



**CITY OF DUARTE
REGULAR MEETING AGENDA
PLANNING AND ECONOMIC
DEVELOPMENT COMMISSION**

Commissioners
Yesenia Paez, Chair
Wally Wolff, Vice-Chair
Daniel Becker
David Rodriguez
Brian Quandt

**Duarte Community Center
1600 Huntington Drive
Duarte, CA 91010
Monday, July 21, 2025
7:00 PM**

MISSION STATEMENT

With integrity and transparency, the City of Duarte provides exemplary public services in a caring and fiscally responsible manner with a commitment to our community's future.

ADA ACCESSIBILITY NOTICE:

In compliance with the Americans with Disabilities Act, if you need assistance participating in this meeting, contact the Community Development Department at (626) 357-7931 Ext.230 or 235. Notification no later than 1:00 p.m. on the day preceding the meeting will enable the City to make reasonable arrangements to assist your accessibility to this meeting.

Notice:

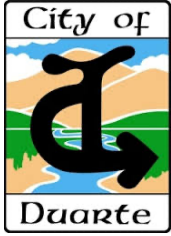
Planning and Economic Development meetings are audio-recorded for later broadcast. Attendance at the meeting constitutes consent by members of the public to the City's and any third party's use in any media, without compensation or further notice, of audio, and/or pictures of meeting attendees.

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES
 - A. **06/16/25 Minutes**
4. ORAL COMMUNICATIONS - CONSENT CALENDAR
5. PUBLIC HEARINGS
 - A. **Conditional Use Permit 25-03: A request to allow a food processing business including packaging and storing of finished goods.**

RESOLUTION PC 25-06:

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE APPROVING CONDITIONAL USE PERMIT 25-03 TO ALLOW A FOOD PROCESSING BUSINESS INCLUDING PACKAGING AND STORING OF FINISHED GOODS LOCATED AT 1839 BUSINESS CENTER DRIVE.

6. BUSINESS ITEMS
 - A. **Strategic Plan Update - Draft Framework**
7. ITEMS FROM DIRECTOR
8. ITEMS FROM COMMISSIONERS
9. ADJOURNMENT



MINUTES
CITY OF DUARTE
PLANNING AND ECONOMIC
DEVELOPMENT COMMISSION

June 16, 2025

Commissioners
Yesenia Paez, Chair
Wally Wolff, Vice-Chair
Daniel Becker
Brian Quandt
David Rodriguez

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES:

Vice-Chair Wolff called the meeting to order at 7:02 p.m. The following were in attendance:

PRESENT: Wolff, Becker, Rodriguez, Quandt
ABSENT: Paez
STAFF: Hensley, Golding, Abdul-Ahad, Nash, Bautista, Grigorian

2. PLEDGE OF ALLEGIANCE:

Commissioner Rodriguez led the pledge.

3. APPROVAL OF MINUTES:

Commissioner Rodriguez motioned to approve the June 16, 2025 minutes. Seconded by Commissioner Becker. The motion carried 4-0-0-1.

(**Yes:** Wolff, Becker, Rodriguez, Quandt; **No:** None; **Abstain:** None; **Absent:** Paez).

4. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA:

None.

5. PUBLIC HEARINGS:

- A. Modification of Conditional Use Permit 24-07:** to expand the floor plan and operations of a day care facility located at 2329 Huntington Drive, to now include the neighboring tenant space, for a total tenant space of 2,950 s.f. and a 1,607 s.f. rear outdoor play area.

RESOLUTION PC 25-05

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE MODIFYING CONDITIONAL USE PERMIT 24-07 TO EXPAND A PREVIOUSLY APPROVED DAY CARE FACILITY (KNOWN AS THE MODERN SCHOOLHOUSE) AT 2329

HUNTINGTON DRIVE.

