicable permits and approvals from the relevant City or County department or division which may be applicable to the zoning district in which such commercial cannabis business intends to establish and to operate.

P. Adherence to Operating Procedures. Permittees shall adhere to all applicable operating procedures, including those submitted as part of the initial application process, and pursuant to those established in applicable State of California laws, regulations, and policies.

Q. Compliance with Disability Regulations. This Chapter does not exempt a commercial cannabis business from complying with all applicable local, State and federal laws and regulations pertaining to persons with disabilities.

R. Non-Discrimination. No commercial cannabis business may discriminate or exclude patrons in violation of local, State and federal laws and regulations.

S. Contact Information. Each commercial cannabis business shall provide the name, telephone number, and email address of a community relations contact to whom notice of problems associated with the commercial cannabis business can be provided. Each commercial

cannabis business shall also provide this information to all businesses and residences located within 300 feet of the commercial cannabis business.

T. Coordination Meetings. The owner, manager, and community relations representative from each commercial cannabis business holding a Commercial Cannabis Permit shall, if requested by the City Manager or designee, attend a quarterly meeting with the interested parties to discuss costs, benefits, and other community issues arising as a result of implementation of this Chapter.

U. Security Plan: Each business shall maintain on file with the City a security plan.

V. Restriction on Alcohol and Tobacco Sales, Dispensing or Consumption: No person shall cause, allow, or permit the sale, dispensing, or consumption of alcoholic beverages or tobacco products on or about the premises of a commercial cannabis business, except as allowed under state law.

W. Restriction of On-site on Consumption: No person shall cause, allow, or permit the consumption of cannabis on-site of any commercial cannabis business.

Per the City's Municipal Code (Section 19.75.140), Cannabis Dispensaries shall operate in compliance with the following use-specific standards:

A. On-site Supervision: All commercial cannabis storefront retailers shall have a manager on the premises at all times during hours of operation.

B. Delivery Services. Storefront retailers also providing delivery shall comply with the operational requirements pertaining to Retailer - Delivery Only businesses in Section 19.75.150.

C. Site Access. Entrances into the retailer storefront shall be controlled at all times with either security personnel or electronic/mechanical entry system. Adult use storefront retailers without medicinal cannabis sales shall verify the age of all customers to ensure persons under the age of 21 are not permitted on the premises. Adult use medicinal sales storefront retailers shall verify the age and possession of valid doctor's recommendation of all customers to ensure persons under the age of 18 are not permitted on the premises.

D. Medicinal Cannabis.

a. Commercial cannabis storefront retailers selling medicinal cannabis shall verify the age and all necessary documentation of each customer to ensure the customer is not under the age of 18 years and that the potential customer has a valid doctor's recommendation;

b. Verify the identity and age of the qualified patient, primary caregiver, or customer receiving cannabis or cannabis products from the delivery only retailer; and

c. If a medicinal cannabis transaction,

i. Verify the validity of the qualified patient's recommendation from a physician to use cannabis for medicinal purposes or primary caregiver's status as a primary caregiver for the particular qualified patient, and

ii. Maintain a copy of the physician recommendation or Identification Card, as described in Health and Safety Code Sections 11362.71 through 11362.77, as may be amended from time to time, at its permitted business location for a period of not less than seven (7) years.

E. Physician Evaluations Prohibited: No physician shall be allowed at any time to evaluate patients or customers for the issuance of a medicinal cannabis recommendation or medicinal cannabis identification card where applicable.

F. Complimentary Promotions Prohibited. A non-medicinal cannabis storefront retailer may not give away, or donate specific devices, contrivances, instruments, or paraphernalia necessary for consuming cannabis products, including, but not limited to, rolling papers and related tools, pipes, water pipes, and vaporizers. A storefront retailer may not give away samples or cannabis products free of charge.

G. Required Notifications. All cannabis storefront retailers shall notify qualified patients, primary caregivers, and customers (verbally or by written agreement) and by posting of a notice or notices conspicuously in at least 15-point type within the permitted premises that state the following:

- a. "The sale or diversion of cannabis or cannabis products without a permit issued by the City of Chico is a violation of State law and the Chico City Code."
- b. "Secondary sale, barter, or distribution of cannabis or cannabis products purchased from a permittee is a crime and can lead to arrest."
- c. "Patrons must not loiter in or near these premises and may not consume cannabis or cannabis products in the vicinity of this business or in any place not lawfully permitted. These premises and vicinity are monitored to ensure compliance."
- d. "Warning: the use of cannabis or cannabis products may impair a person's ability to drive a motor vehicle or operate heavy machinery."
- e. "CALIFORNIA PROP. 65 WARNING: Smoking of cannabis and cannabis- derived products will expose you and those in your immediate vicinity to cannabis smoke. Cannabis smoke is known by the State of California to cause cancer."

H. Location of Products. All cannabis concentrate inhaled products, including but not limited to, dabs, shatter, budder, wax, and butane hash oil, shall be stored behind the retail counter and out of the reach of customers at all times except when being handled by an employee during a sales transaction.

I. Added Artificial Flavor Prohibited. Retailers shall not sell cannabis products which contain an added characterizing flavor. For purposes of this Chapter, "characterizing flavor" means a taste or aroma, other than the taste or aroma of cannabis, imparted either prior to or during consumption. This includes, but is not limited to, tastes or aromas relating to food or drink of any sort; menthol; mint; wintergreen; fruit; chocolate; vanilla; honey; candy; cocoa; dessert; alcoholic beverages; herbs; or spices. Flavor agents consisting of terpenes of cannabis shall not be considered an added characterizing flavor. Such prohibition shall not apply to cannabis products which are manufactured as edible or topical products.

J. Educational Materials. A cannabis storefront retailer shall provide written educational materials to all customers:

- a. Regarding each product sold, with information regarding the name and type of product, instructions for use, and expected effects.
- b. Regarding all edible cannabis products and cannabis concentrate products sold to a customer, which shall include information on safe storage and use of the product, warnings against child access and exposure to the product, and warnings of potential side effects concerning brain development of individuals under the age of twenty-five years and potential harm to pregnant women.

K. Training Required: A cannabis storefront retailer shall require all employees who interact with public customers, as well as all management staff, to complete training to ensure competency of employees for their assigned functions within the first year of the retailers' first year of operation, and within one year of each employee's hire date thereafter. The retailer shall

maintain records showing completion of each employee's training for a period of two years and provide such records to the City Manager or his/her designee upon request.

Per the City's Municipal Code (Section 5.42) all commercial cannabis uses shall be operated in compliance with the following standards:

5.42.100 Commercial cannabis permit required.

A. Prior to engaging in any commercial cannabis activity, one must obtain a Commercial Cannabis Permit. The initial permit and annual renewal of an authorized and lawful commercial cannabis permit is made expressly contingent upon the commercial cannabis business' ongoing compliance with all requirements of State law, this chapter, the City of Chico City Code, any local regulations adopted by the City governing the commercial cannabis business at issue, the securing and approval of a Use Permit (when required pursuant to Title 19 of the Chico Municipal Code), and any required approval, permit or license required by any applicable local or State law, rules, or regulations.

B. No person may engage in, conduct, authorize, establish, or operate a commercial cannabis business, or cause, allow, or permit same, within the City of Chico unless and until the following are obtained, complied with, adhered to, and fulfilled:

1. A Commercial Cannabis Permit has been approved by the City, pursuant to the City's laws, rules, policies, and regulations, as applicable, as same may be amended from time to time; and
2. Zoning clearance issued by the Community Development Director, including where applicable, issuance of a Conditional Use Permit; and
3. A City business license issued by the Finance Department authorizing the business operation of a commercial cannabis business; and
4. A valid State of California Seller's Permit or other valid State of California license or permit for the applicable type of commercial cannabis business at issue has been obtained; and
5. Permittee is currently in compliance with all applicable state and local laws and regulations pertaining to engaging in, conducting or operating a commercial cannabis business and commercial cannabis activities, including the duty to first obtain any required State licenses pursuant to MAUCRSA and applicable regulations; and
6. Permittee is currently in compliance with any and all applicable state and local laws and regulations pertaining to the occupancy of the premises for the City-approved commercial cannabis business operation, including any and all applicable building and fire code provisions; and
7. Prior to operating in the City and as a condition of issuance of a regulatory permit, operator of each cannabis facility shall execute an indemnity agreement with the City of Chico and an acknowledgement of limitations on City's liability, certifications, assurances, and warranties.

C. Applicant shall be responsible for all fees and noticing obligations required for processing all permits.

5.42.105 Evidence of cannabis employee background check required.

A. Pursuant to California Penal Code Sections 11105(b)(11) and 13300(b)(11), which authorize City authorities to access state and local criminal history information for cannabis employment, licensing, or certification purposes, summary criminal history information for cannabis employment, licensing, or certification purposes, and authorize access to federal level criminal

history information by transmitting fingerprint images and related information to the Department of Justice to be transmitted to the Federal Bureau of Investigation, every applicant for a Certificate of Approval (including owners and other representatives of the applicant) and every person to be employed at the facility must submit fingerprints and other information deemed necessary by the Chief of Police or their designee(s) for a background check by the Chico Police Department. A fee for the cost of the background investigation, which shall be the actual cost to the City of Chico to conduct the background investigation as it deems necessary and appropriate, including City staff time and costs, shall be paid at the time the person submits for the background check.

B. The criminal background check must at a minimum identify the following:

1. Whether the individual applying for cannabis employment has ever been convicted of a violent felony as defined by California Penal Code 667.5, or equivalent offenses in other states;
2. Whether the individual applying for cannabis employment has ever been convicted of a crime involving dishonesty, fraud or deceit, including but not limited to fraud, forgery, theft, or embezzlement as those offenses are defined in California Penal Code Sections 186.11, 470, 484, and 504a, respectively; or equivalent offenses in other states; or
3. Whether the individual applying for cannabis employment has ever been convicted of the illegal use, possession, transportation, distribution or similar activities related to controlled substances, as defined in the Federal Controlled Substances Act, not including cannabis-related offenses for which the conviction occurred after the passage of the Compassionate Use Act of 1996.

C. Evidence of a conviction of any the offenses enumerated in Section 5.42.105(b) shall be grounds for denial of employment.

D. Violation of this section shall be grounds for immediate suspension of the business' operating permit. The business operator shall have the right to an appeal pursuant to Section 5.42.160.

5.42.130 Expiration, renewal, revocation, and suspension of commercial cannabis permits.

Each Commercial Cannabis Permit issued pursuant to this chapter shall expire one (1) year after the date of its issuance. The City Council shall establish by resolution procedures for the renewal, revocation, and suspension of Commercial Cannabis Permits.

5.42.140 Effect of license or permit expiration, suspension, revocation, or termination.

A. Expiration, suspension or revocation of a license, permit or entitlement issued by the State of California related to a commercial cannabis business shall be grounds for immediate suspension of a commercial cannabis business to operate within the City, unless and until such license, permit or entitlement is reinstated or reissued.

1. Permittee shall notify the City Manager in writing within forty-eight (48) hours of any suspension, revocation, or termination of a license issued by the State of California, or by any of its departments or divisions.

2. Should the State of California, or any of its departments, divisions, or agencies, suspend, revoke or terminate the license of a commercial cannabis business operating in the City, such suspension, revocation or termination, the City Manager shall suspend the ability of a commercial cannabis business to operate within the City of Chico unless and until the State of California, or its respective department, division, or agency reinstates or reissues the State license. Notice of such suspension shall be provided to the commercial cannabis business.

B. Expiration, suspension or revocation of a license, permit or entitlement issued by the City of Chico related to a commercial cannabis business shall be grounds for immediate suspension of a commercial cannabis business to operate within the City, unless and until such license, permit or entitlement is reinstated or reissued. Notice of such suspension shall be provided to the commercial cannabis business.

C. The commercial cannabis business shall have the right to an appeal pursuant to Section 5.42.160.

5.42.200 Permits and inspections prior to commencing operations.

Prior to commencing operations, a commercial cannabis business shall be subject to inspection of the premises, and must obtain all required plan approvals and building permits which would otherwise be required for any business of the same size and intensity operating in that zone. Accordingly, the permittee shall also obtain all required Building Division approvals, Fire Department approvals, Butte County Health Department approvals and any other permit or approval required by this chapter, Code or applicable law, rules or regulations

5.42.210 City business license.

Prior to commencing operations, a permittee of a commercial cannabis business shall obtain a City of Chico business license.

Per Chico Municipal Code Section 5.42.310, Commercial Cannabis storefront retail facilities shall operate in compliance with the following use-specific standards:

A. Retailers shall verify the age and all necessary documentation of each individual to ensure the customer is not under the age of eighteen (18) years. If the potential customer is over 18 but under 21 years old, retailer shall confirm the customer's possession of a valid doctor's recommendation and/or Health and Safety Code Section 11362.71 identification card (Medical Marijuana Card). For adult-use purchasers, retailers shall verify that all customers are 21 years of age or older for the purchase of cannabis or cannabis products.

B. Individuals must show a government-issued identification, and, in the case of purchases of medical cannabis, their physician's recommendation, or a cannabis card issued pursuant to Health and Safety Code Section 11362.71 in order to gain access into the retailer. The government-issued identification and, if applicable, doctor's recommendation or cannabis card must also be shown at the point of sale station at the time of purchase. Doctor recommendations are not to be obtained or provided at the retail location.

C. Uniformed licensed security personnel shall be employed by permittee to monitor site activity, control loitering and site access, and to serve as a visual deterrent to unlawful activities.

D. Retailers may have readily available for sale on-site in the retail sales area of the retailer only that quantity of cannabis and cannabis products to meet the daily demand. Additional product may be stored in a secured, locked area to which customers, vendors, and visitors shall not have access.

E. All restroom facilities used by customers shall remain locked and under the control of management.

F. Retailers authorized to conduct retail activities shall only serve customers who are within the licensed premises, or at a delivery address that meets the requirements of state law and this division.

1. The sale and delivery of cannabis goods shall not occur through a pass-through window or a slide-out tray to the exterior of the premises.

2. Retailers shall not operate as or with a drive-in or drive-through at which cannabis goods are sold to persons within or about a motor vehicle.

3. No cannabis goods shall be sold and/or delivered by any means or method to any person within a motor vehicle.

4. All cannabis goods sold by a retail business shall be contained in child-resistant packaging.

5. Retailers shall record point-of-sale areas and areas where cannabis goods are displayed for sale on the video surveillance system. At each point-of-sale location, camera placement must allow for the recording of the facial features of any person purchasing or selling cannabis goods, or any person in the retail area, with sufficient clarity to determine identity.

6. A retail licensee who is engaged in retail sales shall hire or contract for security personnel who are at least 21 years of age to provide security services for the licensed retail premises. All security personnel hired or contracted for by the licensee shall be licensed by the Bureau of Security and Investigative Services and shall comply with Chapters 11.4 and 11.5 of Division 3 of the Business and Professions Code.

G. Access to retailer premises.

1. Access to the premises of a retail licensee/permittee shall be limited to individuals who are at least 21 years of age.

2. Notwithstanding Section [5.42.310\(h\)\(1\)](#) individuals who are at least 18 years of age and in possession of a valid physician's recommendation shall be granted access to the premises of a retail licensee/permittee for the sole purpose of purchasing medicinal cannabis consistent with the physician's recommendation.

H. Authorized sales. A retailer shall only sell adult-use cannabis and adult-use cannabis products to individuals who are at least 21 years of age. A retailer shall only sell medicinal cannabis or medicinal cannabis products to individuals who are at least 18 years of age, if those individuals are in possession of a valid physician's recommendation.

I. Limited access areas. A retailer shall establish limited-access areas and permit only authorized individuals to enter the limited-access areas. Authorized individuals include individuals employed by the retailer as well as any outside vendors, contractors, or other individuals conducting business that requires access to the limited access area. All individuals granted access to the limited access area shall be at least 21 years of age, and if not employed by the retailer, shall be escorted at all times by an employee of the licensee/permittee. A retailer shall maintain a log of all individuals who are not employees who are granted access to the limited access area. These logs shall be made available to the Chief of Police or their designee upon request.

J. Operating hours of the store front retailer permittees shall be limited to the hours of 8:00 a.m. through 9:00 p.m. Pacific Standard Time, seven days a week.

K. Store front/retail security requirements. All provisions incorporated within Section [5.42.320](#) of this chapter (Security Requirements), are directly applicable to and binding on all commercial cannabis businesses, including all store front/retail businesses.

L. Educational materials. Cannabis retailers shall provide written educational materials to all customers:

1. Regarding each product sold, with information regarding the name and type of product, instructions for use, and expected effects.

2. Regarding all edible cannabis products and cannabis concentrate products sold to a customer, which shall include

- i. information on safe storage and use of the product,
- ii. warning against child access and exposure to the product, and
- iii. warnings of potential side effects concerning brain development of individuals under the age of twenty-five years and
- iv. warnings of potential harm to pregnant women.

M. Training required. All employees who interact with public customers as well as all management staff complete training to ensure competency of employees for their assigned functions within the first year of the retailers' first year of operation, and within one year of each employee's hire date thereafter. The retailer shall maintain records showing completion of each employee's training for a period of two years and provide such records to the City Manager or his/her designee upon request.

5.42.320 Security requirements. Please review CMC 5.42.320 and adhere to all specific security requirements.

5.42.330 Compliance Review and Financial Audits

The City of Chico and/or its designee shall conduct biannual compliance reviews to evaluate business practices, procedures and internal control to ascertain the level of risk assessment.

The City of Chico and/or its designee shall conduct one (1) financial audit during the term of the permit to verify the accuracy of gross receipts reported to the City and to ensure regulatory compliance with state and local laws. **Please review and adhere to specific Records and Safekeeping requirements under CMC 5.42.330.**


Community Benefits

All Cannabis businesses within the City of Chico shall be required to enter into a Community Benefit Agreement and donate five (5) percent of their gross receipts to a community benefit fund. Funds are to be paid annually by June 30th of the calendar year for the previous year's gross receipts. A copy of licensee's tax return for the previous calendar year and five (5) percent of total gross receipts via check or money order is to be made payable to the City of Chico.

Additionally, Licensee agrees to provide community benefits as set forth in the Community Benefits Plan submitted by Licensee in Licensee's application.

Failure to comply with any requirement imposed by the provisions of the Chico Municipal Code (or successor provision or provisions), including, but not limited to, any rule, regulation, condition or standard, or any term or condition imposed on a Commercial Cannabis Permit or entitlements or Use Permit, or any provision of State law are grounds for revocation of a Commercial Cannabis Permit. Violation of the Chico Municipal Code may be prosecuted as a citation or misdemeanor. Applicant is required to complete all requirements no later than October 1, 2023 and open their business or risk forfeiting their right to the permit.

I hereby certify that I have reviewed the contents of the Conditions for approval for a cannabis distribution permit and acknowledge, understand and agree to be bound by its terms and conditions.

Applicant/Operator Signature:  Date: 8/31/2022
Timothy Dodd

Distribution of Conditions:

Applicant
Community Development Department

SAFETY PLAN

C.0. Introduction

This is the preliminary Fire Prevention and Safety Plan for the proposed Sweet Flower Chico cannabis storefront retail facility located at 1998 Alcott Avenue Chico, California, 95928 (APN: 002-690-019). This plan addresses fire safety, suppression, and occupant evacuation. It intends to satisfy all applicable requirements of the City of Chico Commercial Cannabis Ordinance and the Commercial Cannabis Business (CCB) Permit Application, as set forth in the Chico Municipal Code (CMC): Chico Municipal Code (CMC) Chapters: Chapters 5.42, 5R.42 and Title 19.75.

Invariably, as the build out progresses, this plan will require modifications to achieve the intended results. All building modifications will be submitted through the building permit process for approval by the City of Chico.

The detailed Safety Plan shall be prepared by a California professional fire prevention and suppression consultant.

C.1. Safety Plan & Consultant Credentials

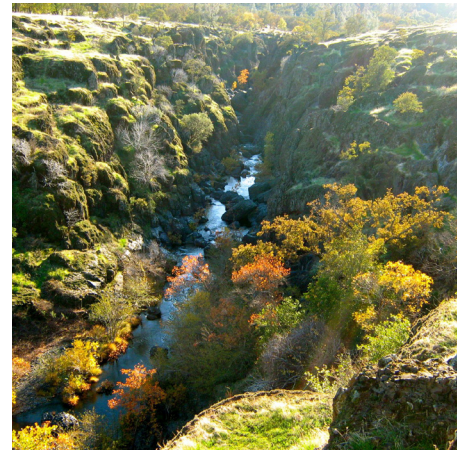
Jeffrey G. Lutz is the owner and Principal of Lutz & Associates Consulting (LAC) and is a qualified professional fire prevention and suppression consultant with over 35 years of experience in California fire service. Mr. Lutz has a Bachelor's Degree in Fire Protection and Administration from California State University, Los Angeles, an Associate's Degree in Fire Science and Technology from Columbus State College, and a Certificate in Fire Protection from University of California, Irvine.

Jeffrey Lutz began his career with the Los Angeles County Fire Department where he was for five years as a Fire Protection Engineering Assistant, where he was responsible for the review of building and fire sprinkler plans for conformance with codes and standards. In 1992, Jeffrey joined Anaheim Fire & Rescue where he spent 23 years in service. In his 11 years as Fire Marshal there, Jeffrey reduced community peril by identifying and prioritizing risk and coordinating the application of resources to minimize the probability and impact of unfortunate events. Upon retiring from Anaheim Fire & Rescue, Mr. Lutz developed LAC and utilizes his decades of experience and vast safety knowledge to provide comprehensive consultation services to a wide range of businesses.

LAC recognizes that a prime motivation for regulating cannabis facilities is to protect the peace, health, safety, and welfare of the community, customers, and employees from fire and health hazards and the associated risk(s) involved with each. Additionally, emergency first responder safety and awareness are critical components of this plan.

Among the primary hazards identified historically with cannabis facilities are electrical fires and chemical incidents. These hazards, if not abated properly, not only can cause physical harm to firefighters, employees, substantial economic loss to the business owner and city and property damage but could also affect lives of everyone involved.

Because of the nature of a cannabis facility, LAC has developed a fire safety and suppression plan designed specifically for this type of occupancy. LAC has partnered with Sweet



Flower Chico to evaluate our buildings in crafting comprehensive Fire Safety and Security plans that are fully integrated. This report outlines the details of the Fire Safety Plan. Coupled with the Security Plan, together these plans form the basis of ensuring a safe facility for Sweet Flower Chico.

This plan will describe all fire prevention and suppression measures, fire extinguisher locations, evacuation routes and alarm systems the facility will have in place.

C.2.a. Fire Prevention Safety Measures

Critical components of fire safety and prevention in a cannabis facility include:

- Complying with State and local fire codes
- Going above and beyond code requirements
- Ensuring electrical and chemical safety
- Good housekeeping (Please see Section C.4. Waste Management Plan)
- Site maintenance
- Adequate signs and notification for hazardous materials
- Fire safety training and drills
- Effective emergency response plans (Please see Section C.3. Accident & Incident Reporting)

Applicable Codes & Standards

In our review we have used the following codes and standards for the basis of this plan:

- 2019 California Building Standards Code (California Code of Regulations, Title 24) published July 1, 2019, with an effective date of January 1, 2020 for all occupancies within the state of California; the City of Chico is required by California Building Standards Law¹ to enforce the 2019 California Building Standards Code (CBSC)
- 2019 CBSC Title 24, Part 2 California Building Code (CBC)
- 2019 CBSC Title 24, Part 9 California Fire Code (CFC) as amended and adopted.
- City of Chico Ordinances: 2552, 2553
- City of Chico City Code (CMC): Title 5, Chapter 5.42 and 5R.42
- City of Chico Resolution 45-20 (Codified)
- City of Chico Commercial Cannabis Business (CCB) Permit Application
- City of Chico Fire Department Regulations and Guidelines
- National Fire Protection Association: NFPA 1, Fire Code, Chapter 38, NFPA 13, NFPA 72

Sweet Flower Chico intends to fully comply with all applicable Codes noted above as minimum fire safety standards for the facility.

Going Above & Beyond Code Requirements

High standards for fire safety will be developed to ensure that the facility has the means to provide the best possible mitigation in the event of an emergency once construction is complete. Developing these standards will involve:

- Carrying out a hazard and risk assessment to identify possible dangers and risks
- Assessing who might be particularly at risk, such as disabled employees, or people who work with hazardous chemicals
- Developing appropriate protection measures for use and storage of flammable or explosive materials
- Creating and finalizing a plan to deal with foreseeable emergencies
- Conducting follow-up fire risk assessments, including record keeping of assessment results, and requiring their regular periodic review by all employees

Electrical Safety

Sweet Flower Chico recognizes the importance of electrical safety as a key feature of an effective risk reduction strategy and will minimize workplace electrical hazards by specifying electrical equipment and designing electrical systems that conform to all the applicable electrical and fire codes for the City of Chico. Sweet Flower Chico will achieve electrical safety for the proposed facility in the areas of electrical system design, electrical equipment, and employee training.

