



Willows Planning Commission Meeting

July 1, 2025
Willows City Hall
6:00 PM

Planning Commission
Llanira Valencia, Vice Chair
Sherry Brott, Commissioner
Keith Corum, Commissioner
Cristina Ocampo, Commissioner
Robyn Nygard, Commissioner

City Planner
Delainie Garlick

City Clerk
Karleen Price

201 North Lassen Street
Willows, CA 95988
(530) 934-7041

Agenda

Watch online via Zoom: <https://us06web.zoom.us/j/87375526031>

Remote viewing of the Planning Commission meeting for members of the public is provided for convenience only. In the event that the remote viewing connection malfunctions for any reason, the Planning Commission reserves the right to conduct the meeting without remote viewing.

If you have documents you would like to submit to the Planning Commission, please deliver or mail them to the City Planner at 201 North Lassen Street, Willows, CA 95988 or email it to: planning@cityofwillows.org.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CHANGES TO THE AGENDA**
5. **PUBLIC COMMENT & CONSENT CALENDAR FORUM**

All items on the Consent Calendar are considered routine and may be approved with a single vote unless removed for separate discussion by the Chair and Commissioners. Individuals wishing to speak on Consent items or matters not on the agenda are asked to complete a Speaker Card and submit it to the City Clerk. All remarks shall be directed to the Chair and Councilmembers and are limited to three minutes. By law, the Council cannot discuss or take action on items not listed on the posted agenda.

a. **Minutes Approval**

Recommended Action: Approve minutes of the June 3, 2025 Planning Commission Meeting.

Contact: Karleen Price, City Clerk, kprice@cityofwillows.org

6. **PUBLIC HEARING**

All matters in this section of the agenda are formal public hearings and will be acted on individually. Individuals wishing to speak on these items are asked to complete a Speaker Card and submit it to the City Clerk. Comments should be directed to the Chair and Commissioners and are limited to three minutes. If you have any documentation that you would like distributed to the Council, please give it to the City Clerk for distribution.

a. **Cali Love LLC/Conditional Use Permit (File# CUP-25-01)/157 N. Butte St**

Recommended Action: Receive the staff report, attachments, discuss, and upon conclusion, consider approving the request for a Conditional Use Permit and adopting the attached resolution.

Contact: planning@cityofwillows.org

b. **WWCRS, Inc./Conditional Use Permit (File# CUP 25-02)/130 N. Butte St**

Recommended Action: Receive the staff report, attachments, discuss, and upon conclusion, consider approving the request for a Conditional Use Permit and adopting the attached resolution.

Contact: planning@cityofwillows.org

c. **Ionna EV/Design Review (File# DR-25-04)/246 N Humboldt Ave**

Recommended Action: Receive the staff report, attachments, discuss, and upon conclusion, consider approving the Design Review request and adopting the attached resolution.

Contact: planning@cityofwillows.org

7. **DISCUSSION & ACTION CALENDAR**

All matters on the Discussion & Action calendar will be discussed and acted on individually. Individuals wishing to speak on these items are asked to complete a Speaker Card and submit it to the City Clerk. Comments should be directed to the Chair and Commissioners and are limited to three minutes. By law, the Council cannot discuss or take action on items not listed on the posted agenda.

a. **Election of Chair and Vice Chair**

Recommended Action: Accept nominations and elect a Chair and Vice Chair to preside over the Planning Commission for the 2025 calendar year.

Contact: Karleen Price, City Clerk, kprice@cityofwillows.org

8. **COMMENTS & REPORTS**

- a. Commission Comments & Reports
- b. Staff Comments & Reports

9. **ADJOURNMENT**

This agenda was posted on June 27, 2025.

Karleen Price, City Clerk

A complete agenda packet, including staff reports and back-up information, is available for public inspection during normal work hours at City Hall or the Willows Public Library at 201 North Lassen Street in Willows or on the City's website at www.cityofwillows.org.

In compliance with the Americans with Disabilities Act, the City of Willows will make available to members of the public any special assistance necessary to participate in this meeting. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132). The public should contact the City Clerk's office at 934-7041 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

The City of Willows is an Equal Opportunity Provider



PUBLIC COMMENT & CONSENT CALENDAR FORUM



Willows Planning Commission Action Meeting Minutes June 3, 2025

Planning Commission
Vacant, Chair
Llanira Valencia, Vice Chair
Sherry Brott, Commissioner
Keith Corum, Commissioner
Cristina Ocampo, Commissioner

1. CALL TO ORDER– 6:01 PM

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Commissioners Present: Vice Chair Valencia, Commissioners Brott, Corum and Ocampo

Commissioners Absent: None

4. CHANGES TO THE AGENDA

5. PUBLIC COMMENT & CONSENT CALENDAR FORUM

Public Comment: Open 6:03PM, Close 6:03PM

a. Minutes Approval

Action: Approved the minutes of the May 6, 2025, and May 20, 2025, Planning Commission Meetings.

Moved/Seconded: Commissioner Corum /Commissioner Brott

Yes: Vice Chair Valencia, Commissioners Brott, Corum and Ocampo

No: None

Absent: None

Abstain: None

6. DISCUSSION & ACTION CALENDAR

a. Continued Item: Section 2 Review of Willows Municipal Code Title 18- Zoning

Action: Council reviewed the Willows Municipal Code Title 18- Zoning, Section 2: Commercial, Industrial, and Special Districts, and provided feedback to staff.

b. Section 3 Review of Willows Municipal Code Title 18- Zoning

Action: Council reviewed the Willows Municipal Code Title 18- Zoning, Section 3: Regulations, Exceptions, and Review Process, and provided feedback to staff.

7. COMMENTS & REPORTS

a. Commission Comments & Reports

b. Staff Comments & Reports

- i. Staff informed the Commission of the resignation of Planning Commissioner Pedro Bobadilla and provided an update on the recruitment process to fill the vacant seat.
- ii. Staff advised the Commission of an upcoming Conditional Use Permit (CUP) application concerning retail cannabis dispensaries. An overview of the review and approval process was also presented.

7. ADJOURNMENT – 8:19 PM

Karleen Price, City Clerk



PUBLIC HEARING



Date: July 1, 2025

To: Planning Commission

From: Delanie Garlick, Harris & Associates
Joe Bettencourt, Community Development & Service Director

Subject: Cali Love LLC/ Conditional Use Permit (File# CUP 25-01)/157 N. Butte St

Recommendation:

Staff recommends that the Planning Commission receive the staff report, attachments, discuss, and upon conclusion, consider approving the request for a Conditional Use Permit and adopting the attached resolution.

Rationale for Recommendation:

This matter is before the Planning Commission pursuant to [City of Willows Municipal Code \(WMC\) Chapter 9.20](#), Cannabis.

Background & Process:

City of Willows Cannabis Ordinance was recently amended to allow cannabis retail/dispensary businesses in the Central Commercial, General Commercial, and Light Industrial Zones with approval of a Conditional Use Permit (CUP). Previously, Cannabis retail businesses were not permitted in these zones. In May 2024, the new amendments to the ordinance reduced the setback requirements from schools to 600 feet and removed all setback requirements from churches, licensed daycares, playgrounds, and parks.

The application process for a retail/dispensary cannabis business license consists of three phases:

- a. Preliminary application intended to confirm the eligibility and suitability of the applicant(s), as determined in the sole discretion of the City of Willows (referred to as phase one);
- b. Review of significant information about the proposed site of the business, proposed operations, security and other detailed business operations (referred to as phase two); and
- c. Final consideration and approval or disapproval by City Council (referred to as phase three).

If the city manager determines that phase one of the application is complete, and there appears to be no basis for denial of the permit, the city manager shall notify the applicant that it may continue to phase two in the application process. When the city manager has notified the applicant that the phase two application is accepted, the applicant shall apply for a CUP to be reviewed and decided by the Planning Commission. Lastly, when the city manager determines that phase two is complete, including the

issuance of a CUP, the application shall be placed on the next available meeting agenda of the City Council.

On March 5, 2025, phase one of the application process for the applicant, Cali Love LLC, was deemed complete by City of Willows, and the applicant was given directions to proceed to phase two. Phase two of the application process includes the request for a CUP to meet Zoning Code Compliance as outlined in WMC 9.20.071(2, (a)viii)). The CUP includes the required findings as outlined in WMC 18.135.050 as well as the standards and conditions found in WMC 9.20.080. The general conditions for retail/dispensary cannabis licenses are incorporated into the Conditions of Approval (Attachment 2).

Discussion & Analysis:

The applicant, Cali Love LLC, is requesting a CUP as part of the phase two application process to operate a commercial retail cannabis dispensary in an existing 1,824 square foot building at 157 N. Butte Street, located within a Central Commercial zoning district. The Central Commercial district conditionally allows cannabis retail/dispensary business with a use permit pursuant to WMC Section 18.55.030(20) and pursuant to the development standards outlined in WMC Section 9.20.070 to 9.20.080, as defined in WMC Section 8.10.010.

Table 1: Site Information

Present Use & Development	Vacant commercial tenant space within the existing commercial building.
Access & Parking	Direct access via Butte Street to the east. There is on-street parking along Butte Street, adjacent to the project site.
Surrounding Use/Zoning	North – Central Commercial (CG), commercial businesses. East – Central Commercial (CG), Butte Street then commercial businesses. West – Central Commercial (CG) and Residential/Professional (RP), commercial business then alley and residential single family. South – Central Commercial (CG), commercial businesses.

Figure 1: Site and surrounding zoning



The proposed location is within the appropriate zone district, Central Commercial, which conditionally allows a cannabis retail/dispensary. Additionally, the location of the business meets the setback regulations per Ordinance 760-2024, which took effect on February 12, 2025. The operator demonstrates compliance with the general provisions outline WMC 9.20.080 including but not limited to hours of operations, odor control measures, security measures, labeling and packaging, inspections, limits on sales, maintenance of licenses and insurance, and accounting of sales.

The applicant provided all necessary application materials as detailed in the Cannabis Retail/Dispensary Phase Two Application Checklist including a detailed security plan, site plan, floor plan, accessibility evaluation, zoning code compliance, and demonstration of experience in the industry. The application materials demonstrate the applicant has met the provisions of the zoning compliance for a use permit to operate a cannabis retail/dispensary in the City of Willows (Attachment 3).

Consistency Review:

The proposed project is compatible with the surrounding existing and future land uses of the Central Commercial district, consistent with General Plan Policy *LU-2a*. The request for a CUP is consistent with policy *LU-2f* & *LU-7a* because it meets the requirements of the California Environmental Quality Act (CEQA) and other applicable laws via categorical exemption 15301 (Existing Facilities). The proposed retail/dispensary will generate several full and part-time jobs in the Central Commercial district which meets the goals of policy *LU 4.2* to support the continued development and intensification of employment opportunities throughout all non-residential areas.

The proposed CUP for a cannabis retail/dispensary meets a number of the City Council's 2024 priorities and goals. The council recognizes that new revenue is urgently needed to support essential services, infrastructure investments, and future development. This project meets Priority Goal #1 for financial stability by promoting investment and increased revenue through sales tax. The project also meets priority #2 for Economic Development as it is a new development within the city, it has the potential to contribute to economic growth. By creating jobs and attracting new businesses, the project can play a

significant role in contributing to the local economy through sales tax revenue and fostering a vibrant and diverse economy to help overcome economic stagnation and competition from other communities. Lastly, the proposed CUP is consistent with Priority #4 by encouraging community engagement as the project would offer an opportunity for public input and engagement, allowing residents to share their thoughts and concerns during a public hearing. Collaborating with local businesses and organizations can drive economic activity and foster a stronger sense of community.

Environmental Review:

The project is categorically exempt from the preparation of environmental documentation under the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15301 (Existing Facilities). The project is consistent with General Plan policies for the land use designation and is consistent with the applicable zoning designation and regulations. The project consists of the operation of a commercial business in an existing structure. The project site is not on a list of hazardous waste sites and does not contain a significant historical resource. The project site is an existing developed property served by required utilities and public services.

Attachments:

- Attachment 1: Resolution XX-2025
- Attachment 2: Conditions of Approval
- Attachment 3: Phase 2 Application Package



**City of Willows
Resolution XX-2025**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING CONDITIONAL USE PERMIT APPROVAL OF A NEW RETAIL / DISPENSARY CANNABIS BUSINESS LICENSE (CUP 25-01) TO CALI LOVE WILLOWS, LLC FOR THE PROPERTY LOCATED AT 157 N BUTTE STREET, ASSESSORS PARCEL NUMBER 002-162-006 WITHIN THE CENTRAL COMMERCIAL ZONE

WHEREAS, the applicant, CALI LOVE WILLOWS, LLC, has submitted an application for Conditional Use Permit approval to allow the operation of a new retail / dispensary cannabis business license; and

WHEREAS, City of Willows Municipal Code Chapter 18.55.030 requires approval of a Conditional Use Permit for the operation of a cannabis retail / dispensary business; and

WHEREAS, City of Willows Municipal Code Chapter 9.20.070 – 9.20.080 establishes processes and general conditions for retail / dispensary cannabis business licenses; and

WHEREAS, notice of the Planning Commission meeting held on July 1, 2025, was published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 300 feet were sent; and

WHEREAS, the Planning Commission did, on July 1, 2025, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and

WHEREAS, the Planning Commission does find that the proposed project qualifies as a Categorical Exemption under Section 15301 (Class 1) pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, pursuant to Willows Municipal Code Chapter 18.135.050, the following findings are made for the approval of a use permit:

- 1) That the use is consistent with the purposes of the district in which the site is located. *Willows Municipal Code (WMC) Chapter 18.55.030(20) allows for cannabis retail / dispensary business within the Central Commercial zone with approval of a conditional use permit.*
- 2) That the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. *The location of the cannabis retail / dispensary business would be in an existing commercial building. Minor tenant improvements would be required. Conditions of Approval outlined in WMC Chapter 9.20.080 including hours of operation, odor control and security measures would be included in the project to ensure the business is operated*

and maintained in a manner that is not detrimental to the public health, safety or welfare of those in the vicinity.

- 3) That the proposed use is in conformance with the General Plan.
Commercial businesses are allowed within the land use designation of Central Commercial.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the Conditional Use Permit to allow the operation of a retail / dispensary cannabis business license is consistent with the City of Willows Municipal Code and General Plan, and findings incorporated, and hereby approves Conditional Use Permit #CUP 25-01, subject to the attached conditions of approval.

PASSED AND ADOPTED by the Planning Commission of the City of Willows this 1st day of July 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTESTED:

Llanira Valencia, Vice Chair

Karleen Price, City Clerk

**Conditions of Approval
Conditional Use Permit (CUP 25-01)
For Retail / Dispensary Cannabis Business License
157 N Butte Street /APN: 002-162-006
Planning Commission Approval Date: July 1, 2025**

GENERAL

- (1) This Conditional Use Permit (CUP 25-01) allows for the operation of a cannabis retail / dispensary business. “Dispensary” is defined as a retail establishment, facility, or location primarily engaged in dispensing medical cannabis or medical cannabis products, holding an M-license issued by the State of California. This definition excludes the lawful dispensing of medical cannabis by a primary caregiver to a qualified patient in exempted settings, such as a private residence or licensed healthcare facility, provided such dispensing complies fully with all applicable provisions of the California Health and Safety Code, including but not limited to Sections 11362.5 et seq. Any future proposal for dispensary-related use shall be subject to separate review and approval in accordance with applicable zoning, licensing, and regulatory requirements.
- (2) Prior to commencing business operations pursuant to a cannabis retail/dispensary business license issued by the city of Willows, the applicant shall hold a certificate of authorization issued by the City of Willows. Certificates of authorization shall be issued only to applicants who hold (a) a retail/dispensary cannabis sales license issued by the City of Willows, (b) a use permit issued by the city of Willows planning commission, and (c) California state-issued A-license and/or M-license
- (3) Hours of Operation. All permitted retail/dispensary cannabis business premises shall be closed to the general public and transporter deliveries and pick-ups shall be prohibited between the hours of 7:00 p.m. and 8:00 a.m.
- (4) Odor Control. Odors shall be contained on the property on which the commercial cannabis activity is located. If the city receives any odor complaints, the cannabis business shall work with the building official or his designee to correct odor concerns. Unresolved or repeated odor complaints may be basis for suspension or revocation of the license or denial of license renewal.
- (5) Minors. Licensees shall ensure that no person less than 21 years of age is permitted to work as an employee, to purchase cannabis or cannabis products, or to be on the premises of the licensee at any time.
- (6) Business Conducted within Building. No production, distribution, storage, display or wholesale of cannabis and cannabis-infused products shall be visible from the exterior of the building where the commercial cannabis activity is being conducted.
- (7) Security Measures. Every cannabis business shall maintain a commercial burglar alarm monitoring system, and install a video surveillance system.
- (8) Security Breach. A cannabis business shall notify the city and the Glenn County sheriff’s office within 24 hours after discovering any of the following:

- a. Diversion, theft, loss, or any criminal activity involving the cannabis or cannabis product or any agent or employee of the permittee.
- b. The loss or unauthorized alteration of records related to cannabis or cannabis product, registered qualifying patients, primary caregivers or employees or agents.
- c. Significant discrepancies identified during inventory.
- d. Any other material breach of security.

(9) Labeling and Packages. Labels and packages of cannabis and cannabis products shall meet all state and federal labeling and packaging requirements. Until such regulations are adopted by the federal and/or state authorities, as a condition of license issuance, the city manager may impose labeling and packaging requirements to protect the public safety, health and welfare of the citizens of the City of Willows.

(10) Inspection Records. Inspections, if necessary, shall take place at a reasonable time with prior notice to the cannabis business. Notwithstanding the foregoing, upon reasonable suspicion of a material violation of the law or the provisions of this code or the conditions of a license, inspections may be made at any time, with or without prior notice. Upon request, the cannabis business shall timely provide the city official with reports and records related to the business including, but not limited to, sales reports, utility bills from the commercial energy provider for the premises. This section shall not limit any inspection authorized under any other provision of law or regulation.

(11) In addition to a retail/dispensary cannabis business license, obtain and maintain a business license from the city of Willows.

(12) Maintain at all times commercial general liability insurance providing coverage at least as broad as ISO CGL Form 00 01 on an occurrence basis for bodily injury, including death, of one or more persons, property damage and personal injury with limits of not less than \$1,000,000 per occurrence and comprehensive automobile liability (owned, nonowned, hired) providing coverage at least as broad as ISO Form CA 00 01 on an occurrence basis for bodily injury, including death, of one or more persons, property damage and personal injury, with limits of not less than \$1,000,000. The commercial general liability policy shall provide contractual liability, shall include a severability of interest or equivalent wording, shall specify that insurance coverage afforded to the city shall be primary, and shall name the city of Willows, its officials, employees and attorneys as additional insured. Failure to maintain insurance as required herein at all times shall be grounds for suspension of the license immediately, and ultimately, revocation.

(13) By accepting the license, each licensee agrees to indemnify, defend and hold harmless to the fullest extent permitted by law the city of Willows, its officers, employees, attorneys, agents and consultants from and against any and all actual and alleged damages, claims, liabilities, costs (including attorney's fees), suits or other expenses resulting from and arising out of or in connection with licensee's operations, except such liability caused by the gross negligence or willful misconduct of city of Willows, its officers, employees, attorneys, agents and consultants.

(14) Maintain for a minimum of three years a written accounting or ledger of all cash, receipts, credit card and other financial transactions, and reimbursements (including any in-kind contributions) as well as records of all operational expenditures and costs incurred by the licensee in accordance

with generally accepted accounting practices and standards typically applicable to business records, which shall be made available to the city, its auditors or consultants during business hours for inspection upon reasonable notice by the city manager and for purposes of audit.

(15) Inform the city manager, in writing, of any change of or to any of the information submitted to the city in phase one and phase two applications, any renewal application, or any amendments thereto, within 10 days of any such change including, but not limited to, any change in ownership of five percent or more in a single transaction or cumulatively.

(16) Notify the city manager within three days of any notices of violations or other corrective action ordered by a state or other local licensing authority, and provide copies of the relevant documents. [Ord. 745-19 § 6, 7-9-19; Ord. 736-17 § 7 (Exh. B), 11-28-17].

(17) Cannabis businesses that sell or manufacture edible cannabis products shall have a valid Glenn County health permit. Permit holders shall comply with Health and Safety Code Section 13700 et seq., and Glenn County health permit requirements. Such requirements provide a system of prevention and overlapping safeguards designed to minimize foodborne illness, ensure employee health, demonstrate industry manager knowledge, ensure safe food preparation practices and delineate acceptable levels of sanitation for preparation of edible products.

(18) Drive-through or walk-up window services are prohibited at all retail/dispensary cannabis establishments in the City of Willows.

(19) An application for renewal of a retail/dispensary cannabis business license, together with all applicable fees, must be submitted to the city manager at least 90 days before the expiration of the then-current license. Failure to submit a renewal application at least 90 days prior to the expiration date of the then-current license will result in the automatic expiration of the license on the expiration date.

(20) A retail/dispensary cannabis business license is nontransferable to another person, entity or location, and no such transfer may be made except in accordance with this section. Any such transfer made without the prior consent of the city of Willows shall result in the revocation of the license. Any change in ownership of five percent or more, singly or cumulatively, shall be considered a “change in ownership” and constitute a “transfer” for purposes of this section.

(21) Whenever an enforcement officer has reason to believe that a nuisance exists or that an inspection is necessary to enforce any provision of this chapter, the officer may enter the premises at any reasonable time to perform the inspection or any other duty imposed by this title. The enforcement officer shall provide reasonable notice of the need to enter and inspect. Notwithstanding the foregoing, in the event there is reasonable suspicion of the existence of a nuisance or violation that presents an immediate or imminent danger to the health, safety or welfare of the employees of licensee, its customers or the community at large, the enforcement officer or other city official may enter the premises at any time without notice.

- a. The enforcement officer shall present proper identification, state the purpose of the visit and request permission of the owner or responsible person to enter the premises. If entry is refused, the enforcement officer shall have recourse to every remedy provided by law to secure entry. Any such refusal shall be grounds for suspension of the licensee’s license.

- b. When the enforcement officer has first obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner or responsible person shall fail or neglect, after proper request is made as provided in this title, to promptly permit entry therein by the enforcement officer for the purpose of inspection and examination pursuant to this title. [Ord. 736-17 § 7 (Exh. B), 11-28-17]

(22) Cannabis will not be sold to the public without electronic age verification.

(23) Electronic age verification will be utilized to verify the age and identity of any individuals purchasing cannabis goods.

(24) Cannabis goods will only be received by the customer.

(25) On-site consumption of cannabis is prohibited at all times by all individuals on the property.

(26) No cannabis or cannabis products or graphics depicting cannabis or cannabis products will be visible from the exterior of the business premises, or on any vehicles owned or used as part of the business.

(27) The front entrance of the dispensary will have a secure lobby and no products will be visible within this area.

(28) The entrance will maintain clear and legible notice, visibly posted stating that smoking, ingesting, or otherwise consuming cannabis on the premises or in the areas adjacent to the commercial cannabis business is prohibited. No loitering signage will be posted.

(29) The business, operator, or employees will not provide free cannabis or cannabis products to any person and will abide by legal sales limits set by the Department of Cannabis Control.

(30) Signage for the facility will be submitted to the City of Willows for review and permit issuance.

(31) A current copy of the commercial cannabis business permit issued by the City and the State license will be posted inside the business premises in a location readily visible.

(32) That the applicant/developer shall enter into a *Pass-Through Agreement* with the City of Willows to pay the cost of all planning review, plan checking and field inspection of this project.

(33) If the use is not made on the project subject to the permit within one (1) year after the date of granting the permit, then without further action, the permit shall be null and void, and such use shall not be made of the property except upon the granting of a new permit.

(34) All plans for additional uses, which are not covered by this review, shall be submitted to the City Manager and Planning Commission for review and approval prior to use.

(35) All building mounted and site lighting shall be shielded lights, down lights, and or full cut off lights so that the bulb is not visible from off-site and light does not create glare or hazard onto adjoining properties/streets. Cut sheets shall be submitted with building plans. All lighting must meet the City Standards.

(36) All landscaping shall be maintained in good condition and any dead or dying plants, bushes, or trees shall be replaced with new healthy stock of a size compatible with the remainder of the growth at the time of replacement.

(37) The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies and fees of the City of Willows.

(38) All contractors/sub-contractors doing work on the project shall obtain a City business license prior to commencing operation. Facility shall operate in accordance with local laws.

(39) Changes in hours, days, or operating procedures must be reported to the Community Development Department.

BUILDING DEPARTMENT

(40) If you intend to construct, enlarge, alter, repair, move, demolish, or change the occupancy of the building or structure or to erect, install, alter, repair, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by code, or to cause any such work to be done, you shall first make application for a building permit and obtain the required permit for the development.

(41) Applicant shall submit a completed building permit application with detailed scope of work, 3 complete sets of plans, calculations, specifications, etc. for review. Appropriate plan review fees shall be paid at the time of submittal.

(42) All work shall comply with current applicable Federal, State, local building codes and ordinances and be shown on the plans submitted for building permit review.

(43) Conditions of approval shall be shown on the plans submitted for building permit review.

(44) Prior to issuance of a Building Permit for the construction of any structures on the site, a Final Lighting Plan shall be submitted to the City and reviewed by the Engineer. The final lighting plan shall include, but not limited to the following: (a) details regarding exterior lighting with lighting sources that are full cut-off, hooded, and down-cast, or otherwise shielded to ensure that light does adversely shine towards neighboring properties or toward the night sky, (b) lighting sources with the minimum wattage necessary to provide adequate security without causing excessively bright night glow, (c) sufficient details regarding the proposed wattage and area of coverage for all site lights.

FIRE DEPARTMENT

(45) Development impact fees are applicable to this project and shall be paid prior to the issuance of a building permit.

(46) All buildings will have fire sprinkler systems provided and must meet the approval of the Fire Chief.

(47) All fire and security alarm systems must meet the approval of the Fire Chief per WMC Chapter 15.15.

(48) The Site shall be equipped with a Knox box holding a master key per WMC Chapter 15.15.

(49) Fire extinguishers shall be provided in accordance with the latest CFC.

(50) The building address shall meet all WMC Chapter 15.15. criteria and be reviewed and approved by the Fire Department prior to installation. An illuminated address sign shall be provided for the property.

(51) Provide illuminated exit signs over all exit doors in accordance with the latest CBC and CFC.

(52) Red curbs may be required and will be reviewed at the time of construction/development of project.

(53) All exit doors shall have no knowledge door locks, be posted “this door to remain unlocked when building occupied” and swing in the direction of exit travel.

(54) All utility rooms will need to be identified by signage.

(55) A Pre-Fire Plan and Inspection will need to be completed before occupancy of the building.

(56) Regular Fire Department safety inspections shall occur annually.

GLENN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

(57) The applicant will need to plan check and obtain health/food permits from the Glenn County Environmental Health Department. A copy of the permits shall be provided to the City.



City of Willows

201 N Lassen Street
Willows, CA 95988
Ph: 530-934-7041
Fax: 530-934-7402

CANNABIS RETAIL DISPENSARY LICENSE APPLICATION PHASE 2

STAFF USE	LICENSE APPLICATION #:	DATE RECEIVED:
	NON-REFUNDABLE PHASE 2 LICENSE APPLICATION FEE	
	OTHER FEES COLLECTED:	
	RECEIPT NUMBER(S):	
	PUBLIC HEARING NOTICE REQUIRED: <input type="checkbox"/> YES <input type="checkbox"/> NO	

GENERAL	LOCATION OF PROJECT (ADDRESS): <u>157 N BUTTE ST</u>	NAME OF PROPOSED PROJECT: <u>CASE LOVE WILLOWS LLC</u>
	APN: <u>002-162-006</u>	PROPERTY SIZE (ACRES):
	NOTE TO APPLICANT: ALL SUBMITTAL REQUIREMENTS SPECIFIC TO THE CANNABIS RETAIL DISPENSARY LICENSE APPLICATION PHASE 2, AS DESCRIBED IN THE ATTACHED CHECKLIST, MUST BE SUBMITTED WITH THIS LICENSE APPLICATION.	

CONTACT INFO	APPLICANT: <u>MELISSA WILKIN</u>	BUSINESS PHONE: <u>707 499-6944</u>	CELL PHONE:
	MAILING ADDRESS: <u>PO Box 531 DOUGLAS CITY</u>	FAX:	EMAIL: <u>CALIFORNIAWILLOWS.COM</u>
	ARCHITECT/ENGINEER: <u>TVCE</u>	BUSINESS PHONE: <u>530-739-0315</u>	CELL PHONE:
	MAILING ADDRESS: <u>2200 MAIN ST</u>	FAX:	EMAIL: <u>EMILIO.TVCE@GMAIL.COM</u>
	PROPERTY OWNER: <u>AMARCO INVESTMENT</u>	BUSINESS PHONE: <u>530-511-0922</u>	CELL PHONE:
	MAILING ADDRESS: <u>PO Box 1295</u>	FAX:	EMAIL:

I HEREBY CERTIFY THAT THE INFORMATION GIVEN ABOVE AND ATTACHED HERETO IS TRUE AND CORRECT, THAT THE PROPERTY OWNER IS AWARE OF AND AGREES WITH THIS APPLICATION, AND THAT FALSIFICATION OF FACT WILL RESULT IN INVALIDATION OF THE APPLICATION. FURTHER, I UNDERSTAND THAT ANY APPROVAL GIVEN IS VALID FOR THE SPECIFIC PROJECT APPROVED ONLY AND IS SUBJECT TO ALL APPLICABLE LAWS, REGULATIONS AND CONDITIONS. THE APPLICATION SHALL BE SIGNED UNDER PENALTY OF PERJURY.	
APPLICANT SIGNATURE: <u>Melissa Wilkin</u>	DATE: <u>4/20/25</u>
APPLICANT NAME PRINT: <u>MELISSA WILKIN</u>	
PROPERTY OWNER SIGNATURE: <u>Diane Amaro</u>	DATE: <u>4-22-25</u>
PROPERTY OWNER NAME PRINT: <u>Diane Amaro</u>	





City of Willows
201 N Lassen Street
Willows, CA 95988
Ph: 530-934-7041
Fax: 530-934-7402



**CANNABIS RETAIL DISPENSARY
LICENSE APPLICATION
PHASE 2**

S T A F F U S E	LICENSE APPLICATION #:	DATE RECEIVED
	NON-REFUNDABLE PHASE 2 LICENSE APPLICATION FEE	
	OTHER FEES COLLECTED:	
	RECEIPT NUMBER(S):	
	PUBLIC HEARING NOTICE REQUIRED: <input type="checkbox"/> YES <input type="checkbox"/> NO	

G E N E R A L	LOCATION OF PROJECT (ADDRESS): 157 N BUTTE ST	NAME OF PROPOSED PROJECT: CALF LOVE WILLOWS
	APN: 002-162-006	PROPERTY SIZE (ACRES)
	NOTE TO APPLICANT: ALL SUBMITTAL REQUIREMENTS SPECIFIC TO THE CANNABIS RETAIL DISPENSARY LICENSE APPLICATION PHASE 2, AS DESCRIBED IN THE ATTACHED CHECKLIST, MUST BE SUBMITTED WITH THIS LICENSE APPLICATION.	

C O N T A C T I N F O	APPLICANT: STEPHEN SUTTON	BUSINESS PHONE: 909-747-5680	CELL PHONE:
	MAILING ADDRESS: PO BOX 531 DOUGLAS CITY	FAX:	EMAIL: CALFLOVEWILLOWSLLC
	ARCHITECT/ENGINEER: TUCE	BUSINESS PHONE: 530-739-0315	CELL PHONE:
	MAILING ADDRESS: 2200 MAIN ST	FAX:	EMAIL: GRICE@TUCE-BIZ
	PROPERTY OWNER: AMARO INVESTMENT	BUSINESS PHONE: 530-517-0922	CELL PHONE:
	MAILING ADDRESS: PO BOX 1295	FAX:	EMAIL:

I HEREBY CERTIFY THAT THE INFORMATION GIVEN ABOVE AND ATTACHED HERETO IS TRUE AND CORRECT, THAT THE PROPERTY OWNER IS AWARE OF AND AGREES WITH THIS APPLICATION, AND THAT FALSIFICATION OF FACT WILL RESULT IN INVALIDATION OF THE APPLICATION. FURTHER, I UNDERSTAND THAT ANY APPROVAL GIVEN IS VALID FOR THE SPECIFIC PROJECT APPROVED ONLY AND IS SUBJECT TO ALL APPLICABLE LAWS, REGULATIONS AND CONDITIONS. THE APPLICATION SHALL BE SIGNED UNDER PENALTY OF PERJURY.

APPLICANT SIGNATURE: Stephen Sutton DATE: 4/20/25
APPLICANT NAME PRINT: Stephen Sutton
PROPERTY OWNER SIGNATURE: Diane Amaro DATE: 4-22-25
PROPERTY OWNER NAME PRINT: Diane Amaro

4/23/25

2:40

~~free bell~~

Phase Two Application

Cali Love Willows LLC Phase Two Application

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14 Neighborhood Context Map

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18-20 Fiscal

21-26 Experience

27-28 Financial Viability

29 City Authorization

30 Reporting and Audit

31 Applicants Certification



City of Willows

201 N Lassen Street

Willows, CA 95988

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CANNABIS RETAIL DISPENSARY

LICENSE APPLICATION

PHASE 2

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	RECEIPT NUMBER(S):	
	PUBLIC HEARING NOTICE REQUIRED: <input type="checkbox"/> YES <input type="checkbox"/> NO	

G E N E R A L	LOCATION OF PROJECT (ADDRESS): 157 N BUTTE ST	NAME OF PROPOSED PROJECT: CAL LOVE WILLOWS LLC
	APN: 002-162-006	PROPERTY SIZE (ACRES)
	NOTE TO APPLICANT: ALL SUBMITTAL REQUIREMENTS SPECIFIC TO THE CANNABIS RETAIL DISPENSARY LICENSE APPLICATION PHASE 2 , AS DESCRIBED IN THE ATTACHED CHECKLIST, MUST BE SUBMITTED WITH THIS LICENSE APPLICATION.	

C O N T A C T I N F O	APPLICANT: MELISSA WILGH	BUSINESS PHONE: 707 499-6944	CELL PHONE:
	MAILING ADDRESS: PO Box 531 DOUGLAS CITY	FAX:	EMAIL: CALLOVEWILLOWSLLC@gmail.com
	ARCHITECT/ENGINEER: TUCE	BUSINESS PHONE: 530-739-0315	CELL PHONE: MAIL
	MAILING ADDRESS: 2200 MAIN ST	FAX:	EMAIL: BRUCE.TUCE@BIZ
	PROPERTY OWNER: ARMARO INVESTMENT	BUSINESS PHONE: 530-511-0922	CELL PHONE:
	MAILING ADDRESS: PO Box 1295	FAX:	EMAIL:

I HEREBY CERTIFY THAT THE INFORMATION GIVEN ABOVE AND ATTACHED HERETO IS TRUE AND CORRECT, THAT THE PROPERTY OWNER IS AWARE OF AND AGREES WITH THIS APPLICATION, AND THAT FALSIFICATION OF FACT WILL RESULT IN INVALIDATION OF THE APPLICATION. FURTHER, I UNDERSTAND THAT ANY APPROVAL GIVEN IS VALID FOR THE SPECIFIC PROJECT APPROVED ONLY AND IS SUBJECT TO ALL APPLICABLE LAWS, REGULATIONS AND CONDITIONS. THE APPLICATION SHALL BE SIGNED UNDER PENALTY OF PERJURY.	
APPLICANT SIGNATURE: <u>Melissa Wilgh</u>	DATE: <u>4/20/25</u>
APPLICANT NAME PRINT: <u>MELISSA WILGH</u>	
PROPERTY OWNER SIGNATURE: _____	DATE: _____
PROPERTY OWNER NAME PRINT: _____	



City of Willows

201 N Lassen Street
Willows, CA 95988
Ph: 530-934-7041
Fax: 530-934-7402

CANNABIS RETAIL DISPENSARY LICENSE APPLICATION

PHASE 2

S T A F F U S E	LICENSE APPLICATION #:	DATE RECEIVED
	NON-REFUNDABLE PHASE 2 LICENSE APPLICATION FEE	
	OTHER FEES COLLECTED:	
	RECEIPT NUMBER(S):	
	PUBLIC HEARING NOTICE REQUIRED: <input type="checkbox"/> YES <input type="checkbox"/> NO	

G E N E R A L	LOCATION OF PROJECT (ADDRESS): 157 N BUTTE ST	NAME OF PROPOSED PROJECT: CALF LOVE WILLOWS
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C O N T A C T I N F O	APPLICANT: STEPHEN SUTTON	BUSINESS PHONE: 909-747-5680	CELL PHONE:
	MAILING ADDRESS: PO BOX 531 DOUGLAS CITY	FAX:	EMAIL: CALFLOVEWILLOWSLIC@gmail.com
	ARCHITECT/ENGINEER: TVCE	BUSINESS PHONE: 530-739-0315	CELL PHONE:
	MAILING ADDRESS: 2200 MAIN ST	FAX:	EMAIL: ERIC@TVCE-BIZ
	PROPERTY OWNER: AMARO INVESTMENT	BUSINESS PHONE: 530-517-0922	CELL PHONE:
	MAILING ADDRESS: PO BOX 1295	FAX:	EMAIL:

I HEREBY CERTIFY THAT THE INFORMATION GIVEN ABOVE AND ATTACHED HERETO IS TRUE AND CORRECT, THAT THE PROPERTY OWNER IS AWARE OF AND AGREES WITH THIS APPLICATION, AND THAT FALSIFICATION OF FACT WILL RESULT IN INVALIDATION OF THE APPLICATION. FURTHER, I UNDERSTAND THAT ANY APPROVAL GIVEN IS VALID FOR THE SPECIFIC PROJECT APPROVED ONLY AND IS SUBJECT TO ALL APPLICABLE LAWS, REGULATIONS AND CONDITIONS. THE APPLICATION SHALL BE SIGNED UNDER PENALTY OF PERJURY.	
APPLICANT SIGNATURE: <u>Stephen Sutton</u>	DATE: <u>4/20/25</u>
APPLICANT NAME PRINT: <u>Stephen Sutton</u>	
PROPERTY OWNER SIGNATURE: _____	DATE: _____
PROPERTY OWNER NAME PRINT: _____	

Cali Love Willows Security Plan

Cali Love is an experienced dispensary operator with a comprehensive security plan designed to ensure a secure premises 24 hours per day, seven days a week. Cali Love will implement proven security measures and procedures with the intent of protecting the surrounding environment, public, customers, employees, and visitors alike.

On-Site Security

Cali Love will employ a BSIS registered security guard to work on site during business hours as required by DCC regulation 15045 (a). Our security guard will visually monitor our business location and the surrounding area for suspicious activity. No loitering or cannabis consumption will be tolerated in or around our business or surrounding downtown business locations. Security guards will be directed to call police if any visitors are a threat to public safety, peace, or the right to quiet enjoyment. The presence of Security Guard will prevent individuals from remaining on premises if they are not engaged in any activity expressly related to operations. Cali Love is a proven responsible dispensary operator with zero complaints locally or at the state level. We operate in harmony with the local community, adding value to the surrounding area, while not negatively impacting the public who may not appreciate cannabis.

Burglar Alarm & Video Surveillance

Cali Love Willows will have 24/7 burglar alarm protection as required by DCC regulation 15047. Our location will be monitored by Bay Alarms by motion detection, glass break alarms, and automatic 911 calls if alarms sound. Our premises will be under 24/7 video surveillance at a minimum of 15 frames per second as required by DCC regulation 15044 (f). The video surveillance system will include 16 cameras with a minimum resolution of 1280 x 720 as required by DCC regulation 15044 (a). Video coverage will span the whole premises, inside and out. Doors that can open to the public will be under video surveillance within 20 feet of the entrance and exit as required by DCC regulation 15044 (c). For video storage, Cali Love will utilize a 16-channel network video recorder with 40 terabyte storage capacity and 10 terabyte hard disc drive for mandatory 90-day storage, per DCC regulation 15044 (h). Owners will be able to remotely access live video footage and recordings via phone app and in person, via hard drive. This video surveillance system is in compliance with all sections of DCC regulation, 15044 Video Surveillance Systems.

Limited Facility and Inventory Access

Cali Love will maintain a locked limited access area located towards the rear of the dispensary floor plan. This limited access area will store backstock inventory, safes, and a live video surveillance feed with backup hard drive video storage. Cali Love will maintain an accurate record of its inventory at all times as required by DCC regulation 15423. Inventory will be brought into the front sales room as needed, only by owners and/or authorized management. All inventory will be tracked by the state track and trace program, Metrc. Our Cova POS system will communicate with Metrc when products are sold, removing them from inventory and creating a sales record. Cova will be directly connected to Metrc via API key and will communicate back and forth with Metrc to ensure inventory accounting accuracy. All invoices, manifests, and Metrc tags will be stored in filing cabinets for record keeping accuracy. All records must be kept for at least 7 years per DCC regulation 15037 (a). This limited access area will only be accessible to owners and management. The door will remain shut and locked at all times, while remaining only accessible via passcode held by management or ownership. The limited access measures in place will both deter and prevent diversion, theft and loss by preventing unauthorized access to areas containing cannabis products.

Tamper-Proof & Tamper-Evident Packaging

Tamper proof packaging is required by the DCC at the Distribution Licensee part of the supply chain. Dispensaries do not supply packaging but we will verify that packaging is compliant upon delivery via the DCC packaging requirements: final form cannabis goods checklist and the DCC Child-resistant Packaging checklist which can be located at <https://cannabis.ca.gov/licensees/requirements-cannabis-goods/>.

All defective cannabis products will be transferred back to their original licensed distributor via the state contracted Metrc track and trace program. All cannabis waste will be handled in compliance with DCC regulation 17223 Waste Management.

Limiting Cash on Premises

Cali Love will utilize Safe Harbor Financial for cannabis banking. We will utilize local armored cash transport out of Sacramento who work in conjunction with Safe Harbor Financial for our cash deposits. We will schedule weekly cash pickups to minimize the cash that remains on site.

Preventing Off-Site Impacts to Adjoining Properties

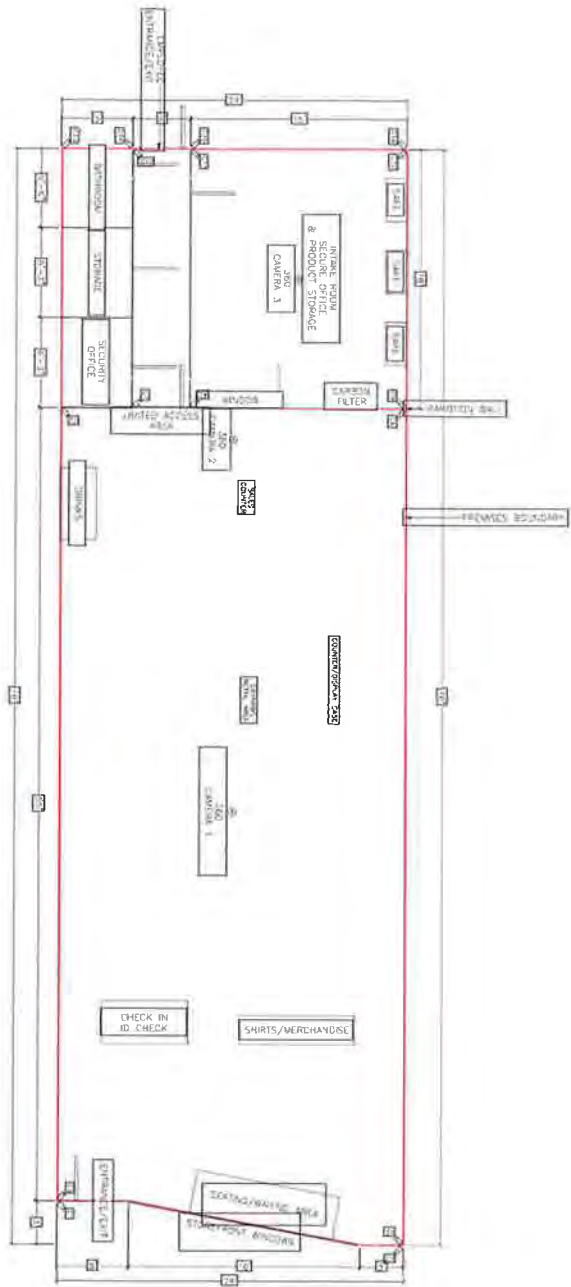
Cali Love currently operates a licensed dispensary in the highest-traffic retail shopping center in all of Trinity County—strategically located between two federal buildings. Given this prominent location, we understand the importance of maintaining a respectful presence and are committed to proactively addressing any potential off-site impacts on adjoining properties.

- Cali Love will mitigate any potential negative off-site odor impacts through multiple carbon filtration devices and a photocatalytic oxidation air filtration system. These devices are considered state of the art for odor filtration and will completely eliminate the risk of any potential undesirable off-site odor detection.
- Through physical signage located by our registers Cali Love will proactively request that its customers and visitors do not consume in the parking lot.
- Our security guard will also visually monitor outside activity on a regular basis, maintaining a safe and welcoming environment for all of the residents, businesses, and visitors of the city and Downtown Willows.
- Aesthetically pleasing branding: At Cali Love, we recognize that while cannabis is legal in California, not everyone chooses to consume it—or appreciates overt cannabis marketing. With that in mind, we've thoughtfully designed our brand and retail spaces to be discreet, refined, and respectful of all members of the community. Our logo—a heart nestled among mountains, a lake, and an owl in flight—reflects our connection to nature and wellness, without relying on clichéd or stereotypical cannabis imagery. You won't find cannabis leaves, rasta colors, or loud signage outside our locations. Instead, we've chosen a clean, elevated aesthetic that reflects the care and quality behind everything we do.
- We will also further beautify our location with potted flowers outside of our storefront, aligning with the positive reinvigoration of downtown Willows. Our goal is to add value and beauty to the city and surrounding business ecosystem while, not disturbing those who don't desire to patronize our business.

Cali Love Willows' security plan is designed to ensure the safety of the public, surrounding businesses, customers, employees, and the City of Willows at large. Our goal

is to operate a compliant cannabis business that compliments Downtown Willows, while not impacting the public who does not appreciate cannabis. Our comprehensive Security Plan will enable us to accomplish this goal, prioritizing the welfare of the local community.

