

Attachment B

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DRAFT RESOLUTION

Before the Board of Supervisors in and for the County of Monterey, State of California

In the matter of the application of:

ABUNDANT INVESTMENTS LLC (PLN190008)

RESOLUTION NO. ----

**Resolution by the Monterey County Board of
Supervisors:**

- 1) Granting the appeal by Abundant Investments, LLC from the May 13, 2020, decision of the Planning Commission to deny a commercial cannabis retailer and delivery and automotive repair.
- 2) Finding the project is the conversion from one use to another, which qualifies for a Class 3 Categorical Exemption per Section 15303 of the CEQA Guidelines and none of the exceptions under Section 15300.2 apply; and
- 3) Approving an Amendment to the General Development Plan and Administrative Permit to allow a commercial cannabis retailer in addition to a previously approved automotive detail facility/tire shop.

[PLN190008, Abundant Investments LLC, 1031 N. El Camino Real, North County Area Plan (APN: 133-023-042-000)]

The Abundant Investments LLC application (PLN190008) came on for public hearing before the Monterey County Board of Supervisors on November 17, 2020. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Board of Supervisors finds and decides as follows:

FINDINGS

1. **FINDING:** PROJECT DESCRIPTION – The proposed project is an Amendment to the General Development Plan and Administrative Permit to allow a commercial cannabis retailer and tire shop formally used as a car sales lot and office, detail shop and a Tuff Shed retail space.
CONSISTENCY – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
 - a) On April 8, 2020 the Planning Commission conducted a hearing on the project. The Commission voted (9-1) to adopt a motion of intent to deny the project and continued the hearing to May 13, 2020 for staff to return with a resolution for denial At the continued hearing on

- May 13, 2020 the Commission voted to deny the project. (Planning Commission Resol. No. 20-011.) The Appellant, Monterey Retail Solutions, who is the prospective lessee of the property and cannabis dispensary operator, filed a timely appeal on June 5, 2020.
- EVIDENCE:**
- b) On August 2, 2019. Abundant Investments LLC (“owner” or “applicant”) submitted an application for an amendment to the General Development Plan and Administrative Permit to allow a cannabis dispensary and delivery at 1031 N. El Camino Real in the unincorporated County in the North County Area Plan area . The application was deemed complete on November 12, 2019. Abundant Investment, LLC authorized for Monterey Retail Solutions, LLC, the appellant, to operate a commercial cannabis business at the subject site.
 - c) The project consists of an Amendment to a General Development Plan and an Administrative Permit to allow a commercial cannabis retailer and automotive detail facility/tire shop No new construction is being proposed. The detail shop was previously approved as part of the Use Permit and General Development Plan (PLN030439, Resol.04026). However, it’s currently being used as a tire shop. (hereafter the “project”).
During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - North County Area Plan;
 - Monterey County Zoning Ordinance (Title 21);Communications were received during the course of review of the project indicating that site is planned to be acquired for roadway improvements in the future (by Caltrans), that a school bus stop exists in close proximity to the site, and concerns were raised with respect to traffic. These concerns have been considered and the project has been found consistent with the above referenced plans and policies as more fully described in the Findings and Evidence that follow.
 - d) The property is located at 1031 N. El Camino Real (APN: 133-023-042-000), North County Area Plan and is zoned Light Commercial (LC). The site is 1.79 acres in size and will contain more than one use (automotive detail facility/tire shop and cannabis retailer); therefore a General Development Plan is required pursuant to Section 21.18.030 of the Inland Zoning Ordinance, Title 21. A General Development Plan was approved for the property by the Planning Commission on July 2, 2004 (Resolution No. 04026) which allowed a used car sales lot with 72 outside display parking spaces on the property. An automotive detail facility associated with the used car sales lot began operating on the site and continues to operate as of the granting of this permit. This current tire shop operation is on the lower level of the building. This permit would amend the previously approved General Development Plan to remove the used car sales and office which also served as a “Tuff-Shed” retail space and allow the automotive detail facility/tire shop to remain along with the proposed cannabis retail use on the property. The Light Commercial zone allows cannabis retailers and deliveries subject to the requirements of Chapter 21.67 of the

Monterey County Code. Therefore, the project is an allowed land use for this site.

- e) The proposed site is located entirely within an area that is planned to be part of a Caltrans Highway 156 widening project, meaning that at some time in the future, the site may be acquired for road widening purposes and the structures will be removed. County staff has reached out to Caltrans and was informed that Caltrans has a phased plan for improvements to the Highway 101 and 156 corridor and there is no current timeframe for the phase of improvements affecting this location. Caltrans had no comment regarding the proposal for the dispensary at the site. The owner was made aware of this expansion at the initial Development Review Committee meeting on January 29, 2019. The owner/applicant is aware of the potential risk and has elected to pursue the entitlement process and move forward with this application.
- f) The project entails only minor changes to the exterior of an existing commercial building on the property. Minor modifications are proposed to the exterior of the building including re-stripping the parking lot, signage, and implementation of the proposed security measures. No other features of the building will be altered. The applicant is proposing to re-stripe the parking lot yielding 34 parking spaces, which would satisfy the parking requirement of 6 spaces per 250 square feet Section 21.58.040 of the Monterey County Code (General Retail-1 space/250 sq. ft). The proposed signage must be less than 50 square feet, consistent with the allowable sign area in a commercial zoning district according to Section 21.60.090 of the Zoning Ordinance.
- g) There are no cannabis retailers within 1,500 feet of the site; and therefore, the retailer would comply with the required 1,500 feet setback from another retailer. The closest cannabis retailer (Pacheco/PLN170478) is located on Reese Circle, Salinas, approximately 9,500 feet from the proposed project. Furthermore, the project meets the 600 foot radius setback from any school providing instruction in kindergarten or any grades 1 through 12, a child care center, youth center, a playground, or drug recovery facility that is in existence at the time of approval of permits. The nearest school is Prunedale Elementary School, which is approximately 2.5 miles away. The nearest day care is Garzas Quality Day Care which is approximately 5 miles, and Door to Hope drug recovery center is 8.5 miles away.
- h) An Operations Plan, which includes a Business Plan and Security Plan, has been submitted for the proposed cannabis retailer use that addresses the minimum regulations contained in Section 21.67.040.B of Title 21. The project has been conditioned to ensure implementation of and compliance with the plan. The Operations Plan proposes the hours of operation, number of employees, security protocols, customer age verifications, loitering restrictions, product safety, packaging, supply chain information, record keeping policies including track and trace system, quality control, salvage program and

other site information addressing operational standards including fire, health, and safety.

- i) Accurate written records of every sale made to verified patients and customers in both the storefront and via its delivery service will be maintained according to the Operations Plan. A seed-to-sale tracking system is required and will be implemented. Upon permit issuance, the operator of the dispensary (Monterey Retail Solutions) will be required to implement Track & Trace in compliance with all local and state laws regulations. All cannabis goods received, sold, or discarded will be reported in the Track & Trace system, without exception. A mandatory condition is included that requires the dispensary to allow access to Monterey County officials for inspection of the records (Condition 5).
- j) Security: The Operations Plan includes the Security Plan, which provides a detailed description of security measures to be implemented on-site. The proposed security measures have been reviewed by the RMA and include on-site security guards, 24-hour security cameras, limited access areas, alarm system, secured storage of cannabis products and cash or currency.
- k) Delivery Services: The Operations Plan states delivery will occur between business hours daily from 8:00 am to 8:00 pm. This Amendment to the General Development Plan (GDP) and Administrative Permit allows daily delivery of both personal and medical cannabis up to the ordinance limits in exception 21.67.090 (C) Possession, processing, storage, transportation, or donation of not more than 28.5grams of cannabis or not more than eight (8) grams of concentrated cannabis to persons twenty-one (21) years of age or older by persons twenty-one (21) years of age or older
- l) Supply Chain: The Operation Plan states that the retailer will purchase and make available cannabis and cannabis products that are cultivated, manufactured, transported, distributed, and tested by licensed and permitted facilities that maintain operations in full compliance with state and local regulations.
- m) Packaging and Labeling: The Operation Plan states Abundant Investments LLC and Monterey Retail Solutions would adhere to packaging and labeling requirements of the state.
- n) Business License: Any retailer business operating at the site will be required to obtain a Commercial Cannabis Permit pursuant to Chapter 7.90 of the Monterey County Code, a Business License pursuant to Chapter 7.02 of the Monterey County Code, and retailer license(s) from the State. These other licenses and entitlements will ensure ongoing monitoring of compliance with the plans and operational requirements. Failure to obtain and maintain all required permits, licenses, and entitlements may be ground for revocation of this permit.
- o) Traffic: The property has been used for commercial purposes and the proposal will not substantially change the use; thus the project will not change traffic trip generation since there is no change in the land use. According to the County's traffic count data, traffic volumes on Prunedale South Road have remained the same, or even decreased, since 2016. In addition, there are no reported collisions related to

existing driveways along the site frontage. After the Planning Commission denial, the applicant submitted a comprehensive traffic study prepared by Keith Higgins, traffic engineer, dated September 16, 2020 (LIB200184) to support these conclusions. Per Caltrans' recommendation to discourage vehicles returning onto Hwy 101, the project has been conditioned (**Condition No. 11**) to construct a raised median island at the eastern driveway intersection with Prunedale South Road to allow only right turn in/out of the property. With this minor improvement, traffic impacts and hazards are not anticipated.

- p) Bus stop: A letter dated February 28, 2020 was received from North Monterey County Unified School District. The school district's main concern is regarding the bus stop located near the proposed dispensary posing a potential safety risk to minors. Staff reached out to the school district and described the requirement for the owner to obtain security service/personnel that will be on-site 24/7 to deter minors from entering the dispensary and prevent loitering around the vicinity of the proposed dispensary. Furthermore, signage will be placed on the exterior of the building prohibiting loitering and cannabis use. The school district did not show dissatisfaction with the measures proposed
- q) The proposed project was reviewed by the North County Land Use Advisory Committee (LUAC) on September 18, 2019. The LUAC recommended approval with a vote of 5-3. The LUAC noted in the minutes a desire to limit the number of dispensaries in North County and to allocate tax dollars from North County dispensaries to remain in North County. The Monterey County Cannabis business tax was adopted as a general tax. The tax money collected from cannabis businesses benefits the Monterey County General Fund. General Fund monies are budgeted by the Board of Supervisors each year. Through the budget process, funds are allocated for a variety of public projects and services County-wide.
- r) The adopted policies for consideration of dispensaries in unincorporated areas include a specific setback distance between retailers and review of the recommendations from the Monterey County Health Department (MCHD). The project was reviewed by MCHD for potential public health concerns and risks for the retail operations. Based on the MCHD Risk Management Matrix, the retail permit for a cannabis retail facility at this site would result in a public health risk assessment score of six (6), which falls into the range of a moderate risk for increased public health impacts due to potential exposures and/or increased use by at risk groups due to normalization of cannabis.
- s) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed project found in Project File PLN190008.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, County of Monterey Health Department, Environmental Health Bureau, RMA- Public Works, Environmental Services, and North County Fire Protection District. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) To address odors, the applicant proposes to install carbon filters in the HVAC system. These filters are certified with a 1500 Microparticle Performance Rating and designed to capture microscopic particulate. Cannabis related waste will be placed into a 1-yard locking trash bin supplied by Waste Management, accessible only by staff, the local agency, and an authorized cannabis waste hauler. Detailed records of waste will be maintained.
 - c) The proposed location is an existing vacant retail tenant space in the upper level of the building with an existing automotive detail facility and tire shop at the lower level within a neighborhood consisting of mixed light industrial, commercial, and rural residential uses. The proposed retailer and delivery use would be consistent with other light commercial uses in the vicinity. Site improvements include parking re-stripping to meet Parking Chapter 21.58 minimum parking requirements for the use, interior tenant improvements to the retail, exterior signage and new paint .
 - d) Operational plans including security, tracking, reporting, and other relevant information are proposed to address regulatory requirements and minimize impacts at the site and in the surrounding areas (See also Finding 1 with relevant evidences)
 - e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN190008.

3. **FINDING:** **HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by the RMA- Planning, County of Monterey Health Department, Environmental Health Bureau, RMA- Public Works, Environmental Services and North County Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary septic and well water are available or will be provided. The Monterey County Health Department inspected the well serving the property on August 28, 2019 and confirmed adequate water quantity is available for the proposed use. In a memo dated October 8, 2019, the Monterey County Health Department concluded that the proposed

project, which is served by El Camino WS #7, has historical sampling for Nitrate which has been at or under MCL and that recent results for Nitrate as N, sampled August 28, 2019, were 9.2 ppm and below MCL of 10 ppm. Ongoing and continued Nitrate monitoring will be required by County Health to ensure levels remain as a safe level. The applicant may opt to have water delivered to the site, but is not required at this point by County Health. An estimate of waste water demand was performed on July 17, 2019, and a septic performance evaluation confirmed the condition of the existing septic tank and drainage system is acceptable.

- c) Pursuant to PS. 3.1.c of the 2010 General Plan, new development for which a discretionary permit is required, and that will use or require the use of water, shall be prohibited without proof, based on specific findings and supported by evidence, that there is a long-term, sustainable water supply, both in quality and quantity to serve the development. However, this requirement shall not apply to development within Zone 2C of the Salinas Valley groundwater basin. Monterey County Water Resources Agency Zone 2C is an assessment district established to collect fees to pay for water projects that improve water supply and water quality, including funding the operation and maintenance of the Nacimiento and San Antonio Reservoirs and a suite of other projects, all intended to address both seawater intrusion and water supply. The proposed project is located within the Monterey County Water Resources Agency (MCWRA) Zone 2C. This exemption for Zone 2C shall be a rebuttable presumption that a Long-Term Sustainable Water supply exists within Zone 2C. The purpose cannabis dispensary is a similar retail use that has not changed from the use of the car and sales office. Therefore, the impacts will be unchanged and will remain the same.
- d) Operational plans including security, tracking, reporting, and other relevant information are proposed to address regulatory requirements and minimize impacts at the site and in the surrounding areas (See also Finding 1 with relevant evidence).
- e) The Environmental Health Bureau will require that the facilities be designed to meet or exceed the requirements of the California Health and Safety Code, Division 104, Part 7, California Retail Food Code and the Agricultural Commissioner's Office will inspect packaging, labeling, and weighing devices used on-site. In addition, existing Onsite wastewater treatment system (OWTS) permitted for 200 gallons per day. OWTS was evaluated July 17, 2019 and both the tank and dispersal system were found to be acceptable. Proposed total number of visitors/ employees with access to restrooms will be 6 and access will be restriction from the public.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN190008.

4. **FINDING:** **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses.

- EVIDENCE:** a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and determined that no outstanding violations exist on the property.
5. **FINDING:** **STATE AND COUNTY REQUIREMENTS** – The owner/applicant, has demonstrated that it can and will comply with all of the requirements of the State and County to operate a retailer use.
- EVIDENCE** a) Operational plans including security measures, track and trace programs, monitoring and reporting requirements, packaging and labeling standards, and other relevant information are proposed to address regulatory requirements contained in Section 21.67.040 of the Inland Zoning Ordinance Title 21 (See also Finding 1 with relevant evidences). The project has been conditioned to ensure implementation and adherence to the Operations Plan.
- b) Any retailer operating at the site will be required to obtain a Commercial Cannabis Permit pursuant to Chapter 7.90 of the Monterey County Code, a Business License pursuant to Chapter 7.02 of the Monterey County Code, and a retailer license from the State. These other licenses and entitlements will ensure ongoing monitoring of compliance with the plans and operational requirements on the local and State level. Failure to obtain and maintain all required permits, licenses, and entitlements may be ground for revocation of this permit.
6. **FINDING:** **REQUIRED SET BACKS** – The cannabis dispensary will not be located within 600 foot radius setback from any school providing instruction in kindergarten or any grades 1 through 12, a child care center, youth center, a playground, or drug recovery facility that is in existence at the time of approval of permits, or within one thousand five hundred feet of another retailer.
- EVIDENCE:** a) The retailer will be located at 1031 N. El Camino Real, unincorporated Salinas (Assessor’s Parcel Number: APN: 133-023-042-000).
- b) Prunedale Elementary School is the nearest school. The school boundary is more than 2.5 miles from the proposed retailer.
- c) The nearest day care, Garzas Quality Day Care, is more than 5 miles from the proposed retailer.
- d) The nearest drug recovery facility, Door to Hope Addiction Services, is 8.5 miles from the proposed retailer.
- e) No other retailer is located within 1,500 feet from the proposed retailer. The closest cannabis retailer (Pacheco/PLN170478) is approximately 9,500 feet located on Reese Circle, Salinas.
7. **FINDING:** **LESS THAN SIGNIFICANT IMPACTS** – The owner/applicant as approved and conditioned, will not result in significant unavoidable impacts on the environment.
- EVIDENCE:** a) The permit would allow a commercial cannabis retailer and delivery within an existing commercial building in a Light Commercial zoning district. The limited physical improvements would include interior

tenant and site improvements such as parking lot re-striping, and a new exterior sign and paint.

- b) The project is categorically exempt from the California Environmental Quality Act (See Finding 10).

8. **FINDING:** **MINIMIZE NUISANCES** - The operations plan includes adequate measures that minimize, to the extent feasible, nuisances to the immediate neighborhood and community including minimizing the detection of odor from off-site, minimizing the effects of loitering, providing adequate security measures, and not exceeding the Administrative Permit's limits on hours of operation.

- EVIDENCE:**
- a) Plans and materials contained in the file (PLN190008) include measures to minimize nuisances within the area. A 24-hour contact is required to be available to address issues and concerns that may arise as a result of the operation.
 - b) Odor control will include carbon filters in the HVAC system.
 - c) Security measures and protocols are required that would minimize risk of theft, diversion, youth access, and loitering.
 - d) Procedures are required to ensure customers are of a legal age to purchase cannabis and cannabis products.
 - e) The proposed retailer would be open seven days a week. Hours of operation and deliveries would be from 8:00 A.M. to 8:00 P.M.
 - f) Ongoing monitoring and inspection for compliance with the plans and regulations will be required.

9. **FINDING:** **FEDERAL COMPLIANCE** – The retailer will provide adequate measures that address the federal enforcement priorities for cannabis activities including providing for restriction on drugged driving, restricting access to minors, prohibiting use or possession of firearms for security purposes at the premises, and ensuring that cannabis and cannabis products are supplied from permitted and licensed sources.

- EVIDENCE:**
- a) Plans and materials contained in file PLN190008 include measures to ensure that cannabis and cannabis products are obtained from the regulated cannabis market in California. Track and Trace measures are proposed and required to ensure all products purchased, provided to, and sold at the retailer come from other permitted sources. The applicant proposes to verify the identity, age, and any other relevant information of all customers and visitors to the retailer and to limit access of products to minors through that process. On-site security is prohibited from carrying lethal weapons and the retailer is not permitted to possess, manufacture, or distribute any other controlled.
 - b) Background checks of business owner(s) with 20 percent or more interest in the cannabis businesses will be conducted. Any known association with organized crime may be grounds for denial of business permits and State licenses required to operate the retailer.
 - c) Any cannabis retailer and delivery business operating at the site will be required to obtain a Commercial Cannabis Permit pursuant to Chapter 7.90 of the Monterey County Code, a Marijuana Facility Licensing pursuant to Chapter 7.02 of the Monterey County Code, and a retailer license from the State. These other licenses and entitlements

will ensure ongoing monitoring of compliance with the plans and operational requirements on the local and State level.

10. **FINDING:** **CEQA (Exempt)** –The project is categorically exempt from environmental review, and no unusual circumstances were identified to exist for the proposed project that would render the exemption inapplicable.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303, categorically exempts the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.
 - b) The project entails a change in commercial use in an approximate 1.79 acre parcel within an existing 1,413-square foot commercial building. Improvements to the structure are limited to interior tenant improvements, exterior signs, new paint, and parking lot improvements. The use of the top level of the property will change from a “Tuff Shed” retail office to a cannabis retailer. The original use started as a used car sales lot and office building on the top level and a detail shop on the bottom level. Over the years, the car sales operation converted into a Tuff Shed retail space. However, the lower level of the building with the automotive detail facility remains the same on site, currently operating as a tire shop.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is located within an existing structure that has adequate services available to serve the proposed use. Other than interior building improvements, and minor lot improvements, and a new sign identifying the business and paint, there are no physical changes proposed that may cause an impact to historic resources or visual resources.
 - d) The applicant has proposed and is required to comply with operational plans, which include measures to minimize nuisances in the vicinity including odor; and security measures (See the preceding Findings and Evidence).
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN190008.

11. **FINDING:** **APPEAL AND APPELLANT CONTENTIONS** – On June 5, 2020, Monterey Retail Solutions, appellant, represented by attorney Andrew Jun, timely filed an appeal from the Monterey County Planning Commission’s May 13, 2020 decision denying the application. Issues addressed in the appeal submitted by the applicant/appellant are summarized below. The Board of Supervisors grants the appeal based on the following findings and based on the findings and evidence set forth above.

EVIDENCE: a) **Contention 1 – Amended General Development Plan**

The amended General Development Plan prepared by the Applicant and originally presented to the Planning Commission to include the dispensary no longer fails to address the long range development and

operation of the facilities including physical expansion and new development, operational changes, circulation or transport improvements, alternative development opportunities, environmental considerations, potential mitigation of adverse environmental impacts and conformance to the policies of the local area plan.

Staff Response: The applicant/appellant has provided a thorough updated General Development Plan (GDP) which has addressed all the above items.

The proposed retailer would provide medical and adult-use commercial cannabis including delivery service from 8:00am to 8:00pm daily. Services would be provided to adults without medical authorization 21-years of age and older and to established qualified patients and primary caregiver members 18 years of age and older. Staff has reviewed the plans and information submitted with the application and determined that the plans address the minimum standards contained in Section 21.67.040. Standards considered in review of the application and GDP include:

Product Tracking and Record Keeping: Monterey Retail Solutions shall maintain accurate written records of every sale made to verified patients and customers in both the storefront and via its delivery service. Monterey Retail Solutions will be required to implement the seed-to-sale tracking. Upon permit issuance, Monterey Retail Solutions Dispensary will implement Track & Trace in compliance with all local and state laws regulations. All cannabis goods received, sold, or discarded will be reported in the Track & Trace system, without exception.

Security: The applicant has submitted a detailed Security Plan. Security systems and procedures have been reviewed by RMA—Planning and appropriate measures and systems are proposed to meet local and State security requirements. The premises are accessible by a front standard access door. Delivery will also take place from the front entrance. All cannabis goods will be separated as medical or adult-use and stored within safes contained in locked storage rooms. All transactions will be recorded by video surveillance and records in the form of shipping manifests, chain of custody, and Track & Trace. Monterey Retail Solutions Dispensary will have an on-site security guard (24/7), all personnel will be trained in security procedures by a security professional. A surveillance scheme covering the entirety of the interior space and the exterior space will be in place in accordance with all state regulatory requirements. The video will continuously monitor the premises and will notify Monterey Retail Solutions Dispensary of any failure in operation security.

Nuisances: Odor control would include carbon filters in the HVAC system. Cannabis related waste will be placed into a 1 yard locking trash bin supplied by Waste Management, accessible only by staff, the local agency, and an authorized cannabis waste hauler. Detailed records of waste will be maintained.

Delivery: Monterey Retail Solutions employees will only deliver cannabis and cannabis products to prequalified patients or adult-use

customers with verified home addresses. Delivery hours are same as business hours from 8:00 am to 8:00 pm daily. Vehicles used to deliver products and drivers of those vehicles are required to comply with State and local requirements including maintaining appropriate records during transport. Minor modifications are proposed to the exterior of the building including re-stripping the parking lot, signage, and implementation of the proposed security measures. No other features of the building will be altered.

b) **Contention 2 – Traffic Trip Generation**

Although the property has been used for commercial purposes and the proposal will not substantially change the use; evidence at the Planning Commission hearing that the new use will not change the traffic trip generation and cause new impacts. Evidence has now been provided that proves the change in use will not change the traffic trip generation or create adverse impacts.

Staff Response: Attachment F to the staff report is a comprehensive traffic report prepared by Keith Higgins, traffic engineer, dated September 16, 2020 was provided to county staff. Monterey County Public Works analyzed the report, and determined that based on their knowledge of the area and assumptions relating to cannabis retail operations, the traffic report trip generation rate estimate of 84 daily trips would be acceptable for the area and not cause an adverse impact. According to data compiled in the traffic report, a total of nine collisions occurred near the Southbound US 101 / Prunedale South Road intersection between January 2015 and December 2019. However, as stated in the traffic report, there are no indications that the collisions occurred directly due to safety issues at the intersection of Southbound US 101 and Prunedale South Road.

c) **Contention 3 – Traffic into Residential Neighborhood**

Based on the revised traffic analysis, the use will not create a diversion of traffic into the residential neighborhood adjacent to the site, causing an increase of traffic that could impact the neighborhood.

Staff Response: The traffic analysis evaluated traffic increases on nearby roads (section C page 8 of the report). The traffic report indicated that the study locations “would continue to operate at or better than their respected levels of service”. The County roadways that provide access to the project site are Prunedale North Road, and Prunedale South Road. Presently Prunedale North Road and Prunedale South Road experience approximately 4,500 vehicles per day, and 1,200 vehicles per day, respectively, both of which are within the Level of Service (LOS) A threshold. This increase in the number of trips generated by the project would not degrade the operational

level of service. (e.g. From LOS of A to B), as the existing nearby roadway system has sufficient capacity to accept the increase in trips and stay within acceptable level of service established by the Monterey County General Plan. Table 4 of Public Work's assessment provides a summary of the existing average daily traffic (ADT) and level of service (LOS) for the nearby roads. It is not anticipated that new traffic generation due to the proposed project would noticeably degrade existing operations of the local roadway network. Per Caltrans' recommendation to discourage vehicles returning onto Hwy 101, the project has been conditioned to construct a raised median island at the eastern driveway intersection with Prunedale South Road to allow only right turn in/out of the property. (Condition No. 11) With this minor improvement to the parking area, traffic impacts and hazards are not anticipated. SB 743 changed the CEQA Guidelines statewide effective July 1, 2020. The changes to CEQA guidelines replace congestion-based metrics, such as auto delay and level of service, with Vehicle Miles Traveled (VMT) as the basis for determining significant impacts under the California Environmental Quality Act (CEQA), unless the guidelines provide specific exceptions. Monterey County has not established a VMT standard nor significance criteria for VMT evaluations in the county. As a result, this analysis uses state guidance with regards to analysis and significance criteria. The publication Technical Advisory on Evaluating Transportation Impacts in CEQA ("TAETI-CEQA"), State of California Governor's Office of Planning and Research, December 2018, discusses VMT evaluations for residential, commercial and office projects. As stated in this publication, projects generating 110 or fewer daily trips could be considered not to result in a significant impact on transportation. The project, as summarized on Table 1 of the traffic report prepared by Keith Higgins, states it will generate only 84 daily trips. Therefore, the project would not represent a significant transportation impact under CEQA.

d) **Contention 4 – Bus stop**

The proximity to a North Monterey County Unified School District bus stop directly across from the proposed site does not present potential public safety/health risks for the students nor an increase in traffic which could result in pedestrian conflicts. The submitted traffic study addresses traffic volumes and potential circulation hazards in the vicinity.

Staff Response: The traffic analysis evaluated the nearby bus stop (section D page 9 of the traffic report). The traffic report indicated that the project would not impact traffic operations at the bus stop. Additionally, the traffic study presented collision data from the past five years along the local roadways in the vicinity of the project. Per the collision data presented, there were no collisions that involved pedestrian-vehicle conflicts. Per the traffic report, no direct impacts to traffic operations and levels

of service were identified, therefore no mitigations for direct impacts would be applicable. In addition to ensure safety and health issues to minors, the owner will obtain security service/personnel that will be on-site 24/7 to deter minors from entering the dispensary and prevent loitering around the vicinity of the proposed dispensary. Furthermore, signage will be placed on the exterior of the building prohibiting loitering and cannabis use.

DECISION

NOW, THEREFORE, based on all of the above findings and evidence and the administrative record as a whole, the Board of Supervisor does hereby:

1. Grant the appeal by Monterey Retail Solutions from the May 13, 2020, decision of the Monterey County Planning Commission to deny a commercial cannabis retailer including delivery and automotive facility/tire shop;
2. Find the project qualifies for a Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and none of the exceptions under Section 15300.2 apply; and
3. Approve an Amendment to the General Development Plan and an Administrative Permit to allow commercial cannabis retailer including delivery in addition to a previously approved automotive detail facility/tire shop

Subject to the attached conditions, General Development Plan, and plans all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 17th day of November, 2020 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

I, Valarie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book _____ for the meeting on _____.

Dated: _____ Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California

By _____ Deputy

Monterey County RMA Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN190008

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Amendment to the General Development Plan and Administrative Permit (PLN190008) allows cannabis retail business including delivery within an existing commercial building. The property is located at 1031 El Camino Real (Assessor's Parcel Number 133-023-042-000), North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Amendment to a General Development Plan and Administrative Permit to allow a commercial cannabis retailer including delivery within an existing commercial building (Resolution Number _____) was approved by Board of Supervisors for Assessor's Parcel Number 133-023-042-000 on November 17, 2020. The permit was granted subject to 11 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

4. PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The owner and permittees shall allow access to the premises and access to records if requested by the County, its officers, or agents, and shall pay for an annual inspection and submit to inspections from the County or its officers to verify compliance with all relevant rules, regulations, and conditions.

Compliance or Monitoring Action to be Performed: Ongoing during cannabis operations. The owner and/or permittee shall allow access to the site if requested by the County and pay any required inspection fees.

5. PDSP002 – INSPECTION OF RECORDS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant, owner, and permittees agree to submit to and pay for, inspection of the operations and relevant records or documents necessary to determine compliance with Chapter 21/20.67 from any enforcement officer of the County or their designee.

Compliance or Monitoring Action to be Performed: On-going during cannabis operations. The owner and/or permittee shall allow access to cannabis business records and pay any required inspection fees.

6. PDSP003 – COMMERCIAL CANNABIS PERMIT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Any person, business, or entity operating a commercial cannabis activity on the property shall obtain a valid and fully executed Commercial Cannabis Business Permit pursuant to Chapter 7.90 of the Monterey County Code prior to commencing commercial cannabis activities at the site and must maintain such permits in good standing in order to continue operations.

Compliance or Monitoring Action to be Performed: Within 90 days of approval of a Use Permit/Coastal Development Permit, the person, business, and/or entities operating commercial cannabis activities shall obtain all required Commercial Cannabis Business Permits.

7. PDSP004 – GROUNDS FOR REVOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The property owner shall be responsible for ensuring that all commercial cannabis activities at the site operate in good standing with all permits and licenses required by the Monterey County Code and State law. Failure to take appropriate action to evict or otherwise remove permittees and persons conducting commercial cannabis activities at the site who do not maintain permits and licenses in good standing with the County and State shall be grounds for the suspension or revocation of this permit.

Compliance or Monitoring Action to be Performed: On-going during cannabis operations at the site. The owner shall ensure that all commercial cannabis operations have obtained and maintain all required permits, licenses, and entitlements or take appropriate actions to evict operators who do not maintain appropriate permits, licenses, and entitlements.

8. PDSP005 – COMPLIANCE WITH OPERATIONS PLANS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The commercial cannabis activities shall be maintained in accordance with the operation plans approved by the County.

Compliance or Monitoring Action to be Performed: On-going during cannabis operations. Cannabis activities shall comply with the operations plans attached to this permit and as may be approved under a Commercial Cannabis Business Permit.

9. PDSP006 – ODOR CONTROL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The property owner shall ensure that any cannabis business operating on-site confirms to Section 7.90.100.A.8 of the Monterey Code, as may be amended. Odor prevention devices and techniques, such as ventilation system with a carbon filter, shall be incorporated to ensure that odors from cannabis are not detectable off-site.

Compliance or Monitoring Action to be Performed: Prior to issuance of Commercial Cannabis Business Permits, the owner/applicants shall provide plans and information to the satisfaction of the Chief of Planning, describing how odors will be controlled and how the odor control devices will be maintained.

Odor prevention devices shall be maintained in accordance with approved odor control plans during the life of the operations.

10. PWSP0001 – DRIVEWAY IMPROVEMENTS

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Owner/applicant shall construct frontage improvements along entire frontage of property and a raised median island at driveway to allow only right turns onto Prunedale South Road.

Compliance or Monitoring Action to be Performed: Design and construct frontage improvements, show all proposed improvements on site plan for the intersection of the most easterly property driveway and Prunedale South Road. Improvements are to be completed prior to occupancy or commencement of use. Encroachment permits are required for work done within the county right of way. Applicant is responsible to obtain all permits and environmental clearances.

11. PW0003 - ENCROACHMENT (RASIED MEDIAN ISLAND)

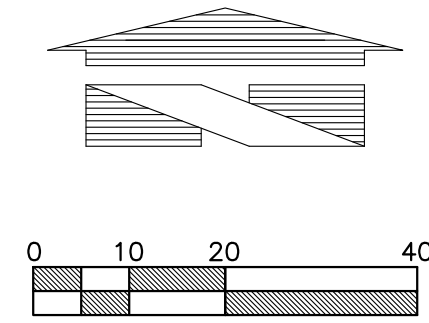
Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Obtain an encroachment permit from the Department of Public Works and construct a raised median island at the most easterly driveway of project site.

Compliance or Monitoring Action to be Performed: Prior to Building Permit Issuance or occupancy the Owner/Applicant shall obtain an encroachment permit from DPW and complete improvement prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

ARCHITECTURAL SITE PLAN

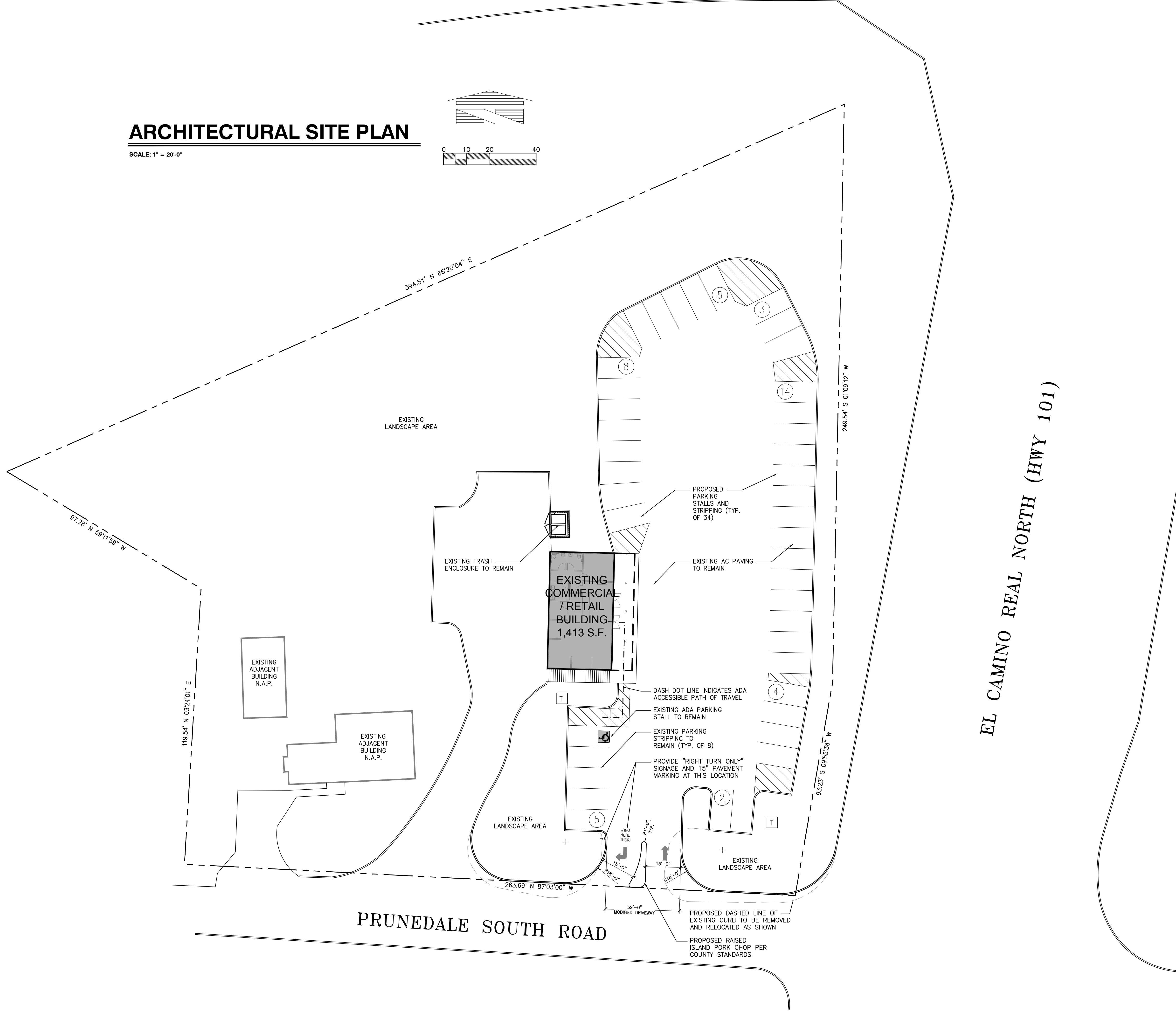
SCALE: 1" = 20'-0"



HIGHWAY 156

EL CAMINO REAL NORTH (HWY 101)

PRUNEDALE SOUTH ROAD



SITE DATA

ADDRESS: 1031 EL CAMINO REAL
SALINAS, CA 93907

PERMIT #: TBD

A.P.N.: 133-023-042-000

LOT SIZE: 78,519 S.F. (1.80 ACRES)

COUNTY: MONTEREY COUNTY

EXISTING ZONE: LC - LIGHT COMMERCIAL

PROPOSED ZONE: LC - LIGHT COMMERCIAL

PROPOSED LAND USE: RETAIL / COMMERCIAL

BUILDING AREA: 1,413 S.F.

BUILDING HEIGHT: 16'-4" EXISTING

CONSTRUCTION TYPE: V-B/NON-SPRINKLERED

OCCUPANCY: TYPE: M

OCCUPANCY LOAD: TBD

HOURS OF OPERATION: TBD

PARKING REQUIREMENTS: 1 SPACE / 250 S.F. OF FLOOR AREA
REQUIRED: 6 SPACES (INCLUDING 1 H.C.)
TOTAL PROVIDED: 41 SPACES (INCLUDING 1 H.C.)

PROPERTY OWNER

ABUNDANT INVESTMENTS, LLC
4001 INGLEWOOD AVE BLDG. 101, STE 107
REDONDO BEACH, CA 90278

APPLICANT

MONTEREY RETAIL SOLUTIONS, LLC
5800 S EASTERN AVE. - SUITE 300
COMMERCE, CA 90040

ARCHITECT

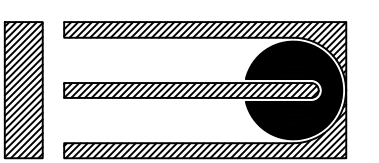
EMPIRE DESIGN GROUP, INC.
PO BOX 944
MURRIETA, CA 92564
PHONE: (951) 696-1490
FAX: (951) 696-1443
CELL PHONE: (951) 809-7601
E-MAIL: ghann@empiregr.biz
CONTACT: GREGORY HANN, ARCHITECT

PHYSICAL ADDRESS:
24861 WASHINGTON AVE.
MURRIETA, CA 92562

DRAWING INDEX

AS 1 ARCHITECTURAL SITE PLAN
A 1.0 FLOOR PLAN
A 2.0 EXTERIOR ELEVATIONS

EMPIRE DESIGN GROUP, Inc.



