Bear Flag Supply, Inc.

Point Based Evaluation Criteria Quick Reference Guide

Medical and Recreational Cannabis Retail Dispensary
State License Type 10
Medical and Recreational Distribution
State License Type 11
Medical and Recreation Specialty Indoor Cultivation
State License Type 1A

1. **Local and State Compliance**
    a. **State regulations**

Bear Flag Supply, Inc. has the infrastructure and partner expertise to meet and exceed the regulatory criteria set forth by MAUCRSA. Through the diligent implementation of best management practices and the plethora of resources developed by the company's professional partners who are seasoned in legal commercial cannabis business within California. All reasonable requests for engagement by local and state regulatory departments will be met with the best effort of the business.

    b. **County/regional permit requirements**

The proposed business will adhere to and work collaboratively with county and regional departments such as the Agricultural Commissioners office and Public Health Department to ensure best management practices are implemented through standard operating procedures.

    c. **Santa Rosa General Plan policies**

The proposed site is set in an excellent zone for the proposed land use, as it is not within the setbacks of sensitive use areas. Existing road infrastructure is well developed with the primary business activities along Piner Road consisting of commercial and industrial use applications.

    d. **Santa Rosa City Code locational and operational requirements**

The proposed location complies with the City of Santa Rosa locational requirements. The location is within light industrial zoning and is not within any setbacks of sensitive uses. The Applicant will comply with all General Operating Requirements in section 20-46.050 of the Santa Rosa City Ordinance CC-ORD-2017-025.

2. **Neighborhood Compatibility**

a. **How the use will fit into the stability and quality of the surrounding neighborhood (e.g. parking, security, lighting, setbacks to other land uses)**

The proposed site is located in Light Industrial zoning surrounded by approved cannabis uses and light industrial businesses. To the north is Piner Road, Santa Rosa water drainage channel is to the south and light industrial business are to the east and west. The site is not within the immediate vicinity of sensitive uses and provides a compatible business in the immediate area. The proposed business will provide increased safety to the surrounding area by adding 24/7 onsite security and additional exterior lighting. The site provides sufficient parking for like commercial business activity, with no mix of parking use by youth oriented activities or businesses.

b. **How odors would remain within the building and not be detectable from adjacent properties or businesses**

The Applicant will implement an odor control plan using carbon filters to mitigate any potential odors produced. Regular inspection of odor mitigation equipment will be conducted to ensure that the odor control system in place is functioning properly and will not affect neighboring businesses.

c. **Providing for an enhanced retail experience with a fluid and attractive site plan with quality materials**

As seen in the conceptual renderings of the proposed interior design, the Applicant has contracted a professional design team with cannabis retail experience to provide a layout plan using quality, aesthetically pleasing materials. The design will provide an efficient customer flow through the check-in/waiting area, and the retail floor highlighting the "show and grow" for educational purposes.

d. **Clear and attractive entrance, pedestrian orientation, bike parking, access to transit**

As seen on the site plan the entrance to the building will be clear, well lit, and easily accessible from the parking lot. Bike parking will be made convenient for all customers and employees with the installation of bike racks on the north side of the building. Access to public transport is ideal for the proposed location by way of a bus stop "#17" within 450 feet as well as Sonoma County Bus Transit Center less than 1500 feet from the proposed location.

3. **Neighborhood Enhancement**
   a. **Quality and extent of improvements to the site, building and surrounding neighborhood**

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. Cosmetic improvements will be made to the exterior of the building to increase the aesthetics of the area.

b. Integration of project through attractive façade, setbacks, quality materials and colors, landscaping, safe circulation and location of driveways, and ease of parking

The proposed project meets setback requirements, will use quality materials and colors to enhance the exterior and interior aesthetics of the building, and has easily accessible and adequate parking that shares no sensitive uses.

c. Environmental benefits e.g. "green" business practices related to energy or water conservation.

The Applicant will enroll with Sonoma Clean Power to provide 100% renewable energy to the facility.

d. Community benefits e.g. employment opportunities, community programs and contributions

The proposed business will benefit the community by increasing employment opportunities, providing multiple services to the cannabis industry supply chain, provide education to the community by informing customers on the growing process of cannabis and the safe use of the product. Bear Flag Supply, Inc. will help to revitalize general area of Piner Rd by increasing the buildings aesthetics and providing an increase in customer attention to the surrounding businesses.