Associate Planner Nash presented the staff report which proposed a modification to the previously approved CUP 24-07 allowing for the operation of a day care facility located at 2329 Huntington Drive. He explained that the proposed changes to CUP 24-07 would expand The Modern Schoolhouse day care facility into the neighboring tenant space, which was formerly occupied as “Bank of America ATM”. This expansion would increase the day care facility to 2,950 square feet (previously 2,000) and expand the outdoor play area to 1,607 square feet (previously 1,230). The facility is located within an existing commercial building located in a commercial center on the northeast corner of Huntington Drive and Mt. Olive Drive, and the business is licensed through the California Department of Social Services. Nash stated that based on the findings within the report, staff recommends approval of Resolution 25-05 which includes the modifications to CUP 24-07

Devon M. Quest, the applicant, was in attendance and explained how the expansion would be beneficial to the operation of The Modern Schoolhouse.

Commissioner Quandt made a motion to approve the modification of CUP 24-07 and including Resolution PC 25-05, Commissioner Rodriguez seconded the motion; motion carried 4-0-0-1 (**Yes:** Wolff, Becker, Rodriguez, Quandt; **No:** None; **Abstain:** None; **Absent:** Paez).

6. **BUSINESS ITEMS:**

None.

7. **ITEMS FROM DIRECTOR:**

Director Hensley provided updates on items and projects throughout the city.

8. **ITEMS FROM COMMISSIONERS:**

9. **ADJOURNMENT:**

Vice-Chair Wolff motioned to adjourn the meeting at 7:12 p.m. The next meeting is scheduled for July 21, 2025.

Craig Hensley, Secretary



PLANNING AND ECONOMIC DEVELOPMENT COMMISSION STAFF REPORT

Date: July 21, 2025

Subject: Conditional Use Permit 25-03 - A request to allow a food processing business including packaging and storing of finished goods.

Location: 1839 Business Center Drive

Applicant: Date Better Snacks, LLC – Michelle Wilton

SUMMARY

The applicant, Date Better Snacks, is requesting approval of a Conditional Use Permit (CUP) to allow food processing business including packaging and storing of finished goods, at 1839 Business Center Drive, in an existing 1,872 square foot warehouse unit within the Lewis Business Park complex. This permit would allow the business owner to food process, package, label, and distribute out of the warehouse.

The project site is located within the Industrial (M) Zone, in which any food processing requires review and approval by the Planning Commission. Staff recommends the Planning Commission adopt Resolution PC 25-06 to approve food processing a primary use within an existing warehouse unit, based on the information provided in the staff report and subject to conditions of approval.

BACKGROUND

Date Better Snacks is a woman-owned and operated food manufacturing business, producing clean-label, indulgent snacks made with Medjool dates, freshly ground nut butters, and organic dark chocolate. The business specialize in hand-crafted chocolate-dipped dates and date bark, which are shipped to retail partners and direct-to-consumer customers across the U.S.

The subject parcel is approximately 51,680 square foot and is developed with an existing 19,000 square foot building that was constructed in 1978 as part of the Lewis Business Park development. The building contains 11 leaseable units. The subject unit is one of these 11 units, located at 1839 Business Center Drive. The property is surrounded by

other industrial uses within the Lewis Business Park, as detailed in the vicinity map attached as Exhibit D. No new tenant improvement is being proposed as part of this request.



PROJECT DESCRIPTION

Food Processing

The applicant proposes to manufacture chocolate-dipped date snacks and date bark using Medjool dates, chocolate, and ground nut butter. The production process for the chocolate-dipped date snacks involves pitting whole Medjool dates, filling them with nut butter, and coating them in melted chocolate.

For the date bark, the process includes flattening the dates, topping them with peanuts, and then dipping them in chocolate. The bark is subsequently chilled and broken into bite-sized pieces for packaging and distribution.

The equipment being used to make the snacks are electric-powered plug-in and produces minimal noise. All of the products are shelf-stable and don't require refrigeration or time-sensitive handling. The finished goods are stored for no more than five (5) days before shipping them out.

Packaging & Storage

The applicant proposes to conduct on-site packaging of the products. Once the chocolate-coated items have cooled and are ready for packaging, they will be processed through a flow wrapper, which wraps each item in a flexible film. After wrapping, the products will be placed into cardboard boxes for shipment.

Shipping will be handled via UPS and USPS. The business intends to fulfill both wholesale and direct-to-consumer online orders from this location.