24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443

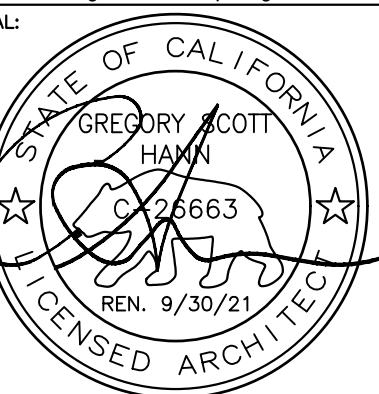
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CLIENT:

MONTEREY RETAIL SOLUTIONS, LLC

MONTEREY RETAIL SOLUTIONS, LLC
1031 EL CAMINO REAL
SALINAS, CA 93907

Architect of Record:
GREGORY S. HANN, AIA
24861 WASHINGTON AVE.
MURRIETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz



Date: JUNE 10, 2019

Project Number: EDG#04588

NO.	DATE	REVISION DESCRIPTION
3-3-20		1ST PC CORRECTIONS

DESIGNED BY:	GH
CHECKED BY:	GH
DRAWN BY:	AH
DRAWING TITLE:	

ARCHITECTURAL SITE PLAN

SHEET NO:

ARCHITECTURAL SITE PLAN

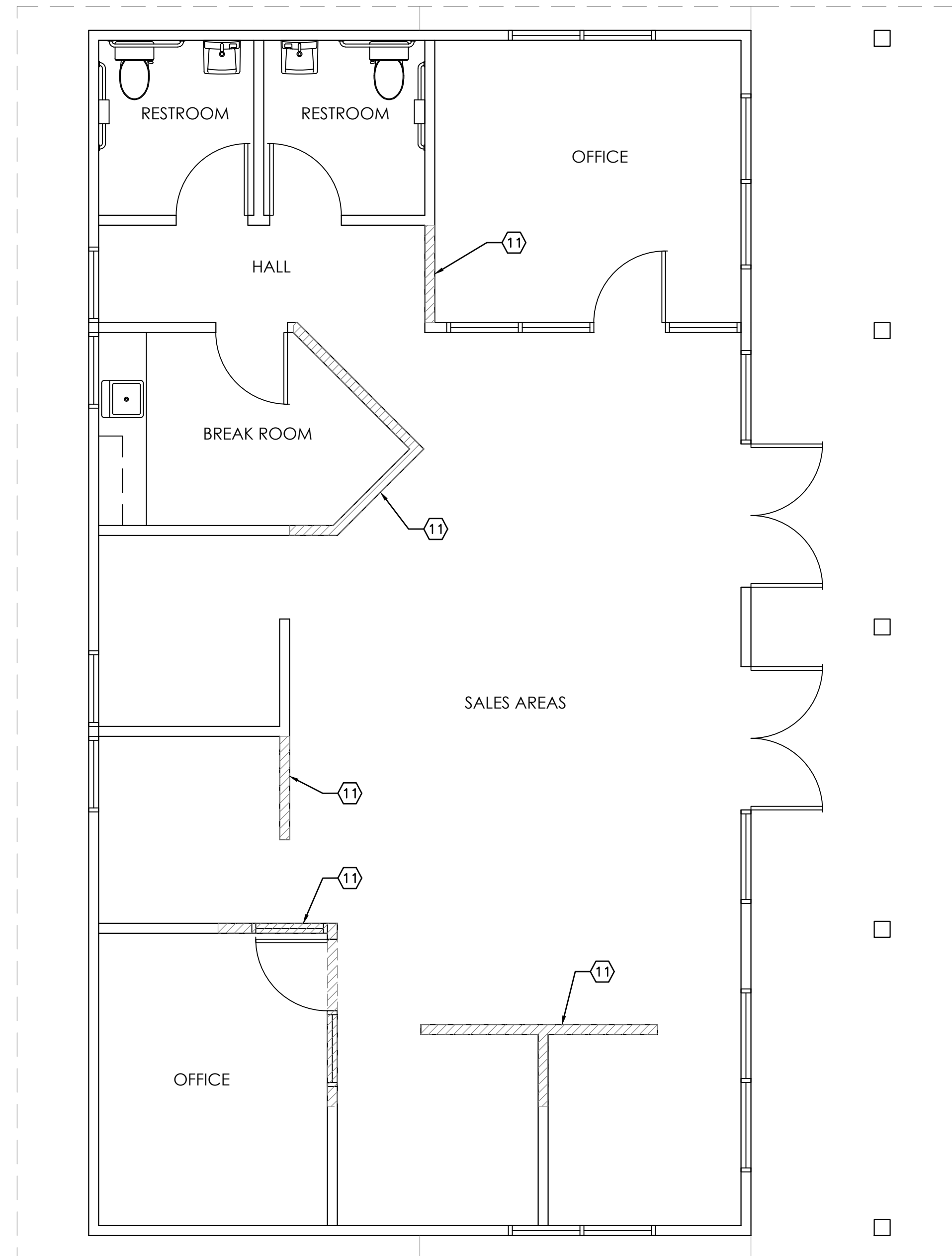
SHEET NO:

AS 1

VICINITY MAP

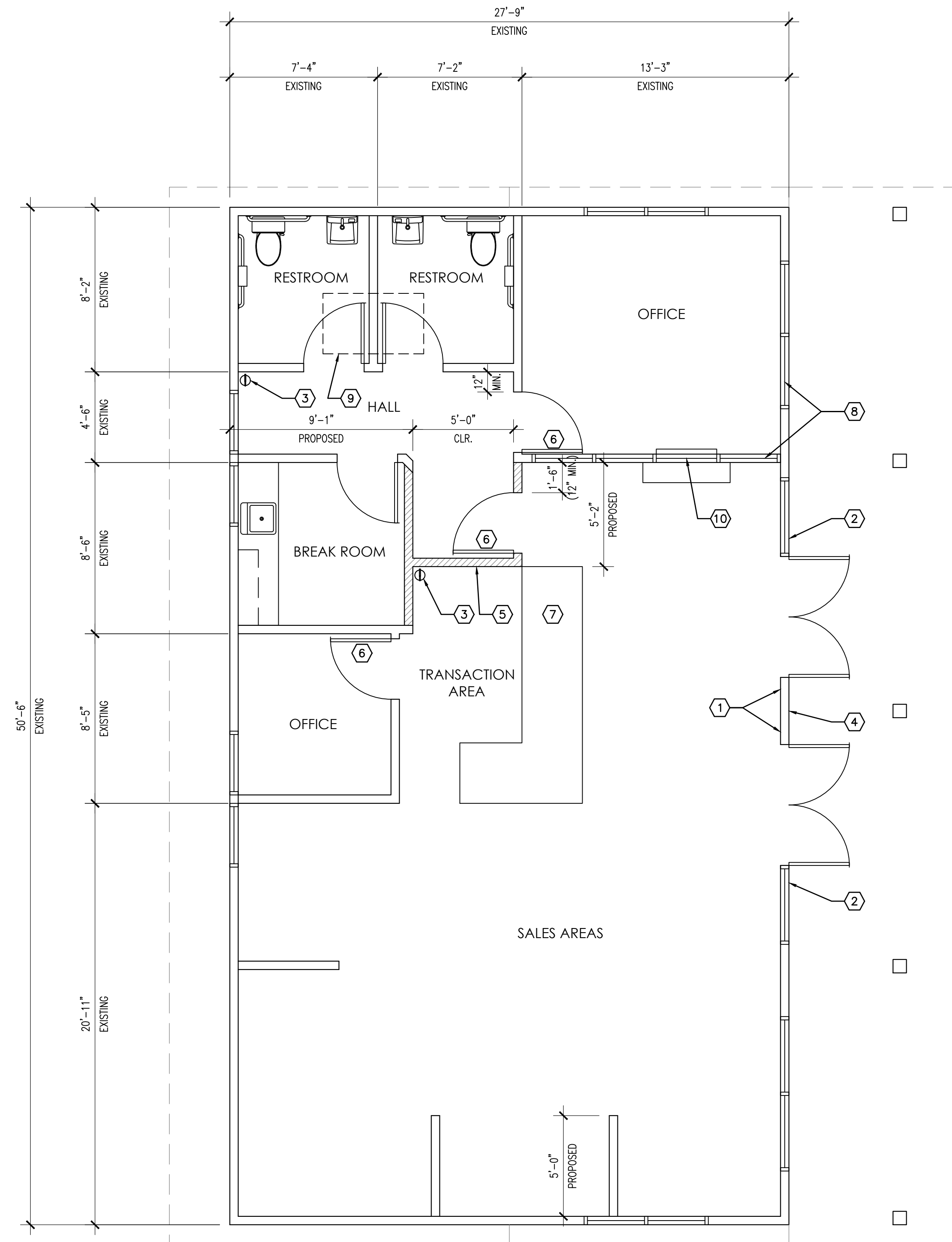


NOT TO SCALE



B EXISTING FLOOR PLAN

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



A PROPOSED FLOOR PLAN

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

KEYED NOTES:

- 1 PROPOSED TACTICAL EXIT SIGNAGE (TYP. AT ALL EXITS)
- 2 PROPOSED ADA INTERNATIONAL ACCESSIBLE SYMBOL @ ENTRANCE COMPLYING WITH CBC 1117B.5.8 AND MOUNTED PER CBC 1117B.5.7
- 3 PROPOSED 2A 10 B/C FIRE EXTINGUISHER TO BE INSTALLED WITHIN 50' OF EACH OTHER (TYP. OF 2)
- 4 PROPOSED RAPID ENTRY KNOX BOX AND TAMPER SWITCH PER MANUFACTURERS SPECIFICATIONS. INSTALL AT 60" A.F.F.
- 5 PROPOSED INTERIOR NON-LOAD BEARING WALLS AT THIS LOCATION
- 6 PROPOSED INTERIOR 3070 DOOR, MATCH EXISTING (TYP. OF 2)
- 7 PROPOSED 34" HIGH SALES COUNTER PROVIDING ADA ACCESSIBILITY UNLESS NOTED OTHERWISE
- 8 EXISTING INTERIOR AND EXTERIOR WINDOWS TO REMAIN (TYP.)
- 9 DASHED LINE OF THE EXISTING IN ATTIC HVAC TO BE UPDATED WITH ODOR PREVENTION FILTERS
- 10 PROPOSED PASS-THRU WINDOW WITH 34" HIGH ADA ACCESSIBLE COUNTERTOP AT THIS LOCATION
- 11 EXISTING INTERIOR NON-LOAD BEARING WALLS TO BE DEMOLISHED AT HATCHED AREA AS SHOWN
- 12 NOT USED
- 13 NOT USED

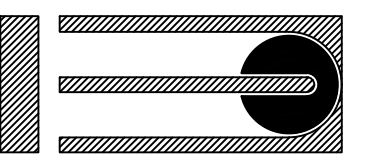
GENERAL NOTES:

- A. DIMENSION LINES ARE FROM FACE OF FRAMING OR FOUNDATION UNLESS NOTED OTHERWISE.
- B. FACE OF FRAMING ON EXTERIOR WALL IS SAME AS OUTSIDE FACE OF FOUNDATION WALL.
- C. METAL STUDS MAY BE USED IN PLACE OF WOOD STUDS. PLAN DIMENSIONS ARE BASED ON WOOD STUDS.
- D. MOISTURE RESISTANT GYPSUM TO BE USED IN TOILET ROOMS, BEHIND MOP SINK, AND ADJACENT TO COOLERS. FOR SPECIFIC SUBSTRATE REQUIREMENTS, REFER TO INTERIOR ELEVATIONS.
- E. PROVIDE BLOCKING AS REQ'D FOR ALL EQUIPMENT AND ACCESSORIES.
- F. PROVIDE CLEAR SILICONE SEALANT FOR ALL WALL TRANSITIONS.
- G. ALL MATERIALS AND APPLICATIONS TO MEET OR EXCEED LOCAL OR STATE REQUIREMENTS.
- H. WHEN SIGNS ARE USED TO IDENTIFY PERMANENT ROOMS AND SPACES OF BUILDINGS, BRAILLE MUST BE INCLUDED AS PART OF THE SIGNAGE AS REQUIRED BY CBC 1117B.5.1.1.
- I. WHEN SIGNS ARE USED TO IDENTIFY EXIT DOORS, EXIT STAIRWAYS, EXIT RAMPS OR EXIT ROUTES, TACTILE SIGNS PER CBC 1117B.5.1 ARE REQUIRED. CBC 1011.3.
- J. THRESHOLD SHALL BE NOT MORE THAN 1/2" HIGH BEVELED AT 2 HORIZONTAL TO 1 VERTICAL TO VERTICAL MAXIMUM OF 1/4". CBC 1133B.2.4.1.
- K. SANITARY FACILITIES ARE REQUIRED TO PROVIDE TWO SEPARATE TYPES OF SIGNAGE: ONE TYPE LOCATED ON THE DOORWAY TO THE FACILITY, AND ANOTHER TYPE MOUNTED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. SIGNAGE TO BE AS SPECIFIED IN CBC SECTION 1115B.6 AND 1117.8.5.
- L. WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC TABLE 803.9.
- M. SALES AND SERVICE COUNTERS SHALL COMPLY WITH CBC 11B-904.4.
- N. VISUAL AND TACTILE SIGNAGE SHALL COMPLY WITH CBC 11B-703.

WALL LEGEND:

- EXISTING WALL TO REMAIN
- PROTECT IN PLACE
- PROPOSED 2X INTERIOR WALL

EMPIRE DESIGN GROUP Inc.



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Tel 951-696-1490 Fax 951-696-1443

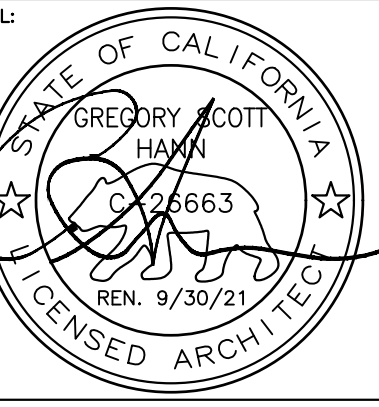
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CLIENT:

MONTEREY RETAIL SOLUTIONS, LLC

MONTEREY RETAIL SOLUTIONS, LLC
1031 EL CAMINO REAL
SALINAS, CA 93907

Architect of Record:
GREGORY S. HANN, AIA
24861 WASHINGTON AVE.
MURRIETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz



Date: JUNE 10, 2019

Project Number: EDG#04588

NO.	DATE	REVISION DESCRIPTION
1	3-3-20	1ST PC CORRECTIONS

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

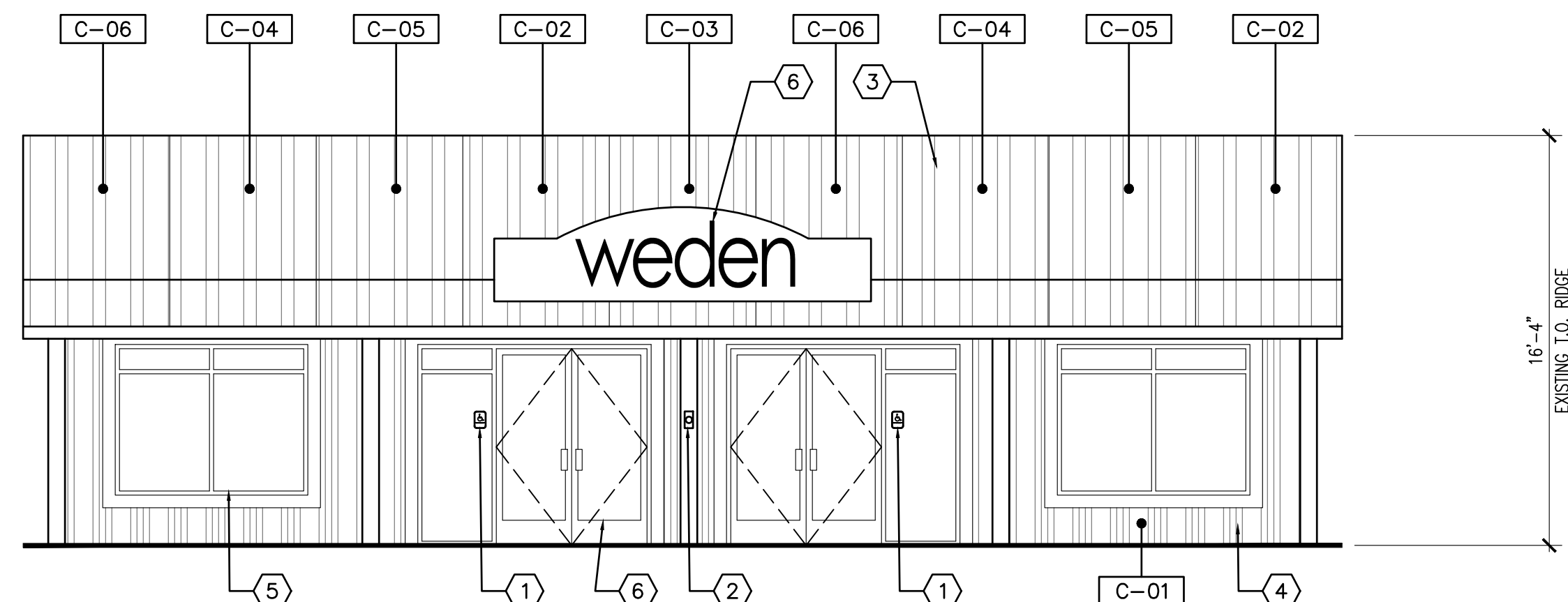
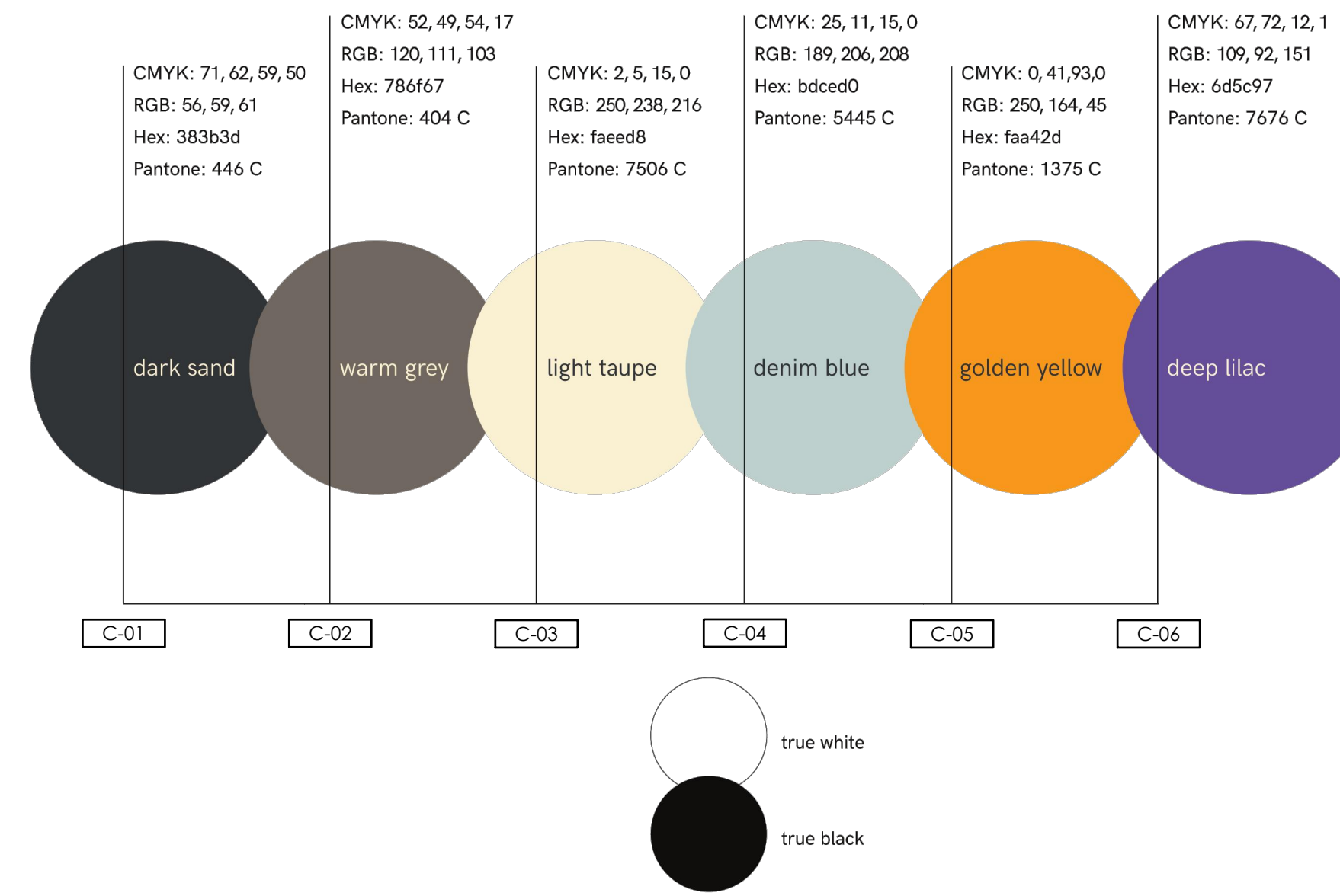
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COMMERCIAL / RETAIL FLOOR PLAN

SHEET NO:

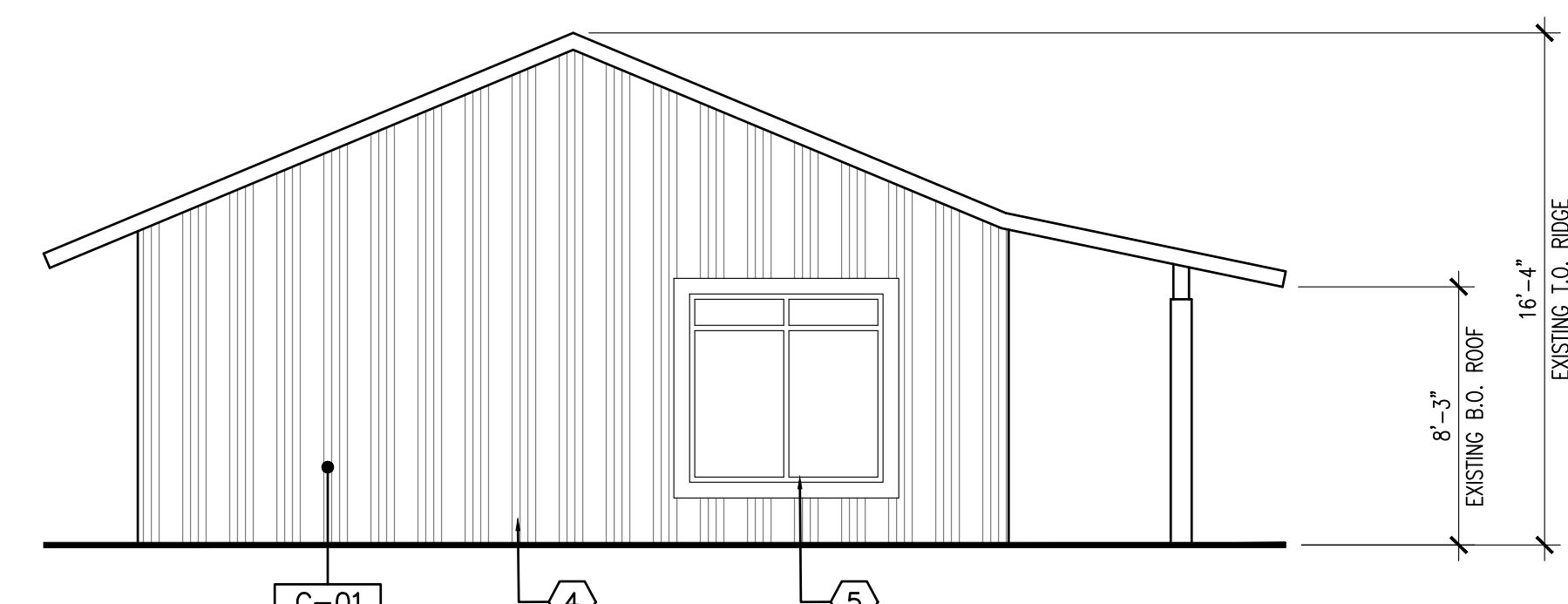
A 1.0

EXTERIOR PAINTS:



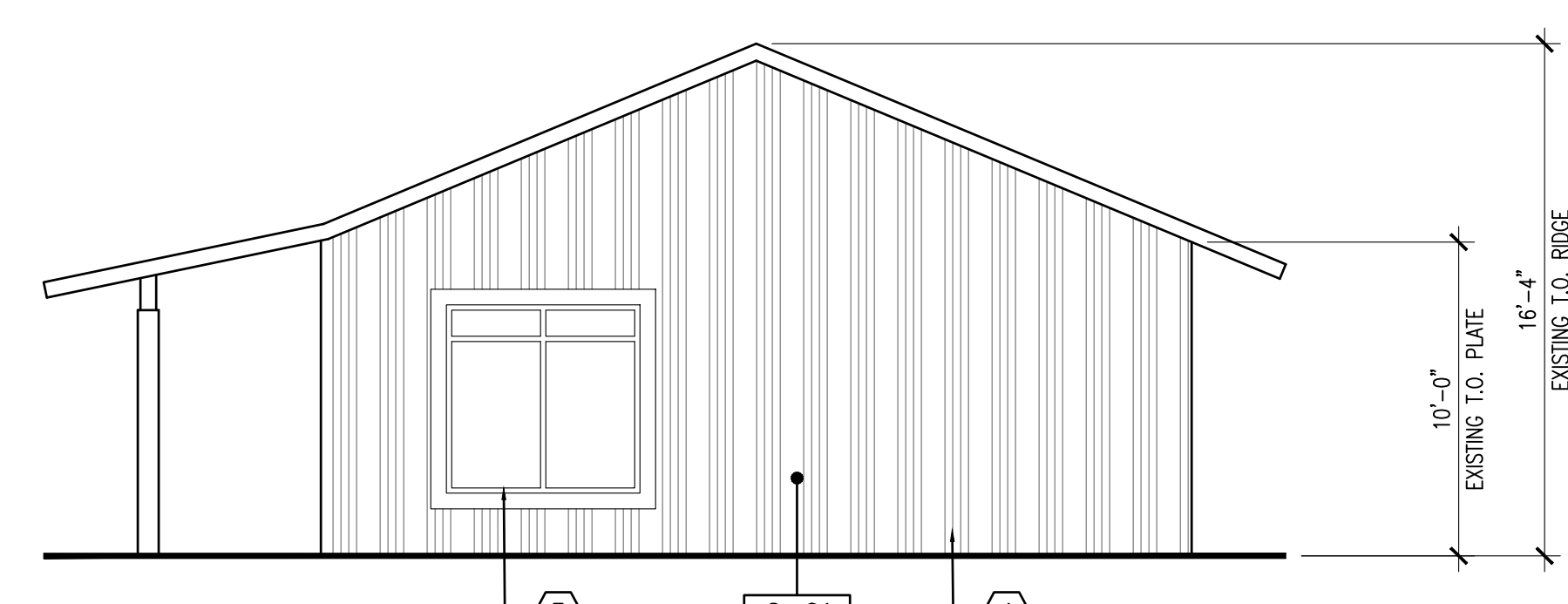
A SOUTH ELEVATION (FRONT)

SCALE: 3/16"=1'-0"



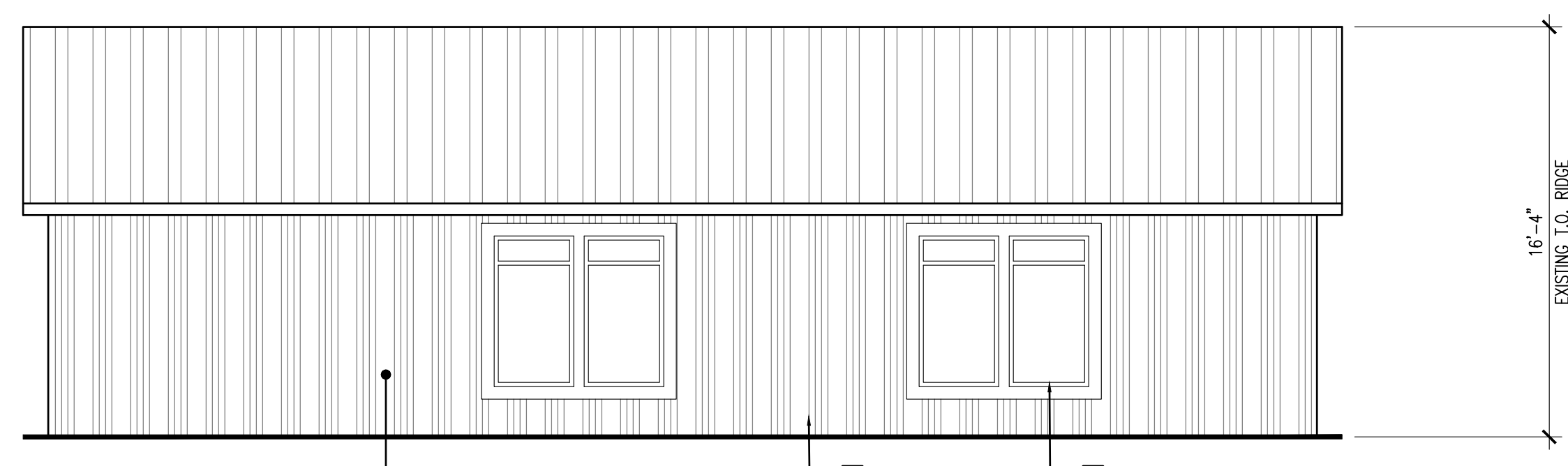
B NORTH ELEVATION (SIDE)

SCALE: 3/16"=1'-0"



C EAST ELEVATION (SIDE)

SCALE: 3/16"=1'-0"



D WEST ELEVATION (REAR)

SCALE: 3/16"=1'-0"

KEYED NOTES:

- 1 PROPOSED ADA INTERNATIONAL ACCESSIBLE SYMBOL @ ENTRANCE COMPLYING WITH CBC 1117B.5.8 AND MOUNTED PER CBC 1117B.5.7
- 2 PROPOSED RAPID ENTRY KNOX BOX AND TAMPER SWITCH PER MANUFACTURES SPECIFICATIONS. INSTALL AT 60" A.F.F., BEYOND COLUMN
- 3 EXISTING METAL ROOF TO REMAIN. PROTECT IN PLACE
- 4 EXISTING METAL SIDING TO REMAIN. PROTECT IN PLACE
- 5 EXISTING WINDOWS TO REMAIN PROTECT IN PLACE (TYP.)
- 6 EXISTING DOORS TO REMAIN PROTECT IN PLACE (TYP.)
- 7 PROPOSED CHANNEL LETTER SIGN AT EXISTING ROOF SIGANCE LOCATION. SEE DETAIL 1 THIS SHEET

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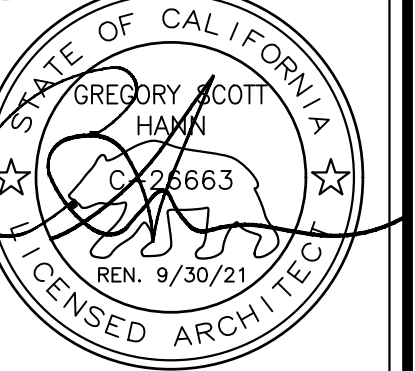
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1	3-3-20	1ST PC CORRECTIONS

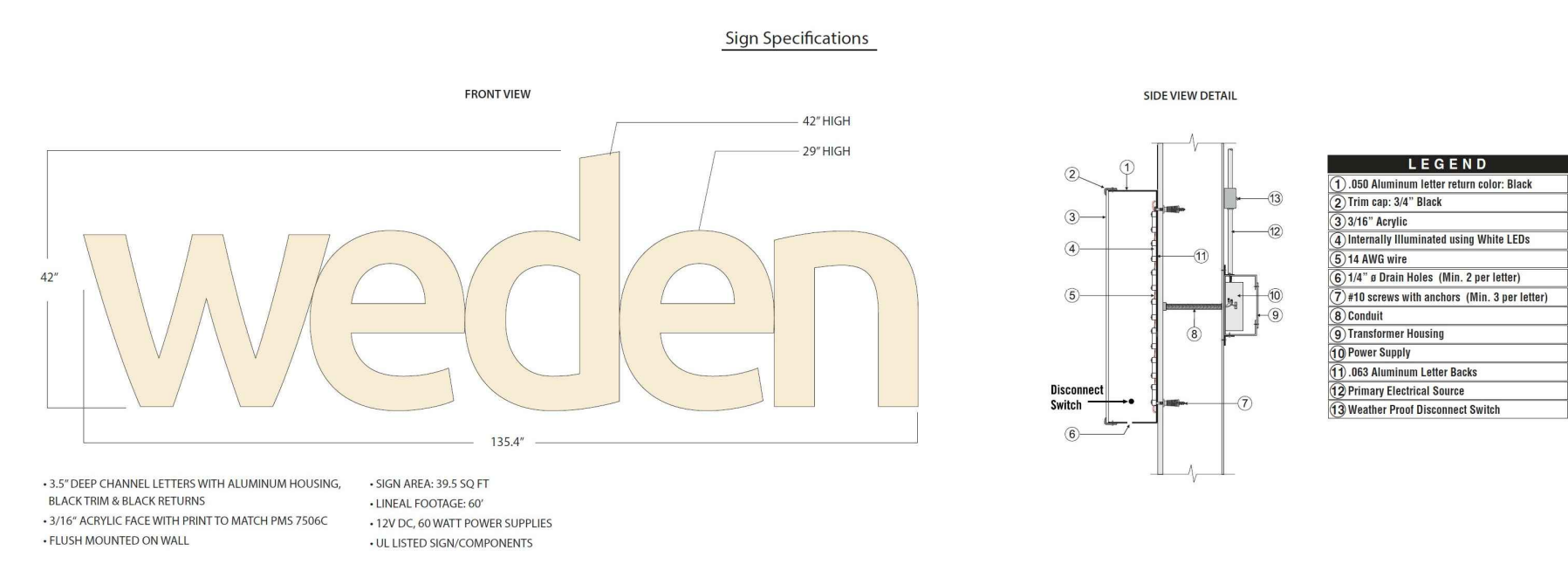
DESIGNED BY: GH
 CHECKED BY: GH
 DRAWN BY: AH

DRAWING TITLE:

EXTERIOR ELEVATIONS

SHEET NO:

A 2.0



1 PROPOSED SIGNAGE

SCALE: NTS

Proposed General Development Plan
for the Abundant Investments, LLC property,
located at 1031 El Camino Real.

County Planning File Number PLN1900008.

Requested uses (Drawn from the applicable Code Section for the Zoning District)

- Type 10 Cannabis Retail Operation (Storefront Dispensary and Delivery)
- Auto Repair Facility (Tire Shop)
- Residential

Uses not to be considered

- None

Description of Proposed Site Improvements (Attach written descriptions *and* graphic details for each component below)

- **Formal Site plan** (include existing and proposed square footage, footprints, site coverage, access points, and adjacent streets and highways)

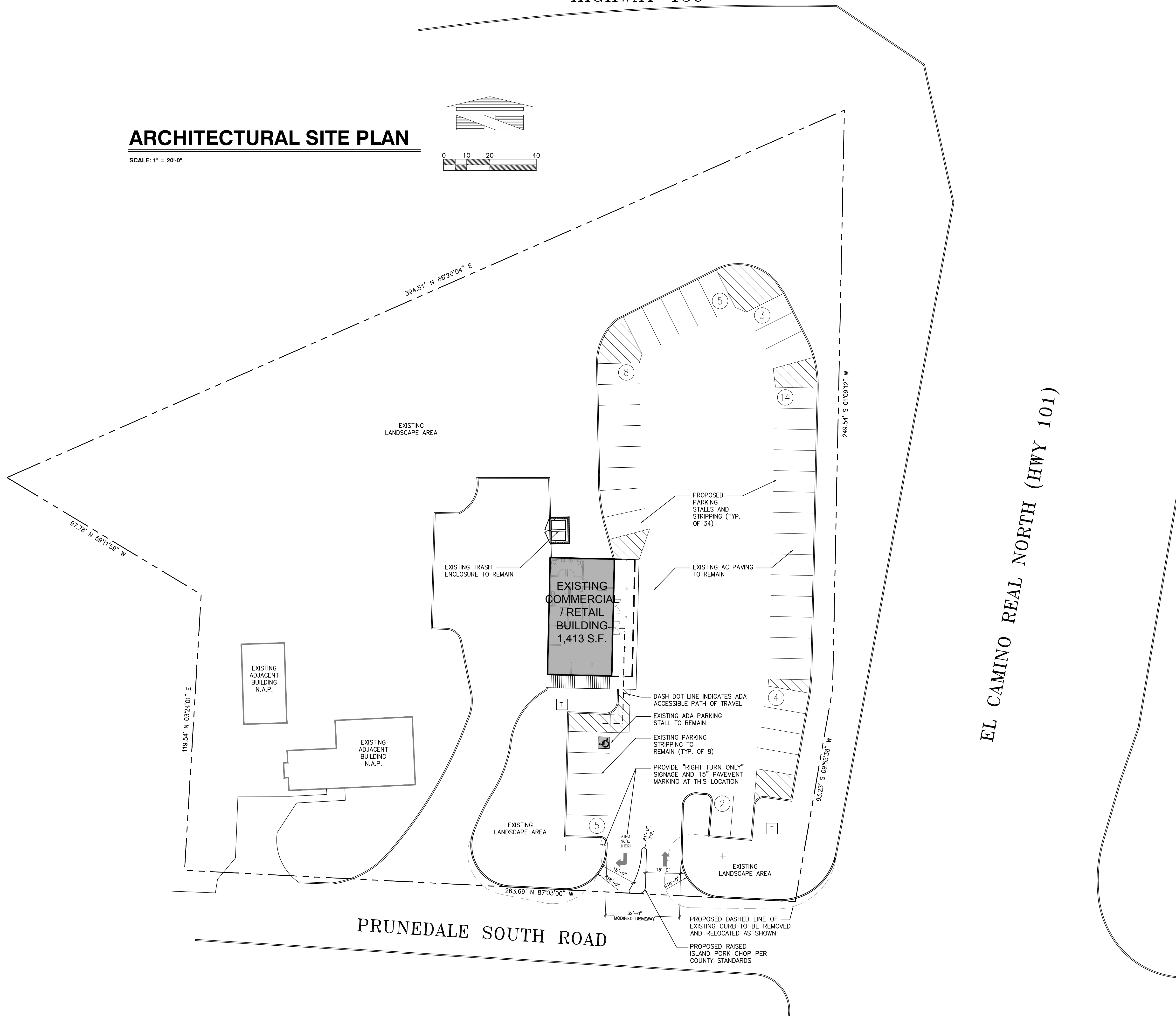
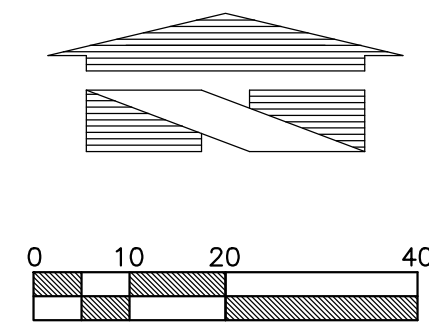
Type 10 Cannabis Retail Operation in existing commercial retail building on upper level of existing commercial building commonly described at 1031 El Camino Real N – Upper Level, Salinas, CA 93907

****SITE PLAN NEXT PAGE****

HIGHWAY 156

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



EL CAMINO REAL NORTH (HWY 101)

SITE DATA

ADDRESS: 1031 EL CAMINO REAL SALINAS, CA 93907

PERMIT #: TBD

A.P.N.: 133-023-042-000

LOT SIZE: 78,519 S.F. (1.80 ACRES)

COUNTY: MONTEREY COUNTY

EXISTING ZONE: LC - LIGHT COMMERCIAL

PROPOSED ZONE: LC - LIGHT COMMERCIAL

PROPOSED LAND USE: RETAIL / COMMERCIAL

BUILDING AREA: 1,413 S.F.

BUILDING HEIGHT: 16'-4" EXISTING

CONSTRUCTION TYPE: V-B/NON-SPRINKLERED

OCCUPANCY: TYPE: M

OCCUPANCY LOAD: TBD

HOURS OF OPERATION: TBD

PARKING REQUIREMENTS: 1 SPACE / 250 S.F. OF FLOOR AREA
REQUIRED: 6 SPACES (INCLUDING 1 H.C.)
TOTAL PROVIDED: 41 SPACES (INCLUDING 1 H.C.)

PROPERTY OWNER

ABUNDANT INVESTMENTS, LLC
4001 INGLEWOOD AVE BLDG. 101, STE 107
REDONDO BEACH, CA 90278

APPLICANT

MONTEREY RETAIL SOLUTIONS, LLC
5800 S EASTERN AVE. - SUITE 300
COMMERCE, CA 90040

ARCHITECT

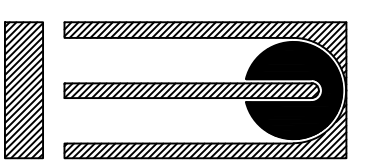
EMPIRE DESIGN GROUP, INC.
PO BOX 944
MURRIETA, CA 92564
PHONE: (951) 696-1490
FAX: (951) 696-1443
CELL PHONE: (951) 809-7601
E-MAIL: ghann@empiregr.biz
CONTACT: GREGORY HANN, ARCHITECT

PHYSICAL ADDRESS:
24861 WASHINGTON AVE.
MURRIETA, CA 92562

DRAWING INDEX

AS 1 ARCHITECTURAL SITE PLAN
A 1.0 FLOOR PLAN
A 2.0 EXTERIOR ELEVATIONS

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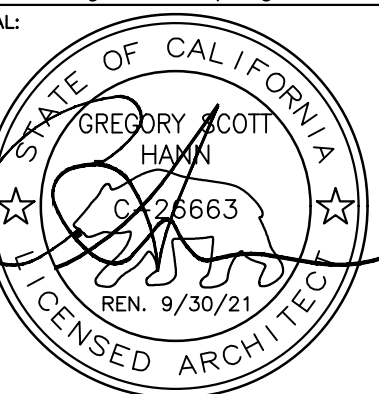
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CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz



Date: JUNE 10, 2019

Project Number: EDG#04588

NO.	DATE	REVISION DESCRIPTION

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH
DRAWING TITLE:

ARCHITECTURAL SITE PLAN

SHEET NO:

AS 1

VICINITY MAP

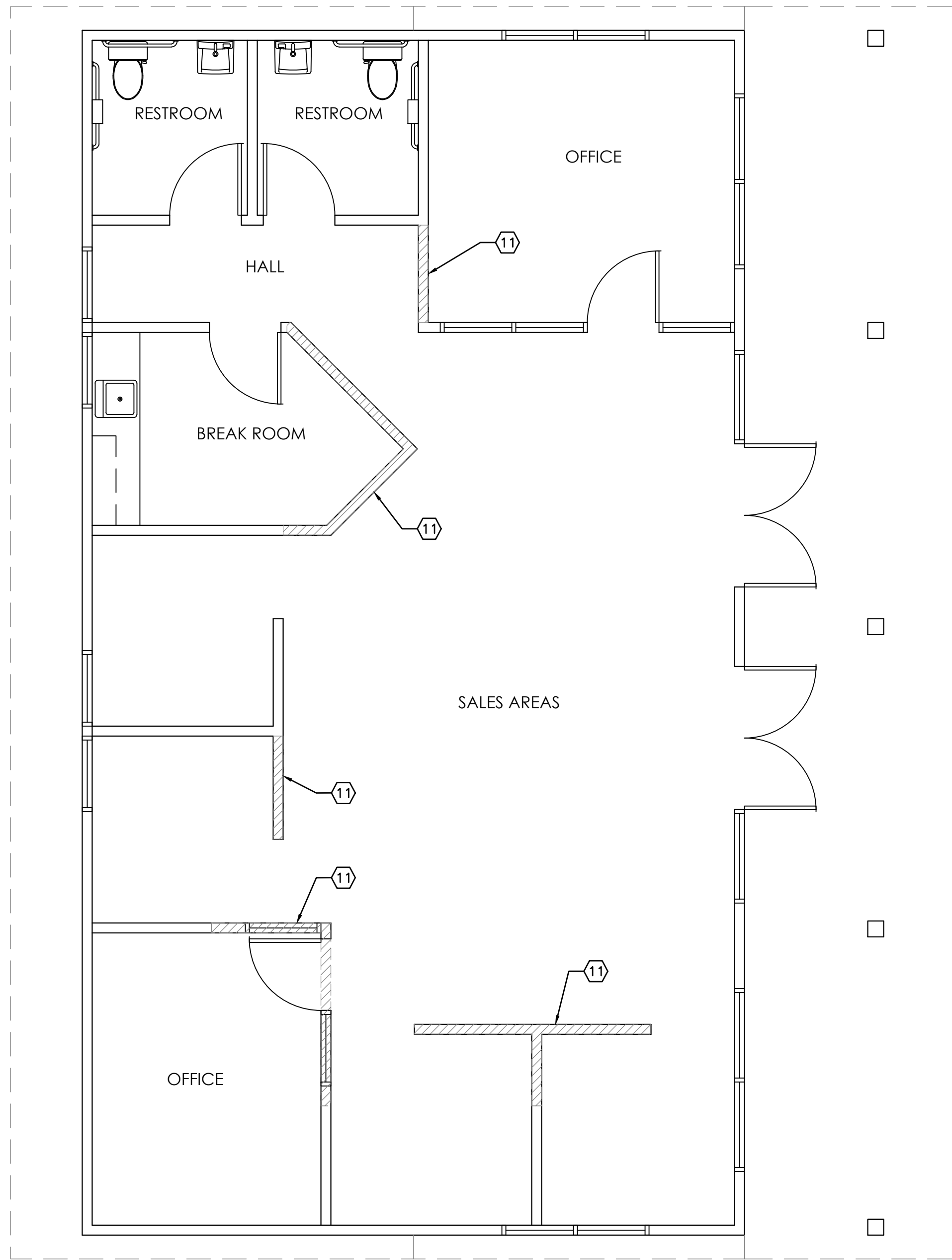


NOT TO SCALE

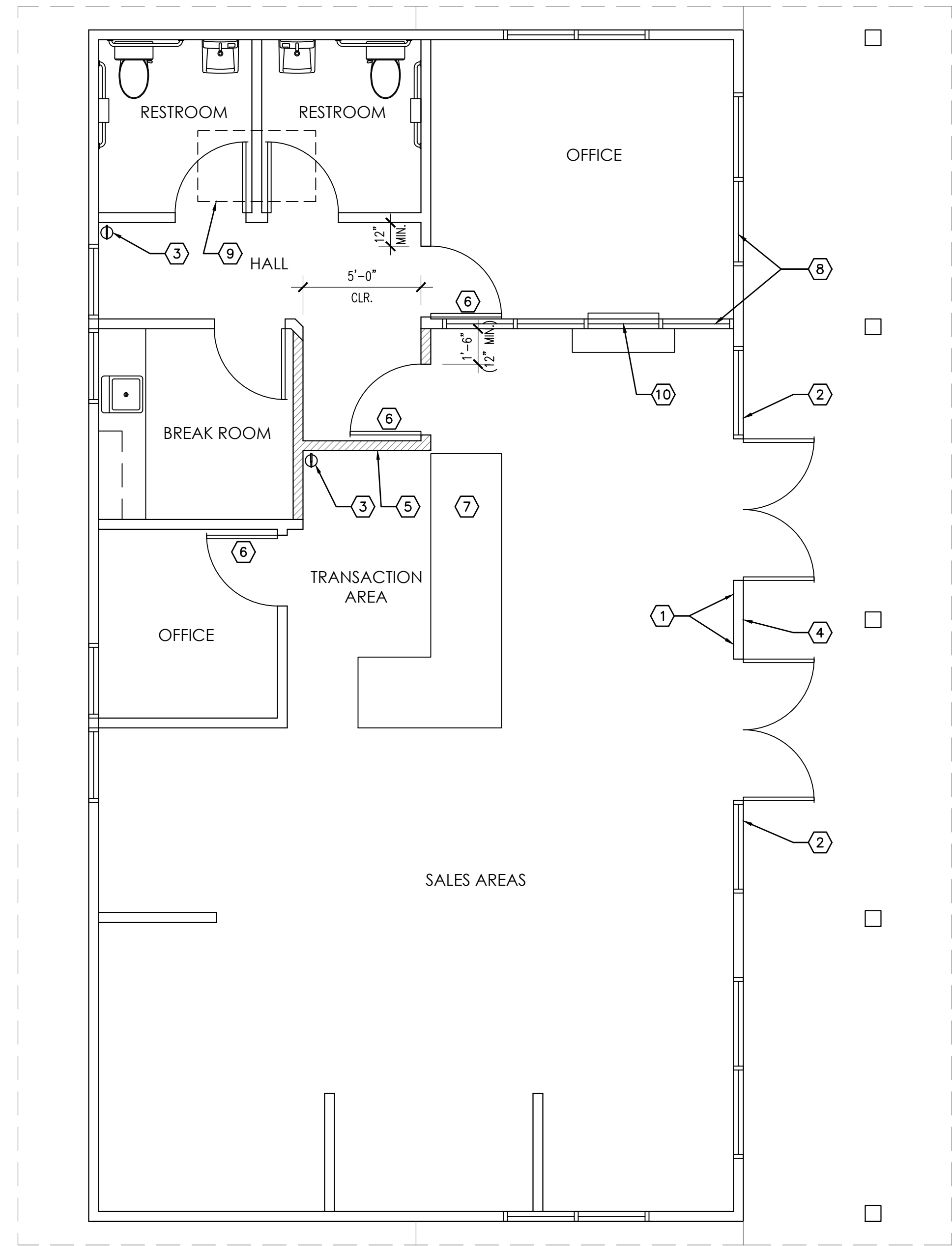
- **Materials and Colors** (Include elevations, roof plans, color samples, and treatments)

See attached proposed design for new storefront. Color palette provided. Materials will consist of outdoor paint and acrylic signage.