PREMISES DIAGRAM



PREMISES DIAGRAM
SCALE 1/8" = 1'-0"

PREMISES DIAGRAM

CLERK COUNTY, CALIFORNIA



W Walnut St



PROPERTY DIAGRAM

0 20 40
SCALE IN FEET

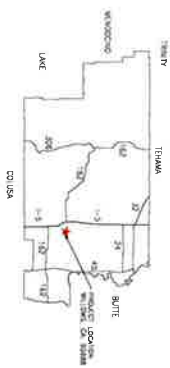
PROPERTY DIAGRAM APN: 002-162-006-0

FOR
MELISSA WIGHT
145 N BUTTE ST.
WILLOWS, CA. 95388

AREA MAP



VICINITY MAP



GENERAL NOTES

FROM WILLOWS, CA 95388
HEAD ON ROUTE 162
LEFT ON 162 FOR CA 162 TOWARD
WILLOWS, CA 95388
TURN LEFT ONTO CA-162/BOSS-WILLOWS RD/
PROCEED ONTO N BUTTE ST
DESTINATION WILL BE ON THE RIGHT 0.2 MILES
APPROX. 50 N BUTTE ST WILLOWS, CA 95388

ACCESS NOTES

ALL ROADS AND AREAS WHERE CANAVAS OR
CANAVAS PRODUCTS ARE STORED OR WELD
ARE BEING CONSIDERED A LIMITED ACCESS
AREA. ACCESS SHALL BE RESTRICTED TO
AUTHORIZED PERSONNEL.

SECURITY NOTES

A SECURITY SURVEY HAS BEEN CONDUCTED
BY THE PROPERTY COMPANY. THE
FINDINGS OF THE SURVEY SHALL BE
PROVIDED TO THE CLIENT BY RECORD
DATA.

A RETAIL CANAVAS FACILITY SHALL NOT BE LOCATED WITHIN A 1,000 FOOT RADIUS OF A CHURCH,
SCHOOL, OR OTHER SENSITIVE FACILITY. THE LICENSEE IS ISSUED IN ADDITION, A RETAIL FACILITY SHALL NOT BE LOCATED WITHIN
A 1,000 FOOT RADIUS OF A CHURCH, SCHOOL, OR OTHER SENSITIVE FACILITY. THE LICENSEE SHALL
MAINTAIN A RECORD OF ALL SENSITIVE FACILITIES WITHIN THE PROPERTY LINE OF THE SUBJECT PROPERTY
WITHIN 1,000 FEET OF THE PROPERTY LINE OF THE SUBJECT PROPERTY.



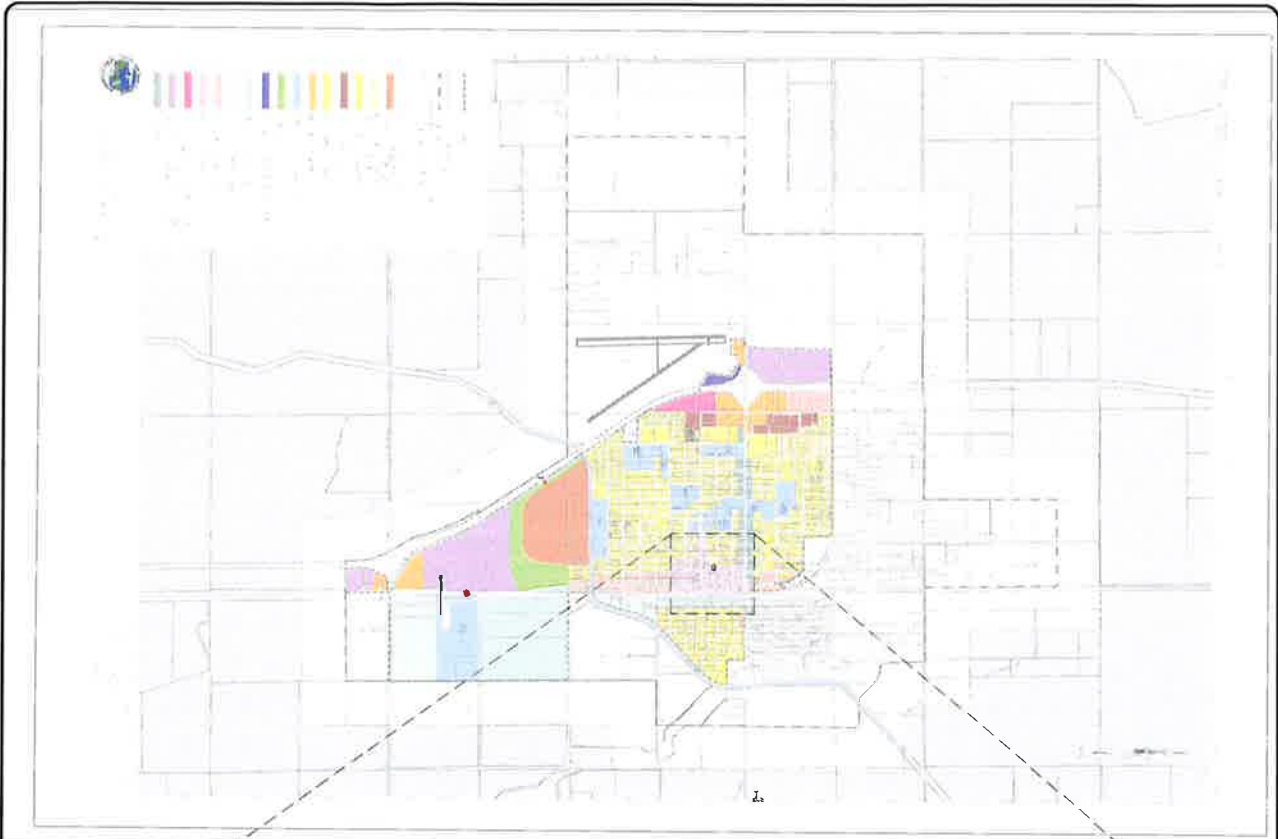
PROPERTY DIAGRAM

GLIEN COUNTY, CALIFORNIA

C01

PROPERTY DIAGRAM CONTINUED PREVIOUS PAGE

1" = 30'



PROPERTY DIAGRAM
1" = 30'
0 30 60
SCALE IN FEET

PROPERTY MAPS CONSULTING ENGINEERS, INC.

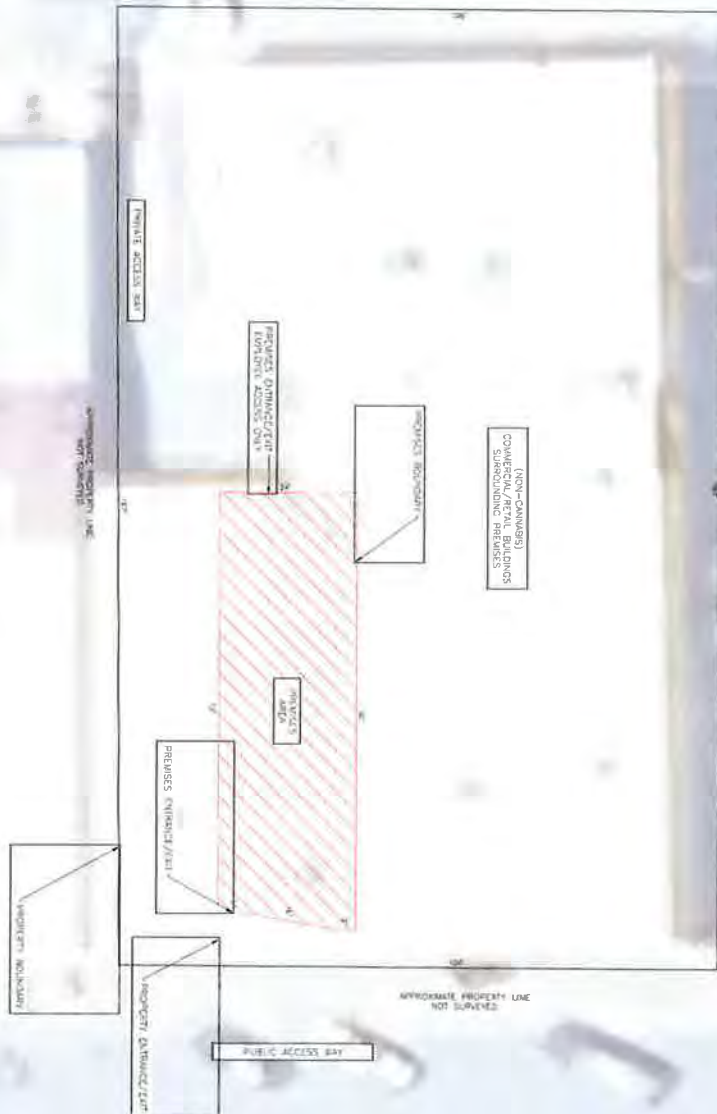
DESIGNED BY A. EDWINICK	DATE 12/01/2024
DRAWN BY E. KEYS	DATE 12/01/2024
CHECKED BY E. KEYS	DATE 12/01/2024
APPROVED BY TVCE	DATE 12/01/2024

MELISSA WRIGHT
APN: 002-162-006-D
145 N BUTTE ST
WILLOWS, CA 95698
ZONING DIAGRAM
GLENN COUNTY, CALIFORNIA

REV	DATE	DESCRIPTION	DATE BY DES BY CHK BY APP BY

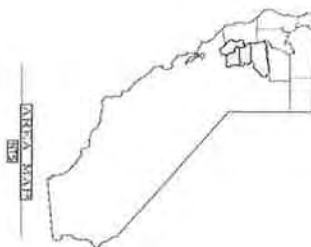
TVCE
62 WALNUT WAY
PO BOX 1567
WILLOW GROVE, CA 95623
PHONE (530) 839-3000
FAX (530) 839-3011

APPROXIMATE PROPERTY LINE
NOT SURVEYED



PROPERTY DIAGRAM
APN: 002-162-006-0

FOR
MELISSA WIGHT
145 N BUTTE ST.
WILLOWS, CA. 95986



VICINITY MAP

KUBENIK, NO. 125

ACCESSORY NOTES

FLUORESCENT NOVELS

STUDY NOTES

A. P. ROBERTSON (LONDON) AND ROSE ROBERTSON (LONDON)
AND THE AL. DEPARTMENT OF CHEMISTRY
UNIVERSITY OF LONDON, W.C.2, ENGLAND
RECEIVED 1965 JANUARY 15

SETBACK REQUIREMENTS FROM SENSITIVE USES

[illegible]

PROPERTY DIAGRAM

GILSON COUNTY, ILLINOIS

MISSA, MICHAEL
DOB: 1962-10-16
115 S. HOLLY ST
MILWAUKEE, CA 95888

KEYS



TVCE
 11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035

EXCEPTIONS:
ADDITIONS OR ALTERATIONS TO MEET ACCESSIBILITY REQUIREMENTS
CONSISTING OF ONE OR MORE OF THE FOLLOWING ITEMS SHALL BE LIMITED
TO THE ACTUAL SCOPE OF WORK OF THE PROJECT AND SHALL NOT BE
REQUIRED TO COMPLY WITH SECTION 119-002.4

1. ALTERING ONE BUILDING ENTRANCE
2. ADDITIONAL SIGNAGE
3. EXTERIOR LIGHT FIXTURES
4. EXTERIOR WALL COATING
5. EXTERIOR WALKWAYS
6. EXTERIOR WINDOWS
7. FLOOR FINISHES
8. GLASS PARTITIONS
9. GLAZED ENTRYWAYS
10. GLAZED STAIRWAYS
11. GLAZED TRANSITS
12. GLAZED VESTIBULES
13. GLAZED WALLS
14. GLAZED WALL PANELS
15. GLAZED WALLS
16. GLAZED WALLS
17. GLAZED WALLS
18. GLAZED WALLS
19. GLAZED WALLS
20. GLAZED WALLS
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- 4 REARRANGING TABLE CHAIRS VENDING MACHINES DISPLAY
- 5 RACKS AND OTHER FURNITURE
- 6 REPOSTIONING TELEPHONES
- 7 ADDING RAISED MARKINGS ON ELEVATOR CONTROL BUTTONS
- 8 INSTALLING FLASHING ALARM LIGHTS
- 9 WIDENING DOORS
- 10 INSTALLING OFFSET HINGES TO WIDEN DOORWAYS

ELIMINATING A TURNSTILE OR PROVIDING AN ALTERNATIVE

- 11 INSTALLING ACCESSIBLE DOOR HARDWARE
- 12 INSTALLING GRAB BARS IN TOILET STALLS
- 13 REARRANGING TOILET PARTITIONS TO INCREASE MANEUVERING SPACE
- 14 INSULATING LAVATORY PIPES UNDER SINKS TO PREVENT BURNS

ALTERATIONS OF EXISTING PARKING LOTS BY RESURFACING AND/OR
RESTRIPING SHALL BE LIMITED TO THE ACTUAL SCOPE OF WORK OF THE
PROJECT AND SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11.5.2.02.4

THE ADDITION OR REPLACEMENT OF SIGNS AND/OR IDENTIFICATION DEVICES SHALL BE LIMITED TO THE ACTUAL SCOPE OF WORK OF THE PROJECT AND SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-2.4

WHEN THE ADJUSTED CONSTRUCTION COST AS DEFINED IS LESS THAN OR EQUAL TO THE CURRENT VALUATION THRESHOLD AS DEFINED, THE COST OF COMPLIANCE WITH SECTION 11B-202.4 SHALL BE LIMITED TO 20% (TWENTY PERCENT) OF THE ADJUSTED CONSTRUCTION COST OF ALL TERMINATIONS STRUCTURAL BUILDING OR FACILITY.

WHEN THE ADJUSTED CONSTRUCTION COST AS DEFINED EXCEEDS THE CURRENT VALUATION THEREOF, AS DEFINED AND THE EXCESSING AMOUNT DETERMINES THE COST OF CONSTRUCTION OF THE ADJUSTED CONSTRUCTION THEREOF, AS DEFINED, 5. THE COST OF CONSTRUCTION OF THE ADJUSTED CONSTRUCTION THEREOF, AS DEFINED, SHALL BE PROVIDED TO THE GREATEST EXTENT POSSIBLE WITHOUT EXCEEDING 20 PERCENT.

[illegible]

FOR THE PURPOSES OF THIS EXCEPTION, THE ADJUSTED CONSTRUCTION COST OF ALTERATIONS STRUCTURAL REPAIRS OR ADDITIONS SHALL NOT INCLUDE THE COST OF ALTERATIONS TO PATH OF TRAVEL ELEMENTS REQUIRED TO COMPLY WITH SECTION 115-202.4

- 1 AN ACCESSIBLE ENTRANCE
- 2 AN ACCESSIBLE ROUTE TO THE ALTERED AREA;
- 3 AT LEAST ONE ACCESSIBLE RESTROOM FOR EACH SEX OR ONE
- 4 ACCESSIBLE UNisex (SINGLE-USER OR FAMILY) RESTROOM;
- 5 ACCESSIBLE TELEPHONE;
- 6 ACCESSIBLE DRINKING FOUNTAINS AND

WHEN POSSIBLE, ADDITIONAL ACCESSIBLE ELEMENTS SUCH AS
PARKING SIGNS, STORAGE AND ALARMS

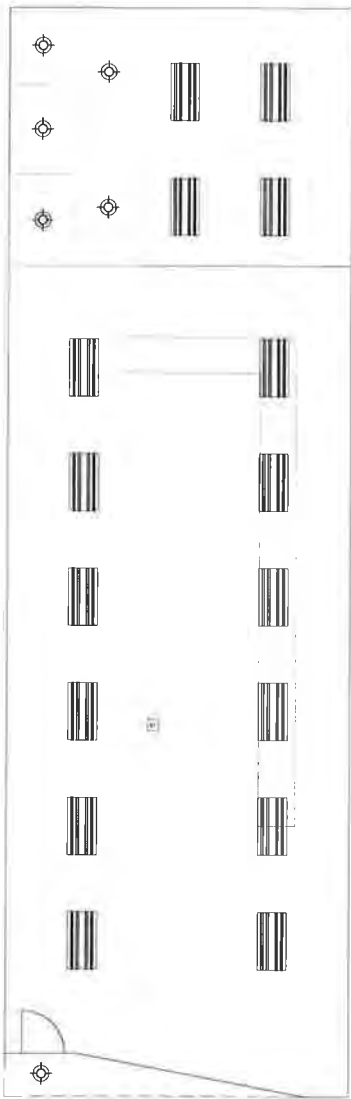
AN AREA HAS BEEN ALTERED WITHOUT PROVIDING AN ACCESSIBLE PATH OF TRAVEL, TO THAT AREA, AND SUBSEQUENT ALTERATIONS OF THAT AREA OR A DIFFERENT AREA ON THE SAME PATH OF TRAVEL, ARE UNDESIRABLE WITHIN THREE YEARS OF THE ORIGINAL ALTERATION. THE TOTAL COST OF ALTERATIONS TO THE AREAS ON THAT PATH OF TRAVEL, DURING THE PRECEDING THREE-YEAR PERIOD, SHALL BE CONSIDERED IN DETERMINING WHETHER THE COST OF MAKING THAT PATH OF TRAVEL ACCESSIBLE IS DISPROPORTIONATE.

ELECTRICAL KEY

- (1) TUBE & LED
CEILING SURFACE MOUNTED LIGHT
- (2) TUBE & LED
CEILING SURFACE MOUNTED LIGHT
- OUTDOOR WALL-MOUNT FURNITURE
LED / NON EFFICACY
- RECESSED / CAN LIGHT FIXTURE (MAY BE SUBSTITUTED)
- WALL-MOUNT FURNITURE / WALL SCONCE
- RECESSED / CAN LIGHT FIXTURE
MAY BE SUBSTITUTED FOR DIRECT CONTACT OR REMOVAL AND BE USED
FOR ANY OTHER PURPOSES WITH THE EXCEPTED TYPE
& APPLICABLE
- PENDANT LIGHT FIXTURE
- MIN. 50 CPM DIRECT STAIR RATED EXHAUST FAN,
MAY BE SUBSTITUTED FOR EXHAUST FAN WITH THE EXCEPTED TYPE
CONTROLLED BY A THERMOSTAT
- driving
occupant sensor
- 120V DUPLEX CONDUITANCE RECEPTACLE
- 180V DUPLEX CONDUITANCE RECEPTACLE (4 pins)
- 240V RANGE / OTHER RECEPTACLE
- DESICATED 1000 RECEPTACLE
- DESICATED 100V / 75W RECEPTACLE
- UNION CANNIST RECEPTACLE STOPS & LIGHTING
- HARD-WIRED 110V SMOKE DETECTOR
MAY BE SUBSTITUTED FOR BATTERY BACK-UP
BATTERY BACK-UP BATTERY BACK-UP
CANNOT MONITOR SMOKE & BATTERY BACK-UP
MAY BE SUBSTITUTED

LIGHTING DIAGRAM NOTES

LIGHTS & MATHS 21 LED ● 40W EA
TOTAL WATT LIGHTS 840W
LIGHT MATHS/SQUARE FOOT: 840W / 1.785SF
MATHS: LIGHT MATHS SQUARED FOOT: 344



**BUILDING
LIGHTING DIAGRAM**
SCALE: 1/4" = 1'-0"
0 1/4" 1/2"
SCALE IN FEET

THOMAS HALL CONSULTING ENGINEERS, INC.

DATE	10/15/2015
SCALE	AS SHOWN
PROJECT	150105
CLIENT	TVCE
DESIGNER	KEYS
CHECKER	KEYS
APPROVER	KEYS

MILLER WIGHT
ARCH. 002-162-004-0
45 N. BAYVIEW ST.
WILLOWS, CA 95588

LIGHTING DIAGRAM

GLENN COUNTY, CALIFORNIA

TVCE

1610 MILLER WAY
PO BOX 1567
WILLOWS, CA 95588
PHONE (916) 939-2005
FAX (916) 939-2011

Proposed Pricing for Cannabis Goods

Flower and Prerolls: \$3 to \$100 based on quantity, quality, and SKU

Concentrates: \$10 to \$80 based on quantity, quality, and SKU

Vapes and Cartridges: 10\$ to \$60 based on quantity, quality, and SKU

Edibles: \$5 to \$30 dollars based on quantity, quality, and SKU

Wellness Products: \$10 to \$80 based on quantity, quality and SKU

Cali Love Willows Demonstration of Experience

1. Executive Summary / 2. Professional Background: Melissa Wight and Stephen Sutton

Melissa Wight is an accomplished pioneer of the California Cannabis Industry. In 1998, she attended college in Humboldt County California. Humboldt County is globally recognized as the birthplace of the medical cannabis industry and the modern recreational cannabis industry. Humboldt County is the known originator of medical cannabis cultivation, knowledge, genetics, and industry innovation. In her early days, Melissa worked at the original sole hydroponic store in Humboldt County California. It was there she honed her knowledge of medical cannabis through networking, hands on experience, exposure to cutting edge technology and knowledge of the most up to date cannabis cultivation techniques available. After successfully immersing herself in the Humboldt Cannabis Scene, she opted to move to Trinity County to further hone her medical cultivation skills. It was here where Melissa truly learned the importance of outdoor organic cannabis cultivation. In 2016, Proposition 64 legalized recreational cannabis in California. Melissa continued her journey as a cannabis industry pioneer, becoming one of the first state licensed recreational cultivators in the Trinity County. Humboldt, Trinity, and Mendocino counties are recognized collectively as the “Emerald Triangle.” The Emerald Triangle was known as the largest cannabis-producing region in the United States. Having spent over 20 years on the forefront of cannabis innovation in the epicenter of the industry, Melissa is an extremely qualified industry professional who has successfully transitioned from Proposition 215 to the modern industry.

Stephen Sutton is a passionate and experienced cannabis industry professional with over a decade of hands-on experience in medical cannabis cultivation. His journey began in Southern California in 2014, where he spent several years mastering indoor medical cannabis growing techniques. Looking to broaden his expertise, Stephen later moved to Northern California—specifically Trinity County—where he immersed himself in the heart of legacy cultivation.

While in the Emerald Triangle, he focused on proprietary genetics, research and development, and traditional cultivation methods that have shaped the region’s

reputation. His dedication led him to pursue the first DCC Nursery Cultivation license in Redding, California, marking a major milestone in his professional journey.

Stephen's strong understanding of cannabis genetics and the nuanced effects of various strains—both medicinal and recreational—make him a trusted and qualified curator of cannabis products. With extensive real-world experience and a commitment to serving a diverse consumer base, Stephen brings thoughtful, intelligent product selection to meet the specific needs of both patients and recreational users alike.

As owner of Mt Mama Farms, a DCC licensed 10,000 square foot mixed light cultivation facility located in Trinity County California, Melissa is a seasoned cultivator with years of experience cultivating world-class, sun-grown cannabis. Stephen, owner of In the Treez—a DCC-licensed nursery in Redding, California—brings years of experience, a strong passion for genetics, and extensive knowledge of cannabis effects to his work. Combined, Melissa and Stephen's strong combination of knowledge and expertise make them highly qualified to operate retail cannabis dispensaries. In 2023 they co-founded Cali Love LLC, Trinity County's sole dispensary. They were able to successfully navigate detailed application processes and complex industry regulations independently, following strict compliance, without outside consultation. At Cali Love LLC, Melissa manages payroll, human resources, community relations, scheduling, standard operating procedures, licensing paperwork, and product line curation. Stephen collaborates on product line curation, as well as handles taxes, Metrc compliance, accounts payable, inventory fulfillment, supplier relations, and new product acquisition.

3. Regulatory Compliance Experience

Melissa and Stephen possess in-depth knowledge of Department of Cannabis Control (DCC) regulations and consistently operate their dispensary Cali Love with a strong focus on compliance and industry standards. Our dispensary Cali Love LLC has had multiple state inspections with zero violations. Being active licensees, Melissa and Stephen are constantly operating within the current legal regulations and are updated regularly via DCC emails on proposed changes and updates to current DCC code. Melissa and Stephen understand compliance protocol through experience. Metrc is connected from seed to sale. Owning multiple licenses has given Melissa and Stephen the ability to have a detailed understanding of Metrc requirements between all aspects of the supply chain. Cali Love performs regular inventory audits and inventory reconciliation to ensure inventory accounting accuracy on a regular basis. Melissa and Stephen complete all of their own licensing paperwork for local and state licensing. Together, they carefully review local, city, county, and state ordinances, addressing applications, zoning, and ordinance-specific conditions with a strong focus on compliance.

4. Operational Expertise

Melissa and Stephen oversee daily operations of their dispensary, Cali Love LLC, in Weaverville CA. They set the entire business up from the ground level, implementing standard operating procedures, dealing with customers, and building a team that can execute when they aren't present. Melissa and Stephen personally worked in the Weaverville store regularly for 6 months before delegating tasks to management to make sure they understood the nuances and requirements of the business. They felt it was important to see the business off the ground, as startups are especially fragile in their early days. Cova, our POS system, allows Cali Love to manage inventory with ease. It is integrated with Metrc allowing for seamless inventory tracking. When a sale is made through Cova, the inventory is automatically adjusted in Metrc. It produces a record of the sale and a detailed breakdown of the taxes. It communicates all sales and adjustments with Metrc automatically, allowing the operator to focus on business. Additionally, Cova has detailed inventory reports which can show inventory count, adjustments, financials, and more. Melissa and Stephen have worked firsthand with Cova tech support to understand all facets of their software to allow them to utilize it to its full potential. Melissa and Stephen have a well-rounded understanding of the California cannabis supply chain. Owning multiple licenses allows them to understand the flow of products between different parts of the supply chain. Through the dispensary, Cali Love deals directly with licensed distribution companies to procure specific products to meet customers needs.

5. Sales and Marketing

For sales and marketing, we offer promotions for new customers, monthly sales, and customer appreciation days. These tactics allow us to acquire new customers and gain their loyalty through good business practices that engage the customer and give them value. We direct our budtenders to not be pushy or upsell products. We want to get the customers what they need, without pressure of moving specific aging products or gaining a commission for selling specific brands. We believe this fosters long-term trust and brand loyalty. We ask the customers their specific needs and give them feedback from our personal experience. We stock only products that we will personally stand behind. For Cali Love, it isn't about making the absolute most profit possible. It is about offering the best quality products available at a price points that each customer can afford. We source quality and organic grown products from distribution companies throughout the state. We are very aware of the DCC marketing and advertising regulations. We follow California code

with strict compliance. We make sure to address our target market while following specific DCC guidelines and not marketing to children. All Cali Love advertising is in compliance with DCC Article 4. Posting and Advertising.

6. Financial Management

Melissa and Stephen are experienced with budgeting, forecasting, and financial reporting for Cali Love. They run POS reports, make spreadsheets, and follow current market trends to sustain profitability and feasibility in this ever changing industry. Dispensary owners must stay proactive in saving costs and developing new strategies to stay in business. We monitor expenses, negotiate with vendors, and improve efficiencies regularly in order to control costs. This allows us to make sure we stay relevant and can adjust to market conditions. The California Cannabis business is one of the most highly regulated and taxed industries in the state. Margins are extremely tight and overhead is high. Savvy decision-making is crucial for building a successful, enduring business. Melissa and Stephen understand this and implement strategies for long-term success. We will utilize Safe Harbor Financial as a compliant cannabis banking solution in California. Cannabis banking is limited so it is important to work with experience industry leaders who understand the business and security aspects. We will schedule weekly cash pickups to minimize risk and cash on hand.

7. Human Resources & Training

We will hire locally in the City of Willows and employ from 4 to 8 people. We will initially open utilizing management from our existing dispensary to implement our procedures. Once our local team is solidified and confident, we will pass management to eligible local employees based on merit. We understand cannabis specific labor laws and follow them accordingly as with all DCC regulations. Leadership starts from the top and we make sure to pass down our standard operating procedures for human resources and conflict resolution so management can address situations effectively and professionally. Our goal is to foster a welcoming and productive environment for all employees to work collaboratively in a positive workspace. We have clearly documented Standard Operating Procedures that provide consistent guidelines for training and onboarding, ensure staff understand our policies, and outline proper handling of merchandise and sales—promoting fairness, security, and operational integrity.

8. Security & Risk Management

Melissa and Stephen have experience with all aspects of security in the cannabis dispensary business. We have installed state-of-the-art camera systems with DCC mandated 90 day back up storage in our locations. Each owner has remote access to live feed and backup storage via phone app. We contract Bay Alarms to monitor after hours burglar alarms and make automatic 911 calls if alarms sound. We employ a BSIS registered security guard during all hours of operation as required by DCC regulations. Our point of sale verifies identification automatically upon scanning and we direct our employee to visually check the ID against the information scanned into the system. These measures help to mitigate risk. Our employees are directed to call police if crises occur. Employees are told not to guard products or money as their safety is more important than merchandise.

9. Customer Experience & Community Engagement

Customer experience is a top priority. We strive to create an approachable, friendly, and welcoming atmosphere for everyone who walks through our doors—and we actively cultivate that same attitude within our team. We put customers and community first always. We foster a non-judgmental environment and educate our budtenders on the varied effects of different cannabis products. This allows them to educate the customers properly when needed and to inform the customer, not to upsell. For community outreach, we have experience collaborating with community organizations and raising awareness for good causes. In Weaverville we have supported the Weaverville rotary, the animal shelter, children's sports programs, the Trinity Pride coalition, local entertainment events, the local senior center, artists, and more. We understand the importance of local community and we support local events and programs on a regular basis.

10. Key Achievements

- Successfully launched and continue to operate Cali Love in Weaverville, since 2023, with consistent profitability achieved every quarter since opening.
- Cali Love has achieved 10% sales growth from 2023 to 2024. We project to continue this growth into 2025.
- Melissa brings over 20 years of farming experience and has successfully transitioned into the regulated cannabis industry—thriving where many peers have exited due to complex compliance demands.

- Stephen drives growth by staying ahead of industry changes, integrating new regulations, technologies, and innovations, and focusing on proprietary genetics, research, and traditional cultivation practices to maintain profitability and relevance.
- Cali Love has remained successful and profitable despite volatile market conditions, sustaining business growth through the cannabis industry's fluctuations.

I have added a testimonial from the Treasurer- Tax Collector of Trinity County. We have had two DCC inspections with no violations at our current dispensary. Please also feel free to reach out to chair of the Trinity County Board of Supervisors Liam Gogan at lgogan@trinitycounty.org for a reference. We have provided references from well-known California industry leaders including Terp Mansion, Bigfoot Cannabis Co, Hash and Flowers, and more. We included these references in our original City of Willows background check.

City of Willows Right to Entry Authorization

Cali Love Willows LLC consents to entry by a City of Willows representative at any time, with or without prior notice and with or without reasonable cause, for the purpose of inspecting the premises and monitoring business operations and confirming compliance with the law and license conditions.

X 

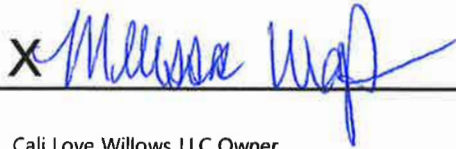
Cali Love Willows LLC Owner

X 

Cali Love Willows LLC Owner

City of Willows Sales Reporting and Audit Affirmation

This is an affirmation, signed by each business owner and manager of Cali Love Willows LLC, under penalty and perjury, that all sales shall be accurately and faithfully reported to the city of Willows, that other financial information reasonably requested shall be timely provided, that all taxes and fees will be properly calculated and paid as and when due. Cali Love LLC consents to audits of its business books and financial records at any time deemed necessary by the city of Willows, but not more frequent than once each 180 days.

X 

Cali Love Willows LLC Owner

X 

Cali Love Willows LLC Owner

Applicant Certification Statement

This is a statement dated and signed by each owner and manager of Cali Love Willows LLC, under penalty of perjury, that Melissa Wight and Stephen Sutton have personal knowledge of the information contained in the phase one and two applications, that the information contained therein is true and correct, and that the applications have been completed under their direct supervision.

X Melissa Wight 4/20/25
Cali Love Willows LLC Owner

X Stephen Sutton 4/20/25
Cali Love Willows LLC Owner



Date: July 1, 2025

To: Planning Commission

From: Delanie Garlick, Harris & Associates
Joe Bettencourt, Community Development & Service Director

Subject: WWCRS, Inc./ Conditional Use Permit (File# CUP 25-02) /130 N. Butte St

Recommendation:

Receive the staff report, attachments, discuss, and upon conclusion, consider approving the request for a Conditional Use Permit and adopting the attached resolution.

Rationale for Recommendation:

This matter is before the Planning Commission pursuant to [City of Willows Municipal Code \(WMC\) Chapter 9.20](#), Cannabis.

Background & Process:

City of Willows Cannabis Ordinance was recently amended to allow cannabis retail/dispensary businesses in the Central Commercial, General Commercial, and Light Industrial Zones with approval of a Conditional Use Permit (CUP). Previously, Cannabis retail businesses were not permitted in these zones. In May 2024, the new amendments to the ordinance reduced the setback requirements from schools to 600 feet and removed all setback requirements from churches, licensed daycares, playgrounds, and parks.

The application process for a retail/dispensary cannabis business license consists of three phases:

- a. Preliminary application intended to confirm the eligibility and suitability of the applicant(s), as determined in the sole discretion of the City of Willows (referred to as phase one);
- b. Review of significant information about the proposed site of the business, proposed operations, security and other detailed business operations (referred to as phase two); and
- c. Final consideration and approval or disapproval by City Council (referred to as phase three).

If the city manager determines that phase one of the application is complete, and there appears to be no basis for denial of the permit, the city manager shall notify the applicant that it may continue to phase two in the application process. When the city manager has notified the applicant that the phase two application is accepted, the applicant shall apply for a CUP to be reviewed and decided by the Planning Commission. Lastly, when the city manager determines that phase two is complete, including the

issuance of a CUP, the application shall be placed on the next available meeting agenda of the City Council.

On March 21, 2025, phase one of the application process for the applicant, WWCRS, Inc., was deemed complete by City of Willows, and the applicant was given directions to proceed to phase two (Attachment 3). Phase two of the application process includes the request for a CUP to meet Zoning Code Compliance as outlined in WMC 9.20.071(2, (a)viii)). The CUP includes the required findings as outlined in WMC 18.135.050 as well as the standards and conditions found in WMC 9.20.080. The general conditions for retail/dispensary cannabis licenses are incorporated into the Conditions of Approval (Attachment 2).

Discussion & Analysis:

The applicant, WWCRS, Inc., is requesting a CUP as part of the phase two application process to operate a commercial retail cannabis dispensary in an existing 1,803 square foot building at 130 N. Butte Street, Suite AB in the Willow Walk Mall located within a Central Commercial zoning district. The Central Commercial district conditionally allows cannabis retail/dispensary business with a use permit pursuant to WMC Section 18.55.030(20) and pursuant to the development standards outlined in WMC Section 9.20.070 to 9.20.080, as defined in WMC Section 8.10.010.

Table 1: Site Information

Present Use & Development	Vacant commercial tenant space within the existing Willow Walk Mall
Access & Parking	Direct access via Sycamore Street to the south and Butte Street to the West. The existing parking lot provides on-site parking, additionally there is on-street parking along Butte Street, adjacent to the project site.
Surrounding Use/Zoning	North – Central Commercial (CG), parking lot then commercial businesses East – Central Commercial (CG), Butte Street then commercial businesses West – Central Commercial (CG), parking lot then commercial businesses South – Central Commercial (CG), parking lot then Sycamore Street

Figure 1: Site and surrounding zoning



The proposed location is within the appropriate zone district, Central Commercial, which conditionally allows a cannabis retail/dispensary. Additionally, the location of the business meets the setback regulations per Ordinance 760-2024, which took effect on February 12, 2025. The operator demonstrates compliance with the general provisions outline WMC 9.20.080 including but not limited to hours of operations, odor control measures, security measures, labeling and packaging, inspections, limits on sales, maintenance of licenses and insurance, and accounting of sales.

The applicant provided all necessary application materials as detailed in the Cannabis Retail/Dispensary Phase Two Application Checklist including a detailed security plan, site plan, floor plan, accessibility evaluation, zoning code compliance, and demonstration of experience in the industry. Also included in the application package are sixteen (16) letters of support for the location and operation of this cannabis retail/dispensary. The application materials demonstrate the applicant has met the provisions of the zoning compliance for a use permit to operate a cannabis retail/dispensary in the City of Willows (Attachment 4).

Consistency Review:

The proposed project is compatible with the surrounding existing and future land uses of the Central Commercial district, consistent with General Plan Policy *LU-2a*. The request for a CUP is consistent with policy *LU-2f* & *LU-7a* because it meets the requirements of the California Environmental Quality Act (CEQA) and other applicable laws via categorical exemption 15301 (Existing Facilities). The proposed retail/dispensary will generate several full and part-time jobs in the Central Commercial district which meets the goals of policy *LU 4.2* to support the continued development and intensification of employment opportunities throughout all non-residential areas.

The proposed CUP for a cannabis retail/dispensary meets a number of the City Council's 2024 priorities and goals. The council recognizes that new revenue is urgently needed to support essential services, infrastructure investments, and future development. This project meets Priority Goal #1 for financial stability by promoting investment and increased revenue through sales tax. The project also meets priority #2 for Economic Development as it is a new development within the city, it has the potential to contribute to economic growth. By creating jobs and attracting new businesses, the project can play a significant role in contributing to the local economy through sales tax revenue and fostering a vibrant and diverse economy to help overcome economic stagnation and competition from other communities. Lastly, the proposed CUP is consistent with Priority #4 by encouraging community engagement as the project would offer an opportunity for public input and engagement, allowing residents to share their thoughts and concerns during a public hearing. Collaborating with local businesses and organizations can drive economic activity and foster a stronger sense of community.

Environmental Review:

The project is categorically exempt from the preparation of environmental documentation under the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15301 (Existing Facilities). The project is consistent with General Plan policies for the land use designation and is consistent with

the applicable zoning designation and regulations. The project consists of the operation of a commercial business in an existing structure. The project site is not on a list of hazardous waste sites and does not contain a significant historical resource. The project site is an existing developed property served by required utilities and public services.

Attachments:

- Attachment 1: Resolution XX-2025
- Attachment 2: Conditions of Approval
- Attachment 3: Phase 1 Approval Letter
- Attachment 4: Phase 2 Application Package



**City of Willows
Resolution XX-2025**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING CONDITIONAL
USE PERMIT APPROVAL OF A NEW RETAIL / DISPENSARY CANNABIS BUSINESS LICENSE (CUP 25-02)
TO WWCRS, Inc. FOR THE PROPERTY LOCATED AT 130 N BUTTE STREET, ASSESSORS PARCEL NUMBER
003-044-005 WITHIN THE CENTRAL COMMERCIAL ZONE**

WHEREAS, the applicant, WWCRS, Inc., has submitted an application for Conditional Use Permit approval to allow the operation of a new retail / dispensary cannabis business license; and

WHEREAS, City of Willows Municipal Code Chapter 18.55.030 requires approval of a Conditional Use Permit for the operation of a cannabis retail / dispensary business; and

WHEREAS, City of Willows Municipal Code Chapter 9.20.070 – 9.20.080 establishes processes and general conditions for retail / dispensary cannabis business licenses; and

WHEREAS, notice of the Planning Commission meeting held on July 1, 2025, was published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 300 feet were sent; and

WHEREAS, the Planning Commission did, on July 1, 2025, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and

WHEREAS, the Planning Commission does find that the proposed project qualifies as a Categorical Exemption under Section 15301 (Class 1) pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, pursuant to Willows Municipal Code Chapter 18.135.050, the following findings are made for the approval of a use permit:

- 1) That the use is consistent with the purposes of the district in which the site is located. *Willows Municipal Code (WMC) Chapter 18.55.030(20) allows for cannabis retail / dispensary business within the Central Commercial zone with approval of a conditional use permit.*
- 2) That the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. *The location of the cannabis retail / dispensary business would be in an existing commercial building. Minor tenant improvements would be required. Conditions of Approval outlined in WMC Chapter 9.20.080 including hours of operation, odor control and security measures would be included in the project to ensure the business is operated*

and maintained in a manner that is not detrimental to the public health, safety or welfare of those in the vicinity.

- 3) That the proposed use is in conformance with the General Plan.
Commercial businesses are allowed within the land use designation of Central Commercial.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the Conditional Use Permit to allow the operation of a retail / dispensary cannabis business license is consistent with the City of Willows Municipal Code and General Plan, and findings incorporated, and hereby approves Conditional Use Permit #CUP 25-02, subject to the attached conditions of approval.

PASSED AND ADOPTED by the Planning Commission of the City of Willows this 1st day of July 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTESTED:

Llanira Valencia, Vice Chair

Karleen Price, City Clerk

**Conditions of Approval
Conditional Use Permit (CUP 25-02)
For Retail / Dispensary Cannabis Business License
130 N Butte Street /APN: 003-044-005
Planning Commission Approval Date: July 1, 2025**

GENERAL

- (1) This Conditional Use Permit (CUP 25-02) allows for the operation of a cannabis retail / dispensary business. “Dispensary” is defined as a retail establishment, facility, or location primarily engaged in dispensing medical cannabis or medical cannabis products, holding an M-license issued by the State of California. This definition excludes the lawful dispensing of medical cannabis by a primary caregiver to a qualified patient in exempted settings, such as a private residence or licensed healthcare facility, provided such dispensing complies fully with all applicable provisions of the California Health and Safety Code, including but not limited to Sections 11362.5 et seq. Any future proposal for dispensary-related use shall be subject to separate review and approval in accordance with applicable zoning, licensing, and regulatory requirements.
- (2) Prior to commencing business operations pursuant to a cannabis retail/dispensary business license issued by the city of Willows, the applicant shall hold a certificate of authorization issued by the City of Willows. Certificates of authorization shall be issued only to applicants who hold (a) a retail/dispensary cannabis sales license issued by the City of Willows, (b) a use permit issued by the city of Willows planning commission, and (c) California state-issued A-license and/or M-license
- (3) Hours of Operation. All permitted retail/dispensary cannabis business premises shall be closed to the general public and transporter deliveries and pick-ups shall be prohibited between the hours of 7:00 p.m. and 8:00 a.m.
- (4) Odor Control. Odors shall be contained on the property on which the commercial cannabis activity is located. If the city receives any odor complaints, the cannabis business shall work with the building official or his designee to correct odor concerns. Unresolved or repeated odor complaints may be basis for suspension or revocation of the license or denial of license renewal.
- (5) Minors. Licensees shall ensure that no person less than 21 years of age is permitted to work as an employee, to purchase cannabis or cannabis products, or to be on the premises of the licensee at any time.
- (6) Business Conducted within Building. No production, distribution, storage, display or wholesale of cannabis and cannabis-infused products shall be visible from the exterior of the building where the commercial cannabis activity is being conducted.
- (7) Security Measures. Every cannabis business shall maintain a commercial burglar alarm monitoring system, and install a video surveillance system.
- (8) Security Breach. A cannabis business shall notify the city and the Glenn County sheriff’s office within 24 hours after discovering any of the following:

- a. Diversion, theft, loss, or any criminal activity involving the cannabis or cannabis product or any agent or employee of the permittee.
- b. The loss or unauthorized alteration of records related to cannabis or cannabis product, registered qualifying patients, primary caregivers or employees or agents.
- c. Significant discrepancies identified during inventory.
- d. Any other material breach of security.

(9) Labeling and Packages. Labels and packages of cannabis and cannabis products shall meet all state and federal labeling and packaging requirements. Until such regulations are adopted by the federal and/or state authorities, as a condition of license issuance, the city manager may impose labeling and packaging requirements to protect the public safety, health and welfare of the citizens of the City of Willows.

(10) Inspection Records. Inspections, if necessary, shall take place at a reasonable time with prior notice to the cannabis business. Notwithstanding the foregoing, upon reasonable suspicion of a material violation of the law or the provisions of this code or the conditions of a license, inspections may be made at any time, with or without prior notice. Upon request, the cannabis business shall timely provide the city official with reports and records related to the business including, but not limited to, sales reports, utility bills from the commercial energy provider for the premises. This section shall not limit any inspection authorized under any other provision of law or regulation.

(11) In addition to a retail/dispensary cannabis business license, obtain and maintain a business license from the city of Willows.

(12) Maintain at all times commercial general liability insurance providing coverage at least as broad as ISO CGL Form 00 01 on an occurrence basis for bodily injury, including death, of one or more persons, property damage and personal injury with limits of not less than \$1,000,000 per occurrence and comprehensive automobile liability (owned, nonowned, hired) providing coverage at least as broad as ISO Form CA 00 01 on an occurrence basis for bodily injury, including death, of one or more persons, property damage and personal injury, with limits of not less than \$1,000,000. The commercial general liability policy shall provide contractual liability, shall include a severability of interest or equivalent wording, shall specify that insurance coverage afforded to the city shall be primary, and shall name the city of Willows, its officials, employees and attorneys as additional insured. Failure to maintain insurance as required herein at all times shall be grounds for suspension of the license immediately, and ultimately, revocation.

(13) By accepting the license, each licensee agrees to indemnify, defend and hold harmless to the fullest extent permitted by law the city of Willows, its officers, employees, attorneys, agents and consultants from and against any and all actual and alleged damages, claims, liabilities, costs (including attorney's fees), suits or other expenses resulting from and arising out of or in connection with licensee's operations, except such liability caused by the gross negligence or willful misconduct of city of Willows, its officers, employees, attorneys, agents and consultants.

(14) Maintain for a minimum of three years a written accounting or ledger of all cash, receipts, credit card and other financial transactions, and reimbursements (including any in-kind contributions) as well as records of all operational expenditures and costs incurred by the licensee in accordance

with generally accepted accounting practices and standards typically applicable to business records, which shall be made available to the city, its auditors or consultants during business hours for inspection upon reasonable notice by the city manager and for purposes of audit.

(15) Inform the city manager, in writing, of any change of or to any of the information submitted to the city in phase one and phase two applications, any renewal application, or any amendments thereto, within 10 days of any such change including, but not limited to, any change in ownership of five percent or more in a single transaction or cumulatively.

(16) Notify the city manager within three days of any notices of violations or other corrective action ordered by a state or other local licensing authority, and provide copies of the relevant documents. [Ord. 745-19 § 6, 7-9-19; Ord. 736-17 § 7 (Exh. B), 11-28-17].

(17) Cannabis businesses that sell or manufacture edible cannabis products shall have a valid Glenn County health permit. Permit holders shall comply with Health and Safety Code Section 13700 et seq., and Glenn County health permit requirements. Such requirements provide a system of prevention and overlapping safeguards designed to minimize foodborne illness, ensure employee health, demonstrate industry manager knowledge, ensure safe food preparation practices and delineate acceptable levels of sanitation for preparation of edible products.