ANALYSIS

Floor Plan

The business floor plan includes an office, an employee breakroom, one restroom, and a designated food preparation area. The food preparation area will be equipped with work tables, a chocolate tempering station, a flow wrapping station, a freezer, and a packaging station. A separate dry storage area will be located outside the food preparation area to ensure proper organization and storage. A warehouse door is situated at the rear of the unit to facilitate the delivery and shipment of packages.

Impact on Adjacent Properties

Noise and order impacts have been considered as part of this request. The equipment proposed with this use including the flow wrapper, electric grinder, and a tempering machine are not expected to produce any noise audible outside the building given that they produce low noise and are enclosed within a warehouse structure. By condition of approval, if any equipment is later found to produce noise impacts outside of the building, the Director may request a professional acoustical study that would analyze and recommend measures to address the impacts. The business uses pre-packaged chocolate, nuts, and dates, all of which have little to no odor impacts. There is no cooking of products or processing of raw ingredients into a finished product that would generate smoke, steam, or odors. No sensitive uses exist within the vicinity since the building is part of the Lewis Business Park industrial complex. With these factors considered, Staff does not anticipate noise or odor impacts from the proposed use.

Hours of Operation

The applicant is proposing to operate Monday through Friday from 8:00 am to 5:00 pm. Conditions have been added to ensure hours of operation are within the "Daytime" hours associated with Chapter 9.68 (Noise Regulations) of the Duarte Municipal Code. The business will employ a total of five (5) employees, four (4) employees per shift.

Deliveries

Shipments are received twice per month and all transportation is handled via standard vans and box trucks operated by a third party. The trucks will be entering off of Business Center Drive and are unloaded immediately at the back of the unit. The delivery trucks will be positioned near the bay doors at the rear of the unit to minimize visibility from the main frontage and to ensure adequate circulation throughout the parking area. The business anticipates daily pickups by UPS and USPS between 10:00 am to 4:00 pm.

The business anticipates to produce approximately one pallet of finished goods, four (4) times a year, with daily production focused on assembling smaller retail and e-commerce batches. Condition of approval #5 has been included to prohibit exterior storage or equipment related to the business.

Parking

Chapter 19.38.050 of the Duarte Municipal Code requires manufacturing and general industrial uses one space per 500 square feet of industrial use and one space per 350 square feet of office use. The site currently provides 27 parking spaces shared by all tenants in the subject building. Based on the required parking standards, the proposed business is required to have 3 parking stalls.

ENVIRONMENTAL

The proposal has been reviewed with respect to environmental impact and staff has determined that the application for a Conditional Use Permit is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 of Title 14 of the California Code of Regulations. No further environmental review is required at this time in accordance with CEQA Guidelines.

RECOMMENDATION

Staff recommends that the Planning Commission review and adopt Resolution PC 25-06 (Exhibit A-1) approving CUP 25-03 allowing food processing and packaging, including storing of finished goods, at 1839 Business Center Drive.

Respectfully Submitted,

Mena Abdul-Ahad
Associate Planner

ATTACHMENTS

- Exhibit A: Resolution PC 25-06, Conditional Use Permit 25-03
- Exhibit B: Project Plans
- Exhibit C: Business Operations Plan
- Exhibit D: Vicinity Map

RESOLUTION PC 25-06

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE APPROVING CONDITIONAL USE PERMIT 25-03 TO ALLOW A FOOD PROCESSING BUSINESS INCLUDING PACKAGING AND STORING OF FINISHED GOODS LOCATED AT 1839 BUSINESS CENTER DRIVE.