¹ Division 13, Part 2.5, commencing with Section 18901 of the Health and Safety Code.

Electrical System Design - Although we have not been provided detailed electrical plans, LAC assumes that the existing electrical systems for the facility have been designed in accordance with the California Electric Code, and, as such, include the following general electrical safety features:

- Conductors are protected from overload by circuit breakers
- Only code-approved conductors and equipment are installed or used
- Conductors are spliced or joined with suitable splicing devices
- Electrical circuits and electrical equipment are grounded to protect employees against electrical shock, safeguard against fire, and protect against damage to electrical equipment

No upgrades to the existing electrical system are planned according to the applicant at this time. If deficiencies are found or improvements warranted, the applicant will submit a plan to the City of Chico prior to installation.

Electrical Equipment - The safety of all electrical equipment used in the facility must always be assessed. All electrical equipment should have the manufacturer's name, trademark, or other descriptive marking by which the organization is responsible for the product may be identified, as well as markings indicating voltage, current, wattage, or other ratings. Electrical insulation must be adequate; when Sweet Flower Chico staff ascertains that insulation is not adequate, appropriate adjustments and replacements will be made. The equipment classification by type, size, voltage, and current capacity will be appropriate for the equipment's intended use.

Employee Training - Sweet Flower Chico will train all employees on safe procedures for working with or near electricity. Employees will be made aware that smoking is strictly prohibited anywhere in the facility. They will be made aware of the locations of breakers and boxes, and of the location of emergency phones, panic buttons, and the appropriate procedures for using these devices. They will be trained to adhere to the following electrical safety guidelines:

- Tools, power cords, and electrical fittings are to be inspected for damage or wear prior to each use; employees are not to use damaged equipment and must make sure worn wires are replaced
- Employees are to tape cords to walls or floors when necessary for safe working conditions; cords and equipment should only be used at the level of amperage or wattage for which they are rated
- Outlets or cords that have exposed wiring are not to be used; employees are not to use cords around exposed nails and staples as they can damage the cords and result in fire and shock hazards
- When working with or near electricity or power lines, employees are not to use non-wood ladders or other ladders made of conductive materials
- Employees are not to use extension cords as substitutes for wiring improvements
- Employees are to use only approved extension cords; i.e., those with the Underwriters Laboratories (UL) or Factory Mutual (FM) label
- Access to circuit breakers or fuse boxes is not to be blocked at any time
- Power tools are not to be used with the guards removed
- Power cords are to be kept away from heat, water, and oil to prevent damage to insulation or shock
- Power cords are to be kept clear of tools during use

Housekeeping

A responsible fire prevention plan includes good housekeeping procedures and maintenance of fire systems. The facility will be kept clean at all times to prevent accumulation of waste, trash, and debris and minimize potential hazards. Waste, trash and debris will be disposed of on a regular basis in a safe, acceptable manner, and in accordance with applicable laws and ordinances.

Specifically, to limit the risk of fires, Sweet Flower Chico intends to follow the procedures recommended by Cal/OSHA in their public report to the Division of Workers' Compensation, which requires employees to:

- Minimize the storage of combustible materials
- Make sure that doors, hallways, stairs, and other exit routes are kept free of obstructions
- Dispose of combustible waste in covered, airtight, metal containers
- Use and store flammable materials in well-ventilated areas away from ignition sources
- Use only nonflammable cleaning products
- Keep incompatible (i.e., chemically reactive) substances away from each other
- Perform "hot work" (i.e., welding or working with an open flame or other ignition sources) in controlled and well-ventilated

areas

- Keep equipment in good working order (i.e., inspect electrical wiring and appliances regularly and keep motors and machine tools free of dust and grease)
- Ensure that heating units are safeguarded
- Report all gas leaks immediately; repair and clean up flammable liquid leaks immediately
- Keep work areas free of dust, lint, sawdust, scraps, and similar material
- Not rely on extension cords if wiring improvements are needed, and take care not to overload circuits with multiple pieces of equipment
- Ensure that required hot work permits are obtained
- Turn off electrical equipment when not in use

Site Maintenance

To ensure proper functionality of fire control systems, Sweet Flower Chico will ensure that equipment is maintained according to the manufacturers' specifications and according to local, state, and national requirements. Sweet Flower Chico will only allow professionally trained individuals to perform maintenance work. Equipment installed to detect fuel leaks, to control heating, and to control pressurized systems, portable fire extinguishers, and emergency backup systems and the equipment they support will be subject to a schedule of routine maintenance and regular inspection.

Signs & Notifications for Hazardous Materials

- CFC 407.1 General: The provisions of Sections 407.2 through 407.7 shall be applicable where hazardous materials subject to permits under Section 5001.5 are located on the premises or where required by the fire code official.
- CFC 407.2 Material Safety Data Sheets: Material Safety Data Sheets (MSDS) for all hazardous materials shall be either readily available on the premises as a paper copy, or where approved, shall be permitted to be readily retrievable by electronic access.
- CFC 407.3 Identification: Individual containers of hazardous materials, cartons or packages shall be marked or labeled in accordance with applicable federal regulations. Buildings, rooms and spaces containing hazardous materials shall be identified by hazard warning signs in accordance with Section 5003.5.
- CFC 407.4 Training: Persons responsible for the operation of areas in which hazardous materials are stored, dispensed, handled or used shall be familiar with the chemical nature of the materials and the appropriate mitigating actions necessary in the event of a fire, leak or spill. Responsible persons shall be designated and trained to be liaison personnel for the fire department. These persons shall aid the fire department in preplanning emergency responses and identification of where hazardous materials are located and shall have access to MSDS and be knowledgeable in the site emergency response procedures.
- CFC 407.5 Hazardous Materials Inventory Statement: Where required by the fire code official, each application for a permit shall include a Hazardous Materials Inventory Statement (HMIS) in accordance with Section 5001.5.2.
- CFC 407.6 Hazardous Materials Management Plan: Where required by the fire code official, each application for a permit shall include a Hazardous Materials Management Plan (HMMP) in accordance with Section 5001.5.1. The fire code official is authorized to accept a similar plan required by other regulations.
- CFC 407.7 Facility closure plans: The permit holder or applicant shall submit to the fire code official a facility closure plan in accordance with Section 5001.6.3 to terminate storage, dispensing, handling or use of hazardous materials.

Sweet Flower Chico will comply with all applicable local and state requirements regarding the posting of signs identifying the presence of hazardous materials on the facility site. This will include the posting of NFPA 704 hazard identification signs used by emergency personnel to quickly and easily identify the hazards posed by nearby hazardous materials. In addition, Sweet Flower Chico will comply with all applicable local and state regulations regarding the notification of appropriate agencies in the event of release or threatened release of hazardous material into the workplace or environment. This includes providing all state, city, or county fire or public health or safety personnel and emergency rescue personnel with access to the facility as necessary to mitigate the emergency. An approved Knox Rapid Access key box will be installed adjacent to the main door in a location acceptable to the City of Chico Fire Department. The Knox Rapid Access System provides non-destructive access to commercial and residential properties, saving valuable time in the event of an emergency.

Sweet Flower Chico will regularly evaluate the presence of combustible materials. We recognize that certain types of substances

can ignite at relatively low temperatures. To identify these types of substances and safe procedures for handling them, the following classification and handling procedures of flammable and combustible materials was obtained from Cal/OSHA and will be a required part of employee training:

Class A Combustibles - These include common combustible materials (wood, paper, cloth, rubber, and plastics) that can act as fuel and are found in non-specialized areas such as offices. Protocol to handle Class A combustibles safely include:

- Dispose of waste daily
- Keep trash in metal-lined receptacles with tight-fitting covers (metal waste baskets that are emptied every day do not need to be covered)
- Keep work areas clean and free of fuel paths that could allow a fire to spread
- Keep combustibles away from accidental ignition sources, such as hot plates, soldering irons, or other heat- or spark-producing devices
- Store paper stock in metal cabinets; store cleaning cloths in metal bins with self-closing lids
- Do not order and stock excessive amounts of combustibles
- Make frequent inspections to anticipate fires before they start

Class B Combustibles - These include flammable and combustible liquids (oils, greases, tars, oil-based paints, and lacquers), flammable gases, and flammable aerosols. Sweet Flower Chico will not use, store or handle any flammable or combustible liquids inside the facility.

Fire Safety Training & Drills

Sweet Flower Chico will ensure that employees have the full benefit of receiving training upon hire, with regular refresher training throughout their employment. Random drills conducted at least twice a year will give employees the opportunity to practice protocols and allow us to assess the effectiveness of their training.

Training

- CFC 406.1 General: Employees shall be trained in fire emergency procedures based on plans prepared in accordance with Section 404.
- CFC 406.2 Frequency: Employees shall receive training in the contents of fire safety and evacuation plans and their duties as part of new employee orientation and not less than annually thereafter. Records of training shall be maintained.
- CFC 406.3 Employee training program: Employees shall be trained in fire prevention, evacuation and fire safety in accordance with Sections 406.3.1 through 406.3.4.
- CFC 406.3.1 Fire prevention training: Employees shall be apprised of the fire hazards of the materials and processes to which they are exposed. Each employee shall be instructed in the proper procedures for preventing fires in the conduct of their assigned duties.
- CFC 406.3.2 Evacuation training: Employees shall be familiarized with the fire alarm and evacuation signals, their assigned duties in the event of an alarm or emergency, evacuation routes, areas of refuge, exterior assembly areas and procedures for evacuation.
- CFC 406.3.3 Fire safety training: Employees assigned firefighting duties shall be trained to know the locations and proper use of portable fire extinguishers or other manual firefighting equipment and the protective clothing or equipment required for its safe and proper use.
- CFC 406.4 Emergency lockdown training: Where a facility has a lockdown plan, employees shall be trained on their assigned duties and procedures in the event of an emergency lockdown.

One goal of training is to make sure employees understand the structural safeguards that are built into our facility, so they can rely on them appropriately and know if they are obstructed or malfunctioning. This means making sure employees:

- Are aware of the emergency exits and the location and types of fire extinguishers
- Are aware of the fixed fire extinguishing systems at the facility and understand how these systems are designed to operate in a fire emergency
- Are aware of the emergency lighting system and how it is supposed to work
- Are familiar with the alarm system, knowing how to operate it, including methods of voice communication and activating sound signals such as bells, whistles, and horns

- Know the evacuation plan, including exit routes from building, the correct procedures to follow, locations of exit signs, and the meaning of different evacuation signals they may hear

All employees will know:

- How to contact the fire department
- How to use fire-fighting equipment, including portable fire extinguishers
- That exits are to remain clear of obstructions and that fire doors are to be unblocked and are not to be locked when employees are inside

Evacuation plans will identify designated employees who will serve as fire wardens. Fire wardens are the go-to people during an emergency that will provide direction to the rest of the staff. Fire wardens receive special training on the execution of their functions. Evacuation plans will also specify who stays behind to shut down critical facility equipment and how these individuals are to be evacuated.

Every employee will be briefed on the fire hazards specific to his or her individual job and on general matters such as:

- Proper handling and packaging of flammable waste
- Housekeeping procedures for storage and cleanup of flammable materials and flammable waste
- Proper cleaning and maintenance of heat producing equipment and storage of flammables away from this equipment

All employees will receive instruction on the general evacuation procedures including how and where to assemble and whom to report to, which is critical to be able to account for all employees. Additionally, staff will be training on how to evacuate disabled persons. Employees must know what types of emergencies may occur and what course of action they must take. Sweet Flower Chico will ensure all employees understand the function and elements of the emergency action plan, including types of potential emergencies, reporting procedures, alarm systems, evacuation plans, and shutdown procedures. Sweet Flower Chico will discuss any special hazards in the workplace that may be present such as flammable materials, toxic chemicals, radioactive sources, and/or water-reactive substances. Training will address the following:

- Individual roles and responsibilities
- Threats, hazards, and protective actions
- Location and operation of manually activated pull stations (if present) and communication equipment
- Emergency response procedures; evacuation, shelter, and accountability procedures
- Location and use of common emergency equipment
- Emergency shutdown procedures

When employees know how to sound an alarm and/or notify emergency personnel at the first sign of an emergency, it may make the difference between life and death.

Emergency Evacuation Drills

- CFC 405.1 General: Emergency evacuation drills complying with Sections 405.2 through 405.9 shall be conducted not less than once annually.
- CFC 405.3 Leadership: Responsibility for the planning and conduct of drills shall be assigned to competent persons designated to exercise leadership.
- CFC 405.4 Time: Drills shall be held at unexpected times and under varying conditions to simulate the unusual conditions that occur in case of fire.
- CFC 405.5 Recordkeeping: Records shall be maintained of required emergency evacuation drills and include the following information:
 1. Identity of the person conducting the drill.
 2. Date and time of the drill.
 3. Notification method used.
 4. Employees on duty and participating.
 5. Number of occupants evacuated.
 6. Special conditions simulated.
 7. Problems encountered.
 8. Weather conditions when occupants were evacuated.
 9. Time required to accomplish complete evacuation

Sweet Flower Chico will conduct fire drills twice a year to assess everyone's fire emergency preparedness. Sweet Flower Chico will periodically test employees on their knowledge of fire safety matters within the facility. All employees are required to participate in fire drills to test their knowledge in practice. In case they do not implement emergency procedures properly, employees will be required to review procedures and attend additional training and drill exercises. Results of fire drills are recorded in Sweet Flower Chico records, utilizing a checklist that evaluates the following items:

Communication

- Was the Fire Department notified in a timely manner?
- Was Security notified in a timely manner?
- CFC 405.6 Notification: Where required by the fire code official, prior notification of emergency evacuation drills shall be given to the fire code official.
- CFC 405.7 Initiation: Where a fire alarm system is provided, emergency evacuation drills shall be initiated by activating the fire alarm system.

Evacuation Team Personnel

- Did Fire Wardens report to respective stations?
- Did Fire Wardens carry out all assigned duties (building search, head count, etc.)

Containment of Fire

- Were all doors closed but not locked?
- Was a fire extinguisher taken to the location of the fire?

Utilities

- Were electrical appliances turned off?
- Emergency lights left on?
- Was the ventilating system shut down?

Records/Valuables

- Were important documents, cash, and records secured or prepared for removal?

Evacuation

- Were corridors and exits found clear of obstructions?
- Did the evacuation proceed in a smooth and orderly manner?
- Did visitors to the building take part in the drill? Was a status report given after relocation?
- CFC 405.8 Accountability: As building occupants arrive at the assembly point, efforts shall be made to determine if all occupants have been successfully evacuated or have been accounted for.
- CFC 405.9 Recall and reentry: An electrically or mechanically operated signal used to recall occupants after an evacuation shall be separate and distinct from the signal used to initiate the evacuation. The recall signal initiation means shall be manually operated and under the control of the person in charge of the premises or the official in charge of the incident. Persons shall not reenter the premises until authorized to do so by the official in charge.

Injury and Illness Prevention Program (IIPP)

Sweet Flower Chico will develop and implement an Injury and Illness Prevention Program (IIPP), as required by Cal/OSHA. An IIPP is a basic written workplace safety program, geared toward improving workplace safety and health. Store Managers will be responsible for providing effective training regarding Sweet Flower's IIPP, which includes identifying potential workplace hazards and correcting hazards in an appropriate manner. The eight required IIPP elements are:

- Responsibility
- Compliance
- Communication
- Hazard Assessment
- Accident/Exposure Investigation
- Hazard Correction
- Training and Instruction
- Recordkeeping

Plant Processing & Extraction

Sweet Flower Chico does not intend to use volatile or non-volatile extraction methods and equipment. As such, requirements of CFC Chapter 39 will not be shown during the architectural plan review phase as they are not required. A Technical Report is not required by the City of Chico Fire Department and will not be provided prior to submission for fire department review. Sweet Flower Chico does not intend to utilize Carbon Monoxide (CO₂), which is often used for an enrichment agent during the cultivation stage, as no cannabis will be grown, cultivated, or processed onsite. As such, requirements of CFC Section 915 will not be shown on the architectural plan submittal to the City of Chico and the City of Chico Fire Department for plan review and permit.

C.2.b. Fire Detection & Suppression Measures

Sweet Flower Chico will employ many techniques to mitigate and control fires if they occur. Smart mitigation techniques limit fire damage and conserve the resources of the City of Chico Fire Department by reducing the number of incidents that require response by firefighters. These mitigation techniques may include fire alarms, fire alarm monitoring, carbon monoxide detection, fire sprinklers, and fire extinguishers.

C.2.b.i. Fire Alarm System

Although an automatic fire alarm is not required per CFC 907.2.4 or California Fire Code, Sweet Flower Chico will install a fire alarm system complying with the code noted above and NFPA 72 (National Fire Alarm and Signaling Code) and subject to approval by the City of Chico Fire Department. Foothill Fire Protection in Chico is the fire alarm contractor and will provide a complete alarm system in full accordance with local, state, and ADA requirements. Control panel will include integral stand by batteries, charger, and municipal tie module or agency- approved auto-dialer connected to the telephone system. The contractor will include as required, but not limited to, the following:

- Door hold opens
- Hook-up to duct detectors on all units rated 2000 CMF or greater
- Pull stations
- Ionization or smoke detectors in hallways
- Horn/strobes
- Flow and tamper switches
- Annunciator panel
- Evacuation call system with speakers

The contractor will provide complete system testing upon completion of installation. Plans for the fire alarm system will be submitted to the Fire Department for review, approval and permit prior to installation.

Fire Alarm Monitoring

Fire alarm monitoring will be provided for by Foothill Fire Protection in Chico and will be in accordance with CFC 907.6.6 Monitoring and will be monitored by an approved Underwriters Laboratory (UL) listed supervising station in accordance with NFPA 72. Plans for the installation of the monitoring system shall be submitted to the City of Chico Fire Department for review and approval prior to installation.

Foothill Fire Protection
170 Erma Ct. Chico, CA 95928
Contact: Aaron Macomber
Phone: 530-826-3013

Carbon Monoxide Detection

A carbon monoxide detection system is not required per CFC Section 915. However, Sweet Flower will install a carbon monoxide detection system complying with the CFC and subject to approval by the City of Chico Fire Department. Plans for the system will be submitted to the Fire Department for review, approval and permit prior to installation.

C.2.b.ii. Fire Sprinklers

Automatic fire sprinklers are not required per CFC 903.2.4 or California Fire Code, however Sweet Flower Chico will be fully sprinklered. Foothill Fire Protection in Chico will install a fire sprinkler system complying with NFPA 13 (Standard for the Installation of Sprinkler Systems) and subject to approval by the City of Chico Fire Department. Plans for the fire sprinkler system will be submitted to the Fire Department for review, approval and permit prior to installation. *Please see Section C.2.b.v. Safety Diagram for diagram showing Fire Riser Room.*

C.2.b.iii. Fire Extinguishers & Locations

A portable fire extinguisher can save lives and property by putting out a small fire or containing it until the fire department arrives; but portable extinguishers have limitations. Because fire grows and spreads so rapidly, the #1 priority for employees is to get out safely.

Fire extinguishers are a necessary tool in controlling fires prior to the arrival of emergency personnel. Sweet Flower Chico intends on installing portable fire extinguishers in key locations throughout the facility. The location of these extinguishers depends largely on the type of extinguisher. Fire extinguishers are divided into four basic categories, based on different types of fires. Each fire extinguisher also has a numerical rating that serves as a guide for fire the extinguisher can handle. The higher the number, the more fire-fighting power the fire extinguisher has. The four categories of fire extinguisher are as follows:

- Class A extinguishers are for ordinary combustibles such as paper, wood, cardboard, and most plastics. The numerical rating on these types of extinguishers indicates the amount of water it holds and the amount of fire it can extinguish.
- Class B fires involve flammable or combustible liquids such as gasoline, kerosene, grease and oil. The numerical rating for class B extinguishers indicates the approximate number of square feet of fire it can extinguish.
- Class C fires involve electrical equipment, such as appliances, wiring, circuit breakers and outlets. Class C extinguishers do not have a numerical rating. The C classification means the extinguishing agent is non-conductive.
- Class D fire extinguishers are commonly found in a chemical laboratory. They are for fires that involve combustible metals, such as magnesium, titanium, potassium, and sodium. These types of extinguishers also have no numerical rating, nor are they given a multi-purpose rating—they are designed for class D fires only.

For fires involving a combination of these classifications, a fire extinguisher with ABC ratings must be used. This is the multipurpose dry chemical extinguisher. The ABC type is filled with monoammonium phosphate, a yellow powder that leaves a sticky residue that may be damaging to electrical appliances such as a computer.

Based on Sweet Flower Chico operations, fire extinguishers at the proposed facility will be Class ABC rated fire extinguishers in accordance with CFC requirements and City of Chico Fire Department requirements. Portable fire extinguisher locations will be in accordance with National Fire Protection Association (NFPA) 10 and City of Chico Fire Department requirements. Fire extinguishers will be located throughout the facility such that there will be no point in the building more than 75 feet from a fire extinguisher. Portable fire extinguishers will be located in a conspicuous location where they will be readily accessible and immediately available for use. These locations will be along normal paths of travel and there will be one extinguisher for each 3,000 square feet. Fire extinguishers having a gross weight not exceeding 40 lbs will be installed so that its top is not more than 5'-0" above the floor. Hand-held fire extinguishers exceeding 40 lbs will be installed so that its top is not more than 3'-6" above the floor. Clearance between the floor and the bottom of installed hand-held extinguishers will not be less than 4 inches.

Fire extinguishers will be located:

- One on the Retail Floor behind the Check-Out Counter / POS
- One in the Staff Breakroom, outside of the Restrooms

Please see Section C.2.b.v. Safety Diagram for diagram.

Sweet Flower Chico employees will use a portable fire extinguisher when the fire is confined to a small area, such as a wastebasket, and is not growing; everyone has exited the building; the fire department has been called or is being called; and the room is not filled with smoke.

To operate a fire extinguisher, remember the word PASS. This acronym illustrates how to properly utilize a fire extinguisher using the following steps:

- Pull the pin; hold the extinguisher with the nozzle pointing away from you and release the locking mechanism
- Aim low; point the extinguisher at the base of the fire
- Squeeze the lever slowly and evenly
- Sweep the nozzle from side-to-side

C.2.b.iv. Evacuation Routes

Clearly Marked Exits & Evacuation Routes

Evacuation routes will be clearly mapped in diagram form on well-displayed signs throughout the facility, as well as marked by required signage and illuminated exit signs. Exit signage in accordance with the CBC and CFC will be provided and shown on the plans submitted to the city for plan review. Evacuation of the facility will be through the primary entrance and exit doors in the main lobby. Please see Section C.2.b.v. Safety Diagram for an illustration of evacuation routes.