(18) Drive-through or walk-up window services are prohibited at all retail/dispensary cannabis establishments in the City of Willows.

(19) An application for renewal of a retail/dispensary cannabis business license, together with all applicable fees, must be submitted to the city manager at least 90 days before the expiration of the then-current license. Failure to submit a renewal application at least 90 days prior to the expiration date of the then-current license will result in the automatic expiration of the license on the expiration date.

(20) A retail/dispensary cannabis business license is nontransferable to another person, entity or location, and no such transfer may be made except in accordance with this section. Any such transfer made without the prior consent of the city of Willows shall result in the revocation of the license. Any change in ownership of five percent or more, singly or cumulatively, shall be considered a “change in ownership” and constitute a “transfer” for purposes of this section.

(21) Whenever an enforcement officer has reason to believe that a nuisance exists or that an inspection is necessary to enforce any provision of this chapter, the officer may enter the premises at any reasonable time to perform the inspection or any other duty imposed by this title. The enforcement officer shall provide reasonable notice of the need to enter and inspect. Notwithstanding the foregoing, in the event there is reasonable suspicion of the existence of a nuisance or violation that presents an immediate or imminent danger to the health, safety or welfare of the employees of licensee, its customers or the community at large, the enforcement officer or other city official may enter the premises at any time without notice.

- a. The enforcement officer shall present proper identification, state the purpose of the visit and request permission of the owner or responsible person to enter the premises. If entry is refused, the enforcement officer shall have recourse to every remedy provided by law to secure entry. Any such refusal shall be grounds for suspension of the licensee’s license.

- b. When the enforcement officer has first obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner or responsible person shall fail or neglect, after proper request is made as provided in this title, to promptly permit entry therein by the enforcement officer for the purpose of inspection and examination pursuant to this title. [Ord. 736-17 § 7 (Exh. B), 11-28-17]

(22) Cannabis will not be sold to the public without electronic age verification.

(23) Electronic age verification will be utilized to verify the age and identity of any individuals purchasing cannabis goods.

(24) Cannabis goods will only be received by the customer.

(25) On-site consumption of cannabis is prohibited at all times by all individuals on the property.

(26) No cannabis or cannabis products or graphics depicting cannabis or cannabis products will be visible from the exterior of the business premises, or on any vehicles owned or used as part of the business.

(27) The front entrance of the dispensary will have a secure lobby and no products will be visible within this area.

(28) The entrance will maintain clear and legible notice, visibly posted stating that smoking, ingesting, or otherwise consuming cannabis on the premises or in the areas adjacent to the commercial cannabis business is prohibited. No loitering signage will be posted.

(29) The business, operator, or employees will not provide free cannabis or cannabis products to any person and will abide by legal sales limits set by the Department of Cannabis Control.

(30) Signage for the facility will be submitted to the City of Willows for review and permit issuance.

(31) A current copy of the commercial cannabis business permit issued by the City and the State license will be posted inside the business premises in a location readily visible.

(32) That the applicant/developer shall enter into a *Pass-Through Agreement* with the City of Willows to pay the cost of all planning review, plan checking and field inspection of this project.

(33) If the use is not made on the project subject to the permit within one (1) year after the date of granting the permit, then without further action, the permit shall be null and void, and such use shall not be made of the property except upon the granting of a new permit.

(34) All plans for additional uses, which are not covered by this review, shall be submitted to the City Manager and Planning Commission for review and approval prior to use.

(35) All building mounted and site lighting shall be shielded lights, down lights, and or full cut off lights so that the bulb is not visible from off-site and light does not create glare or hazard onto adjoining properties/streets. Cut sheets shall be submitted with building plans. All lighting must meet the City Standards.

(36) All landscaping shall be maintained in good condition and any dead or dying plants, bushes, or trees shall be replaced with new healthy stock of a size compatible with the remainder of the growth at the time of replacement.

(37) The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies and fees of the City of Willows.

(38) All contractors/sub-contractors doing work on the project shall obtain a City business license prior to commencing operation. Facility shall operate in accordance with local laws.

(39) Changes in hours, days, or operating procedures must be reported to the Community Development Department.

BUILDING DEPARTMENT

(40) If you intend to construct, enlarge, alter, repair, move, demolish, or change the occupancy of the building or structure or to erect, install, alter, repair, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by code, or to cause any such work to be done, you shall first make application for a building permit and obtain the required permit for the development.

(41) Applicant shall submit a completed building permit application with detailed scope of work, 3 complete sets of plans, calculations, specifications, etc. for review. Appropriate plan review fees shall be paid at the time of submittal.

(42) All work shall comply with current applicable Federal, State, local building codes and ordinances and be shown on the plans submitted for building permit review.

(43) Conditions of approval shall be shown on the plans submitted for building permit review.

(44) Prior to issuance of a Building Permit for the construction of any structures on the site, a Final Lighting Plan shall be submitted to the City and reviewed by the Engineer. The final lighting plan shall include, but not limited to the following: (a) details regarding exterior lighting with lighting sources that are full cut-off, hooded, and down-cast, or otherwise shielded to ensure that light does adversely shine towards neighboring properties or toward the night sky, (b) lighting sources with the minimum wattage necessary to provide adequate security without causing excessively bright night glow, (c) sufficient details regarding the proposed wattage and area of coverage for all site lights.

FIRE DEPARTMENT

(45) Development impact fees are applicable to this project and shall be paid prior to the issuance of a building permit.

(46) All buildings will have fire sprinkler systems provided and must meet the approval of the Fire Chief.

(47) All fire and security alarm systems must meet the approval of the Fire Chief per WMC Chapter 15.15.

(48) The Site shall be equipped with a Knox box holding a master key per WMC Chapter 15.15.

(49) Fire extinguishers shall be provided in accordance with the latest CFC.

(50) The building address shall meet all WMC Chapter 15.15. criteria and be reviewed and approved by the Fire Department prior to installation. An illuminated address sign shall be provided for the property.

(51) Provide illuminated exit signs over all exit doors in accordance with the latest CBC and CFC.

(52) Red curbs may be required and will be reviewed at the time of construction/development of project.

(53) All exit doors shall have no knowledge door locks, be posted “this door to remain unlocked when building occupied” and swing in the direction of exit travel.

(54) All utility rooms will need to be identified by signage.

(55) A Pre-Fire Plan and Inspection will need to be completed before occupancy of the building.

(56) Regular Fire Department safety inspections shall occur annually.

GLENN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

(57) The applicant will need to plan check and obtain health/food permits from the Glenn County Environmental Health Department. A copy of the permits shall be provided to the City.



201 North Lassen • Willows, California 95988 • (530) 934-7041 • FAX (530) 934-7402



City of Willows

Joe Bettencourt

Community Development and Services Director

201 N. Lassen St.

Willows, CA 95988

March 21, 2025

NATIVEI

Attn: Margaret Sharkey and Homar Crespo

PO BOX 4160

Vallejo, CA 94590

Subject: Approval of Phase 1 Cannabis Business License Application – Eligibility for Phase 2

Dear Ms. Sharkey and Mr. Crespo,

We are pleased to inform you that your Phase 1 Cannabis Business License Application for 130 N. Butte St. has been conditionally approved pending the receipt of the background investigation for David Spradlin. As a result, you are now conditionally eligible to submit a Phase 2 application for further review and consideration.

As part of the Phase 2 application process, please ensure that you provide all required items. We have provided a sample table of contents as Attachment 1 to this letter. Please number all pages and reference them in the table of contents. Timely submission of these materials is essential to ensure the continued processing of your application. Please ensure all documents are clear, complete, and submitted within the specified timeframe.

Should you require any clarification, please do not hesitate to reach out to planning@willows-ca.gov. We appreciate your cooperation and look forward to receiving your Phase 2 application.

A handwritten signature in blue ink, appearing to read "Joe Bettencourt".

Joe Bettencourt

Community Development and Services Director

City of Willows

Cannabis Business License Application PHASE TWO

	License Application	.....	Pages	1	5
1	Security Plan	.....	Pages	6	20
	Camera Layout				
	Camera Information				
2	Floor Plan	.....	Pages	21	30
	Floor Plan with Furniture				
	Various Isometric drawings showing space allocation				
3	Site Plan	.....	Page	31	33
4	Accessibility Plan	.....	Page	34	
5	Neighborhood Context Map	.....	Page	35	36
6	Lighting Plan	.....	Page	37	38
7	Zoning Code Compliance	.....	Pages	39	40
8	Insurance	.....	Page	41	
9	Fiscal	.....		
	Business's Annual Budget for Operations		Pages	42	101
	Recent, or proposed, prices for all products		Pages	52	108
	NATIVEI Tax Return 2022 2023 & 2024 tax extension		Pages	109	136
	FRPT Tax Return 2023 - Microlicense - Lessor paid for all Capital improvements & equipmentX		Pages	137	170
10	Experience	.....	Pages	171	228
	Margaret Sharkey - Homar Crespo				
	Ana Garcia - General Manager				
	David Spradlin & Haylee Parker Managers				
11	Financial Viability	.....	Pages	229	234
	Funds Verificaton BOA Statement April 18 2025				
	Three Year Proforma				
12	City Authorization	.....	Pages	235	239
13	Reporting and Auditing	.....	Pages	240	244
14	Applicants Certification	.....	Pages	245	249
15	Attachments	.....	Pages	250	275
	Cannabis Industry challenges				
	Additional drawings				
	Additional data				
	3D Jump drive Schematic Video of Dispensary Interior space	.....			Front binder pocket



City of Willows

201 N Lassen Street
Willows, CA 95988
Ph: 530-934-7041
Fax: 530-934-7402

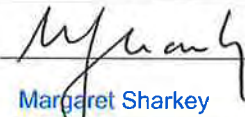
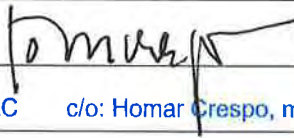
CANNABIS RETAIL DISPENSARY LICENSE APPLICATION

PHASE 2

S T A F F U S E	LICENSE APPLICATION #:	DATE RECEIVED
	NON-REFUNDABLE PHASE 2 LICENSE APPLICATION FEE	
	OTHER FEES COLLECTED:	
	RECEIPT NUMBER(S):	
	PUBLIC HEARING NOTICE REQUIRED: <input type="checkbox"/> YES <input type="checkbox"/> NO	

G E N E R A L	LOCATION OF PROJECT (ADDRESS): 130 N Butte St., Ste AB, Willows, CA 95988	NAME OF PROPOSED PROJECT: Pending DBA name
	APN: 003-044-055-000	PROPERTY SIZE (ACRES) .32
	NOTE TO APPLICANT: ALL SUBMITTAL REQUIREMENTS SPECIFIC TO THE CANNABIS RETAIL DISPENSARY LICENSE APPLICATION PHASE 2 , AS DESCRIBED IN THE ATTACHED CHECKLIST, MUST BE SUBMITTED WITH THIS LICENSE APPLICATION.	

C O N T A C T I N F O	APPLICANT: NATIVEI, LLC (c/o: Margaret Sharkey - member of LLC)	BUSINESS PHONE:	CELL PHONE: (707) 704-5794
	MAILING ADDRESS: PO Box 4160, Vallejo, CA 94590	FAX:	EMAIL: goglobal2030@yahoo.com
	ARCHITECT/ENGINEER: Sunny Grewal - Studiog+s Architechts	BUSINESS PHONE: 510-548-7448	CELL PHONE: 510-393-5691
	MAILING ADDRESS: 2223 5th Street Berkeley, CA 94710	FAX:	EMAIL: sunny@sgsarch.com
	PROPERTY OWNER: SRSH, LLC	BUSINESS PHONE:	CELL PHONE: (310) 498-1925
	MAILING ADDRESS: 600 Marin St, Ste 4, Vallejo, CA 94590	FAX:	EMAIL: goglobal2020@yahoo.com

I N F O	I HEREBY CERTIFY THAT THE INFORMATION GIVEN ABOVE AND ATTACHED HERETO IS TRUE AND CORRECT, THAT THE PROPERTY OWNER IS AWARE OF AND AGREES WITH THIS APPLICATION, AND THAT FALSIFICATION OF FACT WILL RESULT IN INVALIDATION OF THE APPLICATION. FURTHER, I UNDERSTAND THAT ANY APPROVAL GIVEN IS VALID FOR THE SPECIFIC PROJECT APPROVED ONLY AND IS SUBJECT TO ALL APPLICABLE LAWS, REGULATIONS AND CONDITIONS. THE APPLICATION SHALL BE SIGNED UNDER PENALTY OF PERJURY.		
	APPLICANT SIGNATURE: <u></u>	DATE: <u>04/25/2025</u>	
	APPLICANT NAME PRINT: <u>Margaret Sharkey</u>		
	PROPERTY OWNER SIGNATURE: <u></u>	DATE: <u>04/25/2025</u>	
	PROPERTY OWNER NAME PRINT: <u>SRSH, LLC c/o: Homar Crespo, member of LLC</u>		

WILLOWS DISPENSARY at 130 NORTH BUTTE SUITE AB WILLOW WALK MALL

ENTRANCE



SALES AREA



SALES AREA



CONFERENCE/EDUCATIONAL OFFICES AREA



CONFERENCE/EDUCATIONS OFFICE AREA







Tab 1

SECURITY PLAN

Nativel, LLC

130 N. Butte Street, Ste AB Willows CA 95988

This security plan outlines the measures NATIVE I will implement to maintain a secure environment for all operations related to the retail cannabis premises at Suite AB in the Willow Walk Mall. The security plan ensures compliance with all state and local regulations and prioritizes safety, inventory control and prevention of unauthorized activity, 24 hours per day, 7 days per week.

Site Summary: The 130 N Butte Street project site is a 1625sf premises located in the Willow Walk Mall located in the central commercial zone. The area is surrounded by central commercial downtown development with common area and street parking.

24/7 Premises Security -Surveillance & Monitoring

- Nativel,LLC will utilize a professionally installed and maintained digital surveillance system, Cameras will monitor all interior and exterior areas of the facility including entrances, sales floor, storage, and perimeter zones.
- Surveillance recordings will be maintained for a minimum of 90 days and will be accessible to law enforcement.
- The facility is protected by a 24/7 UL certified alarm system with real time monitoring and immediate alerts for unauthorized entry or motion detection.
- Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K with a color rendering index of 75 or better and a light loss factor of .95 or better.
- Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.
- All solid core exterior doors will be equipped with a 180-degree viewing device to screen persons before allowing entry.
- Knox Box will be installed for police access to the exterior areas of the property after hours.

Physical Security – The following systems to monitor and alarm premises:

- Burglar Alarm – U.L. certified, cellular communication, with door contacts, motion detectors, safe contacts, and wireless panic buttons. System monitored by a central monitoring station
- CCTV – 2.1mp 1080p HD cameras with remote viewing from smartphone, tablet, or desktop
L.V.M. – Live Video Monitoring. The premises shall be equipped with Live Video Monitoring Analytics for each side of the structure on which there is an entrance/exit leading to the business. The system shall allow for the monitoring company to audibly engage suspects on the property. Monitoring shall be performed by a licensed third-party Alarm Company Operator (ACO). Live Video Monitoring shall be operational during ALL non-business hours. LIVE VIDEO MONITORING (LVM) LVM is designed to deter theft, vandalism, and trespassing by using live remote-video-monitoring in conjunction with commercial grade loud-speakers installed on site to alert intruders they are being monitored and recorded. Clients can view cameras 24/7/365

from any phone or computer. When the LVM system is armed, the monitoring company is monitoring property the moment a human or vehicle trespasses into the protected area. If an intruder does not immediately leave after hearing a pre-recorded warning message, a monitoring agent can talk down to the intruder, identify them by clothing or vehicle and inform them they are being recorded and police have been dispatched to arrest them.

- Burglar Alarm coverage: Alarm system shall consist of a DMP XR150 Central Processing Unit and a DMP 263C Cellular Communicator. The (CPU) will have 1 alarm control keypad attached to it that will control and manage all of the alarm protection installed in the suite.
- Motion detector: Motion detectors will have a 40x40 range and will have a 90-degree protection pattern.
- Mounted "Panic" buttons – Silent mounted "panic" buttons to be installed throughout the facility. In the event the "panic" button is engaged, a call is made to dispatch the local Police Department. This holdup switch is used to trigger silent holdup alarms. The buttons are protected from accidental activation, and must be reset by key.
- Burglar Alarm Response. In the event a burglar alarm system is triggered by way of motion detection, or a breached door contact, the system will send a signal identifying exactly what device was tripped as well as sounding off a loud siren installed in the common hallway. First person listed on an emergency notification will be contacted immediately. If we receive no answer Alarm company will immediately dispatch the police and attempt to contact the #2 and #3 people on the emergency contact list. The Security Director or its designee shall be able to respond to assist in evaluating the activation within one hour. Where evidence of criminal activity is discovered by the responding Security Manager (or designee), those responding shall alert local law enforcement immediately and shall assist law enforcement with all necessary access to and within the facility as is needed to investigate.
- Burglar Alarm shall be equipped with a back-up battery for 24 hours of continued operation time, in case of power failure.
- System Failure - Facility shall be staffed with management staff or licensed guard at all times that the security system is not fully functional.
- Event Log - Arming and disarming of burglar alarm systems to be logged via alarm company central monitoring station.
- Mechanical Security Doors accessing all areas designated as secure storage for cannabis products and/or cash shall be equipped with metal door/frame plates, allowing the plate(s) to be locked with a circular "hidden shackle padlock(s)." These areas shall be locked during all non-business hours. These areas shall remain unlocked during business hours. ALL exterior doors shall be equipped with a metal latch guard (plate), to protect the locking mechanism and prevent/deter intrusion via crowbar.
- Suite Entry Door – "Man-trap" door to be equipped with intrusion alarm door contacts and motion detection. Entry has a 30 second delay to accommodate daily opening and closing of operation.
- Exterior Surveillance – All sides of premise equipped with CCTV fixed angle cameras for complete coverage of perimeter.

- Building Entrance - Entrance to be equipped with CCTV fixed angle camera to record all persons entering and exiting the building. All persons must enter through a single point of entry under video surveillance and recording.
- All exterior access points of premises will be under constant video surveillance with a closed-circuit camera system featuring a minimum of Ninety (90) day NVR storage. Remote access of CCTV system to be granted to Police Department or Security Service as deemed necessary by all parties involved.
- Perimeter to be equipped with cameras providing coverage of the entire premises perimeter area.
- Interior Surveillance – CCTV coverage of the main entry interior of all persons entering the facility. As well as vault room, product storage room, hallways, offices, receiving area, and manager's office. All equipped with fixed angle cameras for complete coverage.
- Entry Vestibule – All persons entering the facility will immediately be recorded by a fixed camera in the Entry Vestibule. The camera will stream live video images to a monitor in the staff area. These images will be stored on NVR for 90 days.
- Hallway Between Rooms – All hallways feature fixed angle cameras recording all movement. These images will be stored on NVR for 90 days.
- Vault and Cash Handling – Vault room shall be under 24-hour video surveillance with fixed angle cameras. Management are the only ones with access to this room.
- Delivery area monitored by CCTV with continuous surveillance of all persons in shipping and receiving.
- Security entrance station to be equipped with viewing station for CCTV visual inspection and perimeter for safe exit of facility by employees.

Premises Access Control - Preventing Unauthorized Presence.

- Only authorized employees with valid IDs will be allowed beyond the lobby or sales area.
- All visitors, including customers, vendors, and contractors will be required to check in the security reception area.
- Signage clearly prohibiting loitering. On site security will ensure individual loitering will be asked to leave the premises.

Limited Access Areas

- Entry into LAAs will be secured with badge-access systems or biometric authentication. All employee movement will be logged and reviewed periodically to detect and prevent unauthorized access.
- Visitors to sign-in log kept at front entry and wear a visible identification badge given to them while in the facility and on premises.
- If visitors are from a State or City agency such as Police officers in uniform or Inspectors with clear identification, tenants should have prior notice of visit and will inform employees of visitors' schedule. If there are any questions or concerns with regard to any scheduled visitor Manager to immediately contact the agency that the visitor represents to verify employment and purpose of visit.

- Vendors will be met in the lobby and escorted at all times. Product order will be counted and verified, then receive a receipt. Products will then be logged, and added to the inventory system/ software. Verifying the bar codes, and quality. (Making sure products are within compliance) After everything has been accounted for and after business transactions have been completed and product is securely stored, Vendor to be escorted to the main exit.
- Shipping/Receiving – All shipping/receiving vehicles must be scheduled in advance and shall only gain access to shipping/receiving areas from staff that are expecting their arrival. All pedestrian traffic will have to pass through a single point of entry (main entrance) into the lobby for sign-in and video recording. All shipping/receiving vehicles will call a facility when they are waiting at the shipping/receiving area. Manager or designated employee will verify the vehicle is on site using CCTV coverage.

Product Storage

- Product will be stored in proper rooms and containers. Each of them having different codes to unlock, only authorized employees will have codes. Products will be individually contained in separate boxes, labelled with a barcode/UPC of the product inside.

Money/Cash Handling

- Any cash or money stored overnight will be placed in a safe that is professionally mounted to the floor and protected with intrusion and vibration sensors connected to the burglar alarm per UL cert.

Robbery Protocol

- If a robbery or other type of altercation were to occur during business hours, personnel would comply with all demands and engage panic buttons as soon as possible when safe to do so.

Cannabis Storage and Inventory Protection

- Secure Storage Protocol
- All finished cannabis and cannabis products will be securely stored in locked safes or vaults located in a restricted area of the facility.
- Only authorized inventory personnel and management may access the storage area.
- Cannabis used for display or immediate sale will be kept in tamper-proof cases under constant video surveillance.

Inventory Management

- Inventory will be tracked in real-time using METRC-compliant seed-to-sale software to monitor movement and prevent diversion or loss.
- Weekly audits will be conducted to verify physical inventory against system records.

Tamper-Proof Packaging

- All cannabis products offered for sale at NATIVE! will be enclosed in tamperproof, tamper-evident, and child-resistant packaging.
- Packaging will meet all labeling requirements, including harvest date, cannabinoid content, and batch numbers, ensuring integrity and traceability.

Waste Disposal and Diversion Prevention

- Waste Handling Protocol: All cannabis waste, including expired products and trimmings, will be rendered unusable and unrecognizable by grinding and mixing with non-consumable materials (e.g., cardboard, food waste).
- Waste will be stored in a secured, locked container until picked up by a licensed cannabis waste disposal company.
- A disposal log will be maintained, including dates, product types, amounts, and signatures from staff and waste hauler representatives.
- All cannabis waste will be weighed and video recorded before disposal to prevent misuse of waste
- Disposal activities will be conducted in Limited Access Areas under surveillance.

Community Impact and Neighbor Relations

- Preventing Off-Site Impacts: NATIVE I will install an odor control filtration system to eliminate any detectable cannabis odor from leaving the premises.
- Customer flow will be managed through a queue system as necessary to prevent crowding.
- Exterior lighting will be designed to enhance safety without disturbing neighboring properties.
- Noise: Deliveries and pickups will be scheduled during standard business hours to minimize noise.

Cash Handling and Limitations

- Minimizing On-Site Cash: Cash will be deposited in secure time-lock safes throughout the day to limit open exposure.
- An armored vehicle service will be used for bank deposits to minimize retained cash levels on-site.
- Internal Controls: Dual authorization will be required for accessing cash safes.
- Cameras will monitor all cash-handling activities including drawer counts and safe deposits.

Payment Alternatives

- NATIVE I will offer digital payment methods to encourage non-cash transactions and reduce the volume of cash on premises.

Employee Safety Meetings

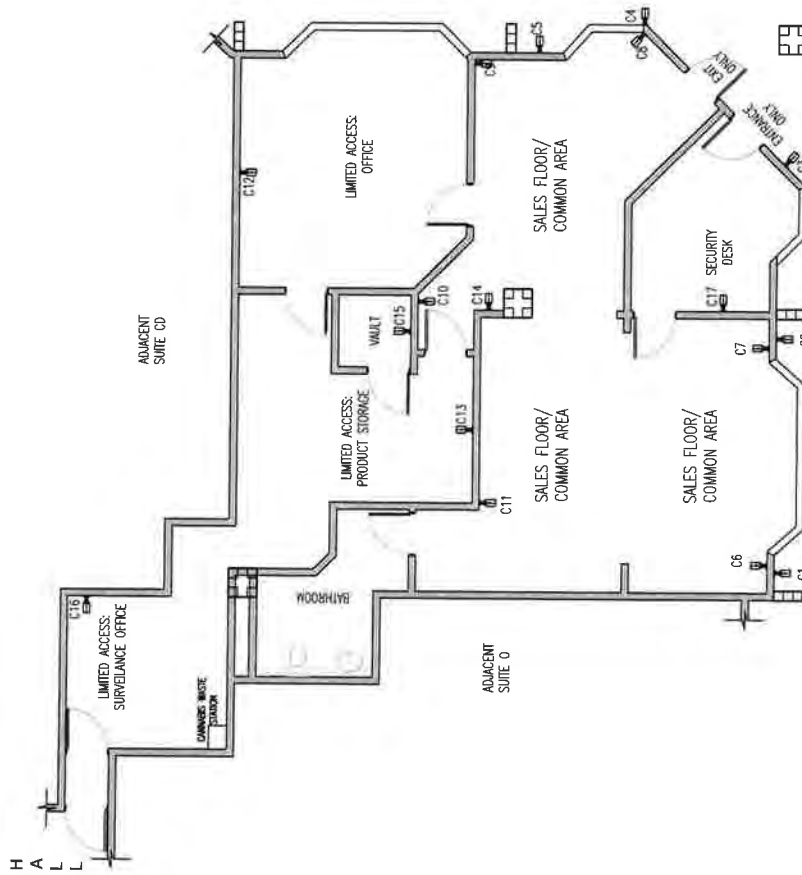
- Employee safety meetings will be held quarterly (at a minimum) to address security concerns and review security policies and procedures (e.g., opening and closing procedures, etc.). The meeting date and time, topics addressed, and names of attendees shall be kept in a log maintained on site.

Opening & Closing Procedures

- Opening Procedures – Hours of operation will be 9:00am to 9:00pm, 7 days per week.
- Opening - Manager or authorized employee will unlock and disarm burglar alarm for suite. If at any time the suite must be left unoccupied, burglar alarm to be armed.
- Entry Door – Door to automatically lock upon closing.
- Closing Procedures – All products will be stored in appropriate containers. All cash and money will be placed in secure money bags for transport or storage in the safe.
- Employees check the viewing station in the lobby for any “negative activity” outside. If activity is observed, tenants stay inside, alert the authorities, and update police dispatch as necessary. If no signs of activity are observed, employees arm burglar alarms then exit. Door to automatically lock upon exit. Personnel must vacate premises immediately. No loitering is permitted.

NATIVE I is committed to operating a secure, compliant, and community-conscious cannabis dispensary. This Security Plan reflects our commitment to safeguarding our business, employees, customers, and the surrounding community through proactive security systems.

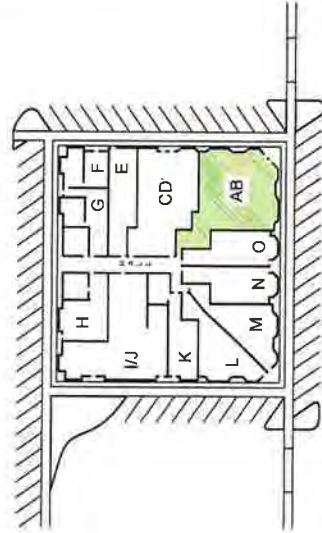
Willow Walk Mall - Suite A-B Camera Placement



130 N BUTTE STREET
SUITE AB
WILLOWS, CA 95822
APN 003-044-005-000
FLOOR AREA = 1803.3446FT²
DATE: APRIL 4, 2025
PROJECT: WILLOW, CA
SCALE: AS NOTED
CAMERA PLACEMENT/ FLOOR PLAN

LEGEND:
SURVEILLANCE CAMERA AND ORIENTATION
C1- OUTSIDE SW CORNER SIDE
C2-OUTSIDE WINDOW AREA
C3-EXIT DOOR
C4-MAN ENTRANCE DOOR
C5-SIDE OF BUILDING/SIDEWALK AREA
C6-SALES FLOOR COMMON AREA
C7-SALES FLOOR COMMON AREA
C8-SALES FLOOR COMMON AREA
C9-SALES FLOOR COMMON AREA
C10-SALES FLOOR COMMON AREA/REGISTER POS AREA
C11-SALES FLOOR COMMON AREA/REGISTER POS AREA
C12-LIMITED ACCESS OFFICE
C13-LIMITED ACCESS STORAGE
C14-LIMITED ACCESS RECEIVING DELIVERY AREA
C15-VULT ROOM
C16-LIMITED ACCESS SURVEILLANCE ROOM
C17-SECURITY DESK

SITE PLAN



CLIENT
Homar Crespo &
Margaret Sharkey
Vallejo, California

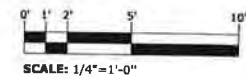
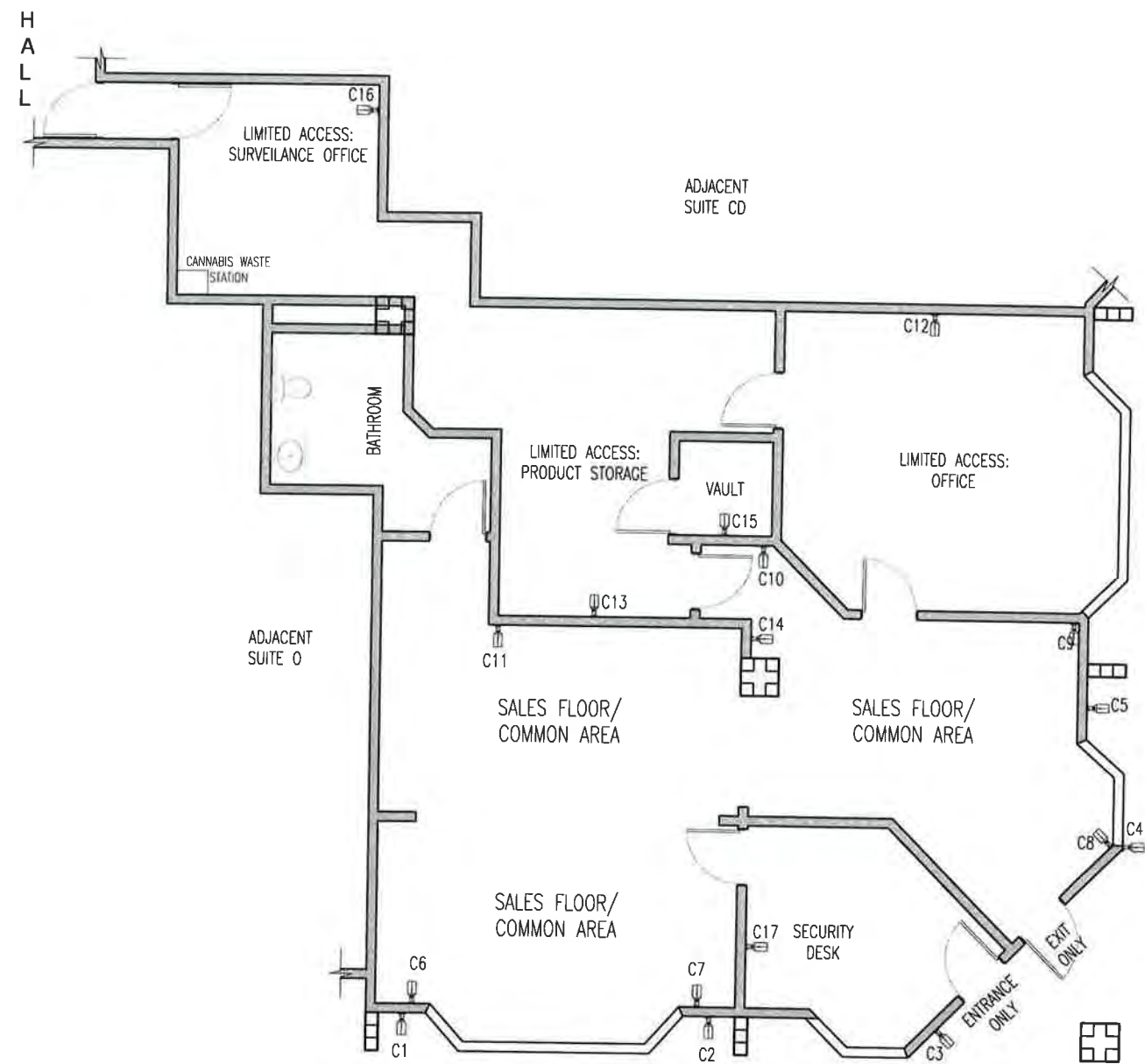
PROJECT
130 N. BUTTE ST.
SUITE A/B
WILLOWS, CA 95988

SCALE
1/4"=1'-0"

A

F-01

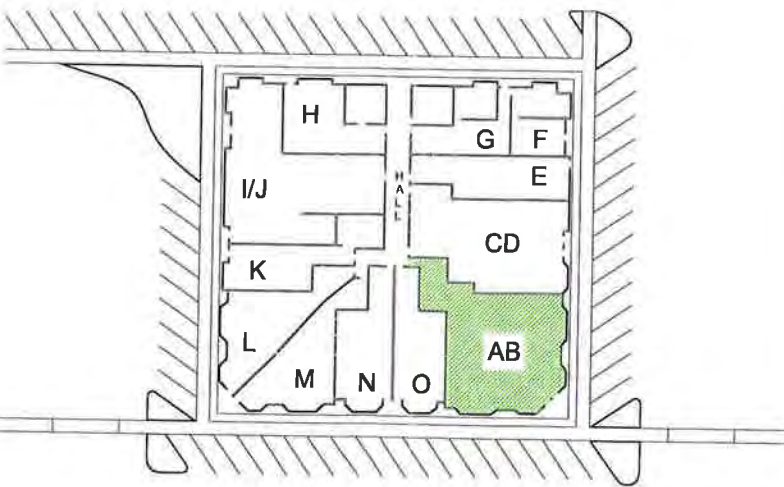
Willow Walk Mall - Suite A-B Camera Placement



130 N BUTTE STREET
SUITE AB
WILLOWS, CA 95822
APN 003-044-005-000
FLOOR AREA = 1803.3446FT²
DATE: APRIL 4, 2025
PROJECT: WILLOW, CA
SCALE- AS NOTED
CAMERA PLACEMENT/ FLOOR PLAN

- LEGEND:
SURVEILLANCE CAMERA AND ORIENTATION
C1- OUTSIDE SW CORNER SIDE
C2-OUTSIDE WINDOW AREA
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C7-SALES FLOOR COMMON AREA
C8-SALES FLOOR COMMON AREA
C9-SALES FLOOR COMMON AREA
C10-SALES FLOOR COMMON AREA/REGISTER POS AREA
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C14-LIMITED ACCE RECEIVING DELIVERY AREA
C15-VAULT ROOM
C16-LIMITED ACCESS SURVEILANCE ROOM
C17-SECURITY DESK

SITE PLAN



CLIENT
Homar Crespo &
Margaret Sharkey
Vallejo, California

PROJECT
130 N. BUTTE ST.
SUITE A/B
WILLOWS, CA 95988

SCALE
1/4"=1'-0"

A

F-01

CMIP3342W-28MDA / CMIP3342W-MDA Platinum 4 MP Smart Fixed Turret Network Camera



Empowered by deep learning algorithms, our technology brings human and vehicle target classification alarms to front- and back-end devices. The system focuses on human and vehicle targets, vastly improving alarm efficiency and effectiveness.

- High quality imaging with 4 MP resolution
- Clear imaging against strong backlight thanks to 120 dB WDR technology
- High-efficiency H.265+ compression technology
- Built-in microphone for real-time audio security
- Water and dust resistance (IP67)
- Focus on human and vehicle target classification based on deep learning

Specifications

Camera

Image Sensor	1/3" Progressive Scan CMOS
Min. Illumination	Color: 0.005 Lux @ (F1.6, AGC on), 0 Lux with IR on
Shutter Speed	1/3 to 1/100,000 sec.
Slow Shutter	Yes
P/N	P/N
Wide Dynamic Range	120 dB
Day & Night	ICR Cut
Angle Adjustment	Pan: 0° to 360°, tilt: 0° to 75°, rotate: 0° to 360°

Lens

Lens Type & FOV	2.8 mm: Horizontal 103°, vertical 55°, diagonal 122° 4 mm: Horizontal 84°, vertical 45°, diagonal 100°
Aperture	F1.6
Lens Mount	M12

Detection, Observation, Recognition, Identification

DORI	2.8 mm: D: 67 m, O: 26 m, R: 13 m, I: 6 m 4 mm: D: 80 m, O: 31 m, R: 16 m, I: 8 m
------	--

Illuminator

IR Range	Up to 98 ft (30 m)
Wavelength	850 nm

Video

Max. Resolution	2688 × 1520
Main Stream	50 Hz: 25 fps (2688 × 1520, 1920 × 1080, 1280 × 720) 60 Hz: 30 fps (2688 × 1520, 1920 × 1080, 1280 × 720)
Sub Stream	50 Hz: 25 fps (640 × 480, 640 × 360) 60 Hz: 30 fps (640 × 480, 640 × 360)
Third Stream	50 Hz: 25 fps (1280 × 720, 640 × 480, 640 × 360) 60 Hz: 30 fps (1280 × 720, 640 × 480, 640 × 360)
Video Compression	Main stream: H.264 / H.264+ / H.265 / H.265 + Sub-stream: H.264 / H.265 / MJPEG Third stream: H.264 / H.265
Video Bit Rates	32 Kbps to 8 Mbps
H.264 Type	Baseline Profile / Main Profile / High Profile
H.265 Type	Main Profile
H.264+	Main Stream supported
H.265+	Main Stream supported
Bit Rate Control	CBR / VBR
Scalable Video Coding (SVC)	Yes
Region of Interest (ROI)	1 fixed region for main stream and sub-stream

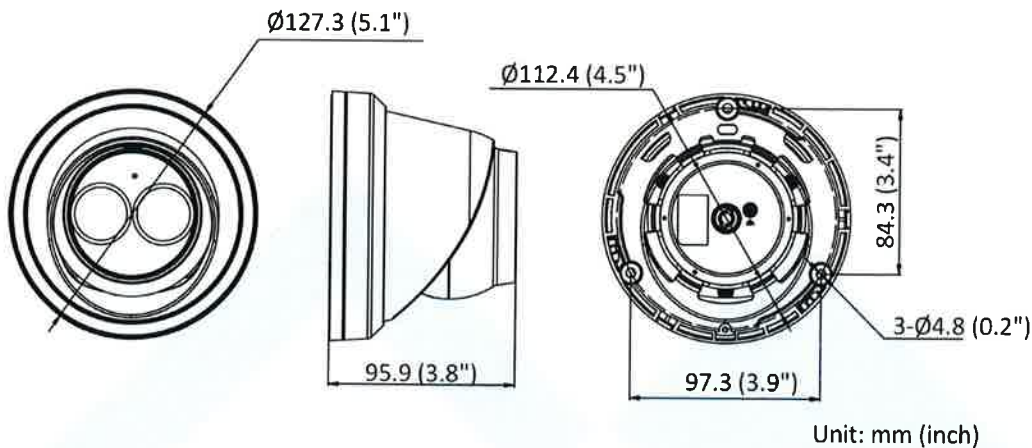
Audio

Environment Noise Filtering	Yes
Audio Sampling Rate	8 / 16 / 32 / 44.1 / 48 kHz
Audio Compression	G.711 ulaw / G.711 alaw / G.722.1 / G.726 / MP2L2 / PCM / MP3 / AAC






Audio Bit Rate	64 Kbps (G.711 ulaw / G.711 alaw) / 16 Kbps (G.722.1) / 16 Kbps (G.726) / 16 Kbps - 64 Kbps (AAC) / 32 - 192 Kbps (MP2L2) / 8 - 320 Kbps (MP3)
Network	
Simultaneous Live View	Up to 6 channels
API	Open Network Video Interface (Profile S, Profile G), ISAPI, SDK
Protocols	TCP/IP, ICMP, HTTP, HTTPS, FTP, DHCP, DNS, DDNS, RTP, RTSP, NTP, UPnP, SMTP, IGMP, 802.1X, QoS, IPv6, UDP, Bonjour, SSL/TLS, PPPoE
User / Host	Up to 32 users. 3 user levels: administrator, operator and user
Security	Password protection, complicated password, HTTPS encryption, IP address filter, Security Audit Log, basic and digest authentication for HTTP/HTTPS, TLS 1.1/1.2, WSSE and digest authentication for Open Network Video Interface
Network Storage	MicroSD / SDHC / SDXC cards (256 GB) for local storage, and NAS (NFS, SMB / CIFS), auto network replenishment (ANR)
Web Browser	Plug-in required live view: IE 10, IE 11 Plug-in free live view: Chrome 57.0+, Firefox 52.0+ Local service: Chrome 57.0+, Firefox 52.0+
Imaging	
Day / Night Switch	Day, Night, Auto, Schedule
Image Enhancement	BLC, HLC, 3D DNR
Image Parameter Switching	Yes
Image Settings	Rotate, mirror, privacy mask, saturation, brightness, contrast, sharpness, gain, white balance adjustable by client software or web browser
Interface	
Built-in Microphone	yes
On-board Storage	Built-in MicroSD, up to 256 GB
Hardware Reset	Yes
Communication Interface	1 RJ45 10/100 Mbps self-adaptive Ethernet port
Event Types	
Basic Events	Motion detection (human and vehicle targets classification), video tampering alarm, exceptions / anomalies
Face Detection	Yes
Deep Learning Functions	
Perimeter Protections	Line crossing detection, intrusion detection Supports human and vehicle target classification
General	
Linkage Method	Upload to FTP / memory card / NAS, notify surveillance center, trigger record, trigger capture, Email
Web Client Languages (33)	English, Russian, Estonian, Bulgarian, Hungarian, Greek, German, Italian, Czech, Slovak, French, Polish, Dutch, Portuguese, Spanish, Romanian, Danish, Swedish, Norwegian, Finnish, Croatian, Slovenian, Serbian, Turkish, Korean, Traditional Chinese, Thai, Vietnamese, Japanese, Latvian, Lithuanian, Portuguese (Brazil), Ukrainian
General Functions	Anti-flicker, heartbeat, password reset via e-mail, pixel counter
Software Reset	Yes
Storage Conditions	-22° to 140° F (-30° to 60° C); Humidity 95% or less (non-condensing)

Startup and Operating Conditions	-22° to 140° F (-30° to 60° C); Humidity 95% or less (non-condensing)
Power Supply	12 VDC \pm 25%, reverse polarity protection PoE: 802.3af, Class 3
Power Consumption and Current	12 VDC, 0.5 A, max. 6 W PoE (802.3 af, 36 V to 57 V), 0.19 A to 0.12 A, max. 7 W
Power Interface	\varnothing 5.5 mm coaxial power plug
Materials	Aluminum alloy body
Camera Dimensions	\varnothing 5.01 \times 3.78 in. (\varnothing 127.3 \times 95.9 mm)
Package Dimensions	5.9 \times 5.9 \times 5.6 in. (150 \times 150 \times 141 mm)
Camera Weight	Approx. 1.3 lbs (600 g)
Package Weight	Approx. 1.8 lbs (816 g)
Certifications	
EMC	FCC (47 CFR Part 15, Subpart B); CE-EMC (EN 55032: 2015, EN 61000-3-2: 2014, EN 61000-3-3: 2013, EN 50130-4: 2011 +A1: 2014); RCM (AS/NZS CISPR 32: 2015); IC (ICES-003: Issue 6, 2016); KC (KN 32: 2015, KN 35: 2015)
Safety	UL (UL 60950-1); CB (IEC 60950-1:2005 + Am 1:2009 + Am 2:2013); CE-LVD (EN 60950-1:2005 + Am 1:2009 + Am 2:2013); BIS (IS 13252(Part 1):2010+A1:2013+A2:2015)
Environmental Protections	CE-RoHS (2011/65/EU); WEEE (2012/19/EU); Reach (Regulation (EC) No 1907/2006) IP67 (IEC 60529-2013)

Dimensions



Accessories (Optional)

LTB373 Pendant Mount	LTB03-W Junction Box	LTB379 Corner mount	LTB378 Vertical Pole Mount	LTB301 Wall Mount
				

Platinum Enterprise Level 32 Channel NVR 1.5U LTN8932-P16

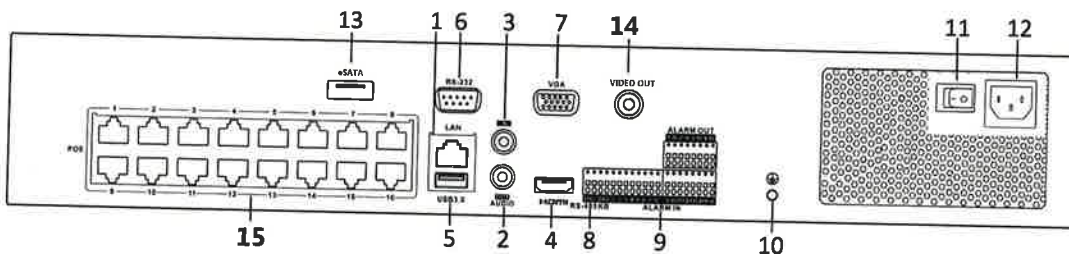


Key Features:

- Up to 32 network cameras can be connected
- Support live view, storage, and playback of the connected camera with up to the resolution of 12 megapixels
- Up to 16 independent PoE network interfaces for different models
- HDMI Video output at up to 4K (3840 × 2160) resolution
- Up to 4 SATA hard disks can be connected with up to 6TB capacity for each
- Supports HDD quota and group modes

Rear Panel:

- | | |
|----------------------------|--|
| 1. LAN Network Interfaces | 9. Alarm in/out |
| 2. Audio out | 10. GND |
| 3. Audio in | 11. 100~240VAC Power Input |
| 4. HDMI Interface | 12. Power Switch |
| 5. USB 3.0 Interface | 13. eSATA Interface |
| 6. RS-232 Serial Interface | 14. Video out |
| 7. VGA Interface | 15. Network Interfaces with PoE function |
| 8. RS-485 Serial Interface | |



Platinum Enterprise Level 32 Channel NVR 1.5U

LTN8932-P16

Video/Audio Input	
IP video Input	32-CH, Up to 12 MP resolution
Two-way audio input	1-ch, RCA (2.0 Vp-p, 1kΩ)
Network	
Incoming bandwidth	256Mbps
Outgoing bandwidth	256Mbps
Remote connection	128
Video/Audio Output	
Recording resolution	12 MP/8 MP/6 MP/5 MP/4 MP/3 MP/1080p/UXGA/720p/VGA/4CIF/DCIF/2CIF/CIF/QCIF
HDMI output	4K (3840 × 2160)/60Hz, 4K (3840 × 2160)/30Hz, 1920 × 1080p/60Hz, 1600 × 1200/60Hz, 1280 × 1024/60Hz, 1280 × 720/60Hz, 1024 × 768/60Hz
VGA output	1-ch, resolution: 1920 × 1080p/60Hz, 1280 × 1024/60Hz, 1280 × 720/60Hz, 1024 × 768/60Hz
CVBS output	1-ch
Audio output	1-ch, RCA (Linear, 1kΩ)
Decoding	
Live view / Playback resolution	12 MP/8 MP/6 MP/5 MP/4 MP/3 MP/1080p/UXGA/720p/VGA/4CIF/DCIF/2CIF/CIF/QCIF
Synchronous playback	16-CH
Capability	4-ch @ 4K, or 16-ch @1080p
Hard Disk	
SATA	4 SATA interfaces for 4 HDDs
Capacity	Up to 6TB for each disk
External Interface	
Network Interface	1 RJ-45 10/100/1000 Mbps self-adaptive Ethernet interface
Serial interface	1 RS-485 (half-duplex), 1 RS-232
USB Interface	Front panel: 2 × USB 2.0; Rear panel: 1 × USB 3.0
Alarm in/out	16/4
PoE	
Interface	16 RJ-45 10/100 Mbps self-adaptive Ethernet interfaces
Max. Power	≤200W
Supported standard	IEEE 802.3 af/at
GENERAL	
Power Supply	100~240V AC
Consumption	≤20 W (without enabling PoE)
Working Temperature	+14 °F ~ +131 °F (-10 °C ~ +55 °C)
Working Humidity	10% - 90%
Casing	19-inch rack-mounted 1.5U casing
Dimensions (WxDxH)	17.5" × 15.3" × 2.8" (445 × 390 × 70 mm)
Weight	≤ 11 lb (5 Kg)

Tab 2



Sheet Contents:
 Proposed Floor Plans

These design drawings and specifications are prepared for the use of the client and are not to be used for any other purpose without the written consent of the architect.