4. Site Management

a. Experience in operating a cannabis retail business

Accumulative 30 years of business experience in retail, hospitality and cannabis legalization leadership. Of those 30 years Jerred Kiloh has owned and managed a licensed cannabis retail business for 15 years and has played in integral role in cannabis legalization. See applicant bio section of project proposal.

b. Qualifications and background of principals

Accumulative 30 years of business experience in retail, hospitality and cannabis legalization leadership.

c. Business Plan including day to day operations and how cannabis will be tracked, traced and monitored to prevent diversion

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:

- Customers will be met at the only point of entrance/exit to the public by a staff member and provided a handheld tablet to educate the patron on the in-store experience and to submit state required information for compliant record keeping.
- Upon completion, a customer will then be directed to a receptionist to sign into a que for entering the retail floor.
- Once forms are completed and customer is ready to enter the retail floor they will be provided a bag check option. Note: no cellphones or large bags will be allowed on the retail floor.

- At point of entry to the retail floor, the customer will be provided a tailored experience based on familiarity from new customer to experienced shopper.
- During the customer's shopping they will be provided an opportunity to learn more about the products and effects to further guide them in an educated purchase.
- The customer has the option to pick up non-medicated products on the floor and add to their basket. All medicated products will be selected by the customer and held behind the counter by sales representative until time of final purchase.
- At time of purchase, the customer will have the option of payment by cash, credit, check or use onsite ATM machine. All customers have the option of signing up for Linx, a gift card reward system based on purchase volume.
- Purchased cannabis products will be placed in child resistant and opaque bags that a customer can reuse at next visit.
- Customers exit through the greeting room in which they can pick up any checked bags/items and will exit through the primary entrance/exit door.

All cannabis products will be secured through 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 to trained staff with 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.
- Retail sales floor back stock will be held in a secured location on the sales floor with locked access available only to trained retail floor management.
- Sales product that contains cannabis will be held on secured shelves visible to the customer. Non-cannabis infused products will be held on open shelves available to the customer for pick up through the shopping experience.

d. Management plan that prevents and responds to potential nuisance impacts on adjacent properties, public areas and the surrounding neighborhood, e.g. loitering, trash, local contact

Bear Flag Supply, Inc will prevent potential nuisance on adjacent properties with the use of security personnel on site 24/7. In addition to video surveillance, on site security personnel will mitigate any potential nuisance such as loitering and public disturbance by directing them off premises or contacting law enforcement if necessary. The Applicant will keep the area clean by conducting regular trash clean up around the facility and throughout the parking lot being sure that the aesthetics of the building are maintained.

e. Performance timeline from land use approval to plan check and construction to dispensary opening

All construction drawings will be submitted immediately for city review. Construction will commence upon issuance of building permit.

Bear Flag Supply, Inc.

Santa Rosa Conditional Use Permit Application

Medical and Recreational Cannabis Retail Dispensary and Delivery
State License Type 10
Medical and Recreational Distribution
State License Type 11
Medical and Recreational Specialty Indoor Cultivation
State License Type 1A

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 square feet
Occupied space: 9,470 square feet
Lot Size: 0.87 Acres
General Plan Designation: Light Industry

Project Description Summary:
Bear Flag Supply, Inc. (the Applicant) proposes a medical and recreational Cannabis Retail business including delivery and working towards a phased micro business model eventually including distribution, and cultivation located within an existing building at 950 Piner Rd. The cannabis activities will occupy approximately 7,620 square feet of the total 9,470 square feet of available space in the building. The unit currently contains no cannabis activities and has been previously occupied by a carpet retail store.

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CUP Application

See Santa Rosa City CUP application attached (Tab 1)

Indemnification Form

See Indemnification Form attached with CUP Application (Tab 1)

Copyright Materials Release

See copyright materials release form attached with CUP Application (Tab 1)

Agent Authorization Form

See Agent Authorization Form attached (Tab 1)

Disclosure Form

See Disclosure Form attached (Tab 2)

Articles of Incorporation

See Articles of Incorporation attached (Tab 3)

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 tab 4)

Project Description

The Applicant proposes a medical and recreational Cannabis Retail business including offsite delivery, working towards a phased micro business model eventually including distribution, and small indoor cultivation facility within an existing building located at 950 Piner Rd suite A. 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 of attached building 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 7,620 square feet with the remaining 1,862 square feet as accessory use for a total net 9,471 square feet.