Fire Evacuation Plan

Sweet Flower Chico recognizes that the safe, orderly and prompt evacuation of our employees and any other building occupants depends not only on having the physical safety features of the building, such as fire extinguishers and fire alarms, in operating condition, but also on having an operational emergency evacuation plan. The cooperation and participation of every building occupant is essential. Every employee has an individual responsibility to know how to accomplish the evacuation when the fire alarm device sounds or when directed by a public authority or management representative. Sweet Flower Chico's Fire Evacuation Plan, consists of the following:

Pre-Planning the Escape

- The locations of fire alarm pull boxes will be clearly identified and all employees will be made aware of them during their initial new employee orientation and again in periodic refresher reviews and drills
- Exits will be checked routinely to ensure there are always at least two unobstructed pathways out
- The fire exits will be checked routinely to make sure they are usable
- Periodic fire drills will be enacted to ensure employees learn the sound of the building's fire alarm
- Emergency telephone numbers will be posted near all telephones. Telephones will be located strategically throughout the building. A minimum of four telephones will be provided
- Fire evacuation exit diagrams will be posted throughout the building. Exits will be clearly marked

Evacuation Procedures

Fire, Fire Alarm and Hazardous Materials

- Whenever a fire is discovered, all employees must leave immediately; employees must not assume the fire is false or a test and wait to see what others do. In a fire, seconds count
- Each employee must try to help others if they can do so safely
- Unless unusual conditions dictate otherwise, employees must use the nearest exit as this is the best evacuation route
- When leaving, each employee must close (not lock) the door behind himself or herself. If the door locks automatically, they will take their key with them in case they need to get back in for refuge
- Once outside, they will meet at the assembly point and take a headcount to make sure everyone is accounted for; employees must never attempt to re-enter the

building to search for someone missing; they should let fire or police officials know

- There will be a designated fire warden who will be responsible for alerting employees during their training of the assembly point, and in an actual emergency they will be responsible for taking a head count to ensure everyone is accounted for once outside of the building; these individuals will serve as the main contact for emergency training and drills; fire wardens will be provided a neon vest to wear so that they can be easily identified

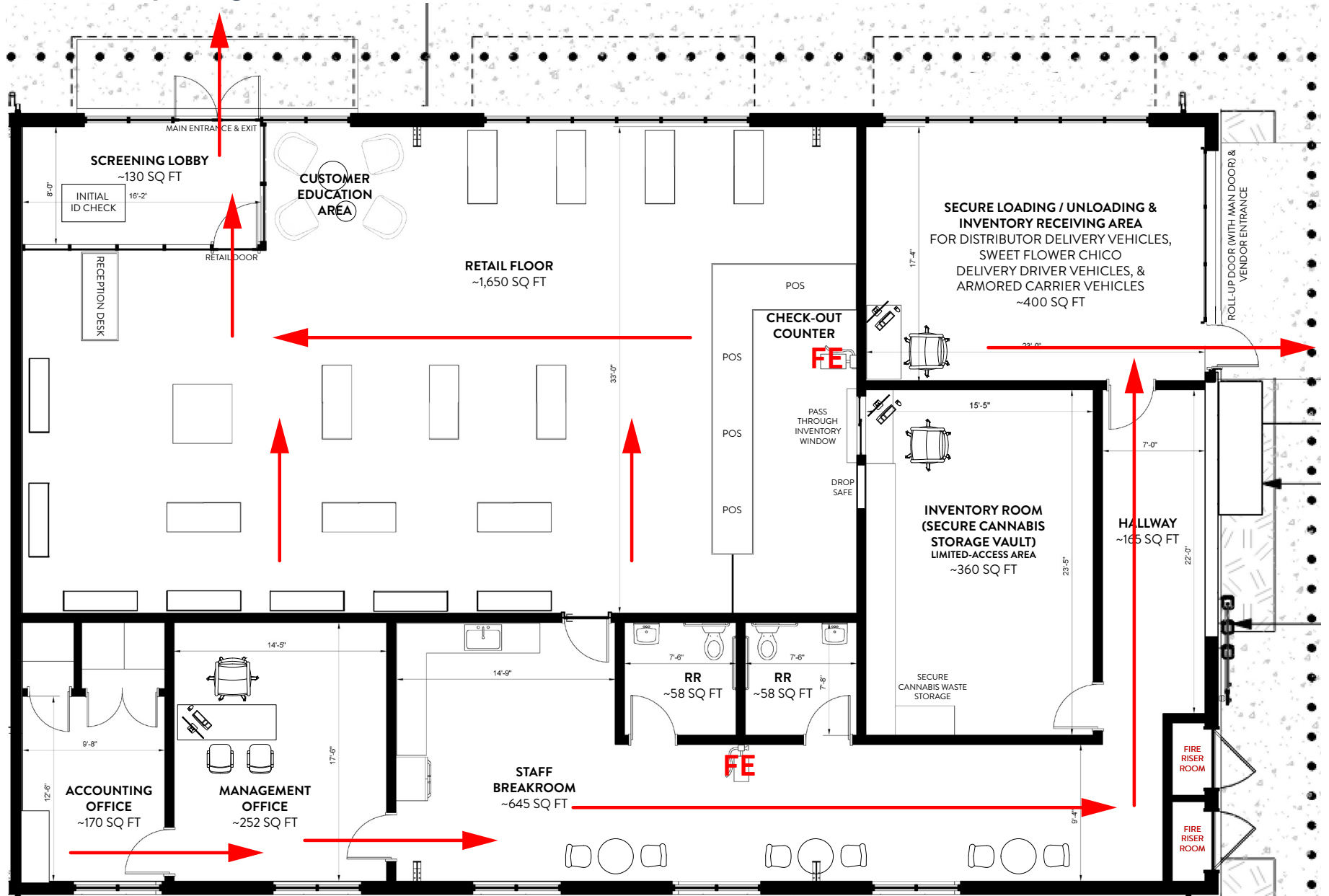
Checking the Doors & Avoiding Smoke Inhalation

- Before opening a door, each employee should make sure there is no fire on the other side by using the back of his/her hand to touch the door, doorknob, or door frame
- If the door, doorknob, or door frame feels hot, the door will not be opened, as there is probably fire on the other side. If the door, door-knob, or door frame feels cool, the door should be opened slowly, and the employee will leave the area and close the door behind them
- Stay low when there is smoke; if an employee encounters smoke while escaping, they should crawl or get as low as they can, since the cleanest air will be within one to two feet from the floor
- If the main exit is blocked by fire or smoke, the employee should use their alternate route; if this is not feasible, the employee will go to the safest location and wait for rescue

Protecting Oneself If One Can't Escape

- Employees must close all doors between themselves and the fire
- All cracks around doors must be sealed with cloth to keep the smoke out
- They must call 911 to notify emergency personnel of their location

C.2.b.v. Safety Diagram



Accident and incident reporting procedures.

C.3. Accident & Incident Reporting

All onsite injuries should be reported promptly to the Store Manager or Assistant Manager so that arrangements can be made for medical and/or first-aid treatment. In the case of a serious incident or injury, first responders will be notified immediately, followed by Sweet Flower Management. Sweet Flower corporate management and owners will be notified of any minor incident or injury in the Daily Manager Report. Additionally, any potential incidents should be reported promptly so hazardous equipment or conditions can be repaired, and the incident can be investigated in a timely manner.

Per Occupational Safety and Health Administration (OSHA) and Cal/OSHA requirements, Sweet Flower Chico will report:

- All work-related fatalities
- All work-related in-patient hospitalizations of one or more employees
- All work-related amputations
- All work-related losses of an eye



HOW DO I REPORT?

1. Call 1-800-321-OSHA (6742) or
2. Call your nearest area office during normal business hours or
3. Report online at: www.osha.gov/report_online

Hospitalizations, amputations, and losses of an eye will be within 24 hours of discovery. Fatalities should be reported within 8 hours. Employers will report to OSHA by telephone (800-321-6742) or online: www.osha.gov/pls/ser/serform.html

Incident Investigation & Prevention

Procedures within ISO 45001: Occupational Health and Safety; and ANSI Z10, Safety Management will be utilized for incident investigation after an incident has occurred. While not required by statute or code, this process is necessary to determine the facts of an incident, why an incident occurred (causal factors), potential management system deficiencies, communication of incidents or near misses, and corrective action(s) necessary to mitigate or eliminate future incidents. The “Plan, Do, Check, Act” procedure will be used to evaluate how effective the incident and investigation procedures are in preventing future incidents. Figure 1 below illustrates Plan, Do, Check, Act in the context of ISO 45001. Figure 2 illustrates the general structure of ANSI Z10.

The corporate personnel responsible for incident reporting and investigation will be identified via corporate safety policy manuals. These personnel will take part in documenting all of the facts from an incident, determining the causal factors, identifying the root causes, and developing the controls necessary to prevent or mitigate future incidents. The hierarchy of controls will be utilized in determining the changes necessary to mitigate future incidents. Figure 3 is a representation of the hierarchy of controls. Efforts will be made to implement the highest level of control to address an incident, which is the most effective method of avoiding future losses. All incidents will be logged and recorded in an approved manner. A report, or form, will be the minimum method of documentation.

Figure 1: Plan, Do, Check, Act in ISO 450001

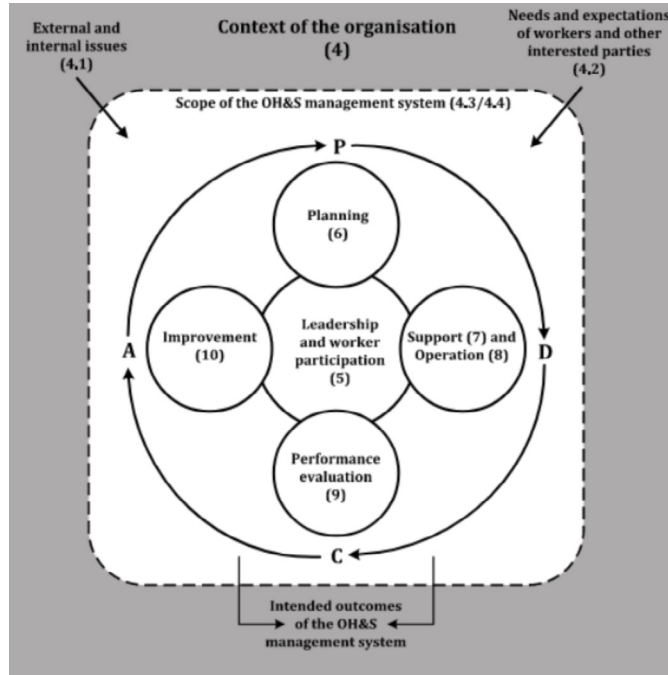


Figure 2: General Structure of ANSI Z10

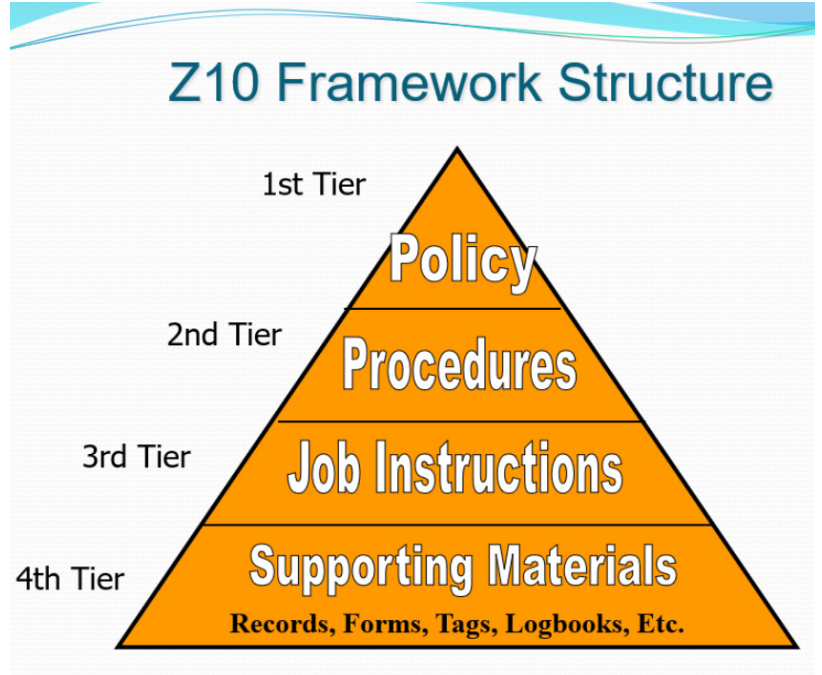
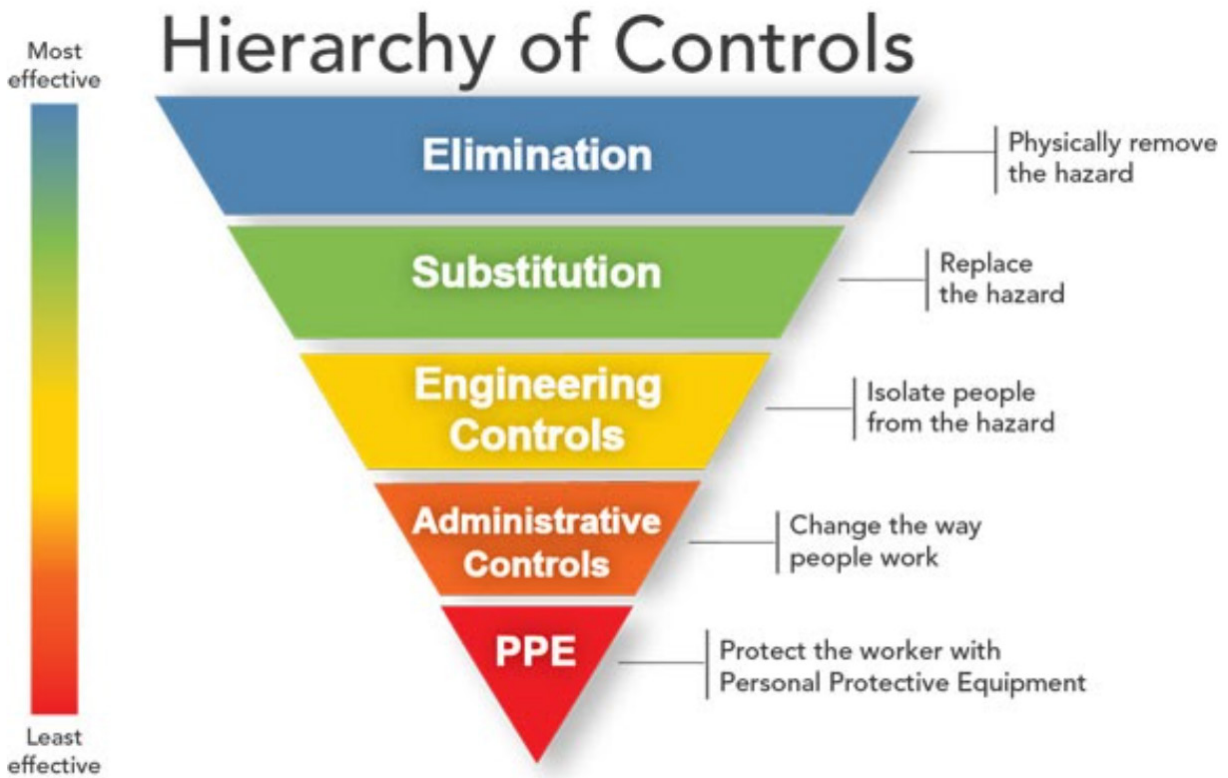


Figure 3: Hierarchy of Controls



Emergency Response Plan

In addition to fire safety, Sweet Flower Chico recognizes the importance of having an integrated emergency response plan that will include the following elements:

- Identification of the most common types of emergencies (bomb threats, fire and explosions, hazardous materials release, suspicious package, earthquakes, utility outage, gunfire, death or serious injury, workplace violence, hostage situation)
- Definition of the leadership structure for facility manager in the event of an emergency
- Emergency leadership roles and protocols (i.e. floor wardens and responsible persons)
- Identification of command centers
- Classification of the severity of each emergency
- General instructions for responding to each of the emergency types defined by Federal Emergency Management Agency (FEMA)
- General evacuation instructions

Service Areas of the Facility - In addition to the foregoing, further fire safety measures must be adopted in the facility areas that will be frequented by customers:

- Promulgation of a strict no-smoking policy and other fire prevention rules to all guests
- Clearly marked and illuminated exits and evacuation routes
- Employees trained and routinely drilled in the proper procedures to evacuate guests

Policies & Procedures - Explanation of fire prevention rules, accident and incident reporting and emergency response procedures will be included in every employee's intake and be part of the new hire orientation. This will include familiarizing employees and visitors with the location of fire exits, routes of evacuation, sound of fire alarms, assembly points, and basic procedures to follow.

In the event of a fire and/or emergency at the subject property, the managers and/or their designated employees (fire warden) will first immediately dial 911 to report the emergency situation. After calling 911, and when it is completely safe to do so, the fire warden and/or other managers in charge at the time will inform Sweet Flower Chico's owners of the incident as soon as reasonably possible. Sweet Flower Chico's owners and General Managers will then report the incident to the local authorities including the City of Chico and the Chico Police Department. The BCC will also be notified of the incident. All incident records will be maintained for a minimum of seven years.

All employees and visitors will be advised that there will be no smoking permitted anywhere in the facility and that they may not bring hazardous or flammable materials into the building.

Clearly Marked Exits & Evacuation Routes - Evacuation routes will be indicated at intake and during orientation, and clearly mapped in diagram form on well-displayed signs throughout the facility, as well as marked by required signage and illuminated exit signs. Exit signage in accordance with the CBC and CFC will be provided and shown on the plans submitted to the city for plan review. Evacuation of the facility will be through the primary entrance and exit doors in the main lobby.

Assigned Staff Roles & Training in Case of Evacuation - Staff will be trained in procedures to evacuate customers in all possible circumstances and scenarios, and periodic fire drills will test the effectiveness of these procedures. At all times there will be an on-duty staff member who will have responsibility for ensuring that all customers have been evacuated in the event of an emergency. The customers check-in list will be used for this purpose. A second on-duty staff member will be responsible for assisting customers to the emergency assembly area and staying with them throughout the emergency. On-duty staff members will have responsibility for advising customers on appropriate behaviors during evacuation and will normally be trained in first aid.

Waste management locations and procedures.

C.4. Waste Management Plan

An appropriate Waste Management Plan (WMP) ensures that Sweet Flower operates under safe conditions, not only mitigating employee and public risk but also ensuring that Sweet Flower's operations are respectful to the Chico community and environment. Improper cannabis waste management can impose risks such as theft/vandalism of trash enclosures, disposal of harmful chemicals into traditional waste bins, and danger to the safety of others from exposure to potentially hazardous byproducts. Sweet Flower is proactively taking the necessary steps to set the highest industry standard by ensuring compliance with cannabis waste disposal requirements. We look forward to working with Chico staff and departments to ensure a safe, sustainable waste management process.

Sweet Flower anticipates generating only "cannabis waste," which means non-hazardous waste that has been made unusable and unrecognizable as required by state and local laws and regulations. Expected streams of cannabis waste include failed, expired, or non-compliant cannabis products (flower, tincture, topical, edible, concentrate, vaporizer cartridges, and other cannabis-infused items in mixed packaging), as well as retired cannabis product displays and any recalled product. All cannabis waste will be detailed in the store's digital Cannabis Waste Log by the Waste Coordinator. While quantities of cannabis waste generation are undetermined at this time, our designated cannabis waste hauler will service the Sweet Flower Chico facility a minimum of once per month. Sweet Flower staff and management will actively adjust its contract with the hauler to ensure proper removal and storage capacities of all cannabis waste. Prior to disposal, all cannabis goods will be destroyed, including removing the goods from any packaging and rendering them unrecognizable and unusable through mixing the waste with a non-consumable medium so that the resulting mixture is at least 50 percent non-cannabis waste.

Waste Management Plan Training

Any employee handling waste is made known as to the type of waste they are handling. Workers are trained to identify non-hazardous wastes from potentially hazardous ones. It is the responsibility of the Vice President of Operations and designated Waste Coordinator to ensure that all employees are properly trained and aware of the WMP. This will be a constant, ongoing process. In addition, our management team works with our licensed waste management vendor, EcoWaste Services, to ensure any new waste management best practices are implemented by Sweet Flower.

We believe that our WMP will help both Chico and Sweet Flower to manage the resulting waste in a safe and environmentally conscious manner. Our corporate and retail staff are dedicated to ongoing training and education to ensure our retail facility and Chico are seen as innovators in both safe and sustainable waste management practices.

C.4.a. Cannabis Waste Disposal Vendor

Sweet Flower contracts with EcoWaste Services (EcoWaste) to ensure proper disposal of any and all cannabis waste. EcoWaste Services is a leader in cannabis compliance waste standards, and they mobilize throughout California to accommodate many types of cannabis businesses, including cultivators, manufacturers, extraction labs, distributors, testing labs, and retailers. Our current operational licensed Sweet Flower stores in Los Angeles have worked with EcoWaste for the past year.

EcoWaste was founded by Avo Gasparian and Arman Zeytounyan in 2016. The company started as an eco-friendly waste disposal service for the food, construction, and healthcare industries.

EcoWaste follows state guidelines for processing cannabis waste by providing education, equipment, operational procedures, guidance, and complete solutions for on-site storage, disposal, and/or transportation of cannabis waste products. EcoWaste follows all procedures of the Bureau of Cannabis Control (BCC), Environmental Protection Agency (EPA), Department of Transportation (DOT), and California Department of Fish and Wildlife (CDFW) laws/requirements. From recordkeeping to waste removal, they are diligent with their processes. A full-service, state-approved cannabis waste removal business, EcoWaste Services focused on screening any material(s) that can be recycled and aim to establish partnerships to create a closed-loop system, helping to preserve the environment.

C.4.b. Waste Disposal Locations

EcoWaste Services will supply Sweet Flower with locking waste drums, which are fully portable, compliant, and durable. The drums are designed for sustainable, environmentally friendly, and easily accessible cannabis waste disposal. EcoWaste offers 15, 35, and 55-gallon drums made out of high-density polyethylene plastic. EcoWaste drums are an industry standard. The tighthead closure secures EcoWaste drums for transport and includes high-density synthetic rubber gaskets for vapor lock capability. These waste drums will be stored inside the Inventory Room (Secure Cannabis Storage Vault). The Inventory Room is a limited-access area, which will be secured and restricted to Sweet Flower, its authorized employees, and the authorized waste hauler. EcoWaste provides clients with designated waste area signs. These signs are placed outside the entrance of the designated waste storage area. During each collection the container(s) provided are replaced with clean ones. Each container will be provided with a liner to maximize the integrity of the container. Labels and barcodes will be affixed to the containers for disclosure and tracking. EcoWaste places scannable serial numbers to each container used to track and weigh the collection.

Different streams of cannabis waste are also disposed of in separate containers. For example, dry cannabis material is not disposed of in the same container as edible food waste. The separation of waste streams allows for more accurate documentation and more efficient processing for regulators. Waste containers are always properly labeled with the type of waste accumulated. Additionally, any cannabis and/or product unique identifiers (UIDs) are documented upon disposal in the digital Cannabis Waste Log. The Waste Coordinator is responsible for creating and submitting a monthly report of the Cannabis Waste Log. The Cannabis Waste Log consists of the weight of the cannabis waste at the collection point, date of collection, name, and location of the facility that processes the cannabis waste; it also includes a copy of the processing facility/transfer station weight ticket.

The locking waste drums are only accessible by authorized personnel, the cannabis waste hauler, and any regulatory agencies that will need access—not the public. Under no circumstances will any cannabis products or waste be commingled with any refuse, recycling, or organic material collected by the City. The WMP set forth outlines how Sweet Flower will meet and exceed industry waste management standards in order to provide ongoing safe, environmentally friendly cannabis waste disposal.

All containers of waste entering the waste storage area will be appropriately labeled and logged into the Cannabis Waste Log as part of Sweet Flower's track-and-trace program. Containers will be identified with the following information:

- UID / Tracking Number
- Waste Description (vendor name and product name)
- Net Weight
- Volume
- Date of Origin
- Date of Disposal
- Notes / Reason for Disposal
- Agent or Employee Responsible for Disposal

Monthly Reports will be submitted to the City by the Vice President of Operations or his designee if required.

C.4.c. Security Measures

Under the supervision of our Vice President of Operations, Sweet Flower will designate a Waste Coordinator, which will be the Store Manager or Inventory Manager, that oversees and manages the accumulation of cannabis waste on-site. Any cannabis waste will be gathered in the Inventory Room (Secure Cannabis Storage Vault), a limited-access area, with a sign indicating that it is an area for accumulating cannabis waste, and placed inside the secure waste drum. Surveillance cameras will be present in this limited-access area, as well as outside the door to capture all staff accessing the area.

Physical access to the receptacles will be restricted to authorized employees, Chico government agencies, and our permitted waste hauler, EcoWaste Services. There will be no public access to the designated receptacles. This will be tightly monitored by Sweet Flower staff. Except for when waste is being added, all cannabis waste drums will be closed and secured. All staff will be required to document their access to the secure waste storage area in the Cannabis Waste Log.

Sweet Flower's waste storage area will be easily controlled and easily visually inspected as necessary. This main waste storage area will be easily accessible yet remain secure. The area will include ventilation, will be kept clean and free of debris at all times, and will be

inspected regularly by Sweet Flower staff.

Our secure waste receptacles will not be filled beyond the capacity that prevents the complete closure of the lid. Our contracted waste-management partner EcoWaste Services will pick up the waste no less than once every 30 calendar days. Labels and barcodes will be affixed to the containers for disclosure and tracking. EcoWaste places scannable serial numbers to each container used to track and weigh the collection.

After pick up from Sweet Flower, EcoWaste transports the locked and/or sealed used containers in a truck that contains locks. The sealed containers are not visible to or accessible by non-EcoWaste employees during any part of the transportation process. EcoWaste trucks hauling full containers are parked in a secured parking lot with 24-hour security, between gathering trips and transport to waste facilities.

C.4.d. Methods of Rendering All Waste Unusable & Unrecognizable

The Sweet Flower Chico Waste Coordinator renders cannabis and cannabis products into cannabis waste when placing them into the designated secure waste drums, and the process is recorded on the surveillance system. All cannabis waste is rendered unusable and unrecognizable by mixing, grinding, and incorporating the cannabis waste with a non-consumable material or by incorporating a non-hazardous compostable material so that the resulting mixture is at least 50% non-cannabis waste by volume.