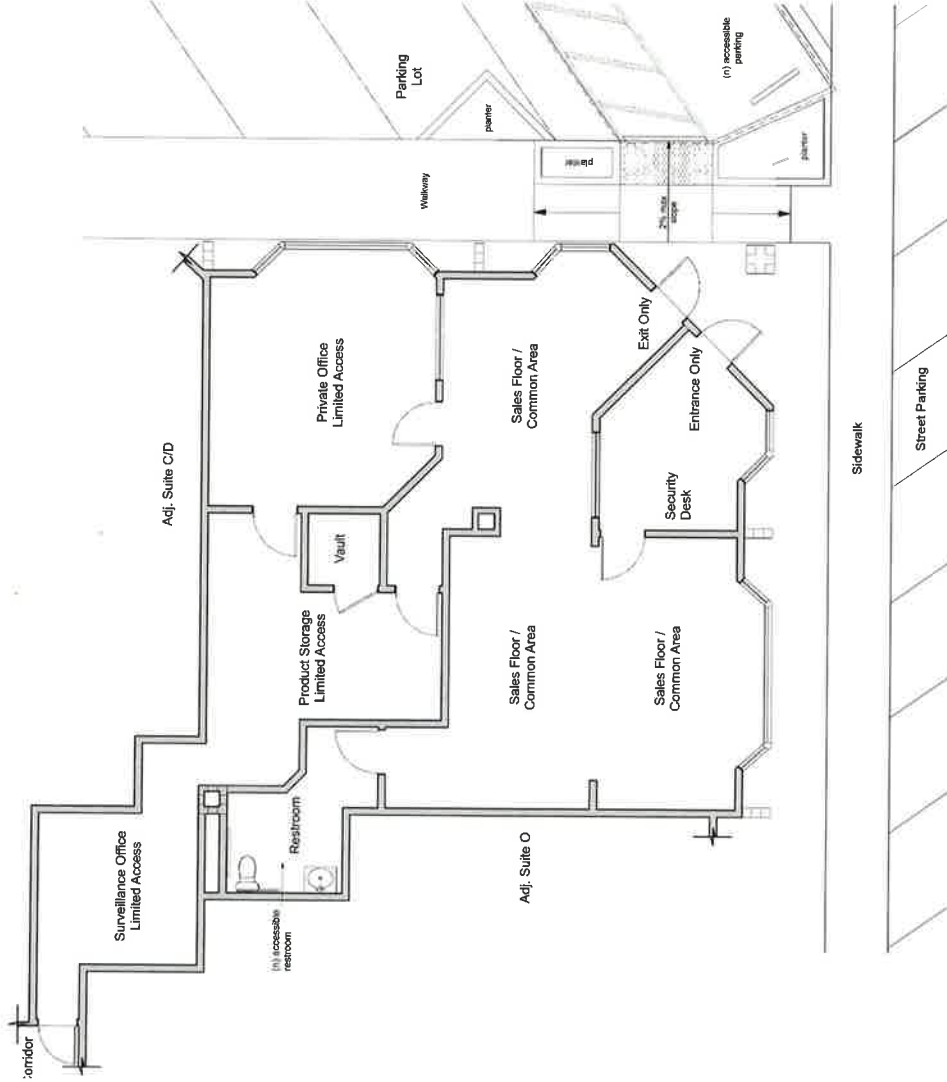
Project No: 25-06-526

Drawn By: SSG

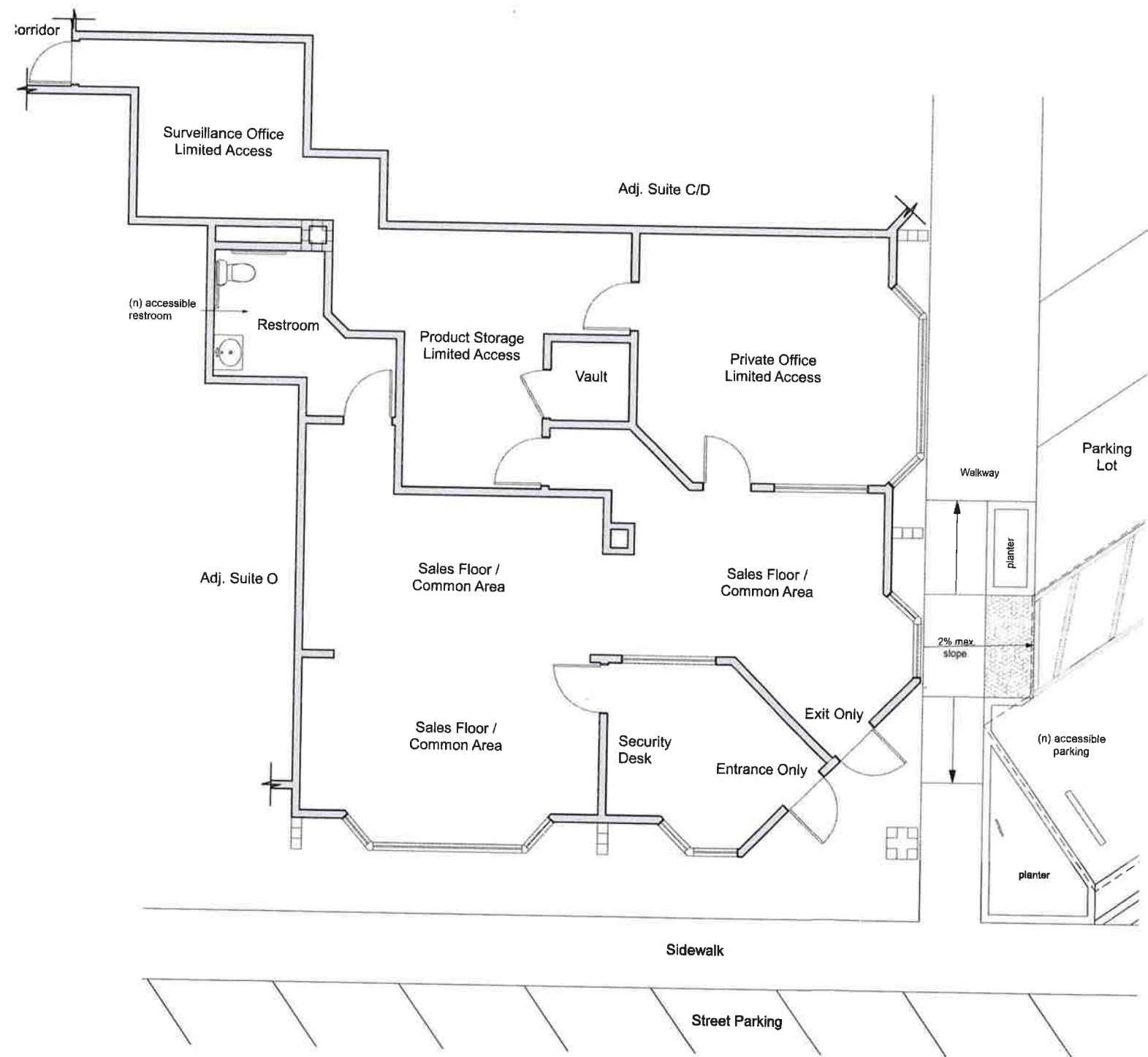
Checked By: SSG

Scale: 1/4" = 1'-0"

Revisions: Planning Set: 4-21-2025



1 Proposed Floor Plan



1 Proposed Floor Plan



2223 Fifth St.
Berkeley, CA 94710
Ph: 510.548.7448
info@sgsarch.com
www.sgsarch.com



WILLOW WALK MALL

130 N. Butte St. Suite A/B
Willows, CA 95988
003-044-005-0

Sheet Contents:
Proposed Floor Plans

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Project No:
25-06-526

Drawn By:
SSG

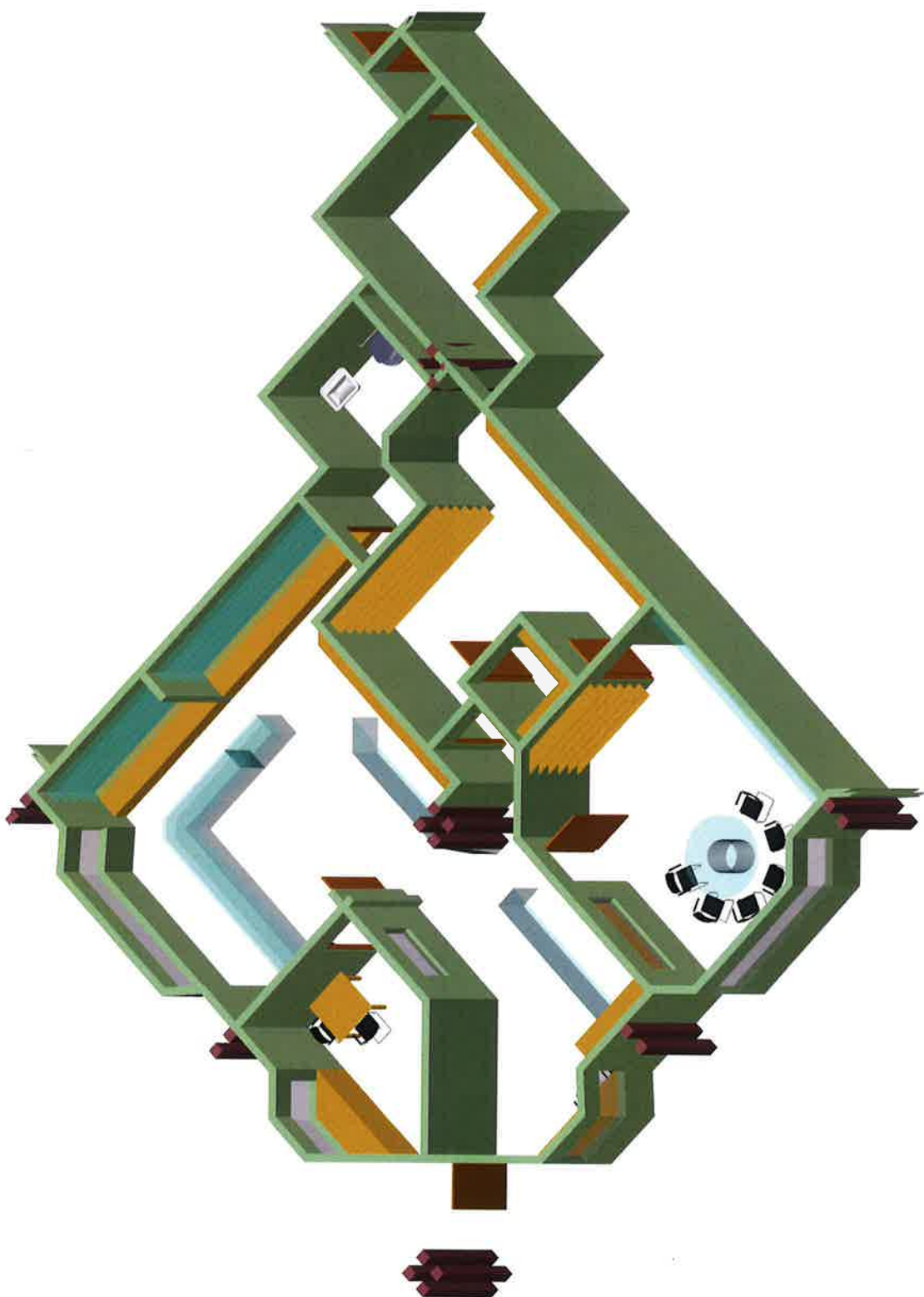
Checked By:
SSG

Scale:
1/4" = 1'-0"

Revisions:
Planning Set: 4-21-2025

Sheet
A2.1

Willow Walk Mall - Suite A-B Floor Plan - 3D - North-West View



CLIENT
Homar Crespo &
Margaret Sharkey
Vallejo, California

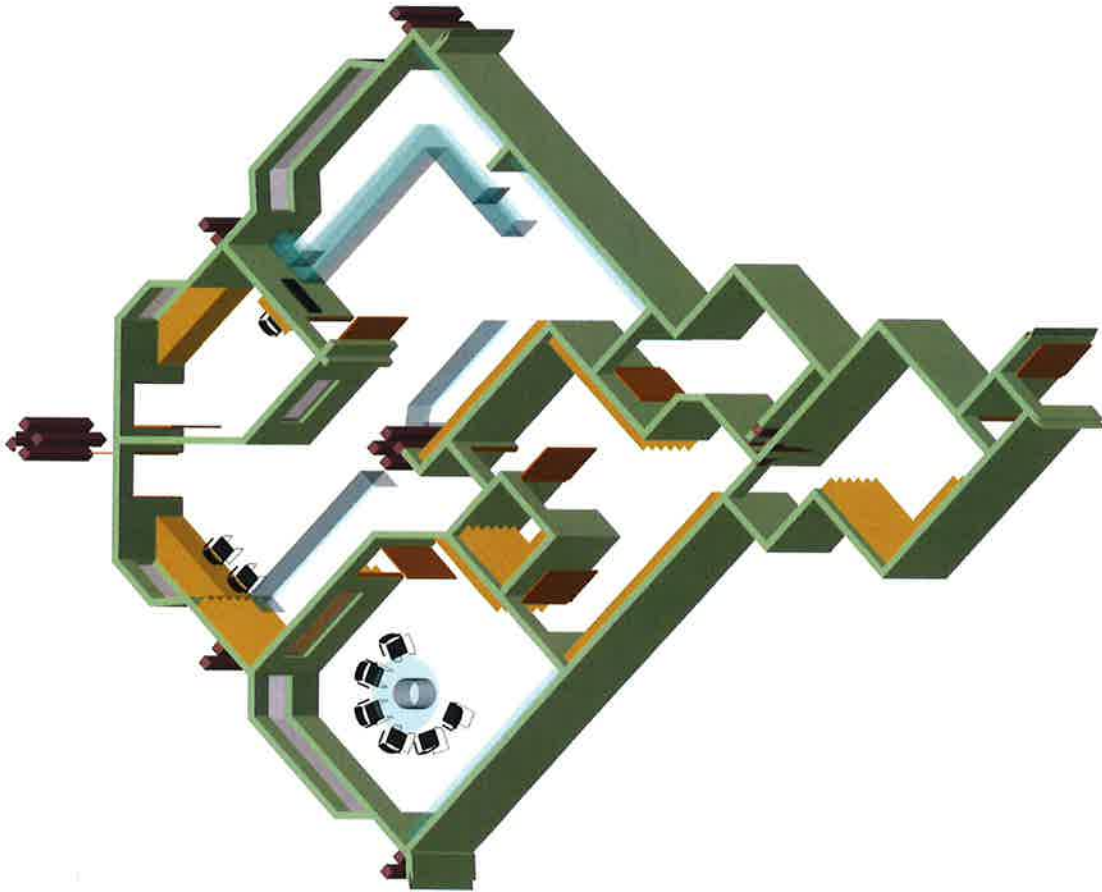
PROJECT
SUITE A/B
130 N. BLITTE ST.
WILLOWS, CA 95988

SCALE
N/S

A

FP-3D

Willow Walk Mall - Suite A-B Floor Plan - 3D - North-East View



CLIENT
Homar Crespo &
Margaret Sharkey
Vallejo, California

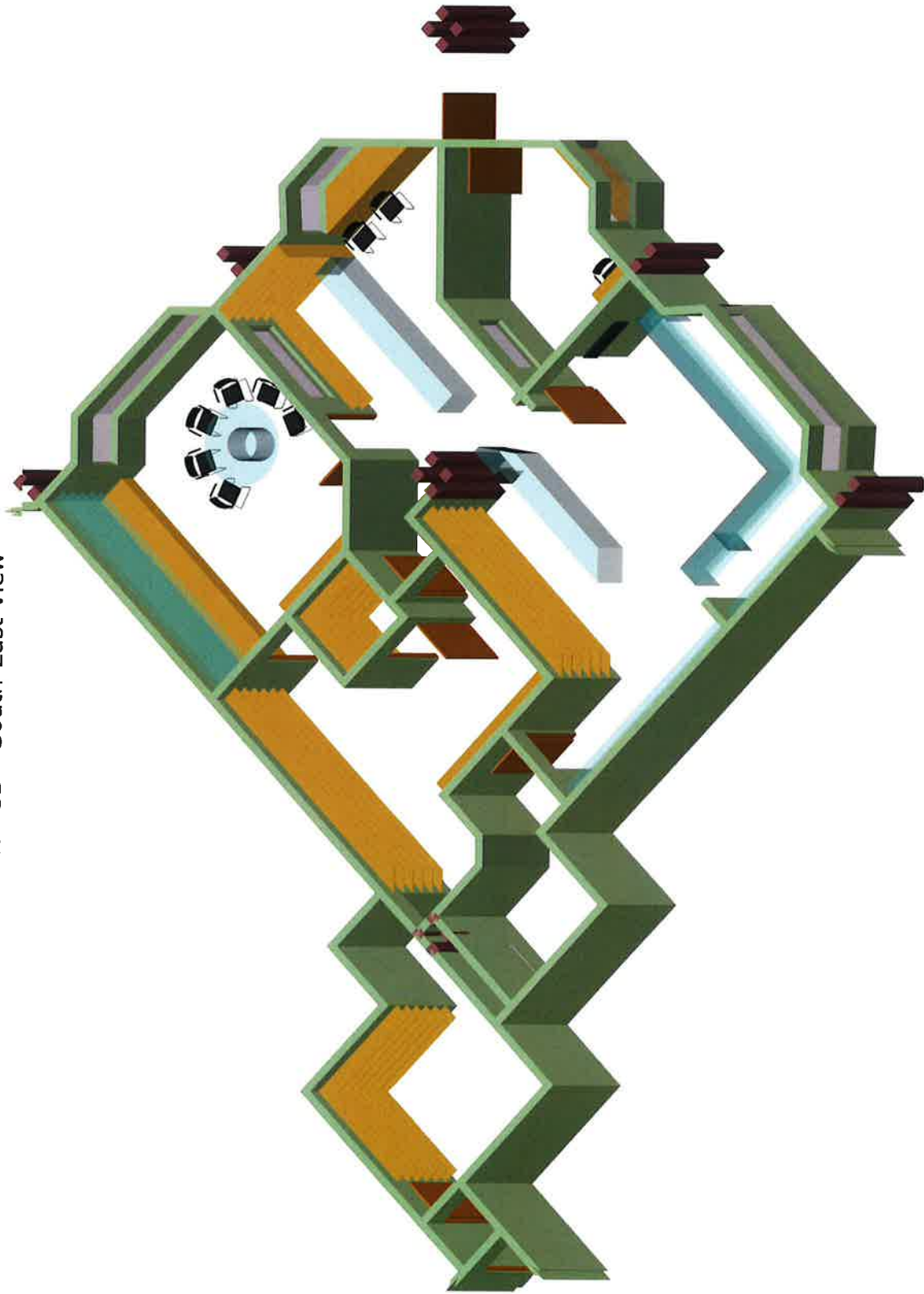
PROJECT
130 N. BUTTE ST.
SUITE A/B
WILLOWS, CA 95988

SCALE
N/S

A

FP-3D

Willow Walk Mall - Suite A-B Floor Plan - 3D - South-East View



CLIENT
Homar Crespo &
Margaret Sharkey
Vallejo, California

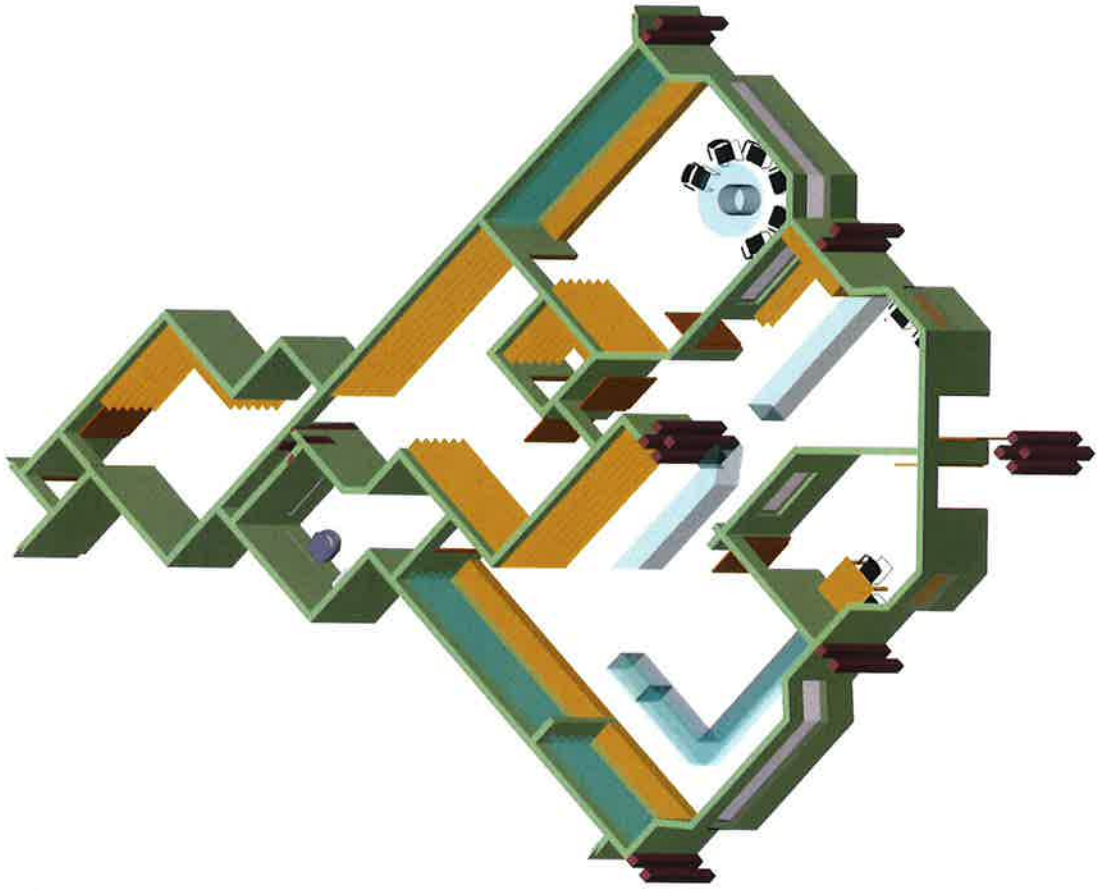
PROJECT
130 N. BUTTE ST.
SUITE A/B
WILLOWS, CA 95988

SCALE
N/S

A

FP-3D

Willow Walk Mall - Suite A-B Floor Plan - 3D - South-West View



CLIENT
Homar Crespo &
Margaret Sharkey
Vallejo, California

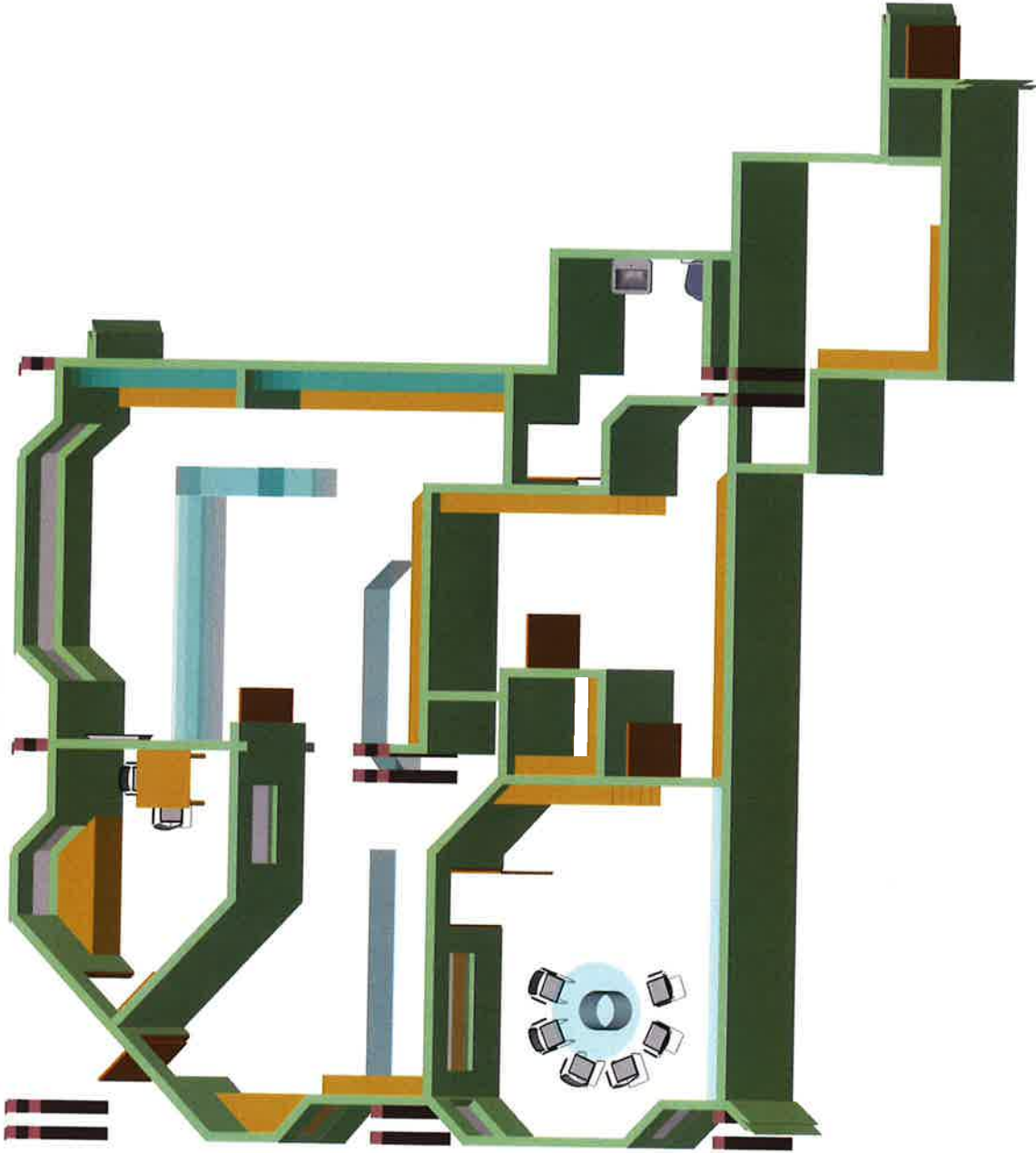
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130 N. BUTTE ST.,
SUITE A/B
WILLOWS, CA 95968

SCALE
N/S

A

FP-3D

Willow Walk Mall - Suite A-B Floor Plan - 3D - East View



CLIENT
Homar Crespo &
Margaret Sharkey
Vallejo, California

PROJECT
130 N. BUTTE ST.
SUITE A/B
WILLOWS, CA 95988

SCALE
N/S

A

FP-3D

Willow Walk Mall - Suite A-B Floor Plan - 3D - North View



FP-3D

A



SCALE
N/S

PROJECT
SUITE A/B
WILLOWS, CA 95988

CLIENT
Homar Crespo &
Margaret Sharkey
Vallejo, California

Willow Walk Mall - Suite A-B FLOOR PLAN - 3D - South View



FP-3D

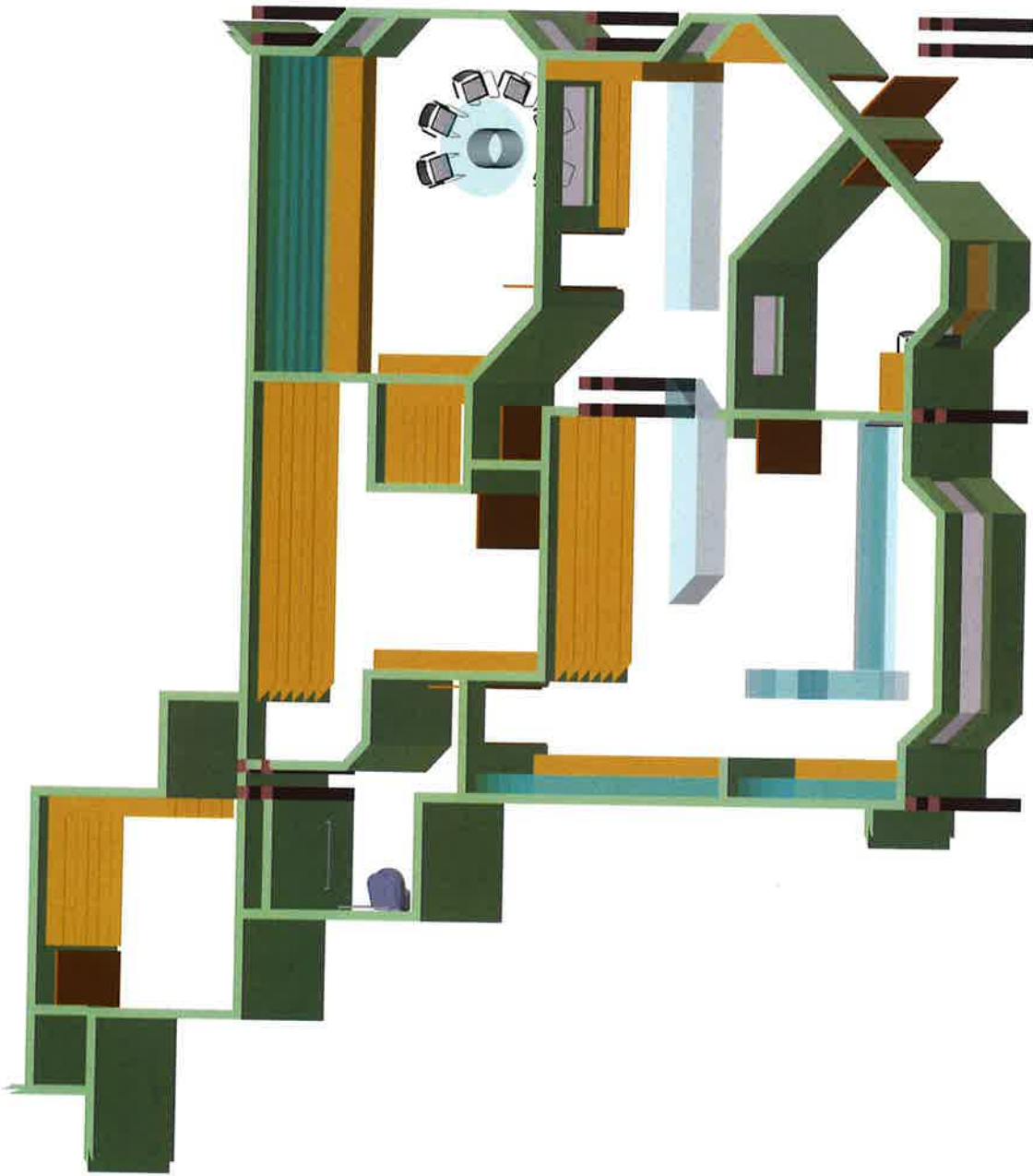
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SCALE
N/S

PROJECT
130 N. BUTTE ST.
SUITE A/B
WILLOWS, CA 95988

CLIENT
Homer Crespo &
Margaret Sharkey
Vallejo, California

Willow Walk Mall - Suite A-B Floor Plan - 3D - West View



FP-3D

A

SCALE
N/S

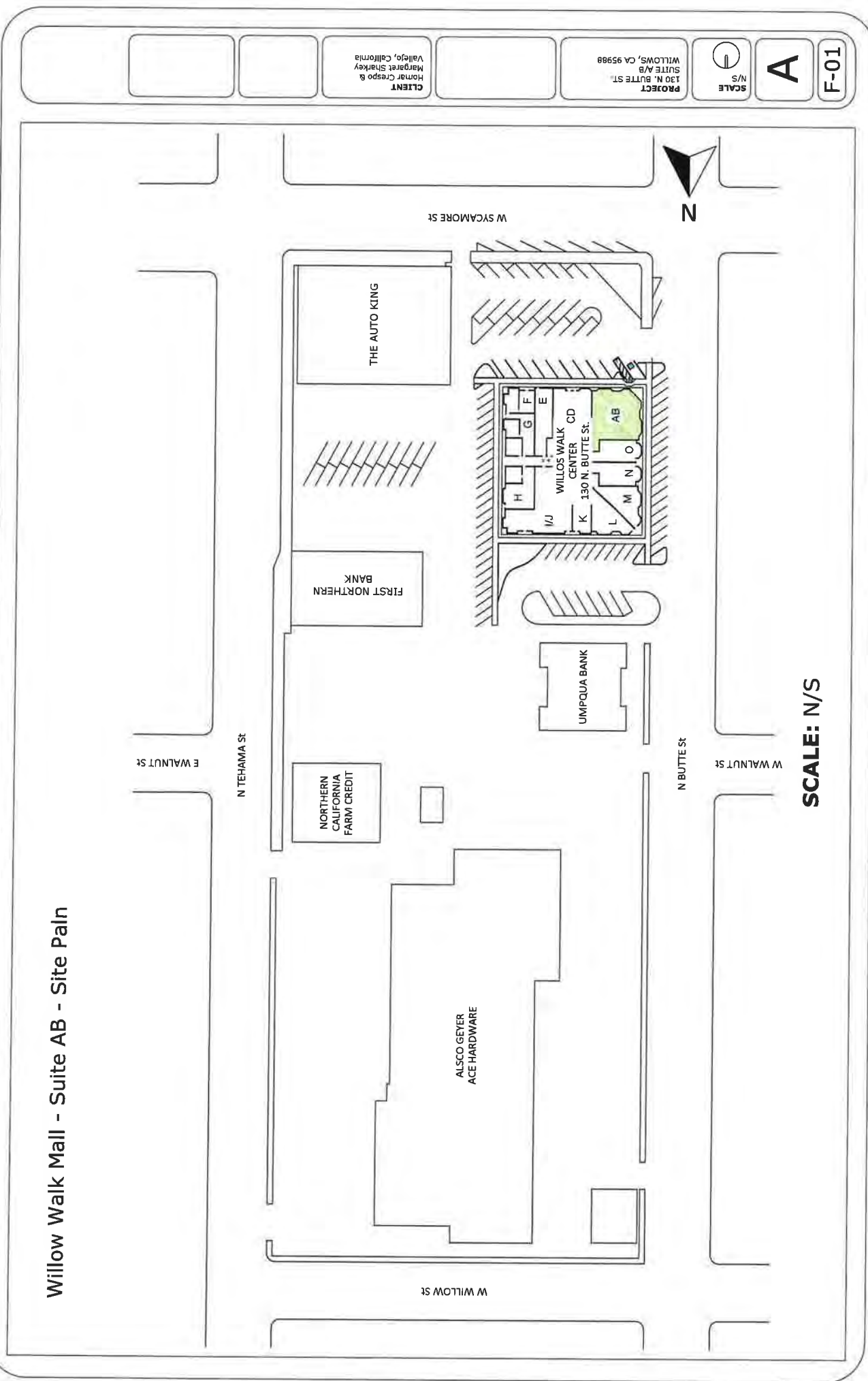


PROJECT
SUITE A/B
130 N. BUTTE ST.
WILLOWS, CA 95988

CLIENT
Homar Crespo &
Margaret Sharkey
Vallejo, California

Tab 3

Willow Walk Mall - Suite AB - Site Plan



SCALE: N/S

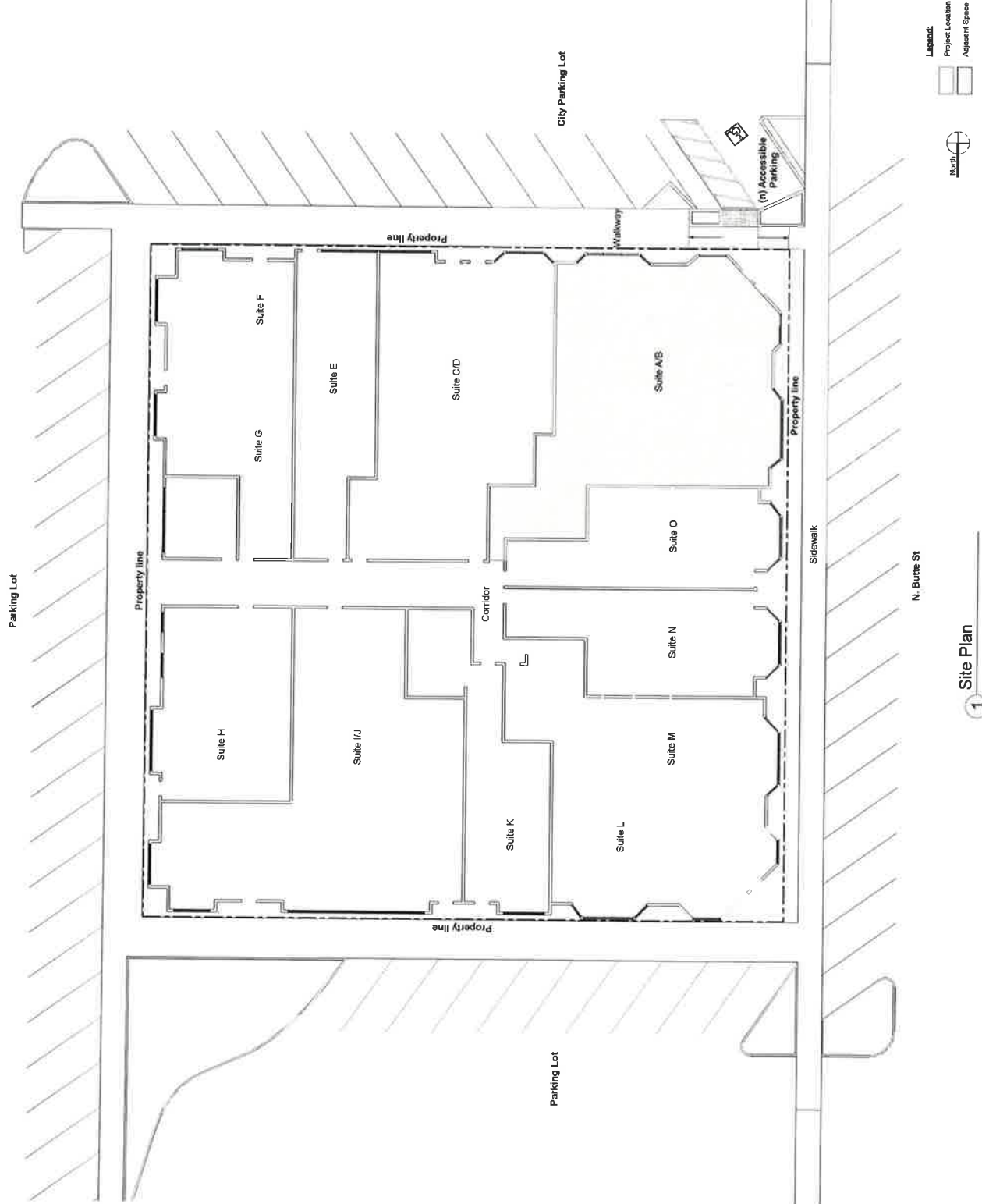
F-01

A

SCALE
N/S

PROJECT
130 N. BUTTE ST.
WILLOWS, CA 95988

CLIENT
Margaret Sharkey &
Homar Crespo
Vallejo, California



130 N. Butte St. Suite A/B, Willows, CA 95988

The proposed project includes tenant improvements of an existing space for a new dispensary. Components of the project include:

- Remodel/enlarge existing restroom to make it fully accessible
- Remodel interior space for the dispensary
- Upgrade existing mechanical, electrical and plumbing as required for new work

Architectural:
A0.0 Scope Of Work, Vicinity Map, Project Data, Sheet Index, Abbreviations, Applicable Codes, Project Directory, Photos.

A0.0	Scope Of Work, Vicinity Map, Photos, Abbreviations, Applicable Codes
A0.1	Site Plan
A0.2	Neighborhood Context Map
A0.3	Accessibility Notes And Details
A1.1	Existing Floor Plan
A2.1	Proposed Floor Plan

- The existing facility has been evaluated and the following improvements shall be made in order to bring it in compliance with all state and federal disability access laws.
- A new accessible parking stall shall be installed at adjacent city-owned parking lot.
- Existing pathways shall be modified to create a new accessible path of travel from accessible parking stall.
- Existing restroom shall be enlarged to meet all accessibility code requirements.

Owner: Homar Tzol
Nahevi, LLC
341 El Camino Real
Vallejo, CA 94590
Tel: 310-438-1925

Project Address:
130 N. Bufo St.
Willows, CA 95988
APN: 003-044-0015-0

Architect: Studio G+S, Architects
Sundeep Grewal
2223 8th St.
Berkeley, CA 94710
Tel: 510-548-7448
sunny@sgstarch.com

2022 California Building Code (CBC) Volume 1
2022 California Building Code (CBC) Volume 2
2022 California Energy Code (CBEES)
2022 California Green Building Standards Code (CALGreen)
2022 California Electrical Code (CEC)
2022 California Plumbing Code (CPC)
2022 California Mechanical Code (CMC)
2022 California Fire Code (CFC)

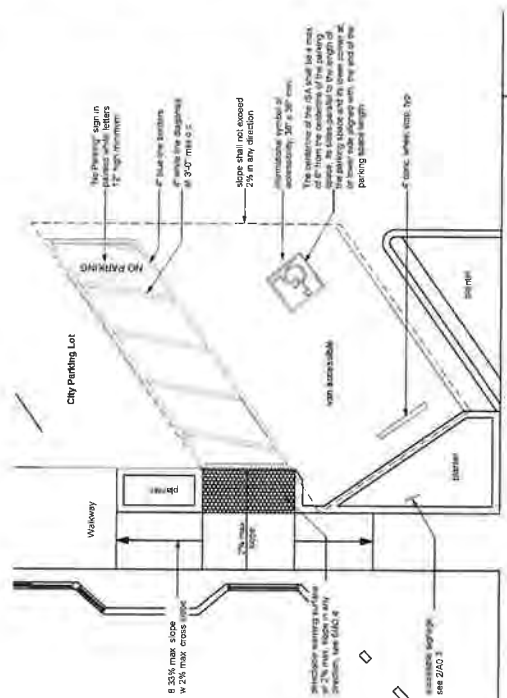
Occupancy: _____
 Proposed Construction: _____
 Type: V-B
 B - Business (office/retail)

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Tab 4

Scale: 1/4" = 1'-0"





1 600 Foot Radius
N.T.S.

- Legend:**
- Project Location
 - Commercial
 - Residential
 - Other/Unknown/Out of Area

studio
ARCHITECT
2223 Fifth St.
Berkeley, CA 94710
Ph: 510.546.7444
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www.sgr-arch.com



WILLOW WALK MALL
130 N. Butte St, Suite A/B
Willows, CA 95988
003-044-005-0

Sheet Contents:
Neighborhood Context Map

Project No: 25-06-526
Drawn By: SSG
Checked By: SSG
Scale: N.T.S.
Revisions: 4-21-2025
Planning Sat.

Sheet
A0.3



1 Neighborhood Context Map
600 Foot Radius
N.T.S.



- Legend:**
- Project Location
 - Commercial
 - Residential
 - Other/Unknown/Out of Area

studio
g+
ARCHITECTS

2223 Fifth St.
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WILLOW WALK MALL

130 N. Butte St. Suite A/B
Willows, CA 95988
003-044-005-0

Sheet Contents:

Neighborhood Context Map

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Project No:
25-06-526

Drawn By:
SSG

Checked By:
SSG

Scale:
N.T.S.