- Recreational/Medical dispensary: 1,935 square feet
- Delivery Inventory storage: 11 square feet
- Distribution: 2,881 square feet
- Drying/Cultivation: 1,319 square feet
- Trimming/processing: 951 square feet
- Cultivation: 523 square feet

Cultivation
The proposed cultivation will be presented as a "show grow." The Applicant intends to conduct a specialty sized indoor cultivation that will be visible through interior windows to allow customers to view the growing process of a cannabis plant. The cultivation will display plants at each stage of the life cycle for the purpose of educating and informing customers of Bear Flag Supply, Inc on how the product is produced.

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:

- Customers will be met at the only point of entrance/exit to the public by a staff member and provided a handheld tablet to educate the patron on the in-store experience and to submit state required information for compliant record keeping.
- Upon completion, a customer will then be directed to a receptionist to sign into a que for entering the retail floor.
- Once forms are completed and customer is ready to enter the retail floor they will be provided a bag check option. Note: no cellphones or large bags will be allowed on the retail floor.
- At point of entry to the retail floor, the customer will be provided a tailored experience based on familiarity from new customer to experienced shopper.
- During the customer's shopping they will be provided an opportunity to learn more about the products and effects to further guide them in an educated purchase.
- The customer has the option to pick up non-medicated products on the floor and add to their basket. All medicated products will be selected by the customer and held behind the counter by sales representative until time of final purchase.
- At time of purchase, the customer will have the option of payment by cash, credit, check or use onsite ATM machine. All customers have the option of signing up for Linx, a gift card reward system based on purchase volume.
- Purchased cannabis products will be placed in child resistant and opaque bags that a customer can reuse at next visit.
- Customers exit through the greeting room in which they can pick up any checked bags/items and will exit through the primary entrance/exit door.

All cannabis products will be secured through 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 to trained staff with 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.
- ➢ Retail sales floor back stock will be held in a secured location on the sales floor with locked access available only to trained retail floor management.
- ➢ Sales product that contains cannabis will be held on secured shelves visible to the customer. Non-cannabis infused products will be held on open shelves available to the customer for pick up through the shopping experience.

Delivery Operations

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

- ➢ Customers will place their order via the website or by phone from a limited inventory list to allow for efficient delivery time.
- ➢ Customer information will be verified and stored for compliant record keeping.
- ➢ Upon completion, a manifest will be created with customer information, product details, delivery location, route of travel, and estimated time of delivery.
- ➢ Once a manifest has been created a trained staff member with appropriate electronic access employee badge will pull product, package it child resistant opaque bags, and place it in secured delivery inventory storage to be picked up by the delivery driver.
- ➢ Multiple deliveries will be scheduled for the driver to allow a maximum of 1 hour of total travel time before returning to the retail location.
- ➢ Once manifests have been created a trained delivery driver with appropriate electronic access employee badge will pick up the product from secured storage and record the time.
- ➢ The delivery driver will transport the product in a secure vehicle with an alarm and GPS tracking system to the customers location.
- ➢ At time of purchase, the customer will have the option of payment by cash, credit, or electronic transfer. Bear Flag Supply, Inc will encourage all customers to pay via credit or electronic transfer with a goal of collecting over 70% cashless payments. All customers have the option of signing up for Linx, a gift card reward system based on purchase volume.

All cannabis delivery products will be secured through sophisticated inventory management system integrated with secured access that varies by the product holding type and activity.

- ➢ Delivery product inventory will be contained in a secured vault with limited access provided to trained staff with appropriate electronic access employee badge.

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 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 20 years in construction management and company ownership as well as 10 years in the hospitality industry. Mr. Flint's experience gives him 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.

Joseph R. D'Amico, Secretary

Mr. D'Amico began his professional career with over 20 years in computer technical support and technology sales. His entrepreneurial character brought him to Sonoma County in 2004 when he was one of the founders of Full Sun Supply Tech. Center where he utilized his experience in technology to service the needs of the local Sonoma County farmer. From 2004 to present Mr. D'Amico has been involved in developing and implementing a variety of local businesses and non-profits aimed at further growing the Sonoma County economy. His experience in business development, technology and retail store management make him a valued member of the Applicant's management team.