WHEREAS, the Planning and Economic Development Commission (Planning Commission) has been assigned, by the Duarte City Council, the duties and functions of a planning agency under State law and other duties as directed by the City Council; and

WHEREAS, Better Date Snacks, LLC submitted an application requesting approval of a Conditional Use Permit to allow a food processing, packaging, and storing business located at 1839 Business Center Drive; and

WHEREAS, food processing and/or storage is permitted with a Conditional Use Permit within the Industrial (M) Zone pursuant to Duarte Development Code Section 19.16.020.B; and

WHEREAS, Section 19.114.040 through 19.114.050 of the Duarte Development Code authorizes the Planning and Economic Development Commission to consider such requests subject to certain findings; and

WHEREAS, notice of a public hearing on the Conditional Use Permit 25-03 was given pursuant to Duarte Development Code Chapter 19.146 and in accordance with applicable State law; and

WHEREAS, the Planning Commission has considered the analysis and recommendation provided in the staff report for Conditional Use Permit application 25-03 and all of the information, evidence and public testimony received at the public meeting held on July 21, 2025, at 7:00 p.m. in the City Council Chambers Conference Room;

NOW THEREFORE, the Planning Commission of the City of Duarte resolves as follows:

SECTION 1. RECITALS

All of the facts set forth in the Recitals of this Resolution are true and correct and incorporated herein by this reference.

SECTION 2. FINDINGS

The Planning Commission finds and determines as follows, findings for Conditional Use Permits, as set forth in DDC Section 19.114.050(B), as:

1. *The proposed use is consistent with the General Plan;*

This use of food processing, packaging, and storing is compatible with the City's

Industrial land use designation of the General Plan, in that it furthers the General Plan land use policy 2.1.4 by providing access to an innovative industrial use that is locally accessible and beneficial to business owners within the City and surrounding communities.

2. *The proposed use is allowed within the subject zone and complies with all other applicable provisions of this Development Code and the Municipal Code;*

Food processing and/or storage is permitted within the Industrial (M) zone with the approval of a Conditional Use Permit.

3. *The design, location, size and operating characteristics of the proposed use are compatible with the allowed uses in the vicinity;*

The use is located within the Lewis Business Center industrial park, which is generally located in the area south of Evergreen Street and east of Highland Avenue. Industrial developments are located to the north, south, east, and west of the project site, and the proposed use is compatible with the project site as well as the surrounding uses. Potentially negative operational characteristics that may affect surrounding properties have been addressed through a thorough set of conditions of approval.

4. *Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;*

The food processing and/or storage business is allowed with a Conditional Use Permit in the Industrial (M) Zone. The operation of the business is designed to minimize the intensity of the use and limit any potential conflicts with adjacent business and surrounding developments. Conditions of approval have been imposed to help avoid adverse and detrimental impacts on the City and surrounding community.

5. *The subject site is:*

- a. *Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g. fire and medical) access and public services and utilities; and*
- b. *Served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate.*

The project site is within the Lewis Business Center industrial park in an existing industrial building. Access to the property is via Business Center Drive, which connects to Evergreen Street. The circulation through the industrial park and to the facility is suitable for efficient access for public and emergency vehicles.

SECTION 3. CEQA DETERMINATION

In recommending adoption of this PC Resolution 25-06 for the proposed use, the Planning Commission finds and determines the project is in compliance with the California Environmental Quality Act (CEQA), and State regulations in Title 14 of the California Code of Regulations, (CEQA Guidelines) because the project is categorically exempt from CEQA pursuant to Title 14 California Code of Regulations Section 15301.

SECTION 4. RECOMMENDATION

The Planning Commission approves PC Resolution 25-06 based on the findings listed in Section 2, and the conditions listed in “Exhibit A-1”, for a food processing business including packaging and storing, located at 1839 Business Center Drive.

APPROVED, AND ADOPTED by the Planning Commission of the City of Duarte at a regular meeting held on the 21st day of July 2025.

Yesenia Paez, Chairperson
City of Duarte Planning Commission

ATTEST:

Craig Hensley, Community Development Director

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.
CITY OF DUARTE

I, Craig Hensley, Community Development Director of the City of Duarte, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Duarte held on July 21, 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Craig Hensley, Community Development Director

EXHIBIT A-1
Conditions of Approval
Conditional Use Permit 25-03
1839 Business Center Drive
Date Better Snacks

