

Bear Flag Supply, Inc.

Santa Rosa Conditional Use Permit Application
Specialty Indoor Cultivation State License **Type 1A**
Mechanical or Non-Volatile Manufacturing **Type 6**
Medical and Recreational Distribution State License **Type 11**

950 Piner Rd Ste A
Santa Rosa, CA
95403



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Specialty Indoor Cultivation State License **Type 1A**

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Name: Bear Flag Supply, Inc.

Address: 950 Piner Rd Suite A, Santa Rosa CA 95403

APN: 015-680-020

Zoning: IL

Building Size: 20,000 GSF

Occupied Space: 10,000 GSF + 1,080 GSF new Mezzanine

Lot Size: 0.87 Acres

General Plan Designation: Light Industry

Project Description Summary:

Bear Flag Supply, Inc. (the Applicant) proposes a business model including onsite cultivation (Type 1A), distribution (Type 11), and mechanical or non-volatile manufacturing (Type 6) located within an existing building at 950 Piner Rd. The cannabis activities will occupy approximately **9,646** NSF, while accessory uses will occupy **715** NSF of the total **10,361** NSF of available space in the building. The unit currently contains no cannabis activities and has been previously occupied by a carpet retail store.

*See Project Description and Accessory Uses sections for additional information.

[CUP Application](#)

See Santa Rosa City CUP application attached

[Indemnification Form](#)

See Indemnification Form attached with CUP Application

[Copyright Materials Release](#)

See copyright materials release form attached with CUP Application

[Disclosure Form](#)

See Disclosure Form attached

Articles of Incorporation

See Articles of Incorporation attached

Storm Water Determination Worksheet

No exterior modifications to the building or footprint are proposed at this time. The proposed site creates 10,000 or less square feet of impervious surface. (See Storm Water Determination Worksheet attached)

Project Description

The Applicant proposes a **Type 1A** indoor cultivation business, with **Type 11** distribution, and **Type 6** mechanical or non-volatile manufacturing within an existing building located at 950 Piner Rd in suites A, B, E, and F. The building has a gross total of 20,000 square feet. The Applicant is occupying approximately 10,000 gross square feet. The remaining 10,000 gross square feet is leased by an independent company that has a permit application submitted to the City of Santa Rosa for proposed cannabis manufacturing and distribution. The proposed cannabis activity for Bear Flag Supply, Inc will occupy 9,646 square feet with the remaining 715 square feet as accessory use for a total net 10,361 squarefeet. (See Accessory Uses Section)

- Distribution: 2,112 square feet
- Drying (Cultivation): 448 square feet
- Trimming/Processing: 233 square feet
- Cultivation: 5,363 square feet (includes corridors in secure cultivation/distribution areas)
- Manufacturing: 1,490
- Common Areas: 715 square feet

TOTAL: 10,361 square feet

Cultivation

The proposed cultivation will be presented as a closed, secured operation. The Applicant intends to conduct a specialty sized indoor cultivation (**Type 1A**) that will not be visible to the general public, and only accessible to visitors, as accompanied by staff or owners. The cultivation will maintain plants at each stage of the life cycle for the purpose of packaging and distribution by Bear Flag Supply, Inc.

Distribution

The proposed distribution will be presented as a closed, secured operation. The Applicant intends to conduct distribution (**Type 11**) that will not be visible to the general public, and only accessible to visitors, as accompanied by staff or owners. The distribution area will maintain packaging, package material, and delivery vehicle for secure distribution by Bear Flag Supply, Inc.

Manufacturing

The proposed manufacturing will be presented as a closed, secured operation. The Applicant intends to conduct manufacturing (**Type 6**) that will not be visible to the general public, and only accessible to visitors, as accompanied by staff or owners. The manufacturing area will maintain cannabis manufacturing operations for secure distribution by Bear Flag Supply, Inc.