Jerred Kiloh, Operations

Mr. Kiloh has been involved in the cannabis industry as a cultivator, political advocate and dispensary operator for 15 years. His diligent work to provide safe access to cannabis led to his early leadership in The Green Cross dispensary in San Francisco. Since 2005 he has been applying both field experience and his degree in economics from SSU to expand the dispensary business, navigating emerging regulations, and provide leadership for cannabis business practices across the state. Mr. Kiloh's commitment to a regulated market is noted from his board seat with the San Francisco Medical Cannabis Task Force, his position as CEO of The Higher Path dispensary in Los Angeles, his foundation and Presidency of the United Cannabis Business Association, and his valuable roles in the Office of Technology's Cannabis Advisory Group, Banking and Finance group led by the State Treasurer, and Governor Jerry Brown's working group for the trailer bill. In addition to his activism throughout the state, Mr. Kiloh has helped the local community with his successful launch and continued work as co-founder of

Thrive Birth Center in Santa Rosa and as a board member of the California Association of Midwives.

Francis (Ty) Heldt, Treasurer

Mr. Heldt has spent much of his professional career in agricultural management. Throughout his career he helped manage farms throughout the world with sustainability, pest and disease management, and organic farming practices. Mr. Heldt brings a wealth of knowledge to the Bear Flag Supply, Inc. team by helping to educate the public on cannabis cultivation and sustainability practices through the small indoor cultivation proposed on site.

Separation of License Types

Clear separation of proposed uses will be maintained. Separate access will be maintained for distribution, cultivation and retail activities. Cultivation activities will maintain its own entrance, exit and restroom facilities. Retail and distribution activities will maintain individual entrance and exits with restricted shared space access to the corridor and male and female restrooms. A locked door with limited access keypad and access card will maintain separation between retail and distribution 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 2016 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

See conceptual renderings attached (tab 5)

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. In addition to video surveillance, the Applicant will have security personnel on site 24/7. 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 and GPS locators. The Applicant will tailor the vehicle security requirements based on the anticipated regulations from the relevant state agencies.

(See detailed Security Plan is separate binder)

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.

Waste Management

Cannabis that the Applicant intends to render into cannabis waste shall be held in the designated holding area for a minimum of 72 hours in locking containers. The Applicant shall affix to each batch one or more documents with batch information and weight. At no time during the 72 hour hold period will the cannabis be handled, moved, or rendered into cannabis waste. The cannabis the Applicant intends to render into cannabis waste is subject to inspection by the Department. The Applicant shall make cannabis into cannabis waste by rendering the cannabis unusable and unrecognizable. The Applicant shall render the cannabis into cannabis waste before removing the cannabis waste from the licensed premises. The Applicant will render the cannabis into cannabis waste by grinding and incorporating the cannabis with other ground material so that the resulting mixture in at least 50 percent non-cannabis material by volume. The Applicant will render cannabis into cannabis waste and track that waste by batch. The Applicant will dispose of all waste through a weekly contract with Recology Sonoma Marin.

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:

- Conference room: 129 square feet
- Break room: 143 square feet
- Office space: 321 square feet
- Secure Storage: 340 square feet
- Storage: 36 square feet
- Male/Female bathroom facilities: 147 square feet
- Unisex bathroom facility: 48 square feet

- Corridor: 314 square feet
- Circulation: 384 square feet

Plans

Please see Plans attached:

- Vicinity Map (Tab 6)
- Site Plan (Tab 7)
- Floor Plan (Tab 7)

Neighborhood context

The proposed Cannabis Retail business is zoned as light industrial and is within a general plan area containing industrial uses. The proposed location is not within 600 feet of any K-12 school as defined by the state and is not within 600 feet of any other Cannabis Retail facilities.

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, two of which are ADA compliant which meets the City of Santa Rosa parking requirements. Two parking spaces will be dedicated “Express Parking” with a time limit of 30 minutes to allow for reduced parking impacts. The Applicant will provide 2 electric vehicle parking spots to allow for electric vehicles to recharge while at the facility. The electric vehicle parking will not be solely dedicated to electric vehicles and will be allowed for use as regular parking.
Employee traffic will be mitigated by the inclusion of bike racks, ride shares, and a bus station within walking distance to the facility. 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.