****FLOOR PLAN & ELEVATIONS NEXT PAGE****



B EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



A PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

KEYED NOTES:

- 1 PROPOSED TACTICAL EXIT SIGNAGE (TYP. AT ALL EXITS)
- 2 PROPOSED ADA INTERNATIONAL ACCESSIBLE SYMBOL @ ENTRANCE COMPLYING WITH CBC 1117B.5.8 AND MOUNTED PER CBC 1117B.5.7
- 3 PROPOSED 2A 10 B/C FIRE EXTINGUISHER TO BE INSTALLED WITHIN 50' OF EACH OTHER (TYP. OF 2)
- 4 PROPOSED RAPID ENTRY KNOX BOX AND TAMPER SWITCH PER MANUFACTURERS SPECIFICATIONS. INSTALL AT 60" A.F.F.
- 5 PROPOSED INTERIOR NON-LOAD BEARING WALLS AT THIS LOCATION
- 6 PROPOSED INTERIOR 3070 DOOR, MATCH EXISTING (TYP. OF 2)
- 7 PROPOSED 34" HIGH SALES COUNTER PROVIDING ADA ACCESSIBILITY UNLESS NOTED OTHERWISE
- 8 EXISTING INTERIOR AND EXTERIOR WINDOWS TO REMAIN (TYP.)
- 9 DASHED LINE OF THE EXISTING IN ATTIC HVAC TO BE UPDATED WITH ODOR PREVENTION FILTERS
- 10 PROPOSED PASS-THRU WINDOW WITH 34" HIGH ADA ACCESSIBLE COUNTERTOP AT THIS LOCATION
- 11 EXISTING INTERIOR NON-LOAD BEARING WALLS TO BE DEMOLISHED AT HATCHED AREA AS SHOWN
- 12 NOT USED
- 13 NOT USED

GENERAL NOTES:

- A. DIMENSION LINES ARE FROM FACE OF FRAMING OR FOUNDATION UNLESS NOTED OTHERWISE.
- B. FACE OF FRAMING ON EXTERIOR WALL IS SAME AS OUTSIDE FACE OF FOUNDATION WALL.
- C. METAL STUDS MAY BE USED IN PLACE OF WOOD STUDS. PLAN DIMENSIONS ARE BASED ON WOOD STUDS.
- D. MOISTURE RESISTANT GYPSUM TO BE USED IN TOILET ROOMS, BEHIND MOP SINK, AND ADJACENT TO COOLERS. FOR SPECIFIC SUBSTRATE REQUIREMENTS, REFER TO INTERIOR ELEVATIONS.
- E. PROVIDE BLOCKING AS REQ'D FOR ALL EQUIPMENT AND ACCESSORIES.
- F. PROVIDE CLEAR SILICONE SEALANT FOR ALL WALL TRANSITIONS.
- G. ALL MATERIALS AND APPLICATIONS TO MEET OR EXCEED LOCAL OR STATE REQUIREMENTS.
- H. WHEN SIGNS ARE USED TO IDENTIFY PERMANENT ROOMS AND SPACES OF BUILDINGS, BRAILLE MUST BE INCLUDED AS PART OF THE SIGNAGE AS REQUIRED BY CBC 1117B.5.1.1.
- I. WHEN SIGNS ARE USED TO IDENTIFY EXIT DOORS, EXIT STAIRWAYS, EXIT RAMPS OR EXIT ROUTES, TACTILE SIGNS PER CBC 1117B.5.1 ARE REQUIRED. CBC 1011.3.
- J. THRESHOLD SHALL BE NOT MORE THAN 1/2" HIGH BEVELED AT 2 HORIZONTAL TO 1 VERTICAL TO VERTICAL MAXIMUM OF 1/4". CBC 1133B.2.4.1.
- K. SANITARY FACILITIES ARE REQUIRED TO PROVIDE TWO SEPARATE TYPES OF SIGNAGE: ONE TYPE LOCATED ON THE DOORWAY TO THE FACILITY, AND ANOTHER TYPE MOUNTED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. SIGNAGE TO BE AS SPECIFIED IN CBC SECTION 1115B.6 AND 1117.B.5.
- L. WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC TABLE 803.9.
- M. SALES AND SERVICE COUNTERS SHALL COMPLY WITH CBC 11B-904.4.
- N. VISUAL AND TACTILE SIGNAGE SHALL COMPLY WITH CBC 11B-703.

WALL LEGEND:

- EXISTING WALL TO REMAIN
PROTECT IN PLACE
- PROPOSED 2X INTERIOR WALL

EMPIRE DESIGN GROUP Inc.

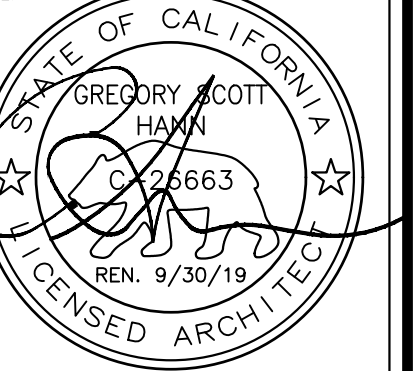
24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443

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CLIENT:
MANIFESTSEVEN

**SALINAS CANNABIS
1031 EL CAMINO REAL
SALINAS, CA 93907**

Architect of Record:
GREGORY S. HANN, AIA
24861 WASHINGTON AVE.
MURRIETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz



Date: JUNE 10, 2019
Project Number: EDG#04588

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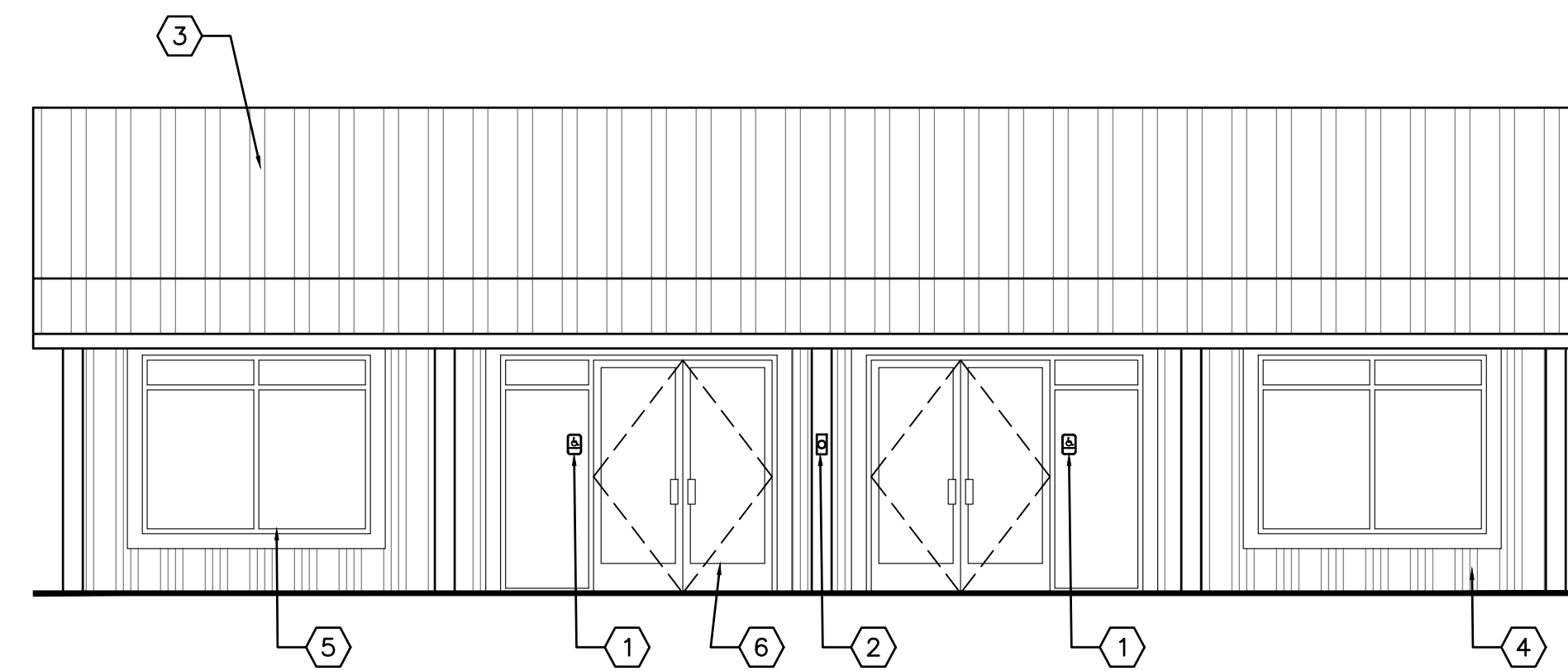
DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

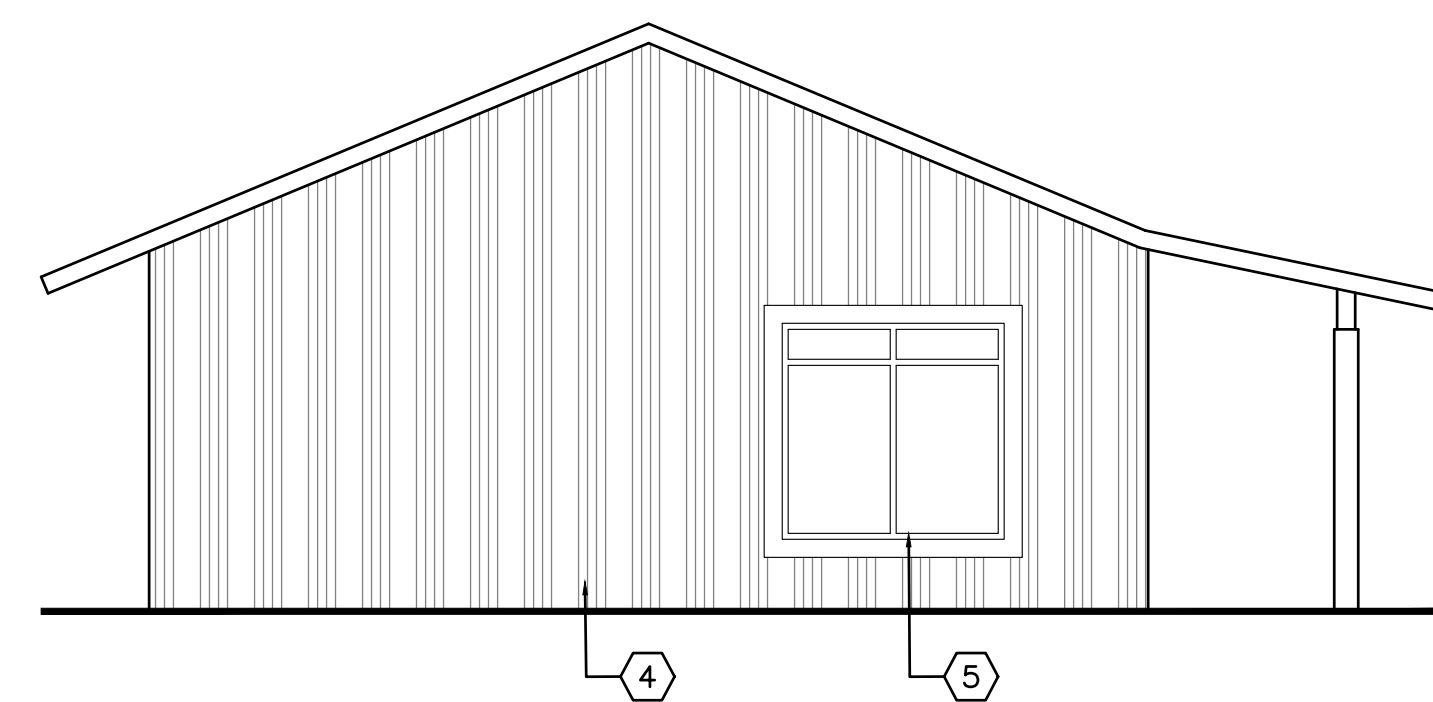
**COMMERCIAL / RETAIL
FLOOR PLAN**

SHEET NO:

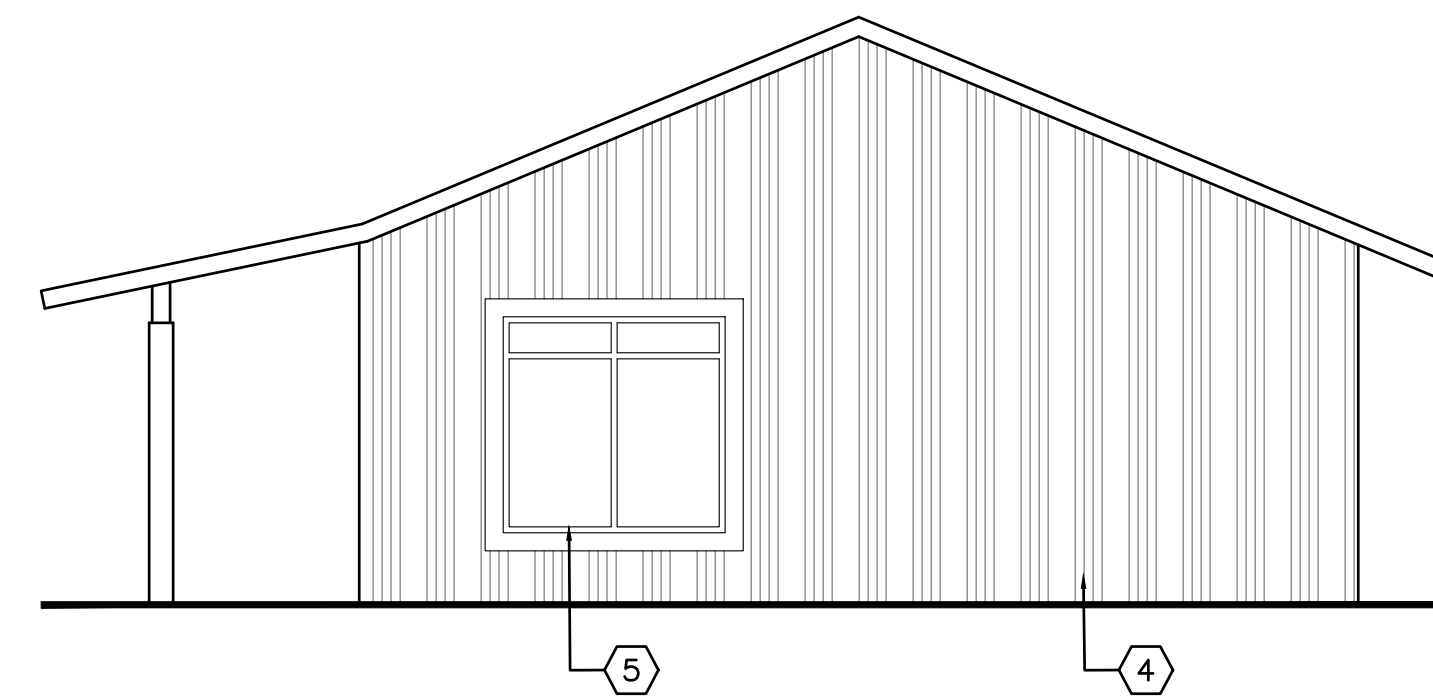
A 1.0



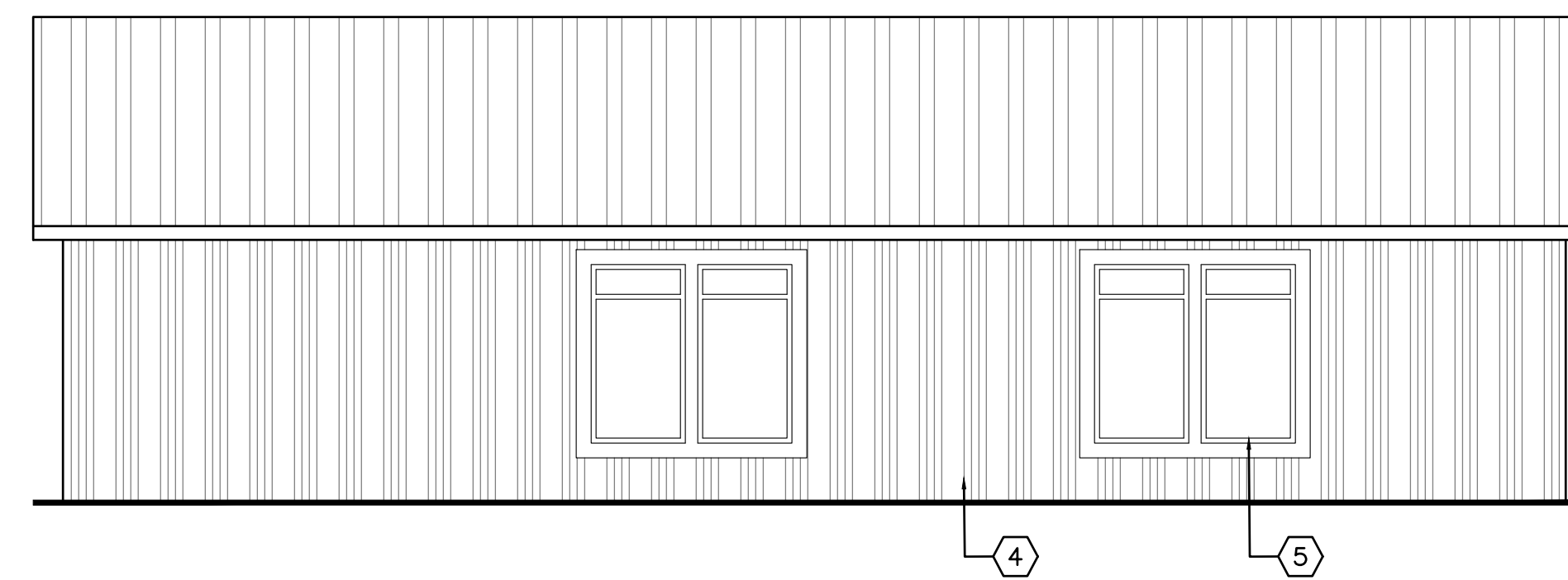
A **EXISTING SOUTH ELEVATION (FRONT)**
SCALE: 3/16"=1'-0"



B **EXISTING NORTH ELEVATION (SIDE)**
SCALE: 3/16"=1'-0"



C **EXISTING EAST ELEVATION (SIDE)**
SCALE: 3/16"=1'-0"

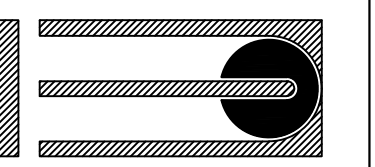


D **EXISTING WEST ELEVATION (REAR)**
SCALE: 3/16"=1'-0"

KEYED NOTES:

- ① PROPOSED ADA INTERNATIONAL ACCESSIBLE SYMBOL @ ENTRANCE COMPLYING WITH CBC 1117B.5.8 AND MOUNTED PER CBC 1117B.5.7
- ② PROPOSED RAPID ENTRY KNOX BOX AND TAMPER SWITCH PER MANUFACTURES SPECIFICATIONS. INSTALL AT 60" A.F.F., BEYOND COLUMN
- ③ EXISTING METAL ROOF TO REMAIN, PROTECT IN PLACE
- ④ EXISTING METAL SIDING TO REMAIN, PROTECT IN PLACE
- ⑤ EXISTING WINDOWS TO REMAIN PROTECT IN PLACE (TYP.)
- ⑥ EXISTING DOORS TO REMAIN PROTECT IN PLACE (TYP.)

**EMPIRE
DESIGN
GROUP** Inc.



24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443

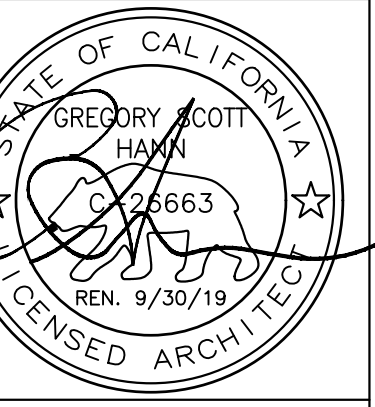
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MANIFESTSEVEN

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1031 EL CAMINO REAL
SALINAS, CA 93907

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Date: JUNE 10, 2019

Project Number: EDG#04588

NO.	DATE	REVISION DESCRIPTION

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

EXTERIOR
ELEVATIONS

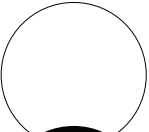
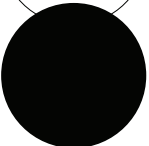
SHEET NO:

A 2.0

****COLORS FOLLOWING PAGE****

primary colors

<p>CMYK: 71, 62, 59, 50 RGB: 56, 59, 61 Hex: 383b3d Pantone: 446 C</p>	<p>CMYK: 52, 49, 54, 17 RGB: 120, 111, 103 Hex: 786f67 Pantone: 404 C</p>	<p>CMYK: 2, 5, 15, 0 RGB: 250, 238, 216 Hex: faeed8 Pantone: 7506 C</p>	<p>CMYK: 25, 11, 15, 0 RGB: 189, 206, 208 Hex: bdcce0 Pantone: 5445 C</p>	<p>CMYK: 0, 41, 93, 0 RGB: 250, 164, 45 Hex: faa42d Pantone: 1375 C</p>	<p>CMYK: 67, 72, 12, 1 RGB: 109, 92, 151 Hex: 6d5c97 Pantone: 7676 C</p>
<p>dark sand</p>	<p>warm grey</p>	<p>light taupe</p>	<p>denim blue</p>	<p>golden yellow</p>	<p>deep lilac</p>

	<p>true white</p>
	<p>true black</p>

****PROPOSED SIGNAGE AND COLORS FOLLOWING PAGE****

weden



WE

#weden

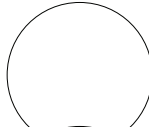
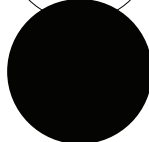


werelax
wethrive
weparty
wesleep
welove



primary colors

<p>CMYK: 71, 62, 59, 50 RGB: 56, 59, 61 Hex: 383b3d Pantone: 446 C</p>	<p>CMYK: 52, 49, 54, 17 RGB: 120, 111, 103 Hex: 786f67 Pantone: 404 C</p>	<p>CMYK: 2, 5, 15, 0 RGB: 250, 238, 216 Hex: faeed8 Pantone: 7506 C</p>	<p>CMYK: 25, 11, 15, 0 RGB: 189, 206, 208 Hex: bdcce0 Pantone: 5445 C</p>	<p>CMYK: 0, 41, 93, 0 RGB: 250, 164, 45 Hex: faa42d Pantone: 1375 C</p>	<p>CMYK: 67, 72, 12, 1 RGB: 109, 92, 151 Hex: 6d5c97 Pantone: 7676 C</p>
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	<p>true black</p>

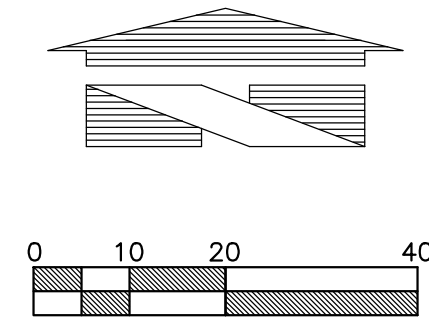
- **Parking Areas** (including ADA, truck, trailer and bus spaces as necessary)

ADA parking is included. The location currently has 42 parking spaces.

****SITE PLAN NEXT PAGE****

ARCHITECTURAL SITE PLAN

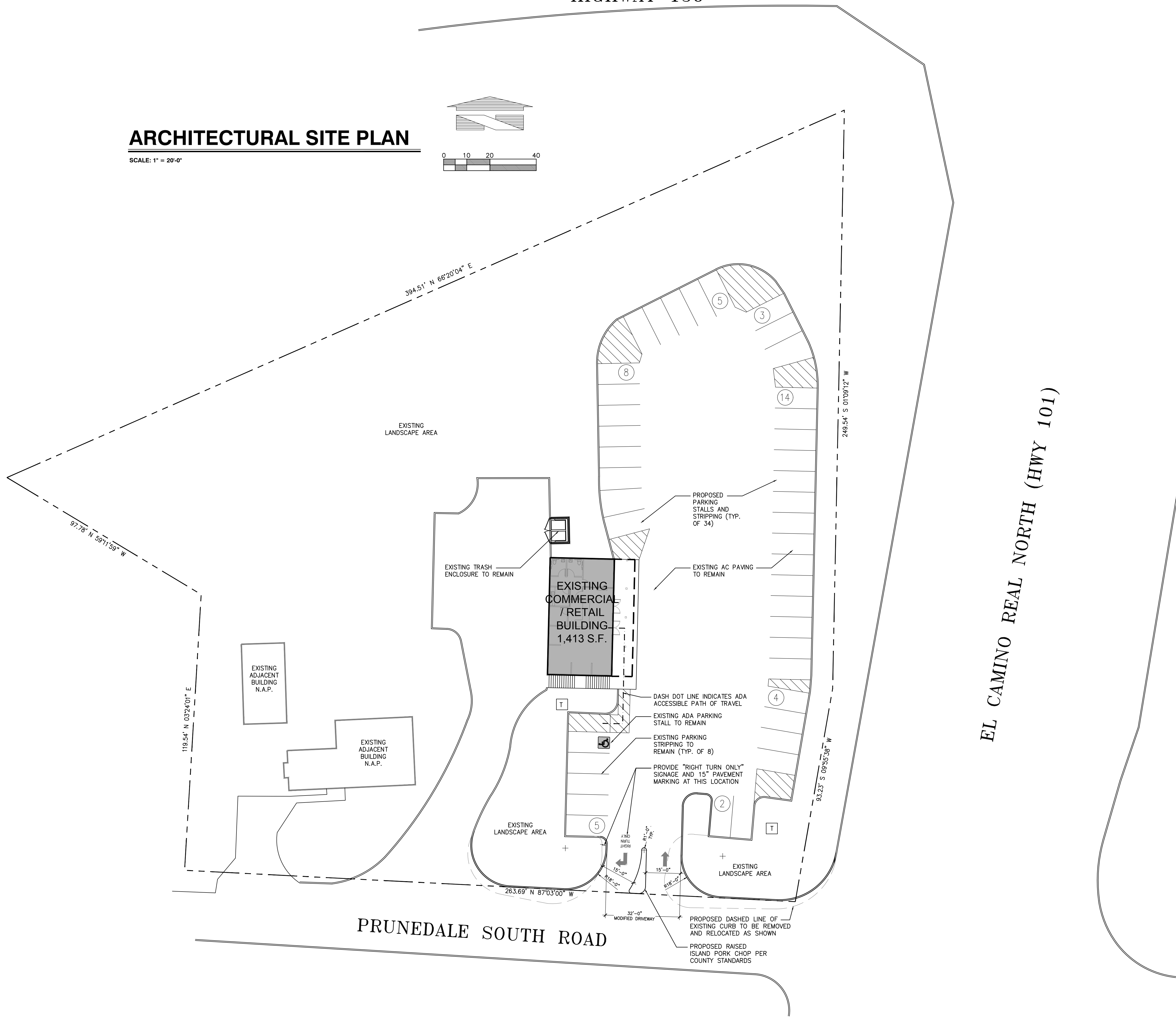
SCALE: 1" = 20'-0"



HIGHWAY 156

EL CAMINO REAL NORTH (HWY 101)

PRUNEDALE SOUTH ROAD



SITE DATA

ADDRESS: 1031 EL CAMINO REAL SALINAS, CA 93907
 PERMIT #: TBD
 A.P.N.: 133-023-042-000
 LOT SIZE: 78,519 S.F. (1.80 ACRES)
 COUNTY: MONTEREY COUNTY
 EXISTING ZONE: LC - LIGHT COMMERCIAL
 PROPOSED ZONE: LC - LIGHT COMMERCIAL
 PROPOSED LAND USE: RETAIL / COMMERCIAL
 BUILDING AREA: 1,413 S.F.
 BUILDING HEIGHT: 16'-4" EXISTING
 CONSTRUCTION TYPE: V-B/NON-SPRINKLERED
 OCCUPANCY: TYPE: M
 OCCUPANCY LOAD: TBD
 HOURS OF OPERATION: TBD
 PARKING REQUIREMENTS: 1 SPACE / 250 S.F. OF FLOOR AREA
 REQUIRED: 6 SPACES (INCLUDING 1 H.C.)
 TOTAL PROVIDED: 41 SPACES (INCLUDING 1 H.C.)

PROPERTY OWNER

ABUNDANT INVESTMENTS, LLC
 4001 INGLEWOOD AVE BLDG. 101, STE 107
 REDONDO BEACH, CA 90278

APPLICANT

MONTEREY RETAIL SOLUTIONS, LLC
 5800 S EASTERN AVE. - SUITE 300
 COMMERCE, CA 90040

ARCHITECT

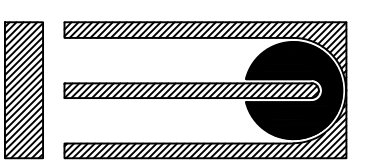
EMPIRE DESIGN GROUP, INC.
 PO BOX 944
 MURRIETA, CA 92564
 PHONE: (951) 696-1490
 FAX: (951) 696-1443
 CELL PHONE: (951) 809-7601
 E-MAIL: ghann@empiregr.biz
 CONTACT: GREGORY HANN, ARCHITECT

PHYSICAL ADDRESS:
 24861 WASHINGTON AVE.
 MURRIETA, CA 92562

DRAWING INDEX

AS 1 ARCHITECTURAL SITE PLAN
 A 1.0 FLOOR PLAN
 A 2.0 EXTERIOR ELEVATIONS

EMPIRE DESIGN GROUP, Inc.



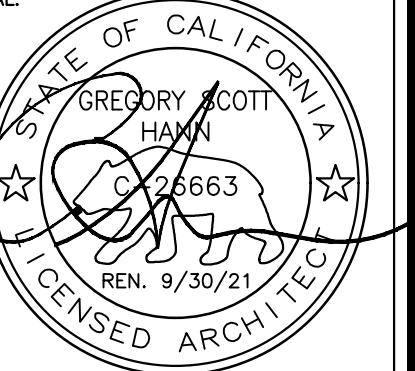
24861 Washington Ave.
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CLIENT:
MONTEREY RETAIL SOLUTIONS, LLC

MONTEREY RETAIL SOLUTIONS, LLC
 1031 EL CAMINO REAL
 SALINAS, CA 93907

Architect of Record:
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Date: JUNE 10, 2019
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NO.	DATE	REVISION DESCRIPTION

DESIGNED BY: GH
 CHECKED BY: GH
 DRAWN BY: AH
 DRAWING TITLE:

ARCHITECTURAL SITE PLAN

SHEET NO:

AS 1

VICINITY MAP

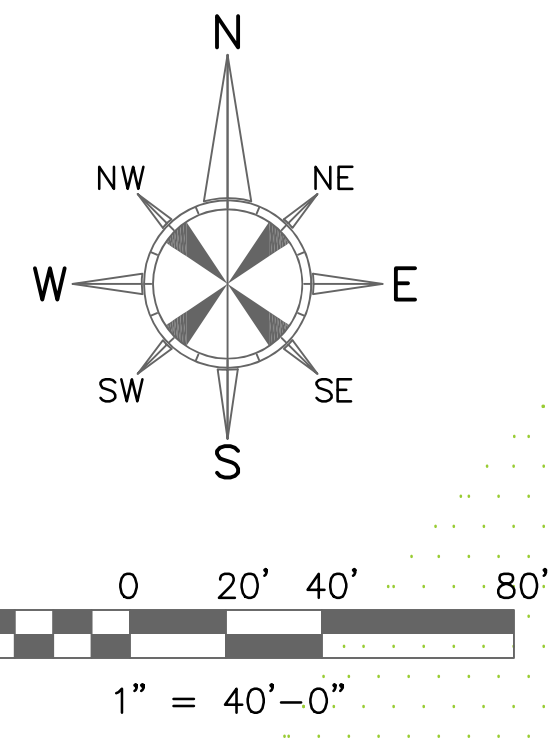
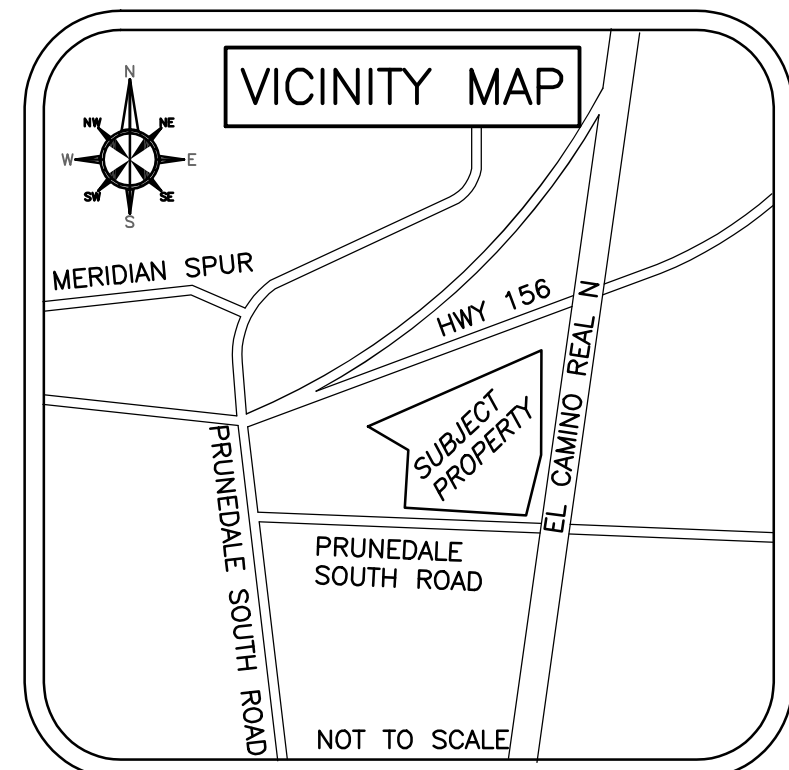


NOT TO SCALE

- **Exterior Lighting** (include cut sheets and model numbers. Locations of fixtures may be indicated on the Formal Site Plan)

There are no plans to alter the existing exterior lighting configuration.

****SEE SURVEY FOR EXISTING LIGHTING LOCATION NEXT PAGE****



UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

MISCELLANEOUS NOTES

- N1 Property has direct access to EL CAMINO REAL NORTH AND PRUNEDALE SOUTH ROAD which is are public right-of-ways.
- N2 The address of 1031 was observed by the surveyor posted on property as of date of survey.
- N3 The basis of bearings of this survey is based on the SOUTH line of the subject property, shown as N 87°03'00" W, per DEED.
- N4 The table below describes the type and number of parking stalls entirely within the boundary. Stalls that are partially within the boundary are listed under the heading "partial". Partial stalls are not counted in the total.

PARKING				
REGULAR	HANDICAPPED	TRAILER	PARTIAL	TOTAL
6	1	0	0	7

- N5 There was no observable evidence of earth moving work, building construction or building additions within recent months.
- N6 There were no changes in street right-of-way lines either completed or proposed, and available from controlling jurisdiction or evidence of recent street or sidewalk construction repairs.
- N7 There was no observable evidence of site use as a solid waste dump, sump, sanitary landfill or cemetery.
- N8 The subject property is located at the intersection of EL CAMINO REAL NORTH AND PRUNEDALE SOUTH ROAD.
- N9 No evidence of potential wetlands was observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property.
- N10 This survey map correctly represents the facts at the time of the survey.
- N11 There are no discrepancies between the boundary lines of the property as shown on this survey map and as described in the legal description presented in the title commitment.
- N12 The boundary lines of the property are contiguous with the boundary lines of all adjoining streets, highways, right-of-ways and easements, public or private, as described in their most recent respective legal descriptions of record. The parcels are contiguous with no gaps or gores.
- N13 The subject property (APN# 133-023-042-000, Owner: RITA PLAZA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY) contains: 78,364 sq. ft. or 1.7990 acres, more or less.

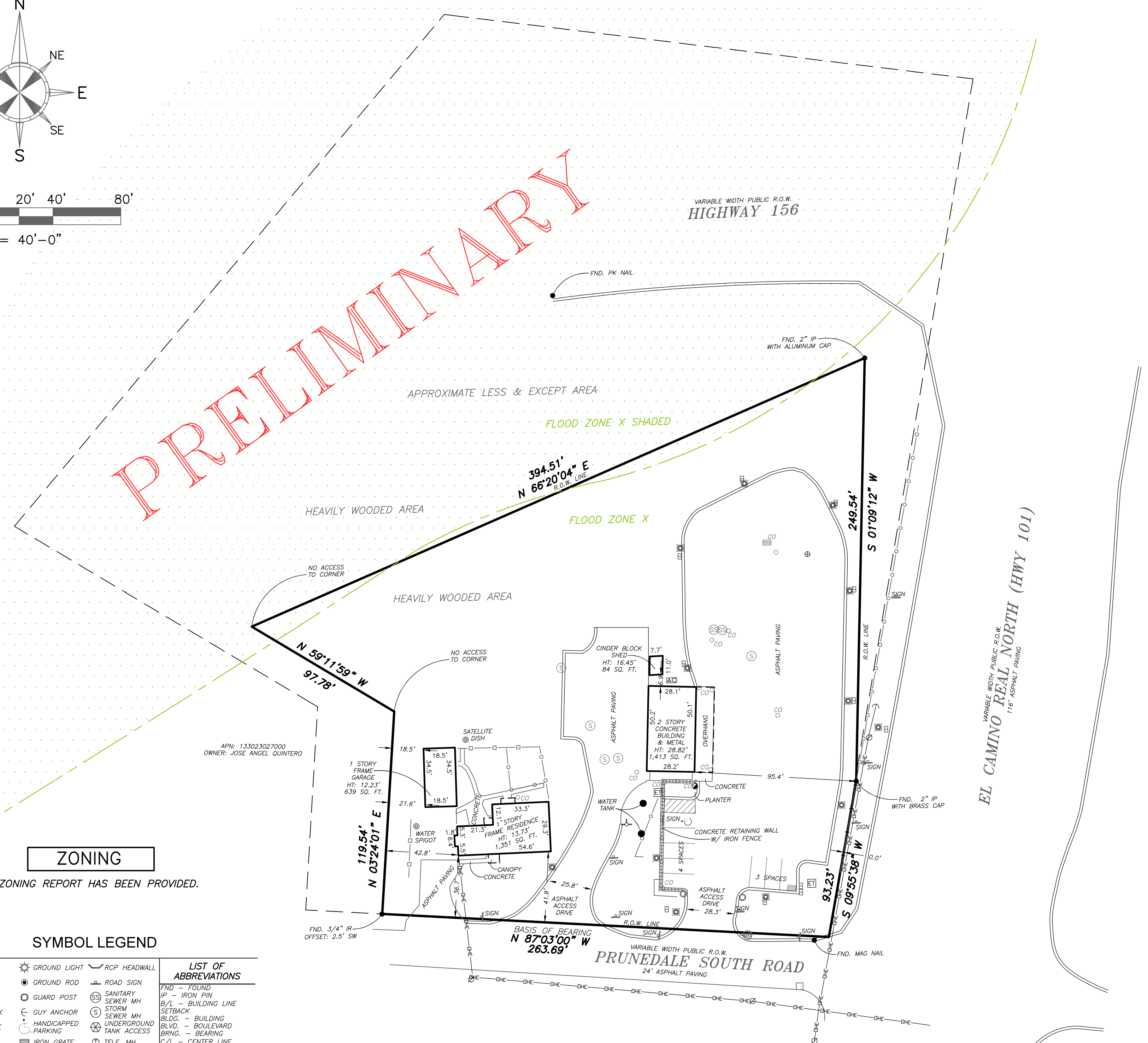
ZONING

NO ZONING REPORT HAS BEEN PROVIDED.

SYMBOL LEGEND

SYMBOL LEGEND		LIST OF ABBREVIATIONS	
▲ A.C. PAD	○ GROUND LIGHT	○ ROAD SIGN	○ FND. - FOOTING
○ AIR VALVE	○ GROUND ROD	○ ROAD POST	○ IRON PIN
○ AUTO-SPRINKLER	○ GUARD POST	○ SANITARY SEWER MH	○ BLDG. - BUILDING
○ BENCHMARK	○ GUY ANCHOR	○ SEWER MH	○ BLDG. - BUILDING
○ BORE HOLE	○ HANDICAPPED PARKING	○ TANK ACCESS	○ BLDG. - BUILDING
○ BUSH	○ IRON GRATE	○ TELE. MH	○ BLDG. - BUILDING
○ CLEAN OUT	○ LIGHT POLE	○ TRAFFIC SIGNAL	○ BLDG. - BUILDING
○ ELEC. METER	○ MAIL BOX	○ TRAFFIC CONTROL BOX	○ BLDG. - BUILDING
○ ELEC. PED.	○ METER RACK	○ TREE	○ BLDG. - BUILDING
○ ELEC. TRANS.	○ MONITOR WELL	○ UNDR. TELE. MARKER	○ BLDG. - BUILDING
○ FIRE HYDRANT	○ MON. SET AS DESCRIBED	○ UTILITY CARRIER	○ BLDG. - BUILDING
○ FIRE RISER	○ FLAG POLE	○ POWER MH	○ BLDG. - BUILDING
○ GAS METER	○ GAS VALVE	○ WATER METER	○ BLDG. - BUILDING
○ GAS VALVE	○ GATE	○ WATER MH	○ BLDG. - BUILDING
○ GENERATOR	○ BARBED WIRE FENCE	○ WATER VALVE	○ BLDG. - BUILDING
○ OVERHEAD ELECTRIC LINE	○ ROAD CENTERLINE	○ ADJ./PLAT LINE	○ BLDG. - BUILDING
○ SUBJECT BOUNDARY LINE	○ STOCKMADE FENCE	○ CHAINLINK FENCE	○ BLDG. - BUILDING
○ UNDERGROUND COMMUNICATIONS	○ UNDERGROUND ELECTRIC	○ UNDERGROUND W/US	○ BLDG. - BUILDING
○ UNDERGROUND SANITARY SEWER	○ UNDERGROUND STORM SEWER	○ UNDERGROUND SERVICE	○ BLDG. - BUILDING

PRELIMINARY



FLOOD ZONE

A field survey was not conducted to determine the flood zone areas. Any flood zone lines distinguishing between flood areas are graphically plotted from FEMA Flood Insurance Rate Maps (FIRM). A flood elevation certificate may be needed to determine or verify the location of the flood areas. The subject property's community does participate in the program. It is determined that the subject property resides in the following Flood Zone "X AND X SHADED" as determined by or shown by FIRM Community Panel No. 06053C0091G dated 04/02/2009 and is not in a Special Flood Hazard Zone. The Flood Insurance Rate Program was contacted on 10/23/2018 VIA www.fema.gov.

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

NO EASEMENTS CONTAINED IN SCHEDULE B II.

STATEMENT OF ENCROACHMENTS

No visible encroachments or observed evidence of encroachments onto or over subject property's boundary line as of date of survey.

TITLE LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
A PORTION OF THE RANCHO BOLSA NUEVA Y MORO COJO, BEING A PART OF THAT CERTAIN 7.42 ACRE TRACT DESCRIBED AS PARCEL II IN THAT CERTAIN DEED OF CONVEYANCE FROM CHRIS M. SLIBSAGER AND MARY H. SLIBSAGER, DATED DECEMBER 26, 1935, AND RECORDED DECEMBER 27, 1935 IN VOLUME 464 OFFICIAL RECORDS AT PAGE 41, MONTEREY COUNTY RECORDS, CALIFORNIA, AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 4 X 4 SURVEY POST MARKED MC. CSH, HS, STANDING AT THE SOUTHEAST CORNER OF THE SAID SLIBSAGER 7.42 ACRE TRACT, WHERE THE NORTH SIDE OF A COUNTY ROAD (40 FEET WIDE) INTERSECTS THE NORTHWEST SIDE OF THE CALIFORNIA STATE HIGHWAY (100 FEET WIDE) AND RUNNING THENCE ALONG THE NORTHWEST SIDE OF SAID HIGHWAY.
(1) NORTH 9° 35' EAST, 513 FEET TO A 4 X 4 SURVEY POST MARKED S1, THENCE LEAVE NORTHWEST SIDE OF SAID HIGHWAY AND ALONG THE NORTH SIDE OF THE SAID 7.42 ACRE TRACT,
(2) NORTH 83° WEST 314 FEET TO AN IRON PIPE ¼ INCH IN DIAMETER X 5 FEET LONG STANDING IN CENTER OF DRAINAGE DITCH; THENCE LEAVE NORTH SIDE OF SAID 7.42 ACRE TRACT AND RUNNING (3) SOUTH 40° 05' WEST, 394.1 FEET TO A 4 X 4 SURVEY POST MARKED S. 25, STANDING ON THE SOUTHEAST SIDE OF DRAINAGE DITCH, AT THE MOST NORTHERN CORNER OF THAT CERTAIN 1.12 ACRE TRACT CONVEYED BY HANS SLIBSAGER, ET AL, TO CLARENCE H. CODEY, ET AL, BY DEED DATED DECEMBER 26, 1935 AND RECORDED DECEMBER 27, 1935 IN VOLUME 464 OF OFFICIAL RECORDS AT PAGE 45, MONTEREY COUNTY RECORDS, CALIFORNIA, AND RUNNING THENCE ALONG THE EXTERIOR BOUNDARIES OF THE SAID CODEY, 1.12 ACRE TRACT WITH THE FOLLOWING TWO (2) COURSES AND DISTANCES, (4) SOUTH 59° 11' EAST, 208.1 FEET TO THE SURVEY STAKE; THENCE (5) SOUTH 3° 25' WEST, 120 FEET TO A STEEL BAR, STANDING AT THE SOUTHEAST CORNER OF THE SAID CODEY 1.12 ACRE TRACT AND ON THE NORTH SIDE OF THE SAID COUNTY ROAD (40 FEET WIDE); AND THENCE ALONG THE NORTH SIDE OF SAID COUNTY ROAD, PARALLEL TO AND DISTANT 40 FEET NORTH OF THE "POOLE LINE",
(6) SOUTH 87° 3' EAST, 308.9 FEET TO THE PLACE OF BEGINNING.
SURVEYED BY HOWARD D. PETERS, LICENSED LAND SURVEYOR NO. 1205, SALINAS, CALIFORNIA, APRIL 4, 1940.