Compliance

Operational Plan

Bear Flag Supply, Inc will maintain an employee register in compliance with state law. All records generated and stored by Bear Flag Supply, Inc shall meet the reporting requirements set forth by MAUCRSA and regulated by the Bureau of Cannabis Control. Reports will be in compliance with state law and submitted in a timely manner through the Track and Trace platform. Bear Flag Supply, Inc shall have a copy of issued State License displayed for public view at all times.

Bear Flag Supply, Inc shall publish and implement required information on protocols and requirements for patients and persons entering the site. Below is a brief overview of the customer flow:

- Visitors (non-staff / owners) will be met at the only point of entrance / exit to the public by a staff member. All required information for record keeping will take place at this location and time.
- Staff will accompany visitors to authorized areas of operations, and accompany them back to point of entry / exit. All cannabis products will be secured through a sophisticated inventory management system integrated with secured access that varies by the product holding type and activity.
- Product inventory will be contained in a secured vault with limited access provided only to trained staff with an appropriate electronic access employee badge.
- Product in transition will be held in a secondary secured location for activities such as: intake from distribution delivery, product inventory management, prep for retail stock. Access will be limited to trained and appointed staff.

Convictions

No owners or managers of Bear Flag Supply, Inc. have any felony convictions.

Evidence of Operator Qualifications

- **Amos Flint, President**
Amos Flint is the President and the Principal of Bear Flag Supply, Inc. Amos has been an active member in the business community within Sonoma County for over 20 years. Mr. Flint comes from a multi-generational farming family which fuels his passion for supporting the small farmer. Throughout his years as a Sonoma County resident Mr. Flint has supported himself and the local economy with over 20 years in construction management and company ownership as well as 12 years in the hospitality industry. Mr. Flint's experience gives him a direct experience on how to best serve and benefit the residents engaged in the cannabis industry supply chain and bridge the gap between farmer and consumer.

Separation of License Types

Clear separation of proposed uses will be maintained. Separate access will be maintained for cultivation, distribution and manufacturing activities. Cultivation activities will use the share primary building entrance while maintaining individual entrances and exits to use areas. Distribution and manufacturing will use the shared primary building entrance and individual

building entrances while maintaining individual entrances and exits to use areas. All operational areas will share access to directly connected corridors and male / female restrooms, lavatories, lockers, office and lobby. A locked door with limited access keypad and access card will maintain separation between cultivation, distribution, and manufacturing operations and shared space.

Building and Fire Codes

Building Improvements

The Applicant intends to conduct building improvements to enhance the layout design for the proposed use and to improve the overall character and safety of the building. The Applicant will adhere to all 2019 California Building, Fire, Mechanical, Electrical and Plumbing Codes. Fire and Life Safety features will meet the National Fire Protection Association (NFPA) Standards. In addition, the applicant will adhere to the new California Fire Code Chapter 38 regarding plant extraction and processing and be guided by the City of Santa Rosa Building and Fire Code Requirements for Cannabis Occupancies.

Storefront / Signage/ Design

- Signage: Signage additions to be provided under separate submittal.
- Storefront: (fronting Piner Road) not to be revised, except as may be necessary to meet ADA obligations. Any rooms related to cultivation or distribution to have fully enclosing walls when adjacent to storefront (see accompanying floor plans). Additional security measures, beyond door and room access control not anticipated at storefront.
- Design: See attached floor plans.

Hazardous Materials

The Applicant will submit a hazardous materials management plan (HMMP), Hazardous Materials Inventory Statement (HMIS), provide appropriate Material Safety Data Sheets (MSDS), provide equipment Specifications Sheets (Spec Sheets) submit all Certified Unified Program Agency (CUPA) documents, meet the requirements in Title 8 of the Department of Industrial Relations Occupational Safety and Health Agency (Cal/OSHA) and enter appropriate documentation and training into the California Environmental Report System (CERS).

Security Plan

The Applicant's security plan is intended to prevent theft or diversion of any cannabis, as well as to discourage loitering, crime, and illegal or nuisance activities. All exterior and interior entrances will have locked and secured doors. The Applicant will maintain exterior and interior video surveillance systems. The surveillance system will be maintained in good working condition, and surveillance videos will be maintained for 30 days, or as required by local or state law. Management will require that employees follow necessary procedures to ensure that cannabis and any related by-products from the project site are not visible or accessible to the public. No weapons or firearms will be allowed at the project site.