It Sweet Flower's responsibility to render the cannabis goods/products into cannabis waste prior to EcoWaste's collection and hauling per applicable laws and regulations. EcoWaste will not perform the actual rendering of the material to ensure a third-party agent or entity does not engage in any illicit activities.

C.4.e. Waste Removal

Cannabis waste materials are weighed and recorded prior to disposal/hauling with definitive markings placed upon the outside of the batch and digital reference placed within the track-and-trace system. In summary, cannabis waste is:

- Weighed and recorded
- Marked with a definitive label stating "Cannabis Waste For Disposal"
- Designated within track-and-trace software as cannabis waste

When EcoWaste gathers the containers, EcoWaste weighs the containers and scans the serial number, and information is sent to an online manifest portal. This information contains the identity of the client, the weight of the sealed container, the date and time of pickup by EcoWaste, and information concerning the provision of new containers to the client. The client receives electronic notification and a copy of the manifest shortly after entry of the foregoing information is input into the online portal, which manifest indicates the date and time of each collection of cannabis waste at the licensed premises.

After gathering containers, EcoWaste provides clean, empty containers.

EcoWaste Services will service Sweet Flower Chico once a month or more often as necessary. The waste will then be transferred to a waste disposal facility approved by the Chief of Police, or is or her designee, by EcoWaste Services in a manner approved by the state. EcoWaste will process the waste based on the type of waste it is. Much of the waste EcoWaste Services focused on screening any material(s) that can be recycled and aim to establish partnerships to create a closed-loop system, helping to preserve the environment. EcoWaste transports the gathered, used containers to a permitted solid waste landfill or fully permitted composting facility (depending on the contents of the container), at which point the container serial numbers are re-scanned into the manifest portal. After scanning the containers, the licensed cannabis business is provided with an updated manifest via EcoWaste's manifest portal, which confirms receipt at the solid waste landfill or fully permitted composting facility. EcoWaste cleans, recycles, and reuses emptied containers.

EcoWaste Services follows all rules and regulations applicable to the transportation and handling of cannabis waste. The cannabis

waste is tracked-and-traced to its final resting place, and a non-hazardous Waste Manifest, bill of lading, or certified weight ticket issued upon disposal.

After the cannabis waste has been collected by the EcoWaste Services technician, Sweet Flower receives a digital manifest with the required details for compliance which are also accessible through EcoWaste's online portal.

Sweet Flower Chico will maintain the following information, which will be available to the Bureau of Cannabis Control and regulators upon request:

- Company name and business address of the private waste hauler
- Name and phone number of the primary contact person at the company
- Documentation from the waste hauling entity that indicates the time and date of each collection of waste
- Copy of the certified weight ticket or other documentation prepared by the entity hauling waste to confirm receipt of the waste at the solid waste facility

C.4.f. Non-Cannabis Waste

Sweet Flower Chico's proposed location is in the Tank District at the Meriam Park development. The vision for Meriam Park was to create an authentic and lasting sense of place built upon a foundation of sustainability and the goal of reducing environmental impacts. Sweet Flower values sustainability and is committed to reducing waste. Waste will be kept to a minimum. We will avoid single-use plastics, including bags, cutlery, cups, and coffee pods, but will provide washable, reusable, and recyclable alternatives. The north end of the 1998 Alcott Ave property will hold a lockable trash enclosure for all four tenants of the building.

Housekeeping

A responsible fire prevention plan includes good housekeeping procedures and maintenance of fire systems. The facility will be kept clean at all times to prevent accumulation of waste, trash, and debris and minimize potential hazards. Waste, trash and debris will be disposed of on a regular basis in a safe, acceptable manner, and in accordance with applicable laws and ordinances.

NEIGHBORHOOD COMPATIBILITY PLAN

E.0. Neighborhood Introduction

Sweet Flower Chico's proposed location is at 1998 Alcott Ave in the Tank District at the Meriam Park development, off of East 20th St and Alcott Ave. The Meriam Park community is the work of the Gonzales Development Company, led by Sweet Flower Chico co-owner, Dan Gonzales. Gonzales has a passion for building environments that take a more holistic approach to creating a sense of place and connection and this was his inspiration for Meriam Park. Always intrigued by the challenge and opportunities of land development, Gonzales' goal is to make Meriam Park a thriving, vibrant community that provides economic sustainability, social connection, and healthy living for current and future generations of Chico. At 233 acres, Meriam Park is the most comprehensive mixed-use, master planned community ever undertaken in Butte County and is currently 50% complete.

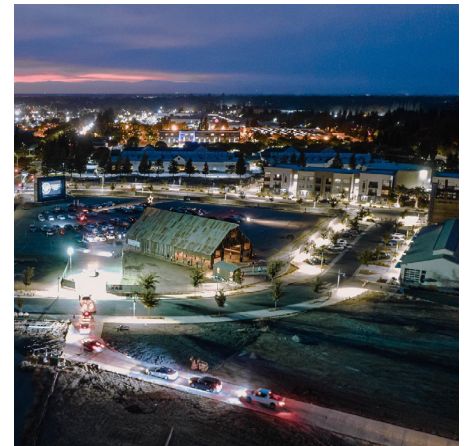
Meriam Park is a truly innovative community where threads of sustainability and collaboration are woven into a cultural center. Focused on food and health, unique living options, and progressive workspaces, Meriam Park is for everyone. The development blends the best new urban trends with traditional neighborhood design principles to build functional, creative and socially vibrant environments that will be enjoyed by workers, residents, and visitors alike.

Gonzales' vision is to create an authentic community built upon a foundation of sustainability, diverse uses, and social vibrancy. The development philosophy embraces designs that are compact in design, pedestrian and transit oriented and energy-efficient to reduce environmental impacts. Meriam Park is a cycling- and pedestrian-centric community built around a "Green River" of open space that connects every resident and user to the regional trail network, Bidwell Park, and the local active lifestyle with easy access to a balanced amount of retail, residential and commercial amenities.

Within Meriam Park, there are three diverse districts that are designed to support each other in a unique and strategic way. The end goal is to create a thriving, sustainable community which appeals to the growing Millennial workforce. Maker spaces, kitchen incubators, live-work lofts, urban-styled multifamily housing, and modern, urban agriculture inspired architecture (also called "agritecture") will be featured—all just an easy walk or bike ride away.

The Thrive District at Meriam Park focuses on job creation and the progression of work environments that meet the demands of the modern workforce. It bolsters productivity, infuses economic stability, accommodates the entrepreneurial seedling companies of Chico and the region, and attracts company relocation and expansion to Chico. With over 444,000 square feet of space for professional and medical offices, commercial and mixed-use, Thrive is already buzzing with productivity, collaboration, and creativity.

The Dwell District offers contemporary single and multi-family residences near the Tank District. Urban flats and townhomes with front courtyards and streets amid neighborhood parks, community gardens, and athletic fields, all in a pedestrian and bike-friendly setting. Landscaping will feature native plants and trees that offer shade and scenery. Project standards include progressive strategies to conserve water and integrate renewable energy sources.



Sweet Flower Chico will be located at a building to be constructed in the Tank District, which is the social center for residents, visitors, and nearby businesses after home and work. The Tank district focuses on food innovation and is growing a balanced mix of retail, food & beverage, health & wellness, and maker spaces while offering beautiful streetscapes, loft-style buildings, captivating outdoor spaces, and one-of-a-kind retail amenities. The look will feature industrial elements juxtaposed with buildings inspired by the surrounding agricultural heritage (agritecture) of the local landscape to create a familiar yet striking architectural statement that integrates diverse uses into a cohesive, visually rich experience. Although the three other suites in the 1998 Alcott Ave building have not yet been leased, Gonzales Development Company hopes other health, wellness, or beauty businesses will find a home there.

We are excited to be located in Vice Mayor Kasey Reynolds’ district and look forward to connecting with the district’s new representative after the 2022 election. We intend on establishing a solid, open relationship with the Reynolds’ office and will donate 5% of our gross receipts to the City of Chico in order to benefit the community through future city projects.

As members of the community, Sweet Flower is committed to supporting all efforts to maintain a high standard of livability, safety, equity, transparency, and prosperity. We will partner with local organizations and entities in our area to help support programs and initiatives, benefiting Chico’s residents and businesses. This includes the Chico Chamber of Commerce and the Public Works Department’s Spring Clean Day. We are excited to be a part of Chico’s forward vision. Sweet Flower looks forward to joining the Meriam Park community; serving as a model for equitable access and economic growth in Chico and beyond by providing a unique, safe, and friendly experience for residents, visitors, and workers.

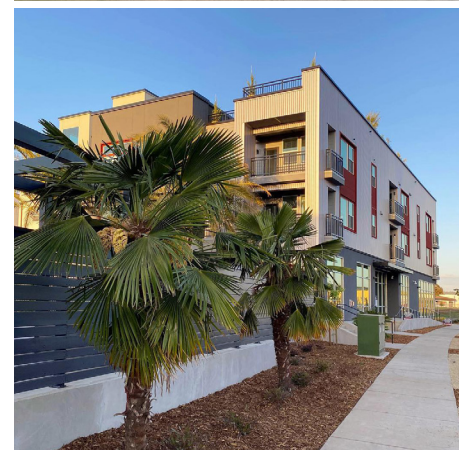
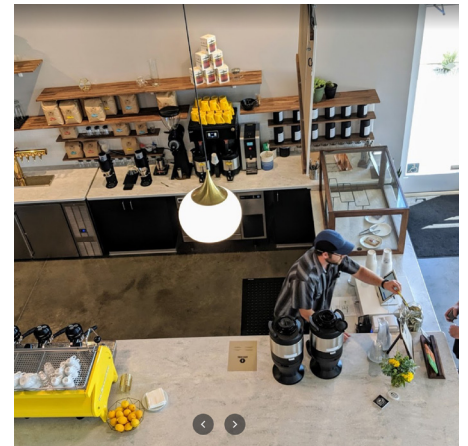
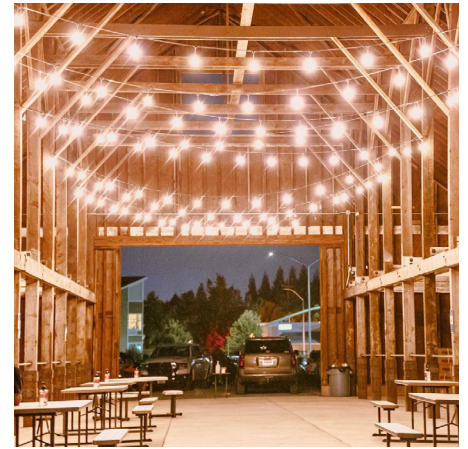
We have already engaged with several Meriam Park businesses within 500 feet of our proposed location and are pleased to have received many letters of support:

- Scott Peterson, Owner of Plant Love
- Alicia Kepple, Owner of Luna Solé
- Mike Drakulic, Director / VP Operations at Global Office North - A Division of Scott Technology
- Melissa Speer, Owner of the Pilates Barre
- Kristen Carlos, General Manager of Meriam Park Events
- Carlos Gonzales, Owner of Pacific Culture
- Kyle Nies, Founder of Daycamp Coffee
- Danielle Dietz, Owner of DaCapo Style House
- Alli & Bryan Babb, Owners of Julianne’s
- Christian Steinbach, Owner of Burban Kitchen

Please see pages 180–184 for letters of support.

Sweet Flower Chico plans to engage and work with the leadership and nearby communities on an ongoing basis, always looking to understand each neighborhood’s specific issues. As responsible business owners who deeply care about the community it operates in, Sweet Flower will not only protect what people love about Chico but will look to enhance those qualities. This is the type of relationship we envision establishing with every neighborhood and resident of Chico, undoubtedly creating a cleaner, safer, better place to live.

Describe how the CCB will proactively address and respond to complaints related to noise, light, odor, vehicle, and pedestrian traffic.





E.1.a. Proactively Addressing Concerns

Sweet Flower is dedicated to seamless integration into the neighborhoods in which our stores are located and addressing any concerns in an open, collaborative, transparent, and effective way. We practice a whole community approach to neighborhood integration that has been successful at our current locations and strengthened our relationships with the broader communities we serve. The plan outlined below details how we will prevent and respond to community members' concerns and complaints at our Chico location. At our four currently operational stores in Los Angeles, we have never received a complaint from our neighbors. We have included letters as evidence of this from neighbors of our Westwood and Melrose locations. *Please see pages 178–179 for letters from the owners of Saffron & Rose Ice Cream and Damoka Rugs, as well as the Director of Retail for Ron Herman.*

Community Liaison

Sweet Flower Chico's Store Manager will serve as Community Liaison whose name, telephone number, and email address are posted clearly onsite at the retail store and on our website. Additionally, Sweet Flower Chico will operate and maintain an on-site 24-hour landline telephone number at the retail location for receiving complaints and other inquiries regarding the business. Our Community Liaison be responsible for receiving, logging, and responding to any complaints and other inquires on a daily basis. The Community Feedback Log will be maintained in the records of the cannabis business. We will also provide the Community Liaison's contact information to the City of Chico and all businesses and residences near our location. We will work to identify a Store Manager / Community Liaison in Chico with deep ties to the community. Our Community Liaison will lead our community outreach efforts and institute an open line of communication for the community and city regarding any concerns. Additionally, the Community Liaison will work closely with all store employees to educate them on addressing and documenting a complaint by community members who may contact the store in person or by telephone.

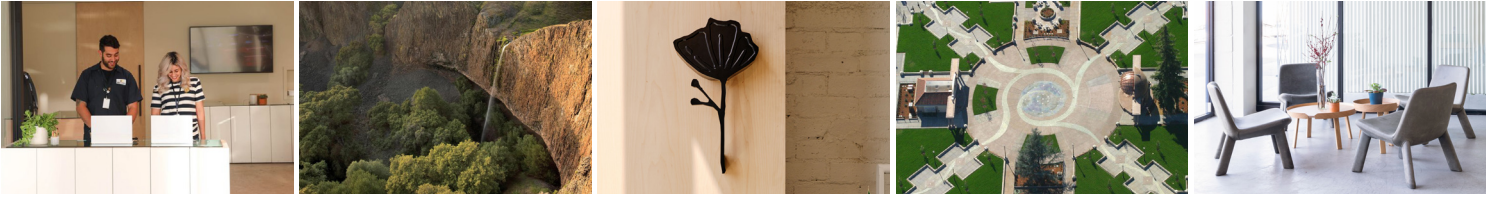
Sweet Flower Chico will provide the City Manager with the name, telephone number (both landline and mobile) of the Store Manager / Community Liaison and CEO / co-owner, Timothy Dodd, for emergency notice that may be provided at any hour of the day. The Store Manager / Community Liaison and CEO / co-owner, Timothy Dodd, if requested by the City Manager or designee, will attend a quarterly meeting with interested parties to discuss costs, benefits, and other community issues arising as a result of the implementation of cannabis in the City of Chico.

Signage

Sweet Flower will implement the following signage conspicuously inside at our Chico location as required:

- "The sale or diversion of cannabis or cannabis products without a permit issued by the City of Chico is a violation of State law and the Chico City Code."
- "Secondary sale, barter, or distribution of cannabis or cannabis products purchased from a permittee is a crime and can lead to arrest."
- "Patrons must not loiter in or near these premises and may not consume cannabis or cannabis products in the vicinity of this business or in any place not lawfully permitted. These premises and vicinity are monitored to ensure compliance."
- "Warning: the use of cannabis or cannabis products may impair a person's ability to drive a motor vehicle or operate heavy machinery."
- "CALIFORNIA PROP. 65 WARNING: Smoking of cannabis and cannabis- derived products will expose you and those in your immediate vicinity to cannabis smoke. Cannabis smoke is known by the State of California to cause cancer."
- "Smoking, ingesting, or otherwise consuming cannabis on the premises or in the areas adjacent to Sweet Flower are prohibited."
- "No Loitering. Please leave the premises after completing your purchase."

This signage will be designed using a minimum of 15 point font and be visible to customers at both the Check-Out Counter and Main Entrance / Exit.



Additionally, Sweet Flower Chico will display the Permit and City Business Tax Certificate, including the original copy of the Commercial Cannabis Permit issued by the City of Chico, business license, and the state-issued Seller's Permit. These will be posted inside the business in a location readily visible to any city, County, or State employee, official, or agent authorized to enforce the City's Code, or applicable cannabis-related laws.

Website

Before Sweet Flower Chico's opening, we will launch a page on our website and a social media strategy to capture a wide range of feedback. Our website is designed to be an educational and outreach platform for the community. We have included content on our current website designed to answer questions about our products and introduce our brand. On Sweet Flower Chico's page, we will have information regarding our team, a vision for our integration into Chico, and provide multiple opportunities for the public to share their input.

E.1.b. Responding to Complaints

Community Feedback Log

Sweet Flower Chico will maintain a Community Feedback Log of any public nuisance activity on the premises or within a minimum of 300 feet of the premises. The log will include the date and time of the occurrence; the type of activity; the circumstances surrounding the activity; the identity of any persons involved in the activity if known; the corrective action taken by Sweet Flower; and the police case number if applicable.

All feedback will be communicated to the Community Liaison immediately. It is their responsibility to oversee the resolution, including following up with the community member who issued the complaint or feedback if their contact information was provided. The Community Liaison will send CEO Timothy Dodd a weekly summary of all entries into the Community Feedback Log. Dodd will be contacted immediately by the Community Liaison with any issues they deem to be extremely urgent. It will be the Community Liaison's responsibility to work with the CEO and Vice President of Operations to suggest updates to Standard Operating Procedures to prevent duplicate or further complaints or issues related to noise, light, odor, litter, vehicle, and pedestrian traffic.

We have also created several communication channels to voice complaints and concerns so that any problem or potential problem can be dealt with swiftly. Our customers often use Google reviews or Instagram (@sweetflowershops) to contact us directly about concerns. Our Community Liaison will be available by phone and e-mail and receive all communication from Yelp, WeedMaps, Leafly, and our social media outlets in real-time. Any complaints or issues will be addressed personally within 24 hours.



E.1.b.i. Noise

Sweet Flower Chico will not play any loud music or host events with excessive noise. The noise level emanating from Sweet Flower should not be any higher than from any other similarly situated retail business. All doors and windows of the business will remain closed and locked for security purposes, preventing any noise from being heard outside the building. We will have a clearly posted Good Neighbor Policy, reminding customers to be respectful as they enter and exit. Sweet Flower staff and Security Personnel will be responsible for controlling patron conduct on the property. This includes monitoring the exterior of the premises and immediate action upon identifying a customer who conducts any inappropriate behavior, such as loitering and excessive noise from cars, car stereos, or voice volume. In the unlikely event that noise would be coming from the retail store, all surrounding businesses will have direct access to the Manager on duty, Security Personnel, and our Store Manager / Community Liaison to report and resolve any issues immediately. All issues will be dealt with swiftly and respectfully and documented in the Community Feedback Log.



E.1.b.ii. Light

Prior to operations, Sweet Flower Chico will work with the Chico Police Chief and the Community Development Director (or their designee(s)) to approve all lighting systems. Exterior lighting on the premises and parking area lighting for the location will be balanced and will not result in glare on adjoining properties, will complement the security systems to ensure that all areas of the premises and parking area are visible, and will provide increased lighting at all entrances to the premises. Lighting will be turned on from dusk to dawn. All perimeter lighting systems will be equipped with motion sensors to promote after hours security.

We will provide sufficient lighting for customers to enter and exit our business safely during hours of operations. Exterior lighting will be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature will be between 2700K and 4100K with a color rendering index of 80 or higher and a light loss factor of .95 or better. Light poles will be no higher than 20'. Broken or damaged exterior lighting will be repaired or replaced within 48 hours of being noted. Entry drives, drive aisles, parking and bicycle parking will be illuminated to a maintained minimum of 1.5 foot candles per square foot of parking area at a 6:1 average to minimum ratio. Exterior walkways, alcoves and passageways will be illuminated to a maintained minimum of 1/3 foot candles per square foot of surface area at a 6:1 average to minimum ratio. Exterior lighting will be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties. Sweet Flower will work with the Chico Planning Department and the Chico Police Department for approval of all perimeter lighting systems, including motion sensors, for after-hours security, before opening. If any lighting complaints arise, the Community Liaison will investigate any complaints and work swiftly to resolve any lighting issues. All issues will be documented in the Community Feedback Log. All perimeter lighting systems will be equipped with motion sensors to promote after hours security.



E.1.b.iii. Odor

Sweet Flower is committed to having zero negative impact on our community and will make air quality control and odor abatement one of our priorities. Sweet Flower Chico will prevent the retail facility's minimal odors from being detected by a person from both outside and inside the retail store. We will utilize an air filtration ventilation system, monitoring procedures, and maintenance plan to prevent any potential odor from escaping the facility. *Please see Section E.3. Odor Mitigation Practices for further details.*

All cannabis products delivered to Sweet Flower Chico's premises will be packaged, thereby making it unlikely for any cannabis products onsite to emit odor. In the event that Sweet Flower Chico receives an odor complaint from a member of the community, Sweet Flower Chico staff will follow the following procedures:

1. Log the date, time, source, contact information, and description of the complaint in the Community Feedback Log;
2. Within 30 minutes of receiving the odor complaint, the Store Manager will identify the source of the odor by physically inspecting the facility for any cannabis product that may be emitting odor, including inspection of all areas of the retail premise
3. Within 30 minutes of receiving the odor complaint, the Store Manager will physically inspect the odor control system to ensure it is functioning properly
4. If the Store Manager identifies that the odor control system is malfunctioning, the Manager will immediately contact the manufacturer
5. The Store Manager will see if the issue can be addressed with the manufacturer over the phone. If the malfunction cannot be resolved over the phone, the Manager will schedule the first available appointment by the manufacturer to visit the retail facility to physically inspect the odor control system
6. If the odor control system cannot be fixed on the date of the inspection, the Store Manager will immediately place an order for the first available replacement part. Should the existing system be designated as beyond repair, a new system will be ordered at once
7. The Store Manager will communicate the complaint and resolution to Sweet Flower's entire ownership and leadership team via email within two hours of receipt of the complaint, or as soon as practicable
8. The Store Manager will discuss the source of the odor complaint or issue and resolution with the team at the next team meeting to develop and implement procedures to avoid future odor complaints



E.1.b.iv. Vehicle Traffic

Sweet Flower Chico's proposed location is in the Tank District at the Meriam Park development. The development is pedestrian and transit-oriented—a cycling- and pedestrian-centric community built around a “Green River” of open space. Sweet Flower Chico location will provide:

- At least 42 full-size parking stalls
- 4 of the full-size parking stalls will be reserved for clean air vehicles
- 3 compact parking stalls
- 2 Americans with Disabilities Act (ADA) stalls
- A dedicated No Parking Zone at our Secure Loading / Unloading & Inventory Receiving Area / Vendor Entrance roll-up door
- Anchored bicycle racks
- A driveway location at the northeast corner of the parking lot off of Alcott Ave

At Meriam Park, Sweet Flower Chico is easily accessible from highways, regional transit systems, bikeways, and bus lines. *Please see Section E.4.f. Access to Public Transportation for further information.*

Our website also offers a safe, quick and seamless order ahead/pick-up option, which will reduce customer congestion by shortening the length of time in the store and freeing up parking stall availability. We propose to offer customer delivery as well, which will help ease parking congestion at our location.

Any complaints related to vehicle traffic or parking will be addressed immediately by our Community Liaison and documented in the Community Feedback Log. Exterior surveillance cameras will be used to monitor parking and vehicle traffic on our premises. Parking lot striping, markings, and signage will be checked daily by staff to ensure our customers' and employees' safety.



E.1.b.v. Loitering & Pedestrian Traffic

“No Loitering” signage will be clearly posted both inside and outside the building. The signage prohibiting loitering and instructing customers to leave the premises after completing their purchase will be posted:

- On the exterior of the building, at the Main Entrance & Exit
- Inside the Screening Lobby, near the Main Entrance & Exit
- Inside the Retail Floor at the Reception Desk
- Inside the Retail Floor at the Check-Out Counter at each Point-of-Sale

Once a customer completes their purchase, the customer is encouraged to exit the premises. Our Security Personnel will not allow Sweet Flower's customers to congregate or loiter outside the building, in the parking lot, or anywhere on the premises. In addition to our clearly posted Good Neighbor Policy, which expressly prohibits loitering, our Security Personnel will do regular walking checks of our perimeter to ensure all Sweet Flower customers respect the property as a whole. Every business nearby will have direct access to the Store Manager / Community Liaison and Security Personnel to remedy any immediate concerns. All complaints and concerns will be logged in the Community Feedback Log and addressed immediately.