Revisions:
Planning Set: 4-21-2025

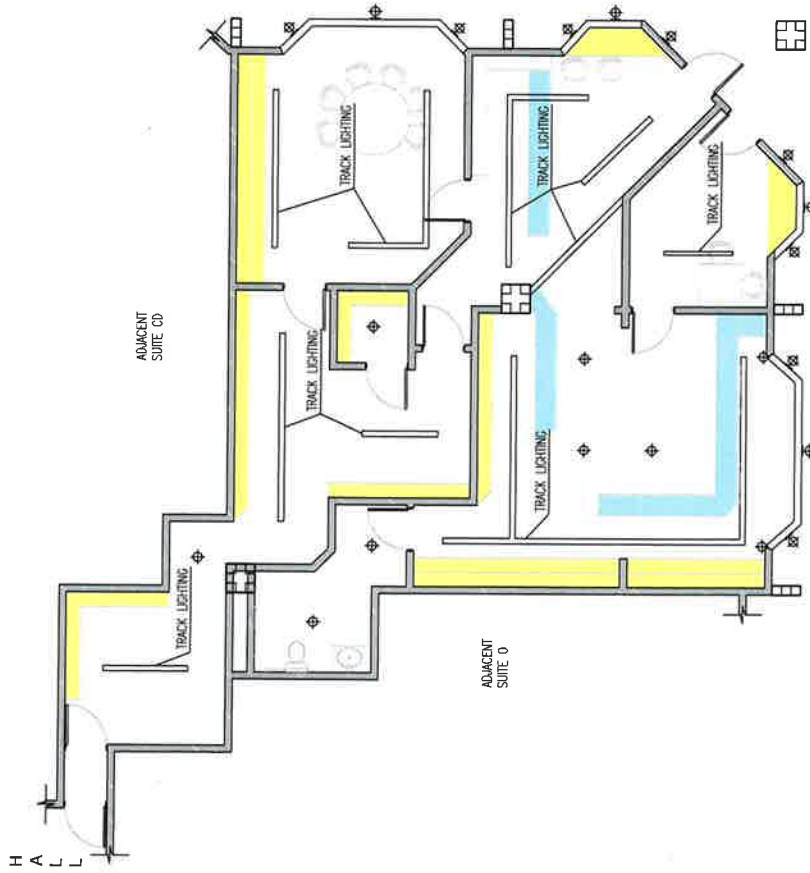
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Tab 6

Willow Walk Mall - Suite A-B Floor Plan - Luminaires

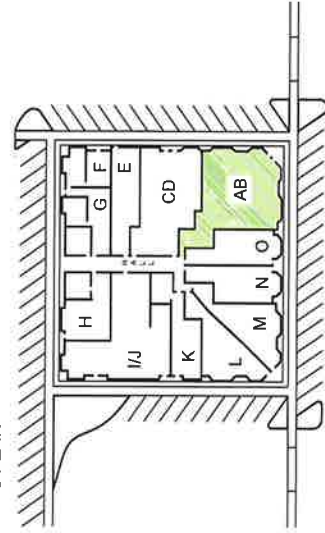
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SUITE AB
WILLOWS, CA 95822
APN 003-044-005-000
FLOOR AREA = 1803.3446FT²
DATE: APRIL 4, 2025
PROJECT: FLOOR PLAN
SCALE- AS NOTED

LEGEND:
 CEILING SPOTLIGHTS
 WALL LIGHT
 TRACK LIGHTING



SCALE: 1/4"=1'-0"

SITE PLAN



CLIENT
 Homer Crespo &
 Margaret Sharkey
 Vallejo, California

PROJECT
 130 N. BUTTE ST.
 SUITE A/B
 WILLOWS, CA 95988

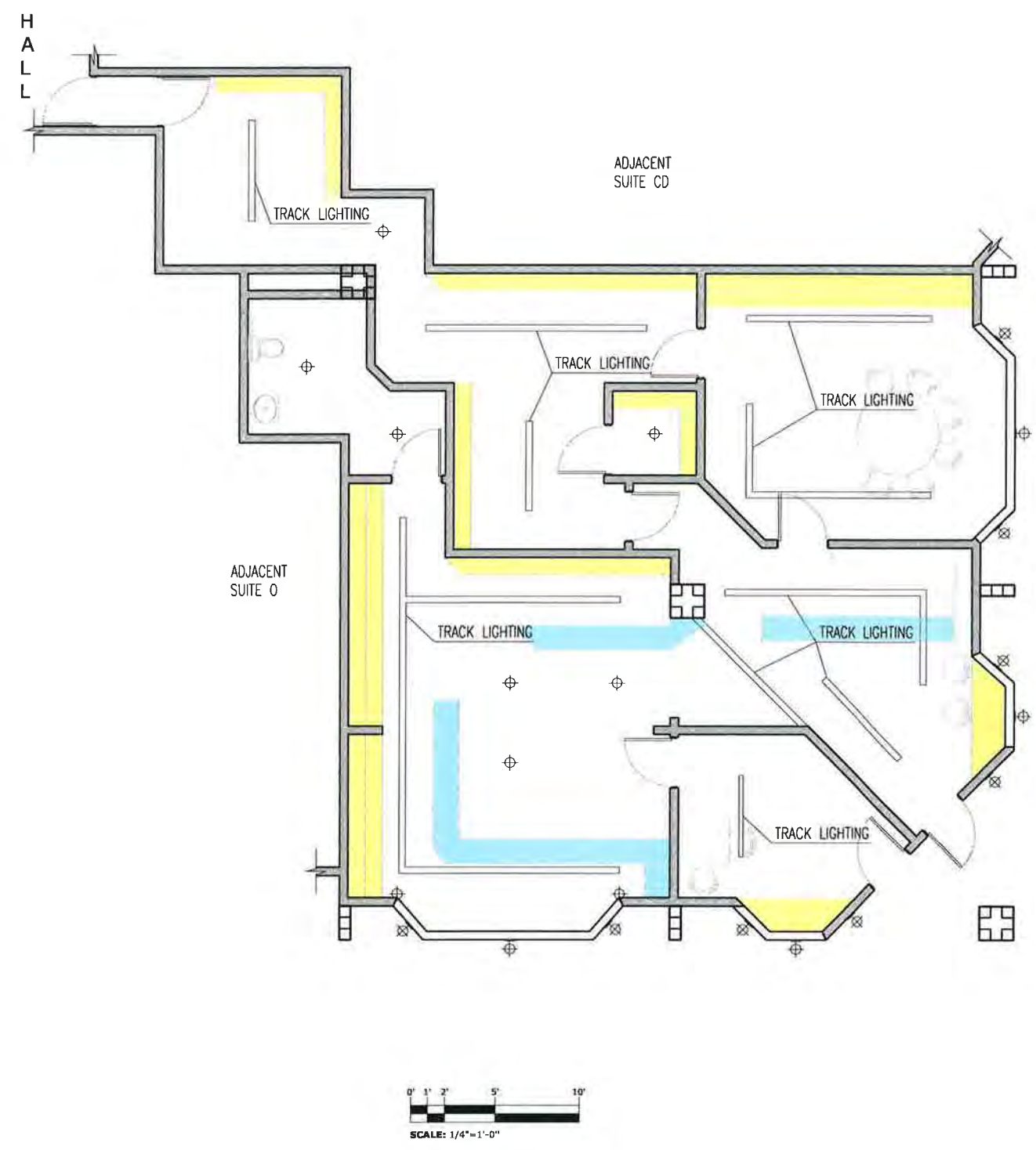
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F-01

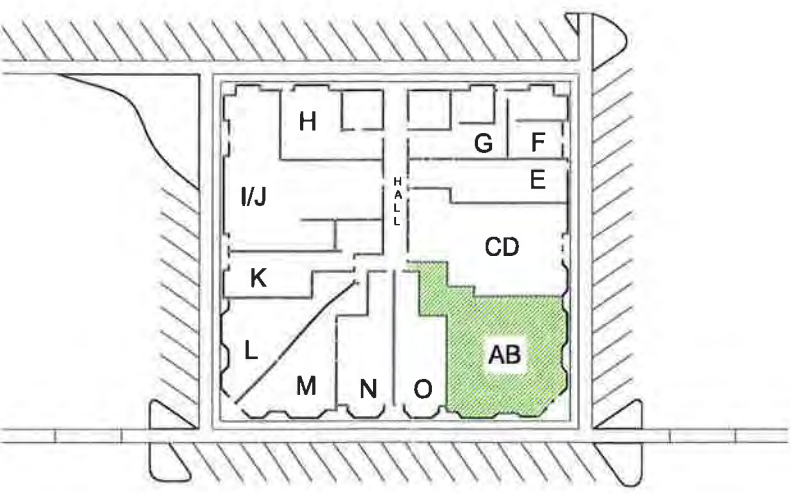
Willow Walk Mall - Suite A-B FLOOR PLAN - Luminaires

130 N BUTTE STREET
SUITE AB
WILLOWS, CA 95822
APN 003-044-005-000
FLOOR AREA = 1803.3446FT²
DATE: APRIL 4, 2025
PROJECT: FLOOR PLAN
SCALE- AS NOTED



- LEGEND:
- ⊕ CEILING SPOTLIGHTS
 - ⊕ WALL LIGHT
 - ▭ TRACK LIGHTING

SITE PLAN



CLIENT
Homar Crespo &
Margaret Sharkey
Vallejo, California

PROJECT
130 N. BUTTE ST.
SUITE A/B
WILLOWS, CA 95988

SCALE
1/4"=1'-0"

A

F-01

Tab 7

Zoning Code Compliance

Conditional Use Permit is contingent on Phase II approval.
Phase I approval attached.

NATIVEI, LLC shall provide a copy of a valid conditional use permit approved by the city's planning commission for the proposed business location upon selection and CUP approval by the planning department. The proposed property complies with set back regulations and approved zoning areas.

The amendment to the City's Cannabis Ordinance will now allow cannabis retail/dispensary businesses in the Central Commercial, General Commercial and Light Industrial Zones with a Conditional Use Permit.

The new amendments to the ordinance also reduce the setback from schools to 600 feet. In May 2024, the Willows City Council approved removing all setback requirements from churches, licensed daycares, playgrounds, and parks. The new Ordinance went into effect on February 14, 2025.



City of Willows

Joe Bettencourt

Community Development and Services Director

201 N. Lassen St.

Willows, CA 95988

March 21, 2025

NATIVEI

Attn: Margaret Sharkey and Homar Crespo

PO BOX 4160

Vallejo, CA 94590

Subject: Approval of Phase 1 Cannabis Business License Application – Eligibility for Phase 2

Dear Ms. Sharkey and Mr. Crespo,

We are pleased to inform you that your Phase 1 Cannabis Business License Application for 130 N. Butte St. has been conditionally approved pending the receipt of the background investigation for David Spradlin. As a result, you are now conditionally eligible to submit a Phase 2 application for further review and consideration.

As part of the Phase 2 application process, please ensure that you provide all required items. We have provided a sample table of contents as Attachment 1 to this letter. Please number all pages and reference them in the table of contents. Timely submission of these materials is essential to ensure the continued processing of your application. Please ensure all documents are clear, complete, and submitted within the specified timeframe.

Should you require any clarification, please do not hesitate to reach out to planning@cityofwillows.org. We appreciate your cooperation and look forward to receiving your Phase 2 application.

Joe Bettencourt

Community Development and Services Director

City of Willows



NATILLC-01

PGARCIA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/11/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Kohan Insurance Brokerage, LLC 11110 Ohio Ave Suite 106 Los Angeles, CA 90025	CONTACT NAME:	
	PHONE (A/C, No, Ext): (310) 420-8000 FAX (A/C, No):	
INSURED NATIVEI, LLC 130 N. Butte Street, Suite AB Willows, CA 95988	E-MAIL ADDRESS: info@kohaninsurance.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Knight Specialty Insurance Company	15366
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			KSQSG003531-00	3/5/2025	3/5/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 250,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
LOC 1: 6400 Freeport Blvd Sacramento, CA 95822

LOC 2: 130 N. BUTTE STREET STE AB WILLOWS, CA 95988

CERTIFICATE HOLDER

CANCELLATION

SRSH, LLC
PO BOX 4160
VALLEJO, CA 94590

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Tab 10

1. Executive Summary

NATVIEI, if approved, will be a full-service dispensary, where adult customers can safely and conveniently purchase a variety of tested and compliant cannabis products from a skilled staff.

Our team brings extensive experience with retail cannabis business startups, implementation and adherence to regulations, and proactive compliance with city and state requirements. Our team understands that this complex business requires detailed coordination, cooperation and specific direction from the owners to work in an expeditious manner for the business start-up to be accomplished within a reasonable time-frame and successful thereafter.

Our team's historical background will assist in accelerating building plan submission for permit approval, premises renovation, retail software compliance, security and IT installation and state and city licensing submission. As owners of a licensed cannabis microbusiness facility in Sacramento, retail operators and previous owners of multiple dental health clinics, we have developed a strong base of experience in staging and directing the implementation of new businesses with standard operating procedures, policies and compliance.

Based on our team's proficiency in this business sector, financial solidity, compliant property and proactive approach to confirming the support of central commercial businesses, we look forward to the opportunity to work with the City of Willows to effect a successful business operation. We have certainty that our cannabis retail operation in the downtown will be mutually beneficial to adjacent businesses' longevity and stability by generating more retail traffic flow to the downtown central commercial area.

Margaret Sharkey and Homar Crespo, have extensive experience in business startups, real estate management, project development, construction and real estate property ownership. They are the owners and managing members of NATVIEI, LLC, which maintains a licensed cannabis microbusiness facility in Sacramento, California. As fully-vested owners of the state license, facility improvements and real property, one principal advantage of the company, especially in the current turbulent economic times facing the industry, is company predictability and stability. The Sacramento cannabis microbusiness comprises three areas vital to a successful cannabis business: cultivation, manufacturing/packaging and distribution. This indoor microbusiness facility was designed and funded by the owners and included engineering and architectural design, contractor coordination, including an electrical upgrade, and compliance with city planning, building, permitting and state license requirements.

The Willows retail facility will vertically integrate with the Sacramento microbusiness facility. As a vertically integrated cannabis company, we are able to act swiftly to changing market conditions and accomplish tasks in a more efficient, cost effective and timely manner. Another benefit is greater control over the supply chain and increased profit margins and cost savings by controlling all stages of production. As a small craft cannabis business, vertical integration helps strengthen and streamline the operations between production and retail.

2. Professional Background

Margaret Sharkey

Margaret Sharkey, graduated from UCSF as a dentist in 1990. During the period from 1990 to 2006 she established three dental clinics. The first two offices were renovated and expanded by her husband, an architect, and the third office was designed by him from scratch. During this period, she employed general dentists and specialists which enabled the expansion of the offices to serve more members of the community and provide professional job opportunities to the local high school students interested in the field.

Principal duties, aside from direct patient care, included administrative tasks, team management, human resources, staff hiring and office protocol. Staff and doctor training and implementation of new and existing industry policies and regulations was an ongoing part of the business. As she was one of the first Spanish speaking female doctors, community involvement and marketing were important to the growth and success of her practices. An initial focus included providing emergency care services, offering free consultations with intra oral cameras, and attending local health fairs with her staff. One rewarding part of her practice was providing the opportunity for entry level staff and assisting foreign doctors gain legal entry into the profession. Margaret was directly involved in their training and the progression of their future careers in the industry.

Office procedures and protocols along with staff training were integral to growing a startup business. Margaret was principally involved in systems creation and implementation. As the owner, she was also responsible for staff conflict resolution, business accounting, payroll, tax payments, staff bonus systems, auditing insurance billing and payment of all expenses. This business required overall compliance and system control similar to how a dispensary responds to oversight, customer care and regulation compliance.

In 2006, Margaret transferred her practices and she and her family lived in Puerto Rico for the education of their two sons until 2018 frequently traveling between California and Puerto Rico. During that time, they maintained their primary home in CA and continue to manage general real estate. In addition to being licensed in California, Margaret also received her dental license in Puerto Rico where she continued to maintain involvement in continuing education and professional relationships in the industry.

Professional Background

Homar Crespo

Homar Crespo Tizol graduated with a Bachelor and Master degree in Architecture in 1980 from the University of Puerto Rico. From 1980-1994 he was employed as a licensed Architect in Puerto Rico and in California in the Department of Defense. During this time, he worked on various projects with the Department of Defense in the Western Division, including Hawaii and the Bay Area. Homar was instrumental in the design, construction, and rehabilitation of various projects at Bay Area military bases. Homar has many years of experience in the real estate business, which began with the acquisition of commercial properties where Dr. Margaret Sharkey built her dental offices.

Homar was involved in the design and renovation of Margaret's three dental offices. In addition, he assisted with marketing, budgeting, tax planning and implementation of new technologies for the office.

He was principally involved in the design and construction of the Sacramento microbusiness facility and continues to work in design and renovation in his commercial real estate projects. While in Puerto Rico, Homar used his skills to continue working in property development, design and renovation. However, his primary focus has always been his children and the time spent in Puerto Rico was instrumental in his two son's life experiences and education. Today both sons, Stefan and Sebastian Crespo-Sharkey are business owners who work with the different family businesses.

Homar's strength lies with the ability to analyze the present and plan for the future; as an entrepreneur, with architect training, his vision is in planning ahead, succinct in directing staff, and focused on bringing projects to fruition.

Key qualifications

1. We are fully funded for the project. Reserves in the amount of \$400K are available to begin the project.
2. Our team of managers brings extensive retail experience including multiple retail cannabis startup businesses and compliance experience, which will accelerate the start-up of a retail dispensary in Willows.
3. We have experience with multiple startup businesses in healthcare (three dental offices located in buildings we owned), retail (see www.CapsnCork.com) in a shopping plaza owned by our corporation and in business growth and general property management.
4. We have extensive experience in design, build out and managing our commercial, residential, and cannabis real estate in Puerto Rico and California.
5. We are current owners and license holders for a microbusiness facility in Sacramento to vertically integrate with a retail dispensary.
6. We have experience with implementation of general business systems including project vision, design and construction.
7. We have experience with implementation of compliance systems.
8. We foster positive staff communication and business cohesiveness with strategic vision for growth.
9. We have a history of HR including staff work reviews, staff benefits, bonus systems, and staff expectation.
10. We have experience with creative marketing strategies with retail and healthcare businesses.
11. Our vertical integration provides flexibility to adapt business models to current and changing circumstances.
12. We have experience with business forecasting and budgeting for growth.
13. We have a history in our prior dental and retail projects by increasing production by 100x.
14. Having owned commercial and residential property in Willows we are sensitive to the communities' concerns with a retail dispensary.
15. We believe integrity is the vital quality for business success.

Detailed description of work in the cannabis industry.

Homar and Margaret began their work in the cannabis industry after working with various retail dispensaries who leased space in their commercial properties in Vallejo, CA. Their involvement in the multiple stages of their tenant improvements motivated their understanding of the emerging industry. In 2018, Sacramento opened up the pathway for legal ownership in the cannabis industry. They purchased a commercial building in Sacramento that complied with the city zoning for a cannabis microbusiness facility that incorporates indoor cultivation, packaging/manufacturing and distribution. After much community outreach with adjacent businesses and area residents and with the support of the city and police, we were approved through the CUP process. It was decided at that time to lease the property a cannabis cultivation company, however, due to the complex design process, improvement costs, build out time, and city and state business and licensing requirements, it became clear that the project needed to be to be under the control of the owners who could comply with the complexity and costs associated with the project. As a state-of-the-art indoor microbusiness facility, all improvements including equipment, building and electrical upgrades, and security requirements to meet state, city, police and fire regulations were completed by the owners. Significant coordination between the architect, engineers and City Planning and Building Departments was required to complete the facility improvements. Homar, as an architect, was involved as the principal designer and lead coordinator between all parties.

As business owners, both Homar and Margaret, understand the importance to balance the need to generate more opportunities in Willows, attract new business and support existing business. As they have attended city council and planning meetings in regard to the ordinances, they are aware of the concerns and apprehension of the general community in regard to a retail dispensary. Support of downtown retail is part of their plan to ensure downtown businesses will benefit from this retail business. In addition to generating taxes payable to the City of Willows, principally it is the expectation that this business will foster a more retail driven downtown central commercial zone. The direct result of the retail dispensary will be to improve local business incremental revenue by increasing traffic to the central commercial downtown corridor. It is anticipated this business will help the sustainability of existing downtown businesses generate additional tax revenue through increased sales, promotion of new business openings and a reduction in businesses closing due to lack of traffic and revenue.

They have learned through their prior business in health care, that education is principal and today's consumers are seeking products and brands that can safely and effectively deliver a consistent product that meets their expectations. As our population ages, health-conscious people are looking for ways to improve their physical and mental wellbeing. Many of these consumers are interested to learn about the positive benefits of cannabis when used correctly. The dispensary will incorporate an educational center, in addition to providing quality, tested, consistent cannabis products that can assist in improving personal health and wellness.

Their business plan includes a Community Outreach program committed to working with businesses and residents. The principal goal is to raise awareness about the benefits of cannabis through community education and to promote the understanding of the product's therapeutic advantages. The education center

will provide the opportunity to learn about current research in the medical field, different products and their use including topicals, edibles, oils and flower strains and how each can be tailored to an individual's need. In addition, there is a plan to include a Patient Access Program which will allow seniors and veterans with financial challenges to have access to products at a reduced cost. As a licensed microbusiness and future retailer, we can designate cannabis products in the inventory for medicinal patients as part of our Patient Access Program.

Specific roles held within dispensaries

Margaret and Homar have long term experience in owning and managing both retail and health care businesses. Their involvement overseeing prior tenant's dispensary business start-ups, and the City of Vallejo and City of Sacramento licensing process have prepared them for the start-up and operation of a retail dispensary. Their managerial team has extensive hands-on experience in dispensary business start-ups, legal compliance, and management, marketing, and growth.

Years of experience and scope of responsibilities

Margaret and Homar have over 35 years of experience in managing successful businesses. Their main scope of responsibility with this dispensary would be working in conjunction with their experienced managerial staff to open and operate the dispensary. As owners, they will be responsible for financial and business decisions and will be involved, along with their managers, at every level from the design and renovation to compliance and the day-to-day business operations.

3. Regulatory Compliance Experience

Familiarity with California's Department of Cannabis Control (DCC) Regulations

We stay up to date with DCC state regulations. Margaret and Homar review existing and new developments related to the DCC rulemaking for the cannabis industry. The DCC has an excellent informative website and licensing web portal. We are familiar with the Department of Cannabis Control's regulations and have had a DCC first inspection in the Sacramento microbusiness while under construction. The DCC is responsible for the regulation of growing cannabis plants, manufacture of cannabis products, transportation and tracking of cannabis goods throughout the state, the sale of cannabis goods, regulating events where cannabis is sold or used and labeling of goods sold at retail.

The Department of Cannabis Control (DCC) was established on July 12, 2021, and consolidated California's three cannabis licensing programs (established in 2016) into a single department to centralize and streamline California's commercial cannabis regulatory oversight. The three different state programs combined into one state department were: 1) the Bureau of Cannabis Control, in the Department of Consumer Affairs, 2) Manufactured Cannabis Safety Branch, in the Department of Public Health and 3) CalCannabis Cultivation Licensing, in the Department of Food and Agriculture. Today the DCC licenses, inspects, and regulates all cannabis activity in California. The principal goals of the DCC included 1) creating a single point of contact for

licensees, local governments and other stakeholders, 2) simplifying and centralize licensing and regulatory oversight, and 3) providing support for business to be successful and compliant with state law and 4) improving enforcement coordination to better protect public health, safety and lands and make it more costly to operate in the illicit cannabis market. The DDC website provides recently approved regulatory actions and pending actions. We stay up to date by frequently visiting the DDC website, and by receiving email updates directly.

Experience with compliance protocols

Compliance is a top priority for a retail cannabis business successful and sustainable pathway. The safety of our staff, customers, and the general public is directly related to the compliance of a dispensary business. The Sacramento microbusiness facility has been our primary experience in cannabis business compliance protocols. Many of the compliance requirements are similar in nature to a retail facility. Audits and tracking to monitor compliance are part of our business model and our managerial staff is fully aware and knowledgeable of compliance protocols. California Cannabis Track and Trace (CCTT) requires careful documentation and reporting of cannabis cultivation, manufacturing, retail, and testing.

Metric (Marijuana Enforcement Tracking Reporting and Compliance), is the mandatory cannabis track-and-trace system used in California. It provides comprehensive seed-to-sale tracking for all cannabis supply chain activities, ensuring transparency and compliance. All licensed cannabis businesses in California are required to use Metric for inventory management, reporting, and tracking to maintain compliance with regulations set by the Department of Cannabis Control (DCC), prevent diversion, and safeguard public health and safety.

Metric, which holds exclusive cannabis tracking contracts in over 20 states renewed its agreement with California last year for up to \$28.3 million annually. Seed-to-sale tracking is a cornerstone of the regulated cannabis industry, and provides comprehensive oversight of cannabis products throughout their lifecycle. These systems assign unique identifiers to each plant and product and track them from cultivation through processing, testing, distribution, and ultimately to the point of sale. This tracking ensures regulatory compliance, prevents diversion to the illicit market, and enables swift product recalls when necessary.

Knowledge of local ordinances and licensing process

Margaret has attended most City Council and Planning meetings since Willows began drafting its original cannabis ordinances in 2018 and has voiced her opinion of the positive impact that a retail dispensary could have to revitalize the downtown central commercial corridor. Since the original ordinance, she has followed developments in the evolution of the City of Willows' ordinances and zoning changes. In addition to community outreach and polling neighboring businesses, letters of support for a retail dispensary were included in the phase I application. This outreach has helped to show local support in the central commercial downtown business community.

We have become very familiar with the application process through the state Department of Cannabis Control and city requirements during our application for our microbusiness license. We continue to monitor changes and incorporate updates under the Department of Cannabis Control and local city ordinances.

Customer Purchases & Age Restrictions.

1. NATIVEI will not employ or retain persons under 21 years of age.
2. Cannabis will not be sold to the public without electronic age verification.
3. Electronic age verification will be utilized to verify the age and identity of any individuals purchasing cannabis goods.
4. Cannabis goods will only be received by the customer.

Facility Restrictions

1. On-site consumption of cannabis is prohibited at all times by all individuals on the property.
2. No cannabis or cannabis products or graphics depicting cannabis or cannabis products will be visible from the exterior of the business premises, or on any of the vehicles owned or used as part of the business.
3. The front entrance of the Dispensary will have a secure lobby and no products will be visible within this area.
4. The entrance will maintain clear and legible notice, visibly posted stating that smoking, ingesting, or otherwise consuming cannabis on the premises or in the areas adjacent to the commercial cannabis business is prohibited. No loitering signage will be posted.
5. NATIVEI will not provide free cannabis or cannabis products to any person and will abide by legal sales limits set by the Department of Cannabis Control.
6. Signage for the facility will be submitted to the City of Willows for review and permit issuance.
7. A current copy of the commercial cannabis business permit issued by the City and State license will be posted inside the business premises in a location readily visible.

4. Operational Expertise

Day-to-day dispensary management experience

Managing a cannabis dispensary involves a mix of retail operations, compliance, inventory management, and customer service. Our managers have extensive experience in the day-to-day management of a retail dispensary. Management includes monitoring of cash handling & POS systems in addition to reconciling opening cash floats.; Inventory procedures include verification of overnight stock levels, ensuring all products are properly labeled and displayed.

We will utilize Flowhub as our POS system as it is one of the leading cannabis technology companies partnering with dispensaries nationwide to provide compliance, point of sale, payments, inventory tracking,

and retail management solutions. Compliance procedures include confirming that all licenses, security cameras, and state-mandated tracking systems are operational.

Closing Procedures include end-of-day reconciliation, inventory update counts to reflect sales and returns. Security Protocols including arming alarms, securing safes, and ensuring all cannabis is locked in compliance with state laws.

Inventory management and supply chain coordination

Inventory Management:

A dispensary point of sale or “POS” system provides cannabis retailers with a platform to sell their products compliantly to patients and customers. Similar to mainstream retail POSs, a cannabis POS specifically handles the nuanced regulations and reporting requirements for the cannabis industry. Industry-specific software (Flowhub and METRC) will be utilized for the retail facility. The software and backup data are designed to record and report data to prevent diversion of the products and theft; provide employees accountability, and provide all regulatory information.

Facility Data Management System is designed to track data in each phase that is carried forward throughout the entire process chain of the seed-to-sale system so that the cannabis can be traced forward through the entire process and backward from the point of sale back to the plant batch of origin.

Our effective inventory management strategies consist of:

Demand Forecasting: Track sales trends and seasonal fluctuations, analyze patient/customer purchase patterns, use historical data to predict future demand;

Inventory Tracking Systems: Seed-to-sale tracking software, Barcode/RFID scanning for accurate product tracking, Real-time inventory.

Stock Level Optimization: Establish minimum/maximum stock levels for each product category, analysis to prioritize high-value items, Just-in-time inventory for perishable products;

Product and Price Categorization: Flower, concentrates, edibles, topicals, accessories, - THC/CBD potency levels.

Inventory and Supply Chain Coordination

As part of our inventory and supply chain management, we will:

1. Carry out regular physical inventory audits.
2. Train staff on inventory procedures.
3. Establish loss prevention strategies.
4. Have a system for expiration date management (especially for perishable items).
5. Have a contingency plan for supply chain disruptions.
6. Our micro business will also provide tested crafts products for the retail dispensary.

7. We have included an extensive list of Vendors with whom we will work to ensure a wide selection of products.
10. Our managers have long term, extensive experience with cannabis startups, and compliance and reporting requirements.

POS system and retail technology expertise

In 2019, Margaret assisted her eldest son in taking over and successfully re-establishing a failing small beer and wine retail store. This re-launch project provided an understanding of today's retail industry's dependance on POS systems and technology.

Aside from the premises design and renovation, licensing process, logo and name creation, the point-of-sale (POS) software system became one of the most important tools for retail analytics and growth. The reports help us understand purchasing patterns, product margins, identify products that sold best, avoid product expiration and reduce carrying costs. As the initial focus of the retail store was craft beer and wine, the challenge was to understand such a diverse product market and current trends and consumer interests.

As the store grew, their ability to forecast consumer interests became one of the most important drivers in purchasing decisions, especially with the vast craft beer selection. The POS analytics tools provided insight into customer preferences, peak purchasing times and seasonal trends. This helped in our marketing plan, forecasting demand, managing inventory and changing consumer market trends. By understanding those trends and working with our distributors, we could better anticipate which products to order, adjust inventory, and minimize excess inventory. In addition, the POS software analytics help identify slow-moving products that need to be discounted or removed from the inventory.

By using POS software analytics, we learned how to prevent overstock situations which can end up impacting the cash flow. Within one year of opening, we had applied for a license upgrade to include all spirits. This along with excellent customer service and established relationships with reliable distributors, enabled the store to grow and by 2020, gross sales income increased to over one million dollars. Website: <https://www.capsncork.com>

Sales & Marketing Experience

Strategies for customer acquisition and retention

New customer acquisition and customer retention is one of the highest priorities for any business. As a prior dentist with multiple offices, client retention was just as important as attracting new clients. For a retail dispensary, as in any business, first impressions are foremost in establishing a comfortable customer visit. Our principal goal is to connect with clients by making them feel comfortable and taking time to understand their product interests. Talking with customers and understanding their goals provides the opportunity to personalize their experience and provide recommendations for appropriate or new products. We know that

a satisfied customer is the best referral source and our dispensary will include educational content to assist clients in selecting appropriate products to meet their needs. This is especially important for elderly clients investigating products for pain relief and anxiety.

Our education informational focus will be to provide available information on new research in the medical field, best strains for particular effects, dosages, and how to use different products and various delivery modalities. This is a rapidly emerging research area and as a recent example: John M. Streicher, Ph.D., a professor in the Department of Pharmacology at the University of Arizona College of Medicine–Tucson, and a member of the University of Arizona Comprehensive Center for Pain & Addiction recently published research that suggests that terpenes may provide an alternative pain control medication for chronic pain relief without the use of opioid drugs. An estimated 21% of American adults suffer from chronic pain and typical opioid medications are prescribed to find relief, but they have a high potential for addiction. Terpenes found in cannabis plants, including geraniol, linalool, and humulene, can act on targets in the brain and spinal cord to relieve pain. We are interested in making available new information that is related to cannabis medical research that may have a beneficial effect for our customers.

Experience with cannabis marketing regulations

Cannabis marketing regulations are complex and vary significantly by jurisdiction. We understand California has strict laws designed to limit the exposure of cannabis marketing campaigns to protect vulnerable individuals, like minors, and to protect the public.

All NATIVEI managers have significant experience regarding cannabis marketing regulations and will strategize in conjunction with the owner oversight on all marketing campaigns to ensure compliance with regulations.

We will invest in legal expertise and subtle, education-driven strategies to adhere to strict advertising restrictions, including no youth appeal, and avoid unapproved medical claims (e.g., "cures anxiety" or "treats pain") unless backed by regulatory approval (like FDA).

Since Meta (Facebook/Instagram) and Google Ads often reject cannabis ads, even in legal markets. We will rely on organic content, influencer partnerships, and cannabis-specific ad networks.

We are fully aware that California bans billboards near highways or schools and prohibits lifestyle advertising (no associating cannabis with glamour, recreation, or driving).

Our marketing campaigns will mostly be education-focused content, pivoting to "awareness" content (e.g., industry news); influencer and affiliate marketing; partnering with compliant influencers (age-gated, no exaggerated claims); Event Sponsorships, and wholesale platforms (e.g., Leafly, Weedmaps), which are for cannabis promotion.

Key Advertising Requirements & Restrictions

1. **Age Verification:** All marketing must target audiences where at least 71.6% are 21 years or older
2. **Warning Labels:** All advertisements must include specific government warnings about health risks
3. **Location Restrictions:** No advertising within 1,000 feet of schools, daycare centers, youth centers, or playgrounds
4. **Visibility Rules:** Cannabis products cannot be visible from outside the business premises
5. **Operating Hours:** All sales transactions must be completed between 6:00 AM and 10:00 PM

Requirements per City Ordinance.

1. Preventing individuals from remaining on the premises if they are not engaged in activity expressly related to the operation of the cannabis facility.
2. Establishing limited access areas accessible only to authorized personnel including security measures to both deter and prevent unauthorized entrance into areas containing cannabis or cannabis products and theft of cannabis or cannabis products.
3. Storing all finished cannabis and cannabis products in a secured and locked room, safe or vault, in a manner to prevent diversion, theft, and loss, except for limited amount of cannabis used for display purposes, samples, immediate sale.
4. Providing tamper-proof and tamper-evident packaging for finished cannabis products
5. Preventing off-site impact to adjoining or near properties
6. Limiting the amount of cash on the premises.

Prohibited Practices

1. Targeting individuals under 21 years of age
1. Making unsubstantiated health claims
2. Using cartoon characters or imagery appealing to children
3. Advertising on Interstate Highways or State Highways crossing borders
4. Giveaways of any cannabis products or accessories
5. Publishing misleading or false advertising
6. Promoting excessive consumption
7. According to Proposition 64, cannabis products can only be advertised where at least 71.6% of the audience is expected to be over the age of 21.
8. Advertisements cannot be posted within 1,000 feet of day care centers, schools between kindergarten through 12th grade, playgrounds, or youth centers and the use of imagery that would attract minors, such as movie or cartoon characters is prohibited.
9. Smoke cannabis where it is illegal to smoke tobacco
10. Smoke cannabis within 1,000 feet of a school, daycare center or youth center while kids are present.

11. In addition, cannabis advertisers cannot give away free products or promote contests tied to cannabis and all cannabis advertisements must accurately identify the licensee and its license number.
12. In January 2019, Assembly Bill 3067 went into effect, closing a loophole that allowed cannabis products to be advertised online to minors.
13. On and after March 1, 2025, a retailer, or microbusiness with listed retail activities, shall display this brochure. All licensed retailers, including storefront and delivery, are required to provide the brochure to new consumers. The brochure must also be prominently displayed.

High Potency

Consuming higher-potency THC products does not mean a better cannabis experience.

Higher-potency THC products are harder to control and come with a higher risk of adverse effects. Using them often may cause dependency in some people.

If you are new to cannabis, be careful with higher-potency products like concentrates and vape cartridges.

If you are buying cannabis, compare labels and consider lower-potency products:

- Flower with less than 20% THC
- Edibles with close to 5mg THC per serving (or consume half of a 10mg THC serving)

If you are inhaling cannabis, wait between puffs until you feel the full effect.

Pregnancy and Breastfeeding

There are risks to your baby from using cannabis. Your baby consumes what you do.

Do not use any cannabis if you are:

- pregnant or may be pregnant
- breastfeeding

This includes:

- inhaling cannabis (smoking, vaping, dabbing)
- eating or drinking cannabis products
- applying cannabis-infused creams or lotions

No matter how you consume cannabis, THC and other chemicals will be passed to your baby through your placenta and breastmilk.

If you use medicinal cannabis, ask your doctor about alternative treatments during pregnancy or while breastfeeding.



Effects of Cannabis Use

Wondering what to expect when using cannabis?

Cannabis has two major chemicals that affect the brain differently:

- **THC (Tetrahydrocannabinol)** makes you feel "high". How you feel depends on how much THC you take, and the effects can vary from person to person.
- **CBD (Cannabidiol)** doesn't make you feel "high", but can have other effects.

The effects of using cannabis may include:

- Trouble with thinking, remembering, and problem-solving
- Seeing or hearing things that aren't real (with high doses and/or high potency)
- Feeling like time is moving slower or faster
- Feeling relaxed or paranoid
- Having mood swings
- Having increased or decreased anxiety
- Feeling dizzy
- Having dry mouth or bloodshot eyes
- Relieving pain and reducing nausea/vomiting
- Impaired movement and coordination
- Feeling hungry
- Faster heartbeat or lower blood pressure

Edibles: Start Low, Go Slow.

Use extra caution, as the delayed onset of edibles can have unintended effects. If you consume a cannabis edible (like brownies, gummies, or an infused beverage), it can take up to 2 hours to begin feeling the effects, and up to 4 hours to feel the full effects. This is much slower than smoking or vaping, and the "high" can feel stronger. Start with a small amount of THC (5mg or less) and wait at least 2 hours to see how you feel.

When consuming edibles, you can always take more later, but you can't take it back.

Drive high, get a DUI. Driving under the influence of cannabis is illegal and increases your risk of getting into an accident. Penalties for driving high are the same as driving drunk.

Mental Health

There are potential risks to your mental health from cannabis use.

Research suggests that mental health disorders may develop or worsen from:

- Daily cannabis use
- Near-daily cannabis use
- Higher-potency cannabis use

These types of use have been linked to Cannabis Use Disorder, and may lead to:

- Hallucinations
- Thoughts of self harm
- Schizophrenia
- Suicide attempts
- Depression
- Suicide
- Anxiety
- Temporary psychosis

Minors and Young Adults

Our brains actively develop until around the age of 25. Using cannabis regularly while younger can cause long-term problems with thinking and mental health.

Parents, be aware. Edibles and other cannabis products can be mistaken for food or candy. Like medications, you should keep cannabis products in child-resistant packaging. Store and dispose of cannabis products where they cannot be easily seen or accessed by children and pets.

California Poison Control: (800) 222-1222
Animal Poison Control: (888) 426-4435
Dept of Cannabis Control: cannabis.ca.gov
Dept of Public Health: cdph.ca.gov



**Department of
Cannabis Control**
CALIFORNIA

Revised 12/2024

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Data-driven sales performance metrics

Key Performance Indicators (KPIs) are used extensively in Cannabis Retail. They are crucial for businesses, and provide a structured pathway to success by creating benchmarks. This enables businesses to track progress toward strategic goals, increase clarity, and facilitate alignment across all tiers of the business. KPIs help businesses stay focused on their main goals, make informed decisions, and adapt swiftly to changing market conditions by pivoting when progress isn't going as expected. KPIs provide a focus for strategic and operational improvement, create an analytical basis for decision making, and help focus attention on what matters most.

The following are KPIs that will be used to help data driven sales performance metrics:

Sales Metrics

1. Total Sales Revenue: Daily/weekly/monthly sales totals
2. Average Transaction Value (ATV): $\text{Total sales} \div \text{number of transactions}$
3. Units per Transaction: Average number of items sold per customer
4. Product Category Mix: Breakdown of sales by flower, edibles, concentrates, etc.
5. Top-Selling SKUs: Best performing individual products
6. Sell-Through Rate: $\text{Units sold} \div \text{beginning inventory}$
7. Inventory Turnover: $\text{Cost of goods sold} \div \text{average inventory}$

Customer Metrics

1. Customer Count: Unique customers per period
2. Repeat Customer Rate: % of customers who return within X days
3. Customer Acquisition Cost (CAC): $\text{Marketing spend} \div \text{new customers}$
4. Customer Lifetime Value (CLV): Average revenue per customer over time
5. Demographic Breakdown: Age, gender, zip code analysis

Operational Metrics

1. Conversion Rate: % of foot traffic that makes a purchase
2. Average Wait Time: Time from entry to purchase completion
3. Basket Abandonment Rate: % of started transactions not completed
4. Employee Sales Performance: Sales per budtender
5. Price Elasticity: Sensitivity of demand to price changes

Data Analysis Approaches

1. Trend Analysis:

- Seasonal patterns (weekend vs. weekday, holidays)
- Time-of-day performance
- Impact of weather on sales

2. Cohort Analysis:

- New vs. returning customer behavior
- Product preference by customer segment

3. Market Basket Analysis:

- Product affinities and cross-selling opportunities
- Common purchase combinations

4. Price Optimization:

- Margin analysis by product category
- Discount effectiveness measurement

5. Financial Management

Budgeting, forecasting, and financial reporting are critical to our success. Due to the industry's unique regulatory challenges, cash-heavy nature, and tax complexities, we are constantly preparing to meet challenging factors like taxes, changing product markets and new regulations. We implement disciplined budgeting, forecasting, and reporting to facilitate navigating through those financial challenges and to position ourselves for short and long-term growth. We plan for contingencies, maintain reserve accounts and adjust for industry and consumer shifts.

We work with pro-forma outlines of expected revenues, costs, and cash flow. Our key considerations for a more accurate revenue budget (after opening the business) will include sales projections, pricing strategy evaluation and projected seasonal trends.

We account for expense budgeting for costs like taxes, fees, salaries, utilities, insurance, compliance and state and local licenses. As well as for variable costs like inventory purchases, packaging and marketing. Not to mention for tracking system fees (e.g., Metrc), security, capital expenditures, POS systems, security upgrades (cameras, vaults), store renovations and/or expansion. Our cash flow budgeting includes cash management of items like armored transport, safes, banking fees, etc.

We will prepare financial forecasting budgets based on market changes. We focus on: 1) short-term forecasts (*Monthly/Quarterly*): Adjust for sales trends (e.g., new product demand, regulatory changes) and monitoring inventory turnover to avoid stockouts or overstocking. 2) Long-term forecasts (*Annual/3-Year*): Include expansion plans (e.g., delivery services), changes in tax laws and federal legalization and the impact of competitive landscape shifts.

The key forecasting methods we use are: 1) Historical Trends: Use past sales data to predict future performance. 2) A Rolling Forecast is used to try to predict future performance. 3) Scenario Planning: Model best-case/worst-case scenarios (e.g., price drops, supply shortages, inflation).

We will use accurate financial reporting to ensure compliance and informed decision-making.

Those reports include: 1) Essential Reports - Income Statement (P&L) where COGS are separate from non-deductible expenses. 2) Balance Sheet - Track cash, inventory, liabilities, and equity. 3) Cash Flow Statement - Monitor operating, investing, and financing cash flows. 4) Plan for tax payments and large cash transactions. 5) Inventory Reports - Track product movement, waste, and shrinkage. Reconciled with state-mandated track-and-trace systems. 6) Sales by Product/Category - Identify high/low-margin items to optimize purchasing. 7) Compliance Reports for state-specific sales/purchase tracking (e.g., METRC).

We pay special attention to tax reporting challenges. IRS 280E compliance is complex. We recognize that only the cost of goods is deductible; other expenses (i.e., marketing, salaries) are not. We will be budgeting for California's 15% excise tax, plus local taxes, and revenue sharing amounts. All cash transactions will be meticulously monitored for audits.

Our historical experience with our other businesses has prepared us for financial management.

Cash handling and banking compliance

1. Our dispensary standard operating procedures include daily reconciliation, cash count and secure cash drops completed during the day.
2. Sales reporting includes tracking daily revenue, tax collection, and product performance.
3. Expense tracking for petty cash operational costs.
4. Day-to-day procedures for handling cash will be clearly defined with Standard Operating Procedures for cash handling, including standard practice to ensure employees are never leaving cash out in the open.
5. The facility design will ensure to make it very obvious that the facility is being heavily monitored.
6. The amount of cash in a drawer at any one time will be limited.
7. Trusted employees will be assigned to handle the movement of cash from POS stations to the secured location in the back of the house vault.
8. Lockable money bags will be utilized when moving cash within the dispensary.
9. Our POS and inventory management system will provide control over employee permissions.
10. All cash temporarily stored on-site will be in a time-triggered safe. Safes that take 15-20 minutes to open can dissuade offenders from attempting to rob the store.

We will offer alternative payment methods to reduce cash.

1. We will offer non-cash payment options to reduce cash transactions.
2. We will offer point banking. This widely-used technology eliminates the need for shoppers to carry cash, reducing the risk of theft or loss. Point-of-banking terminals can provide instant transaction receipts through email or SMS notifications.
3. A facility ATM will be on the premises. As cash is a primary way of paying, customers have an expectation that one will be available for use.

Banking Compliance.

1. Banking compliance for cannabis dispensaries is complex due to the conflict between state and federal laws. Under federal law, cannabis remains illegal, making it risky for banks to serve cannabis-related businesses.
2. Banks must file suspicious activity reports (SARs) when providing financial services to cannabis-related businesses, as the proceeds of cannabis transactions are considered illegal under federal law.
3. To comply with these regulations, banks must verify the cannabis licenses and state business licenses of dispensaries.
4. Banks also need to monitor and report certain information about cannabis businesses, including their cash flow and accounting records.
5. Banks must ensure that cannabis companies are licensed entities in good standing and comply with both state and federal laws.

Banking Relationships:

Today a number of Credit Unions are providing cannabis: Key Point Credit Union, one of our prior commercial real estate lenders, launched a cannabis banking pilot program in February 2020. They offer cannabis banking services to help businesses in the legal cannabis industry and provide compliance support for compliance with banking regulations. Key Point Credit Union partners with Shield Compliance to manage risks and provide electronic payment solutions, enhancing their services for the cannabis industry.

Dama Financial, recently purchased by Leafly, offers access to a secure banking solution and provides armored courier service, vendor payments and electronic payments to tax authorities. Their cash management solutions lower risk and provide payment flexibility with ACH, wire, or check.