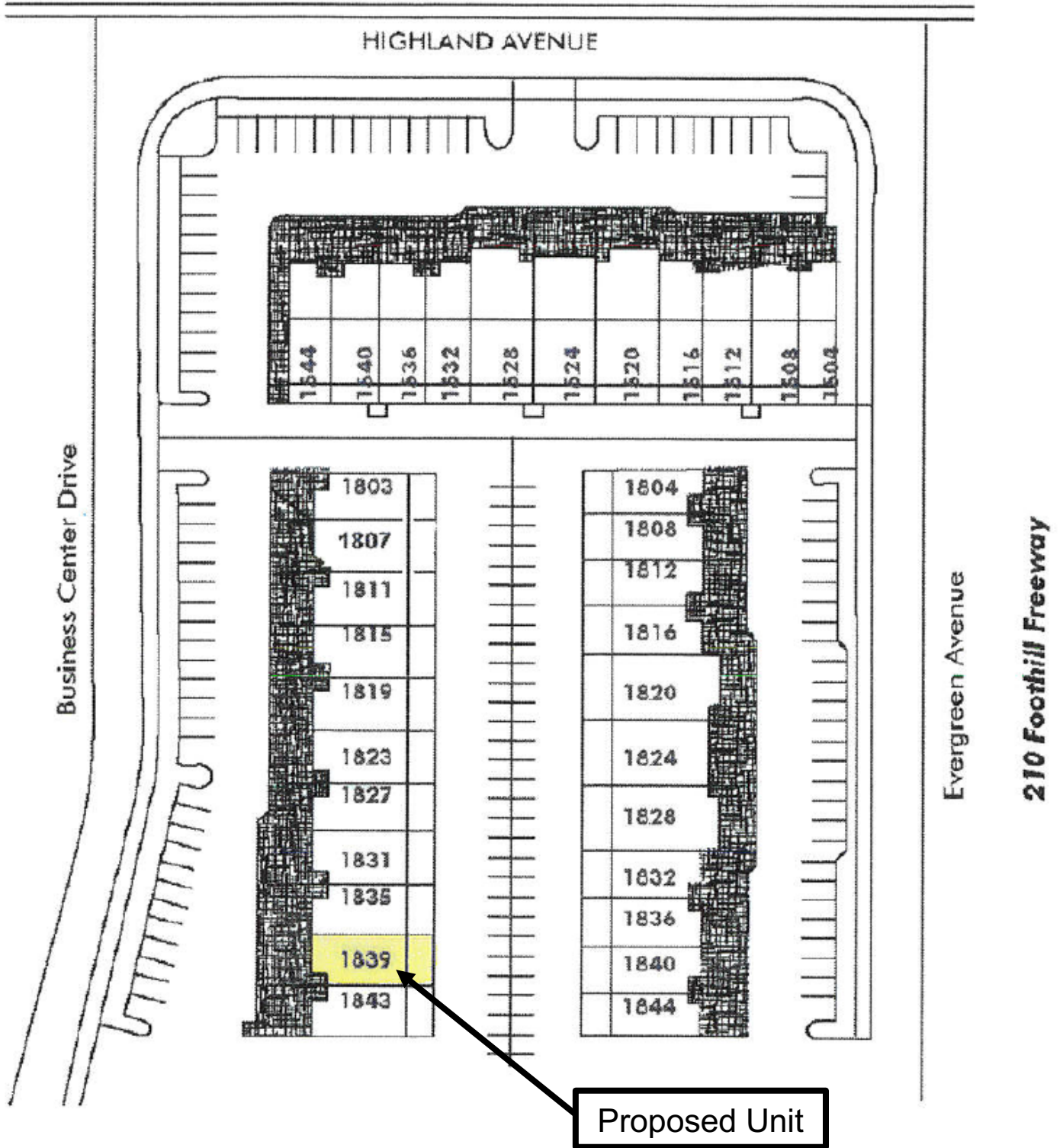
1. This approval is for the operation of a food processing, packaging, and storage business located at 1839 Business Center Drive, as stated in the staff report and described in the applicant's business operational statement and demonstrated on the Floor Plan on file with the Planning Division.
2. The approved operating hours are Monday to Friday from 7:00 am to 9:00 pm., during the entire week. Any request to modify the hours shall be reviewed and approved by the Planning Division before implementation. Such changes may be referred to the Planning Commission for review, in which case a modified conditional use permit and Planning Commission approval will be required.
3. There shall be no freight deliveries between the hours of 9:00 pm and 7:00 am.
4. Freight deliveries must be unloaded immediately upon arriving at the site and cannot remain parked or stored on the property for a period greater than two (2) hours.
5. There shall be no outside storage associated with this use, including, but limited to, inoperative trailers, forklifts, equipment, storage units, pallets, or goods.
6. The business owner shall contact Burrtec Waste Management within 30 days of entitlement approval to verify that the existing trash bins and enclosure comply with current service standards, including those required for food related businesses. If the existing enclosure does not meet Burrtec's requirements, the business owner will be required to enlarge or reconstruct the trash enclosure to provide sufficient room for the required waste bins and designed to meet City standards. Plans for any required modification or new trash enclosure must be reviewed and approved by the Community Development Department, associated permits must be obtained, and construction must be inspected prior to acceptance of the enclosure. In the event a new or reconstructed enclosure is required, the applicant will have no more than six (6) months from the approved entitlement date to complete construction and finalize permits.
7. In the event of substantiated noise issues, the Community Development Director may require the applicant to pay for the preparation of a noise study, prepared by a professional noise or acoustics consultant of the City's selection. Adherence to the study's recommendations will be required of the applicant. Failure to promptly comply with this requirement will result in a modification/revocation hearing before the Planning Commission.
8. In the event of substantiated odor or smoke issues, the Community Development Director may require the applicant to pay for the preparation of a study, prepared by