All deliveries and pickups will be scheduled in advance and a member of management will authorize access for the scheduled delivery time by a person pre-approved to deliver product materials to the site. Every employee will be required to participate in training to learn the

Applicant's security and safety protocols required for continuous employment. The Applicant will mandate that all employees be well versed in all security procedures. Additionally, the Applicant will adapt the security plan to comply with state laws and regulations for cannabis licensing security requirements.

For transportation of cannabis and cannabis products, the Applicant will use secure vehicles with alarm systems. The Applicant will tailor the vehicle security requirements based on the anticipated regulations from the relevant state agencies.

(A Security Plan to be provided under separate submittal)

Employee Plan

Bear Flag Supply, Inc. will use the Santa Rosa and Sonoma County employee pool as a primary hiring resource and anticipates it will employ less than 20 employees. All potential employees will be required to submit to a Live Scan background check. All employees will be trained on workplace safety, security, operating procedures, and best management practices. Specialized trainings include Injury and Illness Prevention Plan training, Hazardous communication plan, and site security.

Bear Flag Supply, Inc. has a strict policy prohibiting the use, sale, possession, purchase or transfer of illegal drugs on company property. Although cannabis and alcohol are not considered an illegal drug, company policy prohibits employee use of cannabis or alcohol during work hours and at the project site. Purchasing or selling of illegal cannabis or alcohol during work hours is strictly prohibited.

Bear Flag Supply, Inc. will comply with all federal and state labor laws and regulations including federal and state wage and hour laws, CAL/ OSHA, and OSHA.

Odor Mitigation Plan

Bear Flag Supply, Inc intends to include an air quality and odor control plan to mitigate any odors associated with proposed activities within the building to ensure the impact to the environment is minimal. The building will be equipped with an HVAC system that incorporates the use of carbon filters which act as a means of filtering air within the building containing cannabis odors before being expelled to outside air. Odor control tests will be conducted by The Applicant to ensure the system in place is adequate and will not negatively affect neighbors or the environment surround the facility.

Outdoor Lighting

The Applicant will ensure that all exterior lighting will be shielded and downcast to avoid casting light onto the night sky or neighboring parcels. Exterior lighting will be strategically located to ensure safe entrance and exit to the facility, provide illumination to public right of way, and assist in mitigating security concerns.

Noise

The Applicant will comply with all noise standards set forth by the City of Santa Rosa in Chapter 17-16. All odor control and HVAC mechanical systems will be verified not to exceed noise standards. No generators will be used on site except as a short-term emergency back-up system.

Accessory Uses

Accessory uses in the building will include office space, vault rooms, employee break room, conference room, secure storage, and ADA compliant bathroom facilities. The 1,862 square feet associated with accessory use will be divided as such:

- Office: 96 square feet
- Lobby: 323 square feet
- Lockers: 63 square feet
- Janitorial: 26 square feet
- Male/Female bathroom and lav. facilities: 204 square feet

Plans

Please see Plans attached:

- Vicinity Map
- Site Plan
- Floor Plan

Neighborhood Context

The proposed Cannabis Cultivation, Distribution, and Manufacturing business is zoned as light industrial and is within a general plan area containing industrial uses.

Traffic/Parking

The proposed location complies with the parking requirements set forth in the Santa Rosa City Ordinance (ORD-2017-025). The proposed facility has 16 parking spaces allocated in the parking lot, one of which is ADA compliant which meets the City of Santa Rosa parking requirements. Employees will be encouraged to schedule ride shares, bike to work, or utilize public transport to help mitigate the effects of traffic in the area.

Hours of Operation

Bear Flag Supply, Inc. plans to operate during the business hours of 9am to 9pm seven (7) days a week unless the review authority imposes more restrictive hours.