EXCEPTING THEREFROM THAT PORTION THEREOF AS CONVEYED BY HANS SLIBSAGER, ET UX, TO STATE OF CALIFORNIA, BY DEED DATED OCTOBER 16, 1945 AND RECORDED JANUARY 24, 1946 IN VOLUME 914 OFFICIAL RECORDS AT PAGE 210, MONTEREY COUNTY RECORDS. DOCUMENT NOT PROVIDED.

ALSO EXCEPTING THEREFROM ALL THAT PORTION CONTAINED IN PARCEL I OF THE FINAL ORDER OF CONDEMNATION, FILED JULY 31, 1969 IN SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF MONTEREY, "THE PEOPLE OF THE STATE OF CALIFORNIA, ACTING BY AND THROUGH THE DEPARTMENT OF PUBLIC WORKS, PLAINTIFF, V.S. MARY H. SLIBSAGER, DEFENDANT", A CERTIFIED COPY OF WHICH WAS RECORDED AUGUST 7, 1969 ON REEL 616 OFFICIAL RECORDS AT PAGE 539.

EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THAT CERTAIN REAL PROPERTY IN THE RANCHO BOLSA NUEVA Y MORO COJO, IN THE COUNTY OF MONTEREY, BEING A PART OF THAT CERTAIN 7.42 ACRE TRACT DESCRIBED AS PARCEL II IN THE DEED FROM CHRIS M. SLIBSAGER AND MARY H. SLIBSAGER, RECORDED DECEMBER 27, 1935 IN VOLUME 464 OF OFFICIAL RECORDS, AT PAGE 41, RECORDS OF SAID COUNTY.

ALTA/NSPS LAND TITLE SURVEY

FOR
1031 EL CAMINO REAL NORTH
PARTNER PROJECT NUMBER:
PROPERTY ADDRESS: 1031 EL CAMINO REAL NORTH, SALINAS, CA 93907
ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 5568982 BEARING AN EFFECTIVE DATE OF SEPTEMBER 24, 2018.

CERTIFICATION

To: PARTNER ENGINEERING AND SCIENCE, INC.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 13, 14, 16-17, & 20 of Table A thereof. The fieldwork was completed on 10/22/2018.



RPLS, LLC
714 Enterprise Drive, Edmond, OK 73033
Phone: 855-289-3333 | Fax: 405-947-8936
Email: info@partneres.com

Date of Plat or Map: _____
KEVIN BRONSON
P.L.S. NO. 8523
IN THE STATE OF CALIFORNIA
DATE OF LAST REVISION:

PRELIMINARY

PARTNER
Engineering and Science, Inc.

1761 EAST GARRY AVENUE
SANTA ANA, CA 92705
T 714-763-4656
sshore@partneresi.com
http://www.partneresi.com

- **Trash and Recycling Bin enclosures** (include materials and colors. Locations of enclosures may be indicated on the Formal Site Plan)

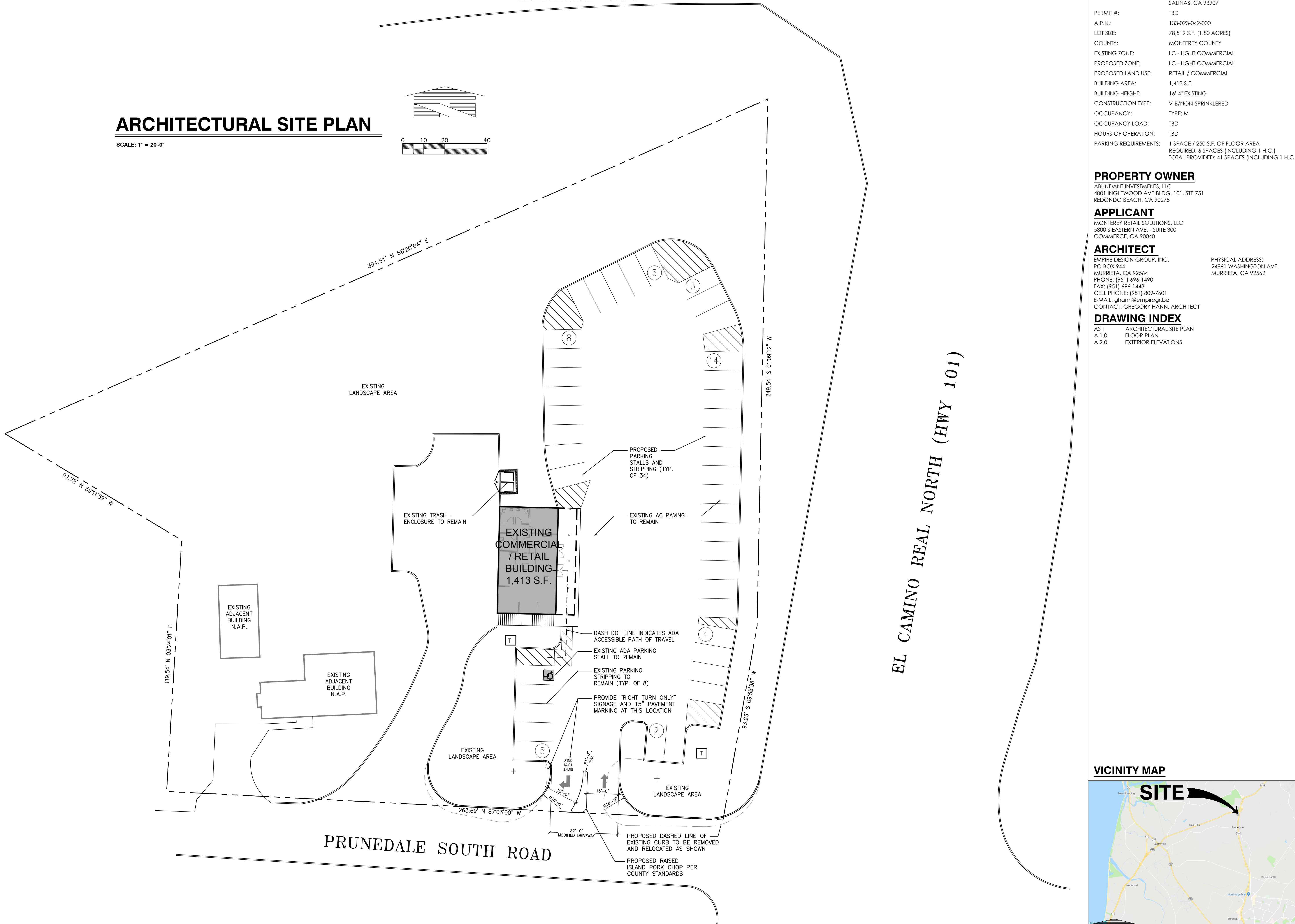
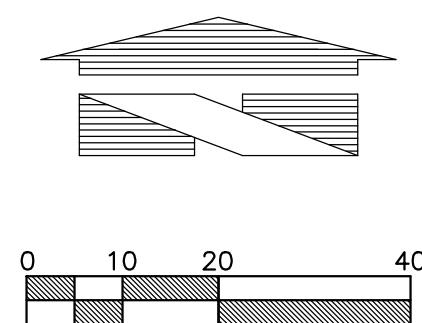
Existing trash enclosures to remain.

****SITE PLAN NEXT PAGE****

HIGHWAY 156

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



SITE DATA

ADDRESS: 1031 EL CAMINO REAL SALINAS, CA 93907
 PERMIT #: TBD
 A.P.N.: 133-023-042-000
 LOT SIZE: 78,519 S.F. (1.80 ACRES)
 COUNTY: MONTEREY COUNTY
 EXISTING ZONE: LC - LIGHT COMMERCIAL
 PROPOSED ZONE: LC - LIGHT COMMERCIAL
 PROPOSED LAND USE: RETAIL / COMMERCIAL
 BUILDING AREA: 1,413 S.F.
 BUILDING HEIGHT: 16'-4" EXISTING
 CONSTRUCTION TYPE: V-B/NON-SPRINKLERED
 OCCUPANCY: TYPE: M
 OCCUPANCY LOAD: TBD
 HOURS OF OPERATION: TBD
 PARKING REQUIREMENTS: 1 SPACE / 250 S.F. OF FLOOR AREA
 REQUIRED: 6 SPACES (INCLUDING 1 H.C.)
 TOTAL PROVIDED: 41 SPACES (INCLUDING 1 H.C.)

PROPERTY OWNER

ABUNDANT INVESTMENTS, LLC
 4001 INGLEWOOD AVE BLDG. 101, STE 1078
 REDONDO BEACH, CA 90278

APPLICANT

MONTEREY RETAIL SOLUTIONS, LLC
 5800 S EASTERN AVE. - SUITE 300
 COMMERCE, CA 90040

ARCHITECT

EMPIRE DESIGN GROUP, INC.
 PO BOX 944
 MURRIETA, CA 92564
 PHONE: (951) 696-1490
 FAX: (951) 696-1443
 CELL PHONE: (951) 809-7601
 E-MAIL: ghann@empiregr.biz
 CONTACT: GREGORY HANN, ARCHITECT

PHYSICAL ADDRESS:
 24861 WASHINGTON AVE.
 MURRIETA, CA 92562

DRAWING INDEX

AS 1 ARCHITECTURAL SITE PLAN
 A 1.0 FLOOR PLAN
 A 2.0 EXTERIOR ELEVATIONS

EMPIRE DESIGN GROUP, Inc.



24861 Washington Ave.
 Murrieta, Calif. 92562
 Tel 951-696-1490 Fax 951-696-1443

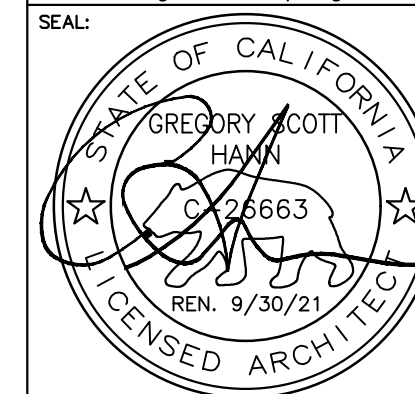
All ideas, designs and layouts shown on these drawings, including all documents on electronic media are the property of empire design group, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent, and may not be reproduced or used without the written permission of empire design group. All rights reserved.

CLIENT:

MONTEREY RETAIL SOLUTIONS, LLC

MONTEREY RETAIL SOLUTIONS, LLC
 1031 EL CAMINO REAL
 SALINAS, CA 93907

Architect of Record:
 GREGORY S. HANN, AIA
 24861 WASHINGTON AVE.
 MURRIETA, CA 92562
 TEL: 951-696-1490
 CEL: 951-809-7601
 FAX: 951-696-1443
 E-MAIL: ghann@empiregr.biz



Date: JUNE 10, 2019

Project Number: EDG#04588

NO.	DATE	REVISION DESCRIPTION

DESIGNED BY: GH
 CHECKED BY: GH
 DRAWN BY: AH

DRAWING TITLE:

ARCHITECTURAL SITE PLAN

SHEET NO:

AS 1

VICINITY MAP



NOT TO SCALE

- **Landscaping Plan** (include tree replacement areas and mitigation areas if applicable)

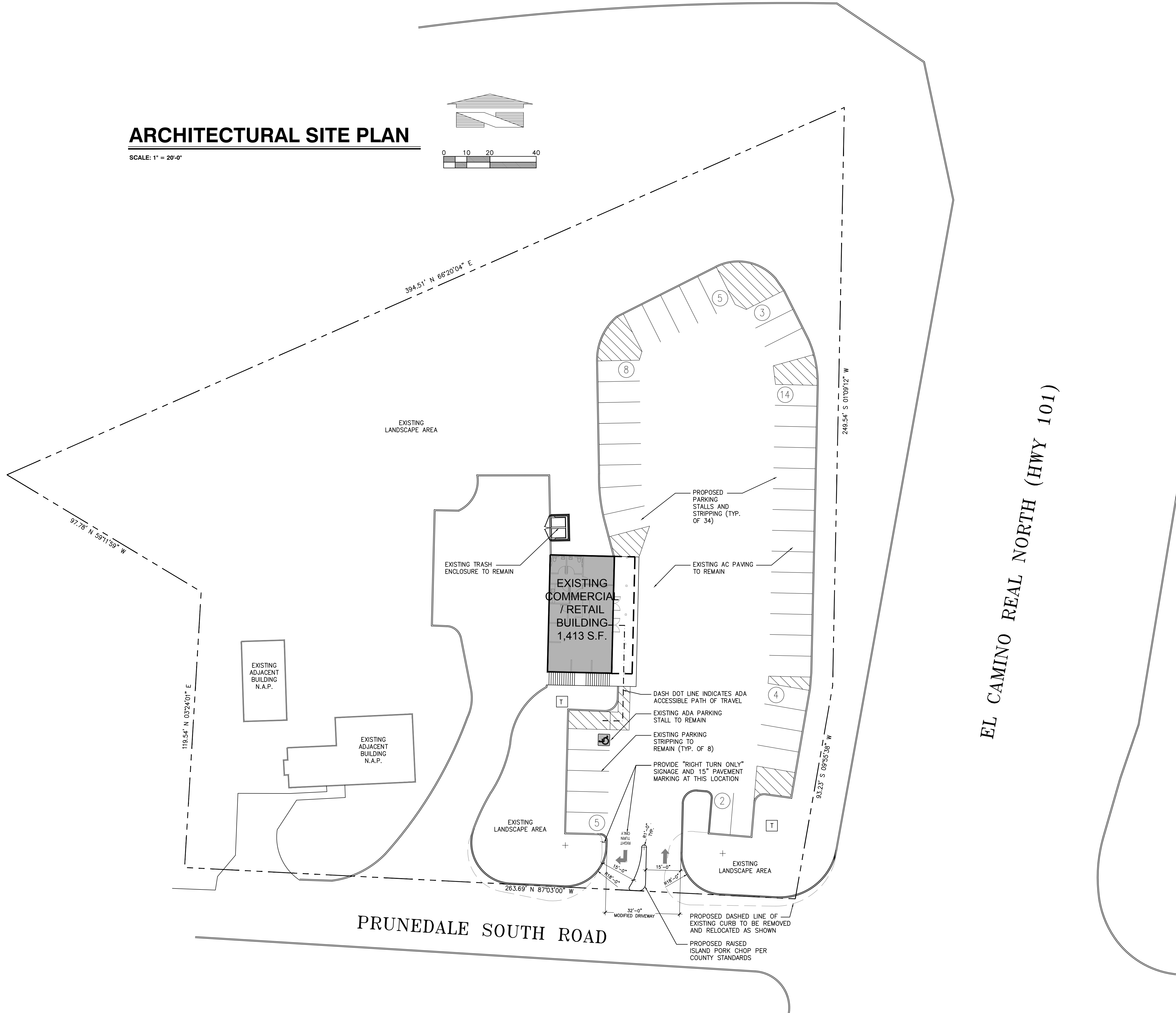
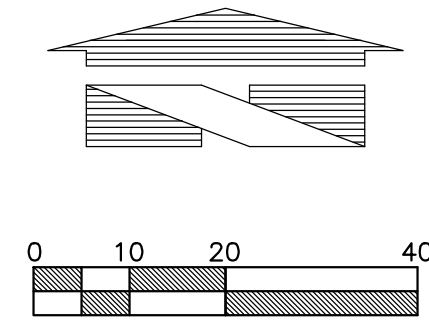
Minor alterations are necessary to planters adjacent to Prunedale South Rd based on Public Works requirements. Shown in attached plan.

****SEE SITE PLAN ON NEXT PAGE****

HIGHWAY 156

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



SITE DATA

ADDRESS: 1031 EL CAMINO REAL
SALINAS, CA 93907

PERMIT #: TBD

A.P.N.: 133-023-042-000

LOT SIZE: 78,519 S.F. (1.80 ACRES)

COUNTY: MONTEREY COUNTY

EXISTING ZONE: LC - LIGHT COMMERCIAL

PROPOSED ZONE: LC - LIGHT COMMERCIAL

PROPOSED LAND USE: RETAIL / COMMERCIAL

BUILDING AREA: 1,413 S.F.

BUILDING HEIGHT: 16'-4" EXISTING

CONSTRUCTION TYPE: V-B/NON-SPRINKLERED

OCCUPANCY: TYPE: M

OCCUPANCY LOAD: TBD

HOURS OF OPERATION: TBD

PARKING REQUIREMENTS: 1 SPACE / 250 S.F. OF FLOOR AREA
REQUIRED: 6 SPACES (INCLUDING 1 H.C.)
TOTAL PROVIDED: 41 SPACES (INCLUDING 1 H.C.)

PROPERTY OWNER

ABUNDANT INVESTMENTS, LLC
4001 INGLEWOOD AVE BLDG. 101, STE 107
REDONDO BEACH, CA 90278

APPLICANT

MONTEREY RETAIL SOLUTIONS, LLC
5800 S EASTERN AVE. - SUITE 300
COMMERCE, CA 90040

ARCHITECT

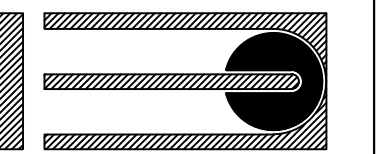
EMPIRE DESIGN GROUP, INC.
PO BOX 944
MURRIETA, CA 92564
PHONE: (951) 696-1490
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DRAWING INDEX

AS 1 ARCHITECTURAL SITE PLAN
A 1.0 FLOOR PLAN
A 2.0 EXTERIOR ELEVATIONS

EMPIRE DESIGN GROUP, Inc.



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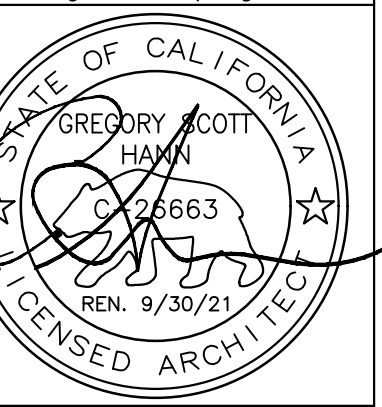
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CLIENT:

MONTEREY
RETAIL
SOLUTIONS,
LLC

MONTEREY RETAIL SOLUTIONS, LLC
1031 EL CAMINO REAL
SALINAS, CA 93907

Architect of Record:
GREGORY S. HANN, AIA
24861 WASHINGTON AVE.
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TEL: 951-696-1490
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E-MAIL: ghann@empiregr.biz



Date: JUNE 10, 2019

Project Number: EDG#04588

NO.	DATE	REVISION DESCRIPTION

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

ARCHITECTURAL
SITE PLAN

SHEET NO:

AS 1

VICINITY MAP



NOT TO SCALE

For Industrial Sites and Uses

- **Hazardous Materials Disclosure** (Contact the Environmental Health Department)

Uses are non-industrial, though applicable Haz Mat issues addressed in RMA and EHD permit applications.

****SEE HAZARDOUS MATERIALS ADDENDUM NEXT PAGE****

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Hazardous Materials - RMA Response

Hazardous Materials, Waste Disposal, and Returned Inventory

Purpose: This document describes responsibilities that shall be implemented by all members of Monterey Retail Solutions as a condition of employment regarding the disposal of waste. The purpose of this document is to ensure all employees follow the Waste Disposal policies and procedures. Monterey Retail Solutions has no intention or plans for use of potentially hazardous waste or other agricultural chemical additives.

Policy: In accordance with the California Health and Safety Code and the U.S. Environmental Protection

Agency's Worker Protection Standard, hazardous wastes will be used, handled, stored, and disposed of in a manner conforming to the manufacturer's Safety Data Sheet and labeling guidelines. Policy Citation: 3-8-8307(b)(1). Monterey Retail Solutions will not mix, prepare, over-apply, or dispose of hazardous waste in any location where they may enter the riparian setback or waters of California. Policy Citation: 3-8-8307(b)(8); 3-8-8307(b)(9).

Hazardous Materials:

Monterey Retail Solutions as a retail store does not anticipate any hazardous material on or stored within the premises.

1. As we do not anticipate any hazardous materials we do not have a requirement to upload any hazardous materials information into the CA environmental reporting system database.
2. Monterey Retail Services will have 2 above-ground water tanks, and a septic tank below ground. Human waste, and other ordinary retail waste, will be the primary form of waste to be generated onsite.

Returned Product:

Monterey Retail Solutions will accept returns of cannabis goods that were previously sold on-site. We will not resell cannabis goods that have been returned. We shall treat any cannabis goods abandoned on the Business Premises as a return. We shall destroy all cannabis goods that have been returned to us, as required by the State of California and the DCR.

Waste/Returns Disposal:

- A) Monterey Retail Solutions disposes of cannabis waste in a secured waste receptacle on the licensed premises
- B) Any waste that is disposed of is removed from its packaging, deemed not hazardous, and is made unusable and unrecognizable by the waste management service.
- C) When cannabis products are disposed of, Monterey Retail Solutions will create and maintain a record of the date, type and quantity disposed of, the manner of disposal, and the persons present during the disposal, with their signatures. Info is entered into the track and trace system and disposal records are kept for a minimum of 7 years.

- a. Cannabis waste is considered non-recycleable, and will be disposed of in a 1 - 1 yard locking trash bin supplied by Waste Management.

Monterey County Health Department
Environmental Health Bureau
1270 Natividad Road
Salinas, CA 93906
(831) 755-4507
Fax (831) 796-8698

Jurisdiction Name _____
Use Permit # _____
Or _____
Building Permit # _____
Contact Name _____
Phone # _____

HAZARDOUS MATERIAL QUESTIONNAIRE

Business Name Monterey Retail Solutions Type of Business Type 10 Cannabis Retailer
Site Location 1301 El Camino Real City Salinas APN: 133-023-042-000
Mailing Address 4001 Inglewood Ave. Bldg. 101, Ste. 751, Redondo Beach, CA 90278
Business Contact Robert Dee 310-779-9666
Name Phone Number
Property Owner Robert Dee 310-779-9666
Name Phone Number

- Will your business/proposed project be using any hazardous materials such as oil, fuels, solvents, compressed gases, acids, corrosives, pesticides, fertilizers, paints or other chemicals?
 Yes No
- Will your business/proposed project be using hazardous materials in quantities of 55 gallons and above for liquids, 500 lbs. and above for solids and/or 200 cubic feet and above for compressed gases?
 Yes No
- Will your business/proposed project be using any quantities of acutely hazardous materials such as ammonia, chlorine, sulfuric acid, formaldehyde, hydrogen peroxide, methyl bromide or other restricted pesticides?
 Yes No
- Will your business/proposed project be using underground storage tanks to store hazardous materials?
 Yes No
- Will your business/proposed project be generating any quantities of hazardous waste such as waste oil, waste solvents, etc?
 Yes No
- Will your business/proposed project be emitting any hazardous air emissions?
 Yes No

CERTIFICATION:

I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct to the best of my knowledge and belief.

ANY QUESTIONS REGARDING THIS FORM CAN BE DIRECTED TO:

Monterey County Health Department
Environmental Health Bureau
1270 Natividad Road
Salinas, CA 93906
(831) 755-4507
Fax (831) 796-8698

Executed AT:

Salinas, CA

City, State

Print Name of Owner/Operator: Robert L. Dee

Signature of Owner/Operator: _____

For Local Jurisdiction Use Only:

- Is there a known or proposed school, hospital, day care, or long term care facility within 1,000 feet of this site location?
 Yes No
- Is there a known or proposed school, hospital, day care, or long term care facility ¼ mile of this site location?
 Yes No

Health Department Clearance

Signature: _____ Date: _____

Print Name and Title: _____

Air Pollution District Clearance

Signature: _____ Date: _____

Print Name and Title: _____

- **Operational Emissions** (Such as may be for a dry cleaners, or oil production)

Uses are non-industrial. No emissions.

- **Applicable Performance Standards** (Local, Regional or State requirements and permitting disclosure)

**Addressed in RMA application and also attached responses as follows;

1. Standard Operating Procedures Manual
2. Administrative Permit – RMA Response
3. On Site Water Plan – RMA Response
4. Solid Waste and Recycling – RMA Response
5. North County Fire Protection District – RMA Response
6. Wastewater Onsite Treatment Systems – RMA Response
7. Consumer Health Protection Services – RMA Response
8. Development Engineering – RMA Response
9. Health Department Project Description – RMA Response

Monterey Retail Solutions, LLC



Monterey Retail Solutions, LLC

Standard Operating Procedures Manual – Dispensary

Index:

4 - Executive Summary

4 - Project Location

9 - Compliance with Monterey Ordinance 21.67.040

10 - Storage

10 - Display of Cannabis Dispensary Permit

10 - Signs

11 - Dispensary Site Restrictions

11 - Compliance With Building, Fire Code and Permitting Requirements

11 - Products to be Sold

12 - Labor and Employment Practices

14 - Surety Bond

14 - Detailed Day to Day Operations

15 - General Procedures, Practices and Guidelines

16 - Delegation of Duties

18 - Ongoing Diligence in Product Safety

19 - Packaging and Labeling

21 - Quality Control and Salvage Program

22 - Samples

22 - Employee Training

23 - Cash Management

24 - Product Complaints

25 - Community Benefits

Additional Documentation

Security Plan

Operating Hours

Hazardous Materials, Waste Disposal and Returned Inventory

Customer Verification Practices

Product Supply Chain

Inventory Control and Monitoring to Prevent Diversion

Record Retention Plan

Odor Prevention

Parking Plan

Property Owner Authorization

Owner Employee Information

Onsite Water Plan

North County Fire Response

Executive Summary

Handling a commercial cannabis operation (“Commercial Cannabis Activity”) is a task that only an experienced group of professionals such as those at Monterey Retail Solutions, LLC (“MONTEREY RETAIL SOLUTIONS” or “Applicant”) and its established clientele can successfully accomplish. The County of Monterey (“County”) and the new California state licensing program finally present an opportunity for the lawful cultivation of quality cannabis. Currently, this industry is an opportunity for Monterey and Monterey Retail Solutions to set the standard of excellence.

Applicant seeks to obtain a Type 10 cannabis retailer (dispensary) license with the County. The following project description and subsequent operational characteristics are with respect to our proposed dispensary operations.

We are a craft cannabis company whose sole purpose is to provide customers with the best possible overall experience. From the moment they walk in the door, they will understand that we are not an ordinary store front. We will have a high end feel that Monterey citizens can feel proud of.

Our products will be held to the highest standards on the market with an emphasis on becoming self-sustainable with local product lines. Our mission is to have every member come away with a positive and educated experience, which will in turn lead to long-term sustainability.

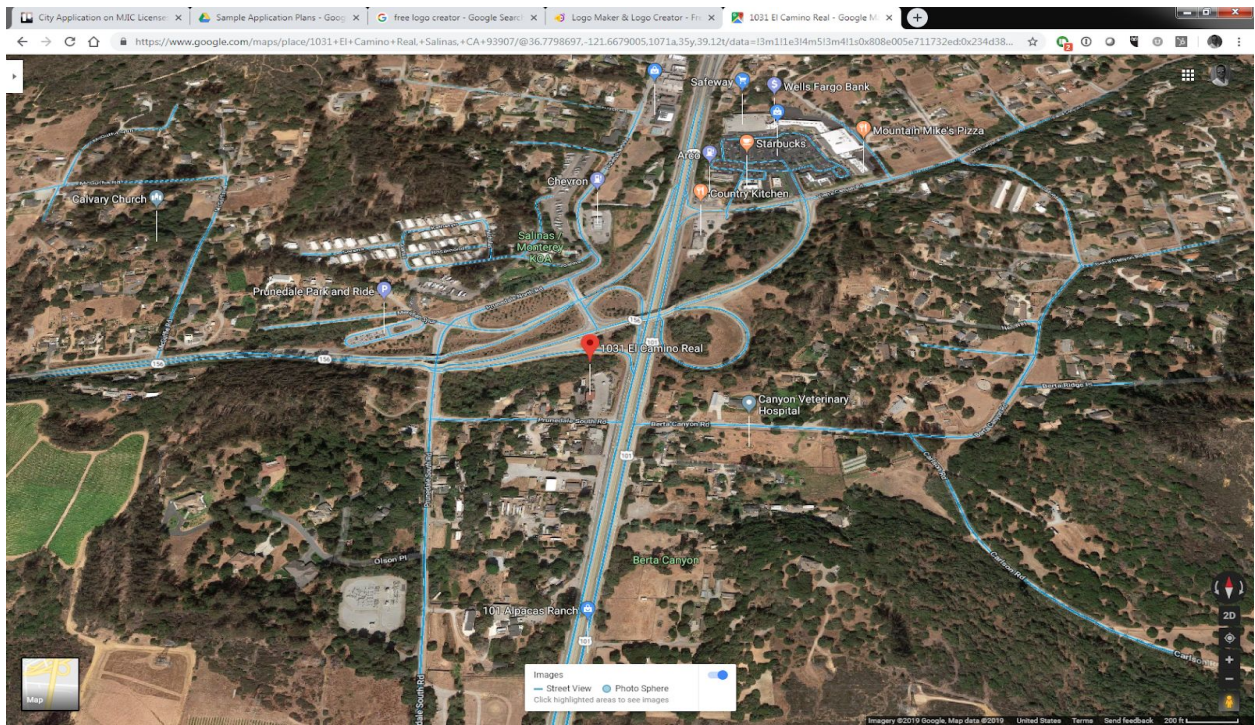
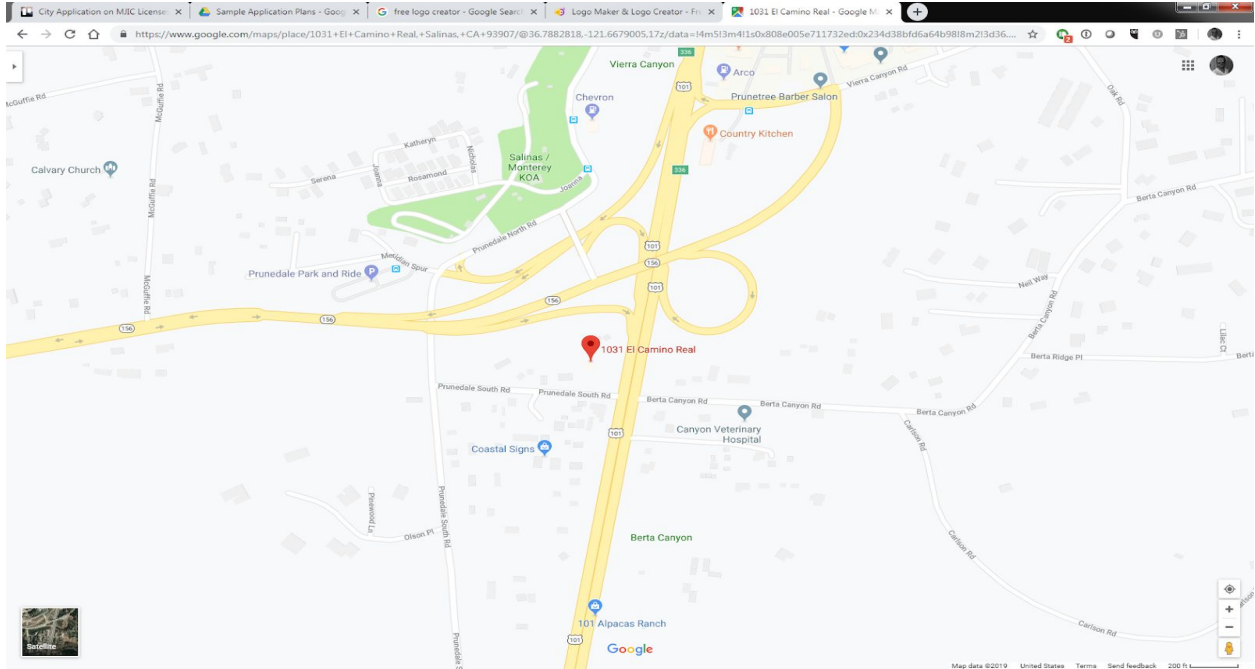
Project Location

The proposed business location for our operations is 1031 El Camino Real, Salinas, CA 93907. The assessor’s parcel number is 133-023-042-000. The location is in the Light Commercial (LC) Zoning District.

A true and correct copy of the Lease documents are attached hereto.

Below is a Google Maps screen grab of our property:

Monterey Retail Solutions, LLC – Standard Operating Procedures (Dispensary)



Below are photos of the proposed business location:



Monterey Retail Solutions, LLC – Standard Operating Procedures (Dispensary)



Monterey Retail Solutions, LLC – Standard Operating Procedures (Dispensary)





Operational Characteristics

The proposed cannabis dispensary operation will be recreational in nature.

The size of the proposed building is 1,413 square feet, and is currently a Tuff Shed Storage retail store.

Compliance with Monterey Ordinance §21.67.040 – “Regulations for cannabis retailers”

In accordance with §21.67.040, MONTEREY RETAIL SOLUTIONS will ensure compliance with the following County requirements:

- (a) Our location is zoned Light Commercial (LC) which is the permissible zone for our proposed retail operations.
- (b) Our facility is not located within a 600 foot radius of any schools, child care centers, youth centers, playgrounds or drug recovery facilities.
- (c) Our facility is not located within 1,500 feet of another approved retail facility.
- (d) We will only work with other licensed and permitted facilities who maintain operations in full conformance with state and local regulations, and will not distribute any cannabis or cannabis product unless they are labeled and in a tamper-evident package in compliance with Section 26120 of the California Business and Professions Code and any additional rules promulgated by the licensing authority.
- (e) In the event of a significant discrepancy identified during inventory, diversion, theft, loss, or any criminal activity involving the dispensary or any agent or employee of the retailer, the loss or unauthorized alteration of records related to cannabis, patients, or retailer’s employees or agents, or any other breach of security, we shall notify the Monterey County Sheriff’s Office within 24 hours or discovery.
- (f) We shall keep accurate records of all business operations and provide such records for inspection consistent with Section 26160 of the California Business and Professions Code.

- (g) Our security measures to both deter and prevent unauthorized entrance into areas containing cannabis or cannabis products shall exceed section 26070 of the California Business and Professions Code and any rules promulgated by the licensing authority.
- (h) Our dispensary operations shall only occur when we have obtained a valid Administrative permit, Land Use/Development Project Approval, Commercial Cannabis Business Permit and Monterey County Business License.
- (i) On-site smoking, ingestion, and consumption of cannabis or alcohol shall be prohibited.
- (j) All employees shall carry a copy of the documentation listed below when making deliveries. This information shall be provided upon request to law enforcement officers and to employees of state and local agencies:
 - a. A copy of the retailer’s current permits, licenses, and entitlements authorizing them to provide delivery services;
 - b. The employee’s government-issued identification;
 - c. A copy of the delivery request; and
 - d. Chain of custody records for all goods being delivered.

Storage

Our dispensary facility shall have adequate locked storage on the property, identified and approved as part of our security plan, for after-hours storage of cannabis. Cannabis shall be stored in secured rooms that are completely enclosed, or in a safe that is bolted to the floor.

Display of Cannabis Dispensary Permit

Our operation shall display our current valid cannabis dispensary permit, issued in accordance with this chapter, inside the lobby or waiting area of the main entrance to the cultivation site. The permit shall be displayed at all times in a conspicuous place so that it may be readily seen by all persons entering the distribution site.

Signs

We shall post in the lobby of our site signs that state the following:

- 1) “Smoking, ingesting, or consuming cannabis on or within 20 feet of this site is prohibited.”
- 2) “Juveniles are prohibited from entering this property unless they are a qualified patient or a primary caregiver and they are in the presence of their parent or legal guardian.
- 3) “Neither the County of Monterey, nor any other governmental agency has tested or inspected any cannabis product for pesticides, or other regulated contaminants, distributed at this location.”

Each sign shall be at least 8 inches by 10 inches in size, and shall be displayed at all times in a conspicuous place visible to members and customers in the normal course of a transaction. The signs shall not obstruct the entrance or windows of the facility.

Dispensary Site Restricted

Our business shall adhere to the following measures with respect to restricting access to the premises:

- (a) All entrances into the building shall be locked from the exterior at all times, with entry controlled by our personnel.
- (b) A manager shall be on the site at all times that, any other person except for security guards, is on the site.
- (c) While on the site, managers and staff of our facility shall wear their County-issued cannabis dispensary identification badge at all times.
- (d) Any other person other than managers or staff shall be escorted by a manager at all times while in the dispensary building.

Furthermore, some general specifications about our business that are in accordance with the County of Monterey's requirements include:

- (a) **Juveniles Prohibited.** Juveniles shall be prohibited from the site, and no juvenile shall operate in any capacity, including, but not limited to: as a manager, staff, employee, contractor, or volunteer..
- (b) **Cannabis Consumption Prohibited.** No person shall smoke, ingest, or otherwise consume cannabis in any form on, or within 20 feet of the site.
- (c) **Alcohol Prohibited.** None of our staff shall cause or permit the sale, distribution, or consumption of alcoholic beverages on the property; hold or maintain a license from the State Division of Alcoholic Beverage Control for the sale of alcoholic beverages; or operate a business on or adjacent to the property that sells alcoholic beverages. No alcoholic beverages shall be allowed or stored on the property.
- (d) **Criminal History.** None of our existing owners have, nor will we employ any future team members, who have felony convictions, or are currently on parole or probation for the sale or distribution of a controlled substance.
- (e) **Hours of Operation.** The maximum hours of operation for our dispensary facility shall be from 8:00am to 8:00pm, unless more restrictive hours are imposed as a condition of the business and/or conditional use permit.

Compliance with Building, Fire Code, and Permitting Requirements

We shall ensure that any usage of equipment shall comply with all applicable building and fire code requirements adopted by the County. We shall further ensure that we obtain all permits required for such installation.

Dispensary Site Security

Please see our Security Plan, attached hereto, for specifications on our dispensary site security.

Our Products; Estimated Range of Quantity to Be Produced Annually; To be Sold Via Retail

We project our operations will produce revenues according to the following schedule:

- Quarter 2 shall produce revenues of \$622,333,
- Quarter 3 shall produce revenues of \$1,294,667, and

- Quarter 4 shall produce revenues of \$1,294,667

For a total projected annual revenue of \$3,211,667.

We will sell our premium strains of cannabis flower and premium oil and manufactured products extracted from our cannabis flower. We will also sell select cannabis goods from third-parties such as the following.

- Flower – All cannabis flowers, shake, or pre-rolls will be pre-packaged, either by licensed, permitted cannabis cultivating and manufacturing facilities, or by Applicant as permitted by MAUCRSA. There will be no at-purchase weighing of loose flower. The only unpackaged flower allowed on the showroom floor will be a small sample to show quality.
- Vaporizers – All vaping products will be sold in original packaging and sourced from licensed, permitted cannabis manufacturing facilities.
- Concentrates – All concentrate products will be sold in original packaging and sourced from licensed, permitted cannabis manufacturing facilities.
- Edibles - All edible products will be sold in original packaging and sourced from licensed, permitted cannabis manufacturing facilities.

Labor & Employment Practices

MONTEREY RETAIL SOLUTIONS will implement and adhere to heightened compensation and benefit standards and practices briefly set forth in this section.

On the Job Training Opportunities

- Job skill development in a new and thriving industry.
- Team Members will be trained in the proper methods cannabis handling.
- Team members will be encouraged and required to continuously refine their craft by attending workshops and continuing education seminars at no cost to them.

Employment Opportunities

- During construction and after, for local residents.
- Employees will receive a minimum Living Wage in excess of the minimum required in the application and estimated at approximately 200% of the Federal Poverty Level (for a family of two):
 - o Wages of at least \$20.50 per hour with health benefits; or
 - o The payment of at least \$23.80 per hour if no health benefits are provided as a base pay.

MONTEREY RETAIL SOLUTIONS appreciates the need for a proper shut-down process and procedures to give the County, our customer, and creditors clear notice of our business's closure. To effectuate the closure of our commercial cannabis business we shall take the following steps.

1. Notify the County of our intentions to cease operations.
2. Notify the Bureau of Cannabis Control of our intention to cease operations.
3. Collect outstanding accounts receivable.
4. We will remove all equipment, chemicals and office furniture. All equipment shall include all machine, HVAC, safe, pre-fab walls, and safe shall be removed by professional contractors.
5. Sell off inventory; consider a "going out of business" sale.
6. Properly notifying creditors (suppliers, lenders, service providers, and utilities) so as to limit the amount of time a creditor can ask pursue debts.
7. Notify customers and deal with any remaining contractual obligations. Return any deposits or payments for goods not delivered or services not rendered.
8. Terminate commercial lease Provide landlord the required notice and locate replacement tenant to mitigate damages.
9. Notify and pay employees providing as much notice as possible. If necessary, engage legal counsel to help wind-up the business. Plan to pay employees their last paychecks on their last day, with the value of accrued, unused vacation as prescribed by the Employment Code.
10. Liquidate business assets in an orderly fashion.
11. Settle or pay debts to the extent possible, prioritized to protect personal liability -- money owed to landlord, bank, suppliers, utilities, and service providers. Request letters confirming that bills are settled as we pay off each creditor.
12. Pay final federal and state payroll deposits.
13. Submit final sales tax forms and funds due up to the closeout date.
14. Cancel business credit cards and subscriptions.
15. Comply with "bulk sales laws," if required.
16. Close business bank account and any other accounts.
17. Cancel state or county permits and licenses, including seller's permit, business license, and fictitious or assumed business name.
18. File final employment-related tax returns:
 - o IRS Form 940
 - o IRS Form 941
 - o state tax withholding and wage reporting forms.
19. File final income tax returns, checking the box stating that this is our final return.

20. Upon the sale of business assets, file IRS Form 4797, *Sales of Business Property* or, if we sell the bulk of our business assets to one buyer, file IRS Form 8594, *Asset Acquisition Statement*.
21. Leave contact information with former business contacts, colleagues, and employees, and forwarding address with landlord and US Postal Office.
22. Carefully distribute any remaining assets to equity partners pursuant to governance documents.
23. Dissolve the entity by filing a "certificate of dissolution" with CA Secretary of State.

Remediation

We only use nutrients and nonhazardous chemicals which are in containers and will be taken with us when we leave the facility.

Estimate Cost

The estimated cost of Closure and remediation is approximately \$225,000, which shall include winding-up the business, attorney's fees, contractors, and cleaning up and contamination albeit unlikely.

Post-Closure

Post-closure care costs including long-term maintenance and care of the facility; however, pursuant to the Closure Plan, we do not intend to occupy the facility without a license. As a licensed commercial cannabis operator we are required to maintain commercial records for a period not less seven years which will shall store at our other licensed facilities without additional costs.

Surety Bond

We are in the process of obtaining a surety bond from a surety company that shall be submitted to County upon receipt and maintained throughout the life of the cannabis business permit ensuring that all closure and post-closure care requirements are fulfilled.

Detailed Day to Day Operations

- ✓ Coordination of transport of upcoming deliveries with local distribution networks.
- ✓ Data entry of Seed to Sale Tracking Manifest of incoming and outgoing product.
- ✓ Verification that all products on the manifest have been received. Entry into inventory system with assignment of batch number.
- ✓ When product has been moved into the available product inventory into storage, the Dispensary Area can be stocked for retail sale.
- ✓ Confirm employee/volunteer compliance with dispensary standard operating procedures.
- ✓ Daily verification of product inventory for shrinkage.
- ✓ Website updates of available products and pricing.
- ✓ Daily security system testing.

General Procedures, Practices and Guidelines—Basic Standards

The dispensary will implement the following basic operating standards, in addition to other standards as promulgated by State regulations – “CCB” stands for “commercial cannabis business:”

- Information will be posted in a conspicuous place at or near the primary secured entrance/ lobby to the premises, as follows:
 - A copy of the dispensary’s CCB license;
 - The dispensary’s hours of operation
 - The name and telephone number of the dispensary’s Manager who is authorized to receive service of process and respond to complaints or concerns about its operations.
- The flow of components, product containers, closures, labels, in-process materials and cannabis will be designed to prevent contamination.
- Operations will be performed within specifically defined areas of adequate size, and which does not emit an odor that is detectable from outside the facility.
- There will be separate or defined areas or such other control systems for the operations as are necessary to prevent contamination or miscalculation or misuse of any component in any step of the control, packaging, labeling or distribution of cannabis during the course of the following procedures:
 - Receipt, identification, storage and withholding from use of components, product containers, closures and labels, pending the appropriate sampling, testing or examination by the quality control unit before release for manufacturing, processing or packaging;
 - Holding rejected components, product containers, closures and labels before disposition;
 - Storage of released components, product containers, closures and labels;
 - Storage of in-process materials;
 - Processing operations;
 - Packaging and labeling operations;
 - Quarantine storage before the release of cannabis or cannabis products;
 - Storage of cannabis or cannabis products after release; and
- Cannabis products will not be dispensed until required Quality Assurance (QA) Procedures have been completed; the product will not be not treated or adulterated with any compound that alters its appearance, color, weight or smell.
- Each person who is engaged in processing, packaging or holding cannabis practices good sanitation and health habits, wears clean clothing appropriate for the duties he or she performs and, as necessary to prevent contamination, dons protective apparel, such as head, face, hand and arm coverings.
- Prohibition of consumption of cannabis, tobacco, and alcohol on the premises pursuant to the Ordinance.