a professional environmental consultant of the City's selection. Adherence to the study's recommendations will be required of the applicant. Failure to promptly comply with this requirement will result in a modification/revocation hearing before the Planning Commission.

9. Any addition, modification, and/or replacement of facility equipment shall be analyzed for noise, odor, and/or smoke impacts and be approved by the Community Development Department prior to installation.
10. The designated warehouse and office spaces within the proposed facility shall be in substantial compliance with the approved plans on file with the Community Development Department (Exhibit B of the Planning Commission Staff Report). Modifications which increase either the amount of warehouse space or office space within the facility shall require separate review and approval by the Community Development Department.
11. Limited retail sales may be permitted, subject to approval of the Community Development Director.
12. All business activities shall be held indoors, and remain indoors at all times, and exterior doors should remain closed to prevent outside noise.
13. Operations shall be conducted in a manner that does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City.
14. If any issues or concerns arise in relation to parking or circulation at the site, the Conditional Use Permit may be subject to review and revocation by the Planning Commission.
15. Any signage associated with the business is not included as part of this approval; a separate review and approval process will be required for all proposed signage. All signage shall comply with the Sign Guidelines of the Duarte Development Code.
16. The applicant shall obtain a valid business license with the City of Duarte prior to commencement of business operation. Contact the City Finance Division for more information.
17. Any expansion or modification to the approved use authorized as part of Conditional Use Permit 25-03 shall require an application for a new Conditional Use Permit.
18. Mechanical equipment and related ducts, vents and other apparatus, including HVAC, shall be screened from public view and must be located inside the structure, attic, or ground mounted. Vents, pipes, caps, hoods, and other roof penetrations that must be installed on the roof shall be painted or finished to match the roof color. Ground mounted equipment shall be shielded from public view by landscaping and/or screen walls, subject to approval from the Planning Division.