Delivery Vehicle Parking

Dedicated parking spaces will be identified for the use of deliver vehicles only. Delivery vehicles will park on the west side of the building as noted on the site plan. During non-business hours the delivery vehicles will be assigned to an employee as a company vehicle to take home and park at their personal residence.

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.

June 7, 2018

Attn: Andrew Trippel, City Planner
Planning & Economic Development
100 Santa Rosa Ave Rm 3, Santa Rosa, CA 95404
(707) 543-3223

SUBJECT: RESPONSE TO INCOMPLETE APPLICATION NOTICE

Project Name:	Bear Flag Supply, Inc
File Number:	CUP18-054
Project Address:	950 Piner Rd Ste A, Santa Rosa Ca 95403
Date Application Received:	April 17, 2018
Proposed Cannabis Use(s):	1. Medical and Recreational Cannabis Retail Dispensary including Delivery 2. Medical and Recreational Distribution 3. Medical and Recreation Specialty Indoor Cultivation

Bear Flag Supply, Inc.

Santa Rosa Conditional Use Permit Application

Medical and Recreational Cannabis Retail Dispensary and Delivery
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1. Cannabis Retail Use Application Completeness review time extension

Please see signed Cannabis Retail Use Application Completeness review and time extension form attached in Exhibit A.

2. Project Description Narrative

Compliance

Describe how the project complies with applicable state licensing requirements and conditions including background checks, restrictions on multiple licenses and license types and locational criteria.

Bear Flag Supply, Inc will comply with all applicable state licensing requirements and conditions.

Upon approval of local permits by the City of Santa Rosa:

- Medical and Recreational Cannabis Retail Dispensary including Delivery
- Medical and Recreational Distribution
- Medical and Recreation Specialty Indoor Cultivation

Bear Flag Supply, Inc shall immediately apply with the State of California for respective licenses:

- State License Type 10
- State License Type 11
- State License Type 1A

Bear Flag Supply, Inc has no members of ownership, management or staff that hold felonies. Statement of records can be found in CUP18-054 Application, Convictions (Page 6). Upon approval of use permit, background checks will be conducted as part of the state licensing application protocol.

The three permits applied for with the City of Santa Rosa are congruent with the respective state licenses as authorized

Security Plan

provide information required in subsection vi.

Emergency access to the building will be provided by the inclusion a knox box on site. Emergency vehicle access has been addressed and outlined in the site plan provided (CUP 3).

Site Plan, Elevations, and Floor Plans

provide exterior elevations as described in subsection b.

The Site Plan and Conceptual Renderings have been updated in the application to include elevations.

Location Requirements

provide a map illustrating that your proposed location complies with the minimum required setback to schools.

Through investigative research Bear Flag Supply, Inc. has found no evidence of any sensitive uses or schools as defined by state law within 600 ft of the proposed location. Please see site plans (CUP 2) for the context map which provides a half-mile radius visual from the proposed location with schools identified.

Deliveries, On-Site Consumption

clarify if you WILL or WILL NOT seek approval for Delivery or On-site Consumption.

The Applicant is proposing a Medical and Recreational Retail dispensary including Delivery. The application narrative has been updated to reflect the inclusion of proposed delivery. The operational details can be found in the "Delivery Operations" section of the application narrative. No on-site consumption will be allowed. Bear Flag Supply will provide appropriate and visible signage stating that on-site consumption is prohibited.

Storefront, Signage, and Window Treatments

provide front elevations and respond to signage and window treatment requirements.

Bear Flag Supply, Inc. will provide signage visible to the public which complies with California State Regulations Section 4. 5039-5041. The Applicant shall prominently display the license on the licensed premises where it can be viewed by the state and local agencies, and the public. Any advertising or marketing shall be displayed where at least 71.6 percent of the audience is reasonably expected to be 21 years of age or older. The Applicant will comply with Age Confirmation in Advertising, marketing or signage to ensure the recipient is 21 years of age or older. Signage will be posted to notify all customers that on-site consumption will be prohibited and that no persons under 21 years of age will be allowed inside the facility.

(Please see front elevations and conceptual renderings updated in application)

Site Management Plan

see Site Management under Merit-based Review.