- Job descriptions and employment contracts will be provided that, included provisions relating to the Delegation of Duties set forth below.
- Maintenance of business records such as manual/computerized records of assets and liabilities, monetary transactions, journals, ledgers and supporting documents, including agreements, checks, invoices and vouchers.
- Development of education and support materials, including with regard to:
 - The availability of different strains of cannabis and the purported effects of the different strains;
 - Information about the purported effectiveness of various methods, forms and routes of administering cannabis; and
 - Prohibition on the smoking of cannabis in public places, places open to the public and places exposed to public view;
 - Use of proper sanitation methods and techniques, including with regard to:
 - Assigning responsibility for sanitation;
 - Describing the cleaning schedules, methods, equipment and materials be used in cleaning the buildings and facilities of the cannabis establishment.
 - Identifying the use of appropriate rodenticides, insecticides, fungicides, fumigating agents and cleaning and sanitizing agents;
 - Ensuring that all sanitation procedures apply to work performed by contractors or temporary employees and work performed by full-time and regular employee during the ordinary course of operations.
- Recording transactions, including purchases, denials of sale, any delivery options, confidentiality and retention through an encrypted electronic verification system (“EVS”).
- Restricting access to areas containing cannabis to persons authorized to be in those areas and requiring that such persons provide authorizing identification.
- Prevention/discouragement of loitering.
- Security procedures and apparatuses sufficient to prevent and detect unauthorized entrance into the Dispensary (See also Security Plan) which include:
 - Conducting electronic monitoring in and about the premises which includes the use of automatic or electronic notification to alert local law enforcement agencies of an unauthorized breach of security;
 - Devices or a series of devices to detect unauthorized intrusion, which may include a signal system interconnected with a radio frequency method, such as cellular or private radio signals, or other such device;
 - Exterior lighting to facilitate surveillance;
 - Electronic video monitoring surveillance.

Delegation of Duties

The day-to-day duties of dispensary shall be delegated to certain employees of the dispensary will be broken down as detailed below.

Manager:

- Responsible for managing the daily activities of the dispensary providing advice about health issues, symptoms and medications in response to patient enquiries.
- Responsible for recruiting, training and managing staff.
- Responsible for meeting representatives
- Responsible for managing the organizations' budgets Responsible for keeping statistical and financial records.
- Responsible for preparing publiCounty materials and displays
- Handles marketing services.
- Interfaces with third – party providers (vendors).
- Controls the sales floor inventory.
- Supervises the entire sales staff and workforce.
- Manages external research and coordinates all the internal sources of information to retain the CCB's best customers and attract new ones.
- Models demographic information and analyzes the volumes of transactional data generated by customer purchases.
- Sources for clients for the CCB.
- Responsible for promoting and maintaining the CCB's image.
- Responsible for creating marketing and sales strategies, etc.
- Represents the CCB in strategic business meetings.
- Handles any other duty as assigned by the CEO.

Merchandise Manager/ Sales Agents

- Manages vendor relations, market visits, and the ongoing education and development of the CCB' buying teams.
- Helps to ensure consistent quality of products on the sales floor.
- Responsible for the purchase of goods and products for CCB.
- Responsible for planning sales, monitoring inventory, selecting the merchandise, and writing and pricing orders to vendors.
- Ensures that the dispensary operates within stipulated budget.
- Ensures that the store facility is in immaculate condition and conducive enough to welcome customers (This includes turning on equipment such as computers, scales, printers and fax machines).
- Ensures that goods and products are properly arranged and front-faced.
- Responsible for sterilizing the counter tops, scales, pill counting trays, and other medication measuring devices.
- Handles administrative and bookkeeping tasks, inventory control, stocking shelves, and data entry.
- Performs monthly inventory counts, file paperwork, and stock inventory.
- Handles any other duty as assigned by the manager.

Detailed Standard Operating Procedures to Ensure Enhanced Product Safety

Product safety involves several aspects: testing of the product itself; the manner in which the product is handled and packaged, the manner in which it is stored, the environment in which all of the foregoing occurs, and information concerning the use of the product. The CCB’s policies and procedures address each of these areas in detail.

Prior to receipt by the CCB all cannabis will have been subjected to testing by a State certified and registered Testing Laboratory. If not already packaged and/or labeled, upon receipt, the released product will be weighed, packaged and labeled. Packaged and labeled products will be examined for visual defects in the packaging or obvious deficiencies in the product. This is also part of CCB inventory control process and procedures. Defective products will be segregated for either return to the vendor supplying the product or disposal. Personnel handling the cannabis will be required to adhere to all common pharmaceutical practices for sanitary products.

Through its Manager, the CCB will investigate an appropriate array of certified Testing Laboratories and identify the most qualified facilities. The dispensary will concurrently conduct due diligence of its product suppliers to ensure that the cannabis soled has been verified by qualified Testing Laboratories.

Ongoing Diligence in Product Safety: CCB personnel will include a person, who will have the following responsibilities:

- Development of information-sharing and research relationships in the industry and scientific community concerning the various strains of cannabis, the effects of such strains and the THC/CBD constituents therein, and the ongoing state of research into the field of cannabis.
- As to Testing Laboratories to which CCB’s suppliers submit their products for testing:
 - Developing knowledge of, and performing due diligence in determining compliance with, laboratory standards of practice, standard operating procedures, chain of custody protocols, quality control and quality assurance and proficiency standards and results;
 - Determining, from information available whether the Testing Laboratory has been subjected to discipline or has rated an unsatisfactory result in proficiency testing;
 - The Testing Laboratory’s procedures and methods for testing of cannabis;
- As to suppliers from which CCB obtains cannabis products:
 - Determine the standard operating procedures & good manufacturing practices the suppliers;
 - Develop knowledge of, and perform due diligence in determining compliance with regulatory standards regarding the processing of edibles and infused products, including use of the methods, equipment, solvents, gases and mediums specified therein;
 - Develop knowledge of, and performing due diligence in determining compliance with standards regarding the sourcing and handling of non-cannabis ingredients and cannabis;
 - Ascertain the identity of the Testing Laboratory or laboratories with which they do business;
 - Conduct, where permitted, an on-site inspection of the premises in order to effectuate the foregoing;
- The CCB will further designate a person, who will be responsible for coordinating with the dispensary’s Quality Control Officer and Purchasing Agent to ensure an uninterrupted supply of

cannabis and cannabis products that meets the needs of CCB’s customer base. That person will also be responsible for implementing and overseeing the dispensary’s consumer needs’ plan;

- The CCB will also conduct its own random testing to validate results provided by its suppliers.

Packaging, Labelling and Signage – Format and Specifications: The CCB shall adhere to, and will ensure adherence by its suppliers to, the following packaging and labeling specifications for information placed on the labels of its products. MONTEREY RETAIL SOLUTIONS shall ensure compliance with the specifications for exit packaging and labeling, as promulgated by the Bureau of Cannabis Control regulations.

- For Cannabis Flower products:
 - The CCB business name and address;
 - The lot and/or batch number;
 - The date and quantity dispensed, including the net weight measured in ounces and grams or by volume, as appropriate;
 - The cannabinoid/terpinoid profile;
 - The THC and CBD potency;
 - A warning that states: “This product may have intoxicating effects and may be habit forming.”
 - The statement: “This product may be unlawful outside of the State of California.”
- For edible and infused products:
 - Monterey Retail Solutions, LLC, business name and address;
 - The lot and/or batch number(s) of all cannabis used to create the product;
 - The date and quantity dispensed, including the net weight in ounces and grams or by volume, as appropriate;
 - If the product is perishable, a suggested use-by date;
 - The terpinoid and THC profile in milligrams;
 - A list of all ingredients and all major food allergens identified in 21 U.S.C. 343;
 - A warning that states: “Caution: When eaten or swallowed, the intoxicating effects of this drug may be delayed by 2 or more hours;”
 - A warning that states: “This product may have intoxicating effects and may be habit forming;”
 - A statement that: “This product may be unlawful outside of the State of California;”
- In addition to the labeling to be affixed to packages containing cannabis, the dispensary will also provide, with all cannabis dispensed, accompanying material that discloses any pesticides applied to the marijuana plants and growing medium during production and processing and contains the following warnings in at least 12 point font without italics:
 - “Warning: This product may have intoxicating effects and may be habit forming. Smoking is hazardous to your health;”
 - “There may be health risks associated with consumption of this product;”
 - “Should not be used by women who are pregnant or breast feeding;”
 - “For use only by the person named on the label of the dispensed product. Keep out of reach of children;”
 - “Marijuana can impair concentration, coordination and judgment. Do not operate a vehicle or machinery under the influence of this drug;”

- In addition to the labeling to be affixed to packages containing cannabis, the dispensary will also provide, with all edibles and infused products it dispenses, specific accompanying material, printed in at least 12 point font without italics, that:
 - Discloses any pesticides applied to the marijuana plants and growing medium during production of the marijuana used to create the extract added to the edible marijuana products or marijuana-infused products;
 - The type of extraction method used, including the identification of solvents, gases or other chemicals or compounds used to produce or that are added to the extract;
 - Contains the following warnings:
 - “There may be health risks associated with consumption of this product;”
 - “This product contains or is infused with marijuana or active compounds of cannabis;”
 - “Should not be used by women who are pregnant or breast feeding;”
 - “For use only by the person named on the label of the dispensed product. Keep out of the reach of children;”
 - “Products containing marijuana can impair concentration, coordination and judgment. Do not operate a vehicle or machinery under the influence of this drug;”
 - “Caution: When eaten or swallowed, the intoxicating effects of this drug may be delayed by 2 or more hours;”

- In addition to the foregoing packaging and labeling protocols, the dispensary will:
 - Exercise of strict control over labeling materials issued for use in labeling operations;
 - Carefully examine labeling materials issued for a batch for identity and conformity to the labeling specified in the applicable production or control records;
 - Carefully examine packaged and labeled products during finishing operations to assure that the containers and packages have the correct labels;
 - Collect a representative sample of units at the completion of finishing operations and ensure that the samples are visually examined for correct labeling;
 - Record the results of any examinations performed the applicable production or control records;

- In addition to the foregoing packaging and labeling protocols, the dispensary will post a placard at least 8 inches tall by 11 inches wide in a 48 point font, in a conspicuous place on the premises, that states, for edible and infused products, the following:
 - Edible and Marijuana Infused Products: There may be health risks associated with consumption of edible marijuana products or marijuana infused products;
 - Edible products and marijuana infused products contain marijuana or active compounds of marijuana;
 - Edible products and marijuana infused products should not be used by women who are pregnant or breastfeeding;
 - When eaten or swallowed, the intoxicating effects of edible products and marijuana infused products can be delayed two or more hours;
 - Follow all recommended dosage and serving guidelines and recommendations;
 - **KEEP CANNABIS PRODUCTS OUT OF REACH OF CHILDREN;**

- In addition to the foregoing, the dispensary will post a placard at least 8 inches tall by 11 inches wide in a 48 point font, in a conspicuous place on the premises, that states the following:
 - CALIFORNIA PROP. 65 WARNING: Smoking cannabis and cannabis-derived products will expose you and those in your immediate vicinity to cannabis smoke. Cannabis smoke is known by the State of California to cause cancer;
 - The sale or diversion of cannabis or marijuana without a permit issued by the County of Maywood is a violation of state law and the Maywood Municipal Code.
 - Secondary sale, barter, or distribution of cannabis or marijuana purchase from MONTEREY RETAIL SOLUTIONS, LLC. is a crime and can lead to arrest.
 - Patrons must immediately leave the dispensary and not consume cannabis or marijuana until at home or in an equivalent private location. Staff shall monitor the location and vicinity to ensure compliance.
 - The use of cannabis or marijuana may impair a person's ability to drive a motor vehicle or operate heavy machinery.
 - Forgery of documents is a felony crime. Entry into the premises by persons under the age of twenty-one (21) is prohibited unless they are qualified patients and accompanied by a licensed attending physician, parent, or legal guardian.

Quality Control & Salvage Program: the CCB shall adhere to guidelines for production, quality control and salvage operations that include the following protocols:

- The establishment of a Quality Control (QC) unit with responsibilities to ensure:
 - That the QC Unit has the responsibility and authority to approve or reject all components, product containers, closures, in-process materials, packaging materials, labeling and cannabis products;
 - That the QC Unit has the authority to review production records to assure that no errors have occurred or, if errors have occurred, that they have been fully investigated and resolved;
 - That the QC Unit is responsible for approving or rejecting products manufactured, processed, packaged or held under contract by third parties; and
 - That the QC Unit is responsible for approving or rejecting all procedures or specifications which may impact the identity, strength, quality and purity of the products.
- That the products have the identity, strength, quality and purity they purport or are represented to possess.
- With respect to cannabis products that may have been subjected to improper storage conditions, including extremes in temperature, humidity, smoke, fumes, pressure, age or radiation due to natural disasters, fires, accidents or equipment failures, the dispensary will ensure that:
 - Such products are not salvaged and returned to the marketplace where it is determined that they have, in fact, been exposed to improper storage conditions;
 - Whenever it is unclear whether such products have been subjected to improper storage conditions, the dispensary will conduct salvaging operations only if there is:
 - Evidence from laboratory tests and assays that the products meet all applicable standards of identity, strength, quality and purity;
 - Evidence from inspection of the premises that the products and their associated packaging were not subjected to improper storage conditions as a result of the disaster or accident, if any;

- Where any such products have been subjected to salvaging operations, the dispensary must document such operations by identifying the name, lot number and disposition of such products.

Further Disclosures: The CCB shall provide the following additional disclosures to its customers, upon request, a writing received from any cultivation facility from which it obtains product disclosing:

- All soil amendments, fertilizers and other crop production aids applied to the growing medium or cannabis plant included in the lot; and
- The name of the Testing Laboratory which performed the required quality assurance tests and the results of the required quality assurance tests for the lot.

Samples: To the extent permitted by law or regulation, the dispensary may make samples available to its consumers for visual inspection and to smell, as follows:

- The sample will be packaged in a jar protected by a plastic or metal mesh screen;
- The sample jar will contain no more than 3 1/2 grams of usable cannabis;
- The sample will remain in the custody of the Dispensary at all times during inspection.

Employee Training: Trained employees are an important aspect of product safety. The CCB will provide instruction/training to its employee that relate to its basic operating procedure (as discussed immediately above) plus the following areas:

- The proper use of security measures and controls that have been adopted by the Dispensary for the security of the facility and to prevent diversion, theft or loss of cannabis;
- Procedures and instructions for responding to an emergency;
- State and federal statutes and regulations regarding confidentiality of information related to the use of cannabis;
- The different strains of cannabis produced or sold by the CCB;
- The different methods of using cannabis, edible cannabis products and cannabis infused products; and
- Signs of medicine abuse or instability in the use of cannabis by a consumer.
- Proper sanitation as to the handling of cannabis products, including:
 - Avoiding bare hand and arm contact with exposed, finished cannabis products;
 - The use of suitable utensils such as deli tissue, spatulas, tongs, single-use gloves or dispensing equipment when handling exposed, finished edibles or infused products;
 - Keeping his or her hands and the exposed portions of his or her arms clean;
 - Cleaning hands and exposed portions of his or her arms (or, as applicable surrogate prosthetic devices for hands and arms), during the following times and circumstances:
 - Immediately before working with usable cannabis or other cannabis products prior to packaging;
 - After touching bare human body parts other than clean hands and exposed portions of arms;
 - After using the toilet;
 - After coughing, sneezing, using a handkerchief or disposable tissue, using tobacco, eating or drinking;
 - After handling soiled equipment;
 - As often as necessary to remove soil and contamination and to prevent cross-contamination when changing tasks;
 - Keeping his or her fingernails trimmed, filed and maintained so that the edges and surfaces are cleanable;

- Unless wearing intact gloves in good repair, avoiding the use of fingernail polish or artificial fingernails on his or her fingernails;
 - Wearing clean clothing appropriate to the tasks assigned to him or her.
- Proper washing techniques, as follows:
 - Taking at least 20 seconds to complete the washing procedure, using a handwashing sink and cleaning compound;
 - Rinsing under clean, running warm water;
 - Applying an amount of cleaning compound recommended by the manufacturer of the compound;
 - Rubbing together vigorously for at least 15 seconds while paying particular attention to removing soil from underneath the fingernails and creating friction on the surfaces of the hands and arms, fingertips and areas between the fingers;
 - Thoroughly rinsing under clean, running warm water;
 - Thoroughly drying the washed body part.
 - The different strains of cannabis produced or sold;
 - The different methods of using cannabis, edible cannabis products and cannabis infused products;
 - Signs of medicine abuse or instability in the use of cannabis by a consumer;
 - The prohibition on transacting cannabis with another Dispensary;
 - Understanding the difference between topical products, edible cannabis products and cannabis-infused products, as applicable to the operations of the facility for the production of edible cannabis products or cannabis-infused products;
 - The procedures used by the facility for the production of edible cannabis products or cannabis-infused products to create edible cannabis products or cannabis-infused products; and
 - The proper procedures for handling edible cannabis products or cannabis-infused products, including, without limitation, the procedures used to prepare, produce, package and store such products as required by the provisions of the governing statute and related regulations.

Cash Management

- Cash will be stored in a safe located at the Proposed Business Location. The safe will be secure, checked by security, and monitored by video.
- Any cash that is acquired by the company will come through an armored car transportation service.
- Transport of the cash will be seen once the car service comes through the loading bay and to the safe. All points of transport inside the building will be monitored by video.
- Ultimately, once the seed-to-sale tracking vendor is engaged a cash management system will be implemented that functions similar to an automated teller machine (ATM) kiosk where the customer inserts cash directly to the kiosk where it is counterfeit-checked, locked, and exchange change provided, if necessary, without employees ever handling the money. These systems

provide full control and transparency of all transactions as every customer, employee, dollar, and gram is tracked.

Further Cash Management Precautions

- MONTEREY RETAIL SOLUTIONS will keep the minimum amount of cash on hand required for daily distribution operations. Cash in excess of this amount will be moved off-premises on a daily basis.
- It is the intention of MONTEREY RETAIL SOLUTIONS to move to a cashless system of operation as soon as the County of Monterey identifies preferred cashless system vendors. We work with several vendors in this space and will be happy to provide recommendations.
- All cash will be stored in a locked fire and waterproof safe inside a secure room accessible only by authorized personnel.
- The cash safe(s) will be monitored 24/7 with a camera and monitoring service.
- The cash will be stored in a vault room with one (1) large fire and waterproof safe that will house and store all cannabis products and cash from this location after hours. This room is to be considered limited access and will only be for authorized managers with the proper access key card.

Auditing

- Every withdrawal and/or deposit will be tracked by our accounting software.
- All sales will be tracked and connected with our sales management software which will then be connected with our accounting software.
- All withdrawals and deposits will be authorized and accounted by the facility manager.

Product Complaints

Process for submittal of a product complaint to the operation:

- Client who has an issue will submit their complaint using the product complaint form which comprises of:
 - The form number, name of the complaint holder/customer, address, and phone number.
 - The client will describe the nature of their complaint (poor quality/low performance/price related) and will then provide details of the product complaint.
 - How many times has the client registered the complaint with the business, and did the concerned department take any course of action?
 - Does the client possess the packaging and contents of the product and when did the issue arise?
 - Signature of complaint holder/customer.

Identification of the minimum data elements to record for a product complaint:

- Product Complaint minimum is one product.

Review of product complaints by a qualified person:

- Operations Manager or designated department.

A procedure for the review and approval of the findings and follow-up action of any investigation performed:

- Depending on the severity of the product complaint, the product will then be put through the recall process.
- At this point, the complaint holder/customer would be refunded their money.

Product Rejection/Recall Plan

The dispensary shall develop and implement a recall plan addressing at a minimum:

Factors which necessitate a recall procedure;

- ✓ If the product is not tested properly or packaging has been opened.

Personnel responsible for a recall;

- ✓ Operation Manager or Specified Department.

Notification protocols:

- ✓ Through the customer complaint form.

The business shall establish a policy for communicating a recall of cannabis that has been shown to present a probability that the use of or exposure to the product will cause serious adverse health consequences, or could cause temporary or medically reversible adverse health consequences.

This policy should include:

A mechanism to contact all customers who have, or could have, obtained the cannabis from the dispensary operation, which communication must include information on the policy for return or proper disposal of the recalled product;

- Through the sales and client management software.
- We will track seed to sale which will help operations regulate the recall process.
- By overseeing the distribution network and the collectives, dispensaries, or transportation clients.

Communication and outreach via media, as necessary and appropriate.

- Communication and outreach will be overseen through our media and sales team. This team will manage our brand and image to help insure a positive reputation in the community.

Any recalled cannabis that is returned to the dispensary must be disposed of in a manner that ensures that it cannot be salvaged and will not be used by a compliant individual or by any other person. The disposal process will take place in our secure trash loading bay.

Our dispensary operation will periodically conduct a mock recall to assess the effectiveness of the recall plan. If any issues are to occur during these periodical mock recalls, we will reevaluate our process to make the process as optimal as possible.

Community Benefits & Involvement

As with any major business enterprise, the community and people from that community become vital resources. In return, the Monterey community will benefit with:

- **Increased Local Business Revenue**
 - Utilization of local contractors and supply stores.
 - Reducing the local unemployment rate and replacing it with disposable income.
- **Increased Sales Tax**
 - Revenue for the County from increased consumer spending at local businesses (a direct result of employment opportunities).
- **Increased Property Tax Valuations** at the developed property.
- **Increased Property Tax Revenue**
- **Increased funding for vital County services**
 - The anticipated tax revenues generated by the Commercial Cannabis Activity will also contribute to local government efforts to maintain and improve its public services such as parks and community centers. Applicant will also offer a slate of additional programs and services to help boost the community through services to aid and support our citizens. These ancillary services will focus partnerships with local non-profits and community support organizations, price supports to seniors, the terminally ill, low income individuals and veterans, and an eviction defense program assisting persons who have lost their homes to foreclosure.
- **Substance Abuse Education**
 - Applicant will support and partner with substance abuse, misuse, and overuse, organizations. Given the recent opioid epidemic, Applicant is dedicated to combat dependency any way it can.
- **Decreased Crime**
 - The presence of Applicant will decrease vagrancy and crime in the immediate area.
- **Participation in Community Service**
 - We want to give back to the community in a positive way and we feel the youth is the first step. One of the constant negatives against the cannabis industry is the industry's impact on youth. We want to change that perception with our own time and charitable contributions.
 - Contributing to/supporting domestic violence prevention programs.
 - Partnering with local food banks by gathering donations via patient discounts for donating food and clothing to be collected at our facility.
 - Contributing to/supporting Parks and Recreation Centers, libraries, or funding for arts, culture, and environmental programs.
 - Contributing to/supporting children/youth programs and intervention services.
 - Contributing to/supporting substance abuse education and rehabilitation programs.
 - Funding foreclosure prevention and foreclosure abatement programs, including eviction defense following foreclosure.
 - Providing high quality cannabis to low income members.
 - Developing a Care Package program which includes but is not limited to free medicine to qualified members.

- o Developing partnerships with Senior Care Facilities to provide high quality medicine and education to their residents.
- o Offering Senior and Veteran discounts and support groups.
- o Engaging in other neighborhood improvement projects as they arise.

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Security Plan - RMA Response

Security Plan

This document contains the Security Plan for the planned commercial cannabis operations in the County of Monterey pursuant to the Medicinal and Adult-Use Cannabis Regulation and Safety Act (“MAUCRSA”) and the regulations promulgated thereunder, by professionals at MONTEREY RETAIL SOLUTIONS.

As set forth in greater detail in MONTEREY RETAIL SOLUTIONS’ operations plan submitted to the County, MONTEREY RETAIL SOLUTIONS intends to manage and execute a licensed and fully-compliant commercial cannabis (adult use and medicinal) storefront and non-storefront delivery operations at the facility located at 1031 El Camino Real, Salinas, CA 93907, zone Light Commercial (LC).

Although the security system being implemented is designed to prevent the theft or diversion of commercial cannabis and commercial cannabis-based products (collectively, the “Products”), the protection of MONTEREY RETAIL SOLUTIONS and employees and public safety is our top priority. In the event of an armed intrusion or robbery attempt, access will be limited, preventing a Premises takeover event, and will provide first responders with real-time data. MONTEREY RETAIL SOLUTIONS have designed the security system and measures to exceed industry and or local standards and to comply with Section 17.33.030(B)(8).

Physical Barriers and Other Measures: The systems will include physical barriers to secure perimeter access and all points of entry. These systems will include features such as:

- Locking primary entrances and limited access areas with commercial grade, non-residential door locks;
- Fencing around the grounds, driveway, and any secondary entrances including windows, roofs, or ventilation systems.

Non-Employees: Individuals who are not engaged in activity expressly related to the relevant Operations at the applicable Premises will not be permitted into the Premises. Likewise, individuals who are engaged in activity expressly related to the relevant Operations at the applicable Premises will be escorted from such Premises as soon as their presence is no longer necessary to the function for which they were admitted. All individuals who are not employees of the relevant Operations (including customers and any outside vendors, contractors, or other individuals conducting business that require access to the applicable Premises) will be escorted at all times while on the applicable Premises.

Limited-Access Areas: The entire premises will be treated as limited-access areas, and thus will be accessible only to authorized personnel and employees..

Finished Products: All finished Products will be stored in a secured and locked room, safe, or vault, and in a manner that prevents diversion, theft, and loss. All finished Products will contain tamper proof and tamper evident packaging.

Employee Badge: All agents, officers, or other persons acting for or employed by MONTEREY RETAIL SOLUTIONS will display a laminated or plastic-coated identification badge issued by us at all times while engaging in activities, as applicable. The identification badge shall, include our “doing business as” name and license number, the employee’s first name, an employee number exclusively assigned to that employee for identification purposes, and a color photograph of the employee that clearly shows the full front of the employee’s face and that is at least 1 inch in width and 1.5 inches in height.

Alarm Management System: MONTEREY RETAIL SOLUTIONS will employ a centrally monitored alarm management system, such as a MILESTONE security server. This system will be installed by Safe and Sound Security, which will also maintain, monitor, and respond to the system. This system will include:

- Single-user interface access control system
- CCTV and IP cameras configured with night vision and motion detection for video management, intrusion deterrence and remote access to law enforcement
- Web-based alarm and event management
- Integrated duress (panic) alarm. The duress event will automatically record local video while security and law enforcement are en route to respond to the incident location.
- MILESTONE Server (90 days stored recorded video at continuous recording 24 hours per day)
- 2MP HD cameras
 - 15 Cameras (with night vision, outdoor weather proof and vandal proof)

Customized Security Procedures: MONTEREY RETAIL SOLUTIONS's security system will include the following customized security measures:

- Zone authentication (swipe card, pin number, biosecurity) for secure areas that contain any Products;
- Time delay entry to any areas that contain any Products. Time delays are programmable in the system and prevent doors from being accessed immediately holding the door for a period of time. This feature is used to prevent a forced entry to rooms with product and would allow security personnel and police to respond before the room is accessed; and
- Area restriction based upon an individual employee's security level; entry will be limited to their specific area of assignment and based upon the time of day, and security operations protocol.

Employee or Vendor Database Management: MONTEREY RETAIL SOLUTIONS will employ an on-site database that includes, for vendors (e.g., contractors or other industry professionals who would require entry to maintain or support the Operations) or employees, the below information:

- Employee or vendor photograph;
- City issued work permit;
- Emergency contact;
- Copy of city or state issued personal identification;
- Vehicle identification information;
- Method of transportation;
- Security clearance levels;
- Areas of access within the facility

The employee database will provide easily accessible verification credentials to MONTEREY RETAIL SOLUTIONS to prevent unauthorized access into the Premises.

Cash Transactions: All cash transactions will occur within the designated Transaction Area of the Premises. All cash transactions will be (i) monitored by MONTEREY RETAIL SOLUTIONS management and/or security personnel, (ii) recorded either digitally or on paper and in accordance with the TAT system, and (iii) be done in full view of surveillance cameras.

Secured Rooms: The Premises will contain a secured office. For the secured room:

- At the end of each operating day, Products that are vulnerable to diversion or theft will be stored securely in the security room, and all high-value Products and cash will be secured inside a floor safe that meets, or exceeds, all applicable requirements of the applicable state or local laws and regulations (“Safe”), to which only authorized MONTEREY RETAIL SOLUTIONS personnel will have access.
- MONTEREY RETAIL SOLUTIONS will utilize best-in-class, high-definition video surveillance and video storage equipment to record and monitor all activity in their respective Premises.
- Security footage will be recorded at all times and all cameras will employ infrared capabilities.
- Security equipment will be compliant with all applicable requirements of the applicable state or local laws or regulations for resolution and storage capacity and will be stored in a dedicated, secure location in the security rooms of the respective Premises with access by authorized MONTEREY RETAIL SOLUTIONS management and security personnel only.
- Security personnel will ensure that all security equipment is functioning properly at the beginning of each shift and a minimum of two times during each shift. This includes verifying that all cameras are recording and that footage is being stored as required by law.
- Security footage will be stored in the security rooms of the respective Premises for a minimum of 90 days and will be used for investigative analysis in connection with any theft or other possible criminal or malicious activity.
- The security room will contain a wireless activator allowing for silent notification to the Monterey Police Department in the event of a robbery or other emergency situation within the security rooms of the respective Premises.

Reporting Features: The security systems will enable facility management, security and City-appointed staff to have immediate access to the following:

- Customizable event reports with associated video instant replay and monitoring of alarm activation incidents as they occur;
- Automatic report generation for specific dates and times;
- Administrative event logs for filing of incident reports with management and the local police department as required by any existing or future ordinance; and
- Web based remote access to generate and view reports.

Video Surveillance Equipment: MONTEREY RETAIL SOLUTIONS intend to install video surveillance recording systems that will be operational at all times. Surveillance system will include technology (cameras and software) that will allow for generating images capable of capturing facial detail in designated areas. The systems will be equipped with failure notification systems that will provide, within 1 hour, notification to MONTEREY RETAIL SOLUTIONS of any prolonged surveillance interruption or failure. The systems will have sufficient battery backup to support itself the event of a power outage. The systems will also meet the following City and State requirements:

- The digital video surveillance systems will all cameras shall have minimum resolution of 1280 x 720 pixels and record at 15 fps (frames per second) and shall record continuously 24 hours per day.

- The surveillance-system storage devices or the cameras shall be transmission control protocol (TCP) capable of being accessed remotely through the Internet.
- The video surveillance systems will at all times be able to effectively and clearly record images of the areas under surveillance.
- Each camera shall be permanently mounted and in a fixed location. Each camera shall be placed in a location that allows the camera to clearly record activity occurring within 20 feet of all points of entry and exit on the licensed premises and allows for the clear and certain identification of any person and activities in all areas required to be filmed. To the extent reasonably possible, all video surveillance cameras will be installed in a manner that prevents intentional obstruction, tampering with, and/or disabling.
- The video surveillance system shall at all times record: (1) areas where Products are stored, and unloaded for transportation, or moved within the premises; (2) limited-access areas; (3) security rooms; (4) areas storing a surveillance-system storage device with at least one camera recording the access points to the secured surveillance recording area; and (5) entrances and exits to the premises, which shall be recorded from both indoor and outdoor vantage points.
- Cameras will be placed in rooms with exterior windows, exterior walls, roof hatches, or skylights and storage rooms, including those that may contain safes.
- Coverage of security room in which the server and network infrastructure are located.
- All cameras will be placed so that they capture clear and certain images of any individual and activity occurring within 20 feet both inside and outside of all points of entry to and exit from the licensed premises; and anywhere within secure or limited-access areas in the licensed facility.
- The physical media or storage device on which surveillance recordings are stored shall be secured in a manner to protect the recording from tampering or theft.
- Recorded images shall clearly and accurately display the time and date. Time is to be measured in accordance with the United States National Institute Standards and Technology standards.
- The video surveillance system shall be equipped with a failure notification system that provides notification to MONTEREY RETAIL SOLUTIONS, as applicable, of any interruption or failure of the video surveillance system or video surveillance-system storage device.
- Electronic records will be secured and/or backed up in a manner that prevents unauthorized access and that ensures the integrity of the records is maintained.
- All archived required records not stored electronically shall be stored in a locked storage area. Current records may be kept in a locked cupboard or desk outside the locked storage area during hours when the licensed business is open.
- Archive video recordings in a format that ensures authentication of the recording as a legitimately-captured video and guarantees that no alterations of the recorded image have taken place. Videos can be easily accessed for viewing from security, law enforcement, or an employee upon request.
- Surveillance system will be equipped with redundancy and/or offsite backup to mitigate any risk of tampering with video footage. Video surveillance records and recordings available immediately upon request.

- Surveillance system will be equipped to retain a minimum of 90 days of continuous recording data from every camera installed at the licensed premises. Data will be easily accessible in the event that footage is requested.
- If MONTEREY RETAIL SOLUTIONS has been notified in writing by the BCC or DPH (wherever applicable) or its authorized agents, law enforcement or other federal, state or local government officials of a pending criminal or administrative investigation for which a recording may contain relevant information, licensed operators shall retain an unaltered copy of the recording until the investigation or proceeding is closed or the entity conducting the investigation or proceeding notifies the licensed operator that it is not necessary to retain the recording.
- Surveillance recordings are subject to inspection by the BCC and shall be kept in a manner that allows the Bureau to view and obtain copies of the recordings at the licensed premises immediately upon request. We shall also send or otherwise provide copies of the recordings to the Bureau upon request within the time specified by the Bureau..

Third Party Security Policies:

1. Security services will be provided by a third-party state licensed Security Company that operates in accordance with all local and state laws. We plan to engage Warner Safe Guard, Inc, PPO License #17601. Security equipment and installation will be provided by Valley Video Security.

Theft Prevention

1. Inventory systems will be employed to track Products and the personnel responsible for processing it throughout the manufacturing process;
2. Access of personnel within the premises will be limited to those areas necessary to complete job duties, and to those time-frames specifically scheduled for completion of job duties;
3. Tasks or processes with high potential for diversion (including the loading and unloading of transportation vehicles) will be supervised and recorded; and
4. Designated areas will be provided for personnel to store and access personal items.

Investigations

1. Any breach or theft shall be investigated internally; included by interviewing employees and (where possible) other third parties. Any evidence of a breach or theft shall be kept pending the investigation.
2. Procedures shall be set up to notify the Monterey Police Department immediately after discovering any of the following: (a) diversion, theft, loss, or any criminal activity; (b) the loss or unauthorized alteration of business records related to employees or agents of the business; (c) significant discrepancies identified during inventory; or (d) any other breach of security.
3. MONTEREY RETAIL SOLUTIONS acknowledge that inspections shall be scheduled by the Monterey police chief whenever deemed necessary by the police chief. Inspections shall take place at a reasonable time with prior notice to MONTEREY RETAIL SOLUTIONS. Upon request, MONTEREY RETAIL SOLUTIONS shall timely provide the police chief with records related to

the business, including, but not limited to, utility bills from the commercial energy provider for the premises. MONTEREY RETAIL SOLUTIONS acknowledge that this section shall not limit any inspection authorized under any other provision of law or regulation.

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Operating Hours - RMA Response

Operating Hours

Monterey Retail Solutions shall operate only in accordance with the operating plans reviewed and approved by the County. The County shall limit the hours of operation for a retail facility to begin no earlier than eight a.m. and to end no later than eight p.m.

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

***Hazardous Materials, Waste Disposal and Returned Inventory
- RMA Response***

Hazardous Materials, Waste Disposal, and Returned Inventory

Purpose: This document describes responsibilities that shall be implemented by all members of Monterey Retail Solutions as a condition of employment regarding the disposal of waste. The purpose of this document is to ensure all employees follow the Waste Disposal policies and procedures. Monterey Retail Solutions has no intention or plans for use of potentially hazardous waste or other agricultural chemical additives.

Policy: In accordance with the California Health and Safety Code and the U.S. Environmental Protection

Agency's Worker Protection Standard, hazardous wastes will be used, handled, stored, and disposed of in a manner conforming to the manufacturer's Safety Data Sheet and labeling guidelines. Policy Citation: 3-8-8307(b)(1). Monterey Retail Solutions will not mix, prepare, over-apply, or dispose of hazardous waste in any location where they may enter the riparian setback or waters of California. Policy Citation: 3-8-8307(b)(8); 3-8-8307(b)(9).

Hazardous Materials:

Monterey Retail Solutions as a retail store does not anticipate any hazardous material on or stored within the premises.

1. As we do not anticipate any hazardous materials we do not have a requirement to upload any hazardous materials information into the CA environmental reporting system database.
2. Monterey Retail Services will have 2 above-ground water tanks, and a septic tank below ground. Human waste, and other ordinary retail waste, will be the primary form of waste to be generated onsite.

Returned Product:

Monterey Retail Solutions will accept returns of cannabis goods that were previously sold on-site. We will not resell cannabis goods that have been returned. We shall treat any cannabis goods abandoned on the Business Premises as a return. We shall destroy all cannabis goods that have been returned to us, as required by the State of California and the DCR.

Waste/Returns Disposal:

- A) Monterey Retail Solutions disposes of cannabis waste in a secured waste receptacle on the licensed premises
- B) Any waste that is disposed of is removed from its packaging, deemed not hazardous, and is made unusable and unrecognizable by the waste management service.
- C) When cannabis products are disposed of, Monterey Retail Solutions will create and maintain a record of the date, type and quantity disposed of, the manner of disposal, and the persons present during the disposal, with their signatures. Info is entered into the track and trace system and disposal records are kept for a minimum of 7 years.

- a. Cannabis waste is considered non-recycleable, and will be disposed of in a 1 - 1 yard locking trash bin supplied by Waste Management.

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Customer Verification Practices - RMA Response

Proposed Customer Verification Practices

1. Relevant statutes - Monterey Retail Solutions will comply with all laws regarding product sales and customer age/identity verification as follows:

- a. *Except as otherwise provided by state law, access to the Business Premises shall be limited to individuals who are at least 21 years old and have a bona fide business reason for entering the Business Premises. An individual younger than 21 years of age may enter the Business Premises to purchase medical cannabis goods only if the individual is a medical cannabis patient. Any medical cannabis patient younger than 18 years old shall be accompanied by his or her parent, legal guardian, or primary caregiver. (Violation Type – Serious)*
- b. *Individuals shall only be granted access to the area to purchase medical cannabis goods after the Licensee has identified the individual as a medical cannabis patient or a primary caregiver. Prior to identifying an individual as a medical cannabis patient or a primary caregiver, a Licensee shall verify that the individual has valid proof of identification as required by the State of California. In the case of a primary caregiver, valid written documentation containing the signature and the printed name of the medical cannabis patient designating the individual as a primary caregiver for a medical cannabis patient is required. A Licensee shall only sell medical cannabis goods to medical cannabis patients or the primary caregivers of medical cannabis patients once identification is verified. (Violation Type – Serious)*
- c. *All deliveries of cannabis goods must be performed by a delivery employee of a Licensee conducting Delivery for Retailer Commercial Cannabis Activity. Each delivery employee of a Licensee shall be at least 21 years of age. Only authorized employees of the Licensee can be in the delivery vehicle during the time of delivery. A Licensee may use the services of an independent contractor or courier service to deliver cannabis goods if the State of California permits this type of delivery method. (Violation Type – Moderate)*
- d. *EFFECTIVE AS REVISED JULY 23, 2018 22 3. All deliveries of cannabis goods shall be made in person, pre-ordered, packaged for sale, labeled, and placed in exit packaging prior to being dispatched for delivery. A delivery of cannabis goods shall not be made through the use of an unmanned vehicle. A Licensee may only deliver cannabis goods to a physical address within the boundaries of the County of Monterey. A Licensee may only deliver outside of the County of Monterey with the approval of DCR and the affected jurisdiction. A Licensee shall not deliver cannabis goods to an address located on publicly owned land or any address on land or in a building leased by a public agency.*
- e. *Electronic age verification shall be utilized to determine the age of any individual attempting to purchase Cannabis goods for delivery and shall be required at each point-of-sales location. All employees shall be instructed in its use. Cannabis products shall not be sold to the public without electronic age verification.*

2. Proposed Customer Verification Practices for Retail Customers

The typical customer workflow will consist of:

- a. Prospective customers presenting their identification at front desk check-in.
- b. Monterey Retail Services will confirm the customer's eligibility for purchase based on their possession of a government-issued ID demonstrating they are over 21 years of age.
- c. Staff will allow the customer into the showroom.
- d. Monterey Retail Services will assist the customers with any product inquiries they may have, guide them through the payment process, and then direct them off-site.

3. Verification for Medical Cannabis Patients

Verifying customers for non-medical retail sales will consist of checking for valid government-issued identification proving customers are over the age of 21. For medical-side patients, however, the process could be somewhat less clear. Medical patients may be under the age of 21, for instance, and in any case will need to be able to demonstrate they are a medical marijuana patient or authorized caregiver.

Pursuant to these regulations, Monterey Retail Solutions will lean on the Medical Marijuana Identification Card Program (MMICP) to verify patient status for any medical cannabis purchases. ID cards issued through this program can only be obtained by patients or their legal representatives if an applicant is diagnosed with a serious medical condition for which the medical use of marijuana is appropriate. They must be able to prove residency within the county where they apply for the MMIC; provide valid government-issued proof of identity at the time they submit their application; and have a copy of written documentation contained in medical records from their physician (medical doctor, osteopath or podiatrist) stating that they have a serious medical condition and that the medical use of marijuana is appropriate. The MMIC card typically lasts for one year before expires and must be renewed.

The MMIC program establishes a data repository of card verification through the development of a web-based system that ensures information security through the use of protected firewalls and assigned user IDs and passwords to county health departments. The MMIC further collects and reports application information entered by counties or their designees; assigns unique card identification numbers, and prints MMICs and send them to county programs. This allows immediate access for the verification of the MMIC by law enforcement officials and others.

In this manner, the MMIC program provides a framework for ensuring integrity in the medical marijuana retail process.

In the event that a patient does not present a medical patient card, Monterey Retail Solutions will also accept a valid doctor's recommendation on prescription pad.

- a. Prospective medical patients will present their identification and doctor's recommendation and/or caregiver's documentation at front desk check-in.
- b. Monterey Retail Services will confirm the customer's eligibility for purchase based on their possession of a valid doctor's recommendation, which must be verified in the physician's database.
- c. Upon verification of doctor's recommendation and/or caregiver's documentation, Staff will allow the customer into the showroom.
- d. Monterey Retail Services will assist the customers with any product inquiries they may have, guide them through the payment process, and then direct them off-site.

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Product Supply Chain - RMA Response

Monterey Retail Solutions Product Supply Chain

Monterey Retail Solutions will be a Type 10 cannabis retailer (dispensary) and delivery service operating at 1031 El Camino Real, Salinas CA 93907.

Cannabis retail storefronts sell cannabis goods to customers at its premises and/or by delivery. A retailer must have a licensed physical location (premises), including an address where commercial cannabis activities are conducted. Licensed cannabis retailers may only sell cannabis goods, cannabis accessories, and licensees' branded merchandise or promotional materials.

Cannabis retailers must adhere to all of the requirements for Commercial Cannabis Licensees that involve storage of inventory, record keeping, security, surveillance requirements, and compliance with the Track and Trace program. Additional requirements that are specific to retailers include highly regulated areas such as retail location, hours of operation, goods display, selling of live plants, daily limits on sale, packaging, labeling, returns, inventory documentation and more

As a licensed retailer may only receive cannabis goods for sale from a licensed distributor Monterey Retail Solutions will only stock and sell inventory items from licensed distributors. Prior to receiving any inventory from a licensed distributor, Monterey Retail Solutions will ensure that the distributor's license is current, that all cannabis goods comply with all packaging and labeling requirements, and that no cannabis goods being purchased from a distributor are expired.

Retailers must meet compliance requirements for their operations concerning hours of operation, packaging, and strict delivery regulations. Retailers cannot accept, possess, or sell cannabis goods if they are not packaged as they will be sold at final sale.

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Inventory Control and Monitoring to Prevent Diversion

- RMA Response

Inventory Control Plan for Monterey:

INVENTORY CONTROL & MONITORING TO PREVENT DIVERSION

As our goal is to demonstrate full compliance with the Bureau's Cannabis Regulations, in advance of their full implementation, MONTEREY RETAIL SOLUTIONS will require seed-to-sale tracking with each of the locally licensed cannabis operations as a condition of sale. There are multiple Seed-to-sale tracking systems available. The system selected must adhere to the specifications listed herein; however, final contract award to a specific vendor has not been made.

At all times during operations we shall maintain an active and functional account within the track-and-trace system prior to engaging in any commercial cannabis activity, including the purchase, sale, packaging, transfer, return, destruction, or disposal of any cannabis goods.

Track-and-Trace Monitoring

MONTEREY RETAIL SOLUTIONS shall comply with Article 2 of Subchapter 5 of the CDPH's Manufacturing Regulations that govern Track-and-Trace System requirements. Specifically, MONTEREY RETAIL SOLUTIONS shall designate one individual owner as the track-and-trace account manager. The account manager may authorize additional owners or employees as track-and-trace system users and shall ensure that each user is trained on the track-and-trace system prior to its access or use. The account manager and each user shall be assigned a unique log-on, consisting of a username and password. The account manager or each user accessing the track-and-trace system shall only do so under his or her assigned log-on credentials. Log-on, username, or password shall not be transferred between individuals for any reason. The account manager shall maintain a complete, accurate, and up-to-date list of all track-and-trace system users, consisting of full names and usernames.