19. The applicant must obtain Planning Division approval as well as Building & Safety Division approval and permits for all tenant improvements and other associated site improvements.
20. Any required plans and plan check fees shall be submitted to the Community Development Department for Building & Safety plan check prior to construction. Approval from Building & Safety shall be obtained prior to the issuance of permits.
21. Any violation of the Conditions of Approval, Municipal, or other governmental regulations may be grounds for initiation of proceedings for the revocation of this Conditional Use Permit.
22. This entitlement shall be contingent upon the privileges being utilized within twelve (12) months from the effective approval date. Discontinuance of the approved use for twelve (12) consecutive months or more shall constitute an abandonment of the permits and the Conditional Use Permit shall become invalid.
23. The business shall comply with the City Noise Regulations outlined in Chapter 9.68 of the Duarte Municipal Code and not be detrimental to the operations of adjoining businesses.
24. The project shall comply with all the regulations of Chapter 19.16 (Industrial Zones) of the Duarte Development Code, including the intent and purpose, permitted uses, development standards, and any other applicable sections.
25. The owner and contractors shall comply with applicable City noise ordinances. Construction activities, deliveries and haul-off will only be permitted from 7:00 a.m. to 7:00 p.m., Monday through Saturday, excluding Federal holidays. No construction related idling of engines or other disturbances shall occur outside of noted work hours.
26. The decision of the Planning Commission may be appealed to the City Council within 15 days from the date of the approval letter. Said appeal must be in writing and filed with the City Clerk's office (DMC 19.144) and include all associated fees. The written appeal shall include reasons for the appeal.
27. That by acceptance of the approval of the project by the City, the applicant shall defend, indemnify and hold harmless the City of Duarte and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers and employees to challenge, set aside, void or annul the approval of the project or from any other action pertaining to this application or the granting of approval which may be brought within the time period provided for such actions or challenges under applicable law.