E.1.b.v1. Litter

Sweet Flower Chico will continually maintain the retail premises so that it is visually attractive and not dangerous to the health, safety, and general welfare of employees, patrons, surrounding properties, and the general public. Litter will be removed daily from the premises, including adjacent public sidewalks and the parking lot. Sweeping of sidewalks will be completed daily by the Sales Associates as part of their opening duties. Sales Associates will also be responsible for monitoring potential debris in exterior walkways throughout the day. Any complaints of litter on our premises will be taken care of immediately by store employees. Maintenance and operating characteristics will be compatible with abutting properties and the surrounding neighborhood.

Describe how the CCB will be managed to avoid becoming a nuisance or having impacts on its neighbors and the surrounding community.

E.2. Management to Avoid Becoming a Nuisance or Having Impacts on Neighbors & the Surrounding Community

At Sweet Flower, we focus on targeted outreach to surrounding residential neighbors and local businesses, ensuring everyone is involved and at ease in the process. We believe that the sensitive addition of cannabis retail storefronts will provide a significant economic and health and wellness benefit for Chico. However, we also understand how crucially important it is to address the impacts and concerns that may occur from this unfamiliar business type to some neighbors and the surrounding community.

We believe that mitigation of impacts starts with communication, education, and transparency. Sweet Flower Chico will hold regular community meetings to engage the neighborhood, reach out to neighborhood associations, local community groups, and law enforcement. We will provide real-time feedback on our overall operations and elicit insight for any changes that need to be made to be a good neighbor. Cannabis businesses can often be misunderstood, creating discomfort from community members, which must be addressed through extensive ongoing outreach and education. Rather than seeing this in a negative light, Sweet Flower embraces this moment as an opportunity to educate the community in an engaging, respectful manner, destigmatizing the perception of the cannabis industry with each passing day.

This education process takes on different forms of communication and outreach, enabling us to meaningfully reach every person in our diverse community base. Our management team's goal is for any resident or visitor of Chico to clearly understand our operations, and we will have several channels of direct communication to voice any concerns.

Community Outreach

The first step in our community outreach plan starts before we open. We want all stakeholders (residents, businesses, community groups, law enforcement, and city representatives) to have a voice at the table as we prepare to serve the City of Chico. We will achieve this through direct personal outreach, not by hiring a canvassing team. Our outreach will be done by our CEO and co-owner, Timothy Dodd, co-owner, Dan Gonzales, Vice President of Development, Seinne Fleming, and Sweet Flower Chico's Store Manager / Community Liaison. Dan Gonzales is the developer of the Meriam Park community in which our store will be located and will be instrumental in introducing Sweet Flower to the community.

Our outreach strategy includes personally canvassing residences and businesses within 1,000 feet of our location. This includes:

- Residents and businesses at Meriam Park (Deco Flats, MP Blocks Apartments, Tank District Apartments, The Quads at MP, Day Camp Coffee, The Pilates Barre, Live Life Juice Co, LunaSole, Meriam Eco Nails Salon, Burban Kitchen, Julianne's Jewelry, Da Capo Style House, Plant Love, Nest Bedding, Factor Five Skincare, CK Dermatology, Ascent Services Group, Butte County Superior Court, North Butte County Courthouse, CBEM, Chico VA Clinic, Commerce Home Mortgage, Florence Health, Global Office, Inc., Kornerstone Inc., North State Foot & Ankle, North Valley Community Foundation, Penney & Associates



Injury Lawyers)

- Jarvis Garden Senior Apartments
- Businesses in the mixed-use services building at 2000 Notre Dame Blvd (including Mateo & Co Salon)
- Residents off of Notre Dame Blvd & East 20th St (Parkhurst St, Tioga Way, Echo Ln, Comstock Rd, Carson St)
- Residents off of Huntington Dr & East 20th St (Huntington Village & Huntington Apartments)
- Businesses off of Huntington Dr & East 20th St (including The Handle Bar Restaurant & AMain Cycling Chico Store)

We have already engaged with several of the above listed Meriam Park businesses within 500 feet of our proposed location and are pleased to have received many letters of support. *Please see pages 180–184 for letters of support.*

We will introduce Sweet Flower to the neighborhood by knocking on doors (or sending out mailers) and notifying community members of the proposed project, soliciting any feedback, and answering questions about the new, highly regulated cannabis market. We will also invite them to continue the conversation by attending community meetings we will host or directly contacting us. By advocating for a positive and mutually beneficial relationship with the entire community, we are confident that Sweet Flower will be able to respond to the needs of the community and evolve with its changing needs. We are open to listening to and applying innovative ideas to directly enhance Chico residents' quality of life. Sweet Flower is a current member of the Chico Chamber of Commerce and looks forward to working with the chamber to identify opportunities that will positively contribute to the economic future of the community.

Sweet Flower Chico will provide the City Manager with the name, telephone number (both landline and mobile) of the Store Manager / Community Liaison and CEO / co-owner, Timothy Dodd, for emergency notice that may be provided at any hour of the day. Sweet Flower Chico will also provide the Store Manager / Community Liaison's contact information to all businesses and residences located within 1,000 feet of the location.

The Store Manager / Community Liaison and owners, Dan Gonzales, Colleen Winter, and Timothy Dodd, if requested by the City Manager or designee, will attend a quarterly meeting with interested parties to discuss costs, benefits, and other community issues arising as a result of the implementation of cannabis in the City of Chico.

We believe trust is built over time. We continually demonstrate our dedication to being a good neighbor, including transparency, rapid responses to community concerns or complaints, and a proven track record of responsible, safe, and compliant operations.

Sweet Flower Chico will work directly with the Chico Police Department to review our security systems and protocols and implement any advice for improvement. We will work in concert with the Chico Police Department and their established community partners to open accessible lines of communication.

Community & Neighborhood Advisory Committee

We will mitigate potential impacts by forming a Community & Neighborhood Advisory Committee, including representation from residential neighbors, businesses, and community leaders. This committee will meet regularly, provide a forum for ongoing feedback from the community, promote communication, and build trust. We assemble an Advisory Committee at each of our retail locations. Current Advisory Committee members at existing locations include former elected officials, local school board members, representatives from Chambers of Commerce, longtime community activists, and stakeholders from local nonprofits.

We look forward to building an Advisory Committee in Chico to help us stay accountable to our community and make recommendations regarding the following:

- Creating policies to prevent nuisances and potential neighborhood impacts
- Ongoing opportunities to solicit feedback and input from the community (e.g., events, social media)
- Allocation of our Community Investment Fund
- Partnerships with new or existing local business
- Preventing youth access to cannabis through education and outreach to parents and youth organizations
- Identifying ways in which Sweet Flower can be a more environmentally sustainable business
- Strengthening security procedures, protocols, and training
- Identifying and implementing priority programs in Chico

We have already secured commitments from Chico residents and community members to join our Advisory Committee. The Chico Community & Neighborhood Advisory Committee members will include:



Dane Packard - Dane is a Northern California local and veteran who gives back to the community as a keystone member of The Veteran's Garden Project.



Stephanie Gaito - Stephanie is a Chico humanitarian who has been volunteering with local social service organizations for the last 10 years.



Serine Goodmond - Serine is a Chico resident and is committed to bringing opportunities to those who are often denied a second chance by working with incarcerated women and men in California since 2016.



Matt York - Matt has been a Chico resident for over 35 years and is a seasoned executive and business leader in the for-profit and not-for-profit sectors in the USA and globally.

Please see Section F.1. Chico Community Benefits for more information on our Advisory Committee members.

Management to Avoid Becoming a Nuisance

Sweet Flower believes that site upkeep and maintenance, as well as an instituted thorough and complete Safety and Security Plan, will add to the positive safety impact this business will have on the nearby communities and the city at large. We will prioritize the property's daily upkeep to ensure a clean, professional, and welcoming retail environment. We will institute daily monitoring of the property for any trash, graffiti, other debris, and timely removal to facilitate a well-maintained storefront. Another way to maintain the storefront business's appeal is to reduce customer congestion by facilitating a safe, quick and seamless product pick-up, which will reduce the number of customers, length of time in the store, and free up parking spot availability. The floor plan was also designed to facilitate ease of circulation and flow of customers, as to not negatively impact the neighborhood.

Sweet Flower will have educational materials available, and the Sales Associates will also educate customers on responsible cannabis consumption practices to further prevent any negative impacts on the community.

Sweet Flower Chico has developed a thorough Security Plan to prevent crime and nuisance, including comprehensive video surveillance, Security Personnel, exterior lighting, alarms, motion sensors, etc. All employees will receive training and implement protocols to reduce the risk of disruptive, nuisance behavior and negative impacts on neighbors. This includes ensuring that customers do not loiter and immediately exiting the property upon completing their purchase. This further includes ensuring that cannabis and cannabis products are not inhaled, smoked, eaten, vaped, or otherwise consumed at the business premises or in the parking areas of the premises. Sweet Flower staff will be responsible for controlling patron conduct on the property. This includes immediate action upon identification of a customer who is conducting any inappropriate behavior, including but not limited to loitering, consumption of cannabis, tobacco, or alcohol on-site, littering, graffiti, harassment, noise, and illegal parking.

In conjunction with these stringent security protocols, Sweet Flower will work with the Chico Police Department to create an open communication line for meaningful dialogue and feedback. Sweet Flower Chico plans to operate as an engaged and transparent partner with City of Chico offices and officials. We look forward to establishing a positive and productive relationship with current Chief of Police Matthew Madden and Captains Greg Keeney and Billy Aldridge. We will also engage with the Chico Police Department Community Advisory Board, which co-owner, Dan Gonzales was previously a member of.

As we have seen in our other locations across California, residents in many neighborhoods are saying "no" to graffiti, crime, and littering by participating in neighborhood patrols. At the same time, residents are saying "yes" to working with the city to perform neighborhood cleanups, spearhead beautification projects, and address code compliance issues. The collaborative efforts of neighborhood associations and the city have decreased crime and graffiti, removed blight and decay, and improved the city's appearance. Sweet Flower is excited to be a value-added partner to these efforts and ideas. Based on our track record and the above-mentioned safety, design, programs, and policies, we are confident that we will be able to mitigate any potential negative community impacts. Our greatest hope and intention, born out of a carefully considered strategic plan, is to positively impact the health, safety, and economy. Sweet Flower Chico will strive not just to be a business, brand, or location, but a meaningful space in which all residents can experience what it means to be a part of a supportive community.

Describe odor mitigation practices:

E.3. Odor Mitigation Practices

Sweet Flower is committed to having zero negative impact on our community and will make air quality control and odor abatement one of our priorities. Sweet Flower Chico will prevent any possible odors from the retail facility from being detected by a person from both outside and inside the retail store. It is unlikely that our location will produce any cannabis odors, as all cannabis products are delivered in their final packaged form, and inventory is not stored on the Retail Floor. As a precaution, Sweet Flower will install exhaust air filtration systems with odor control, which prevent internal odors and pollen from being emitted externally. Additionally, Sweet Flower will install air systems that create negative air pressure between the premises' interior and exterior so that the odors generated inside the premises are not detectable outside the premises. These odor control devices, in-depth employee training, and regular maintenance of the devices will ensure an effective Odor Mitigation Plan.

Please see Section E.1.b. Responding to Complaints and E.1.b.iii. Odor for an overview of Sweet Flower's policy and procedure for responding to an odor complaint, including use of the Community Feedback Log.

Identify potential sources of odor from any cannabis or cannabis products being sold.

E.3.a. Potential Sources of Odor

Sweet Flower Chico will not be conducting any cultivation, processing, extraction, laboratory testing, or packaging of cannabis goods as part of the proposed project. As a result, no noxious fumes or gases will be utilized at the premises.

Sweet Flower will not store cannabis products on the Retail Floor. Cannabis products are stored in the limited-access Inventory Room (Secure Cannabis Storage Vault). All packaging on the Retail Floor is emptied of cannabis product and used for display purposes only. All cannabis products will be delivered to the licensed premises in their final, packaged form as required by state regulations. All packaging will protect the product from contamination, be tamper-evident, and sealed so the contents cannot be opened without destruction of the seal, be child-resistant, and resealable if it contains more than one serving. The cannabis goods will not leave Sweet Flower Chico's premises unless placed in an opaque exit package. Based on the preceding, it is improbable that any cannabis products onsite will emit odor. Notwithstanding the foregoing, odor mitigation efforts of surrounding areas will be continually monitored, as it is Sweet Flower's goal is to prevent any negative impacts on neighboring areas. Any additional measures needed to ensure the prevention of odors will be taken immediately.

The only activity that may cause minor odor inside the retail facility is customer inspection of the product, which is allowed under limited circumstances by the Bureau of Cannabis Control (BCC) in accordance with the California Code of Regulations Section 5405. Sweet Flower Chico will make select cannabis flower products available for customer inspection in a secure container. Cannabis flower is the only cannabis product available for customer inspection—topicals, tinctures, and edibles will not be removed from their packaging for display. All cannabis concentrate inhaled products, including dabs, shatter, budder, wax, and butane hash oil, will be stored in the limited-access Inventory Room (Secure Cannabis Storage Vault) and out of the reach of customers at all times except when being handled by an employee during a sales transaction.

The cannabis flower inspection containers will allow customers to visually inspect the flower more closely prior to purchase. No testing or consumption of products is permitted. The closed inspection containers will be stored in a locked display case on the Retail Floor. The containers will not be readily accessible to customers for handling without a Sweet Flower employee's assistance. A Sweet Flower employee must remain with the customer at all times that the container is being handled and inspected by the customer. Employees will only allow one container to be inspected by a customer at a time to mitigate odor and prevent theft. The cannabis goods removed from their packaging for inspection will not be sold or consumed and will be destroyed in accordance with Sweet Flower's Waste Management Plan. Potential minor odors generated from display products for customer inspection will be effectively mitigated by the below-described carbon charcoal filtration and exhaust system.

Describe odor control devices and techniques employed to ensure that odors from cannabis are not detectable beyond the licensed premises.

E.3.b. Odor Control Devices & Techniques

Even though we do not expect our cannabis retail business to generate any cannabis odor, Sweet Flower will take careful measures and use an air filtration ventilation system, monitoring procedures, and maintenance plan to prevent any potential odor from escaping the facility. Sweet Flower's existing locations use these practices to successfully mitigate potential odor from impacting our communities. Our Studio City location has utilized these systems for years without a single odor complaint. These odor mitigation practices described below utilize the best available technology on the market for odor neutralization and comply with all applicable regulations.

Sweet Flower Chico will install a carbon filtered ventilation system at the retail facility, which will prevent any potential odor from escaping the building. This filtration system works by pairing a charcoal exhaust system with a carbon filter. The charcoal exhaust system contains a charcoal air filter placed in-line with the exhaust fan and forces air circulating within the HVAC system through an activated carbon filter. These filters act by "scrubbing" the air, absorbing contaminants into the activated carbon material as it passes through to be recirculated throughout the HVAC system. Activated carbon is capable of removing the smell from the air and completely neutralizing it. These filters will also remove other impurities from the air. All odors and pollen are eliminated prior to being exhausted from the building through the use of these high-quality filtration systems. Filters will be inspected regularly and changed as needed to ensure proper air exchange rates. Carbon charcoal filtration systems are used across multiple industries and are effective in neutralizing and mitigating odor. The systems are the best available technology on the market for odor neutralization and a cannabis industry standard.

Additionally, an HVAC system will be installed to create constant negative air pressure between Sweet Flower Chico's interior and exterior. Any odor generated inside is not detectable on the outside of the business. Negative air pressure is the result of the HVAC system creating a pressure differential by expelling more air from the interior than is being brought into the space. This control of interior air pressure will prevent odor from escaping the facility, other than through the carbon filtration system described above. Sweet Flower will work with the City of Chico City Engineer, Public Works Director or Building Official to ensure our ventilation and air purification systems are approved by the city.

Describe all proposed staff training, and system maintenance plans.

E.3.c. Odor Mitigation Training & Maintenance

Store Manager - The Store Manager is responsible for the development, implementation, and maintenance of the Odor Management Plan (OMP). This includes maintaining all records relating to odor management, including system installation, maintenance, equipment malfunctions, and deviations from the plan. The Store Manager verifies the effectiveness of the system weekly by physically inspecting the system. This includes listening for the sound of the system, visually ensuring the lights are on and the system is functioning, and verifying there is no detectable odor. The Manager logs that the system has been checked weekly in the Odor Control Maintenance Log.

If the Store Manager identifies that the odor control system is malfunctioning, the Manager will immediately contact the manufacturer. The Manager will see if the issue can be addressed with the manufacturer over the phone. If the malfunction cannot be resolved over the phone, the Manager will schedule the first available appointment by the manufacturer to visit the retail facility to physically inspect the odor control system. If the odor control system cannot be fixed on the inspection date, the Store Manager will immediately place an order for the first available replacement part. Should the existing system be designated as beyond repair, a new system will be ordered at once. The malfunction and resolution will be communicated to Sweet Flower's entire ownership and leadership team via email.

The Manager is also tasked with handling any complaints of odor from the community or city officials and maintain records of odor complaints received and response action thereto in the Community Feedback Log.

Assistant Manager, Sales Leads, & Sales Associates - Sweet Flower Chico's Assistant Managers, Sales Leads, and Sales Associates will receive training on the Odor Mitigation Plan from the Store Manager. The Manager educates the team on the functionality of the carbon charcoal "scrubbing" exhaust and filtration system. They also receive an overview of how to physically inspect the system, listen for the sound of the system, visually ensure the lights are on and the system is functioning, and verifying there is no detectable odor. This will enable Assistant Managers and Sales Associates to update the odor control maintenance log in the absence of the Store Manager.

Sweet Flower's Assistant Managers and Sales Associates will receive training regarding policies for customer inspection of cannabis goods as it relates to the Odor Mitigation Plan.

Describe the waste management plan. The plan will include waste disposal locations, security measures, methods of rendering all waste unusable and unrecognizable, and the process or vendor in charge of disposal.

E.3.d. Waste Management Plan

An appropriate Waste Management Plan (WMP) ensures that Sweet Flower operates under safe conditions, not only mitigating employee and public risk but also ensuring that Sweet Flower's operations are respectful to the Chico community and environment. Improper cannabis waste management can impose risks such as theft/vandalism of trash enclosures, disposal of harmful chemicals into traditional waste bins, and danger to the safety of others from exposure to potentially hazardous byproducts. Sweet Flower is proactively taking the necessary steps to set the highest industry standard by ensuring compliance with cannabis waste disposal requirements. We look forward to working with Chico staff and departments to ensure a safe, sustainable waste management process.

Sweet Flower anticipates generating only "cannabis waste," which means non-hazardous waste that has been made unusable and unrecognizable as required by state and local laws and regulations. Expected streams of cannabis waste include failed, expired, or non-compliant cannabis products (flower, tincture, topical, edible, concentrate, vaporizer cartridges, and other cannabis-infused items in mixed packaging), as well as retired cannabis product displays and any recalled product. All cannabis waste will be detailed in the store's digital Cannabis Waste Log by the Waste Coordinator. While quantities of cannabis waste generation are undetermined at this time, our designated cannabis waste hauler will service the Sweet Flower Chico facility a minimum of once per month. Sweet Flower staff and management will actively adjust its contract with the hauler to ensure proper removal and storage capacities of all cannabis waste. Prior to disposal, all cannabis goods will be destroyed, including removing the goods from any packaging and rendering them unrecognizable and unusable through mixing the waste with a non-consumable medium so that the resulting mixture is at least 50 percent non-cannabis waste.

Waste Management Plan Training

Any employee handling waste is made known as to the type of waste they are handling. Workers are trained to identify non-hazardous wastes from potentially hazardous ones. It is the responsibility of the Vice President of Operations and designated Waste Coordinator to ensure that all employees are properly trained and aware of the WMP. This will be a constant, ongoing process. In addition, our management team works with our licensed waste management vendor, EcoWaste Services, to ensure any new waste management best practices are implemented by Sweet Flower.



We believe that our WMP will help both Chico and Sweet Flower to manage the resulting waste in a safe and environmentally conscious manner. Our corporate and retail staff are dedicated to ongoing training and education to ensure our retail facility and Chico are seen as innovators in both safe and sustainable waste management practices.

E.3.d.i. Cannabis Waste Disposal Vendor

Sweet Flower contracts with EcoWaste Services (EcoWaste) to ensure proper disposal of any and all cannabis waste. EcoWaste Services is a leader in cannabis compliance waste standards, and they mobilize throughout California to accommodate many types of cannabis businesses, including cultivators, manufacturers, extraction labs, distributors, testing labs, and retailers. Our current operational licensed Sweet Flower stores in Los Angeles have worked with EcoWaste for the past year.

EcoWaste was founded by Avo Gasparian and Arman Zeytounyan in 2016. The company started as an eco-friendly waste disposal service for the food, construction, and healthcare industries.

EcoWaste follows state guidelines for processing cannabis waste by providing education, equipment, operational procedures, guidance, and complete solutions for on-site storage, disposal, and/or transportation of cannabis waste products. EcoWaste follows all procedures of the Bureau of Cannabis Control (BCC), Environmental Protection Agency (EPA), Department of Transportation (DOT), and California Department of Fish and Wildlife (CDFW) laws/requirements. From recordkeeping to waste removal, they are diligent with their processes. A full-service, state-approved cannabis waste removal business, EcoWaste Services focused on screening any material(s) that can be recycled and aim to establish partnerships to create a closed-loop system, helping to preserve the environment.

E.3.d.ii. Waste Disposal Locations

EcoWaste Services will supply Sweet Flower with locking waste drums, which are fully portable, compliant, and durable. The drums are designed for sustainable, environmentally friendly, and easily accessible cannabis waste disposal. EcoWaste offers 15, 35, and 55-gallon drums made out of high-density polyethylene plastic. EcoWaste drums are an industry standard. The tighthead closure secures EcoWaste drums for transport and includes high-density synthetic rubber gaskets for vapor lock capability. These waste drums will be stored inside the Inventory Room (Secure Cannabis Storage Vault). The Inventory Room is a limited-access area, which will be secured and restricted to Sweet Flower, its authorized employees, and the authorized waste hauler. EcoWaste provides clients with designated waste area signs. These signs are placed outside the entrance of the designated waste storage area. During each collection the container(s) provided are replaced with clean ones. Each container will be provided with a liner to maximize the integrity of the container. Labels and barcodes will be affixed to the containers for disclosure and tracking. EcoWaste places scannable serial numbers to each container used to track and weigh the collection.

Different streams of cannabis waste are also disposed of in separate containers. For example, dry cannabis material is not disposed of in the same container as edible food waste. The separation of waste streams allows for more accurate documentation and more efficient processing for regulators. Waste containers are always properly labeled with the type of waste accumulated. Additionally, any cannabis and/or product unique identifiers (UIDs) are documented upon disposal in the digital Cannabis Waste Log. The Waste Coordinator is responsible for creating and submitting a monthly report of the Cannabis Waste Log. The Cannabis Waste Log consists of the weight of the cannabis waste at the collection point, date of collection, name, and location of the facility that processes the cannabis waste; it also includes a copy of the processing facility/transfer station weight ticket.

The locking waste drums are only accessible by authorized personnel, the cannabis waste hauler, and any regulatory agencies that will need access—not the public. Under no circumstances will any cannabis products or waste be commingled with any refuse, recycling, or organic material collected by the City. The WMP set forth outlines how Sweet Flower will meet and exceed industry waste management standards in order to provide ongoing safe, environmentally friendly cannabis waste disposal.

All containers of waste entering the waste storage area will be appropriately labeled and logged into the Cannabis Waste Log as part of Sweet Flower's track-and-trace program. Containers will be identified with the following information:

- UID / Tracking Number
- Waste Description (vendor name and product name)
- Net Weight
- Volume
- Date of Origin
- Date of Disposal
- Notes / Reason for Disposal
- Agent or Employee Responsible for Disposal

Monthly Reports will be submitted to the City by the Vice President of Operations or his designee if required.

E.3.d.iii. Security Measures

Under the supervision of our Vice President of Operations, Sweet Flower will designate a Waste Coordinator, which will be the Store Manager or Inventory Manager, that oversees and manages the accumulation of cannabis waste on-site. Any cannabis waste will be gathered in the Inventory Room (Secure Cannabis Storage Vault), a limited-access area, with a sign indicating that it is an area for accumulating cannabis waste, and placed inside the secure waste drum. Surveillance cameras will be present in this limited-access area, as well as outside the door to capture all staff accessing the area.