Please see Merit Based Review Criteria (Section 4a) attached in Exhibit B.

Merit-based Review

see Site Management.

Please see Merit Based Review Criteria (Section 4a) attached in Exhibit B.

Site Management

provide performance timeline from land use approval to plan check and construction to opening.

Upon application approval building permits will be requested immediately upon use permit authorization. Construction is estimated to take no more than three months for cosmetic and minor retail infrastructure buildout. Training of security and staff for operational excellence shall take no more than 30 days with an anticipated opening of retail within four months of authorization of occupancy.

City of Santa Rosa
PLANNING & ECONOMIC DEVELOPMENT

CANNABIS RETAIL USE APPLICATIONS

COMPLETENESS REVIEW TIME EXTENSION

Name of Applicant: Bear Flag Supply, Inc.

Property Address: 950 Piner Rd Ste A, Santa Rosa CA

Application Type: Conditional Use Permit

Pursuant to Government Code section 65943, subdivision (a), within 30 calendar days after receiving an application for a development project, the City is required to determine in writing whether such application is complete. Pursuant to Government Code section 65943, subdivision (d), the applicant hereby agrees to extend this 30 day review period to 60 days.

Accordingly, the City shall determine whether the above-referenced application is complete within 60 days of receiving the application, and shall provide written notice of such determination to the applicant.

Applicant Signature:

Date: 6-7-16

Bear Flag Supply, Inc.

Merit Based Review Criteria Quick Reference Guide

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State License Type 11
Medical and Recreation Specialty Indoor Cultivation
State License Type 1A

1. **Local and State Compliance**
    a. **State regulations**

The Permit Applicant will meet and exceed the State Regulation Criteria through implementation of best management practices and resources developed by experienced partners within the company already managing licensed cannabis businesses in California. (See Bio of Jarred Kiloh)

    b. **County/regional permit requirements**

The Agricultural Commissioners best management practices will be implemented through standard operating procedures in cooperation with Sonoma County Agricultural Commissioner's department.

    c. **Santa Rosa General Plan policies**

The proposed site is properly zoned for the land use and is not within the setbacks of a sensitive use.

    d. **Santa Rosa City Code locational and operational requirements**

The proposed location complies with the City of Santa Rosa locational requirements. The location is within light industrial zoning and is not within any setbacks of sensitive uses. The Applicant will comply with all General Operating Requirements in section 20-46.050 of the Santa Rosa City Ordinance CC-ORD-2017-025.

2. **Neighborhood Compatibility**
    a. **How the use will fit into the stability and quality of the surrounding neighborhood (e.g. parking, security, lighting, setbacks to other land uses)**

The proposed site is located in Light Industrial zoning surrounded by approved cannabis uses and light industrial businesses. To the north is Piner Road, Santa Rosa water drainage channel is to the south and light industrial business are to the east and west. The site is not within the immediate vicinity of sensitive uses and provides a compatible business in

the immediate area. The proposed business will complement the surrounding area by adding 24/7 onsite security, added exterior lighting, and provides sufficient parking for the use.

b. How odors would remain within the building and not be detectable from adjacent properties or businesses

The Applicant will implement an odor control plan using carbon filters to mitigate any potential odors produced. Odor checks will be conducted to ensure that the odor control system in place is functioning properly and will not affect neighboring businesses.

c. Providing for an enhanced retail experience with a fluid and attractive site plan with quality materials

As seen in the conceptual renderings of the proposed interior design, the Applicant has contracted a professional design team with cannabis retail experience to provide a layout plan using quality, aesthetically pleasing materials. The design will provide an efficient customer flow through the check-in/waiting area, and the retail floor highlighting the "show and grow" for educational purposes.

d. Clear and attractive entrance, pedestrian orientation, bike parking, access to transit

As seen on the site plan the entrance to the building will be clear, well lit, and easily accessible from the parking lot. Bike parking will be made convenient for all customers and employees with the installation of bike racks on the north side of the building. Access to public transport is ideal for the proposed location by way of a bus stop "#17" within 450 feet as well as Sonoma County Bus Transit Center less than 1500 feet from the proposed location.