SITE PLAN

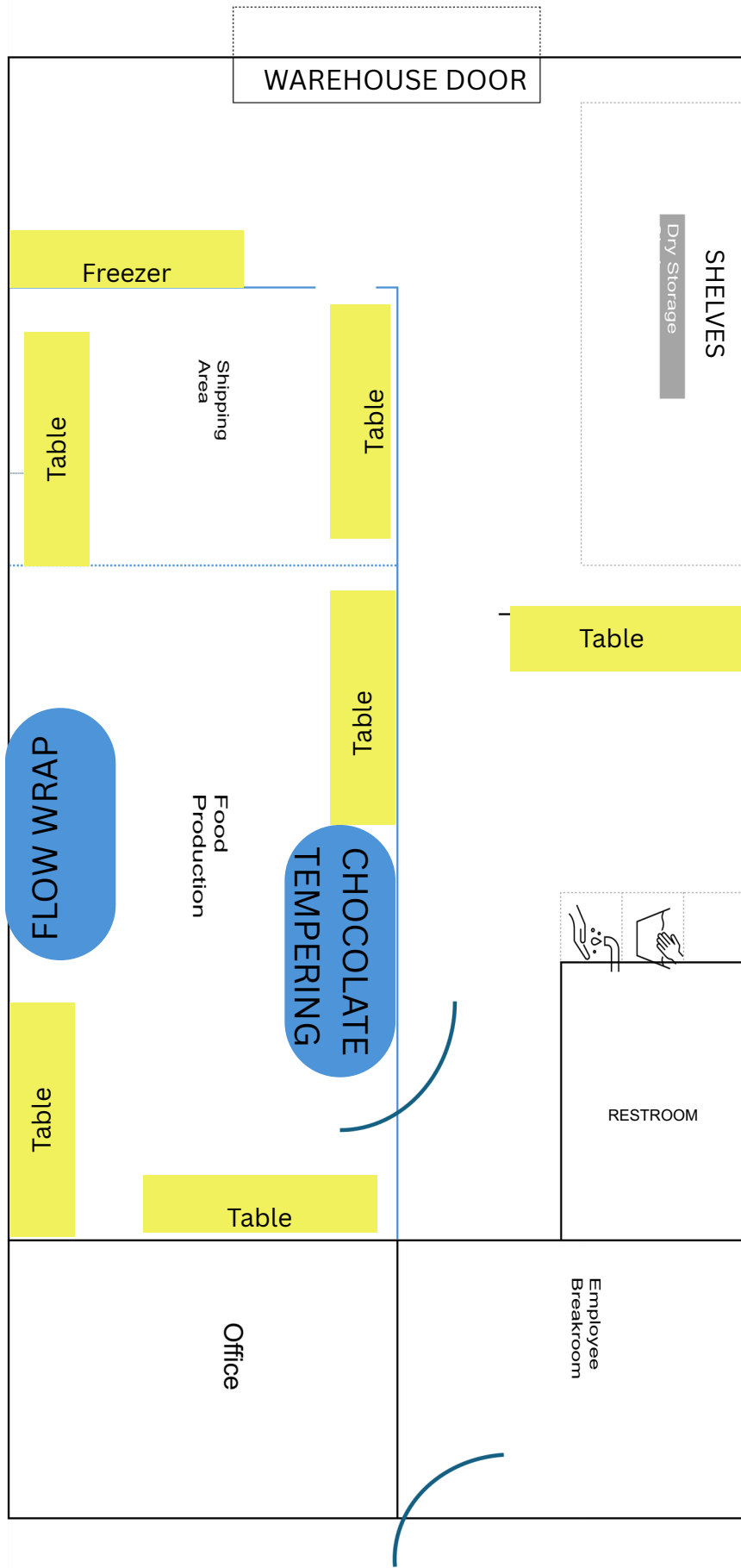


FLOOR PLAN

Unit space: 1,872 sf.

Office space: 180 sf.

Food Prep space: 800 sf.



Business Name: Date Better Snacks, LLC

Applicant Name: Michelle Wilton, Founder & CEO

Project Address: 1839 Business Center Dr. Duarte, CA. 91010

Project Description

Date Better Snacks is a woman-owned and operated food manufacturing business based in California, producing clean-label, indulgent snacks made with Medjool dates, freshly ground nut butters, and organic dark chocolate. We specialize in hand-crafted chocolate-dipped dates and date bark, which are shipped to retail partners and direct-to-consumer customers across the U.S.

Our facility is used solely for small-batch food production, light packaging, and distribution. This is **not a retail location** and is **not open to the public**.

Daily Operations

Our facility operates **Monday through Friday, 8:00 AM to 5:00 PM**, with **no plans for extended hours** or weekend shifts.

- **Staffing:** 5 total employees; 4 per shift.
 - **Production:** Four employees focus on stuffing and dipping dates in chocolate. One employee handles shipping and logistics.
 - **Nut Butter Production:** Nut butters are made in-house using an electric grinder and are used the same day in product assembly.
 - **Shipping:** All orders are packed on-site and shipped via UPS and USPS. We fulfill both wholesale and online orders from this location.
-

Production Volume

We produce **approximately one pallet of finished product four times per year**, with daily production focused on assembling smaller retail and e-commerce batches.

Logistics & Transportation

- **Daily pickups by UPS and USPS**, Monday through Wednesday, between **10 AM – 4 PM**
 - **Freight deliveries or pickups** occur **twice per month**, also between **10 AM – 4 PM**
 - All transportation is handled via **standard vans and box trucks** operated by third-party carriers.
 - **No semis or forklifts** are used on-site
 - All deliveries and pickups are **staggered and minimal**, with no disruption to nearby businesses or traffic flow.
-

Noise, Waste & Environmental Impact

- **Noise:** Equipment is electric-powered and produces minimal noise—comparable to standard commercial kitchen appliances. There is no outdoor equipment or loud mechanical operation.
 - **Odors:** Our processes produce **no noticeable odors**. We do not use open flames, cook over heat, or generate any fumes.
 - **Waste:** All organic and recyclable waste is collected and managed through standard commercial waste services. Waste volume is low, and we maintain a clean, food-safe facility. No hazardous waste is generated.
 - **Environmental Practices:** We use biodegradable cleaning products and food-safe sanitizers. All wastewater is drained to the sanitary sewer system per local regulations.
-

Community & Safety

- Our operations are entirely **indoor, quiet, and clean**—ensuring zero disruption to neighboring businesses.
- We are a proud local employer focused on responsible growth and sustainability.

- We **do not generate customer traffic**, have **no retail storefront**, and maintain a **low-impact footprint** in the business community.
 - We comply with **FDA regulations**, county health requirements, and are preparing for **third-party food safety certification**.
-

Tenant Improvements

There will be **no structural or construction changes** made to the building. All equipment is plug-in, freestanding, and compliant with commercial health codes.

VICINITY MAP