MONTEREY RETAIL SOLUTIONS shall monitor all compliance notifications from the track-and-trace systems, and timely resolve issues detailed in the compliance notification. MONTEREY RETAIL SOLUTIONS shall keep a record, independent of the track-and-trace system, of all compliance notifications received from the track-and-trace system, and how and when compliance was achieved. If MONTEREY RETAIL SOLUTIONS is unable to resolve a compliance notification within three business days of receiving the notification, the licensee shall notify the Bureau immediately. MONTEREY RETAIL SOLUTIONS shall be accountable for all actions its owners or employees take while logged into or using the track-and-trace system, or otherwise while conducting track-and-trace activities.

Further, MONTEREY RETAIL SOLUTIONS shall comply with the reporting requirements enumerated in §40512, which include:

- (a) A system account manager or user shall record all of the following activities in the track-and-trace system within 24 hours of the activity:
 - (1) Receipt of cannabis material.
 - (2) The transfer to or receipt of cannabis products for further manufacturing from another licensed manufacturer
 - (3) All changes in the disposition of cannabis or cannabis products. A change in disposition includes, but is not limited to:
 - (A) Processing of the cannabis or further processing of the cannabis product;
 - (B) Packaging cannabis products.

- (4) Transfer of cannabis products to a distributor.
- (5) Any other activity required by the track-and-trace system to be captured.
- (b) The following information shall be recorded for each activity entered into the track-and-trace system:
 - (1) The licensed entity from which the cannabis material or product is received, including that entity's license number, and the licensed entity to which the cannabis product is transferred, including that entity's license number.
 - (2) The name and license number of the distributor that transported the cannabis material or cannabis product.
 - (3) The type of cannabis material or cannabis product received, processed, manufactured, or transferred.
 - (4) The weight or count of the cannabis material or cannabis product received, processed, packaged, or transferred.
 - (5) The date of receipt, processing, packaging, or transfer.
 - (6) The unique identifier assigned to the cannabis material or cannabis product.
 - (7) Any other information required by other applicable licensing authorities.

MONTEREY RETAIL SOLUTIONS shall order UID tags within 5 business days of receiving access to the track-and-trace system, and further comply with UID tag requirements per §40517.

Should MONTEREY RETAIL SOLUTIONS lose access to the track-and-trace system for any reason, we will follow the procedures outlined in §40513.

Further, with respect to inventory control of our cannabis and cannabis products, MONTEREY RETAIL SOLUTIONS shall establish and implement a written inventory control plan capable of tracking the location and disposition of all cannabis and cannabis products at the licensed premises, in compliance with §40482. MONTEREY RETAIL SOLUTIONS will also conduct the following procedures in accordance with the Regulations:

- A licensee shall reconcile the on-hand inventory of cannabis and cannabis products at the licensed premises with the records in the track-and-trace database least once every thirty (30) calendar days. Reconciliation shall be performed by one person and independently verified by a second person.
- If a licensee finds a discrepancy between the inventory and the track-and-trace database, the licensee shall conduct an audit.
- The licensee shall notify the Department within 24 hours if an audit reveals a discrepancy that is not within five percent of the documented inventory.
- If a licensee finds evidence of suspected theft or diversion, the licensee shall immediately report the suspected theft or diversion to the Department.

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Record Retention Plan - RMA Response

Record Retention Plan

General (Applicable to all Licensees)

Under MAUCRSA, each licensee shall keep and maintain the following records related to commercial cannabis activity for at least seven years:

(1) Financial records including, but not limited to, bank statements, sales invoices, receipts, tax records, and all records required by the California Department of Tax and Fee Administration (formally Board of Equalization) under Title 18 California Code of Regulations sections 1698 and 4901.

(2) Personnel records, including each employee's full name, social security or individual tax payer identification number, date employment begins, and date of termination of employment if applicable.

(3) Training records, including but not limited to the content of the training provided, and the names of the employees that received the training.

(4) Contracts with other licensees regarding commercial cannabis activity.

(5) Permits, licenses, and other local authorizations to conduct the licensee's commercial cannabis activity.

(6) Security records, (except for surveillance recordings required pursuant to section 5044 of this division).

(7) Records relating to the composting or destruction of cannabis goods.

(8) Documentation for data or information entered into the track and trace system.

(9) All other documents prepared or executed by an owner or his employees or assignees in connection with the licensed commercial cannabis business.

Records shall be kept in a manner that allows the records to be produced for the Bureau at the licensed premises in either hard copy or electronic form, whichever the Bureau requests.

A licensee may contract with a third party to provide custodial or management services of the records. Such a contract shall not relieve the licensee of the licensee's responsibilities under this section.

Distribution Records (Applicable to Distributors)

In addition to the general record retention requirements of all licensees, Distributors shall maintain the following records:

(1) Inventory logs and records;

(2) Vehicle and trailer ownership records;

(3) Quality-assurance records;

(4) Records relating to destruction of cannabis goods;

(5) Records relating to tax payments collected and paid under Sections 34011 and 34012 of the Revenue and Tax Code.

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Odor Prevention Plan - RMA Response

Odor Prevention

As our facility will be a retail, our architectural and design specifications shall ensure that any odors emitted within the areas of operations will be contained to such areas.

Overview

Monterey Retail Solutions, will serve as a licensed dispensary for cannabis products in the state of California. There will be no cultivation, extraction, manufacturing or packaging of cannabis products. As such "open product" and other "odor-emitting activities" are not part of the operational plan of the facility. Because of the intended use, almost no odor should emanate from the facility. However, in the spirit of local and state compliance, as well as being a good employer and good neighbor, we take Odor Mitigation seriously and provide the following plan for The County of Monterey review.

Odor Control and Air Purification

HVAC (Heating Ventilation Air Conditioning) Design

1. Building Environmental Controls

a. The building HVAC system will include standard building environment controls for the rooms in the facility.

2. Odor Control

a. There will be no open product allowed on our premises, which will eliminate the possibility of offensive cannabis odor.

3. HVAC Fire Alarm Interface and HVAC Automatic Shutoff

a. Per the 2013 California Mechanical Code Section 608.0 and California Fire Code, all air moving systems over 2,000 CFM or a combined service area must have an automatic shut down in the event of fire. Automatic shut off shall be accomplished by interrupting the power source of air moving equipment upon detection of smoke in the main supply-air duct or after activation of the sprinkler monitoring system.

b. Smoke detectors shall be factory installed in the air moving equipment as per California State Fire Marshall requirements and installed in accordance with the manufacturer's recommendations.

c. Centrally monitored Carbon Monoxide detectors will be placed strategically throughout the facility to monitor and maintain a safe Carbon Monoxide level in the facility.

The minimum outdoor airflow rate shall comply with the requirements of the County. The air removed by the mechanical exhaust system shall be discharged outdoors at a point where it will not cause a nuisance and not less than the distances specified by the County. The air shall be discharged to a location from which it cannot again be readily drawn in a by a ventilation system.

1. The HVAC system air handling units will be outfit with active carbon filters from the Camfil commercial line. These filters are certified with a 1500 Microparticle Performance Rating (MPR) and designed to not only filter airborne dust, allergens, bacteria and viruses, but are electrostatically charged to capture microscopic particulate. Camfil filters also provide:
 - a. Reduced energy costs during the entire life of the air filter. Camfil air filters optimize efficiency and energy use reducing HVAC energy costs by up to 50 percent. The media

type coupled with the innovative media configurations deliver lower pressure drops over the life of the air filters -- and a significantly reduction in energy use.

- b. Lower carbon footprint because Camfil air filters perform more efficiently, use less energy and require less-frequent change outs. Using fewer filters means fewer dollars spent on fuel at every step – from raw material acquisition and processing to filter manufacturing, distribution, transportation to users, and ultimately, transport to a landfill, and recycling. The lower amounts of energy consumed at every stage contributes substantially to a reduced carbon footprint.
 - c. Waste reduction is typically reduced 30% to 75% – lowering the frequency of filter replacements means fewer filters go to the landfills.
 - d. Higher IAQ (Indoor Air Quality) rating than is required for hospitals and laboratories. Our air filtration systems operate at a Minimum Efficiency Reporting Value (MERV) certified level 13.
2. Air filters will be changed more frequently than directed by the manufacturer (typically every 90 days) to insure proper odor confinement.
 3. Fresh air will be brought in through the HVAC filtration/ventilation system.

Building Environmental Controls

1. The building HVAC system will include standard building environment controls for the office, lobby, offices, restrooms and all common areas.

Code and Safety Considerations

1. Automatic power interruption shall occur upon the immediate detection of smoke anywhere in the facility.
2. Smoke detectors shall be factory installed in the air moving equipment as per California State Fire Marshall requirements and installed in accordance with the manufacturer's recommendations.
3. Centrally monitored Carbon Monoxide detectors will be placed strategically throughout the facility to monitor and maintain a safe Carbon Monoxide level in the facility.

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Parking Plan - RMA Response

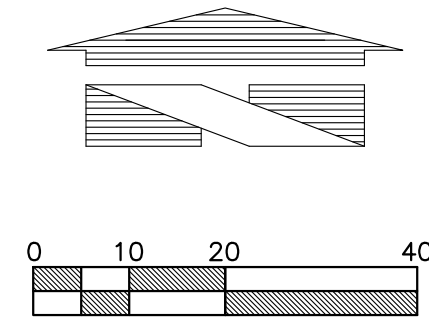
Parking Plan

Property Location: 1031 El Camino Real, Salinas, CA 93907

The current parking plan for Monterey Retail Solutions includes 8 existing striped parking spots on the upper portion of the premise. With consideration to the size of our upper lot, we are anticipating an additional 34 parking stalls to be striped. The total number of parking spots for Monterey Retail Solutions will be 42. Please see the attached diagram for parking stall layout.

ARCHITECTURAL SITE PLAN

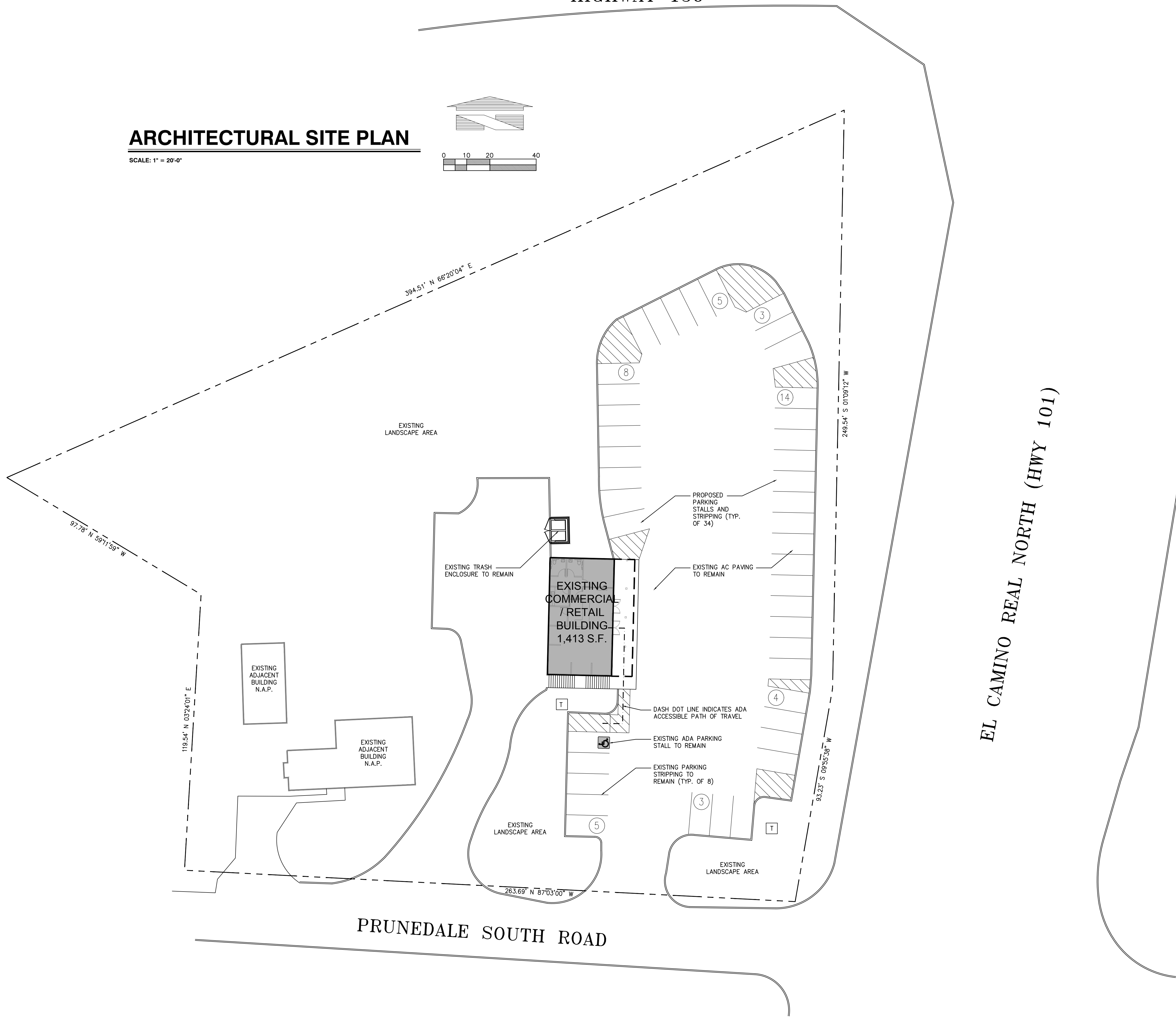
SCALE: 1" = 20'-0"



HIGHWAY 156

EL CAMINO REAL NORTH (HWY 101)

PRUNEDALE SOUTH ROAD



SITE DATA

ADDRESS: 1031 EL CAMINO REAL
SALINAS, CA 93907

PERMIT #: TBD

A.P.N.: 133-023-042-000

LOT SIZE: 78,519 S.F. (1.80 ACRES)

COUNTY: MONTEREY COUNTY

EXISTING ZONE: LC - LIGHT COMMERCIAL

PROPOSED ZONE: LC - LIGHT COMMERCIAL

PROPOSED LAND USE: RETAIL / COMMERCIAL

BUILDING AREA: 1,413 S.F.

BUILDING HEIGHT: 16'-4" EXISTING

CONSTRUCTION TYPE: V-B/NON-SPRINKLERED

OCCUPANCY: TYPE: M

OCCUPANCY LOAD: TBD

HOURS OF OPERATION: TBD

PARKING REQUIREMENTS: 1 SPACE / 250 S.F. OF FLOOR AREA
REQUIRED: 6 SPACES (INCLUDING 1 H.C.)
TOTAL PROVIDED: 8 SPACES (INCLUDING 1 H.C.)

PROPERTY OWNER / APPLICANT

1725 SAINT GERTRUDE, LLC
310 GOETT AVE
SANTA ANA, CA 92707
E-MAIL: jeff@quaticdesignspace.com
CONTACT: JEFF THEEDERS

ARCHITECT

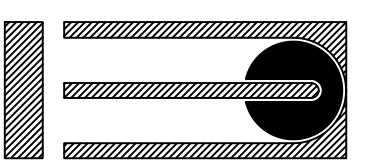
EMPIRE DESIGN GROUP, INC.
PO BOX 944
MURRIETA, CA 92564
PHONE: (951) 696-1490
FAX: (951) 696-1443
CELL PHONE: (951) 809-7601
E-MAIL: ghann@empiregr.biz
CONTACT: GREGORY HANN, ARCHITECT

PHYSICAL ADDRESS:
24861 WASHINGTON AVE.
MURRIETA, CA 92562

DRAWING INDEX

AS 1 ARCHITECTURAL SITE PLAN
A 1.0 FLOOR PLAN
A 2.0 EXTERIOR ELEVATIONS

EMPIRE DESIGN GROUP, Inc.



24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443

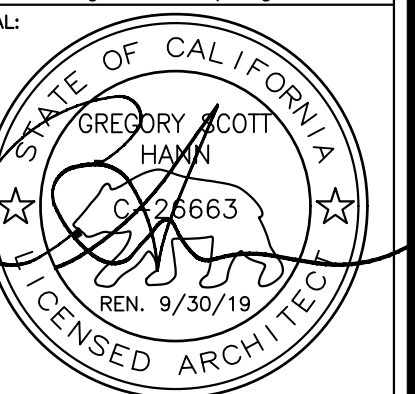
All ideas, designs and layouts shown on these drawings, including all documents on electronic media are the property of empire design group, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent, and may not be reproduced or used without the written permission of empire design group.
All rights reserved

CLIENT:

MANIFESTSEVEN

SALINAS CANNABIS
1031 EL CAMINO REAL
SALINAS, CA 93907

Architect of Record:
GREGORY S. HANN, AIA
24861 WASHINGTON AVE.
MURRIETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz



Date: JUNE 10, 2019

Project Number: EDG#04588

NO.	DATE	REVISION DESCRIPTION

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH
DRAWING TITLE:

ARCHITECTURAL SITE PLAN

SHEET NO:

AS 1

VICINITY MAP



NOT TO SCALE

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Property Owner Authorization - RMA Response

**PROPERTY OWNER/LANDLORD AUTHORIZATION FOR INSPECTION
AND RIGHT TO OPERATE A COMMERCIAL CANNABIS OPERATION**

I, Abundant Investments LLC, am the owner of the property located at 1031 El Camino Real, Salinas, CA 93907.

I authorize the commercial cannabis business entitled **Monterey Retail Solutions, LLC**, to operate a commercial cannabis business at the property – as permitted by the County of Monterey – for the specific uses of: sales and dispensing of cannabis, cannabis products, and cannabis related products, and allow the County of Monterey to enter the property for inspection of the property.

I declare under penalty of perjury that the foregoing information is true and correct.

Executed this 6th day of June 2019.



ABUNDANT INVESTMENTS, LLC,
a Delaware limited liability company

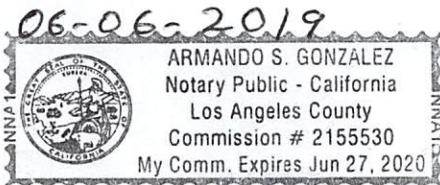
By: Abundant Investments Manager, LLC,
a California limited liability company

Its: Managing Member

By: Robert Dee

Its: Managing Member

By:


Robert Dee

1 CA ACK ATTACHED

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

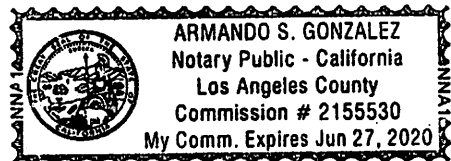
On 06-06-2019 before me, ARMANDO S GONZALEZ, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared ROBERT L. AZZELIO-DEE,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Owner/Employee Information - RMA Response

Monterey Retail Solutions - Owner/Employee Information

Name	Address
Robert Dee	4001 Inglewood Ave. Bldg. 101, Ste. 751, Redondo Beach, CA 90278
Pierre Rouleau	26401 La Traviata, Laguna Hills, CA 92653
Dmitry Gordeychev	11347 Nebraska Avenue #302, Los Angeles, CA 90025
Sturges Karban	1755 Argyle Avenue #1209, Los Angeles, CA 90028

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Onsite Water Plan - RMA Response

Onsite Water Plan

Property Location: 1031 El Camino Real, Salinas, CA 93907

Per our conversation with the county, it is understood that the well supplying water to the property is experiencing high levels of nitrogen contamination that make drinking water unsafe for consumption. The Tuff Shed business currently renting the property are enrolled in the county drinking water delivery program, which Monterey Retail Solutions intends to enroll in upon taking occupancy.

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

North County Fire Protection District - RMA Response

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

North County Fire Protection District - RMA Response

North County Fire Protection District Response

Property Location: 1031 El Camino Real, Salinas, CA 93907

Monterey Retail Solutions will be a storefront dispensary and delivery service providing customers with the highest quality cannabis available. Our products will be held to the highest standards on the market, we will have a high end feel that Monterey citizens can feel proud of. Our mission is to have every member come away with a positive and educated experience, which will in turn lead to long-term sustainability.

Historical uses of the property include that of a Tuff Shed retail store and automotive repair. Tuff Shed's activities are to have ceased prior to August 1, 2019, the automotive repair shop will continue to operate on the lower level of the property. The change of operations will have minimal impact on the business activities taking place on the property, which will be in compliance with all California Building and Fire codes.

There currently exists a fire alarm system in the Tuff Shed that will be integrated with the security system. Portable fire extinguishers are installed onsite. We have also purchased a KNOX Box for the property. There will be no security devices (or other) that could obscure means of egress from the building.

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Administrative Permit - RMA Response

Proposed Typical Daily Business Practices:

On a typical business day, Monterey Retail Solutions will:

- Coordinate the transport of upcoming deliveries with local distribution networks.
- Perform data entry of Seed to Sale Tracking Manifest, of both incoming and outgoing product.
- Verify that all products on the manifest have been received and enter into inventory system with assignment of batch number.
- Stock Dispensary Area for retail sale when product has been moved into the available product inventory.
- Confirm employee/volunteer compliance with dispensary standard operating procedures.
- Perform daily verification of product inventory for shrinkage. Monterey Retail Solutions understands that carefully tracking inventory is not just as a part of running a successful business, but is also part of ensuring that product is not being disseminated into the community in unintended ways.
- Maintain a web presence with updated online listings of available products and pricing.
- Perform careful security system testing.

Monterey Retail Solutions' proposed retail business promises to be an effective, organized operation to generate revenue which will in turn benefit the Monterey community. It will directly create local employment opportunities for Monterey citizens. Beyond that, it will benefit the burgeoning cannabis industry as a whole, which will in turn generate further revenue for Monterey and the surrounding areas by encouraging citizens to choose the legitimate cannabis industry over other avenues and ensure that more tax dollars are being directed into city coffers. Monterey Retail Solutions seeks to ensure the county of Monterey has access to the highest quality of legal cannabis and cannabis products.

Procurement procedures:

Procedures for purchasing product from other businesses will involve ensuring that they are operating in good standing and that are parties are complying with applicable laws. We will:

- Locate a distributor for the product that we identify as good candidates for retail sale
- We will research the license of the potential distributor to verify their good standing
- We will send them Letter of Intent (LOI)
- Upon receiving a quote from the distributor, we will pay them for their goods and a Seed to Sale tracking manifest
- The product will be delivered to us and we will incorporate it into our inventory as described in the section above

Retail procedures:

Procedures for selling cannabis and cannabis product will involve ensuring all products are in good standing and all parties are complying with applicable laws. We will:

- Prospective customers presenting their identification at front desk check-in.
- Confirm the customer's eligibility for purchase based on their possession of a government-issued ID demonstrating they are over 21 years of age, or posses doctor's recommendation and/or caregiver's documentation.
- Staff will allow the customer into the showroom.

Delivery procedures:

Procedures for delivering cannabis and cannabis product will involve ensuring all products are in good standing and all parties are complying with applicable laws. We will:

- Confirm the customer's eligibility for purchase based on their possession of a government-issued ID demonstrating they are over 21 years of age, or possess doctor's recommendation and/or caregiver's documentation.
- Upon verification of valid ID, Staff shall take order and deploy delivery driver.
- Delivery driver will load delivery vehicle and verify delivery route to customer
- Upon arriving at customer, delivery driver will ask to verify ID of customer to match order
- Upon completion of customer delivery, driver will continue to next customer delivery or return back to the premise at 1031 El Camino Real.

Waste Procedures:

All recyclable waste will be disposed of in a non-lockable waste container provided by Waste Management. All non-recyclable waste (cannabis and non-cannabis) will be disposed of in a lockable container provided by Waste Management.

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Onsite Water Plan - RMA Response

Onsite Water Plan

Property Location: 1031 El Camino Real, Salinas, CA 93907

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Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Solid Waste/Recycling - RMA Response

Solid Waste and Recycling Management

Property Location: 1031 El Camino Real, Salinas, CA 93907

Solid Waste Management and Recycling will be performed by Waste Management, who we have contracted with to provide a 1-1 yard locking trash bin and 1-1 yard recycle bin waste receptacle (see attached recommendation service level).

Recyclables shall be separated from other solid waste generated on the premises. All non-recycled materials shall be emptied into the 1-1 yard locking trash bin, which, at all times, shall remain locked. Cannabis and cannabis produced goods shall be considered non-recyclable, and will be disposed of accordingly. All recycled materials shall be emptied into the 1-1 yard recycle bin waste receptacle, which is non-lockable.

Monterey Retail solutions will not generate more than 4 yards of organic solid waste per week, and shall handle all construction and demolition materials in accordance with Cal Green's requirements to divert at least 65% of waste to an approved recycling facility.



Waste Management
11240 Commercial Parkway
Castroville, CA 95012-3206

June 18, 2019

Monterey Retail Solutions
1031 El Camino Real
Salinas, CA 93908

Subject: Waste collection service level recommendation for Monterey Retail Solutions

Dear Mr. Jared Younker,

Waste Management has reviewed the disposal needs for Monterey Retail Solutions. The recommended service level for Monterey Retail Solutions is 1-1 yard locking trash bin and 1-1 yard recycle bin waste. Please contact us when you need the accounts set up to begin service.

Thank you,

A handwritten signature in blue ink, appearing to read 'Kristin Skromme'.

Kristin Skromme
Public Sector Manager
kskromme@wm.com
831.796.2220

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

North County Fire Protection District - RMA Response

North County Fire Protection District Response

Property Location: 1031 El Camino Real, Salinas, CA 93907

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Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

***Wastewater Onsite Treatment Systems - RMA
Response***

Wastewater System

The property at 1031 El Camino Real is equipped with a 1,250 gallon conventional, gravity fed septic tank. The permit reflects 200 GPD and 6+ employees. On 7/16/19 the tank was pumped and inspected by Alonso's Pumping Service. During the general inspection the tank was shown to be in good working condition with no repairs required. There are no signs of infiltration or failure. Liquid level was normal upon opening.

There is a trench dispersal system located on the Installation Map. There is approximately 120' of distance between the water well and soil treatment area. Primary and secondary drainfields with diverter valve are present. Each were tested 30 minutes (480 gallons) for the total time of 60 minutes (120 gallons) and show no signs of failure.

Restroom and toilet wastewater drain into septic tank. Wastewater tank will be treated and wastewater disposed as needed by Alonso's Pumping Service. Using the supplied Monterey County Wastewater Generation spreadsheet we anticipate our current wastewater usage at 190 gallons a day to increase minimally to 260 gallons per day.



Monterey County Environmental Health Bureau
 Environmental Health Review Services
 1270 Natividad Road, Salinas, CA 93906
 (831) 755-4507

**Conventional Onsite Wastewater Treatment System
 Performance Evaluation**

Street Address: 1031 E1 CAMINO REAL APN: 133-023-042-000
 City: SALINAS Date: 7-16-2019 Time: 8:30 am/pm
 Owner: _____
 Phone: _____ Fax: _____
 Email: _____
 Reason for Inspection: TRANSFER OF OWNERSHIP.

Homeowner Questionnaire:

Age of wastewater treatment system (years): 8
 How many years have you owned the home? _____
 The following are connected to the onsite wastewater treatment system:
 Water softener Garbage disposal Spa Tub Leaking Fixtures in home
 In-home business: Yes No Type: TUFF SHED SUPPLIER
 Number of people occupying dwelling: Currently: 6 Anticipated: 6
 If currently unoccupied, for how long has it been vacant? _____ (Months)
 Current number of bedrooms in dwelling: PERMIT REFLECTS 200 GPD & 6+ EMPLOYEES
 Has there ever been a backup in the house? Yes No Date: _____
 List any known repairs made to the system: NONE
 Has the system recently been inspected by others? Yes No
 If so, who? _____
 Did it fail? Yes No
 Is there a service contract for system components? Yes No
 Company: ALONSO'S PUMPING SERVICE
 Date the tank last pumped: 7-16 (DURING INSPECTION) Never to my knowledge
 At what frequency? UNKNOWN PRIOR TO LAST PUMPING Company: _____
 Additional Comments: _____

The above information is true to the best of my knowledge.

Owner Signature

Date

System Type

System is: Conventional: Gravity feed Pump System
 Pre-treatment Unit Installed* Manufacturer: PROPERTY: 1031 EL CAMINO REAL
 SALINAS, CA 94907
 *Complete specific manufacture inspection report for the pre-treatment installed.

Tank Inspection (Observations prior to pumping the tank)

Tank Material: Concrete Fiberglass Plastic Redwood

Tank Manufacturer: UNKNOWN

Tank Capacity: 1250 GALLONS

Lids at Grade? Yes No If No, How deep is lid buried?
 Risers on Tank? Yes No Evidence of infiltration in Risers? Yes No
 Lids Secure? Yes No Lids in acceptable Condition? Yes No
 Can surface water infiltrate into the tank? Yes No
 Any indicators of previous failure? Yes No

If Yes, explain:

Liquid Level Relative to Outlet (in): At Above Below

Evidence liquid level has been higher? Yes No

Continuous inflow observed? Yes No Source: Groundwater Leaking Fixtures

Presence of flocculant in clear zone Yes No

Evaluation of layers in the tank:

Compartment	Scum Depth (in)	Scum Color	Clear Zone (in)	Clear Zone Color	Sludge Depth (in)	Sludge Color	Odor	Other
Inlet	6"	BROWN	39"	GREEN	12"	BROWN	NONE	
Outlet	3"	BROWN	51"	GREEN	3"	BROWN	NONE	

Comments: TANK SHOWS NO SIGNS OF INFILTRATION OR FAILURE.
 LIQUID LEVEL NORMAL UPON OPENING OF LIDS AND START OF INSPECTION

Tank Pumping

Gallons Pumped out: 1364 gallons

Effluent Filter Installed? Yes No Functioning Properly? Yes No

Effluent Filter Cleaned? Yes No Percent plugged? 80%

Baffle in Place? Yes No Baffle structurally sound? Yes No

Tank appears to be watertight (no visual leaks) Yes No Rebar exposed? Yes No

Corrosion present? Yes No Cracks present? Yes No

Root Intrusion? Yes No Fracture/Flaking? Yes No

Non-Concrete - Concaved/Bulging or other indication of structural failure? N/A Yes No

Comments: TANK IS IN GOOD WORKING CONDITION AND NO REPAIRS ARE REQUIRED

PROPERTY:
1031 EL CAMINO REAL N
SALINAS CA 93907

RURAL SEPTIC TECH
BY: SAL CASILLAS
831-7768109
DATE: 7/17/2019

Pump Tank

Does the system contain a dosing or pump tank?

Yes No

Type of pump:

Ejector Pump Grinder Pump

Tank integrity sound (free of cracks, infiltration, etc.)?

Yes No

Is the pump elevated off the bottom of the chamber?

Yes No

Does the pump work?

Yes No

If there is a check valve, is a purge hole present?

Yes No

Is there a high water alarm?

Yes No

Does the alarm work?

Yes No

Estimated gallons between pump on and high water alarm:

Do electrical connections appear satisfactory?

Yes No

Did you remove solids from the pump tank?

Yes No

Comments:

Dispersal System

Dispersal System is: Trench Seepage Pit Gravel-less Chambers Drip Disposal

Other:

Dispersal System Location:

Installation Map Snaked and Located Probed onsite Unknown* (Comment required)

Is there:

Comment required for Yes

Any indication of a previous failure?

Yes No

Seepage visible in the disposal area?

Yes No

Lush vegetation present?

Yes No

Ponding water in the distribution media?

Yes No

Uneven distribution of effluent in the field?

Yes No

Odors present?

Yes No

Determine approximate distance between water well and soil treatment area.

Approximate distance is (feet): 120'

Comments: UNABLE TO SNOW CAMERA FOR A SNARE AND LOCATE PASSED THE DIVERTER VALVE. DRAINFIELDS ARE UNDER PAVED DRIVEWAY/PARKING LOT & UNABLE TO PROBED ONSITE. INSTALLATION MAP DATED (11/2011) SHOWS LAYOUT.

Hydraulic Load Test Performed

Yes No

Flow Rate (gpm): 12 Minutes test run: 60 mins Total Gallons: 720 GALLONS

Bladder-type device used Water added to outlet chamber of tank prior to pumping

Was backflow into the tank from the outlet pipe observed?

Yes No

Estimate of water backflow after test:

After test was seepage present in the dispersal area?

Yes No

After test were odors present in the dispersal area?

Yes No

Comments: PRIMARY & SECONDARY DRAINFIELDS W/ DIVERTER VALVE PRESENT. EACH WERE TESTED 30 MINS (480 GALS) FOR TOTAL TIME 60 MINS (720G) AND SHOW NO SIGNS OF FAILURE.

RURAL SEPTIC TECH
 BY: SAC CASTILLAS
 DATE: 7/17/2019

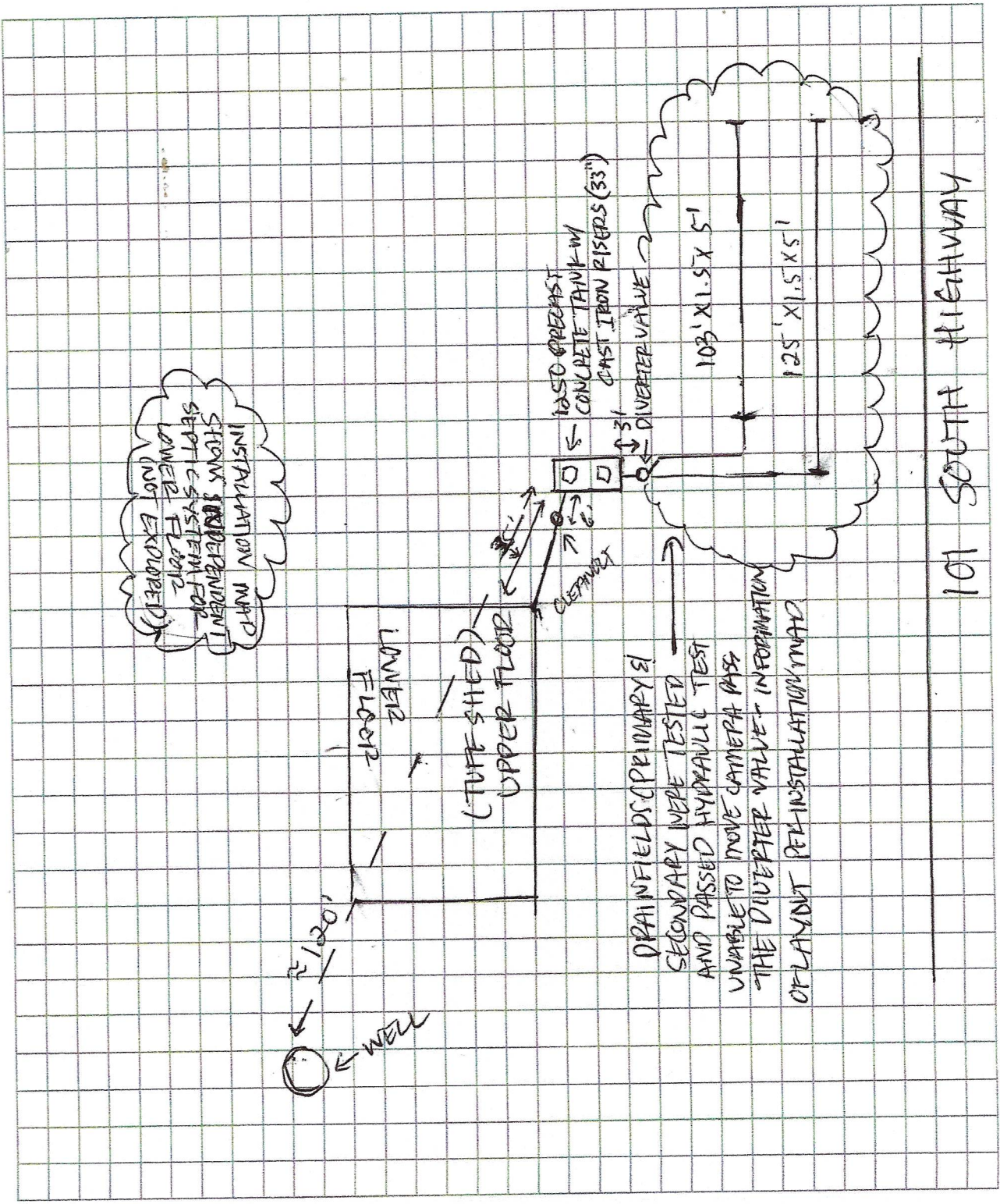
Sketch of System (or provide on a separate sheet)

PROPERTY: 1031 EL CAMINO REAL N SALINAS

For reproducible results, show dimensions from structures that will not change, such as corners of the house. Show details, such as the road, in relation to the house to get the correct orientation. Show all located components

Scale: 1 square/s = 12 ft

Comment: AREA WHERE SEPTIC SYSTEM STANDS IS PAVED PARKING LOT



INSTALLATION NOT
 SHOWS INDEPENDENT
 SEPTIC SYSTEM FOR
 LOWER FLOOR
 (NOT EXPLORED)

DRAIN FIELDS (PRIMARY &
 SECONDARY) WERE TESTED
 AND PASSED HYDRAULIC TEST
 UNABLE TO MOVE CAMERA PASS
 THE DIVERETER VALVE - INFORMATION
 OF LAYOUT REINSTALLATION MAP

101 SOUTH HIGHWAY

RURAL SEPTIC TECH
BY: SAL CASILLAS
DATE: 7/17/2019

PROPERTY: 1031 EL CAMINO REAL
SALINAS, CA 93907

Checklist Summary

- 1.) Tank is: Acceptable – Currently Functioning Properly
 Unacceptable Condition – Repairs can bring tank to Acceptable
Provide recommendations in comment
 Unacceptable Condition - Failed
 Not Evaluated

Comments: *The tank has all the components required for optimal performance including an effluent filter. No repairs are recommended or required.*

- 2.) Pump Tank is: N/A Acceptable Unacceptable Condition

Comments:

- 3.) Dispersal System is: Acceptable – Currently Functioning Properly
 Inconclusive – More Information Required
Provide recommendations in comment
 Unacceptable Condition - Failed
 Not Evaluated

Comments: *The installation map shows primary and secondary drainfield layout both lines were tested for 30 minutes each and no feedback was observed. DIVERTER VALVE APPROX 3'6" DEEP. BOTH DRAINFIELDS ARE IN GOOD OPERATIONAL ORDER.*

Inspector Declaration

I, the undersigned inspector, certify that based on what I was able to observe onsite and the present condition of the onsite wastewater treatment system all of the above information is true and correct.

Inspecting Company: RURAL SEPTIC TECHNOLOGIES LICENSE # 1023034

Phone: 831-7768109

Inspector Name: SAL CASILLAS Inspector NAWT I.D. #:

Inspector Signature: *Sal Casillas*

BPO43245

MONTEREY COUNTY HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH

ONO101228

PLN030439

ONSITE WASTEWATER SYSTEM PERMIT

Monterey County Code, Chapter 15.20

1270 Natividad Road, Room B310, Salinas
(831) 755-4605-4507

1200 Aguajito Road, Monterey
(831) 647-7654

620 Broadway Suite N, King City
(831) 386-6887

Permit Number: APN 133 - 023 - 042 System # 1

Planning/Building File Number 82043245 Subdivision _____ Lot # _____

New

Replacement

Repair

Demolition

Site Address: 1031 EL CAMINO REAL (101,5) Residence: Principal Residence Other business

Owner's Name and Mailing Address: HESHAM KHACHO 301 MITCHELL RD
MODESTO, CA 95354

Commercial Use: Type Sales (CAR) Estimated Wastewater Flow: 200 GPD Number of Employees 6+ customers

Residential Use: Number of Bedrooms _____ Garbage Grinder: Yes No

Type of Water Service: Private Water Company, Name EL CAMINO W/S #7 Source of Water on-site well

Septic Tank Size: 1000 gallons; Brand: _____; Material: Concrete in prepared

Topography: Flat < 30% slope > 30% slope (Variance Required)

Total Square Feet: 2000; Dual Disposal Fields: Yes No

Disposal Field: Seepage Pits Number: _____ Diameter: _____ Effective Depth: _____

2 @ Trench Length: 100' Width: 1.5 Effective Depth: 5.0

Bed Length: _____ Width: _____ Effective Depth: _____

Other: _____ Type: _____ Infiltrative Capacity Dimensions: _____

SPECIAL CONDITIONS

*** NOTIFY THIS OFFICE 24 HOURS PRIOR TO BEGINNING CONSTRUCTION**

"All work subject to provisions of Monterey County Code Chapter 15.20. This permit shall become null and void if any work authorized hereby is not installed or completed within one (1) year from date of issuance."

- Install new per Install Engineering approved design of 5-6-05 Dual leach trenches with diversion valve.
- Abandon old existing septic tank

FEES: Health Permit Fee \$ 760
Penalty Fee \$ _____
Total Fees \$ 760

Building and Planning Environmental Health
Receipt Number: _____
Date Permit Fee Received: _____ Name: _____
Date Permit Fee Received Is The Date Of Issuance.

Plans Approved By: [Signature]
Environmental Health Specialist

Date Plans Approved: 5-06-2005

Installation Approval: [Signature]
Environmental Health Specialist

Date: 12/10/05 Installed By: _____

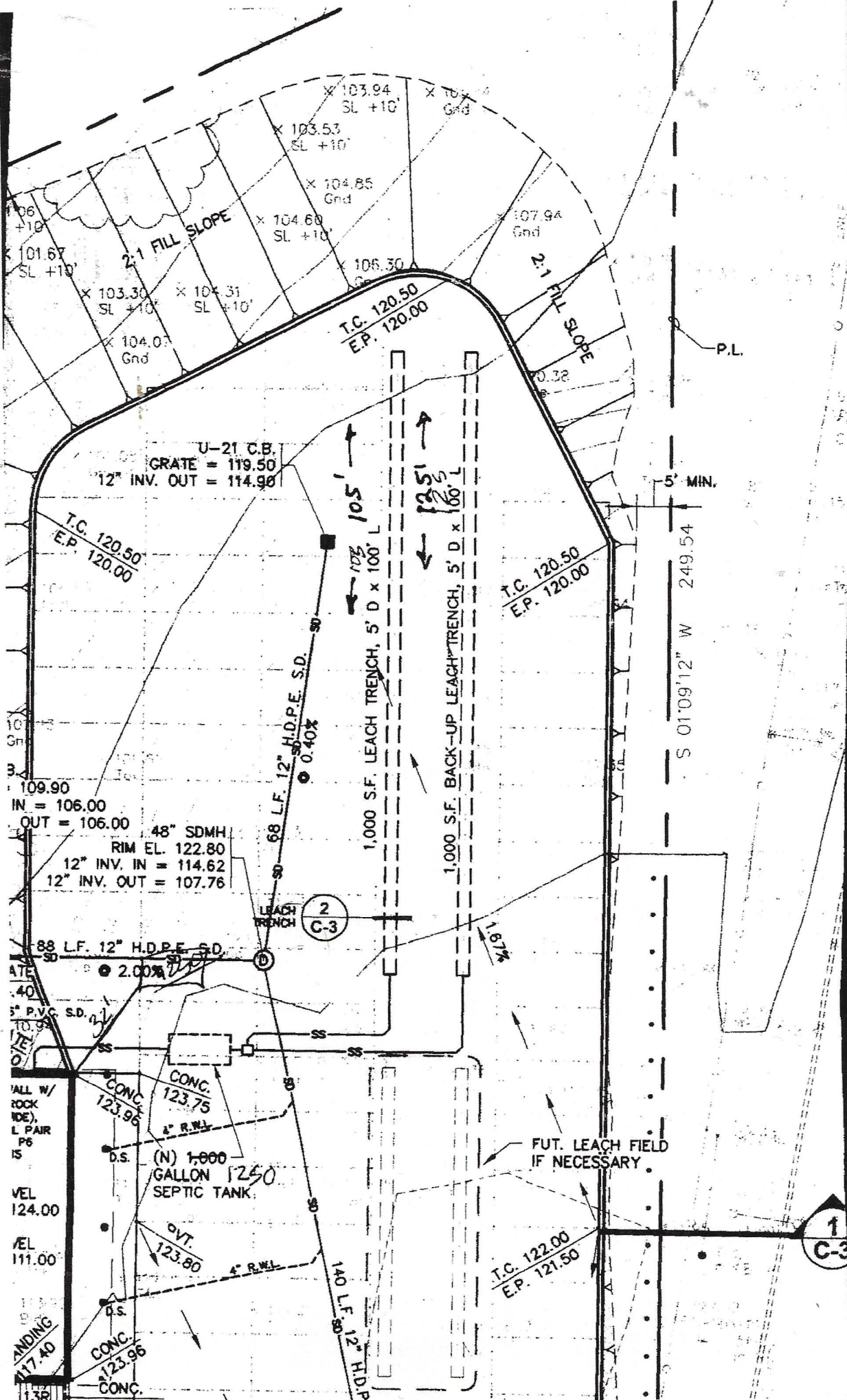
1250 gal tank
1st field 425' 2nd 103'

Contractor's License # _____

Minimum Horizontal Distance Required from:	SEPTIC TANK	DISPOSAL FIELD	SEEPAGE PITS
Building, Structure or Mobile Home	5 Feet	10 Feet	10 Feet
Property Line, Domestic Water Lines, Large Trees	10 Feet	10 Feet	10 Feet
Domestic Water Supplies *, and All Wells	100 Feet	100 Feet	150 Feet
Bodies of Water*, Watercourse, Springs	100 Feet	100 Feet	100 Feet
Reservoir Spillway Elevation	100 Feet	200 Feet	200 Feet
In Ground Swimming Pools and Spas	25 Feet*	25 Feet*	25 Feet*
Down Hill Embankment (Manmade or Natural)*	50 Feet*	50 Feet*	50 Feet*
Curtain Drains * Up Slope	20 Feet	20 Feet	20 Feet
* Down Slope	50 Feet	50 Feet	50 Feet
Minimum Vertical Distance From Groundwater	10 Feet	10 Feet	10 Feet*
Measured from bottom of Disposal Field			

Those items marked with an (*) Asterisk have further comments in footnotes of Table A of Monterey County Code 15.20 white (office); yellow (applicant); Pink Planning and Building; Golden Rod (Notification from Plng & Bldg to Env. Health)

* 755-4507



1
C-3

ON0116520



Monterey County Environmental Health Bureau Onsite Wastewater Treatment System (OWTS) Variance Request

A variance request may be granted at the discretion of the Environmental Health Bureau Director when it has been demonstrated that there is no feasible option available to install an OWTS that meets all of the requirements specified in Monterey County Code (MCC), Chapter 15.20, Sewage Disposal Ordinance. Allowance of a variance must not result in degradation to the environment or present a risk to public health and may not constitute a special privilege.