3. Neighborhood Enhancement

a. Quality and extent of improvements to the site, building and surrounding neighborhood

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. Cosmetic improvements will be made to the exterior of the building to increase the aesthetics of the area.

b. Integration of project through attractive façade, setbacks, quality materials and colors, landscaping, safe circulation and location of driveways, and ease of parking

The proposed project meets setback requirements, will use quality materials and colors to enhance the exterior and interior aesthetics of the building, and has easily accessible and adequate parking that shares no sensitive uses.

c. Environmental benefits e.g. "green" business practices related to energy or water conservation.

The Applicant will enroll with Sonoma Clean Power to provide 100% renewable energy to the facility.

d. Community benefits e.g. employment opportunities, community programs and contributions

The proposed business will benefit the community by increasing employment opportunities, providing multiple services to the cannabis industry supply chain, provide education to the community by informing customers on the growing process of cannabis and the safe use of the product. Bear Flag Supply, Inc. will help to revitalize the general area of Piner Rd by increasing the buildings aesthetics and providing an increase in customer attention to the surrounding businesses.

4. Site Management

a. Experience in operating a cannabis retail business in the North Bay.

Accumulative 30 years of business experience in retail, hospitality and cannabis legalization leadership between Amos Flint and Jerred Kiloh (See bios of Amos Flint and Jerred Kiloh). Of those 30 years Jerred Kiloh has owned and managed a licensed cannabis retail business for 15 years and has played in integral role in cannabis legalization. Mr. Kiloh's cannabis retail experience in the North Bay area includes an integral role within the leadership of the Green Cross Dispensary in San Francisco beginning in 2005 to present. Jerred continues to be involved in cannabis regulation and dispensary ownership throughout the state of California.

b. Qualifications and background of principals

Accumulative 30 years of business experience in retail, hospitality and cannabis legalization leadership. (See bios of Amos Flint and Jerred Kiloh)

c. Business Plan including day to day operations and how cannabis will be tracked, traced and monitored to prevent diversion

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:

- Customers will be met at the only point of entrance/exit to the public by a staff member and provided a handheld tablet to educate the patron on the in-store experience and to submit state required information for compliant record keeping.
- Upon completion, a customer will then be directed to a receptionist to sign into a que for entering the retail floor.
- Once forms are completed and customer is ready to enter the retail floor they will be provided a bag check option. Note: no cellphones or large bags will be allowed on the retail floor.
- At point of entry to the retail floor, the customer will be provided a tailored experience based on familiarity from new customer to experienced shopper.
- During the customer's shopping they will be provided an opportunity to learn more about the products and effects to further guide them in an educated purchase.

- ➢ The customer has the option to pick up non-medicated products on the floor and add to their basket. All medicated products will be selected by the customer and held behind the counter by sales representative until time of final purchase.
- ➢ At time of purchase, the customer will have the option of payment by cash, credit, check or use onsite ATM machine. All customers have the option of signing up for Linx, a gift card reward system based on purchase volume.
- ➢ Purchased cannabis products will be placed in child resistant and opaque bags that a customer can reuse at next visit.
- ➢ Customers exit through the greeting room in which they can pick up any checked bags/items and will exit through the primary entrance/exit door.

All cannabis products will be secured through 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 to trained staff with 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.
- ➢ Retail sales floor back stock will be held in a secured location on the sales floor with locked access available only to trained retail floor management.
- ➢ Sales product that contains cannabis will be held on secured shelves visible to the customer. Non-cannabis infused products will be held on open shelves available to the customer for pick up through the shopping experience.

d. Management plan that prevents and responds to potential nuisance impacts on adjacent properties, public areas and the surrounding neighborhood, e.g. loitering, trash, local contact

Bear Flag Supply, Inc will prevent potential nuisance on adjacent properties with the use of security personnel on site 24/7. In addition to video surveillance, on site security personnel will mitigate any potential nuisance such as loitering and public disturbance by directing them off premises or contacting law enforcement if necessary. The Applicant will keep the area clean by conducting regular trash clean up around the facility and throughout the parking lot being sure that the aesthetics of the building are maintained.

e. Performance timeline from land use approval to plan check and construction to dispensary opening

Upon application approval building permits will be requested immediately upon use permit authorization. Construction is estimated to take no more than three months for cosmetic and minor retail infrastructure buildout. Training of security and staff for operational excellence shall take no more than 30 days with an anticipated opening of retail within four months of authorization of occupancy.