Physical access to the receptacles will be restricted to authorized employees, Chico government agencies, and our permitted waste hauler, EcoWaste Services. There will be no public access to the designated receptacles. This will be tightly monitored by Sweet Flower staff. Except for when waste is being added, all cannabis waste drums will be closed and secured. All staff will be required to document their access to the secure waste storage area in the Cannabis Waste Log.

Sweet Flower's waste storage area will be easily controlled and easily visually inspected as necessary. This main waste storage area will be easily accessible yet remain secure. The area will include ventilation, will be kept clean and free of debris at all times, and will be inspected regularly by Sweet Flower staff.

Our secure waste receptacles will not be filled beyond the capacity that prevents the complete closure of the lid. Our contracted waste-management partner EcoWaste Services will pick up the waste no less than once every 30 calendar days.

Labels and barcodes will be affixed to the containers for disclosure and tracking. EcoWaste places scannable serial numbers to each container used to track and weigh the collection.

After pick up from Sweet Flower, EcoWaste transports the locked and/or sealed used containers in a truck that contains locks. The sealed containers are not visible to or accessible by non-EcoWaste employees during any part of the transportation process. EcoWaste trucks hauling full containers are parked in a secured parking lot with 24-hour security, between gathering trips and transport to waste facilities.

E.3.d.iv. Methods of Rendering All Waste Unusable & Unrecognizable

The Sweet Flower Chico Waste Coordinator renders cannabis and cannabis products into cannabis waste when placing them into the designated secure waste drums, and the process is recorded on the surveillance system. All cannabis waste is rendered unusable and unrecognizable by mixing, grinding, and incorporating the cannabis waste with a non-consumable material or by incorporating a non-hazardous compostable material so that the resulting mixture is at least 50% non-cannabis waste by volume.

It is Sweet Flower's responsibility to render the cannabis goods/products into cannabis waste prior to EcoWaste's collection and hauling per applicable laws and regulations. EcoWaste will not perform the actual rendering of the material to ensure a third-party agent or entity does not engage in any illicit activities.

E.3.d.v. Waste Removal

Cannabis waste materials are weighed and recorded prior to disposal/hauling with definitive markings placed upon the outside of the batch and digital reference placed within the track-and-trace system. In summary, cannabis waste is:

- Weighed and recorded
- Marked with a definitive label stating “Cannabis Waste For Disposal”
- Designated within track-and-trace software as cannabis waste

When EcoWaste gathers the containers, EcoWaste weighs the containers and scans the serial number, and information is sent to an online manifest portal. This information contains the identity of the client, the weight of the sealed container, the date and time of pickup by EcoWaste, and information concerning the provision of new containers to the client. The client receives electronic notification and a copy of the manifest shortly after entry of the foregoing information is input into the online portal, which manifest indicates the date and time of each collection of cannabis waste at the licensed premises.

After gathering containers, EcoWaste provides clean, empty containers.

EcoWaste Services will service Sweet Flower Chico once a month or more often as necessary. The waste will then be transferred to a waste disposal facility approved by the Chief of Police, or is or her designee, by EcoWaste Services in a manner approved by the state. EcoWaste will process the waste based on the type of waste it is. Much of the waste EcoWaste Services focused on screening any material(s) that can be recycled and aim to establish partnerships to create a closed-loop system, helping to preserve the environment. EcoWaste transports the gathered, used containers to a permitted solid waste landfill or fully permitted composting facility (depending on the contents of the container), at which point the container serial numbers are re-scanned into the manifest portal. After scanning the containers, the licensed cannabis business is provided with an updated manifest via EcoWaste’s manifest portal, which confirms receipt at the solid waste landfill or fully permitted composting facility. EcoWaste cleans, recycles, and reuses emptied containers.

EcoWaste Services follows all rules and regulations applicable to the transportation and handling of cannabis waste. The cannabis waste is tracked-and-traced to its final resting place, and a non-hazardous Waste Manifest, bill of lading, or certified weight ticket issued upon disposal.

After the cannabis waste has been collected by the EcoWaste Services technician, Sweet Flower receives a digital manifest with the required details for compliance which are also accessible through EcoWaste’s online portal.

Sweet Flower Chico will maintain the following information, which will be available to the Bureau of Cannabis Control and regulators upon request:

- Company name and business address of the private waste hauler
- Name and phone number of the primary contact person at the company
- Documentation from the waste hauling entity that indicates the time and date of each collection of waste
- Copy of the certified weight ticket or other documentation prepared by the entity hauling waste to confirm receipt of the waste at the solid waste facility

E.3.d.vi. Non-Cannabis Waste

Sweet Flower Chico’s proposed location is in the Tank District at the Meriam Park development. The vision for Meriam Park was to create an authentic and lasting sense of place built upon a foundation of sustainability and the goal of reducing environmental impacts. Sweet Flower values sustainability and is committed to reducing waste. Waste will be kept to a minimum. We will avoid single-use plastics, including bags, cutlery, cups, and coffee pods, but will provide washable, reusable, and recyclable alternatives. The facility will be kept clean at all times to prevent accumulation of waste, trash, and debris and minimize potential hazards. Waste, trash and debris will be disposed of on a regular basis in a safe, acceptable manner, and in accordance with applicable laws and ordinances. The north end of the 1998 Alcott Ave property will hold a lockable trash enclosure for all tenants of the building.

Physical address and a detailed description of the proposed location, including the overall property, building and interior floor plan.

E.4. Proposed Location & Address

**1998 Alcott Ave
Chico, CA 95928**

(East 20th St & Alcott Ave / APN: 002-690-019)

Sweet Flower Chico's proposed location is in the Tank District at the Meriam Park development, off of East 20th St and Alcott Ave. Our suite number, located in the east half of the building, has not yet been assigned. This is a Special Purpose District - Traditional Mixed Use (TND) in District 6.

E.4.a.i. Neighborhood

The Meriam Park community is the work of the Gonzales Development Company, led by Sweet Flower Chico co-owner, Dan Gonzales. Meriam Park is a truly innovative community where threads of sustainability and collaboration are woven into a cultural center. Focused on food and health, unique living options, and progressive workspaces, Meriam Park is for everyone. The development blends the best new urban trends with traditional neighborhood design principles to build functional, creative, and socially vibrant environments that will be enjoyed by workers, residents, and visitors alike. At 233 acres, Meriam Park is the most comprehensive mixed-use, master planned community ever undertaken in Butte County and is currently 50% complete.

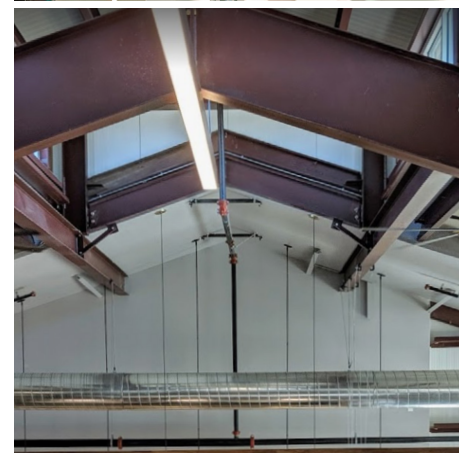
Gonzales' vision is to create an authentic community built upon a foundation of sustainability, diverse uses, and social vibrancy. The development philosophy embraces designs that are compact in design, pedestrian and transit-oriented, and energy-efficient to reduce environmental impacts. Meriam Park is a cycling- and pedestrian-centric community built around a "Green River" of open space that connects every resident and user to the regional trail network, Bidwell Park, and the local active lifestyle with easy access to a balanced amount of retail, residential and commercial amenities.

Within Meriam Park, there are three diverse districts—Thrive, Dwell, and Tank—that are designed to support each other in a unique and strategic way.

The Thrive District at Meriam Park focuses on work environments that meet the demands of the modern workforce. It bolsters productivity, infuses economic stability, accommodates the entrepreneurial seedling companies of Chico and the region, and attracts company relocation and expansion to Chico. With over 444,000 square feet of space for professional and medical offices, commercial and mixed-use, the Thrive is already buzzing with productivity, collaboration, and creativity.

The Dwell District offers contemporary single and multi-family residences near the Tank District. Urban flats and townhomes with front courtyards and streets amid neighborhood parks, community gardens, and athletic fields, all in a pedestrian and bike-friendly setting.

Sweet Flower Chico will be located in the Tank District, which is the social center for residents, visitors, and nearby businesses after home and work. The Tank district focuses on food innovation and is growing a balanced mix of retail, food & beverage, health & wellness,



maker spaces, and mixed-use while offering beautiful streetscapes, loft-style buildings, captivating outdoor spaces, and one-of-a-kind retail amenities. The look will feature industrial elements juxtaposed with buildings inspired by the surrounding agricultural heritage (agriculture) of the local landscape to create a familiar yet striking architectural statement that integrates diverse uses into a cohesive, visually rich experience.

E.4.a.ii. Property

Sweet Flower Chico will be located in a building to be constructed in the Tank District development off of East 20th St between Market Pl and Alcott Ave.

The driveway to the property is located off of Alcott Ave.

The property features:

- At least 42 full-size parking stalls
- 4 of the full-size parking stalls will be reserved for clean air vehicles
- 3 compact parking stalls
- 2 Americans with Disabilities Act (ADA) stalls
- A dedicated Loading Zone at our Secure Loading / Unloading & Inventory Receiving Area / Vendor Entrance roll-up door (for distribution vehicles making deliveries, armored carriers, & Sweet Flower Delivery Driver vehicles)
- Anchored bicycle racks

The property will be beautifully landscaped and well shaded with trees and plants, including:

- | | | |
|---------------------------|------------------------------|---------------------------|
| • Holly Oak Trees | • Purple Leafed Hopseed Bush | • New Zealand Flax |
| • Frontier Elm Trees | • Dwarf Euryops | • Purple Chinese Wisteria |
| • Japanese Zelkovas | • Little Ollie Olive | • Siskiyou Blue Fescue |
| • Forest Pansy Redbud | • White Carpet Rose | • Purple Muhly |
| • Princeton Sentry Ginkgo | • Germander | • Boston Ivy |
| • Swan Hill Olive | • Deer Grass | |
| • Ever Red Japanese Maple | • African Iris | |

The north end of the property will hold a lockable trash enclosure for all tenants of the building.

E.4.a.ii. Building

The building will feature three or four suites. The entire square footage of the building will be approximately 8,181 square feet. The west half of the building will be split into two or three small suites. Although the other suites in the 1998 Alcott Ave building have not yet been leased, Gonzales Development Company hopes other health, wellness, or beauty businesses will find a home there.

The east half of the building is the proposed location for Sweet Flower Chico. The suite will be approximately 4,250 square feet and will feature a grand Main Entrance & Exit near the center of the north side of the building. The Sweet Flower Chico suite will also have a roll-up door on the northeast corner of the building, which will be used as the Secure Loading / Unloading & Inventory Receiving Area for distribution deliveries and armored carrier currency pick-ups.

The exterior of the building features trellises with vines and large paned windows and doors. The building will have 10 foot ceilings at the lowest point and 24 foot vaulted ceilings with windows at the center. The doors and windows will be dark bronze metal and the main entrances will have metal canopies above. The exterior of the building will have metal siding in sandstone and a metal roof in cardinal grey.

E.4.a.iv. Interior Floor Plan

The proposed Sweet Flower Chico building is approximately 4,250 square feet. The floor plan is nearly divided into half—approximately 45% of the space will serve customers, and 55% of the space is reserved for back-of-house operations.

Front-of-House

The front-of-house half of Sweet Flower Chico houses the Main Entrance & Exit, Screening Lobby, Reception Desk, customer education area, and Retail Floor, which includes the Point-of-Sale (POS) and Check-Out Counter. Customers have access to all front-of-house areas with the exception of the area behind the Check-Out Counter.

Main Entrance & Exit & Screening Lobby | ~130 Square Feet

Customers enter Sweet Flower Chico through the Main Entrance & Exit off of the parking lot. The front of the building features large glass windows to reveal the customer education area and the Screening Lobby. A Sweet Flower employee will conduct an initial age verification in the Screening Lobby. The Main Entrance & Exit and Retail Door will remain locked from the inside to prevent unauthorized ingress to the premises and the Retail Floor. In all cases, doors will remain operable from the inside to allow egress without the use of a key or special knowledge.

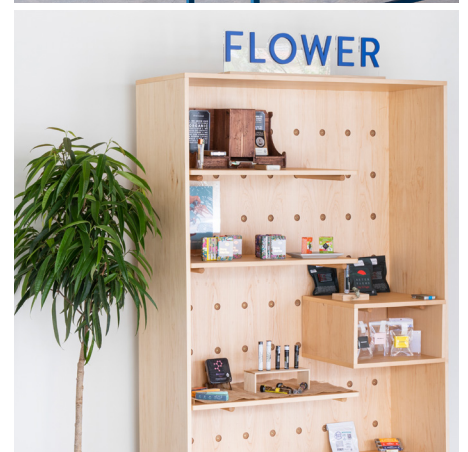
Retail Floor | ~1,650 Square Feet

Upon entering the Retail Floor, the patron will be greeted by a team member, who will be stationed at the Reception Desk. The team member will verify and register customers before allowing them to freely access the Retail Floor.

Sweet Flower Chico's Retail Floor will feature a customer education area equipped with digital displays where customers can consult with team members to get the best and most informed recommendations on products and treatments to suit their specific needs.

Products are displayed in custom wood wall shelves and glass display cases throughout the Retail Floor. These displays allow all products to be easily viewed and browsed by customers while allowing staff to monitor without any visual barriers. All cannabis packaging on the Retail Floor is for display purposes only, with the exception of customer inspection containers containing cannabis flower, which are in locked, alarmed display cases that are supervised by Sales Associates on the Retail Floor. Cannabis concentrates of any kind are NOT stored on the Retail Floor. All cannabis inventory is stored in the secured limited-access Inventory Room (Secure Cannabis Storage Vault), which is not accessible to customers.

The Retail Floor is segregated into patron and staff-only areas, separated by a secure Check-Out Counter / display case with four point-of-sale (POS) terminals. The Check-Out Counter is large in scale and height, with the exception of one ADA point-of-sale space, which will deter patrons from leaning over the counter, reaching for items in the staff-only area, and will provide enhanced perception and reaction time to staff in the event that any person were to attempt to leap over the counter to perform a theft or robbery. The Check-Out Counter is equipped with five 360-degree overhead surveillance cameras and a robbery/panic alarm. Each point-of-sale will maintain only that amount of currency required to make change. As any register exceeds this amount, all currency in excess of \$200 will be removed by the sales associate, double-counted with a Manager, and placed into a tamper-resistant, sealed, timestamped, and double-signed deposit envelope. The envelope will be deposited into a drop safe, which shares a wall with the Inventory Room



(Secure Cannabis Storage Vault).

As customers request to purchase goods, the Inventory Manager will provide stock from the limited-access Inventory Room (Secure Cannabis Storage Vault) to the Retail Floor by way of a pass-through Inventory Window, reducing the internal exposure of cannabis goods by eliminating the need to move product through other rooms of the premises, and by keeping the location of the Inventory Room and the methods of cannabis movement within the premises a mystery to all persons other than those employees with a business need to know. The Retail Floor is monitored at all times by a Security Officer located near the Reception Desk.

A door near the Check-Out counter leads to the back-of-house area of the premises. This door remains locked and is accessible by key or electronic credentials by Sweet Flower team members.

Back-of-House

The back-of-house half of Sweet Flower Chico is a limited-access area. This half of the floor plan contains the Inventory Room (Secure Cannabis Storage Vault), Management Office (with an attached Accounting Room), Secure Loading / Unloading & Inventory Receiving Area, Breakroom, and Restroom for employees.

Inventory Room (Secure Cannabis Storage Vault) | ~360 Square Feet

The Inventory Room stores all cannabis products and is connected to the Retail Floor by way of a locking pass-through Inventory Window. The Inventory Manager and Inventory Clerks fulfill in-store and delivery customer orders from this room. This secure product storage area may only be accessed by the Store Manager, Inventory Manager, and Inventory Clerks with the use of a key or electronic credentials. The secure cannabis waste receptacles are also stored within this room. The Inventory Room does not share any exterior walls, reducing susceptibility to vehicular intrusion as a means of burglary.

Management Office | ~252 Square Feet

The Management Office is used by the manager on duty and is the surveillance viewing area. The office is connected to the Accounting Office. This office may be accessed only by the Management or their assignees as needed. Assignees may include state or local law enforcement agencies, licensed private patrol operators, governing bodies' employees, and authorized service personnel or contractors. The entrance to this office is locked whenever the office is not in use and accessible by key or electronic credentials.

Accounting Office | ~170 Square Feet

The Accounting Office holds the currency safe and records storage. There are four doors between the outside of the premises and the Accounting Office. The currency safes are built into a closet of concrete construction and equipped with solid core steel doors and steel frames.

Employee Breakroom, Employee Restrooms, & Hallway | ~926 Square Feet

The break area features a kitchenette, small dining area, lockers for the staff's personal items, and Employee Restrooms. This area is restricted to staff. Restrooms will remain locked when not in use and under the control of management. Restrooms are positioned to ensure no direct customer access, but placed in a manner that allows the operator to grant supervised/escorted use by customers in extenuating circumstances, without exposing any limited-access areas to the customer.

Secure Loading / Unloading & Inventory Receiving Area & Vendor Entrance (roll-up door) | ~400 Square Feet

Inventory deliveries from cannabis distributors and currency pick-up from armored carriers take place in this area. Sweet Flower Chico Delivery Drivers also load customer deliveries into their vehicles within this room. This Secure Loading / Unloading Area goes above the normal standard for security, allowing the Delivery Driver, distribution vehicle, or armored carrier vehicle to be safely locked within the walls of the building while the loading or unloading of cannabis goods or currency is taking place. The area features a roll-up door (with man door provided). This area is a stand-alone room used for no other purposes and is separated from the remainder of the interior spaces by a solid core door equipped with electronic access control.

Description of all known nearby State and local sensitive use areas. The cannabis business must have the appropriate zoning and meet all the locational requirements as described in CMC Title 19.75.

E.4.b. Nearby Sensitive Use Areas & Zoning

The proposed Sweet Flower Chico storefront location is at 1998 Alcott Ave (East 20th St & Alcott Ave) in the Tank District at the Meriam Park development. This is a Special Purpose District - Traditional Mixed Use (TND) in District 6.

1998 Alcott Ave is located within the regulated buffer zone for sensitive use areas for Chico cannabis businesses. At the time of this application, the proposed location is over 1,000 feet from schools providing instruction in grades 6 through 12. It is over 600 feet from schools providing instruction in kindergarten or any grades 1 through 5, day care centers, and youth centers with primary youth center activities.

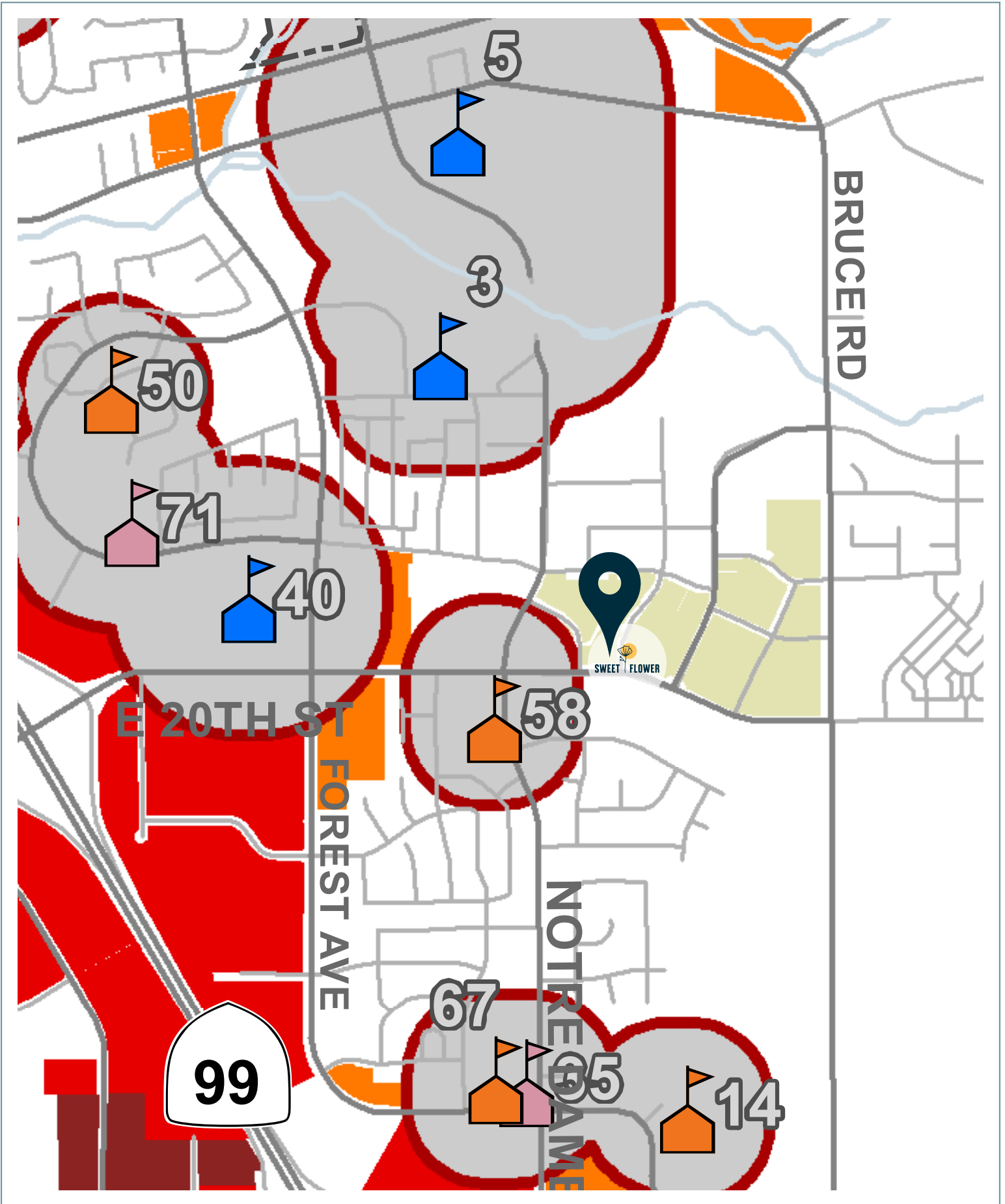
Below is a list of the nearest sensitive uses to our proposed location (see map on following page for location on map with corresponding number):

#	BUSINESS	ADDRESS	DISTANCE
58	Little Treasures Preschool & Infant Care	2010 Notre Dame Blvd Chico, CA 95928	728 ft
3	Little Chico Creek Elementary	2090 Amanda Way Chico, CA 95928	2,236 ft
35	Progressive Schoolhouse	2400 Notre Dame Blvd, Chico, CA 95928	3,123 ft
67	Kids Park Childcare, Babysitting, & Preschool	2477 Forest Ave #190 Chico, CA 95928	3,145 ft
71	Hope Academy Christian Elementary School	1888 Springfield Dr Chico, CA 95928	3,400 ft
14	Castles Preschool	55 Jan Ct, Chico, CA 95928	3,409 ft
5	Marsh Junior High School	2253 Humboldt Rd Chico, CA 95928	3,692 ft
50	Super Luper Kids Preschool & Daycare	1450 Springfield Dr # 219 Chico, CA 95928	3,934 ft

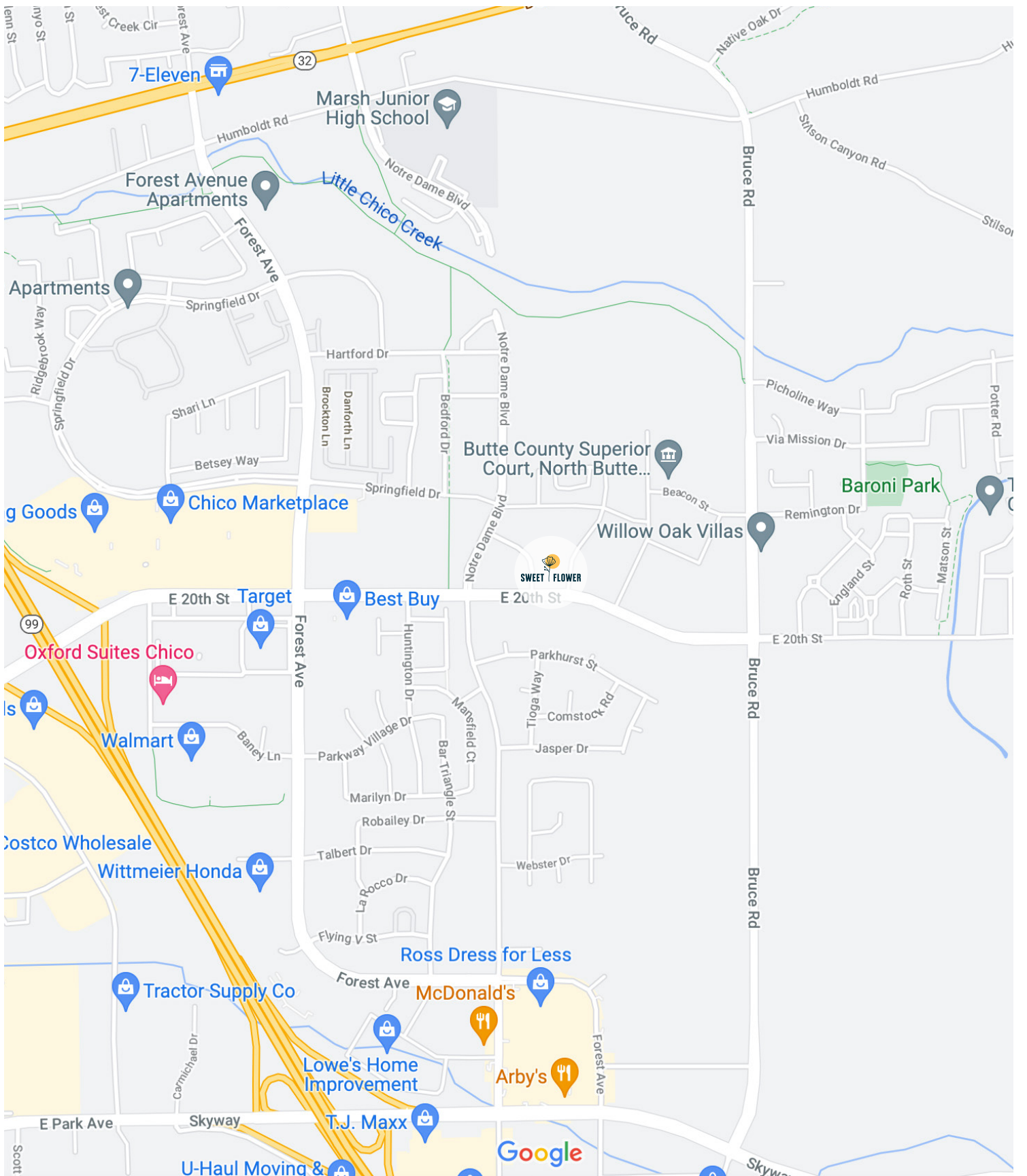
Proof of ownership, lease agreement, or a “Letter of Intent” to lease.