Cost Control Strategies

Cost management is of utmost importance in the cannabis industry. Vertical integration reduces costs by eliminating most outsourcing and inefficiencies, resulting from third-party involvement. Most importantly, it improves inventory management by ordering and receiving inventory as needed, rather than keeping large quantities of stock on hand. This minimizes carrying costs and reduces the risk of product expiration, which

is important given the limited shelf-life of cannabis products. Another key advantage is the ability to produce higher quality products, produce proprietary brand development, and control the majority of finished products, product storage, packaging and distribution.

Our vertically integrated business between the Willows retail dispensary and the Sacramento microbusiness provides cost control advantages, as does ownership of the properties in which they are located. Vertical integration will provide a significant margin advantage over our competitors as we can oversee different areas of the supply chain including cultivation, packaging, distribution, and retail. This reduces the need for 3rd party expenses for outside services and reduces overall operational costs.

6. Human Resources & Training

Staff recruitment, onboarding, and training practices

As with my original dental offices, staff recruitment, onboarding, and training practices are similar and must comply with California labor law requirements. Labor protections apply to all workers in the cannabis industry and all employers must comply with minimum wage, overtime laws, maintain a valid workers' compensation insurance and provide safe working conditions for employees.

Staff recruitment

There are many online platforms for staff recruitment. These include: Indeed, ZipRecruiter, Staff MMJ, Cannbizteam., SimplyHired, etc. However, we understand limited commute times are important to reduce stress and increase performance in any job. As such, primarily we will solicit staff from the local area and/or assist with relocation costs as necessary.

Onboarding. California rules for staff hire at a dispensary include:

1. Age: The applicant must be at least 21 years old.
2. Identification. The applicant must have a valid form of identification to prove age.
3. Background Check. Applicants must pass a background check
4. Driver License or Real ID. Applicants must have a CDL or Real ID.
5. Education. Applicants should typically have a high school diploma or GED.
6. Training. Ideally candidates should have some retail and cash handling experience, and customer service experience.

Staff Training and Management

Staff training is a vital part of any business and essential for any working in a retail dispensary.

Training empowers staff and encourages them to research broad cannabis topics.

There are key components to an effective cannabis training program and these include:

1. Compliance Training. Staff members must understand state cannabis laws.

2. Product knowledge. With a myriad of cannabis products, strains and methods of use, staff must be trained and have an understanding of the product in our retail facility.
3. Customer Service training for customer engagement is essential for any business, especially in a retail setting. Staff will undergo customer service training and sensitive training to ensure all customers are welcome and treated with the golden rule.
4. Safety Protocols in staff training are paramount to protecting staff and customers.
5. SOP training. Standard Operating Procedures are part of our staff training onboarding.
6. Risk Management and Legal Responsibilities make up another part of standard staff training and are critical to the success and safety of all customers and other staff members.
7. Effective Communication. Training in communication with customers and staff ensures directions, duties, and responsibilities can be accomplished. We will maintain an open-door policy for staff to discuss concerns. We will also have staff suggestion meetings to find ways to improve our services, reduce conflicts and improve resolution.
8. CPR/ADE and first aid will be offered to staff annually.
8. Regular General Training sessions will be scheduled monthly with specific topics to improve our overall service and discuss new ideas and trends to improve the retail business.
9. Continuous learning is part of the human condition, attending local trade shows and events will be part of our overall staff training strategy.

Staff Management

Dispensary software plays an important part in staff management and tools are built into the software to simplify and track staff management.

1. Tracking hours. POS have time clocks which calculate hours over a specific period helps simplify payroll
2. Track employee's sales,
3. Setting software permissions. Setting staff restrictions and permissions on a control point-of-sale and limit accessibility and help to prevent mistakes. Establishing permissions rather than allowing full access can avoid costly incidents.
4. POS systems have the capability to monitor transactions and will give managers clear indicators on the efficiency of employees.

Team leadership and conflict resolution skills

Effective team leadership and conflict resolution skills are crucial in any business. A cannabis dispensary requires teamwork, compliance, and customer service. Our experience comes from multiple business start-ups where strong leadership fosters a positive work environment, ensures compliance, and helps drive sales.

We have developed key leadership qualities through the years of decisions that shape the goal and growth of a business. Most importantly demonstrating professionalism, compliance, and excellent customer service were most important in growing our businesses. We incorporated daily morning huddles to identify daily goals, assign tasks and focus on important projects and monthly staff meetings to identify ways to improve

and make our work day more efficient. . We also understood the importance of rewarding staff through bonuses based on productivity which motivated and created team harmony. Staff was motivated to learn all job positions which created more flexibility.

Encouraging staff and customer feedback and suggestions helped to grow our businesses and many improvements were a direct result of team members' suggestions. Continuing education including first aid, CPR, and conventions for staff development was an integral part of our business and helped to foster staff cohesiveness. Our business also maintained an open-door policy which was helpful in identifying potential issues which could be resolved early.

Today's businesses are more media driven than ever and customer's online reviews can provide feedback on ways to correct and improve policies ultimately helping to grow the business.

Conflict Resolution in Dispensary

Conflicts may arise between staff, with management, or even with customers. Handling them professionally ensures smooth operations. One of the most common issues is employee disputes which can range from clashing personalities, uneven workload distribution and scheduling conflicts. Most employee conflicts were resolved with a private discussion and clear strategy to resolve issues.

Customer Complaints are the second area of conflict resolution. These may be related to wait times, product concerns and general misunderstandings. As customers are vital to our business, de-escalating customer concerns in a timely manner is of utmost importance. Customer complaints are fairly limited and as such, can be resolved by sales policies which are part of the business policy manual. Resolution and reinforcement of business policies through staff meetings and written documentation helps to prevent future customer conflicts.

We are confident that our managerial team, which has significant experience in conjunction with ownership, will ensure our business operates efficiently, stays compliant, and delivers excellent customer service.

7. Security & Risk Management

Experience with dispensary security protocols

Our experience with security protocol is specific to our microbusiness. Bay Alarm was the company that provided compliance with city and state regulations. The goal of state regulations is the prevention of theft or robbery. Principally our goal is to maintain a safe environment for both staff and customers and ensure our business is protected. As part of our security protocol mandatory ID scanning upon entrance with a valid government-issued ID required for age verification. Our managers have extensive experience with all aspects of dispensary security protocols. These security protocols are described in our security plan and are part of our standard operating practice.

8. Customer Experience & Community Engagement

Approaches to creating an inclusive and educational retail environment

Our business will be an inclusive and educational dispensary environment that involves thoughtful design and strategies to foster customer engagement. Working with diverse populations is a common business practice especially in California. Our goal is to promote responsible cannabis use to all customers.

Our approach in prior retail businesses included ensuring accessibility with design elements that meet ADA requirements. The physical space design will be wheelchair-accessible with wide aisles, ADA counters, and clear signage. Our staff will be trained on cultural competency, inclusivity, and disability awareness. Customer approach is centered in active listening, and avoiding assumptions about customer experience levels. Wellness is a component in our retail plan and will include resources for medical patients, seniors, and those new to cannabis. To meet clients' expectations, we plan to maintain a large and diverse product menu with education on the varied consumption methods.

We understand the importance of community engagement and outreach and plan on hosting workshops with a focus on wellness, chronic pain applications, insomnia, mood improvement and safe consumption.

Today, digital access is standard for information and business search. We will have an accessible website with screen reader compatibility and simple navigation. Websites today include virtual tours which can help first-time visitors familiarize themselves with the space and product menu prior to their physical visit.

As in all of our prior businesses, there is zero-tolerance for discrimination and these policies as part of our business model to ensure there is no bias based on race, gender, age, or ability. A feedback system for customers to allow them to share experiences and suggest improvements will be part of our retail business.

Our business will also have price transparency to explain sales taxes upfront and avoid "hidden fees" which can affect our credibility. In addition, we will offer discount programs to veterans, seniors, and medical patients.

We will implement these strategies to create a space where all customers—whether recreational or medical patients, seniors, or first-time visitors feel respected, informed during their visit.

Community outreach and involvement in local cannabis events or advocacy

Our primary goal, as a downtown business, will be to build relationships with other businesses, provide direct marketing referrals, and promote and improve downtown business success and adjunctive revenue.

Community outreach helps to improve public education, trust and acceptance. We plan to be involved in community outreach to build confidence that we are a Bonafide business, educate the public, and promote

responsible cannabis use. This process will include providing free seminars on cannabis laws, safe consumption, and advances and research in medical use. Community outreach also centers around support for community events and collaboration with social and physical wellness businesses and creativity and crafting businesses in the community.

9. Key Achievements

Examples of dispensaries you've help grow or optimize

See Ana Garcia (General Manager) extensive experience in the growth and optimization of businesses in the cannabis industry. See David Spradin/Haylee Parker (Managers) for their extensive experience growing and optimizing cannabis retail facilities.

10. Legal & Compliance Documentation

Copies of relevant licenses or certificates

Current micro business license with annual expiration of 4/26/2026. (Copy included)

Proof of compliance training or security clearance

Live scan applications for Willows will be required.

Prior live scan applications and Federal Background Check were completed for approval of the Sacramento project. (Copies included)

11. Proposal for Future Work

How your experience will benefit the new project or partnership

Strategies or ideas tailored to the specific dispensary or business

Our strategies take into account factors like location, target audience, regulations, competition, and product differentiation. As a local community-focused dispensary in a tight-knit community our strategies include:

1. Partnering with nearby businesses for cross-promotions.
2. Hosting educational workshops
3. Include loyalty programs and promote ambassador programs for referral bases
4. Optimize Google My Business and utilize internet marketing such as Weedmaps and Leafly.

As a medical and recreational dispensary our strategies include:

Offer free consultations for patient education

1. Provide discounts for Medical Patients, Veterans, Seniors, and chronic illness patients.
2. Provide product selection including high-CBD, low-THC products.
3. Providing Limited-Time Strains
4. Promoting seasonal or exclusive products

Future Plans

If approved for a retail cannabis business license by the City of Willows, and as the business grows, it is our intention to incorporate a delivery business with an online delivery platform.

We understand that delivery of cannabis products will be permitted in conjunction with a physical cannabis retail location. An operational plan with security protocols and services compliance with city and state law will be prepared in conjunction with the future delivery business.

We understand the conditional use permit application for a cannabis retail business shall include a statement as to whether the use will include delivery of cannabis products to customers located outside the cannabis retail facility and will describe the operational plan, security protocols and compliance with City of Willows ordinances.

NATIVEI's online ordering platform will allow customers to place orders from our website or mobile app. We will partner with a premier e-commerce delivery company to create the platform's features that allow an online menu and shopping portal that directly connects to our inventory management system. The online ordering platform will display all the products for sale at the business, their prices, and product descriptions. The platform will update live as products are sold and added.

Estimated Sequence of Events

(See attached timeline)

Subject to approval for a commercial cannabis license in Willows, the following is an estimated sequence of events to begin operations.

1. Planning Commission Conditional Use Permit meeting June 24, 2025;
2. City Council Final Review meeting June 24, 2025.
3. Premise Renovation: Submission of full set of building plans.
4. Premises construction/renovation (including air filtration system).
5. Application for a storefront retailer Type 10 license from the California State Department of Cannabis Control for adult recreational and medical operations.
6. Complete premises remodel construction work.
7. Set-up internet, phone and communication systems.
8. Equipment and technology purchase for installation of security and compliance systems (i.e., age verification, security cameras, etc.).
9. Integrate inventory management software and full Track and Trace.
10. Implement customer service protocol and handbook.
11. Prepare online, print, and media tools.
12. Use online and network recruitment tools and resources to hire staff and assign responsibilities.
13. Launch sales and marketing campaign.
14. Estimated launch date: February 2026.

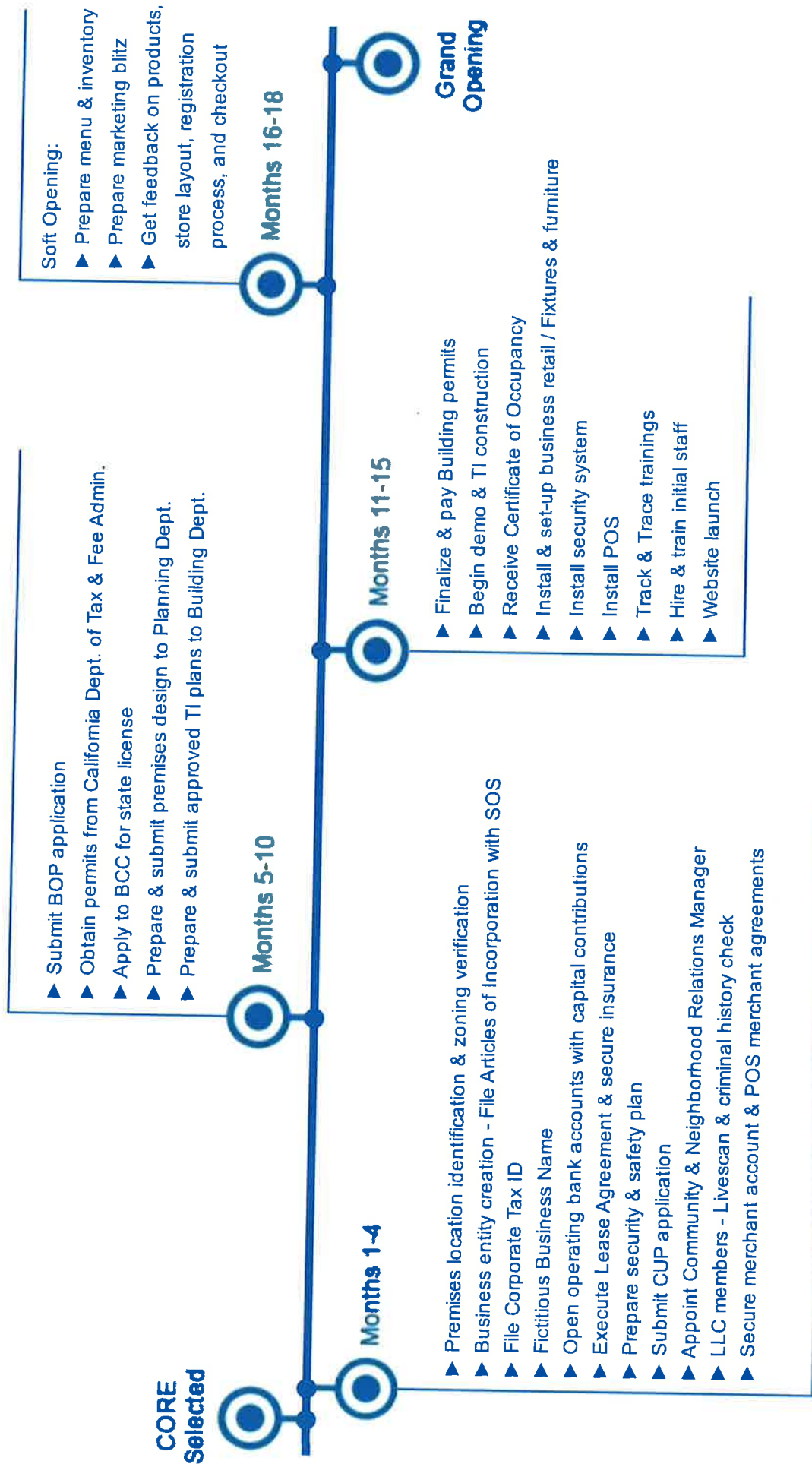
Prior to commencing business operations, and pursuant to a cannabis retail/dispensary business license issued by the City of Willows, NATIVEI will hold a Certificate of Authorization issued by the City of Willows in addition to a conditional use permit issued by the City of Willows Planning commission, and a State insured type 10 Retail/Dispensary Cannabis Sales License.

2025 Cannabis industry challenges:

1. Six years after legal sales started, overall sales have been falling for the past two years. The number of legal cannabis growers and brands has decreased by more than 70% since legalization first went into effect. Currently California surrendered licenses now outnumber active licenses according to the Department of Cannabis Control.
2. California is set to increase its cannabis excise tax from 15% to 19% starting on July 1, 2025, as part of a budget compromise made in 2022. This increase is expected to further burden the struggling cannabis industry. Nearly 15% of cannabis businesses are already defaulting on their sales and use tax obligations, totaling \$189.3 million in default. Assemblymember Matt Haney, D-San Francisco, has introduced Assembly Bill 564 to repeal the requirement for the California Department of Tax and Fee Administration (CDTFA) to adjust the cannabis excise tax rate. The bill aims to prevent the increase from happening, which could help stabilize the industry facing financial difficulties
3. There is potential for rescheduling in 2025-2026, but there is still an uncertain timeline. Rescheduling cannabis under the U.S. Controlled Substances Act would dramatically reshape the industry's finances. Currently Cannabis businesses pay about double the federal tax rate of traditional companies because of IRS Code Section 280E, which prevents them from deducting normal business expenses.
4. Lack of accountability between vendor payment practices causes significant problems for retail business. A vertically integrated company has the benefit to insure they will not be in a position for payment default for their products as they are produced by the same company. More commonly, products are purchased on a net term and unpaid invoices are not uncommon. A new cannabis credit score company brings a platform for companies to exchange feedback on vendor relationships. They help bring transparency and accountability to payment practices which is crucial in the cannabis industry. Cannabis Credit Scores addresses this issue by providing a platform to view and share first-hand experiences with clients with the goal of shedding light on retail to vendor payment practices and overall business conduct.

CORE DISPENSARY TIMELINE

from selection to grand opening*



* Exact timeframes may vary depending on third-party turn-arounds

Professional Portfolio: Ana Garcia

1. Executive Summary

Ana Garcia is a seasoned leader in the cannabis industry, bringing over 15 years of operational, regulatory, and financial expertise to dispensary businesses across California.

As a founder and executive for several successful retail cannabis ventures, Ana has consistently demonstrated the ability to navigate complex regulatory environments, optimize operations, and drive profitability.

Her leadership combines compliance excellence, team development, customer-centric strategies, and financial acumen making her an invaluable asset to any cannabis organization or partnership.

Core Strengths & Key Qualifications

15+ years in cannabis operations, compliance, and leadership

Expertise in METRC, audits, licensing, and state/local regulations

Proven success launching and scaling dispensaries from concept to profitability

Strong financial background as CFO and CEO in high-risk banking environments

Track record of hiring, training, and leading high-performing teams

Deep community involvement and brand-building within local markets

2. Professional Background

Ana has held executive and operational roles in top-tier California dispensaries, including:

Vice President & CFO, Better Health Group (2009–Present)

Oversaw financial operations and compliance for a high-volume dispensary in Vallejo, managing budgets, audits, banking compliance, and business strategy.

Managing Member, Rockaway Enterprises (2021–Present)

Founded and led all operational and compliance efforts, helping the dispensary reach \$2.5M in annual revenue in a competitive market.

Chief Executive Officer, Lake Street Organic (2023–Present)

Directed daily operations, regulatory management, and strategic planning for one of Lake County's top dispensaries.

Chief Executive Officer, Fuego Crescent City (2023–Present)

Launched and licensed the dispensary, driving consistent growth and community alignment in Crescent City.

Chief Executive Officer, Fuego Lucerne Cannabis Dispensary (2025–Present)

Organized the opening of a brand-new store opening date May 15 2025

3. Regulatory Compliance Experience

Ana is well-versed in California cannabis law and compliance:

Expert in BCC/DCC regulations

Proven success in maintaining full licensure and regulatory standing across multiple jurisdictions.

METRC Proficiency

Oversaw compliance for hundreds of SKUs using the METRC track-and-trace system.

Audit & Inspection Readiness

Successfully completed local/state audits with zero violations through proactive protocols and compliance training.

Licensing Experience

Personally secured retail cannabis licenses in cities across California, navigating zoning, community meetings, and planning commission approvals.

4. Operational Expertise

Ana has built and scaled operational frameworks that support compliant, efficient, and customer-focused dispensaries:

Daily management of staff, schedules, inventory, compliance logs

Expert in Flowhub, Meadow, and similar POS and inventory systems

Streamlined SOPs for intake, sales, cash management, and reporting

Vendor management and product selection aligned with market trends

5. Sales & Marketing Experience

Ana's sales and marketing background supports dispensary growth and retention:

Customer Acquisition & Loyalty

Implemented loyalty programs, referral campaigns, and patient education to improve retention

Compliant Marketing

Created marketing plans within California cannabis advertising rules—balancing visibility with regulatory requirements

Performance Tracking

Analyzed KPIs, basket size, and conversion data to enhance product mix and staff performance

6. Financial Management

Ana has directly managed the financial health of multiple dispensaries:

Annual budgeting, forecasting, and revenue modeling

Cash management and armored transport coordination

Financial reporting for investors and regulatory bodies

Deep understanding of cannabis banking restrictions and workarounds

7. Human Resources & Training

Ana has built and led high-functioning dispensary teams:

Recruited, hired, and trained dozens of cannabis retail employees

Created compliant onboarding programs covering METRC, POS, and security

Led workplace culture initiatives and staff retention efforts

Hands-on experience resolving internal conflicts and HR compliance issues

8. Security & Risk Management

With extensive front-line experience, Ana prioritizes risk mitigation:

Developed site security protocols (24/7 surveillance, ID checks, panic buttons)

Managed relationships with third-party security and armored transport firms

Implemented crisis protocols (e.g., power outage, theft, protest response)

Conducted regular compliance training and emergency preparedness drills

9. Customer Experience & Community Engagement

Ana believes in cannabis retail as a community service:

Built inclusive, informative dispensary spaces that welcome all demographics

Ensured staff were trained in terpene and cannabinoid education

Led participation in local cannabis events, job fairs, and nonprofit outreach

Fostered community trust through transparency, hiring, and education

10. Key Achievements

\$2.5M Revenue: Helped Rockaway Enterprises reach \$2.5M in annual sales in under 2 years

License Wins: Successfully secured and renewed multiple retail licenses across California

Growth Leadership: Led Lake Street Organic and Fuego Crescent City to record-breaking quarterly growth and customer satisfaction ratings

Clean Audit Record: Maintained 100% clean audits across all dispensary locations

11. Legal & Compliance Documentation

Licenses Held

C10-0000256-LIC (Better Health Group)

C10-0000814-LIC (Rockaway Enterprises)

C10-0001401-LIC (Lake Street Organic)

C10-0001395-LIC (Fuego Crescent City)

C10-0001558-LIC (Fuego Lucerne Cannabis Dispensary)

Certifications & Education

Certified EKG Technician, CSU East Bay (2018)

B.S., Business Administration, Colorado Technical University (2022)

12. Proposal for Future Work

Ana's proven experience can bring measurable value to any new venture in the cannabis space.

Her strategic vision, combined with hands-on operational knowledge, positions her as a powerful partner in:

License acquisition and community outreach

Staff development and operational infrastructure

Revenue optimization through data-driven retail strategy

Brand elevation via customer education and community connection

She is ready to help future partners build scalable, compliant, and community-first cannabis businesses that thrive in California's evolving market.



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Better Health Group, Inc.

License Information



Active

Lic. No. C10-0000256-LIC (Annual)

Commercial - Retailer

Adult-Use and Medicinal

Effective on **2019-06-20**

Expires on **2025-06-19**

Business Information



Legally named **Better Health Group, Inc.**

Registered as Corporation

Ana Garcia, Justine Barajas, Morgan Hannigan, Nathan Cowherd

Managementbhg@gmail.Com

707-643-3767



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Department of Cannabis Control
licensing@cannabis.ca.gov, www.cannabis.ca.gov

Cannabis Retailer License Adult-Use and Medicinal

Business Name:
BETTER HEALTH GROUP, INC.

License Number: C10-0000256-LIC
License Type: Retailer
(Storefront)

The license authorizes BETTER HEALTH GROUP, INC. to engage in commercial cannabis Retail (Storefront) at the premises address listed above until the expiration date of this license. This license issued is pursuant to Division 10 of the California Business and Professional Code and is not transferable to any other person or premises location. This license shall always be displayed in a prominent place at the licensed premises. This license shall be subject to suspension or revocation if the licensee is determined to be in violation of Division 10 of the Business and Professions Code or regulations adopted thereunder.

Premises Address:
3611 SONOMA BLVD
VALLEJO, CA 94590-2947

APN:
0051-010-330
VALLEJO

Valid: 6/20/2019
Expires: 6/19/2025

Scan to verify this
license.



Non-Transferable

Post in Public View

Scan to verify this license.



Valid:

6/20/2019

Expires:

6/19/2025

License No:

C10-0000256-LIC

Legal Business Name:

BETTER HEALTH GROUP, INC.

Premises Address:

3611 SONOMA BLVD
VALLEJO, CA 94590-2947

APN:

0051-010-330
VALLEJO

1. Use your smartphone camera to scan the QR code for licensing information.
2. If your camera doesn't have scanning functionality, you can look up a location at **CApotcheck.com** using license number C10-0000256-LIC.



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Rockaway Enterprises, LLC

License Information



Active

Lic. No. **C10-0000814-LIC (Annual)**

Commercial - Retailer

Adult-Use and Medicinal

Effective on **2021-05-24**

Expires on **2025-05-24**

Business Information



Rockaway Enterprises, LLC

Legally named **Rockaway Enterprises, LLC**

Registered as Limited Liability Company

Juan Garcia Flores, Thomas Rodriguez

Licensing.Vhhc420@gmail.Com

415-272-8970



Department of
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CALIFORNIA

Department of Cannabis Control
licensing@cannabis.ca.gov, www.cannabis.ca.gov

Cannabis Retailer License Adult-Use and Medicinal

Business Name:
ROCKAWAY ENTERPRISES, LLC

Rockaway Enterprises, LLC

License Number: C10-0000814-LIC
License Type: Retailer
(Storefront)

Premises Address:
450 Old County RD
Pacifica, CA 94044

Valid: 5/24/2021
Expires: 5/24/2025

The license authorizes ROCKAWAY ENTERPRISES, LLC to engage in commercial cannabis Retail (Storefront) at the premises address listed above until the expiration date of this license. This license issued is pursuant to Division 10 of the California Business and Professional Code and is not transferable to any other person or premises location. This license shall always be displayed in a prominent place at the licensed premises. This license shall be subject to suspension or revocation if the licensee is determined to be in violation of Division 10 of the Business and Professions Code or regulations adopted thereunder.

Scan to verify this
license.



Non-Transferable

Post in Public View

Scan to verify this license.



Valid:

5/24/2021

Expires:

5/24/2025

License No:

C10-0000814-LIC

Legal Business Name:

ROCKAWAY ENTERPRISES, LLC
Rockaway Enterprises, LLC

Premises Address:

450 Old County RD
Pacifica, CA 94044

1. Use your smartphone camera to scan the QR code for licensing information.
2. If your camera doesn't have scanning functionality, you can look up a location at **CAPotcheck.com** using license number C10-0000814-LIC.



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Lake Street Organics

License Information



Active

Lic. No. **C10-0001401-LIC** (Annual)

Commercial - Retailer

Adult-Use and Medicinal

Effective on **2023-10-16**

Expires on **2025-10-15**

Business Information



Lake Street Organics

Legally named **Link Rock Falls Corporation**

Registered as Corporation

Ana Garcia, Jaypee Sereghy, Terri Larsen

03espinoza@gmail.Com

707-694-3706



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Department of Cannabis Control
licensing@cannabis.ca.gov, www.cannabis.ca.gov

Cannabis Retailer License Adult-Use and Medicinal

Business Name:
LINK ROCK FALLS CORPORATION

Lake Street Organics

License Number: C10-0001401-LIC

License Type: Retailer
(Storefront)

Premises Address:
8466 LAKE ST
LOWER LAKE, CA 95457

Valid: 10/16/2023
Expires: 10/15/2025

The license authorizes LINK ROCK FALLS CORPORATION to engage in commercial cannabis Retail (Storefront) at the premises address listed above until the expiration date of this license. This license issued is pursuant to Division 10 of the California Business and Professional Code and is not transferable to any other person or premises location. This license shall always be displayed in a prominent place at the licensed premises. This license shall be subject to suspension or revocation if the licensee is determined to be in violation of Division 10 of the Business and Professions Code or regulations adopted thereunder.

Scan to verify this
license.



Non-Transferable

Post in Public View

Scan to verify this license.



Valid:

10/16/2023

Expires:

10/15/2025

License No:

C10-0001401-LIC

Legal Business Name:

LINK ROCK FALLS CORPORATION
Lake Street Organics

Premises Address:

8466 LAKE ST
LOWER LAKE, CA 95457

1. Use your smartphone camera to scan the QR code for licensing information.
2. If your camera doesn't have scanning functionality, you can look up a location at **CAPotcheck.com** using license number C10-0001401-LIC.



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Fuego

License Information



Active

Lic. No. C10-0001395-LIC (Annual)

Commercial - Retailer

Adult-Use and Medicinal

Effective on **2023-10-11**

Expires on **2025-10-10**

Business Information



Fuego

Legally named **El Alto Inc**

Registered as Corporation

Ana Garcia, Anthony Blanco, Edward Blakeley, Juan Garcia-Flores, Richard Sereghy

Wearefuego1@gmail.Com

707-342-5378



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CALIFORNIA

Department of Cannabis Control
licensing@cannabis.ca.gov, www.cannabis.ca.gov

Cannabis Retailer License Adult-Use and Medicinal

Business Name:
EL ALTO INC

Fuego

License Number: C10-0001395-LIC
License Type: Retailer
(Storefront)

Premises Address:
245 H ST
CRESCENT CITY, CA
95531-4322

Valid: 10/11/2023
Expires: 10/10/2025

The license authorizes EL ALTO INC to engage in commercial cannabis Retail (Storefront) at the premises address listed above until the expiration date of this license. This license issued is pursuant to Division 10 of the California Business and Professional Code and is not transferable to any other person or premises location. This license shall always be displayed in a prominent place at the licensed premises. This license shall be subject to suspension or revocation if the licensee is determined to be in violation of Division 10 of the Business and Professions Code or regulations adopted thereunder.

Scan to verify this
license.



Non-Transferable

Post in Public View

Scan to verify this license.



Valid:

10/11/2023

Expires:

10/10/2025

License No:

C10-0001395-LIC

Legal Business Name:

EL ALTO INC
Fuego

Premises Address:

245 H ST
CRESCENT CITY, CA 95531-4322

1. Use your smartphone camera to scan the QR code for licensing information.
2. If your camera doesn't have scanning functionality, you can look up a location at **CAPotcheck.com** using license number C10-0001395-LIC.



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Fuego Lucerne Cannabis Dispensary

License Information



Active

Lic. No. **C10-0001558-LIC** (Annual)

Commercial - Retailer

Adult-Use and Medicinal

Effective on **2025-03-18**

Expires on **2026-03-19**

Business Information



Fuego Lucerne Cannabis Dispensary

Legally named **Lexington Meadows Creek Corp.**

Registered as Corporation

Ana Garcia, Anthony Anthony Blanco

Bicgroup1@gmail.Com

707-501-8259



Department of
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CALIFORNIA

Department of Cannabis Control
licensing@cannabis.ca.gov, www.cannabis.ca.gov

Cannabis Retailer License Adult-Use and Medicinal

Business Name:
LEXINGTON MEADOWS CREEK CORP.

Fuego Lucerne Cannabis Dispensary

License Number: C10-0001558-LIC
License Type: Retailer
(Storefront)

Premises Address:
6272 E HIGHWAY 20
LUCERNE, CA 95458

Valid: 3/18/2025
Expires: 3/19/2026

The license authorizes LEXINGTON MEADOWS CREEK CORP. to engage in commercial cannabis Retail (Storefront) at the premises address listed above until the expiration date of this license. This license issued is pursuant to Division 10 of the California Business and Professional Code and is not transferable to any other person or premises location. This license shall always be displayed in a prominent place at the licensed premises. This license shall be subject to suspension or revocation if the licensee is determined to be in violation of Division 10 of the Business and Professions Code or regulations adopted thereunder.

Scan to verify this
license.



Non-Transferable

Post in Public View

Scan to verify this license.



Valid:

3/18/2025

Expires:

3/19/2026

License No:

C10-0001558-LIC

Legal Business Name:

LEXINGTON MEADOWS CREEK CORP.
Fuego Lucerne Cannabis Dispensary

Premises Address:

6272 E HIGHWAY 20
LUCERNE, CA 95458

1. Use your smartphone camera to scan the QR code for licensing information.
2. If your camera doesn't have scanning functionality, you can look up a location at **CAPotcheck.com** using license number C10-0001558-LIC.



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David Spradlin

David Spradlin oversees operations with a hands-on, systems-based approach shaped by over 15 years of cannabis industry leadership—from budtender to CEO.

Having successfully launched Magnolia Wellness in Oakland and Sacramento and built 13 Perfect Union locations across California, David has developed and scaled operational frameworks that balance regulatory compliance, staff development, and customer experience.

His leadership ensures SOP-driven consistency across cultivation, retail, and processing sites nationwide, with a firm commitment to sustainability and community engagement.

He ensures compliance through a deep understanding of cannabis regulations at both state and local levels, integrating this knowledge into training, audits, and day-to-day workflows.

David is also highly experienced in inventory control, implementing track-and-trace protocols and inventory management systems that support transparency and reduce waste.

His belief in empowering frontline staff is evident in his support for unionization and promotion from within, fostering a culture of accountability and long-term retention.

Currently, he's leading the development of a State Authorized Apprenticeship Program to professionalize cannabis workforce training, further reflecting his comprehensive and future-focused operational leadership.

Haylee Parker

With over a decade of experience in the cannabis industry, Haylee Parker manages day-to-day operations focusing on structure, efficiency, and team empowerment.

She ensures smooth retail execution through streamlined workflows, strong inventory oversight, and clear compliance protocols. Her operational style blends strategic planning with hands-on leadership, allowing her to maintain high performance standards while adapting quickly to challenges in a fast-paced environment.

Haylee's foundation in Learning & Development, including leading L&D efforts for Perfect Union, has shaped her people-first approach to operations.

She builds strong teams through thoughtful onboarding, ongoing training, and mentorship programs prioritizing product knowledge, customer care, and professional growth.

By investing in employee development, she ensures service excellence at every level while cultivating a culture of accountability, motivation, and long-term retention.

Tab 11

Tab 12

City Authorization: Consent to Entry and Inspection

I, the undersigned owner of NATVIEI, hereby grant full authorization and consent to the City of Willows, and its designated representatives, to enter the business premises as follows:

Right of Entry.

I authorize representatives of the City of Willows to enter the premises of the licensed business at any time, with or without prior notice, and with or without reasonable cause.

Purpose of Entry.

Such entry may be made for the purpose of:

Inspecting the premises;

Monitoring business operations;

Confirming compliance with applicable laws, regulations, and licensing conditions.

Acknowledgment.

I acknowledge and accept that this authorization is a condition of operating a licensed business within the City of Willows and that refusal to permit entry may result in enforcement actions, including suspension or revocation of the business license.

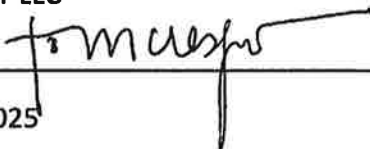
By signing below, I affirm my understanding and agreement to the terms set forth above, and I consent to the City's rights of access as described.

Affirmed and signed by:

Name: Homar Crespo

Title: Member LLC

Signature: _____



Date: 4/25/2025

City Authorization: Consent to Entry and Inspection

I, the undersigned owner of NATVIEI, hereby grant full authorization and consent to the City of Willows, and its designated representatives, to enter the business premises as follows:

Right of Entry.

I authorize representatives of the City of Willows to enter the premises of the licensed business at any time, with or without prior notice, and with or without reasonable cause.

Purpose of Entry.

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Acknowledgment.

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By signing below, I affirm my understanding and agreement to the terms set forth above, and I consent to the City's rights of access as described.

Affirmed and signed by:

Name: Margaret Sharkey

Title: Member LLC

Signature: M Sharkey

Date: 4/25/2025

City Authorization: Consent to Entry and Inspection

I, the undersigned manager of NATVIEI, hereby grant full authorization and consent to the City of Willows, and its designated representatives, to enter the business premises as follows:

Right of Entry.

I authorize representatives of the City of Willows to enter the premises of the licensed business at any time, with or without prior notice, and with or without reasonable cause.

Purpose of Entry.

Such entry may be made for the purpose of:

Inspecting the premises;

Monitoring business operations;

Confirming compliance with applicable laws, regulations, and licensing conditions.

Acknowledgment.

I acknowledge and accept that this authorization is a condition of operating a licensed business within the City of Willows and that refusal to permit entry may result in enforcement actions, including suspension or revocation of the business license.

By signing below, I affirm my understanding and agreement to the terms set forth above, and I consent to the City's rights of access as described.

Affirmed and signed by:

Name: Ana Garcia

Title: Manager

Signature: _____

Date: 4/25/2025

City Authorization: Consent to Entry and Inspection

I, the undersigned manager of NATVIEI, hereby grant full authorization and consent to the City of Willows, and its designated representatives, to enter the business premises as follows:

Right of Entry.

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Purpose of Entry.

Such entry may be made for the purpose of:

Inspecting the premises;

Monitoring business operations;

Confirming compliance with applicable laws, regulations, and licensing conditions.

Acknowledgment.

I acknowledge and accept that this authorization is a condition of operating a licensed business within the City of Willows and that refusal to permit entry may result in enforcement actions, including suspension or revocation of the business license.

By signing below, I affirm my understanding and agreement to the terms set forth above, and I consent to the City's rights of access as described.

Affirmed and signed by:

Name: David Spradlin

Title: Manager

Signature:  _____

Date: 4/25/2025

City Authorization: Consent to Entry and Inspection

I, the undersigned manager of NATVIEI, hereby grant full authorization and consent to the City of Willows, and its designated representatives, to enter the business premises as follows:

Right of Entry.

I authorize representatives of the City of Willows to enter the premises of the licensed business at any time, with or without prior notice, and with or without reasonable cause.

Purpose of Entry.

Such entry may be made for the purpose of:

Inspecting the premises;

Monitoring business operations;

Confirming compliance with applicable laws, regulations, and licensing conditions.

Acknowledgment.

I acknowledge and accept that this authorization is a condition of operating a licensed business within the City of Willows and that refusal to permit entry may result in enforcement actions, including suspension or revocation of the business license.

By signing below, I affirm my understanding and agreement to the terms set forth above, and I consent to the City's rights of access as described.

Affirmed and signed by:

Name: Haylee Marie Parker

Title: Manager

Signature: *Haylee Parker* 2025-04-23

Tab 13

Reporting and Audit Affirmation

I, the undersigned owner of NATIVEI, hereby certify under penalty of perjury the following commitments to the City of Willows:

Accurate Reporting.

I affirm that all sales by the business shall be accurately and faithfully reported to the City of Willows in accordance with applicable laws and regulations.

Timely Financial Disclosures.

I agree to provide, in a timely manner, any additional financial information reasonably requested by the City of Willows.

Tax and Fee Compliance

I affirm that all taxes, fees, and other required payments will be properly calculated and fully paid when due.

Consent to Audit

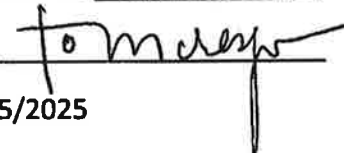
I hereby consent to the audit of the business's books and financial records by the City of Willows at any time deemed necessary by the City, provided that such audits shall not occur more frequently than once every 180 days, unless otherwise permitted or required by law.

By signing this affirmation, we acknowledge and accept these obligations and understand that failure to comply may result in penalties, including fines, suspension, or revocation of permits, in accordance with applicable laws and regulations.

Affirmed and signed by:

Name: Homar Crespo

Title: Member LLC - Business Owner

Signature: 

Date: 04/25/2025

Reporting and Audit Affirmation

I, the undersigned owner of NATIVEI, hereby certify under penalty of perjury the following commitments to the City of Willows:

Accurate Reporting.

I affirm that all sales by the business shall be accurately and faithfully reported to the City of Willows in accordance with applicable laws and regulations.

Timely Financial Disclosures.

I agree to provide, in a timely manner, any additional financial information reasonably requested by the City of Willows.

Tax and Fee Compliance

I affirm that all taxes, fees, and other required payments will be properly calculated and fully paid when due.

Consent to Audit

I hereby consent to the audit of the business's books and financial records by the City of Willows at any time deemed necessary by the City, provided that such audits shall not occur more frequently than once every 180 days, unless otherwise permitted or required by law.

By signing this affirmation, we acknowledge and accept these obligations and understand that failure to comply may result in penalties, including fines, suspension, or revocation of permits, in accordance with applicable laws and regulations.

Affirmed and signed by:

Name: Margaret Sharkey

Title: Member LLC - Business Owner

Signature: _____

Date: 04/25/2025

Reporting and Audit Affirmation

I, the undersigned manager of NATIVEI, LLC, hereby certify under penalty of perjury the following commitments to the City of Willows:

Accurate Reporting.

I affirm that all sales by the business shall be accurately and faithfully reported to the City of Willows in accordance with applicable laws and regulations.

Timely Financial Disclosures.

I agree to provide, in a timely manner, any additional financial information reasonably requested by the City of Willows.

Tax and Fee Compliance

I affirm that all taxes, fees, and other required payments will be properly calculated and fully paid when due.

Consent to Audit

I hereby consent to the audit of the business's books and financial records by the City of Willows at any time deemed necessary by the City, provided that such audits shall not occur more frequently than once every 180 days, unless otherwise permitted or required by law.

By signing this affirmation, we acknowledge and accept these obligations and understand that failure to comply may result in penalties, including fines, suspension, or revocation of permits, in accordance with applicable laws and regulations.

Affirmed and signed by:

Name: Ana Garcia

Title: Manager

Signature: _____



Date: 04/25/2025

Reporting and Audit Affirmation

I, the undersigned manager of NATIVEI, hereby certify under penalty of perjury the following commitments to the City of Willows:

Accurate Reporting.

I affirm that all sales by the business shall be accurately and faithfully reported to the City of Willows in accordance with applicable laws and regulations.

Timely Financial Disclosures.

I agree to provide, in a timely manner, any additional financial information reasonably requested by the City of Willows.

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By signing this affirmation, we acknowledge and accept these obligations and understand that failure to comply may result in penalties, including fines, suspension, or revocation of permits, in accordance with applicable laws and regulations.

Affirmed and signed by:

Name: David Spradlin

Title: Manager

Signature:  _____

Date: 04/25/2025

Reporting and Audit Affirmation

I, the undersigned manager of NATIVEI, LLC, hereby certify under penalty of perjury the following commitments to the City of Willows:

Accurate Reporting.

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By signing this affirmation, we acknowledge and accept these obligations and understand that failure to comply may result in penalties, including fines, suspension, or revocation of permits, in accordance with applicable laws and regulations. Affirmed and signed by:

Name: Haylee Marie Parker

Title: Manager

Signature: *Haylee Parker* 2025-04-23

Tab 14

Applicant's Certification

I, the undersigned owner of NATIVEI, hereby certify under penalty of perjury the following:

Personal Knowledge

I affirm that I have personal knowledge of the information contained in the Phase One and Phase Two applications submitted to the City of Willows. I am fully aware of the contents and details provided therein.

Truthfulness and Accuracy

I affirm that all information included in the Phase One and Phase Two applications is true, accurate, and complete to the best of my knowledge. No material facts have been omitted, and all statements made are correct and verifiable.

Application Oversight

I further affirm that these applications are completed under my direct supervision. I accept full responsibility for their accuracy and completeness, and confirm that all necessary documents and supporting information have been thoroughly reviewed and properly submitted.

By signing below, I acknowledge that any false statements or omissions may result in penalties, including denial or revocation of the application, in accordance with all applicable laws and regulations.

Affirmed and signed by:

Name: Margaret Sharkey

Title: Member LLC – Business Owner

Signature: 

Date: 04/25/2025

Applicant's Certification

I, the undersigned owner of NATIVEI, hereby certify under penalty of perjury the following:

Personal Knowledge

I affirm that I have personal knowledge of the information contained in the Phase One and Phase Two applications submitted to the City of Willows. I am fully aware of the contents and details provided therein.

Truthfulness and Accuracy

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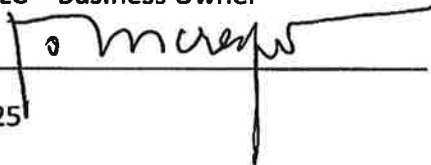
Affirmed and signed by:

Name: Homar Crespo

Title: Member LLC – Business Owner

Signature: _____

Date: 04/25/2025

A handwritten signature in black ink, appearing to read 'Homar Crespo', is written over a horizontal line. The signature is fluid and cursive.

Applicant's Certification

I, the undersigned manager of NATIVEI, hereby certify under penalty of perjury the following:

Personal Knowledge

I affirm that I have personal knowledge of the information contained in the Phase One and Phase Two applications submitted to the City of Willows. I am fully aware of the contents and details provided therein.

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By signing below, I acknowledge that any false statements or omissions may result in penalties, including denial or revocation of the application, in accordance with all applicable laws and regulations.

Affirmed and signed by:

Name: Ana Garcia

Title: Manager

Signature:  _____

Date: 04/25/2025

Applicant's Certification

I, the undersigned manager of NATIVEI, hereby certify under penalty of perjury the following:

Personal Knowledge

I affirm that I have personal knowledge of the information contained in the Phase One and Phase Two applications submitted to the City of Willows. I am fully aware of the contents and details provided therein.

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By signing below, I acknowledge that any false statements or omissions may result in penalties, including denial or revocation of the application, in accordance with all applicable laws and regulations.

Affirmed and signed by:

Name: David Spradlin

Title: Manager

Signature: _____

Date: 04/25/2025

Applicant's Certification

I, the undersigned manager of NATIVEI, hereby certify under penalty of perjury the following:

Personal Knowledge

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By signing below, I acknowledge that any false statements or omissions may result in penalties, including denial or revocation of the application, in accordance with all applicable laws and regulations.