Site Address: 8956 S. Prunedale Road APN: 133023042
City: Salinas

Please explain existing circumstances on site and provide specific reasons how granting a variance from the Standards and Specifications in MCC 15.20.070 would improve the current method of wastewater disposal. Attach a separate sheet of paper if necessary:

Because of limited back yard space
five feet instead of ten feet is needed
for garage set back.

- All variance requests must be accompanied by a site diagram / map, indicating the following items:
- Buildings / Structures
 - Property Lines
 - Water Wells / Tanks
 - Drainage Retention Features
 - Uphill / Downhill Slopes, more than 25%
 - Pools & Spas
 - Existing OWTS
 - Curtain Drains
 - Bodies of Water / Drainage Ways (Ponds, springs, creeks (flowing or seasonally dry))
 - Trees

I, the undersigned owner of the property identified above, hereby request a variance from the technical standards of Monterey County Ordinance 15.20 and the Environmental Health Bureau requirements. I acknowledge that this variance information should be disclosed to subsequent property owners.

Signature of Property Owner: [Signature] Date: 11/14/11
Print Name: Exam Khacho

Mailing Address: 301 Mitchell Rd. Modesto 95354
Street Address City Zip Code
Signature of Septic Contractor: [Signature] CA License # 350505

DEPARTMENT USE ONLY - DO NOT COMPLETE FORM BELOW THIS LINE
Variance recommended based on the following:

Installer shall maximize the distance (>15") between the new seepage pits by staggering and minimizing the distance to the existing pits which are to be abandoned in place.

Recommended By: PAT TREFFRY Date: 11/17/2011
Registered Environmental Health Specialist
Approved By: [Signature] Date: 11-29-11
Supervising Environmental Health Specialist

LOCATION IS BEST FOR THE REPAIR DRAINFIELD.
PT 1/2010

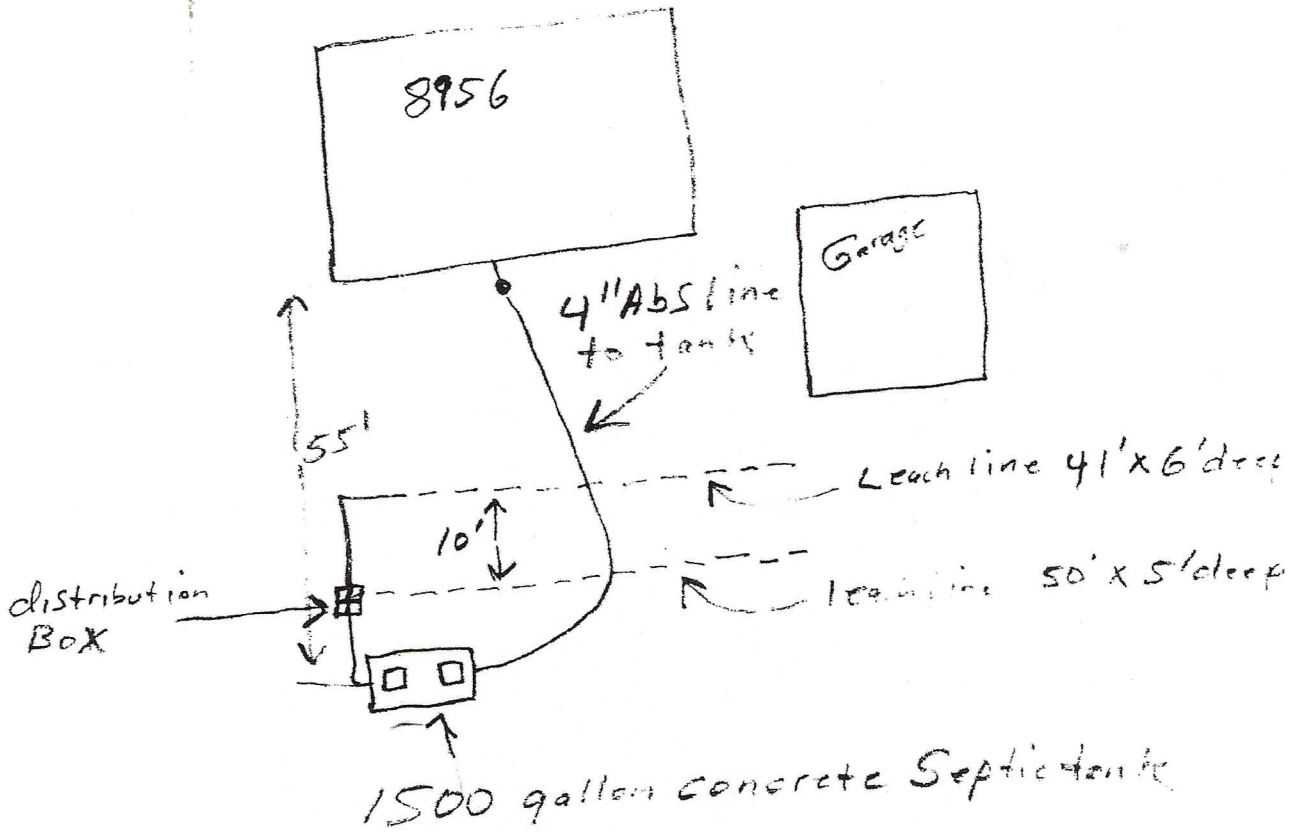
ON0110520

Septic system map
for 8956 South Prunedale Rd.

11-25-11
new leach line

APN. 133-023-042

S. Prunedale Rd.



ON 0 116520

8956 S PRUNEDALE RD

JOHN SCHAFFER - Septic Contractor
350 505

HEALTH DEPARTMENT

NOV 29 2011

ENVIRONMENTAL HEALTH

MONTEREY COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH BUREAU
WATER SYSTEM SAMPLING REPORT



System Name: EL CAMINO REAL WS #07		Sample Collection Date: See lab report	
Owner/Operator: ABUNDANT INVESTMENTS LLC		Report Date: 2/6/2019	
Mailing Address: 4001 INGLEWOOD AVE. BLDG 101 REDONDO BEACH, CA 90278		ID Number: 2700566	
Sample Site Location: See lab report	System Tested For: Bacteria (●) Nitrate (●)	Connections Permitted:	2

	Yes	No
Bacteriological Quality Meets Standards?		●
Nitrate Quality Consistently Meets Standards?		●

Any items marked "No" represent Health Code violations and must be corrected as follows:

A sample collected on the above date showed the presence of total coliform bacteria. Coliform bacteria are a group of organisms, found in plant and soil material, which are used as indicators to detect the presence of more harmful organisms.

1. Immediately protect and disinfect the water system per the attached instructions. Notify users of the disinfection process prior to starting the process. During the disinfection process, please complete the attached inspection report to help identify and correct the source of contamination. This report shall still be completed even if the disinfection process has already been done.
2. Once the disinfection process is completed and all chlorine has been flushed from the system, collect a water sample and have it retested for coliform bacteria by a laboratory certified for drinking water analysis. Make sure you use a sterile sampling container from the laboratory. A voucher for a free re-test at Monterey County Consolidated Chemistry Laboratory is attached. If you wish to use another laboratory at the water system's expense, a list of local laboratories can be found on our website at: <http://mtyhd.org/waterforms>
The retest shall be collected within 30 days of the date of this report.
3. Have the laboratory forward a copy of the bacteria results to this office.

On this same date a sample taken for nitrate was near the maximum contaminant level (MCL) of 10 mg/L when measured as nitrate-nitrogen and previously was 45mg/L when measured and reported as nitrate-nitrate. Please be advised that nitrate results will now be reported as nitrate-nitrogen (NO₃-N) to be consistent with federal reporting, in which the MCL is 10 mg/L. *This change in reporting limits did not change the actual amount of nitrate allowed.*

Although the sample did not exceed the MCL for nitrates, previous sample results do exceed the MCL. A copy of your monitoring history has been attached. Since the affect from ingesting nitrate water can be acute and since the nitrate levels have fluctuated over and under the MCL, the water system is required to remain on public notification until the nitrate levels are shown to be reliably under the MCL. Therefore, do the following;

Faint, illegible text at the top of the page, possibly a header or introductory paragraph.

Second block of faint, illegible text, appearing to be the main body of the document.

Third block of faint, illegible text, continuing the main body of the document.

Final block of faint, illegible text at the bottom of the page, possibly a signature or footer.

1. Redistribute a copy of the enclosed nitrate public notification form to each connection/residence. The notification informs all users on the water system to use bottled water for all their drinking and cooking needs.
2. Complete and sign the proof of notification and return it to this office within 15 days of the date of this report.
3. Submit an updated implementation plan detailing the course of action (i.e. new well, treatment, consolidation with another system, approved sampling plan) to reliably reduce/keep the nitrates under the MCL. The plan shall be submitted to this office within 60 days of the date of this report and the plan shall include a proposed schedule for compliance. If the system wishes to consider implementing a sampling plan to demonstrate the nitrate levels have reduced and can reliably remain under the MCL, please contact our office for more details. The sampling frequency would depend on the number of wells and system design and sampling history.

More information regarding nitrates can be found on our website at: <http://mtyhd.org/waterforms>

If you have any questions regarding this report, please call our office at (831) 755-4507 and ask for a Drinking Water Specialist or email sws@co.monterey.ca.us.

Other Information:

System Contact Information: It is important to keep our office informed of any changes in contact information so the system can be effectively notified. If the contact information on this report is not current or if you have a new phone number, please fill out the upper part of the enclosed connection list and return it to this office. Additionally, our website now has the connection information for each water system. Please view the information for your system at <http://www.mtyhd.org/waterforms> for accuracy. If changes are needed, please fill out the attached connection list and return it to this office.

System repairs: After making system repairs, such as fixing leaking, replacing system components, or installing new pumps or tanks, it is important to disinfectant the water system in case dirt or debris or other potential contamination got into the system. Make sure you coordinate with your operator or contractor to ensure the disinfection process is completed. Water system outages and or depressurization can also allow contamination to enter the system. Disinfection instructions can be found on our website at: <http://www.mtyhd.org/waterforms>

System Improvements: Prior to making system improvements such as installing new tanks or a treatment system, please submit plans to our office for review and approval. If any changes are needed to meet any applicable requirements, we can let you know before they are installed so you don't have to make retrofits.

Cross Connections: Has your water system conducted a cross connection survey and implemented a program? If not, your system may be vulnerable to contamination from an unapproved water source or an unsafe substance. Potential cross connections include private storage tanks, irrigation systems and animal troughs. Section 15.04.145 of the Monterey County Code requires water providers to implement a cross connection control program to protect the water system from contamination. As part of this program the water system shall perform a survey of the users to identify concerns and determine the appropriate backflow prevention device. More information can be found on our website at: <http://mtyhd.org/waterforms>

Animal Enclosures: If animal enclosures are too close to your well, their waste can contaminate your water supply. It is recommended that enclosures be kept at least 100' from your well. If setbacks cannot be met, in order to help reduce impacts, keep the enclosure free of waste and protect the well from trampling and any runoff and standing water. Also, place the water trough, feed, and shelter away from the well to discourage the animals from hanging out near the well.

EL CAMINO REAL WS #07, cont.

February 6, 2019

Tanks: Did you know storage tanks are a common source of bacteriological contamination? Torn or missing screens can let dust, debris, or critters into the tank. Holes, even small ones, in the top of the tank may look harmless, but can let animals or rainwater carrying debris into the tank. Regular inspections, maintenance, and repairs are important to protect the quality of your drinking water. If you have a poly tank, check your lid carefully to make sure it has a screen. Most lids are designed to vent through the lid, but the openings are usually large enough to allow small critters and bugs into the tank and a screen is needed. Screen size should be comparable to a window screen. If you have a site gauge, make sure the opening is protected (i.e., cable enclosed in a tube with opening down turned.)

Wells: Check your wellhead to make sure there are no openings and it's watertight and the slab is clean of debris. All bolts need to be tight and any vent needs to be downturned and screened. The well also needs to be protected from pooling water and all runoff needs to be diverted away to keep it out of your water supply.

Abandoned Wells: Abandoned wells can cause a safety hazard and are a conduit for contamination to get into the groundwater. Since most of us rely on groundwater to meet our drinking water needs, it is vital to protect it from all hazards. An abandoned well must have a strong watertight cover to help keep contamination out and to prevent small children and animals from falling into it until it can be properly destroyed. More information can be found on our website at: <http://mtyhd.org/wells>



COUNTY OF MONTEREY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH BUREAU

WATER SYSTEM CONNECTION LIST

Water System Name EL CAMINO REAL WS #07 System No. 2700566

Signed _____ Date _____

Print Name _____ Position _____

Mailing Address _____ Day Phone _____

Changes from last year

E-mail address _____

Number of persons Served by this System? _____ Number of Permitted Service Connections: 2 ⁽¹⁾

<u>Owner</u>	<u>Parcel Information</u>		
1. _____ # units ¹ _____	Parcel Address _____ Mailing Address _____	APN _____	Status ⁽²⁾ _____ Phone _____
2. _____ # units ¹ _____	Parcel Address _____ Mailing Address _____	APN _____	Status ⁽²⁾ _____ Phone _____
3. _____ # units ¹ _____	Parcel Address _____ Mailing Address _____	APN _____	Status ⁽²⁾ _____ Phone _____
4. _____ # units ¹ _____	Parcel Address _____ Mailing Address _____	APN _____	Status ⁽²⁾ _____ Phone _____
5. _____ # units ¹ _____	Parcel Address _____ Mailing Address _____	APN _____	Status ⁽²⁾ _____ Phone _____

⁽¹⁾ This includes single family residences, senior units and caretakers units

⁽²⁾ Active(A) or Inactive(I). Inactive status would be a vacant lot that is entitled to water connection

System Name: EL CAMINO REAL WS #07

Owner

Parcel Information

6. _____ Parcel Address _____ APN _____ Status⁽²⁾ _____

units¹ _____ Mailing Address _____ Phone _____

7. _____ Parcel Address _____ APN _____ Status⁽²⁾ _____

units¹ _____ Mailing Address _____ Phone _____

8. _____ Parcel Address _____ APN _____ Status⁽²⁾ _____

units¹ _____ Mailing Address _____ Phone _____

9. _____ Parcel Address _____ APN _____ Status⁽²⁾ _____

units¹ _____ Mailing Address _____ Phone _____

10. _____ Parcel Address _____ APN _____ Status⁽²⁾ _____

units¹ _____ Mailing Address _____ Phone _____

11. _____ Parcel Address _____ APN _____ Status⁽²⁾ _____

units¹ _____ Mailing Address _____ Phone _____

12. _____ Parcel Address _____ APN _____ Status⁽²⁾ _____

units¹ _____ Mailing Address _____ Phone _____

13. _____ Parcel Address _____ APN _____ Status⁽²⁾ _____

units¹ _____ Mailing Address _____ Phone _____

14. _____ Parcel Address _____ APN _____ Status⁽²⁾ _____

units¹ _____ Mailing Address _____ Phone _____



COUNTY OF MONTEREY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH BUREAU

February 6, 2019

To: EL CAMINO REAL WS #07
Re: Repeat Water System Sampling

LPA ID: 2700566

A routine water sample collected for the water system noted above showed the presence of coliform bacteria. Instructions have been provided to both eliminate the current bacteriological contamination, and to help safeguard the system from future contamination. Part of the process to ensure that the bacteria recently found has been effectively removed from the system, is the collection of a repeat water sample after the disinfection procedure has been completed.

This is a voucher that entitles the above-mentioned water system to one (1) free-of-charge repeat water sample analysis for coliform bacteria. To be valid, the original voucher must accompany a repeat water sample, collected in an approved sample container, and be presented to the **Monterey County Health Department Consolidated Chemistry Laboratory** within **30 days of the voucher date**. A website link to a list of other laboratories was included with the attached inspection report, and all are capable of analyzing a repeat water sample, **but other laboratories will not accept this voucher**. If you have any questions, please call a WATER SYSTEM SPECIALIST at 755-4507.

REHS: CHERYL SANDOVAL



COUNTY OF MONTEREY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH BUREAU

Collecting Bacteriological Water Samples

(Para obtener este documento en español vaya a - <http://www.mtyhd.org/waterforms>)

If possible, collect samples at cold-water faucets that are free of contaminating devices such as screens, aeration devices, hoses, point-of-use devices, or swiveled faucets. If you must use a tap that has a screen or an aeration device, remove these before taking your sample. Do not obtain samples from taps that leak around the valve stem and allow water to flow over the outside of the tap. This leakage could be a significant source of external contamination of the sample. Faucets must be high enough to put the bottle underneath without contacting the mouth of the container with the faucet.

Taking the sample:

1. Open the faucet and thoroughly flush the line for at least two to five minutes. The longer the water runs the better the chance of flushing out bacteria that may be in the building plumbing.
2. Reduce the flow until the water leaving the tap has a continuous, gentle flow without any turbulence.
3. **Sterile containers provided by your laboratory must be used. Label the sample with the System Name recognized by the county** (found at the upper left corner of your Water Inspection Report). Do not rinse the bottle prior to taking the sample. The powder in the bottle is sodium thiosulfate that inactivates any chlorine-based disinfectant. Be sure this substance stays in the bottle.
4. Remove the cap from the sample bottle and keep it in your hand facing down. Do not touch the inside of the cap or the bottle's inner surface as these actions can contaminate the sample.
5. Carefully place the sample bottle under the running water. Fill the bottle just to the fill-line; do not overfill the sample bottle or allow the water to splash.
6. Quickly replace the cap on the bottle and label the sample clearly. If samples cannot be delivered to the lab immediately, place samples in a cooler with cold packs. If ice is used, at no time should the sample container be immersed or submerged in the ice or melted ice water. The sample must be delivered to the laboratory within 24 hours from the time of collection.

If contamination of the sample tap is suspected:

1. Scrub the outside and inside of the tap with a plastic-bristled brush to loosen any attached debris.
2. Open the faucet and thoroughly flush the line for at least two to five minutes and then turn the tap off.
3. Swab the tap with a disinfectant such as bleach and wait for one to two minutes.
4. Continue with the sampling procedures described above, starting with #1 ("Open the faucet...").

INSTRUCTIONS FOR THE CARE OF SMALL WATER SUPPLIES

(Para obtener este documento en español vaya a - <http://www.mtyhd.org/waterforms>)

Recently, the Monterey County Health Department took bacteriological samples of your water supply. The results showed that your water is contaminated with coliform bacteria. Coliform bacteria normally live in the soil, on plants and in the intestinal tract of humans and other warm-blooded animals. The presence of coliform bacteria in your water indicates that there is contamination in your water supply. If coliform bacteria are present, other organisms that cause disease can also be present in your water supply.

FOR THE PROTECTION OF THE SYSTEM USERS, IT IS VERY IMPORTANT THAT THE BACTERIA BE DESTROYED BY DISINFECTION.

- All users must be notified of the reasons for disinfection and precautions to be taken.
- During this process, the water may be used for toilets and bathing. Water should be provided from another source for cooking and drinking purposes. Beware of laundering clothes while chlorine is in the system, as it will bleach clothing.
- Please follow the procedures listed below to be sure that your water supply is properly disinfected and protected from future contamination.

1. Routine Protection of Water Supply:

- A. Seal all openings in the top of your well. The pump housing or well cover must be completely waterproof and insect-proof.
- B. Be sure that the cement slab around the well casing is not cracked and that it drains rain water away from the well.
- C. Electrical wires going into your well casing must be enclosed in electrical conduit. The conduit must form a waterproof and insect-proof seal with the well casing.
- D. All storage tanks and pressure tanks should be periodically cleaned and flushed out. All storage tank covers must be completely waterproof and insect-proof (all openings must be screened).

2. Chlorination Procedures:

- A. Chlorinate your well by pouring one-half gallon of laundry bleach (5.25% sodium hypochlorite) down into your well casing. Do not use the discharge pipe from the submersible pump.
- B. Chlorinate all storage tanks by adding one gallon of laundry bleach per 10,000-gallon tank capacity to the tanks when they are full. Overflow the storage tank to allow the chlorine to contact all surfaces within the tank.
- C. Open all cold water taps until a chlorine smell is detected at all taps.
- D. Close all taps. Leave the chlorine and water in the distribution lines for at least 24 hours.
- E. After 24 hours, flush your well and tanks by opening all cold water taps until the smell or taste of chlorine has subsided. (If superchlorinated, discharge tanks to waste after 24 hours.)

AFTER YOUR WATER SUPPLY IS PROPERLY PROTECTED AND CHLORINATED, HAVE YOUR WATER TESTED BY A STATE-CERTIFIED LABORATORY. SEND A COPY OF THE LABORATORY REPORT TO THIS DEPARTMENT WITHIN 30 DAYS OR AS OTHERWISE DIRECTED. INCLUDE THE NAME OF THE WATER SYSTEM WITH THE REPORT.

IMPORTANTE !

Un aviso importante requerido por el departamento de la salud del condado del Monterey

EL CAMINO REAL WS #07,

Nombre del Sistema de Agua

_____ fecha

El análisis reciente de químicos indica que el contenido de Nitrato en el agua que se le provee excede el nivel máximo de (MCL) establecido por las Regulaciones Locales, Estatales, y Federales del Agua Potable.

El MCL fue previamente establecido a 45mg/L nitrato-nitrógeno (NO₃-NO₃) y ahora se estableció a 10 mg/l nitrato-nitrógeno (NO₃-N).

Este cambio es reportado en unidades, no cambia la cantidad actual permitida de nitratos. Solo cambia el modo de expresar nitrato.

El agua que contiene nitrato en exceso de 10 mg/l (NO₃) presenta un alto riesgo para la salud humana cuando se usa continuamente para beber y prepara alimentos. Las mujeres embarazadas e infantes menores de 6 meses corren un riesgo mayor de presentar problemas de salud, etc. "Síndrome del niño Azul". La presencia de nitratos en el torrente sanguíneo reduce la capacidad de transportar oxígeno. Por consecuencia usted, está advertido de no usar el agua de este sistema en preparación de alimentos, jugos, fórmula para infantes. Usted está advertido, de que hirviendo el agua no eliminara el problema más bien incrementara la concentración de nitratos.

Las mujeres embarazadas también corren el riesgo de desarrollar los síntomas del methemoglobinemia debido a la presencia del nitrato en su agua potable. Durante el embarazo, es común que los niveles del methemoglobin aumenten del rango normal (0.5 a 2.5% de la hemoglobina total) a un máximo de 10% en la treintava semana del embarazo, y se reduce a los niveles normales después del parto. Por lo tanto, las mujeres embarazadas son susceptibles al methemoglobinemia y deben asegurarse que su agua potable no exceda los niveles seguros del nitrato. Sin embargo, no hay evidencia clara que indique que el nitrato pueda transmitirse al feto de la mujer embarazada.

AUNQUE NO SE HA CONFIRMADO SI ES PELIGROSO PARA PERSONAS CON MAS DE SEIS MESES DE EDAD, NOSOTROS REQUERIMOS QUE USTED Y TODAS LAS PERSONAS EN ESTE SISTEMA, USEN AGUA EMBOTELLADA, O' AGUA DE ALGUNA PARTE APROBADA, PARA TOMAR O' PARA COCINAR. USTED DEBE TENER CUIDADO AL TRANSPORTAR AGUA PARA PREVENIR CONTAMINACION BACTERIOLOGICO. Estos procedimientos están en efecto hasta que usted reciba noticias adicionales.

El sistema de agua esta tomando las siguientes acciones en respuesta a esta violación

Para mas información, favor de llamar: _____

Representante del sistema de agua

EL CAMINO REAL WS #07

Nombre del sistema de agua

_____ teléfono

ESCUELAS, DUEÑO O ENCARGADO DE PROPIEDADES PARA RENTAR O DUEÑOS O ENCARGADOS DE NEGOCIOS: ESTA NOTIFICACIÓN DEBE DE SER PROPORCIONADA A: ESCUELAS O SISTEMAS DE ESCUELAS TIENEN QUE NOTIFICAR LOS EMPLEADOS, ESTUDIANTES, Y PADRES DE ESTUDIANTES MENORES DE EDAD; DUEÑOS O ENCARGADOS DE PROPIEDADES PARA RENTAR TIENEN QUE NOTIFICAR INQUILINOS; Y DUEÑOS Y ENCARGADOS DE NEGOCIOS TIENEN QUE NOTIFICAR A LOS EMPLEADOS. ESTA NOTIFICACIÓN TIENE QUE SER DADO DENTRO DE 10 DÍAS DE RECIBIR ESTA NOTIFICACIÓN. ADICIONALMENTE, SI EL DUEÑO VENDE LA PROPIEDAD SERVIDO POR ESTE SISTEMA, EL VENDEDOR ES RESPONSABLE DE ASEGURAR QUE EL COMPRADOR ES INFORMADO DE LA CALIDAD DE AGUA Y PRECAUCIONES QUE SE NECESITA TOMAR.

ESTA NOTIFICACION PERMANECERA EN EFECTO HASTA QUE EL PROBLEMA SEA RESUELTO Y EL DEPARTAMENTO DE SALUD LA RETIRE

PROOF OF NOTIFICATION

As required by Section 15.04.105 of the Monterey County Code, I notified all users of water supplied by the

Name of Water System: EL CAMINO REAL WS #07

of failure to comply with primary water standards for nitrate.

Notification was performed on _____ by
(Date)

- Mail
- Hand Delivered
- Other (describe) _____

Signature

Print Name

Disclosure: Be advised that Sections 15.04.198 of the Monterey County Code states that any person who knowingly makes any false statement or representation in any application, record, report, or other document submitted, maintained, or used for purposes of compliance with this Chapter, may be liable, as determined by the Court, for a civil penalty not to exceed five thousand dollars (\$5,000) for each separate violation. In addition, the violators may be prosecuted in criminal court and upon conviction, be punished by a fine of not more than \$25,000 for each day of violation, or be imprisoned in the county jail not to exceed one year, or both the fine and imprisonment.



MONTEREY COUNTY HEALTH DEPARTMENT

Consolidated Chemistry Laboratory

1270 Natividad Road Salinas, CA 93906
Phone (831)755-4516 Fax (831) 755-4652

ELAP Certification Number: 1395

Monterey County
Environmental Health-Resource
1270 Natividad Rd.
Salinas, Ca. 93906

Friday, February 1, 2019

Lab Number: AC19860

Client code: EH-SAL-R

Sample Site: EL CAMINO REAL WS #07 - 8956 YT
Source Code :
Other ID: 2700566

Collection Date/Time: 1/28/2019 10:00
Submittal Date/Time: 1/28/2019 12:58
Sample Collector: VO C

Sample Comments: Routine Drinking Water. Receiving temperature 10.1°C.

Analyte	Method	Unit	Result	DLR	MCL	PQL	Analysis Start Date/Time
Coliforms; E. coli	SM9223	#/100 mL	ABSENT	N/A	1/100 ML*	1	1/28/2019 13:30
Coliforms; total	SM9223	#/100 mL	PRESENT	N/A	1/100 ML*	1	1/28/2019 13:30
Nitrate Nitrogen	EPA300.0	mg/L	9.7	0.4	10	0.1	1/29/2019 9:33
NO3 (Nitrate)	EPA300.0 REV	mg/L	43	2.0	45*	0.5	1/29/2019 9:33

Report approved by:

Donna Ferguson, Ph.D, P.H.M
Laboratory Director

mg/L : Milligrams per liter (=ppm)

PQL : Practical Quantitation Limit

DLR : Detection Limit for Reporting

ug/L : Micrograms per liter (=ppb)

MCL : Maximum Contaminant Level

ND : Not Detected

N/A : Not Applicable

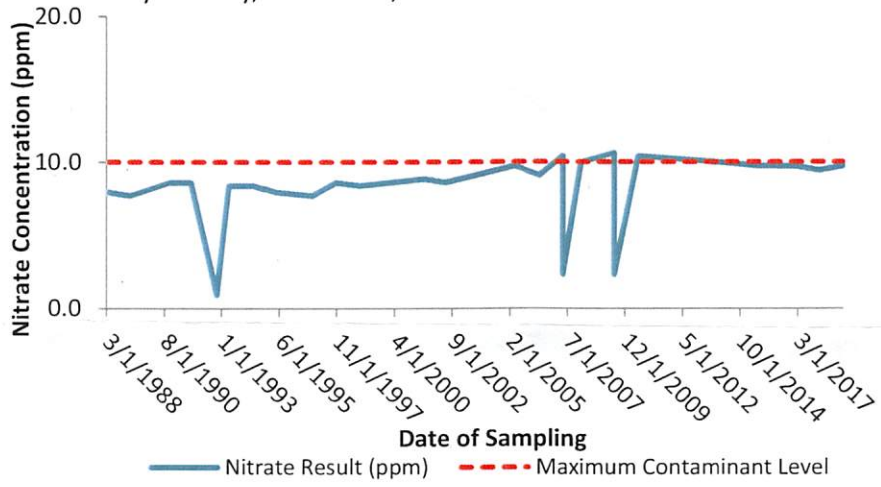
* : Primary Standards

** : Secondary Standards

*** : Action Level

Nitrate Concentration, El Camino Real #07 Water System

Monterey County, California, 1988-2014



MONTEREY COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH BUREAU
1270 NATIVIDAD ROAD
SALINAS, CALIFORNIA 93906

RETURN
SERVICE
REQUESTED

PRESORTED
FIRST CLASS

neopostSM
02/07/2019
FIRST-CLASS MAIL
AUTO
US POSTAGE \$000.38³



ZIP 93906
041M12251911

44PKS5B 90279



**Proposed Dispensary
Wastewater
Generation Estimate**

1 - Description of Population	2 - Estimated Wastewater (per Table C of Monterey County Code, Chapter 15.20)	3 - Number of People for Historical Use of Structure	4 - Estimated Wastewater Generation for Historical Use by Population (= Column 2 x Column 3)	5 - Total Wastewater Generation for Historical Use of Structure	6 - Number of People for Proposed Dispensary
Employee (8-hour shift) – no showers	15 gal/employee/day	2	30		4
Onsite Resident	75 gal/person/day	2	150	Wastewater Generation for Historical Use of Structure	0
Visitors (deliveries, customers, etc.)	5 gal/person/day	2	10	190 gal	2

7 - Estimated
Wastewater
Generation for
Dispensary by
Population
 (= Column 2 x
 Column 6)

60	
0	8 - Total Wastewater Generation for Proposed Dispensary
10	260 gal

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Consumer Health Protection Services - RMA Response

Consumer Health Protection Services

It is the goal of Monterey Retail Solutions to provide customers with the highest quality cannabis available. Our products will be held to the highest standards on the market, we will have a high end feel that Monterey citizens can feel proud of. Our mission is to have every member come away with a positive and educated experience, which will in turn lead to long-term sustainability.

In our initial filing with the Monterey County Resource Management Agency, we had indicated an interest in applying for a retail license, as well, a manufacturing and distribution license. After further review of our intended operations and the Monterey ordinance, we have decided to only apply for a retail license as our operations will no longer include manufacturing or distribution. As such, Monterey Retail Solutions would like to clarify for record that food processing, manufacturing and/or packaging activities **WILL NOT** take place on site.

Our site design accurately reflects our intended operations as a commercial cannabis retail storefront. The premise offers 1,413 sq ft of operational retail space, which will serve a maximum number of 14 concurrent customers. The maximum events in terms of number of daily guests, employees and anticipated outside vendors is 100.

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Development Engineering - RMA Response

Right of Way Improvements

Property Location: 1031 El Camino Real, Salinas, CA 93907

Monterey Retail Solutions will be a storefront dispensary and delivery service providing customers with the highest quality cannabis available. Our products will be held to the highest standards on the market, we will have a high end feel that Monterey citizens can feel proud of. Our mission is to have every member come away with a positive and educated experience, which will in turn lead to long-term sustainability.

Our site design accurately reflects our intended operations as a commercial cannabis retail storefront. The premise offers 1,413 sq ft of operational retail space, which will serve an estimated 100 daily customers. The maximum events in terms of number of guests, employees and anticipated outside vendors is 20.

After further discussion with CalTrans regarding right of way improvements, Monterey Retail Solutions is implementing a raised island "pork-chop channelizer". This will serve to prevent visitors from making a left-hand turn onto Prunedale South from the property to re-enter the 101 South Freeway. The channelizer will include a sign showing prohibited left turns, with the sides of the entrance/exit landscaped with a drought resistant plants.

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Health Department Project Description - RMA Response

Health Department Project Description

Property Location: 1031 El Camino Real, Salinas, CA 93907

Monterey Retail Solutions will be a storefront dispensary and delivery service providing customers with the highest quality cannabis available. Our products will be held to the highest standards on the market, we will have a high end feel that Monterey citizens can feel proud of. Our mission is to have every member come away with a positive and educated experience, which will in turn lead to long-term sustainability.

Historical uses of the property include that of an automotive car lot, Tuff Shed retail store and automotive repair. The car lot existed prior to Tuff Shed taking control of the upper deck of the lot. Tuff Shed's activities are to have ceased prior to August 1, 2019, the automotive repair shop will continue to operate on the lower level of the property.

Our site design accurately reflects our intended operations as a commercial cannabis retail storefront. The premise offers 1,413 sq ft of operational retail space, which will serve an estimated 100 daily customers. The maximum events in terms of number of guests, employees and anticipated outside vendors is 20.

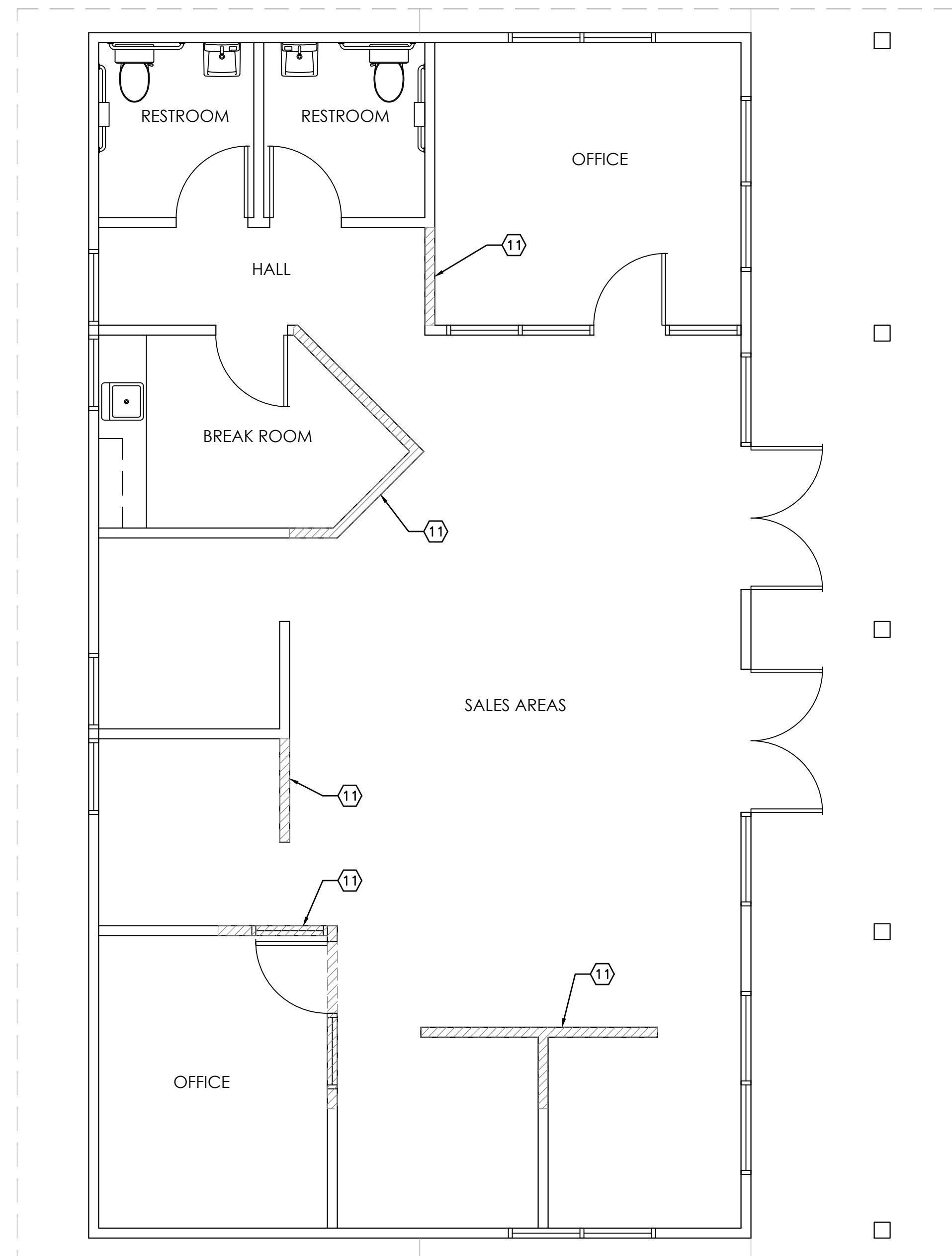
Restroom facilities at Monterey Retail Solutions will be private use only (closed to the public). We will not have an on-site caretaker.

The existing on-site building will serve as our location for retail storefront dispensary and delivery service operations. Once all action items from the Post-DRC Application review have been addressed and implemented, and all necessary site checks, permits and licenses have been acquired through the appropriate agencies, Monterey Retail Solutions will have completed its construction process and does not intend to undergo any further upgrade work on the premise. There will be no new structures proposed as part of this project.

Address the Long-Range Development and Operation of the Facilities: (Attach written descriptions *and* graphic details for each component below.)

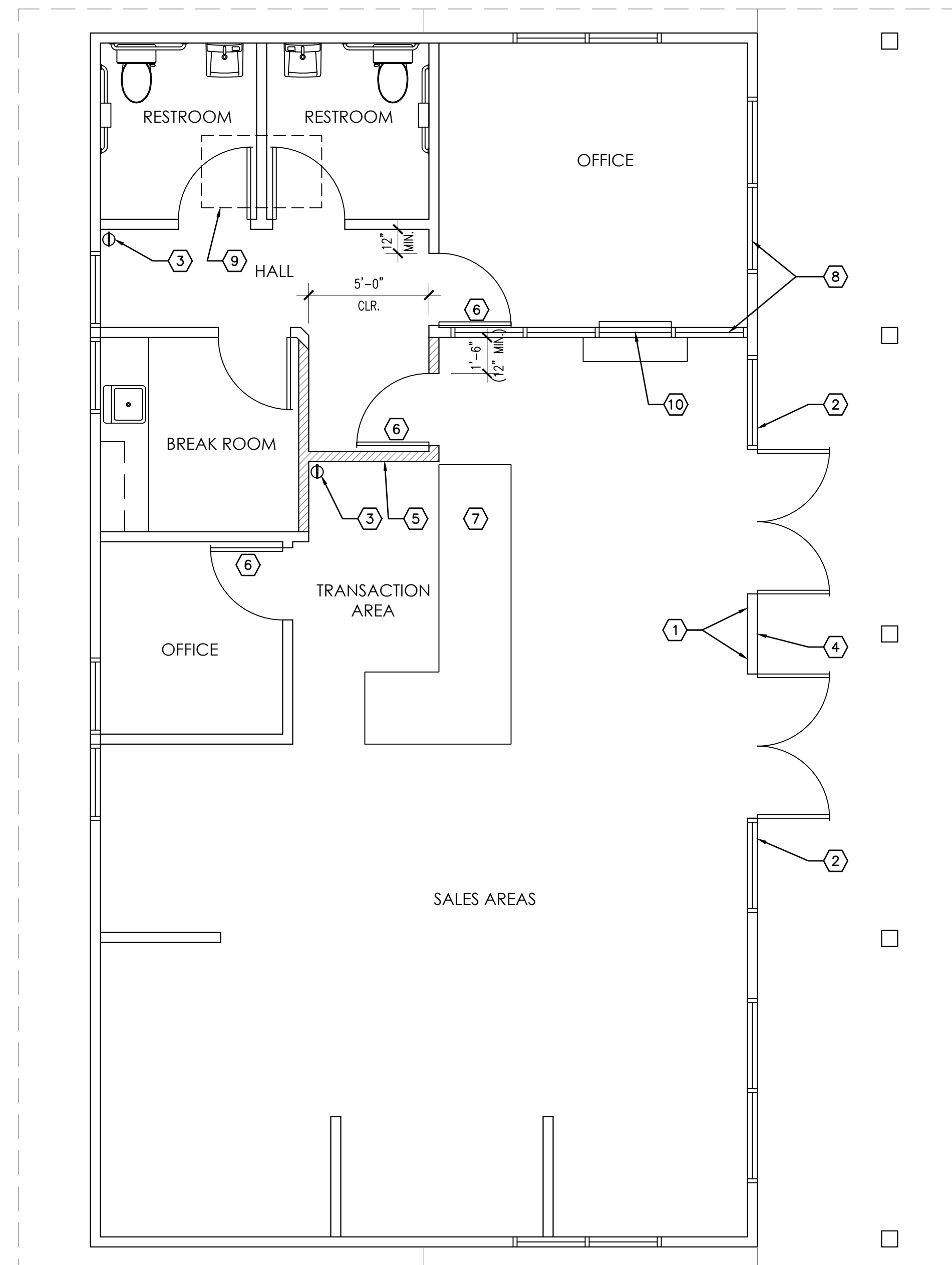
- **Physical Expansion and New Development**
Minor interior remodel planned.

**SEE EXISTING FLOOR PLAN AND PROPOSED FLOOR PLAN ON NEXT
PAGE**



B EXISTING FLOOR PLAN

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



A PROPOSED FLOOR PLAN

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

KEYED NOTES:

- 1 PROPOSED TACTICAL EXIT SIGNAGE (TYP. AT ALL EXITS)
- 2 PROPOSED ADA INTERNATIONAL ACCESSIBLE SYMBOL @ ENTRANCE COMPLYING WITH CBC 1117B.5.8 AND MOUNTED PER CBC 1117B.5.7
- 3 PROPOSED 2A 10 B/C FIRE EXTINGUISHER TO BE INSTALLED WITHIN 50' OF EACH OTHER (TYP. OF 2)
- 4 PROPOSED RAPID ENTRY KNOX BOX AND TAMPER SWITCH PER MANUFACTURES SPECIFICATIONS, INSTALL AT 60" A.F.F.
- 5 PROPOSED INTERIOR NON-LOAD BEARING WALLS AT THIS LOCATION
- 6 PROPOSED INTERIOR 3070 DOOR, MATCH EXISTING (TYP. OF 2)
- 7 PROPOSED 34" HIGH SALES COUNTER PROVIDING ADA ACCESSIBILITY UNLESS NOTED OTHERWISE
- 8 EXISTING INTERIOR AND EXTERIOR WINDOWS TO REMAIN (TYP.)
- 9 DASHED LINE OF THE EXISTING IN ATTIC HVAC TO BE UPDATED WITH ODOR PREVENTION FILTERS
- 10 PROPOSED PASS-THRU WINDOW WITH 34" HIGH ADA ACCESSIBLE COUNTERTOP AT THIS LOCATION
- 11 EXISTING INTERIOR NON-LOAD BEARING WALLS TO BE DEMOLISHED AT HATCHED AREA AS SHOWN
- 12 NOT USED
- 13 NOT USED

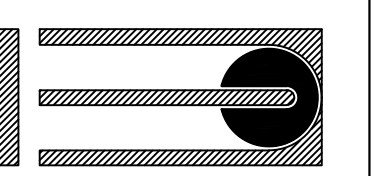
GENERAL NOTES:

- A. DIMENSION LINES ARE FROM FACE OF FRAMING OR FOUNDATION UNLESS NOTED OTHERWISE.
- B. FACE OF FRAMING ON EXTERIOR WALL IS SAME AS OUTSIDE FACE OF FOUNDATION WALL.
- C. METAL STUDS MAY BE USED IN PLACE OF WOOD STUDS, PLAN DIMENSIONS ARE BASED ON WOOD STUDS.
- D. MOISTURE RESISTANT GYPSUM TO BE USED IN TOILET ROOMS, BEHIND MOP SINK, AND ADJACENT TO COOLERS. FOR SPECIFIC SUBSTRATE REQUIREMENTS, REFER TO INTERIOR ELEVATIONS.
- E. PROVIDE BLOCKING AS REQ'D FOR ALL EQUIPMENT AND ACCESSORIES.
- F. PROVIDE CLEAR SILICONE SEALANT FOR ALL WALL TRANSITIONS.
- G. ALL MATERIALS AND APPLICATIONS TO MEET OR EXCEED LOCAL OR STATE REQUIREMENTS.
- H. WHEN SIGNS ARE USED TO IDENTIFY PERMANENT ROOMS AND SPACES OF BUILDINGS, BRAILLE MUST BE INCLUDED AS PART OF THE SIGNAGE AS REQUIRED BY CBC 1117B.5.1.1.
- I. WHEN SIGNS ARE USED TO IDENTIFY EXIT DOORS, EXIT STAIRWAYS, EXIT RAMPS OR EXIT ROUTES, TACTILE SIGNS PER CBC 1117B.5.1 ARE REQUIRED. CBC 1011.3.
- J. THRESHOLD SHALL BE NOT MORE THAN 1/2" HIGH BEVELED AT 2 HORIZONTAL TO 1 VERTICAL TO VERTICAL MAXIMUM OF 1/4". CBC 1133B.2.4.1.
- K. SANITARY FACILITIES ARE REQUIRED TO PROVIDE TWO SEPARATE TYPES OF SIGNAGE: ONE TYPE LOCATED ON THE DOORWAY TO THE FACILITY, AND ANOTHER TYPE MOUNTED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. SIGNAGE TO BE AS SPECIFIED IN CBC SECTION 1115B.6 AND 1117.B.5.
- L. WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC TABLE 803.9.
- M. SALES AND SERVICE COUNTERS SHALL COMPLY WITH CBC 11B-904.4.
- N. VISUAL AND TACTILE SIGNAGE SHALL COMPLY WITH CBC 11B-703.