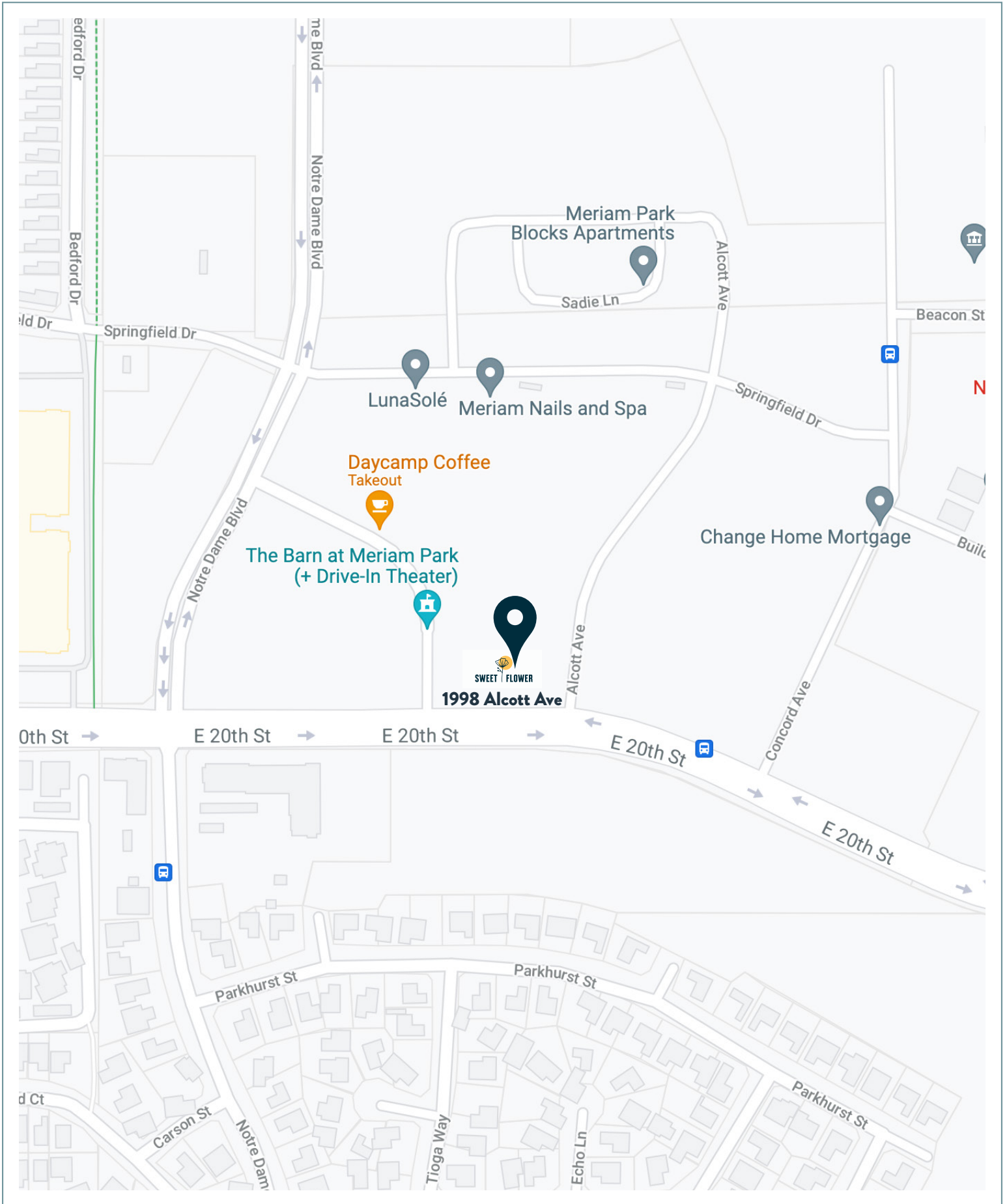
E.4.c. Letter of Intent to Lease

Sweet Flower Chico has signed a Letter of Intent (LOI) to lease with Dan Gonzles / Gonzales Development Company for our proposed location. A copy of the LOI to lease is provided in PDF File #6.



E.4.d. Vicinity Map





E.4.d. Vicinity Map - Tank District Rendering

LIVE • WORK • PLAY • SHOP • EAT



Photographs of existing site and buildings on the property.

E.4.e. Photographs of Property



E 20TH ST & ALCOTT AVE



PARCEL FROM E 20TH ST



RENDERINGS OF SWEET FLOWER CHICO



RENDERINGS OF SWEET FLOWER CHICO



Evidence that the location has access to public transportation for employees or customers.

E.4.f. Access to Public Transportation

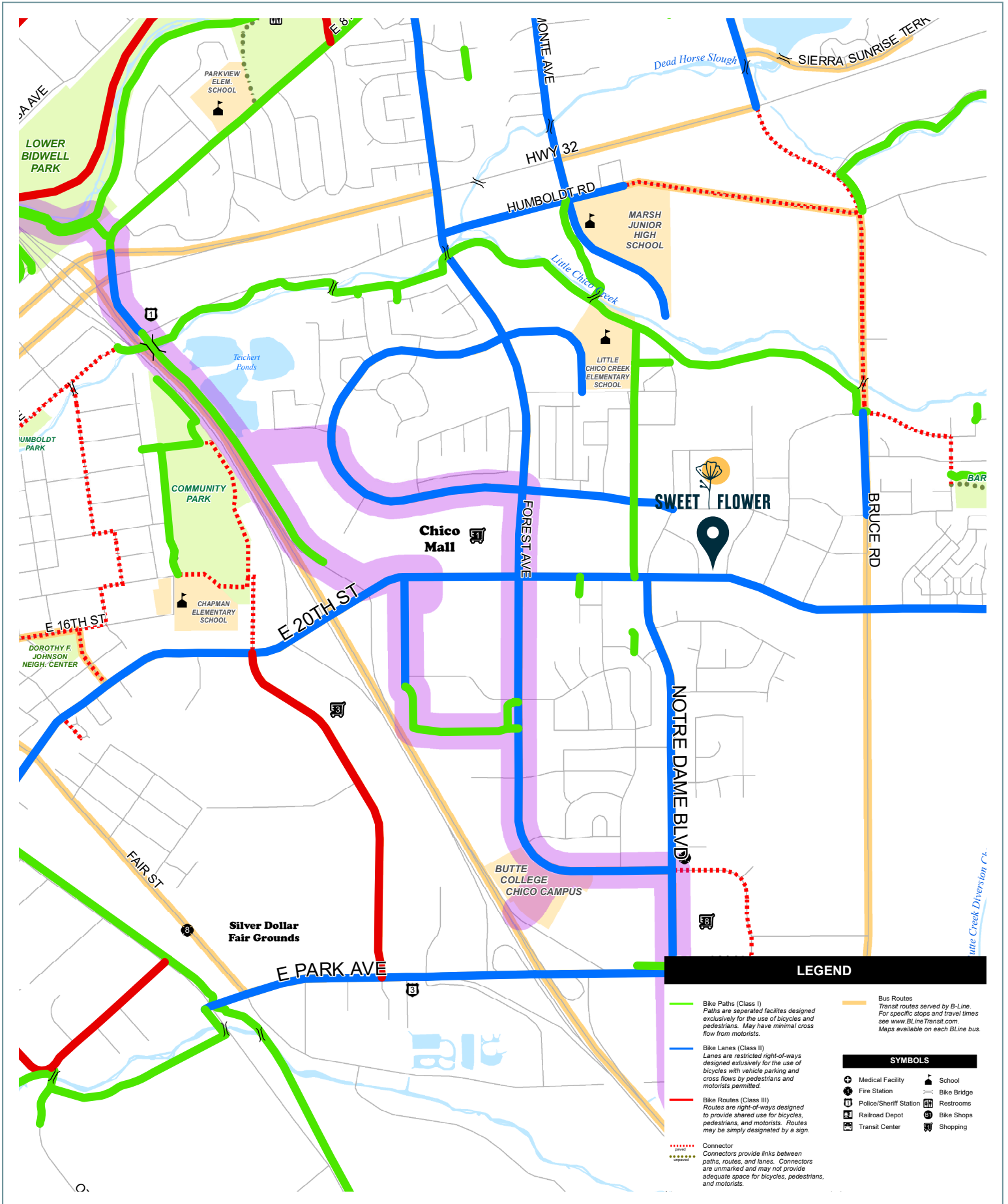
Sweet Flower Chico's proposed location is in the Tank District at the Meriam Park development. The vision for Meriam Park was to create an authentic and lasting sense of place built upon a foundation of sustainability, diverse uses, and social vibrancy. Meriam Park supports Chico's vision of developments that offer alternatives to automobile use and emphasizes multimodal circulation systems that are efficient and safe in connecting neighborhoods to jobs, shopping, services, local attractions, and open space. The Meriam Park community is compact in design, pedestrian and transit-oriented, and energy-efficient to reduce environmental impacts. Meriam Park is a cycling- and pedestrian-centric community built around a "Green River" of open space that connects every resident and user to the regional trail network, Bidwell Park, and a local active lifestyle.

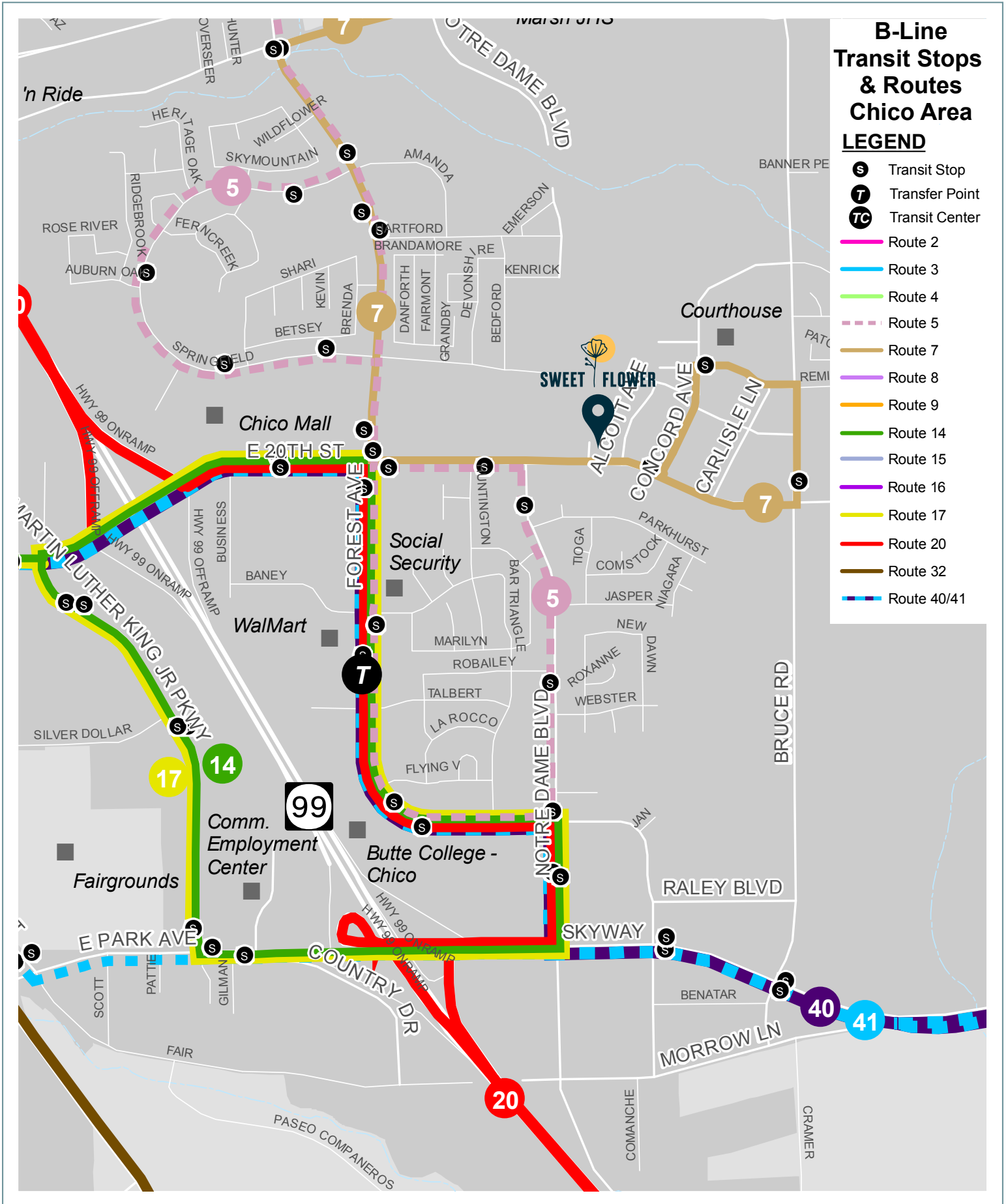
Sweet Flower's vision aligns with Chico's goal of ease of mobility through the use of multiple transportation modes and the implementation of an innovative circulation system that has improved access and mobility to ensure safe and easy travel. Our location supports multiple modes of transportation and Chico's vision of the preservation of the local environment while providing a sense of place and connectivity.

At Meriam Park, Sweet Flower Chico is easily accessible from highways, regional transit systems, bikeways, and bus lines. Sweet Flower Chico is 40 minutes from California State University, Chico (Chico State) via B-Line Route 5. Riders exit at the Notre Dame Blvd. / E. 20th St. stop and Sweet Flower Chico is less than a half-mile walk away. We are only 30 minutes from Downtown Chico. Riders take the B-Line Route 17 and exit at the E 20th St / Chico Mall stop. Sweet Flower Chico is 0.7 miles from the Chico Mall exit. B-Line (Butte Regional Transit) is Butte County's regional public transit system. B-Line has recently added the B-Line Tracker, which allows riders to see, in real-time, when their bus is going to arrive. B-Line has also partnered with Google Maps to make public transportation a more reliable and efficient means of travel. For those coming from outside the City of Chico, Glenn Ride provides transportation services between Butte and Glenn County. Round trip service between Quincy and Chico is available by Plumas Transit.

The City of Chico encourages transportation by bicycle and the City's Traffic Division provides accommodations for cyclists on many roads including bike paths and bike lanes throughout the city. The League of American Bicyclists awarded the City of Chico a Gold Level Award for 2016 to 2020. Sweet Flower Chico is extremely bike-accessible located just off the Bikeway 99 Route. Our proposed location at 1998 Alcott Ave will provide multiple anchored bicycle racks for customers. Autos are the single largest source of U.S. air pollution. Short trips, those trips under three miles that are easily completed using a bicycle, are up to three times more polluting per mile than long trips. Chico is a fantastic place to make a contribution to the environment, for our flat landscape, cycle-friendly roads, and community size makes cycle commuting easy.










June 30, 2021

Re: Support of Sweet Flower Chico

Dear City Officials,

I am writing to express my support for Sweet Flower as a candidate for a storefront retail cannabis license in Chico, CA.

I am the Director of Retail Operations for Ron Herman, which is a neighbor of Sweet Flower's Melrose location. We are celebrating our 45th year, and have been an anchor store on busy Melrose Ave. since the day we opened our doors. Sweet Flower has been a welcome addition to the neighborhood. The shop is always very clean inside and out, and has a loyal following of responsible clientele. I walk and drive by the store every day, and feel very safe. No one hangs around outside of the shop, and the customers who come and go from it our respectful and quiet.

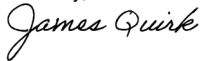
The Sweet Flower retail store in my neighborhood has never caused any issues related to noise, light, odor, litter, vehicle, or pedestrian traffic. Store management and their security team ensure customer, staff, and community safety first. They go above and beyond city and state requirements, focusing on compliance and whole community safety and education.

The Sweet Flower brand reflects a sophisticated take on cannabis retail by a destigmatized customer experience, encouraging cannabis education, selecting a well-curated range of high-quality, locally-sourced products, and building a team of highly-trained sales professionals fully versed in all applicable local and state regulations. Sweet Flower is dedicated to seamless integration into the neighborhoods in which its stores are located and addressing any concerns in an open, collaborative, transparent, and effective way.

Sweet Flower is focused on local hiring initiatives, the creation of well-paying jobs with competitive benefits, and tax revenue for the communities in which they operate. Sweet Flower also has a strong record of charitable giving—over \$200,000 in donations, partnerships, and hands-on volunteer hours in the communities they serve.

I enthusiastically support Sweet Flower's expansion throughout California. I believe cannabis retail is a positive economic and community addition only if the best, most responsible operators with the strongest operational track records are chosen.

Sincerely,



James Quirk
Director of Retail Operations, Ron Herman
james@ronherman.com

July 1, 2021

Re: Support of Sweet Flower

Dear City Officials,

I am writing to express my support for Sweet Flower as a candidate for a storefront retail cannabis license.

My business, Saffron & Rose Persian Ice Cream, is located near Sweet Flower's Westwood location. Our address is: 1387 Westwood Blvd., Los Angeles, Ca. We have been operating at this location since 2007. Sweet Flower is one of the newer tenants in the neighborhood, and they have been exceptional in all aspects.

The Sweet Flower retail store in my neighborhood has never caused any issues related to noise, light, odor, litter, vehicle, or pedestrian traffic. Store management and their security team ensure customer, staff, and community safety first. They go above and beyond city and state requirements, focusing on compliance and whole community safety and education.

The Sweet Flower brand reflects a sophisticated take on cannabis retail by a destigmatized customer experience, encouraging cannabis education, selecting a well-curated range of high-quality, locally-sourced products, and building a team of highly-trained sales professionals fully versed in all applicable local and state regulations. Sweet Flower is dedicated to seamless integration into the neighborhoods in which its stores are located and addressing any concerns in an open, collaborative, transparent, and effective way.

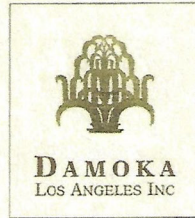
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I enthusiastically support Sweet Flower's expansion throughout California. I believe cannabis retail is a positive economic and community addition only if the best, most responsible operators with the strongest operational track records are chosen.

Sincerely,



Freddy Papen
Owner, Saffron & Rose Persian Ice Cream
saffronrosepersianicecream@gmail.com



July 1, 2021

Re: Support of Sweet Flower Chico

Dear City Officials,

I am writing to express my support for Sweet Flower as a candidate for a storefront retail cannabis license in Chico, CA.

My business, Damoka Rugs Los Angeles, is located near Sweet Flower's Westwood location.

The Sweet Flower retail store in my neighborhood has never caused any issues related to noise, light, odor, litter, vehicle, or pedestrian traffic. Store management and their security team ensure customer, staff, and community safety first. They go above and beyond city and state requirements, focusing on compliance and whole community safety and education.

The Sweet Flower brand reflects a sophisticated take on cannabis retail by a destigmatized customer experience, encouraging cannabis education, selecting a well-curated range of high-quality, locally-sourced products, and building a team of highly-trained sales professionals fully versed in all applicable local and state regulations. Sweet Flower is dedicated to seamless integration into the neighborhoods in which its stores are located and addressing any concerns in an open, collaborative, transparent, and effective way.

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I enthusiastically support Sweet Flower's expansion throughout California. I believe cannabis retail is a positive economic and community addition only if the best, most responsible operators with the strongest operational track records are chosen.

Sincerely,

Alex Helmi
Owner, Damoka Los Angeles



1424 WESTWOOD BOULEVARD, LOS ANGELES, CA 90024
TEL 310-475-7900 FAX 310-475-4465
www.damokala.com

Wednesday, July 7, 2021

Wednesday, July 7, 2021

City of Chico
City Manager's Office – Cannabis
411 Main Street
Chico, CA 95927

City of Chico
City Manager's Office – Cannabis
411 Main Street
Chico, CA 95927

Re: Support of Sweet Flower's Applications for Retail Cannabis Licenses in Chico

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As a local business owner at Meriam Park and within 500 ft of the applicants proposed location, I think Sweet Flower is the right choice for Chico and would contribute to our Meriam Park Community. I am the owner of Plant Love, a shop with houseplants and gifts on Springfield Drive.

As a local business owner at Meriam Park and within 500 ft of the applicants proposed location, I think Sweet Flower is the right choice for Chico and would contribute to our Meriam Park Community. I am the owner of Luna Solé, a tanning salon on Springfield Drive.

I am excited about Sweet Flower's potential and enthusiastically support Sweet Flower's focus on inclusivity, transparency, health & wellness, and their mission to set a new standard for modern cannabis retail, fit perfectly within the Tank District at Meriam Park.

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Sweet Flower has chosen to partner with Chico business leaders, Colleen Winter and Dan Gonzales, on their proposed Chico location, which makes even more sense. This partnership is the perfect combination of proven retail cannabis operational experience and local Chico leadership.

Sweet Flower has chosen to partner with Chico business leaders, Colleen Winter and Dan Gonzales, on their proposed Chico location, which makes even more sense. This partnership is the perfect combination of proven retail cannabis operational experience and local Chico leadership.

I am excited by the prospect of Sweet Flower's potential contribution to the Chico community. I believe cannabis retail will be a positive economic and community addition to Chico only if the best, most responsible operators with the strongest operational track records are chosen. I know Dan has so much invested in Meriam Park and Chico and would only select the best of class operator.

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Based on the foregoing, I believe Sweet Flower has what it takes to be the best of class operator in Chico and is the best fit for our community.

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Sincerely,

Scott Peterson
Owner, Plant Love

Sincerely,

Alicia Kepple
Owner, Luna Solé

Wednesday, July 7, 2021

Wednesday, July 7, 2021

City of Chico
City Manager's Office – Cannabis
411 Main Street
Chico, CA 95927

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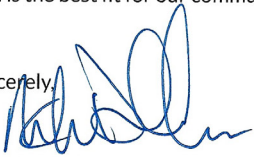
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Sincerely,

Sincerely,



Mike Drakulic
Owner, Chico's Global Office Inc.

Melissa Speer
Owner, The Pilates Barre

Wednesday, July 7, 2021

Wednesday, July 7, 2021

City of Chico
City Manager's Office - Cannabis
411 Main Street
Chico, CA 95927

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As a local business owner at Meriam Park and within 500 ft of the applicants proposed location, I think Sweet Flower is the right choice for Chico and would contribute to our Meriam Park Community. I am the owner of Pacific Culture, a manufacturer of sauerkraut, pickles, and kombucha.