Affirmed and signed by:

Name: Haylee Marie Parker

Title: Manager

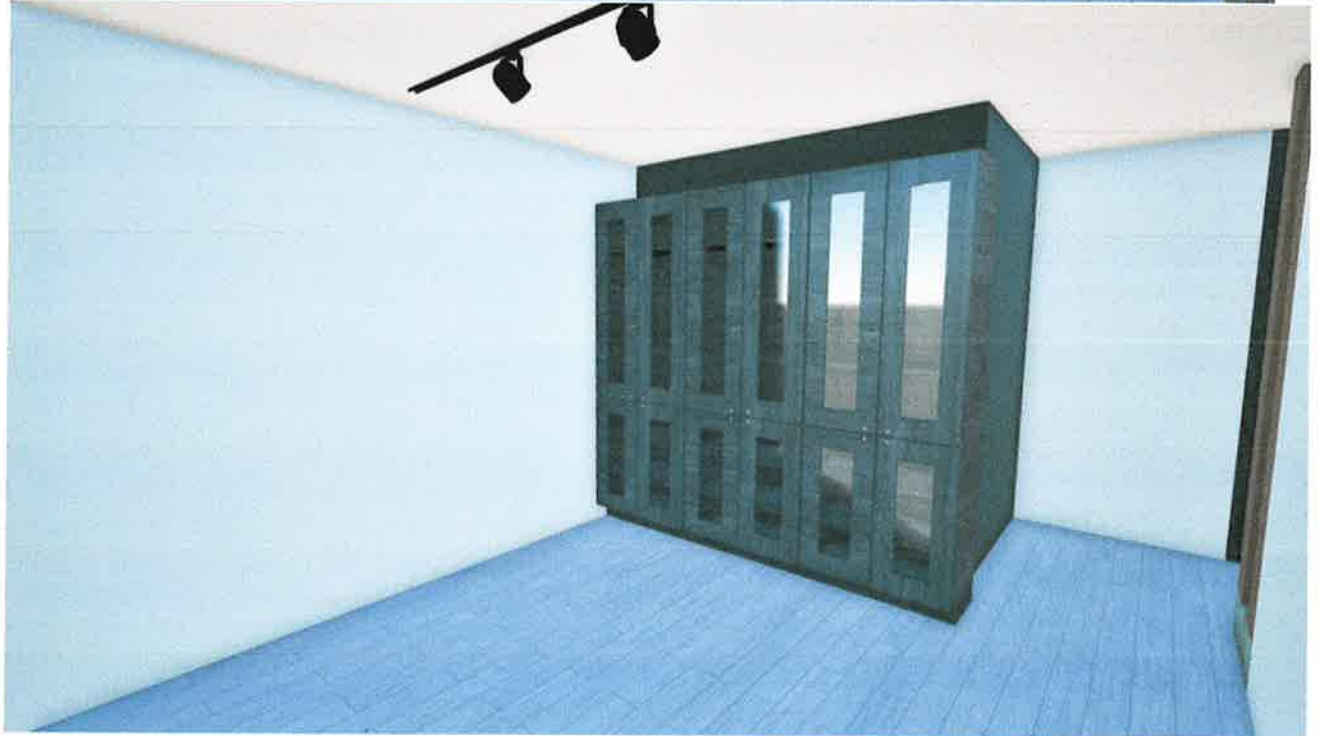
Signature: *Haylee Parker* 2025-04-23

Tab 15

2025 Cannabis industry challenges:

1. Six years after legal sales started, overall sales have been falling for the past two years. The number of legal cannabis growers and brands has decreased by more than 70% since legalization first went into effect. Currently California surrendered licenses now outnumber active licenses according to the Department of Cannabis Control.
2. California is set to increase its cannabis excise tax from 15% to 19% starting on July 1, 2025, as part of a budget compromise made in 2022. This increase is expected to further burden the struggling cannabis industry. Nearly 15% of cannabis businesses are already defaulting on their sales and use tax obligations, totaling \$189.3 million in default. Assemblymember Matt Haney, D-San Francisco, has introduced Assembly Bill 564 to repeal the requirement for the California Department of Tax and Fee Administration (CDTFA) to adjust the cannabis excise tax rate. The bill aims to prevent the increase from happening, which could help stabilize the industry facing financial difficulties
3. There is potential for rescheduling in 2025-2026, but there is still an uncertain timeline. Rescheduling cannabis under the U.S. Controlled Substances Act would dramatically reshape the industry's finances. Currently Cannabis businesses pay about double the federal tax rate of traditional companies because of IRS Code Section 280E, which prevents them from deducting normal business expenses.
4. Lack of accountability between vendor payment practices causes significant problems for retail business. A vertically integrated company has the benefit to insure they will not be in a position for payment default for their products as they are produced by the same company. More commonly, products are purchased on a net term and unpaid invoices are not uncommon. A new cannabis credit score company brings a platform for companies to exchange feedback on vendor relationships. They help bring transparency and accountability to payment practices which is crucial in the cannabis industry. Cannabis Credit Scores addresses this issue by providing a platform to view and share first-hand experiences with clients with the goal of shedding light on retail to vendor payment practices and overall business conduct.











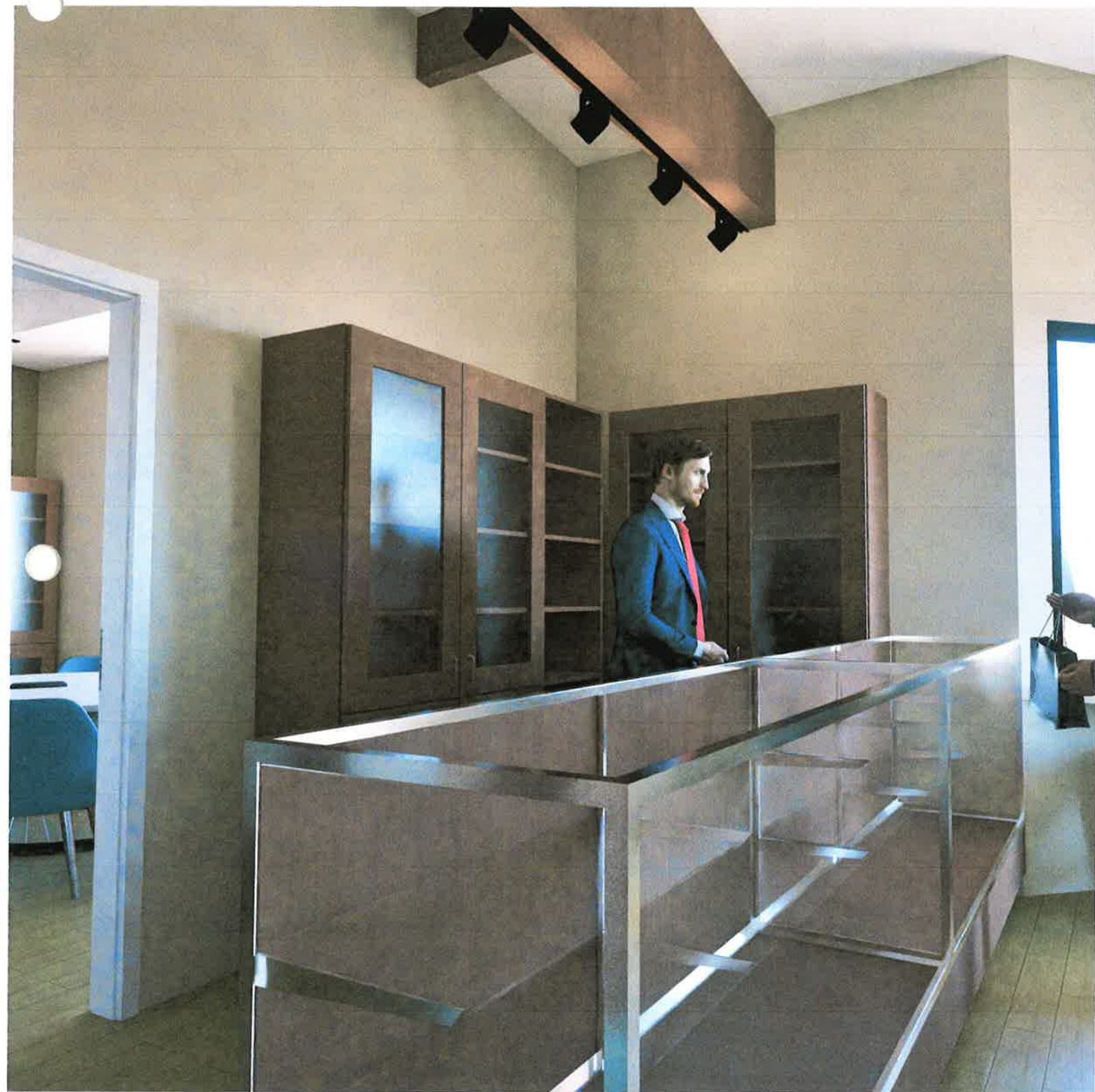




















SITE PHOTOS



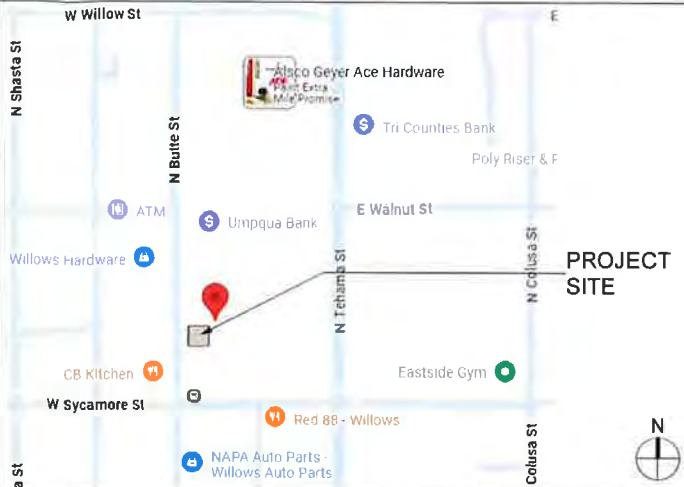
WILLOW WALK MALL
130 N. Butte St. Suite A/B, Willows, CA 95988

SCOPE OF WORK

The proposed project includes tenant improvements of an exiting space for a new dispensary. Components of the project include:

- Remodel/enlarge existing restroom to make is fully accessible
- Remodel interior space for the dispensary
- Upgrade existing mechanical, electrical and plumbing as required for new work

VICINITY MAP



ACCESSIBILITY EVALUATION

The existing facility has been evaluated and the following improvements shall be made in order to bring it in compliance with all state and federal disability access laws.

- A new accessible parking stall shall be installed at adjacent city owned parking lot
- Existing walkways shall be modified to create a new accessible path of travel from accessible parking stall
- Existing restroom shall be enlarge to meet all accessibility code requirements

PROJECT DATA

Occupancy: B - Business (office/retail)

Proposed Construction: Type V-B

Fire Sprinkler System:

Zoning/General Plan Regulation
Zoning District: CC - Central Commercial

Seismic Safety
Earthquake Fault Rupture(Alquist-Priolo) Zone: No
Landslide (Seismic Hazards Mapping Act): Not Evaluated
Liquefaction (Seismic Hazards Mapping Act): Not Evaluated

Historic Preservation
Landmarks or Structure of Merit: —

Environmental Safety
Creek Buffer: No
Fire Zone: —
Flood Zone(100-year or 1%): —

Wildlife Urban Interface No

PROJECT DIRECTORY

Owner:
Homar Tizol
Nativei, LLC
341 El Camino Real
Vallejo, CA 94590
Tel: 310-498-1925

Project Address:
130 N. Butte St.
Willows, CA 95988
APN: 003-044-005-0

Architect:
Studio G+S, Architects
Sundeep Grewal
2223 5th St.
Berkeley, CA 94710
Tel: 510-548-7448
sunny@sgsarch.com

APPLICABLE CODES

2022 California Building Code (CBC) Volume 1
2022 California Building Code (CBC) Volume 2
2022 California Energy Code (CBEES)
2022 California Green Building Standards Code (CALGreen)
2022 California Electrical Code (CEC)
2022 California Plumbing Code (CPC)
2022 California Mechanical Code (CMC)
2022 California Fire Code (CFC)

This project shall conform to all the above codes and any local and state laws and regulations adopted by the City of Willows, CA

SHEET INDEX

Architectural:

- A0.0 Scope Of Work, Vicinity Map, Project Data, Sheet Index, Abbreviations, Applicable Codes, Project Directory, Photos
- A0.1 Site Plan
- A0.2 Neighborhood Context Map
- A0.3 Accessibility Notes And Details
- A1.1 Existing Floor Plan
- A2.1 Proposed Floor Plan

ABBREVIATIONS

&	and	fdn	foundation	pr	pair
@	at	fin	finish	ps	plumbing stack
perpen	perpendicular	fl	floor	pl	point
#	pound or number	flash	flashing	pt	pressure treated
(e)	existing	fluor	fluorescent	pld	painted
(n)	new	f.o.c	face of concrete	r.	nser
(r)	renovated	f.o.f	face of finish	r.a	return air
a.f.f.	above finished floor	f.o.s	face of studs	ref.	reference
acous	acoustical	ft	foot or feet	refr.	refrigerator
adj	adjacent/ adjustable	ftg	footing	rglr.	register
alum	aluminum	furn	furnace	rein	reinforced
approx	approximate	ga	gauge	req	required
arch	architectural	gal	gallon	rm	room
asph	asphalt	g.s.m	galvanized sheet metal	r.o.	rough opening
bd	board	gl	glass	rwd	redwood
bidg	building	gnd	ground	r.w.l	rain water leader
blk	block	gr	grade	s	south
blkg	blocking	gyp bd	gypsum board	s.c	solid core
bm	beam	h.b	hose bibb	sched	schedule
bot	bottom	h.dwd	hardwood	sect	section
b.p	building paper	h.f	hem fir	sh	shelf
b/w	between	horiz	horizontal	shr.	shower
cab	cabinet	hgt	height	sim	similar
cem	cement	i.d	inside diameter (dia)	s.mech	see mechanical drawings
cer	ceramic	insul	insulation	s.o	sash opening
cl	center line	int	interior	spec	specification
clg	ceiling	jt	joint	sq	square
clkg	caulking	kit	kitchen	s.s.d	see structural drawings
c.o	cleanout	lav	lavatory	sst	stainless steel
clo	closet	loc	location	std	standard
clr	clear	lt	light	stl	steel
col	column	lt	light	stor	storage
comp	composition	max	maximum	struct	structure
conc	concrete	m.c.	medicine cabinet	sym	symmetrical
constr	construction	mech	mechanical	sym	symmetrical
cont	continuous	memb	membrane	L	trapped or tempered
det	detail	manuf	manufacturer	Lb	towel bar
d.f.	douglas fir	min	minimum	tel	telephone
dia	diameter	mir	mirror	t & g	tongue & groove
diam	diameter	misc	miscellaneous	thk	thick
dim	dimension	mntd	mounted	Lb r	to be removed
dir	direction	mtl	metal	Lo	top of
disp	disposal	n	north	Lp.d	toilet paper dispenser
d.w	dishwasher	nat.	natural	t.v	television
dr.	door	nec	necessary	typ	typical
d.w	drawer	neoprene	neoprene	unf.	unfinished
drg	drawing	n.i.c	not in contract	u.o.n	unless otherwise noted
drgs	drawings	no	number	vert.	vertical
e	east	nom	nominal	v.g	vertical grain
ea	each	n.s	not to scale	v.i.f.	verify in field
el	elevation	o.a	overall	w.h	water heater
elec	electrical	o.c	on center	w	west
enc	enclosure	o.d	outside diameter (dim)	w/	with
eq	equal	opng	opening	wd	wood
eqpt	equipment	opp	opposite	w/o	without
ext	exterior	pl	property line	w.o	where occurs
f.	frosted	p.lam	plastic laminate	wp.	waterproof
f.d.c	fire dept connection	plywd	plywood	wt	weight



2223 Fifth St.
Berkeley, CA 94710
Ph: 510.548.7448
Info@sgsarch.com
www.sgsarch.com



WILLOW WALK MALL

130 N. Butte St. Suite A/B
Willows, CA 95988
003-044-005-0

Sheet Contents:

- Sheet Index
Applicable Codes
Vicinity Map
Project Data
Scope of Work
Project Directory
Photos

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Project No:

25-06-526

Drawn By:

SSG

Checked By:

SSG

Scale:

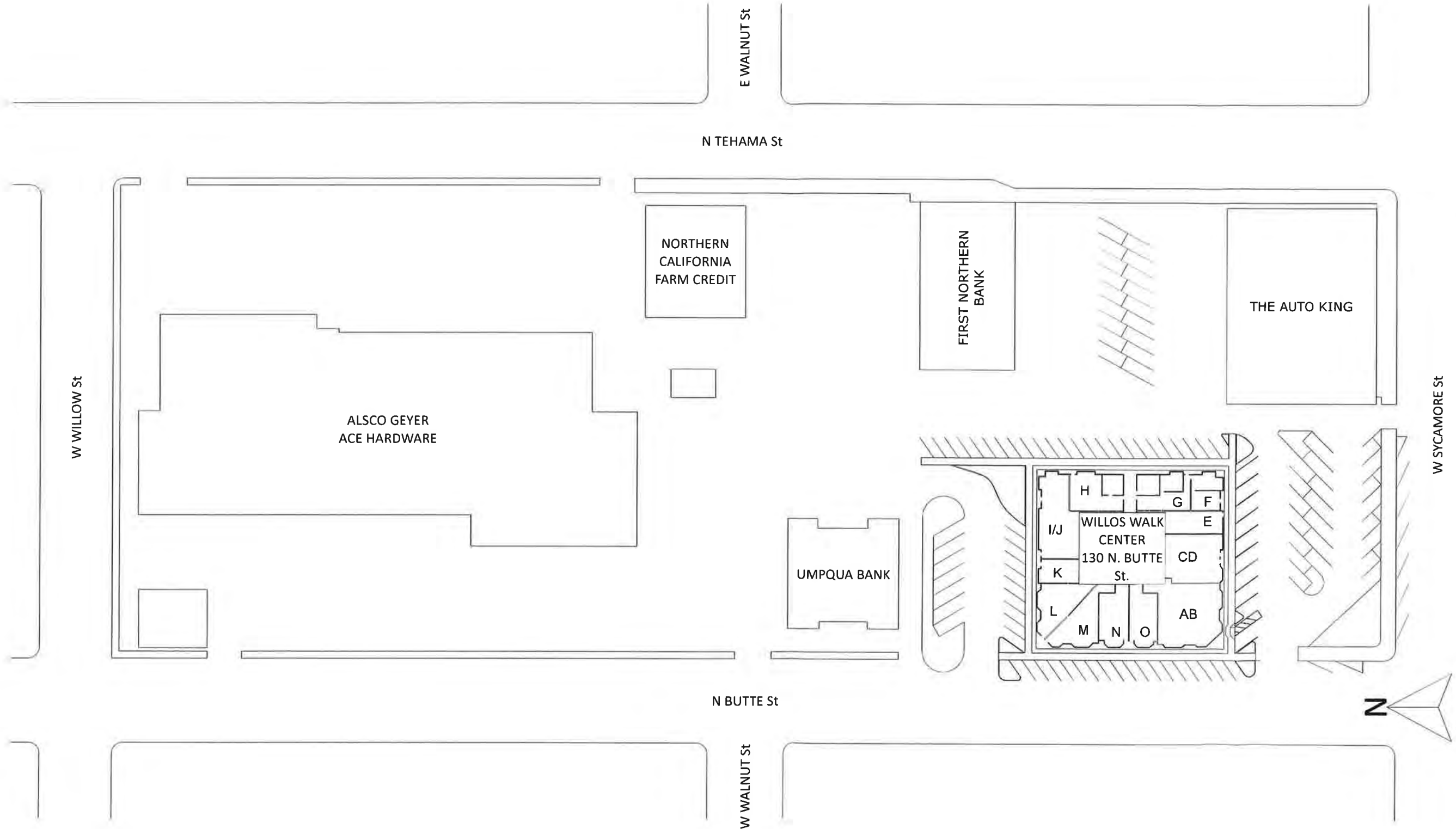
as noted



Revisions:

Planning Set: 4-21-2025

Sheet

A0.0



- Legend:**
-  Project Location
 -  Adjacent Space

1 Site Plan With Surrounding Area



2223 Fifth St.
Berkeley, CA 94710
Ph: 510.548.7448
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www.sgsarch.com



WILLOW WALK MALL

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003-044-005-0

Sheet Contents:
Site Plan With Surrounding Area

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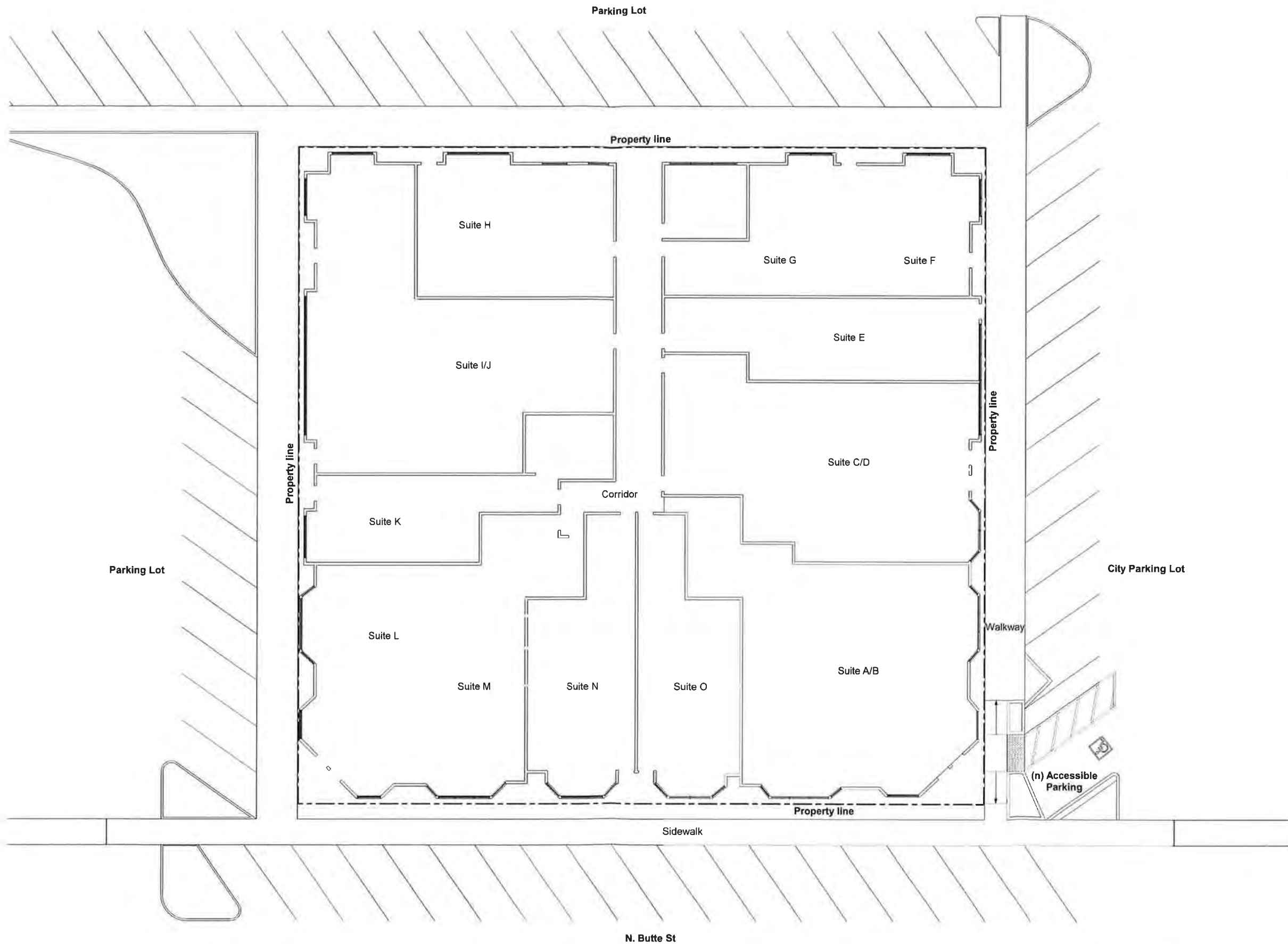
Project No:
25-06-526

Drawn By:
SSG

Checked By:
SSG

Scale:
1/8" = 1'-0"

Revisions:
Planning Set: 4-21-2025



1 Site Plan



Legend:
Project Location
Adjacent Space



2223 Fifth St.
Berkeley, CA 94710
Ph: 510.548.7448
info@sgsarch.com
www.sgsarch.com



WILLOW WALK MALL
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003-044-005-0

Sheet Contents:
Site Plan

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Project No:
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Drawn By:
SSG

Checked By:
SSG

Scale:
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Revisions:
Planning Set: 4-21-2025

Sheet
A0.2

Project Note:
All ADA requirements shall comply with the 2022
California Building Code Chapter 11B



2223 Fifth St.
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Ph: 510.548.7448
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www.sgsarch.com



WILLOW WALK MALL

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Willows, CA 95988
003-044-005-0

Sheet Contents:
Accessibility Notes And
Details

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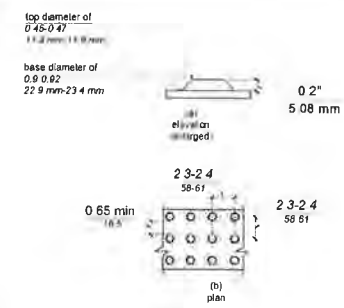
Drawn By:
SSG

Checked By:
SSG

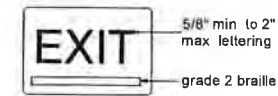
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1/4" = 1'-0"
or as noted

Revisions:
Planning Set: 4-21-2025

- Notes:
- material of the detectable warning strip to be an integral part of the surface
 - detectable warning surfaces to be yellow and approximate 33538 of SAE AMS-STD- 595A
 - Specify the detectable warning surfaces to be yellow and approximate 33538 of SAE AMS-STD- 595A

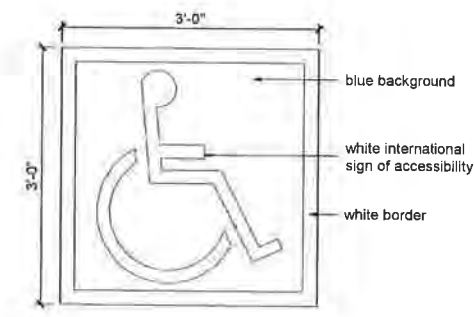


6 Truncated Domes NTS

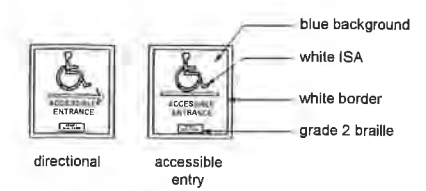


- Tactile Exit Sign:**
- Every exit sign and directional exit sign shall have plainly legible letters not less than 6 inches high with the principal strokes of the letters not less than 3/4 inch wide. The word "EXIT" shall have letters having a width not less than 2 inches wide, except the letter "i," and the minimum spacing between letters shall be not less than 3/8 inch. Signs larger than the minimum established in this section shall have letter widths, strokes and spacing in proportion to their height.
 - The word "EXIT" shall be in high contrast with the background and shall be clearly discernible when the means of exit sign illumination is or is not energized. If a chevron directional indicator is provided as part of the exit sign, the construction shall be such that the direction of the chevron directional indicator cannot be readily changed.
 - Raised Characters shall be raised 1/32" min. and shall be sans serif upper case and accompanied by grade 2 braille. Raised characters shall be 5/8" min. to 2" high. Characters and braille shall be placed in a horizontal format. Braille shall be placed min. of 3/8" & max. of 1/2" directly below the tactile character; flush left or centered.
 - Tactile egress signage to be installed on the wall adjacent to the latch side of the exit doors. Tactile characters on signs shall be located 48" min. aff or ground surface, measured from the baseline of the lowest Braille cells and 60" max. aff or ground surface, measured from the baseline of the highest line of raised characters, complying with CBC 2022, 1013 and 11B-703.4

5 Tactile Exit Signage

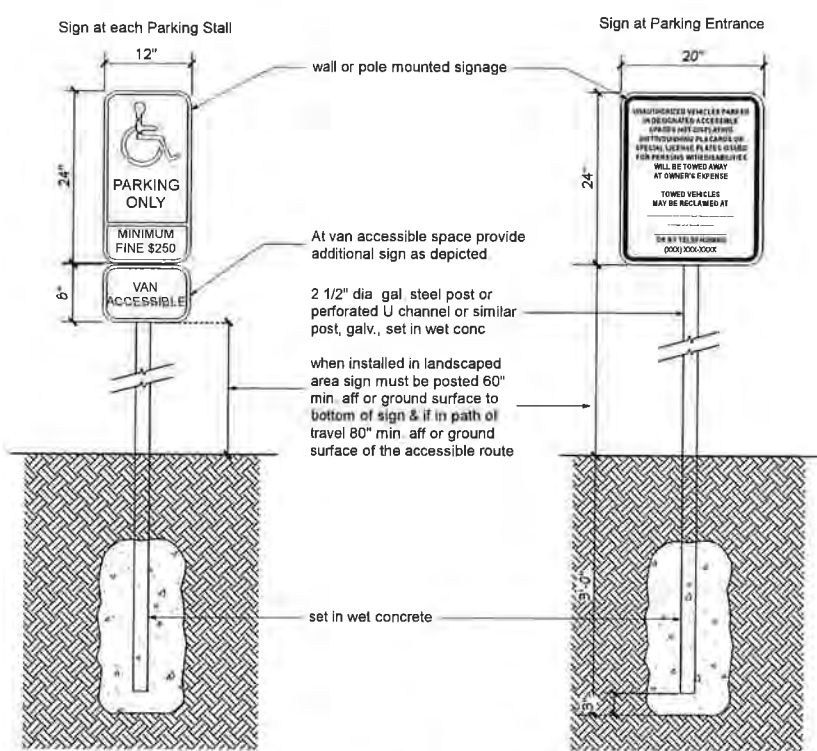


4 Parking Accessibility Marking NTS

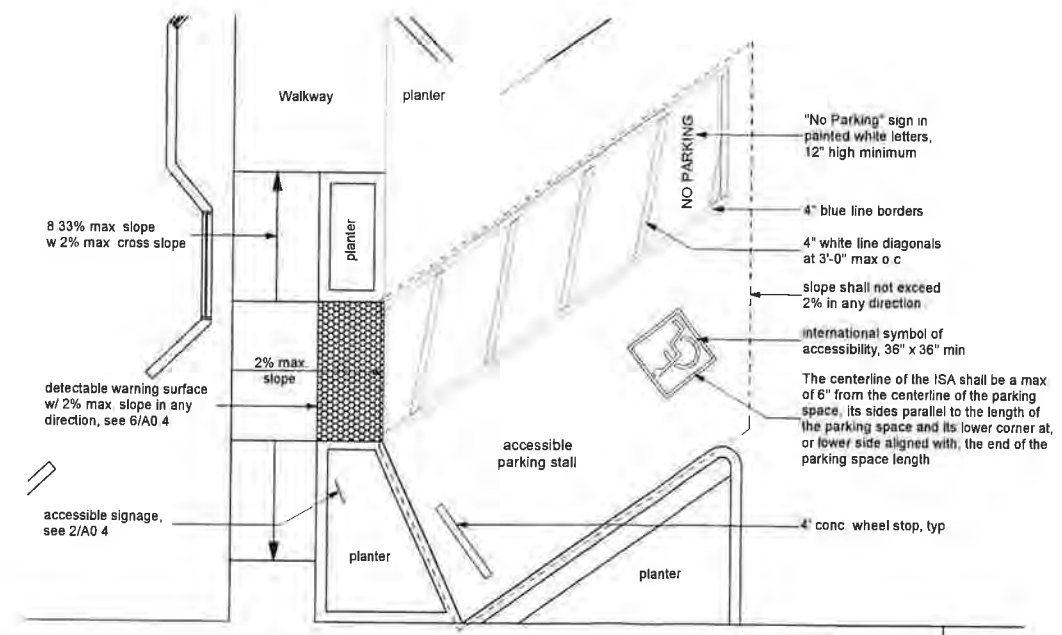


- Entrance/directional signs shall comply with CBC 2022, 11B-703.7.2.1
- Arrow shall point in direction of travel
- Raised characters and grade 2 Braille shall be included per CBC 2022, 11B-703.3

3 Accessibility Signage NTS



2 Parking Space ID Signage NTS



1 Accessible Parking Stall

Scale: 1/4" = 1'-0"

WILLOW WALK MALL

130 N. Butte St. Suite A/B
Willows, CA 95988
003-044-005-0

Sheet Contents:
Proposed Floor Plans

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Project No:
25-06-526

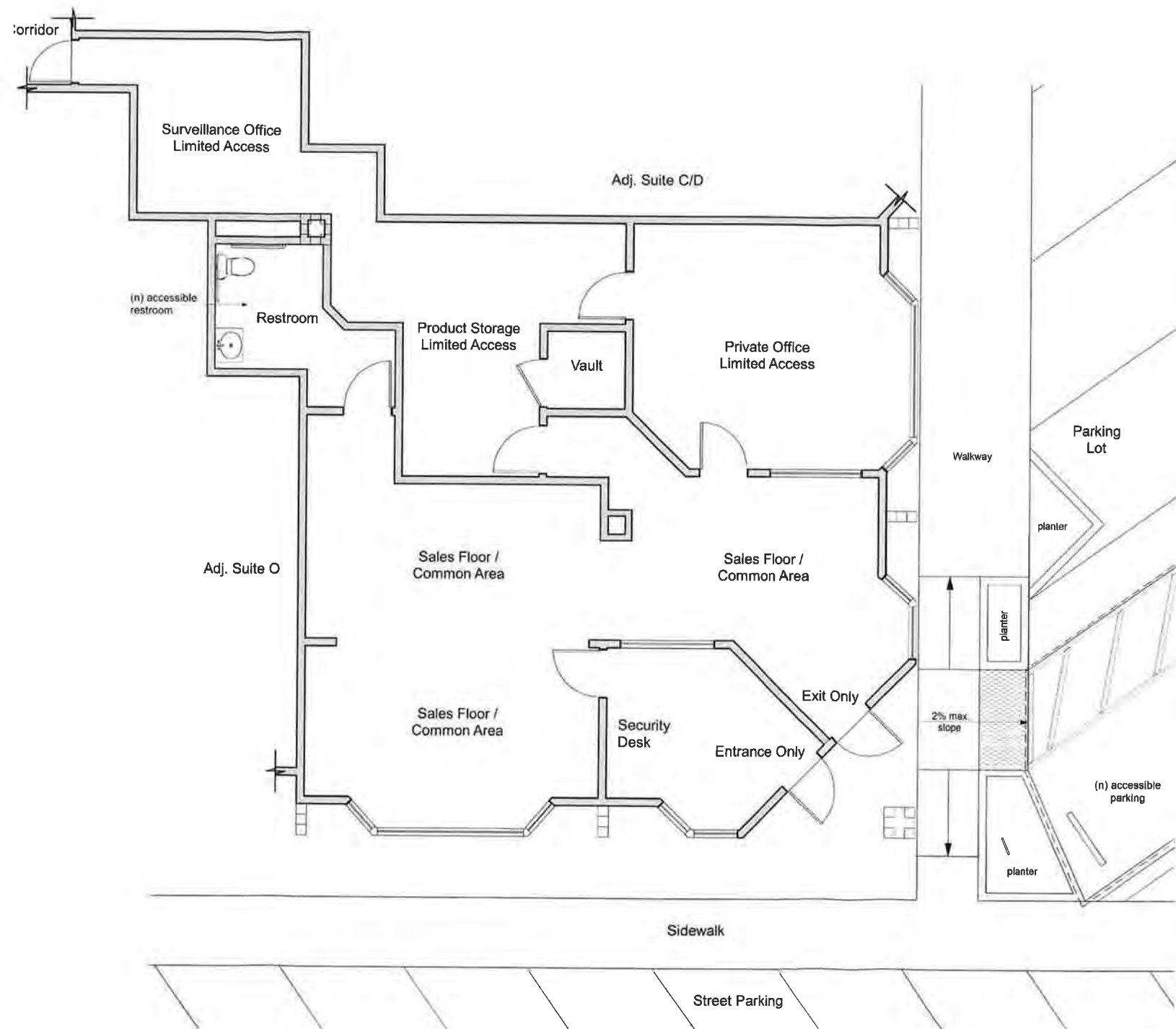
Drawn By:
SSG

Checked By:
SSG

Scale:
1/4" = 1'-0"

Revisions:
Planning Set: 4-21-2025

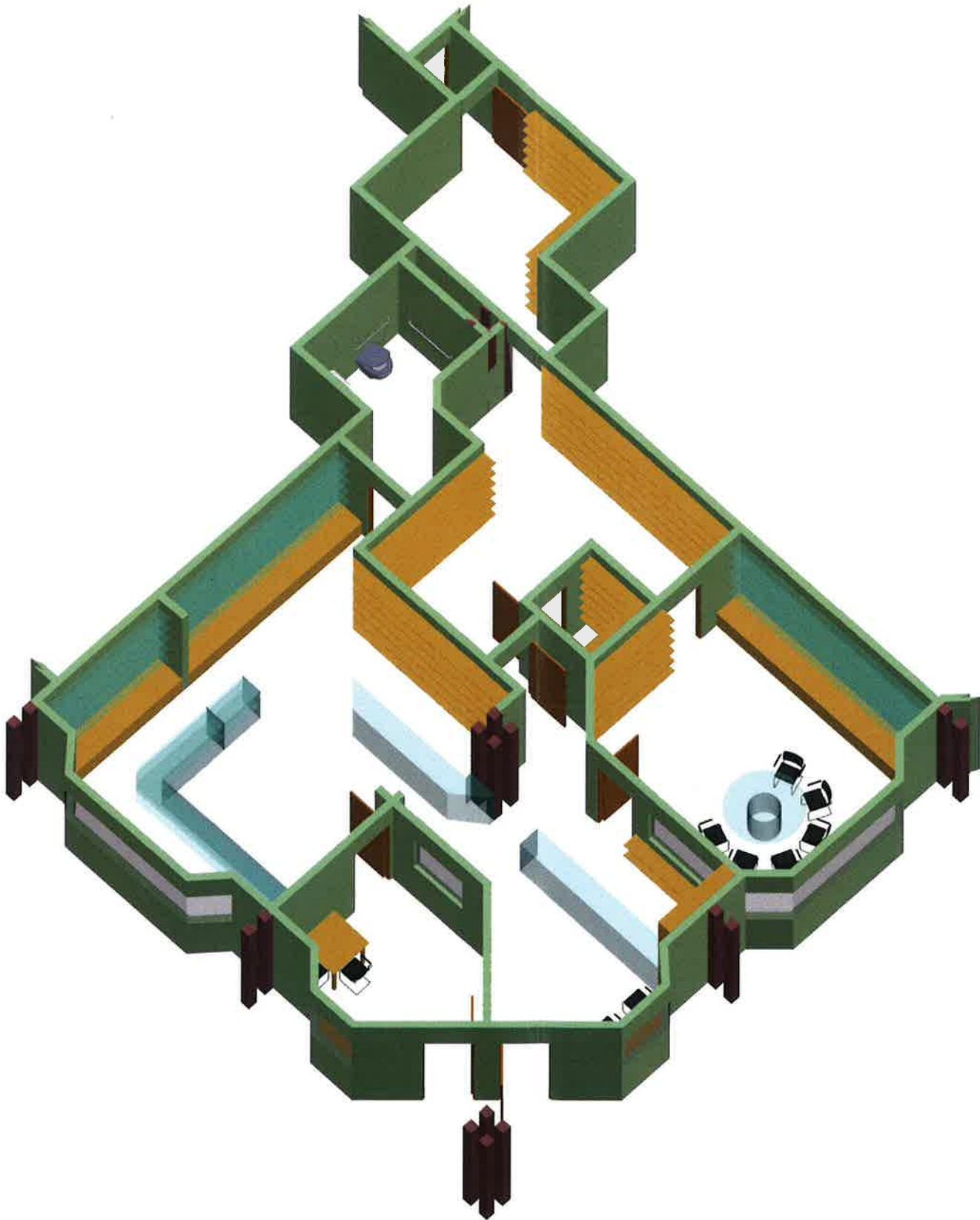
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A2.1



1 Proposed Floor Plan



Willow Walk Mall - Suite A-B FLOOR PLAN - 3D - South-West View



CLIENT
Homar Crespo &
Margaret Sharkey
Vallejo, California

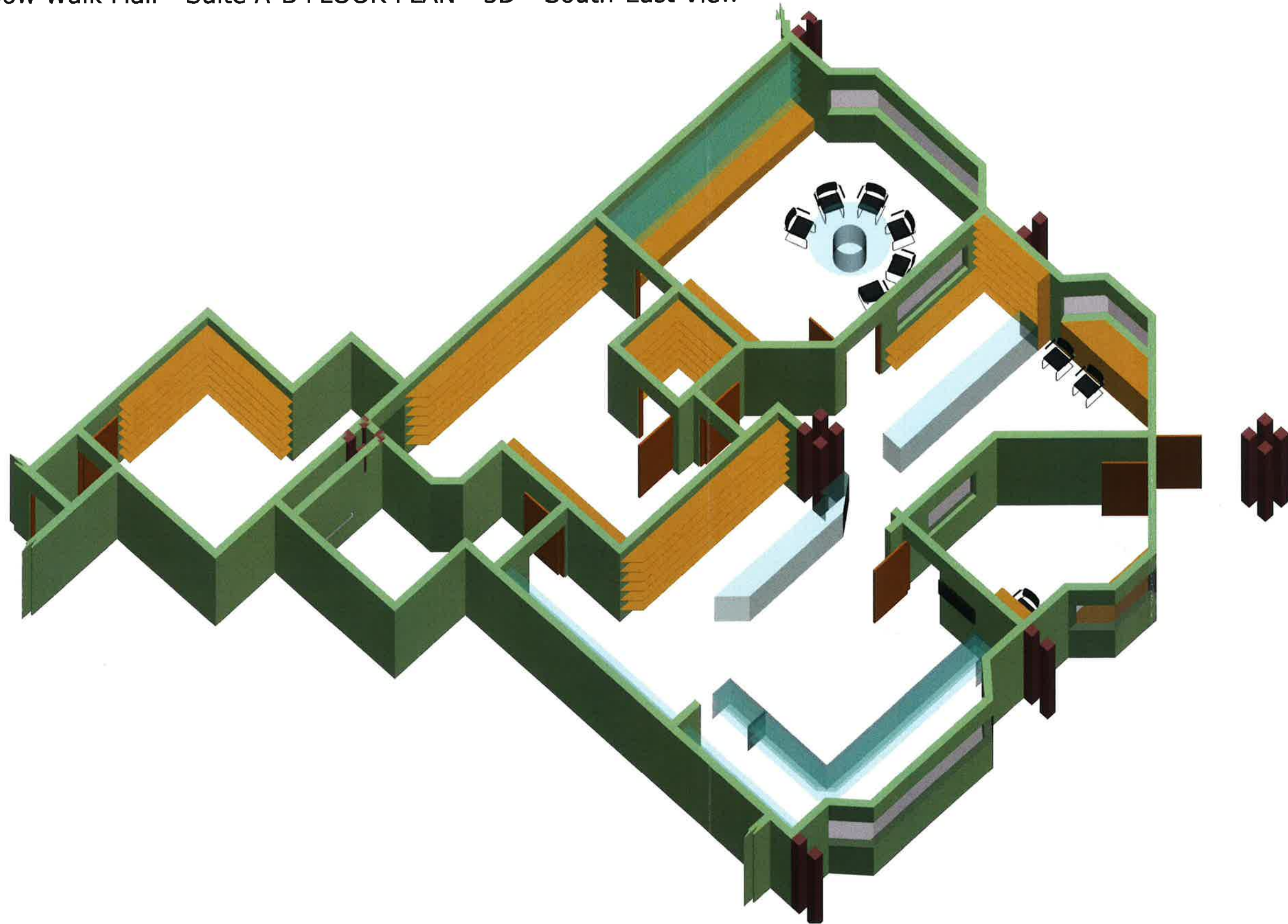
PROJECT
130 N. BUTTE ST.
SUITE A/B
WILLOWS, CA 95988

SCALE
N/S

A

FP-3D

Willow Walk Mall - Suite A-B FLOOR PLAN - 3D - South-East View



CLIENT
Homar Crespo &
Margaret Sharkey
Vallejo, California

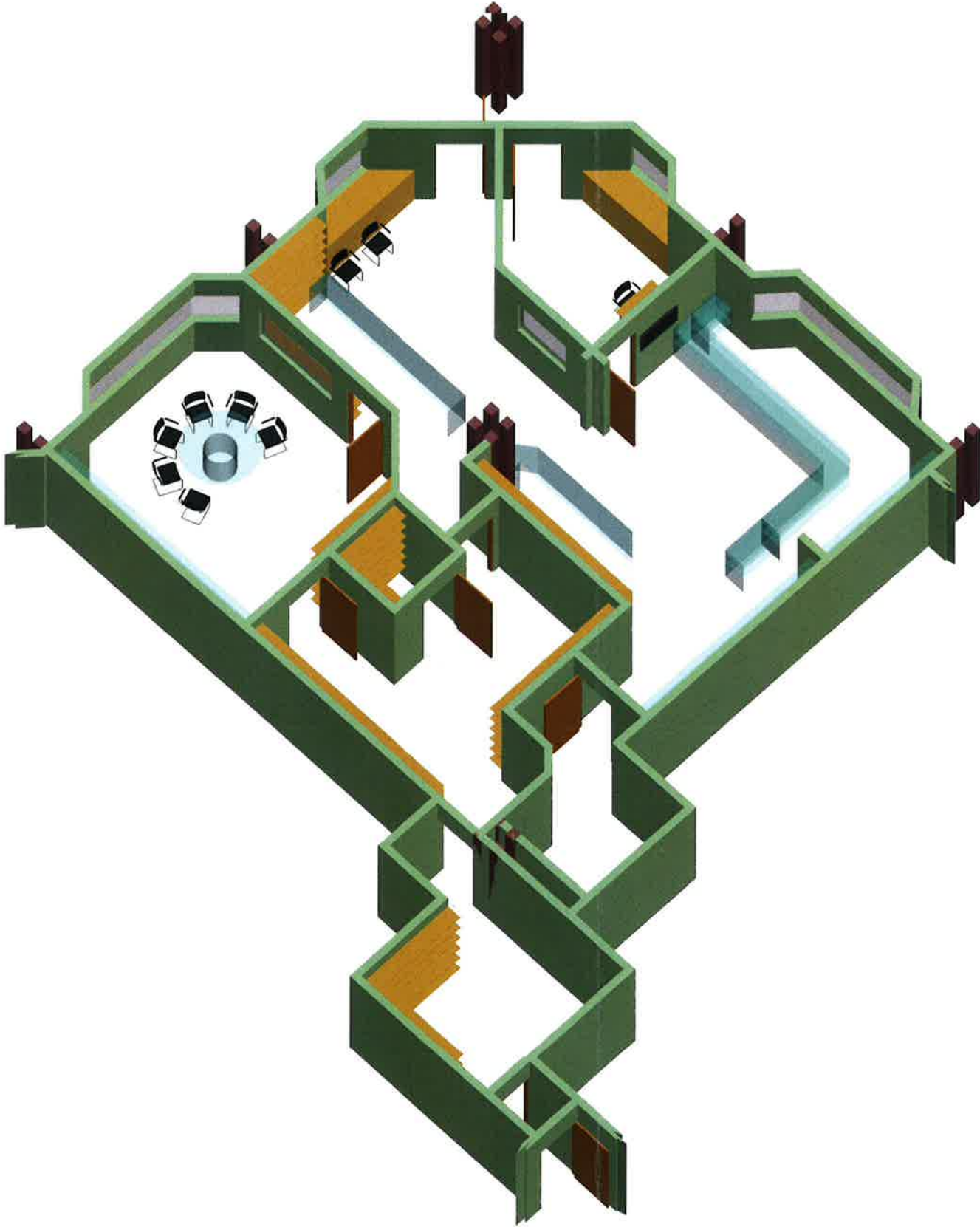
PROJECT
130 N. BUTTE ST.
SUITE A/B
WILLOWS, CA 95988

SCALE
N/S

A

FP-3D

Willow Walk Mall - Suite A-B FLOOR PLAN - 3D - North-East View



CLIENT
Honor Crespo &
Margaret Sharkey
Vallejo, California

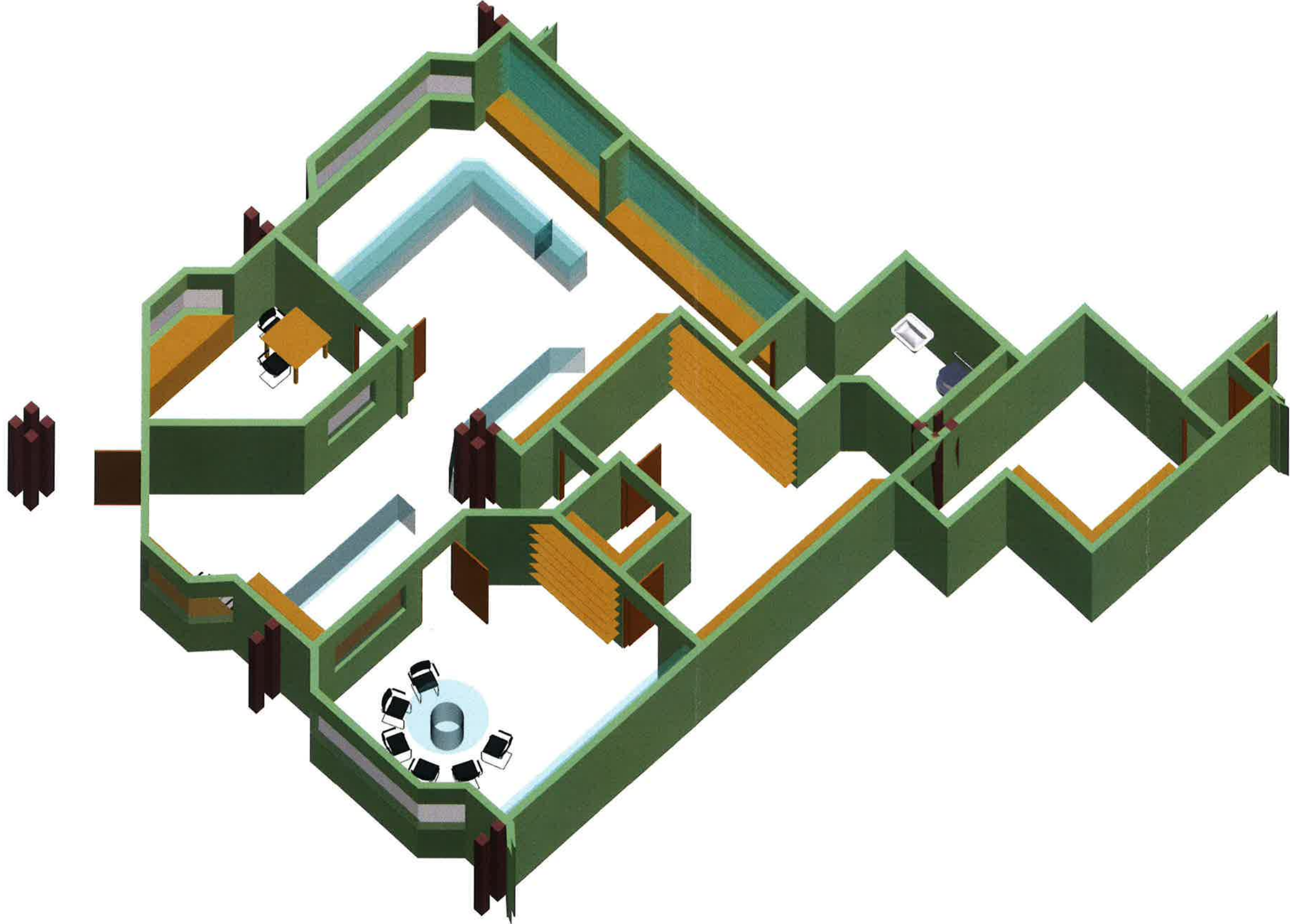
PROJECT
130 N. BUTTE ST.
SUITE A/B
WILLOWS, CA 95988

SCALE
N/S

A

FP-3D

Willow Walk Mall - Suite A-B FLOOR PLAN - 3D - North-West View



CLIENT
Homar Crespo &
Margaret Sharkey
Vallejo, California

PROJECT
130 N. BUTTE ST.
SUITE A/B
WILLOWS, CA 95988

SCALE
N/S

A

FP-3D



Date: July 1, 2025

To: Planning Commission

From: Delanie Garlick, Harris & Associates
Joe Bettencourt, Community Development & Service Director

Subject: Ionna EV/Design Review (File# DR-25-04)/246 N Humboldt Avenue

Recommendation:

Staff recommends receive the Staff Report, attachments, discuss, and upon conclusion, consider approving the Design Review request and adopting the attached resolution.