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Kristen Carlos
General Manager, Meriam Park Events

Carlos Gonzales
Owner, Pacific Culture

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As a local business owner at Meriam Park and within 500 ft of the applicants proposed location, I think Sweet Flower is the right choice for Chico and would contribute to our Meriam Park Community. I am the owner of DaCapo Style House, a hair salon on Market Place.

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Sincerely,

Kyle Nies
Founder, Daycamp Coffee

Sincerely,

Danielle Dietz
Owner, DaCapo Style House

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Sincerely,



Alli Babb & Bryan Babb
Owners, Julianne's

Sincerely,



Christian Steinbach
Owner, Burban Kitchen



**CITY OF CHICO
ZONING VERIFICATION FOR
COMMERCIAL CANNABIS STOREFRONT RETAILER**



A Zoning Verification (ZV) must be obtained from the Community Development Department as part of the selection process. The ZV will verify if the submitted site is eligible for commercial cannabis as outlined in Title 19 of the Chico Municipal Code (CMC). All locations shall be subject to a ZV to confirm that the proposed location is properly zoned and meets all the minimum sensitive buffer requirements.

When requesting a ZV, the Applicant will need to show that it either owns the property, signed a lease agreement, or received a letter of "Intention to Lease" from the property owner. ZVs will not be completed over the counter in order to allow for research and review. The review process typically takes approximately ten (10) working days. The ZV cost \$156 and payment is due at the time of application submission.

Important Disclaimer: While this ZV application is part of the process for applying for a Commercial Cannabis Permit, filing of this ZV for and issuance of any determination or preliminary determination is not final until the formal issuance of a permit. The date of submission of a complete application for a Commercial Cannabis Permit shall serve as the date for determination of whether the subject property is properly zoned. Please be advised, however, that the location limitations set forth in CMC Section 19.75.120 may disqualify the proposed commercial cannabis business location as early as the time of submission of a complete Commercial Cannabis Permit application. See "Proximity to Sensitive Uses" below for more information.

Submittal Date: July 15, 2021	Trakit File #: CANNA21-00006
Applicant Name: Sweet Flower Chico LLC; Primary Contact: Timothy Dodd	Email Address: tim@sweetflower.com
Phone Number: (310) 995-2299	
Mailing Address: 10000 Culver Boulevard, Culver City, CA 90232	
Business Location (Address/APN#): 1998 Alcott Avenue (APN 002-690-019-000)	

Community Development Department Comments

Based on the information submitted by the applicant, the following comments are provided:

Land Use Analysis: The property located at 1998 ALCOTT AVENUE (APN 002-690-019-000) is zoned TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) with CORE designation per the City's GIS Zoning database. The proposed use at this location is a 'Cannabis Storefront Retailer' land use, which is a **conditional use** subject to a use permit in the TND-CORE zoning district pursuant to Chico Municipal Code Section 19.80.070, Table 6-1.

Parking Requirement: The number of required off-street parking spaces for the proposed storefront retail cannabis business shall be consistent with the parking requirements for "Retail stores -- General Merchandise" per CMC Section 19.70.040, Table 5-4 and provide 1 space for each 250 sq.ft. of gross floor area and 1 space for each company vehicle.

The Permit application indicates that the subject parcel for the proposed Cannabis Retailer Storefront use is currently under development to construct a new 8,500 square foot, multi-tenant commercial building and associated parking to include 42

standard parking spaces, 3 compact stalls and two ADA spaces. The commercial suite dedicated to the cannabis retailer storefront would be approximately 4,250 square feet, resulting in a minimum off-street parking requirement of 17 spaces (not including company vehicles). A detailed parking analysis will be conducted as part of the use permit process to verify conformance with the parking requirements.

Proximity to Sensitive Uses: A “sensitive use” includes a school providing instruction in kindergarten or any grades one (1) through twelve (12), a day care center, or a youth center. Per CMC Section 19.75.120, any Cannabis Storefront Retailer must be located at least:

- 1,000 feet from any property containing a school providing instruction in any grades six (6) through twelve (12)
- 600 feet from any property containing a school providing instruction in kindergarten or any grades one (1) through five (5), a day care center, or a youth center with primary youth center activities

Only sensitive uses in existence at the time the City received a Commercial Cannabis Permit application from the proposed Storefront Retailer will be considered when determining whether the proposed commercial cannabis business location is properly zoned and meets all the minimum sensitive buffer requirements. A sensitive use is in existence at the time of the City’s receipt of a complete Commercial Cannabis Permit when: (a) the sensitive use is open and operating; (b) the sensitive use has a Chico City Business Tax Certificate for the specific location; or (c) the sensitive use has submitted a Business Tax Certification application to the City for the specific location and is undergoing construction or improvements.

Per CMC Section 19.75.120.B(2), distances specified in this section shall be the horizontal distance measured in a straight line from the property line of the sensitive receptor to the closest property line of the lot on which the commercial cannabis business is located, without regard to intervening structures.

Conclusion: At the time of staff’s analysis of the location proposed for the Cannabis Storefront Retailer use, no known sensitive uses were identified within the minimum buffer distances of “1,000 feet from a school providing instruction in any grades six (6) through twelve (12), and 600 feet from a school providing instruction in kindergarten or any grades one (1) through five (5), a day care center, or a youth center with primary youth center activities.”

Sensitive uses existing at the time of submission of a complete application may be identified through all applicable hearing and appeals processes, and if a sensitive use is determined to have been present prior to the date of application, the application will be deemed disqualified from siting at such location.

Regulations and Requirements:

The proposed Storefront Retailer business is subject to all applicable State, County, Chico Municipal Code, and local regulations. Below is a summary of the general and use-specific operating standards and requirements for a Commercial Cannabis Storefront Retailer use from Chico Municipal Code Sections 5.42 and 19.75. **PLEASE REVIEW BOTH ORDINANCES IN THEIR ENTIRETY TO ENSURE A COMPLETE UNDERSTANDING OF THE CITY OF CHICO’S COMMERCIAL CANNABIS RULES AND REGULATIONS.** You will be held to the standards as stated in the Chico Municipal Code. The proposed commercial cannabis use is subject to any future amendments to the City’s Municipal Code.

Per the City’s Municipal Code (Section 19.75.130), all commercial cannabis uses shall be operated in compliance with the following general standards:

- Permit Required:** All commercial cannabis businesses shall obtain and maintain a Commercial Cannabis Permit issued by the City of Chico pursuant to Title 5.42.
- Compliance with City, Local and State Laws.** All commercial cannabis businesses shall comply with the standards set by State law, regulations and policies, and all city codes and resolutions, as well as any applicable requirements of the County of Butte.

- C. Access Limited.** For all commercial cannabis businesses, the general public is only allowed to access those areas of the premises which are identified in the site plan included with the Commercial Cannabis Permit as being open to public access. Only agents, applicants, managers, employees, and volunteers of the commercial cannabis permittee and agents or employees of the City, or other governmental agency are allowed in non-public access areas.
- D. Hours of Operation:**
- a. Retailer-Storefront and Retailer-Delivery businesses may operate no earlier than 8:00 a.m. and no later than 9:00 p.m., unless otherwise more restrictive hours are stated in a Use Permit for such location, or unless zoning regulations specify more restrictive hours.
 - b. Manufacturers, distributors and testing laboratories may only accept commercial traffic to and from the premises between 8:00 a.m. and 7:00 p.m., unless zoning regulations specify more restrictive hours.
- E. On-site Consumption Prohibited:** Cannabis shall not be consumed by anyone on the premises in any form at any commercial cannabis business, unless explicitly authorized by a City ordinance, resolution, rule, regulation and/or pursuant to explicit terms of a Commercial Cannabis Permit, or City-approved Conditional Use Permit or Development Agreement.
- F. Visibility:** No manufacturing process, testing methodology, storage, or loading/unloading cannabis or cannabis products, shall be visible from the exterior of any premises issued a Commercial Cannabis Permit. No cannabis or cannabis products shall be visible on part of any of the vehicles owned or used as part of the commercial cannabis business. No outdoor storage of cannabis or cannabis products is permitted at any time.
- G. Inventory Tracking:** Each commercial cannabis business shall have in place and at all times of operation of the business operate a point-of-sale or management inventory tracking system to track and report on all aspects of the commercial cannabis business including, but not limited to, such matters as cannabis tracking, inventory data, gross sales (by weight and by sale) and other information which may be deemed necessary by the City. The commercial cannabis business shall ensure that such information is compatible with the City's record-keeping systems. In addition, the system must have the capability to produce historical transactional data for review. Furthermore, any system selected must be approved and authorized by the City Manager or designee prior to being used by the permittee and be the same system as specified in their commercial cannabis business permit.
- H. Compliance with California Law:** All cannabis and cannabis products sold, tested, distributed or manufactured shall be cultivated, manufactured, and transported by licensed facilities that maintain operations in full conformance with the State of California and local regulations. All activities related to the purchase, sales, delivery, distribution, cultivation, testing, and manufacture of cannabis or cannabis products shall be conducted in conformity with state law.
- I. Contact Information:** Each commercial cannabis business shall provide the City Manager with the name, telephone number (both landline and mobile) of an on-site manager or owner to whom emergency notice may be provided at any hour of the day.
- J. Signage and Notices:**
- a. In addition to the requirements otherwise set forth in this section, or as a term or condition imposed in a Use Permit, business identification signage for a commercial cannabis business shall conform to the requirements of state law and the City of Chico City Code, including, but not limited to, the requirements for a City sign permit, or applicable zoning laws regulating signs.
 - b. Each commercial cannabis business premises shall be visibly posted with clear and legible notices indoors indicating that smoking, ingesting, or otherwise consuming cannabis on the premises or in the areas adjacent to the commercial cannabis business is prohibited.
- K. Age Restrictions:**
- a. Persons under the age of twenty-one (21) years shall not be allowed on the premises of a commercial cannabis business except as allowed under California law.

- b. Persons under the age of twenty-one (21) years shall not be allowed to serve as a driver for a delivery service, except as allowed under California law pertaining to sales of cannabis for medicinal use.
- c. It shall be unlawful and a violation of this Chapter for any person to employ any person at a commercial cannabis business who is not at least twenty-one (21) years of age.

L. Odor Control.

- a. Odor control devices and techniques shall be incorporated as needed in all commercial cannabis businesses to ensure that odors from cannabis are not detectable off-site.
- b. Commercial cannabis businesses shall provide a sufficient odor control devices and techniques, including but not limited to an odor absorbing ventilation and exhaust system utilizing air scrubbers or charcoal filtration systems, so that odor generated inside the commercial cannabis business that is distinctive to its operation is not detected outside of the facility, anywhere on adjacent property or public rights-of-way, at any adjoining use of the property not part of the commercial cannabis premises, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the commercial cannabis business.
- c. Commercial cannabis businesses shall install and maintain the following equipment, or other equipment which the City Engineer or Public Works Director or Building Official determines is a more effective method or technology, to address such odor control:
 - i. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally;
 - ii. An air system that creates negative air pressure between the commercial cannabis business's interior and exterior, so that the odors generated inside the commercial cannabis business are not detectable on the outside of the commercial cannabis business.
- d. All exhaust ventilation equipment is required to be appropriate for the use involved and must comply with the California Fire and Mechanical codes.

M. Display of Permit and City Business Tax Certificate. The original copy of the Commercial Cannabis Permit issued by the City pursuant to this Chapter, the City issued business license, and the state-issued Seller's Permit, shall be posted inside the commercial cannabis business in a location readily-visible to any City, County or State employee, official, or agent authorized to enforce the City's Code, or applicable cannabis-related laws.

N. Loitering Prohibited. The permittee of a commercial cannabis business shall prohibit loitering by persons outside on the premises, and is required to enforce same within its premises and adjacent public areas, including cooperating with the City's law enforcement agency dispatched to enforce same. The placement and use of no loitering signage shall be included as part of any application submittal, and depicted on a business or operational plan.

O. Permits and other Approvals. Prior to the operation of a commercial cannabis business, the person intending to establish a commercial cannabis business must first obtain all applicable planning, zoning, building, and other applicable permits and approvals from the relevant City or County department or division which may be applicable to the zoning district in which such commercial cannabis business intends to establish and to operate.

P. Adherence to Operating Procedures. Permittees shall adhere to all applicable operating procedures, including those submitted as part of the initial application process, and pursuant to those established in applicable State of California laws, regulations, and policies.

Q. Compliance with Disability Regulations. This Chapter does not exempt a commercial cannabis business from complying with all applicable local, State and federal laws and regulations pertaining to persons with disabilities.

R. Non-Discrimination. No commercial cannabis business may discriminate or exclude patrons in violation of local, State and federal laws and regulations.

S. Contact Information. Each commercial cannabis business shall provide the name, telephone number, and email address of a community relations contact to whom notice of problems associated

with the commercial cannabis business can be provided. Each commercial cannabis business shall also provide this information to all businesses and residences located within 300 feet of the commercial cannabis business.

- T. Coordination Meetings.** The owner, manager, and community relations representative from each commercial cannabis business holding a Commercial Cannabis Permit shall, if requested by the City Manager or designee, attend a quarterly meeting with the interested parties to discuss costs, benefits, and other community issues arising as a result of implementation of this Chapter.
- U. Security Plan:** Each business shall maintain on file with the City a security plan.
- V. Restriction on Alcohol and Tobacco Sales, Dispensing or Consumption:** No person shall cause, allow, or permit the sale, dispensing, or consumption of alcoholic beverages or tobacco products on or about the premises of a commercial cannabis business, except as allowed under state law.
- W. Restriction of On-site on Consumption:** No person shall cause, allow, or permit the consumption of cannabis on-site of any commercial cannabis business.

Per the City's Municipal Code (Section 19.75.140), Storefront Retailer businesses which sell commercial cannabis as a component of the use shall be operated in compliance with the following use-specific standards:

- A. On-site Supervision:** All commercial cannabis storefront retailers shall have a manager on the premises at all times during hours of operation.
- B. Delivery Services.** Storefront retailers also providing delivery shall comply with the operational requirements pertaining to Retailer – Delivery Only businesses in Section 19.75.150.
- C. Site Access.** Entrances into the retailer storefront shall be controlled at all times with either security personnel or electronic/mechanical entry system. Adult use storefront retailers without medicinal cannabis sales shall verify the age of all customers to ensure persons under the age of 21 are not permitted on the premises. Adult use medicinal sales storefront retailers shall verify the age and possession of valid doctor's recommendation of all customers to ensure persons under the age of 18 are not permitted on the premises.
- D. Medicinal Cannabis.**
 - a. Commercial cannabis storefront retailers selling medicinal cannabis shall verify the age and all necessary documentation of each customer to ensure the customer is not under the age of 18 years and that the potential customer has a valid doctor's recommendation;
 - b. Verify the identity and age of the qualified patient, primary caregiver, or customer receiving cannabis or cannabis products from the delivery only retailer; and
 - c. If a medicinal cannabis transaction,
 - i. Verify the validity of the qualified patient's recommendation from a physician to use cannabis for medicinal purposes or primary caregiver's status as a primary caregiver for the particular qualified patient, and
 - ii. Maintain a copy of the physician recommendation or Identification Card, as described in Health and Safety Code Sections 11362.71 through 11362.77, as may be amended from time to time, at its permitted business location for a period of not less than seven (7) years.
- E. Physician Evaluations Prohibited:** No physician shall be allowed at any time to evaluate patients or customers for the issuance of a medicinal cannabis recommendation or medicinal cannabis identification card where applicable.
- F. Complimentary Promotions Prohibited.** A non-medicinal cannabis storefront retailer may not give away, or donate specific devices, contrivances, instruments, or paraphernalia necessary for consuming cannabis products, including, but not limited to, rolling papers and related tools, pipes, water pipes, and vaporizers. A storefront retailer may not give away samples or cannabis products free of charge.

G. Required Notifications. All cannabis storefront retailers shall notify qualified patients, primary caregivers, and customers (verbally or by written agreement) and by posting of a notice or notices conspicuously in at least 15-point type within the permitted premises that state the following:

- a. "The sale or diversion of cannabis or cannabis products without a permit issued by the City of Chico is a violation of State law and the Chico City Code."
- b. "Secondary sale, barter, or distribution of cannabis or cannabis products purchased from a permittee is a crime and can lead to arrest."
- c. "Patrons must not loiter in or near these premises and may not consume cannabis or cannabis products in the vicinity of this business or in any place not lawfully permitted. These premises and vicinity are monitored to ensure compliance."
- d. "Warning: the use of cannabis or cannabis products may impair a person's ability to drive a motor vehicle or operate heavy machinery."
- e. "CALIFORNIA PROP. 65 WARNING: Smoking of cannabis and cannabis-derived products will expose you and those in your immediate vicinity to cannabis smoke. Cannabis smoke is known by the State of California to cause cancer."

H. Location of Products. All cannabis concentrate inhaled products, including but not limited to, dabs, shatter, budder, wax, and butane hash oil, shall be stored behind the retail counter and out of the reach of customers at all times except when being handled by an employee during a sales transaction.

I. Added Artificial Flavor Prohibited. Retailers shall not sell cannabis products which contain an added characterizing flavor. For purposes of this Chapter, "characterizing flavor" means a taste or aroma, other than the taste or aroma of cannabis, imparted either prior to or during consumption. This includes, but is not limited to, tastes or aromas relating to food or drink of any sort; menthol; mint; wintergreen; fruit; chocolate; vanilla; honey; candy; cocoa; dessert; alcoholic beverages; herbs; or spices. Flavor agents consisting of terpenes of cannabis shall not be considered an added characterizing flavor. Such prohibition shall not apply to cannabis products which are manufactured as edible or topical products.

J. Educational Materials. A cannabis storefront retailer shall provide written educational materials to all customers:

- a. Regarding each product sold, with information regarding the name and type of product, instructions for use, and expected effects.
- b. Regarding all edible cannabis products and cannabis concentrate products sold to a customer, which shall include information on safe storage and use of the product, warnings against child access and exposure to the product, and warnings of potential side effects concerning brain development of individuals under the age of twenty-five years and potential harm to pregnant women.

K. Training Required: A cannabis storefront retailer shall require all employees who interact with public customers, as well as all management staff, to complete training to ensure competency of employees for their assigned functions within the first year of the retailers' first year of operation, and within one year of each employee's hire date thereafter. The retailer shall maintain records showing completion of each employee's training for a period of two years and provide such records to the City Manager or his/her designee upon request.

Failure to comply with any requirement imposed by the provisions of the Chico Municipal Code (or successor provision or provisions), including, but not limited to, any rule, regulation, condition or standard, or any term or condition imposed on a Commercial Cannabis Permit or entitlements or Use Permit, or any provision of State law are grounds for revocation of a Commercial Cannabis Permit. Violation of the Chico Municipal Code may be prosecuted as a citation or misdemeanor.

* * * * *

Comments Provided by: KELLY MURPHY, PLANNER, 879-6535, Kelly.murphy@chicoca.gov

Date: August 12, 2021

Distribution of Completed Review:

Applicant

Community Development Department (File, Electronic)

City Manager's Office



COMMUNITY DEVELOPMENT DEPARTMENT

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August 12, 2021

Re: **Commercial Cannabis Permit 21-06 (CANNA21-00006): 1998 Alcott Avenue (APN 002-690-019-000)**. A request for a Commercial Cannabis Permit to establish a commercial cannabis storefront retailer use in the Traditional Neighborhood Development - Core Designation (TND-CORE) zoning district.

In accordance with Chico Municipal Code (CMC) Chapters 5.42 (Commercial Cannabis Permits) and 19.75 (Cannabis Regulations), Planning staff has conducted a zoning verification for the above referenced commercial cannabis permit submitted on **July 15, 2021**. Staff has also reviewed the proposed storefront retailer location for consistency with the location limitations as set forth in the Code.

General Plan & Zoning Code Consistency

The proposed use would be located on a commercial site designated Commercial Mixed Use on the General Plan land use diagram and zoned Traditional Neighborhood Development - Core Designation (TND-CORE). The site is currently being developed with a multi-tenant, 8,500 square foot commercial building. Commercial cannabis storefront retailers are an allowed land use subject to use permit approval in the TND-CORE zoning district per CMC Section 19.80.070. The proposed cannabis storefront retailer use would occupy one of the commercial suites approximately 4,250 square feet in size, resulting in a minimum parking requirement of 17 off-street parking spaces (not including employee spaces).

Location Limitations

A “sensitive use” includes a school providing instruction in kindergarten or any grades one (1) through twelve (12), a day care center, or a youth center. Per CMC Section 19.75.120, any Cannabis Storefront Retailer must be located at least:

- 1,000 feet from a school providing instruction in any grades six (6) through twelve (12), and
- 600 feet from a school providing instruction in kindergarten or any grades one (1) through five (5), a day care center, or a youth center with primary youth center activities.

Only sensitive uses in existence at the time the City received a Commercial Cannabis Permit application from the proposed Storefront Retailer will be considered when determining whether the proposed commercial cannabis business location is properly zoned and meets all the minimum sensitive buffer requirements. A sensitive use is in existence at the time of the City’s receipt of a complete Commercial Cannabis Permit when: (a) the sensitive use is open and operating; (b) the sensitive use has a Chico City Business Tax Certificate for the specific location; or (c) the sensitive use has submitted a Business Tax Certification application to the City for the specific location and is undergoing construction or improvements.

Pursuant to CMC Section 5.42.120, no cannabis storefront retailer shall be located within 1000’ feet of another cannabis storefront retailer. At this time, there are no existing commercial cannabis storefront retailers located within 1,000 feet of the proposed site. Furthermore, as of the date of this letter no commercial cannabis permit applications have been submitted for a storefront retailer use within 1,000 feet of the proposed site.

Attachment H

Proximity to Sensitive Uses – Analysis

1. Review of GIS database & Draft Sensitive Use List

Little Treasures Preschool (#58): The proposed site is located approximately 650 feet east of the nearest parcel boundary for which this preschool and infant care center is located upon (2010 Notre Dame Blvd).

GIS database search:

- Turn on Layer: Planning Information → Use Permits
 - UP 01-41 issued for a daycare center on APN 002-180-107-000.
- Turn on Layer: Planning Information → Daycares
 - LFDC permit issued for a daycare center on APN 002-180-107-000.

2. Google aerial survey – keyword search:

‘Youth center’ – No results shown nearby.

‘Daycare’ – No new results (other than those measured during Step #1) shown nearby.

‘Karate’ – No results shown nearby.

‘Dance studio’ – No results shown nearby.

‘School’ – No results shown nearby.

Per CMC Section 19.75.120.B(2), distances specified in this section shall be the horizontal distance measured in a straight line from the property line of the sensitive receptor to the closest property line of the lot on which the commercial cannabis business is located, without regard to intervening structures.

Little Treasures Preschool and Infant Care center was the nearest sensitive use site identified by staff in the vicinity of the proposed cannabis storefront retailer site. Little Treasures is located on a commercial parcel (002-180-107-000) at 2010 Notre Dame Boulevard, that has also been developed with a restaurant and office building situated on the corner of Notre Dame and E. 20th Street. The closest parcel boundary of the sensitive use site is at the northeast corner of the site. From this point, the distance to the proposed storefront retailer location was measured in a straight line to the nearest parcel boundary line at the southwest corner of the site. The resulting measurement is approximately **650 feet, just outside of the minimum 600-foot buffer required from a school providing instruction in kindergarten or any grades one (1) through five (5), a day care center, or a youth center with primary youth center activities.** See Figure A, below.

Figure A. Zoning Map Measurements



3. Other Departmental and Agency Coordination

- Dept. of Social Services -- Community Care Licensing Division, 520 Cohasset Rd #170, Chico, CA 95926, (530) 895-5033
 - 8/12/21 email to Licensing Program Analyst (LPA), Kirk Marks (707) 291-8399, kirk.marks@DSS.ca.gov
 - Staff inquired about permits/licenses filed for daycare facilities within 600 feet of the proposed storefront retailer location. The closest facility licensed with the DSS is at 2010 Notre Dame Boulevard.

Conclusion: At the time of staff's analysis of the location proposed for the Cannabis Storefront Retailer use, no known sensitive uses were identified within the minimum buffer distances of "1,000 feet from a school providing instruction in any grades six (6) through twelve (12), and 600 feet from a school providing instruction in kindergarten or any grades one (1) through five (5), a day care center, or a youth center with primary youth center activities."

Sensitive uses existing at the time of submission of a complete application may be identified through all applicable hearing and appeals processes, and if a sensitive use is determined to have been present prior to the date of application, the application will be deemed disqualified from siting at such location.