Rationale for Recommendation:

This matter is before the Planning Commission pursuant to City of Willows Municipal Code (WMC) Chapter 18.141.

Background:

The applicant is requesting approval of a design review for the construction of an IONNA Electric Vehicle (EV) charging station. The EV charging area would be located along the northern boundary line of Assessor Parcel Number (APN): 001-041-024. The project site, 246 N Humboldt Avenue, is developed with a restaurant, Black Bear Diner.

Discussion & Analysis:

The project site is zoned as Highway Commercial. In this zoning district, commercial uses such as restaurants, convenience stores, and automobile service stations, are permitted uses allowed per WMC Chapter 18.65.020. The Highway Commercial Zoning regulations align with the proposed EV charging station, as automobile service stations are permitted, ensuring compliance with local land use standards. Furthermore, the Highway Commercial Zone's character and development patterns are well-suited to accommodate an electric vehicle charging area as there are two gas stations, one adjacent and one across the street to the project site. The EV charging station will also serve patrons of the onsite restaurant, further integrating it into the site's overall commercial use.

The proposed project would construct five (5) fast-charging stations with the capacity to support ten (10) vehicles at one time. A protective steel beam canopy, approximately 13 feet in height, would cover the electric vehicle area. The exterior of the canopy would be painted a soft dark black, with the underside painted orange. The charging equipment would feature a Robin's Egg blue finish, complemented by orange bollards positioned in front for protection. Additionally, a transformer mounted on a concrete pad would be located to the west of the charging area, along N. Humboldt Avenue.

Consistency with Council Priorities and Goals:

The project is consistent with Priority #4: Community Engagement as the project would offer an opportunity for public input and engagement, allowing residents to share their thoughts and concerns during a public hearing.

The project is also consistent with Priority #2: Economic Development as it is a new development within the City, it has the potential to contribute to economic growth. The project could allow the City to collect sales tax on an area that would simply be used for parking.

Fiscal Impact:

There is no cost to the City associated with this request as the project has a PTA deposit on file.

Attachments:

- Attachment 1: Resolution XX-2024
- Attachment 2: Conditions of Approval
- Attachment 3: Project Plans
- Attachment 4: Project Rendering
- Attachment 5: Color Board
- Attachment 6: Design Review Analysis
 - a. Site Photos



**City of Willows
Resolution XX-2025**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING THE DESIGN REVIEW APPROVAL OF A NEW ELECTRIC (EV) CHARGING STATION FOR THE PROPERTY LOCATED AT 246 N HUMBOLDT AVENUE, ASSESSORS PARCEL NUMBER 001-041-024 WITHIN THE HIGHWAY COMMERCIAL ZONE

WHEREAS, the applicant, Bryant De La Torre, of Kimley-Horn, on the behalf of the property owner, Joan and Kenneth Gosliner, has submitted an application for a Design Review approval to allow a new electric vehicle (EV) charging station that would support ten (10) vehicles with five (5) charging stations, a 13 foot tall canopy, and transformer; and

WHEREAS, City of Willows Municipal Code Section Chapter 18.141 requires all new commercial buildings and physical improvements obtained Design Review approval; and,

WHEREAS, notice of the Planning Commission meeting held on July 1, 2025, was published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 300 feet were sent; and

WHEREAS, the Planning Commission did, on July 1, 2025, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and

WHEREAS, the Planning Commission does find that the proposed project qualifies as a Categorical Exemption under Section 15301 (Class 1), 15303 (Class 3) and 15311 (Class 11) pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, pursuant to Section 18.135.050 of the Zoning Ordinance, the following findings are made:

- 1) That the use is consistent with the purposes of the district in which the site is located. *WMC Chapter 18.65.020(3) allows for automobile service stations within the Highway Commercial zone.*
- 2) That the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. *The location of the new use will be located on land that is currently underutilized, and conditions of approval have been placed upon the use ensuring that it will not be detrimental to the public health, safety, or welfare or materially injurious to properties.*

- 3) That the proposed use is in conformance with the General Plan.
Commercial businesses are allowed within the land use designation of Highway Commercial.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the Design Review proposal to allow construction of a new electric vehicle (EV) charging station that would support ten (10) vehicles with five (5) charging stations, a 13 foot tall canopy, and transformer is consistent with the City of Willows Municipal Code and General Plan, and findings incorporated, and hereby approves Design Review Permit #DR 25-04, subject to the attached conditions of approval.

PASSED AND ADOPTED by the Planning Commission of the City of Willows this 1st day of July 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTESTED:

Llanira Valencia, Vice Chair

Karleen Price, City Clerk

**Conditions of Approval
Design Review (DR 25-04)
IONNA Electric Vehicle Charging Station
246 N Humbolt Avenue /APN: 001-041-024
Planning Commission Approval Date: July 1, 2025**

GENERAL

1. That the applicant/developer shall enter into a *Pass-Through* Agreement with the City of Willows to pay the cost of all planning review, plan checking and field inspection of this project.
2. If the subject project is not constructed within one (1) year after the date of granting the permit, then without further action, the permit shall be null and void, and such use shall not be made of the property except upon the granting of a new permit.
3. All plans for additional uses, which are not covered by this review, shall be submitted to the City Manager and Planning Commission for review and approval prior to use.
4. The Architectural Design Review approval shall expire in one (1) year unless otherwise stipulated by the Planning Commission. The applicant may apply to the City for an extension of not more than one (1) year from the original date of expiration, if found that there has been no substantial change in the factual circumstances surrounding the originally approved design. Substantial changes and any further extension beyond one (1) year shall require Planning Commission approval.
5. The developer shall adhere to the design and specification of the Architectural Design Review approval for the exterior façade improvements, to include the proposed material/color scheme of the new equipment, compliant parking spaces, landscaping, signage, and necessary site improvements as shown on the plans submitted with the application. An occupancy permit shall not be issued in part or whole for any building or group of buildings subject to design review unless and until the work specified in the design review approval has been completed, including landscaping. If for any valid reason full compliance cannot be made; a cash bond shall be posted for the work to be completed within a reasonable period of time as determined by the City Manager or his authorized representative.
6. All building mounted and site lighting shall be shielded lights, down lights, and or full cut off lights so that the bulb is not visible from off-site and light does not create glare or hazard onto adjoining properties/streets. Cut sheets shall be submitted with building plans. All lighting must meet the City Standards.
7. All landscaping shall be maintained in good condition and any dead or dying plants, bushes, or trees shall be replaced with new healthy stock of a size compatible with the remainder of the growth at the time of replacement.
8. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies and fees of the City of Willows.
9. In the event that archaeological remains or artifacts are uncovered during construction activities, work shall be stopped, and a qualified archaeologist shall survey the site. The archaeologist shall submit a report with recommendations of the disposition of the site. Disposition may include, but is not limited to, excavation and documentation, capping the site, or leaving the site in an open space area. The recommendations of the archaeologist shall be incorporated in the project.
10. All contractors/sub-contractors doing work on the project shall obtain a City business license prior to commencing operation. Facility shall operate in accordance with local laws.
11. Changes in hours, days, or operating procedures must be reported to the Community Development Department.

BUILDING DEPARTMENT

12. If you intend to construct, enlarge, alter, repair, move, demolish, or change the occupancy of the building or structure or to erect, install, alter, repair, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by code, or to cause any such work to be done, you shall first make application for a building permit and obtain the required permit for the development.
13. Applicant shall submit a completed building permit application with detailed scope of work, 3 complete sets of plans, calculations, specifications, etc. for review. Appropriate plan review fees shall be paid at the time of submittal.
14. All work shall comply with current applicable Federal, State, local building codes and ordinances and be shown on the plans submitted for building permit review.
15. Conditions of approval shall be shown on the plans submitted for building permit review.
16. Prior to issuance of a Building Permit for the construction of any structures on the site, a Final Lighting Plan shall be submitted to the City and reviewed by the Engineer. The final lighting plan shall include, but not limited to the following: (a) details regarding exterior lighting with lighting sources that are full cut-off, hooded, and down-cast, or otherwise shielded to ensure that light does adversely shine towards neighboring properties or toward the night sky, (b) lighting sources with the minimum wattage necessary to provide adequate security without causing excessively bright night glow, (c) sufficient details regarding the proposed wattage and area of coverage for all site lights.

FIRE DEPARTMENT

17. Development impact fees are applicable to this project and shall be paid prior to the issuance of a building permit.
18. All buildings will have fire sprinkler systems provided and must meet the approval of the Fire Chief.
19. All fire and security alarm systems must meet the approval of the Fire Chief per WMC Chapter 15.15.
20. The Site shall be equipped with a Knox box holding a master key per WMC Chapter 15.15.
21. Shall provide fire extinguishers in accordance with the latest CFC.
22. The building address shall meet all WMC Chapter 15.15. criteria and be reviewed and approved by the Fire Department prior to installation. An illuminated address sign shall be provided for the property.
23. Red curbs maybe required and will be reviewed at the time of construction/development of project.
24. A Pre-Fire Plan and Inspection will need to be completed before occupancy.
25. Regular Fire Department safety inspections shall occur annually.

ENGINEERING DEPARTMENT

26. Developer shall design and construct all improvements and facilities shown on the design review plans submitted for permit approval in accordance with the Willows Municipal Code (WMC), the City of Willows Design and Construction Standards. Approval of a design review site plans depicting improvements that do not conform to the WMC or City standards does not constitute approval of an exception to the WMC or City standards unless explicitly stated herein or in another City resolution.
27. The developer shall be responsible for all City plan check, map check and inspection costs. The developer shall deposit funds with the City upon the initiation of plan check services. The amount

of the initial deposit shall be determined by the City Engineer. Additional funds may be required based upon actual plan check and inspection costs.

28. Site improvement plans shall be prepared and submitted by a California Registered Civil Engineer for the construction of all necessary and required on-site and off-site improvements including grading, water, sanitary sewer, storm drain facilities, roadway improvements, curbs, gutters, and sidewalks. All design and construction shall conform to the City of Willows Design and Construction Standards, as applicable.
29. A detailed Soils Investigation/Geotechnical Report shall be prepared and submitted for review. The report shall address, at a minimum, potential for liquefaction, expansive soils and seismic risk. The improvement plans shall incorporate all design and construction criteria recommended in the Geotechnical Report.
30. All private water mains, sewer mains and storm drains shall be clearly labeled "Private" on the improvement plans.
31. Improvements plans shall include a storm water pollution prevention plan. Erosion control measures shall include hydroseeding of all graded slopes within 60 days of completion of grading.
32. Driveways into the proposed development shall be installed per the City's most recent standards and shall conform to the most recent ADA standards. If the sidewalk associated with the driveways must encroach onto private property outside of the right-of-way, pedestrian public access easements shall be provided by separate document and shall be recorded prior to issuance of a building permit.
33. Any work within the State right-of-way shall require a Caltrans encroachment permit. Proof of Caltrans' issued encroachment permit shall be required prior to issuance of a building permit for the project.
34. All sidewalk that is current cracked or displaced shall be replaced with the construction of the project.
35. All existing utilities shown on the site plan that conflict with the proposed project (water, gas, electric, telephone, etc.) shall either be removed or properly abandoned. The improvement plans for the proposed project shall indicate removal or abandonment.

WATER AND SANITARY SEWER IMPROVEMENTS

DRAINAGE IMPROVEMENTS

36. All project related flooding impacts shall be mitigated by the project developer. Drainage improvements shall be designed in accordance with the Design Criteria utilizing the rationale method and any applicable adopted City drainage plans.
37. The applicant shall submit for review and approval, drainage plans and hydraulic calculations prepared by a Registered Civil Engineer. The drainage plans and calculations shall indicate the following conditions before and after development:
 - a. Quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps, and drainage courses.
 - b. Post-development off-site flows shall not exceed pre-development flows.
38. Low Impact Development (LID) improvements shall be provided for on the plans along with calculations submitted with the first plan check of the improvement plans.
39. All existing easements shall be shown on the plans. If existing easements are provided for the benefit of other parcels, either the proposed improvements shall preserve the easements or shall provide new easements prior to the issuance of a building permit.
40. No grading or other construction shall be performed until the improvement plans have been approved and signed by the City Engineer. Encroachment Permits and Building Permits will not be

issued prior to the approval of the improvement plans. An Encroachment Permit is required for any work within the City's rights of way.

41. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.
42. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Glenn County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
43. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity. Additionally, if field conditions warrant installation of any subdrains, the location, size and construction details must be provided to the City for review and approval prior to construction.
44. All streets, curbs, gutters, sidewalks, or other public facilities damage in the course of construction associated with this development shall be the responsibility of the Developer and shall be repaired to the satisfaction of the City at the Developer's expense.
45. Dust control must be maintained to the City's satisfaction.
46. Working hours shall be restricted to the hours of 7:00 a.m. to 6 p.m., Monday through Friday.
47. Developer shall provide sufficient surety guaranteeing the public improvements for a period of one year.

INSTALLATION OF ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

CA-0042 WILLOWS, CA
246 N HUMBOLDT AVE
WILLOWS, CA 95988

Kimley»»Horn
421 FAYETTEVILLE ST, SUITE 600,
RALEIGH, NC 27601
Main: (919) 677-2000 | www.kimley-horn.com
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STIPULATION FOR REUSE

WILLOWS, CA 95888 AUTHORIZED AND MAY BE CONTRARY TO THIS DRAWING WAS PREPARED FOR THE LAW, SUITABLE FOR USE ON A DIFFERENT OF THIS DRAWING FOR LICENSED CONTEMPORANEOUSLY WITH ITS ISSUE LICENSED ARCHITECTS AND ENGINEERS, DATE ON 04/21/2025 AND IT IS NOT PROJECT SITE OR AT ALATER TIME. USE ON A SPECIFIC SITE AT, REQUIRES THE SERVICES OF PROPERLY REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT EXAMPLE ON ANOTHER PROJECT.

PROJECT DESCRIPTION

EV SITE ADDRESS:
246 N HUMBOLDT AVE
WILLOWS, CA 95988

ASSESSOR PARCEL NUMBER (APN):
001-041-013-000

COUNTY:
HUMBOLDT

LATITUDE (NAD83):
39.5241

LONGITUDE (NAD83):
-122.2119

BENCHMARK: 139.00' (NAVD 88)

BASIS OF BEARING:
THE VERTICAL DATUM FOR THIS PROJECT SHALL BE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88) AND THE HORIZONTAL DATUM SHALL BE THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (NAD-83) IN THE STATE PLANE OF CA STATE PLANE, ZONE II, US FOOT.

PERMITTING JURISDICTION: COUNTY OF HUMBOLDT

ZONING CLASS: HIGHWAY COMMERCIAL

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X, AN AREA DETERMINED TO BE 0.2% ANNUAL CHANCE FLOOD; ZONE A, & ZONE AE, AN AREA DETERMINED TO BE 1% ANNUAL CHANCE FLOOD, AS GRAPHICALLY SHOWN ON FIRM MAP COMMUNITY PANEL NUMBER 06021C0614D, EFFECTIVE DATE 08/05/2010.

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA HISTORICAL BUILDING CODE
- 2022 CALIFORNIA EXISTING BUILDING CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 1997 UNIFORM HOUSING CODE
- 1997 UNIFORM SIGN CODE
- 2022 CALIFORNIA ADMINISTRATIVE CODE

NOTE:
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

- CONTRACTOR SHALL COMPLETE INSTALL PER THE SIGNED AND THE SEALED SET OF DRAWINGS. ANY NECESSARY DEVIATIONS FROM THE DRAWINGS MUST BE SUBMITTED THROUGH AN RFI REQUEST PROCESS WITH ENGINEERING FOR AN APPROVAL PRIOR TO CONTRACTOR PROCEEDING WITH A DEVIATION OF THE SIGNED AND SEALED SET OF DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE THEN IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.



Know what's below.
Call before you dig.

CAUTION!!

CONTRACTOR IS TO VERIFY PRESENCE
AND EXACT LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.

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THIS PLAN IS DEVELOPED WITH THE INTENT TO PROVIDE PUBLIC ELECTRIC VEHICLE (EV) CHARGING STATIONS AND AN ELEVATED LIT CANOPY AT THIS LOCATION. THE EXTENT OF DESIGN WITHIN THIS CONSTRUCTION DOCUMENT INCLUDES THE EV CHARGING STATIONS AND THEIR ACCOMPANYING CIVIL AND ELECTRICAL INFRASTRUCTURE.

- DEMOLITION OF EXISTING SURFACES FOR THE INSTALLATION OF EV CHARGERS AND LIT CANOPY.
- GRADING OF SURFACES ASSOCIATED WITH EVSE TO COMPLY WITH ADA REQUIREMENTS.
- INSTALL (1) UTILITY TRANSFORMER TO BE COORDINATED WITH PACIFIC GAS AND ELECTRIC COMPANY
- INSTALL (1) SWITCHBOARD ASSEMBLY.
- INSTALL (5) 400KW ALPITRONIC HYC400 EV CHARGERS.
- INSTALL (2) EV SIGN POSTS.
- INSTALL (8) EV SIGN POSTS.

DRAWING INDEX

Sheet Number	Sheet Title
G0.0	COVER SHEET
G1.0	GENERAL NOTES
G2.0	CHARGER SPEC SHEETS
C1.0	ALTA SURVEY (BY OTHERS)
C2.0	SITE PLAN
C2.1	ENLARGED SITE PLAN
C2.2	FFE PLAN
C2.3	FINISH PLAN
C3.0	DEMOLITION AND EROSION & SEDIMENT CONTROL PLAN
C4.0	GRADING PLAN
C5.0	E&S DETAILS
C6.0	CIVIL DETAILS
C6.1	CIVIL DETAILS
C6.2	CIVIL DETAILS
C6.3	CANOPY DETAILS
C6.4	CANOPY DETAILS
C6.5	CANOPY DETAILS
E1.0	ELECTRICAL NOTES
E2.0	SINGLE LINE DIAGRAM
E3.0	ELECTRICAL DETAILS
E3.1	ELECTRICAL DETAILS

FOR REFERENCE ONLY DRAWINGS

PROPERTY SURVEY / EXISTING CONDITIONS, SEE SHEET C1.0 - ALTA SURVEY (BY OTHERS)

ENGINEER(S) OF RECORD

CIVIL ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC.
CONTACT: ANTHONY HOAC, P.E.
PHONE: (669) 800-4158
EMAIL: ANTHONY.HOAC@KIMLEY-HORN.COM

ELECTRICAL ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC.
CONTACT: DUSTIN COLWELL, P.E.
PHONE: (720) 826-4372
EMAIL: DUSTIN.COLWELL@KIMLEY-HORN.COM

STRUCTURAL ENGINEER:
AGI
CONTACT: JED CAMPBELL, DIRECTOR
PHONE: (865) 805-7442
EMAIL: JCAMPBELL@AGI.NET

IONA™

246 N HUMBOLDT AVE
WILLOWS, CA 95988
STORE NO.: CA-000

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DOCUMENTS WITHOUT SIGNATURE
AND REQUIRED SEAL OF AOR / EOR
ARE NOT FOR CONSTRUCTION

CONSULTANTS:

**DRAFT
PRELIMINARY
PLANS
NOT FOR
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COVER SHEET

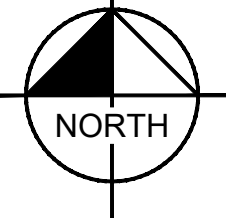
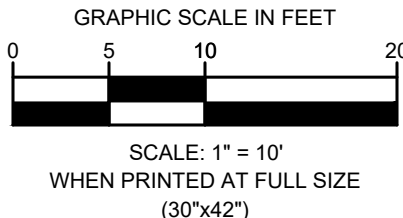
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CIVIL SITE PLAN LEGEND	
ITEM	DESCRIPTION
	PROPERTY LINE
	CENTER LINE
	EASEMENT LINE
	APPROXIMATE CIVIL LIMIT OF WORK
	PAVEMENT SAWCUT AND JOIN LINE
	FENCE
	STORM DRAIN INLET, MANHOLE, CLEAN OUT
	SEWER MANHOLE, CLEAN OUT, AREA DRAIN
	WATER METER AND BACKFLOW PREVENTER
	FIRE HYDRANT, POST INDICATOR VALVE, FDC
	ACCESSIBLE ROUTE (REFER TO GRADING NOTES) (SHOWN FOR REFERENCE ONLY, DO NOT PAINT)
	PROPOSED TREE
	SIGN POST
	PARKING STRIPING (SEE PLANS FOR REVISED PARKING LAYOUT)
	STRIPED ISLAND
	ASPHALT PAVEMENT
	CONCRETE PAD
	CONCRETE WALK
	GRAVEL
	LANDSCAPE AREA
	BIORETENTION AREA
	LIGHT POLE PER SHEET E2.0

- CONSTRUCTION NOTES**
- SEE PAVING AND ADDITIONAL CONSTRUCTION NOTES ON SHEET GN-01.
 - CONTRACTOR TO BORE AND / OR HAND-TRENCH CONDUIT AS REQUIRED PER NEC.
 - ALL EQUIPMENT SHALL BE INSTALLED PER CLIENT DESIGN STANDARDS.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
 - ALL PARKING LOT CURB RADI ARE 3' OR 10' UNLESS OTHERWISE NOTED.
 - ALL AUTOMOBILE PARKING SPACES ARE 10' WIDE X 20' LONG. ACCESSIBLE SPACES ARE 11' WIDE X 20' LONG AND 12' WIDE X 20' LONG FOR STANDARD AND VAN, RESPECTIVELY.
 - REFER TO ARCHITECTURAL PLAN FOR DIMENSIONS OF BUILDINGS.
 - EXTERIOR ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20, MAXIMUM CROSS SLOPE OF 1:48, AND MINIMUM WIDTH OF 48 INCHES.

- PAVEMENT MARKING NOTES**
- CONTRACTOR SHALL TAKE FIELD MEASUREMENTS OR OTHERWISE ESTABLISH A SURVEY OF THE EXISTING STRIPING IN ALL WORK AREAS IN ORDER TO ESTABLISH ALL EXISTING PAVEMENT MARKINGS WITH FULL COORDINATION OF NEW MARKINGS PROPOSED ON THIS PLAN.
 - UNLESS OTHERWISE INDICATED ON THIS PLAN, THE CONTRACTOR SHALL ESTABLISH PAVEMENT MARKINGS FOR ALL FIRE LANES, DIRECTIONAL ARROWS, STOP BARS, CURBS, SIDEWALK, LIGHT POLE BASES, SIGN BASES AND PARKING STALLS TO MATCH THE EXISTING SITE WITHIN THE REPAIR LIMITS.
 - CONTRACTOR TO USE APPROPRIATE PAINT COLORS TO MATCH THE EXISTING FEATURES, ADA BARRIER FREE AREAS TO COMPLY WITH ALL LOCAL AND FEDERAL ADA REQUIREMENTS. PAVEMENT MARKINGS SHALL BE A HIGH PILE TYPICALLY DEPARTMENT.



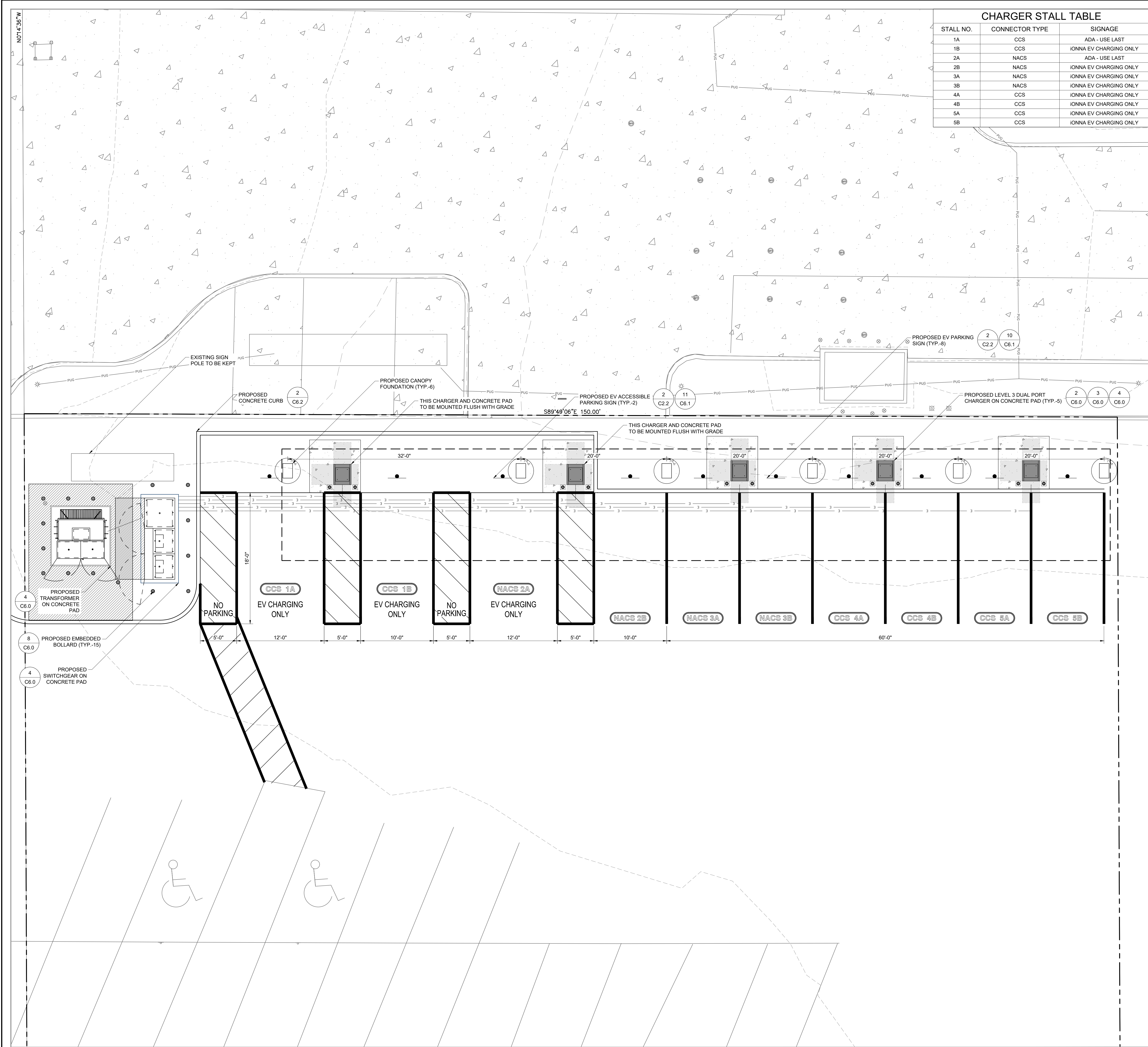
STIPULATION FOR REUSE
WILLOWS, CA 95988 AUTHORIZED AND MAY BE CONTRARY TO
THIS DRAWING WAS PREPARED FOR THE LAW SUITABLE FOR
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CONSULTANTS

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PLANS
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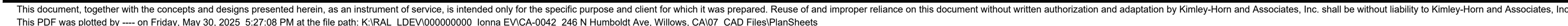
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1B	CCS	IONNA EV CHARGING ONLY
2A	NACS	ADA - USE LAST
2B	NACS	IONNA EV CHARGING ONLY
3A	NACS	IONNA EV CHARGING ONLY
3B	NACS	IONNA EV CHARGING ONLY
4A	CCS	IONNA EV CHARGING ONLY
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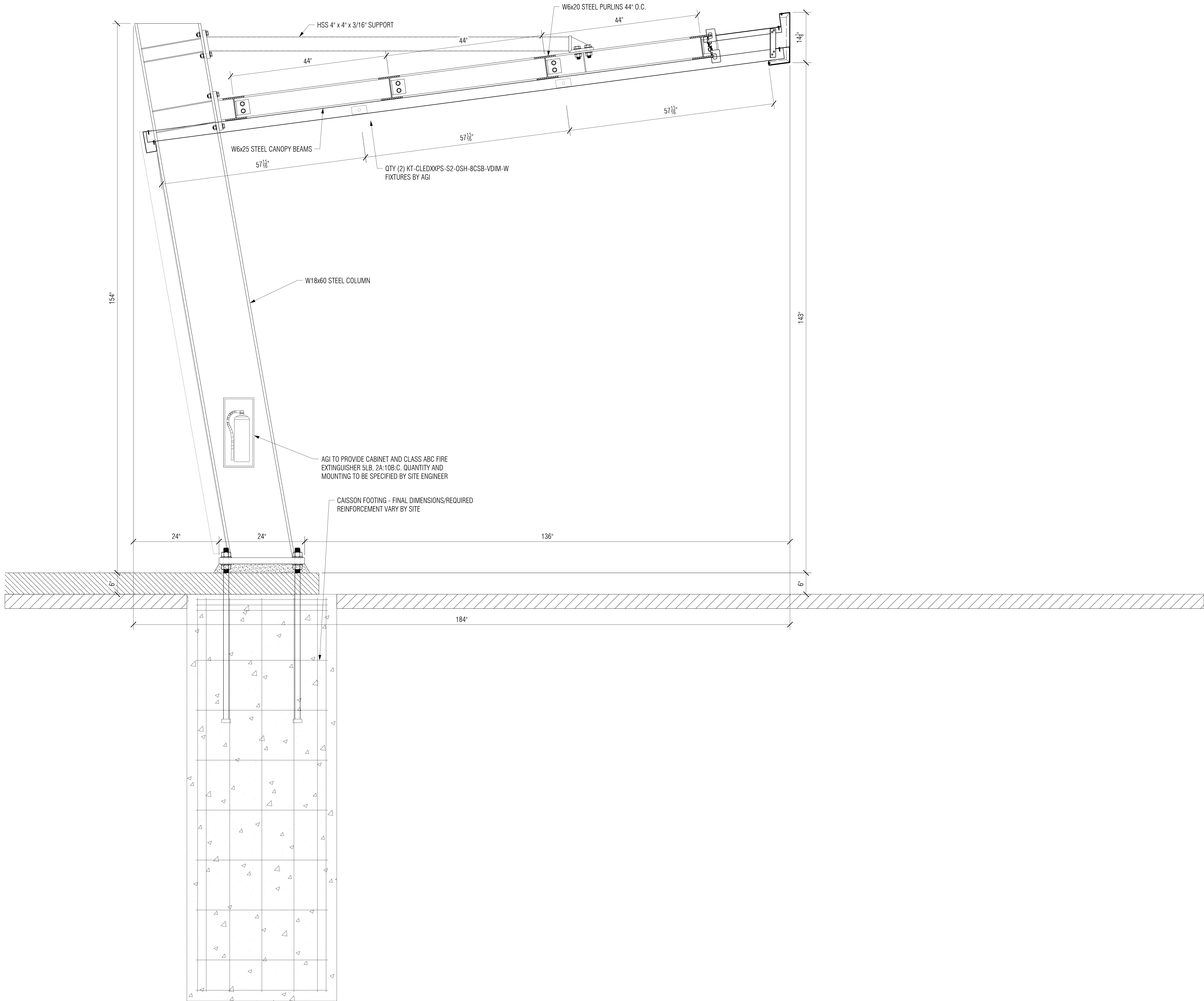
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- CONSTRUCTION NOTES**
- SEE PAVING AND ADDITIONAL CONSTRUCTION NOTES ON SHEET GN-01.
 - CONTRACTOR TO BORE AND / OR HAND-TRENCH CONDUIT AS REQUIRED PER NEC.
 - ALL EQUIPMENT SHALL BE INSTALLED PER CLIENT DESIGN STANDARDS.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
 - ALL PARKING LOT CURB RADI ARE 3' OR 10' UNLESS OTHERWISE NOTED.
 - ALL AUTOMOBILE PARKING SPACES ARE 10' WIDE X 20' LONG. ACCESSIBLE SPACES ARE 11' WIDE X 20' LONG AND 12' WIDE X 20' LONG FOR STANDARD AND VAN, RESPECTIVELY.
 - REFER TO ARCHITECTURAL PLAN FOR DIMENSIONS OF BUILDINGS.
 - EXTERIOR ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20, MAXIMUM CROSS SLOPE OF 1:48, AND MINIMUM WIDTH OF 48 INCHES.

- PAVEMENT MARKING NOTES**
- CONTRACTOR SHALL TAKE FIELD MEASUREMENTS OR OTHERWISE ESTABLISH A SURVEY OF THE EXISTING STRIPING IN ALL WORK AREAS IN ORDER TO ESTABLISH ALL EXISTING PAVEMENT MARKINGS WITH FULL COORDINATION OF NEW MARKINGS PROPOSED ON THIS PLAN.
 - UNLESS OTHERWISE INDICATED ON THIS PLAN, THE CONTRACTOR SHALL ESTABLISH PAVEMENT MARKINGS FOR ALL FIRE LANES, DIRECTIONAL ARROWS, STOP BARS, CURBS, SIDEWALK, LIGHT POLE BASES, SIGN BASES AND PARKING STALLS TO MATCH THE EXISTING SITE WITHIN THE REPAIR LIMITS.
 - CONTRACTOR TO USE APPROPRIATE PAINT COLORS TO MATCH THE EXISTING FEATURES, ADA BARRIER FREE AREAS TO COMPLY WITH ALL LOCAL AND FEDERAL ADA STANDARDS. PAVEMENT MARKINGS SHALL BE A HIGH PULV TV PAINT DEPARTMENT.

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1
01 Pull-In Canopy Typical Section 1" = 10"



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PROJECT
iONNA Pull-In Canopy Design Guide
ADDRESS
-
ARCHITECT
-

DRAWN BY
SDD
JOB #
-
DATE
1/20/25

REV #	DATE	COMMENTS
1	1/20/25	FIRST SUBMITTAL DRAWINGS
2		
3		
4		
5		

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Approved By _____
Date Approved _____

SHEET NUMBER
2 of 10
SHEET NUMBER
01



STANDARD SITE - RENDER

PHOTO REPRODUCTION OF THE COLOR & MATERIALS BOARD

ADDITIONAL INFORMATION CAN BE PROVIDED UPON REQUEST, BUT IONNA'S GENERAL BRAND COLORS ARE AS FOLLOWS:



Design Review Analysis

Design Review (DR-25-04)

246 N Humboldt Street / APN: 001-041-024

I. Introduction

This Design Review Analysis (Analysis) evaluates the proposed design of an Electric Vehicle (EV) charging station to be located at 246 N Humboldt Avenue, identified by Assessor Parcel Numbers (APNs): 001-041-024. The Analysis focuses on the project's compliance with design review criteria, including design, site relationship, neighborhood compatibility, material selection, site improvements, and operational considerations.

II. Design Review Analysis

Competent Design

The proposed building has been designed by professional architects/engineers licensed within the State of California to meet the building code standards of development. The project would include a 13-foot steel beam canopy and electrical equipment, including a new transformer.

Relationship Between Structures Within the Development and Between Structures and Site

The new charging area would be located in the existing parking area for the restaurant located on the same site. This area is adjacent to an existing gas station.

WMC Section 18.141.060(3) states that *"The design shall show that due regard has been given to orientation of structures to streets, climatic considerations, and especially, the creation and utilization of open space."* By placing the charging area along the property line, allows for the existing parking area to remain unchanged with very little disturbance to the flow of the parking area.

Relationship between Development and Neighborhood

The proposed electric vehicle charging station would not be out of character with the surrounding neighborhood, as a gas station is located directly adjacent to the project site and another is situated across the street. The introduction of a new automobile service use would therefore be compatible with the existing automobile-related businesses in the area.

Surrounding properties to the north, west, and south, are similar zoned as Highway Commercial as the site. The surrounding visual characteristics consists of the following:

- North: Chevron gas station and Extra Mile convenience store. The Chevron canopy is painted white and blue. The Extra Mile convenience store is painted white, grey and brown with red signage.
- West: Undeveloped and to the north west is a Diamond gas station and convenience store. The Diamond canopy is painted white, blue and red. The convenience store is painted a light orange.
- South: On the same project site, but directly south of the project development area, is Black Bear Diner. The building has a green metal roof and a light orange, brown color building.
- East: Undeveloped

Materials and Colors Used

The new charging station equipment will be finished in a “Robin’s Egg” color. The canopy would be painted “Soft Dark” black along the steel beams. The underside of the canopy would be painted an “Ion Charge” orange color. While the orange is an introduction of a new color not typically found in this area, the orange will be located on the underside of the canopy. Primarily visible to customers under the canopy. From the street and adjacent properties, the “Soft Dark” steel beams will be visible.

Wall and Fencing

Currently, a drive aisle connects the project site to the adjacent property to the north. With the installation of the canopy and charging station equipment, this connection will be blocked, and the drive aisle will no longer be accessible. However, both properties maintain at least two (2) access points to N. Humboldt Avenue. Therefore, the closure of this drive aisle will not restrict access to either property.

Surface Water Drainage

The proposed project would utilize an existing parking area. Upon construction, all surface /on-site water will be required to drain properly. WMC Section 18.141.030 states that *“Stormwaters shall be removed and carried away in an adequate drainage system”*. Surface water and all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicles or pedestrian traffic and will not create puddles on the paved areas.

Drives, Parking and Circulation

The project site has two access points along N. Humboldt Avenue. Primary access to the proposed EV charging area will be provided through an encroachment south of the EV charging area. The project will add additional parking spaces in an area currently used as a drive aisle that connects the site to the adjacent parcel to the north. The proposed improvements are consistent with the existing site layout, as all equipment will be located along the northern property line. The project will not impede the circulation or functionality of the existing parking lot.

Utility Service

All new utilities shall be placed underground as conditioned by the Engineering Department. Please see Attachment 2 of the Staff Report.

Signs

The project would have one sign located on top of the canopy reading the name of the charging station “IONNA”.

Exterior Lighting

Flush-mounted lighting will be installed on the underside of the canopy in two rows. In accordance with WMC Section 18.141.060(10), which states that *“light sources shall not create a glare or hazard on adjoining streets or be annoying to adjacent properties or residential areas,”* the use of flush-mounted fixtures will help minimize glare and potential hazards. Additionally, as a condition of approval, a photometric plan will be required for review to ensure the lighting does not produce excessive glare or spill onto adjacent properties.

Landscaping

A significant amount of landscaping is existing in this area. Most of the landscaping will remain with the exception of the landscaping in the north western corner where some landscaping will be removed for construction of the transformer.

III. Conclusion

Per Section 18.141.070(1), an application for design review may be approved, approved with modifications, conditionally approved, or disapproved.

iONNA EV Charging Project - Willows, CA









DISCUSSION & ACTION CALENDAR



Date: July 1, 2025
To: Planning Commission
From: Karleen Price, City Clerk
Subject: Election of Chair and Vice Chair

Recommendation:

Accept nominations and elect a Chair and Vice Chair to preside over the Planning Commission for the 2025 calendar year.

Rationale for Recommendation:

The Chair presides over Planning Commission meetings, ensuring that rules and regulations are followed. The Vice Chair serves as a backup, ensuring the commission functions efficiently in the Chair's absence.

Background:

Per Willows Municipal Code 2.35.020, elections are to be held on the first Planning Commission meeting after January 1st to nominate and elect a Chair and Vice Chair to serve a one-year term.

The election occurred at the March 4, 2025 meeting. However, On May 20, 2025, Planning Commissioner Chair Pedro Bobadilla resigned from the Planning Commission leaving a vacancy on the five-member Commission. Staff immediately started recruiting for a new Planning Commissioner, two applications were received, and interviews with the Council appointed Ad Hoc Committee were scheduled.

On June 18, 2025, Mayor Hutson and Councilmember Pride interviewed two Planning Commission applicants. While both applicants are qualified for the appointment, the Ad Hoc Committee selected Robyn Nygard to recommend for approval by the full Council, because of her long-standing experience in the community. On June 24, 2025. The Council approved the recommendation to appoint Robyn Nygard to the Planning Commission, and she will be sworn in prior to the July 1, 2025 Meeting.

The Commission is now at full membership and can proceed with the election of new officers.

Discussion & Analysis:

Per standard practice and in accordance with Willows Municipal Code 2.35.020, the Commission is required to elect officers annually at the first meeting of the calendar year. Due to the unexpected resignation of the Chair and the subsequent delay in restoring full membership, the Commission must now hold a special election to designate a new Chair and Vice Chair to serve for the remainder of the 2025 calendar year.

This action will help restore leadership structure, ensure meetings are properly facilitated, and maintain compliance with municipal governance procedures. The elected Chair will assume primary responsibilities for presiding over meetings, maintaining order, and guiding discussion in accordance with parliamentary procedure. The Vice Chair will act in the absence of the Chair and support the role as needed.

Fiscal Impact:

There is no fiscal impact.



COMMENTS AND REPORTS