WALL LEGEND:

- EXISTING WALL TO REMAIN
PROTECT IN PLACE
- PROPOSED 2X INTERIOR WALL

EMPIRE DESIGN GROUP Inc.



24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443

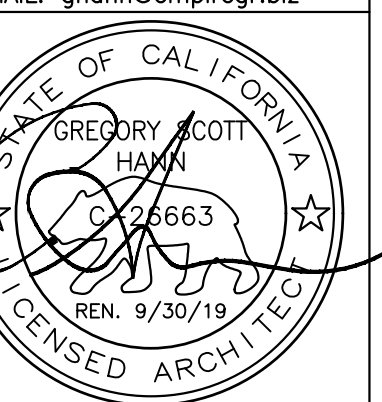
All ideas, designs and layouts shown on these drawings, including all documents on electronic media, are the property of empire design group, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent, and may not be reproduced or used without the written permission of empire design group.
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CLIENT:

MANIFESTSEVEN

**SALINAS CANNABIS
1031 EL CAMINO REAL
SALINAS, CA 93907**

Architect of Record:
GREGORY S. HANN, AIA
24861 WASHINGTON AVE.
MURRIETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz



Date: JUNE 10, 2019

Project Number: EDG#04588

NO.	DATE	REVISION DESCRIPTION

DESIGNED BY: GH

CHECKED BY: GH

DRAWN BY: AH

DRAWING TITLE:

**COMMERCIAL / RETAIL
FLOOR PLAN**

SHEET NO:

A 1.0

➤ **Operational Changes**

Detailed plans regarding the operation of the new retail cannabis space is provided in the RMA application.

****SEE STANDARD OPERATING PROCEDURES ON NEXT PAGE****

Monterey Retail Solutions, LLC



Monterey Retail Solutions, LLC

Standard Operating Procedures Manual – Dispensary

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4 - Project Location

9 - Compliance with Monterey Ordinance 21.67.040

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10 - Display of Cannabis Dispensary Permit

10 - Signs

11 - Dispensary Site Restrictions

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18 - Ongoing Diligence in Product Safety

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21 - Quality Control and Salvage Program

22 - Samples

22 - Employee Training

23 - Cash Management

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Inventory Control and Monitoring to Prevent Diversion

Record Retention Plan

Odor Prevention

Parking Plan

Property Owner Authorization

Owner Employee Information

Onsite Water Plan

North County Fire Response

Executive Summary

Handling a commercial cannabis operation (“Commercial Cannabis Activity”) is a task that only an experienced group of professionals such as those at Monterey Retail Solutions, LLC (“MONTEREY RETAIL SOLUTIONS” or “Applicant”) and its established clientele can successfully accomplish. The County of Monterey (“County”) and the new California state licensing program finally present an opportunity for the lawful cultivation of quality cannabis. Currently, this industry is an opportunity for Monterey and Monterey Retail Solutions to set the standard of excellence.

Applicant seeks to obtain a Type 10 cannabis retailer (dispensary) license with the County. The following project description and subsequent operational characteristics are with respect to our proposed dispensary operations.

We are a craft cannabis company whose sole purpose is to provide customers with the best possible overall experience. From the moment they walk in the door, they will understand that we are not an ordinary store front. We will have a high end feel that Monterey citizens can feel proud of.

Our products will be held to the highest standards on the market with an emphasis on becoming self-sustainable with local product lines. Our mission is to have every member come away with a positive and educated experience, which will in turn lead to long-term sustainability.

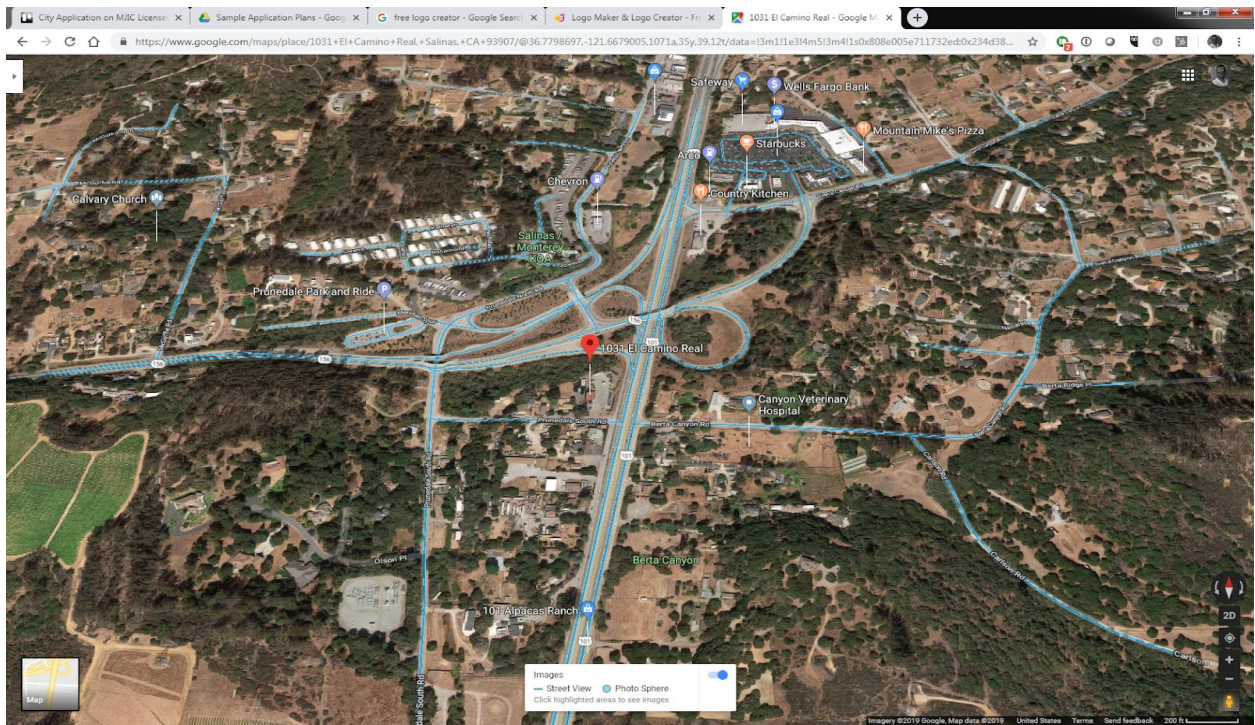
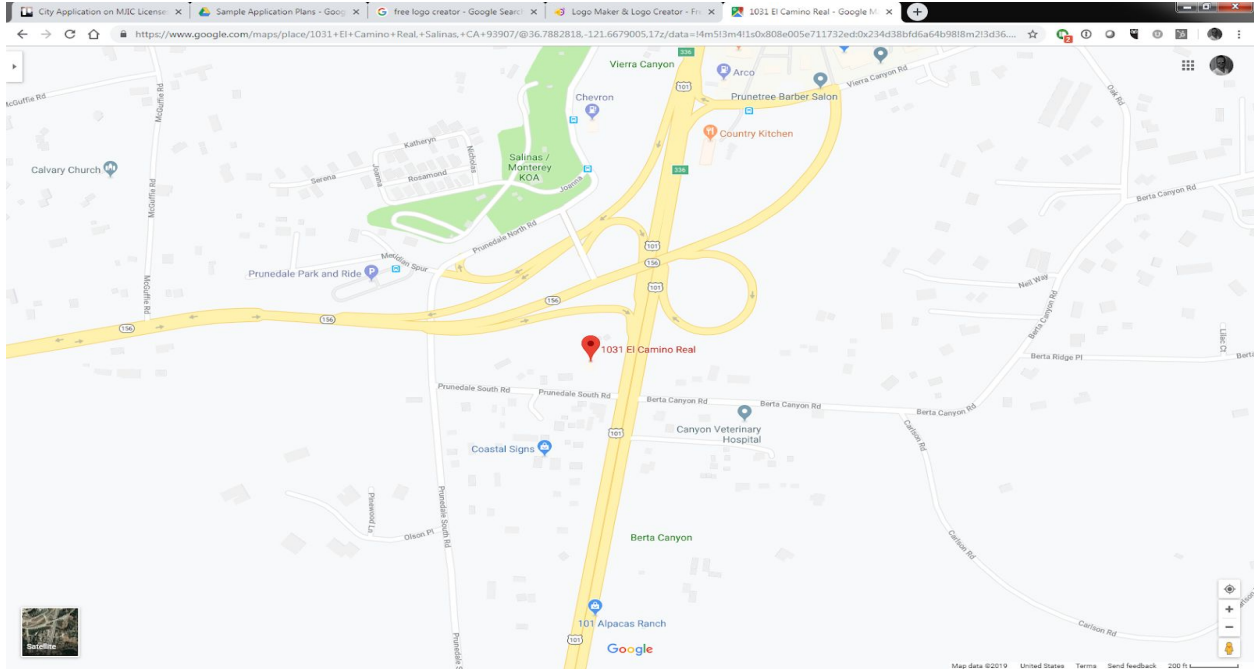
Project Location

The proposed business location for our operations is 1031 El Camino Real, Salinas, CA 93907. The assessor’s parcel number is 133-023-042-000. The location is in the Light Commercial (LC) Zoning District.

A true and correct copy of the Lease documents are attached hereto.

Below is a Google Maps screen grab of our property:

Monterey Retail Solutions, LLC – Standard Operating Procedures (Dispensary)



Below are photos of the proposed business location:



Monterey Retail Solutions, LLC – Standard Operating Procedures (Dispensary)



Monterey Retail Solutions, LLC – Standard Operating Procedures (Dispensary)





Operational Characteristics

The proposed cannabis dispensary operation will be recreational in nature.

The size of the proposed building is 1,413 square feet, and is currently a Tuff Shed Storage retail store.

Compliance with Monterey Ordinance §21.67.040 – “Regulations for cannabis retailers”

In accordance with §21.67.040, MONTEREY RETAIL SOLUTIONS will ensure compliance with the following County requirements:

- (a) Our location is zoned Light Commercial (LC) which is the permissible zone for our proposed retail operations.
- (b) Our facility is not located within a 600 foot radius of any schools, child care centers, youth centers, playgrounds or drug recovery facilities.
- (c) Our facility is not located within 1,500 feet of another approved retail facility.
- (d) We will only work with other licensed and permitted facilities who maintain operations in full conformance with state and local regulations, and will not distribute any cannabis or cannabis product unless they are labeled and in a tamper-evident package in compliance with Section 26120 of the California Business and Professions Code and any additional rules promulgated by the licensing authority.
- (e) In the event of a significant discrepancy identified during inventory, diversion, theft, loss, or any criminal activity involving the dispensary or any agent or employee of the retailer, the loss or unauthorized alteration of records related to cannabis, patients, or retailer’s employees or agents, or any other breach of security, we shall notify the Monterey County Sheriff’s Office within 24 hours or discovery.
- (f) We shall keep accurate records of all business operations and provide such records for inspection consistent with Section 26160 of the California Business and Professions Code.

- (g) Our security measures to both deter and prevent unauthorized entrance into areas containing cannabis or cannabis products shall exceed section 26070 of the California Business and Professions Code and any rules promulgated by the licensing authority.
- (h) Our dispensary operations shall only occur when we have obtained a valid Administrative permit, Land Use/Development Project Approval, Commercial Cannabis Business Permit and Monterey County Business License.
- (i) On-site smoking, ingestion, and consumption of cannabis or alcohol shall be prohibited.
- (j) All employees shall carry a copy of the documentation listed below when making deliveries. This information shall be provided upon request to law enforcement officers and to employees of state and local agencies:
 - a. A copy of the retailer’s current permits, licenses, and entitlements authorizing them to provide delivery services;
 - b. The employee’s government-issued identification;
 - c. A copy of the delivery request; and
 - d. Chain of custody records for all goods being delivered.

Storage

Our dispensary facility shall have adequate locked storage on the property, identified and approved as part of our security plan, for after-hours storage of cannabis. Cannabis shall be stored in secured rooms that are completely enclosed, or in a safe that is bolted to the floor.

Display of Cannabis Dispensary Permit

Our operation shall display our current valid cannabis dispensary permit, issued in accordance with this chapter, inside the lobby or waiting area of the main entrance to the cultivation site. The permit shall be displayed at all times in a conspicuous place so that it may be readily seen by all persons entering the distribution site.

Signs

We shall post in the lobby of our site signs that state the following:

- 1) “Smoking, ingesting, or consuming cannabis on or within 20 feet of this site is prohibited.”
- 2) “Juveniles are prohibited from entering this property unless they are a qualified patient or a primary caregiver and they are in the presence of their parent or legal guardian.
- 3) “Neither the County of Monterey, nor any other governmental agency has tested or inspected any cannabis product for pesticides, or other regulated contaminants, distributed at this location.”

Each sign shall be at least 8 inches by 10 inches in size, and shall be displayed at all times in a conspicuous place visible to members and customers in the normal course of a transaction. The signs shall not obstruct the entrance or windows of the facility.

Dispensary Site Restricted

Our business shall adhere to the following measures with respect to restricting access to the premises:

- (a) All entrances into the building shall be locked from the exterior at all times, with entry controlled by our personnel.
- (b) A manager shall be on the site at all times that, any other person except for security guards, is on the site.
- (c) While on the site, managers and staff of our facility shall wear their County-issued cannabis dispensary identification badge at all times.
- (d) Any other person other than managers or staff shall be escorted by a manager at all times while in the dispensary building.

Furthermore, some general specifications about our business that are in accordance with the County of Monterey’s requirements include:

- (a) **Juveniles Prohibited.** Juveniles shall be prohibited from the site, and no juvenile shall operate in any capacity, including, but not limited to: as a manager, staff, employee, contractor, or volunteer..
- (b) **Cannabis Consumption Prohibited.** No person shall smoke, ingest, or otherwise consume cannabis in any form on, or within 20 feet of the site.
- (c) **Alcohol Prohibited.** None of our staff shall cause or permit the sale, distribution, or consumption of alcoholic beverages on the property; hold or maintain a license from the State Division of Alcoholic Beverage Control for the sale of alcoholic beverages; or operate a business on or adjacent to the property that sells alcoholic beverages. No alcoholic beverages shall be allowed or stored on the property.
- (d) **Criminal History.** None of our existing owners have, nor will we employ any future team members, who have felony convictions, or are currently on parole or probation for the sale or distribution of a controlled substance.
- (e) **Hours of Operation.** The maximum hours of operation for our dispensary facility shall be from 8:00am to 8:00pm, unless more restrictive hours are imposed as a condition of the business and/or conditional use permit.

Compliance with Building, Fire Code, and Permitting Requirements

We shall ensure that any usage of equipment shall comply with all applicable building and fire code requirements adopted by the County. We shall further ensure that we obtain all permits required for such installation.

Dispensary Site Security

Please see our Security Plan, attached hereto, for specifications on our dispensary site security.

Our Products; Estimated Range of Quantity to Be Produced Annually; To be Sold Via Retail

We project our operations will produce revenues according to the following schedule:

- Quarter 2 shall produce revenues of \$622,333,
- Quarter 3 shall produce revenues of \$1,294,667, and

- Quarter 4 shall produce revenues of \$1,294,667

For a total projected annual revenue of \$3,211,667.

We will sell our premium strains of cannabis flower and premium oil and manufactured products extracted from our cannabis flower. We will also sell select cannabis goods from third-parties such as the following.

- Flower – All cannabis flowers, shake, or pre-rolls will be pre-packaged, either by licensed, permitted cannabis cultivating and manufacturing facilities, or by Applicant as permitted by MAUCRSA. There will be no at-purchase weighing of loose flower. The only unpackaged flower allowed on the showroom floor will be a small sample to show quality.
- Vaporizers – All vaping products will be sold in original packaging and sourced from licensed, permitted cannabis manufacturing facilities.
- Concentrates – All concentrate products will be sold in original packaging and sourced from licensed, permitted cannabis manufacturing facilities.
- Edibles - All edible products will be sold in original packaging and sourced from licensed, permitted cannabis manufacturing facilities.

Labor & Employment Practices

MONTEREY RETAIL SOLUTIONS will implement and adhere to heightened compensation and benefit standards and practices briefly set forth in this section.

On the Job Training Opportunities

- Job skill development in a new and thriving industry.
- Team Members will be trained in the proper methods cannabis handling.
- Team members will be encouraged and required to continuously refine their craft by attending workshops and continuing education seminars at no cost to them.

Employment Opportunities

- During construction and after, for local residents.
- Employees will receive a minimum Living Wage in excess of the minimum required in the application and estimated at approximately 200% of the Federal Poverty Level (for a family of two):
 - o Wages of at least \$20.50 per hour with health benefits; or
 - o The payment of at least \$23.80 per hour if no health benefits are provided as a base pay.

MONTEREY RETAIL SOLUTIONS appreciates the need for a proper shut-down process and procedures to give the County, our customer, and creditors clear notice of our business's closure. To effectuate the closure of our commercial cannabis business we shall take the following steps.

1. Notify the County of our intentions to cease operations.
2. Notify the Bureau of Cannabis Control of our intention to cease operations.
3. Collect outstanding accounts receivable.
4. We will remove all equipment, chemicals and office furniture. All equipment shall include all machine, HVAC, safe, pre-fab walls, and safe shall be removed by professional contractors.
5. Sell off inventory; consider a "going out of business" sale.
6. Properly notifying creditors (suppliers, lenders, service providers, and utilities) so as to limit the amount of time a creditor can ask pursue debts.
7. Notify customers and deal with any remaining contractual obligations. Return any deposits or payments for goods not delivered or services not rendered.
8. Terminate commercial lease Provide landlord the required notice and locate replacement tenant to mitigate damages.
9. Notify and pay employees providing as much notice as possible. If necessary, engage legal counsel to help wind-up the business. Plan to pay employees their last paychecks on their last day, with the value of accrued, unused vacation as prescribed by the Employment Code.
10. Liquidate business assets in an orderly fashion.
11. Settle or pay debts to the extent possible, prioritized to protect personal liability -- money owed to landlord, bank, suppliers, utilities, and service providers. Request letters confirming that bills are settled as we pay off each creditor.
12. Pay final federal and state payroll deposits.
13. Submit final sales tax forms and funds due up to the closeout date.
14. Cancel business credit cards and subscriptions.
15. Comply with "bulk sales laws," if required.
16. Close business bank account and any other accounts.
17. Cancel state or county permits and licenses, including seller's permit, business license, and fictitious or assumed business name.
18. File final employment-related tax returns:
 - o IRS Form 940
 - o IRS Form 941
 - o state tax withholding and wage reporting forms.
19. File final income tax returns, checking the box stating that this is our final return.

20. Upon the sale of business assets, file IRS Form 4797, *Sales of Business Property* or, if we sell the bulk of our business assets to one buyer, file IRS Form 8594, *Asset Acquisition Statement*.
21. Leave contact information with former business contacts, colleagues, and employees, and forwarding address with landlord and US Postal Office.
22. Carefully distribute any remaining assets to equity partners pursuant to governance documents.
23. Dissolve the entity by filing a "certificate of dissolution" with CA Secretary of State.

Remediation

We only use nutrients and nonhazardous chemicals which are in containers and will be taken with us when we leave the facility.

Estimate Cost

The estimated cost of Closure and remediation is approximately \$225,000, which shall include winding-up the business, attorney's fees, contractors, and cleaning up and contamination albeit unlikely.

Post-Closure

Post-closure care costs including long-term maintenance and care of the facility; however, pursuant to the Closure Plan, we do not intend to occupy the facility without a license. As a licensed commercial cannabis operator we are required to maintain commercial records for a period not less seven years which will shall store at our other licensed facilities without additional costs.

Surety Bond

We are in the process of obtaining a surety bond from a surety company that shall be submitted to County upon receipt and maintained throughout the life of the cannabis business permit ensuring that all closure and post-closure care requirements are fulfilled.

Detailed Day to Day Operations

- ✓ Coordination of transport of upcoming deliveries with local distribution networks.
- ✓ Data entry of Seed to Sale Tracking Manifest of incoming and outgoing product.
- ✓ Verification that all products on the manifest have been received. Entry into inventory system with assignment of batch number.
- ✓ When product has been moved into the available product inventory into storage, the Dispensary Area can be stocked for retail sale.
- ✓ Confirm employee/volunteer compliance with dispensary standard operating procedures.
- ✓ Daily verification of product inventory for shrinkage.
- ✓ Website updates of available products and pricing.
- ✓ Daily security system testing.

General Procedures, Practices and Guidelines—Basic Standards

The dispensary will implement the following basic operating standards, in addition to other standards as promulgated by State regulations – “CCB” stands for “commercial cannabis business:”

- Information will be posted in a conspicuous place at or near the primary secured entrance/ lobby to the premises, as follows:
 - A copy of the dispensary’s CCB license;
 - The dispensary’s hours of operation
 - The name and telephone number of the dispensary’s Manager who is authorized to receive service of process and respond to complaints or concerns about its operations.
- The flow of components, product containers, closures, labels, in-process materials and cannabis will be designed to prevent contamination.
- Operations will be performed within specifically defined areas of adequate size, and which does not emit an odor that is detectable from outside the facility.
- There will be separate or defined areas or such other control systems for the operations as are necessary to prevent contamination or miscalculation or misuse of any component in any step of the control, packaging, labeling or distribution of cannabis during the course of the following procedures:
 - Receipt, identification, storage and withholding from use of components, product containers, closures and labels, pending the appropriate sampling, testing or examination by the quality control unit before release for manufacturing, processing or packaging;
 - Holding rejected components, product containers, closures and labels before disposition;
 - Storage of released components, product containers, closures and labels;
 - Storage of in-process materials;
 - Processing operations;
 - Packaging and labeling operations;
 - Quarantine storage before the release of cannabis or cannabis products;
 - Storage of cannabis or cannabis products after release; and
- Cannabis products will not be dispensed until required Quality Assurance (QA) Procedures have been completed; the product will not be not treated or adulterated with any compound that alters its appearance, color, weight or smell.
- Each person who is engaged in processing, packaging or holding cannabis practices good sanitation and health habits, wears clean clothing appropriate for the duties he or she performs and, as necessary to prevent contamination, dons protective apparel, such as head, face, hand and arm coverings.
- Prohibition of consumption of cannabis, tobacco, and alcohol on the premises pursuant to the Ordinance.

- Job descriptions and employment contracts will be provided that, included provisions relating to the Delegation of Duties set forth below.
- Maintenance of business records such as manual/computerized records of assets and liabilities, monetary transactions, journals, ledgers and supporting documents, including agreements, checks, invoices and vouchers.
- Development of education and support materials, including with regard to:
 - The availability of different strains of cannabis and the purported effects of the different strains;
 - Information about the purported effectiveness of various methods, forms and routes of administering cannabis; and
 - Prohibition on the smoking of cannabis in public places, places open to the public and places exposed to public view;
 - Use of proper sanitation methods and techniques, including with regard to:
 - Assigning responsibility for sanitation;
 - Describing the cleaning schedules, methods, equipment and materials be used in cleaning the buildings and facilities of the cannabis establishment.
 - Identifying the use of appropriate rodenticides, insecticides, fungicides, fumigating agents and cleaning and sanitizing agents;
 - Ensuring that all sanitation procedures apply to work performed by contractors or temporary employees and work performed by full-time and regular employee during the ordinary course of operations.
- Recording transactions, including purchases, denials of sale, any delivery options, confidentiality and retention through an encrypted electronic verification system (“EVS”).
- Restricting access to areas containing cannabis to persons authorized to be in those areas and requiring that such persons provide authorizing identification.
- Prevention/discouragement of loitering.
- Security procedures and apparatuses sufficient to prevent and detect unauthorized entrance into the Dispensary (See also Security Plan) which include:
 - Conducting electronic monitoring in and about the premises which includes the use of automatic or electronic notification to alert local law enforcement agencies of an unauthorized breach of security;
 - Devices or a series of devices to detect unauthorized intrusion, which may include a signal system interconnected with a radio frequency method, such as cellular or private radio signals, or other such device;
 - Exterior lighting to facilitate surveillance;
 - Electronic video monitoring surveillance.

Delegation of Duties

The day-to-day duties of dispensary shall be delegated to certain employees of the dispensary will be broken down as detailed below.

Manager:

- Responsible for managing the daily activities of the dispensary providing advice about health issues, symptoms and medications in response to patient enquiries.
- Responsible for recruiting, training and managing staff.
- Responsible for meeting representatives
- Responsible for managing the organizations' budgets Responsible for keeping statistical and financial records.
- Responsible for preparing publiCounty materials and displays
- Handles marketing services.
- Interfaces with third – party providers (vendors).
- Controls the sales floor inventory.
- Supervises the entire sales staff and workforce.
- Manages external research and coordinates all the internal sources of information to retain the CCB's best customers and attract new ones.
- Models demographic information and analyzes the volumes of transactional data generated by customer purchases.
- Sources for clients for the CCB.
- Responsible for promoting and maintaining the CCB's image.
- Responsible for creating marketing and sales strategies, etc.
- Represents the CCB in strategic business meetings.
- Handles any other duty as assigned by the CEO.

Merchandise Manager/ Sales Agents

- Manages vendor relations, market visits, and the ongoing education and development of the CCB' buying teams.
- Helps to ensure consistent quality of products on the sales floor.
- Responsible for the purchase of goods and products for CCB.
- Responsible for planning sales, monitoring inventory, selecting the merchandise, and writing and pricing orders to vendors.
- Ensures that the dispensary operates within stipulated budget.
- Ensures that the store facility is in immaculate condition and conducive enough to welcome customers (This includes turning on equipment such as computers, scales, printers and fax machines).
- Ensures that goods and products are properly arranged and front-faced.
- Responsible for sterilizing the counter tops, scales, pill counting trays, and other medication measuring devices.
- Handles administrative and bookkeeping tasks, inventory control, stocking shelves, and data entry.
- Performs monthly inventory counts, file paperwork, and stock inventory.
- Handles any other duty as assigned by the manager.

Detailed Standard Operating Procedures to Ensure Enhanced Product Safety

Product safety involves several aspects: testing of the product itself; the manner in which the product is handled and packaged, the manner in which it is stored, the environment in which all of the foregoing occurs, and information concerning the use of the product. The CCB’s policies and procedures address each of these areas in detail.

Prior to receipt by the CCB all cannabis will have been subjected to testing by a State certified and registered Testing Laboratory. If not already packaged and/or labeled, upon receipt, the released product will be weighed, packaged and labeled. Packaged and labeled products will be examined for visual defects in the packaging or obvious deficiencies in the product. This is also part of CCB inventory control process and procedures. Defective products will be segregated for either return to the vendor supplying the product or disposal. Personnel handling the cannabis will be required to adhere to all common pharmaceutical practices for sanitary products.

Through its Manager, the CCB will investigate an appropriate array of certified Testing Laboratories and identify the most qualified facilities. The dispensary will concurrently conduct due diligence of its product suppliers to ensure that the cannabis soled has been verified by qualified Testing Laboratories.

Ongoing Diligence in Product Safety: CCB personnel will include a person, who will have the following responsibilities:

- Development of information-sharing and research relationships in the industry and scientific community concerning the various strains of cannabis, the effects of such strains and the THC/CBD constituents therein, and the ongoing state of research into the field of cannabis.
- As to Testing Laboratories to which CCB’s suppliers submit their products for testing:
 - Developing knowledge of, and performing due diligence in determining compliance with, laboratory standards of practice, standard operating procedures, chain of custody protocols, quality control and quality assurance and proficiency standards and results;
 - Determining, from information available whether the Testing Laboratory has been subjected to discipline or has rated an unsatisfactory result in proficiency testing;
 - The Testing Laboratory’s procedures and methods for testing of cannabis;
- As to suppliers from which CCB obtains cannabis products:
 - Determine the standard operating procedures & good manufacturing practices the suppliers;
 - Develop knowledge of, and perform due diligence in determining compliance with regulatory standards regarding the processing of edibles and infused products, including use of the methods, equipment, solvents, gases and mediums specified therein;
 - Develop knowledge of, and performing due diligence in determining compliance with standards regarding the sourcing and handling of non-cannabis ingredients and cannabis;
 - Ascertain the identity of the Testing Laboratory or laboratories with which they do business;
 - Conduct, where permitted, an on-site inspection of the premises in order to effectuate the foregoing;
- The CCB will further designate a person, who will be responsible for coordinating with the dispensary’s Quality Control Officer and Purchasing Agent to ensure an uninterrupted supply of

cannabis and cannabis products that meets the needs of CCB’s customer base. That person will also be responsible for implementing and overseeing the dispensary’s consumer needs’ plan;

- The CCB will also conduct its own random testing to validate results provided by its suppliers.

Packaging, Labelling and Signage – Format and Specifications: The CCB shall adhere to, and will ensure adherence by its suppliers to, the following packaging and labeling specifications for information placed on the labels of its products. MONTEREY RETAIL SOLUTIONS shall ensure compliance with the specifications for exit packaging and labeling, as promulgated by the Bureau of Cannabis Control regulations.

- For Cannabis Flower products:
 - The CCB business name and address;
 - The lot and/or batch number;
 - The date and quantity dispensed, including the net weight measured in ounces and grams or by volume, as appropriate;
 - The cannabinoid/terpinoid profile;
 - The THC and CBD potency;
 - A warning that states: “This product may have intoxicating effects and may be habit forming.”
 - The statement: “This product may be unlawful outside of the State of California.”
- For edible and infused products:
 - Monterey Retail Solutions, LLC, business name and address;
 - The lot and/or batch number(s) of all cannabis used to create the product;
 - The date and quantity dispensed, including the net weight in ounces and grams or by volume, as appropriate;
 - If the product is perishable, a suggested use-by date;
 - The terpinoid and THC profile in milligrams;
 - A list of all ingredients and all major food allergens identified in 21 U.S.C. 343;
 - A warning that states: “Caution: When eaten or swallowed, the intoxicating effects of this drug may be delayed by 2 or more hours;”
 - A warning that states: “This product may have intoxicating effects and may be habit forming;”
 - A statement that: “This product may be unlawful outside of the State of California;”
- In addition to the labeling to be affixed to packages containing cannabis, the dispensary will also provide, with all cannabis dispensed, accompanying material that discloses any pesticides applied to the marijuana plants and growing medium during production and processing and contains the following warnings in at least 12 point font without italics:
 - “Warning: This product may have intoxicating effects and may be habit forming. Smoking is hazardous to your health;”
 - “There may be health risks associated with consumption of this product;”
 - “Should not be used by women who are pregnant or breast feeding;”
 - “For use only by the person named on the label of the dispensed product. Keep out of reach of children;”
 - “Marijuana can impair concentration, coordination and judgment. Do not operate a vehicle or machinery under the influence of this drug;”

- In addition to the labeling to be affixed to packages containing cannabis, the dispensary will also provide, with all edibles and infused products it dispenses, specific accompanying material, printed in at least 12 point font without italics, that:
 - Discloses any pesticides applied to the marijuana plants and growing medium during production of the marijuana used to create the extract added to the edible marijuana products or marijuana-infused products;
 - The type of extraction method used, including the identification of solvents, gases or other chemicals or compounds used to produce or that are added to the extract;
 - Contains the following warnings:
 - “There may be health risks associated with consumption of this product;”
 - “This product contains or is infused with marijuana or active compounds of cannabis;”
 - “Should not be used by women who are pregnant or breast feeding;”
 - “For use only by the person named on the label of the dispensed product. Keep out of the reach of children;”
 - “Products containing marijuana can impair concentration, coordination and judgment. Do not operate a vehicle or machinery under the influence of this drug;”
 - “Caution: When eaten or swallowed, the intoxicating effects of this drug may be delayed by 2 or more hours;”

- In addition to the foregoing packaging and labeling protocols, the dispensary will:
 - Exercise of strict control over labeling materials issued for use in labeling operations;
 - Carefully examine labeling materials issued for a batch for identity and conformity to the labeling specified in the applicable production or control records;
 - Carefully examine packaged and labeled products during finishing operations to assure that the containers and packages have the correct labels;
 - Collect a representative sample of units at the completion of finishing operations and ensure that the samples are visually examined for correct labeling;
 - Record the results of any examinations performed the applicable production or control records;

- In addition to the foregoing packaging and labeling protocols, the dispensary will post a placard at least 8 inches tall by 11 inches wide in a 48 point font, in a conspicuous place on the premises, that states, for edible and infused products, the following:
 - Edible and Marijuana Infused Products: There may be health risks associated with consumption of edible marijuana products or marijuana infused products;
 - Edible products and marijuana infused products contain marijuana or active compounds of marijuana;
 - Edible products and marijuana infused products should not be used by women who are pregnant or breastfeeding;
 - When eaten or swallowed, the intoxicating effects of edible products and marijuana infused products can be delayed two or more hours;
 - Follow all recommended dosage and serving guidelines and recommendations;
 - **KEEP CANNABIS PRODUCTS OUT OF REACH OF CHILDREN;**

- In addition to the foregoing, the dispensary will post a placard at least 8 inches tall by 11 inches wide in a 48 point font, in a conspicuous place on the premises, that states the following:
 - CALIFORNIA PROP. 65 WARNING: Smoking cannabis and cannabis-derived products will expose you and those in your immediate vicinity to cannabis smoke. Cannabis smoke is known by the State of California to cause cancer;
 - The sale or diversion of cannabis or marijuana without a permit issued by the County of Maywood is a violation of state law and the Maywood Municipal Code.
 - Secondary sale, barter, or distribution of cannabis or marijuana purchase from MONTEREY RETAIL SOLUTIONS, LLC. is a crime and can lead to arrest.
 - Patrons must immediately leave the dispensary and not consume cannabis or marijuana until at home or in an equivalent private location. Staff shall monitor the location and vicinity to ensure compliance.
 - The use of cannabis or marijuana may impair a person's ability to drive a motor vehicle or operate heavy machinery.
 - Forgery of documents is a felony crime. Entry into the premises by persons under the age of twenty-one (21) is prohibited unless they are qualified patients and accompanied by a licensed attending physician, parent, or legal guardian.

Quality Control & Salvage Program: the CCB shall adhere to guidelines for production, quality control and salvage operations that include the following protocols:

- The establishment of a Quality Control (QC) unit with responsibilities to ensure:
 - That the QC Unit has the responsibility and authority to approve or reject all components, product containers, closures, in-process materials, packaging materials, labeling and cannabis products;
 - That the QC Unit has the authority to review production records to assure that no errors have occurred or, if errors have occurred, that they have been fully investigated and resolved;
 - That the QC Unit is responsible for approving or rejecting products manufactured, processed, packaged or held under contract by third parties; and
 - That the QC Unit is responsible for approving or rejecting all procedures or specifications which may impact the identity, strength, quality and purity of the products.
- That the products have the identity, strength, quality and purity they purport or are represented to possess.
- With respect to cannabis products that may have been subjected to improper storage conditions, including extremes in temperature, humidity, smoke, fumes, pressure, age or radiation due to natural disasters, fires, accidents or equipment failures, the dispensary will ensure that:
 - Such products are not salvaged and returned to the marketplace where it is determined that they have, in fact, been exposed to improper storage conditions;
 - Whenever it is unclear whether such products have been subjected to improper storage conditions, the dispensary will conduct salvaging operations only if there is:
 - Evidence from laboratory tests and assays that the products meet all applicable standards of identity, strength, quality and purity;
 - Evidence from inspection of the premises that the products and their associated packaging were not subjected to improper storage conditions as a result of the disaster or accident, if any;

- Where any such products have been subjected to salvaging operations, the dispensary must document such operations by identifying the name, lot number and disposition of such products.

Further Disclosures: The CCB shall provide the following additional disclosures to its customers, upon request, a writing received from any cultivation facility from which it obtains product disclosing:

- All soil amendments, fertilizers and other crop production aids applied to the growing medium or cannabis plant included in the lot; and
- The name of the Testing Laboratory which performed the required quality assurance tests and the results of the required quality assurance tests for the lot.

Samples: To the extent permitted by law or regulation, the dispensary may make samples available to its consumers for visual inspection and to smell, as follows:

- The sample will be packaged in a jar protected by a plastic or metal mesh screen;
- The sample jar will contain no more than 3 1/2 grams of usable cannabis;
- The sample will remain in the custody of the Dispensary at all times during inspection.

Employee Training: Trained employees are an important aspect of product safety. The CCB will provide instruction/training to its employee that relate to its basic operating procedure (as discussed immediately above) plus the following areas:

- The proper use of security measures and controls that have been adopted by the Dispensary for the security of the facility and to prevent diversion, theft or loss of cannabis;
- Procedures and instructions for responding to an emergency;
- State and federal statutes and regulations regarding confidentiality of information related to the use of cannabis;
- The different strains of cannabis produced or sold by the CCB;
- The different methods of using cannabis, edible cannabis products and cannabis infused products; and
- Signs of medicine abuse or instability in the use of cannabis by a consumer.
- Proper sanitation as to the handling of cannabis products, including:
 - Avoiding bare hand and arm contact with exposed, finished cannabis products;
 - The use of suitable utensils such as deli tissue, spatulas, tongs, single-use gloves or dispensing equipment when handling exposed, finished edibles or infused products;
 - Keeping his or her hands and the exposed portions of his or her arms clean;
 - Cleaning hands and exposed portions of his or her arms (or, as applicable surrogate prosthetic devices for hands and arms), during the following times and circumstances:
 - Immediately before working with usable cannabis or other cannabis products prior to packaging;
 - After touching bare human body parts other than clean hands and exposed portions of arms;
 - After using the toilet;
 - After coughing, sneezing, using a handkerchief or disposable tissue, using tobacco, eating or drinking;
 - After handling soiled equipment;
 - As often as necessary to remove soil and contamination and to prevent cross-contamination when changing tasks;
 - Keeping his or her fingernails trimmed, filed and maintained so that the edges and surfaces are cleanable;

- Unless wearing intact gloves in good repair, avoiding the use of fingernail polish or artificial fingernails on his or her fingernails;
 - Wearing clean clothing appropriate to the tasks assigned to him or her.
- Proper washing techniques, as follows:
 - Taking at least 20 seconds to complete the washing procedure, using a handwashing sink and cleaning compound;
 - Rinsing under clean, running warm water;
 - Applying an amount of cleaning compound recommended by the manufacturer of the compound;
 - Rubbing together vigorously for at least 15 seconds while paying particular attention to removing soil from underneath the fingernails and creating friction on the surfaces of the hands and arms, fingertips and areas between the fingers;
 - Thoroughly rinsing under clean, running warm water;
 - Thoroughly drying the washed body part.
 - The different strains of cannabis produced or sold;
 - The different methods of using cannabis, edible cannabis products and cannabis infused products;
 - Signs of medicine abuse or instability in the use of cannabis by a consumer;
 - The prohibition on transacting cannabis with another Dispensary;
 - Understanding the difference between topical products, edible cannabis products and cannabis-infused products, as applicable to the operations of the facility for the production of edible cannabis products or cannabis-infused products;
 - The procedures used by the facility for the production of edible cannabis products or cannabis-infused products to create edible cannabis products or cannabis-infused products; and
 - The proper procedures for handling edible cannabis products or cannabis-infused products, including, without limitation, the procedures used to prepare, produce, package and store such products as required by the provisions of the governing statute and related regulations.

Cash Management

- Cash will be stored in a safe located at the Proposed Business Location. The safe will be secure, checked by security, and monitored by video.
- Any cash that is acquired by the company will come through an armored car transportation service.
- Transport of the cash will be seen once the car service comes through the loading bay and to the safe. All points of transport inside the building will be monitored by video.
- Ultimately, once the seed-to-sale tracking vendor is engaged a cash management system will be implemented that functions similar to an automated teller machine (ATM) kiosk where the customer inserts cash directly to the kiosk where it is counterfeit-checked, locked, and exchange change provided, if necessary, without employees ever handling the money. These systems

provide full control and transparency of all transactions as every customer, employee, dollar, and gram is tracked.

Further Cash Management Precautions

- MONTEREY RETAIL SOLUTIONS will keep the minimum amount of cash on hand required for daily distribution operations. Cash in excess of this amount will be moved off-premises on a daily basis.
- It is the intention of MONTEREY RETAIL SOLUTIONS to move to a cashless system of operation as soon as the County of Monterey identifies preferred cashless system vendors. We work with several vendors in this space and will be happy to provide recommendations.
- All cash will be stored in a locked fire and waterproof safe inside a secure room accessible only by authorized personnel.
- The cash safe(s) will be monitored 24/7 with a camera and monitoring service.
- The cash will be stored in a vault room with one (1) large fire and waterproof safe that will house and store all cannabis products and cash from this location after hours. This room is to be considered limited access and will only be for authorized managers with the proper access key card.

Auditing

- Every withdrawal and/or deposit will be tracked by our accounting software.
- All sales will be tracked and connected with our sales management software which will then be connected with our accounting software.
- All withdrawals and deposits will be authorized and accounted by the facility manager.

Product Complaints

Process for submittal of a product complaint to the operation:

- Client who has an issue will submit their complaint using the product complaint form which comprises of:
 - The form number, name of the complaint holder/customer, address, and phone number.
 - The client will describe the nature of their complaint (poor quality/low performance/price related) and will then provide details of the product complaint.
 - How many times has the client registered the complaint with the business, and did the concerned department take any course of action?
 - Does the client possess the packaging and contents of the product and when did the issue arise?
 - Signature of complaint holder/customer.

Identification of the minimum data elements to record for a product complaint:

- Product Complaint minimum is one product.

Review of product complaints by a qualified person:

- Operations Manager or designated department.

A procedure for the review and approval of the findings and follow-up action of any investigation performed:

- Depending on the severity of the product complaint, the product will then be put through the recall process.
- At this point, the complaint holder/customer would be refunded their money.

Product Rejection/Recall Plan

The dispensary shall develop and implement a recall plan addressing at a minimum:

Factors which necessitate a recall procedure;

- ✓ If the product is not tested properly or packaging has been opened.

Personnel responsible for a recall;

- ✓ Operation Manager or Specified Department.

Notification protocols:

- ✓ Through the customer complaint form.

The business shall establish a policy for communicating a recall of cannabis that has been shown to present a probability that the use of or exposure to the product will cause serious adverse health consequences, or could cause temporary or medically reversible adverse health consequences.

This policy should include:

A mechanism to contact all customers who have, or could have, obtained the cannabis from the dispensary operation, which communication must include information on the policy for return or proper disposal of the recalled product;

- Through the sales and client management software.
- We will track seed to sale which will help operations regulate the recall process.
- By overseeing the distribution network and the collectives, dispensaries, or transportation clients.

Communication and outreach via media, as necessary and appropriate.

- Communication and outreach will be overseen through our media and sales team. This team will manage our brand and image to help insure a positive reputation in the community.

Any recalled cannabis that is returned to the dispensary must be disposed of in a manner that ensures that it cannot be salvaged and will not be used by a compliant individual or by any other person. The disposal process will take place in our secure trash loading bay.

Our dispensary operation will periodically conduct a mock recall to assess the effectiveness of the recall plan. If any issues are to occur during these periodical mock recalls, we will reevaluate our process to make the process as optimal as possible.

Community Benefits & Involvement

As with any major business enterprise, the community and people from that community become vital resources. In return, the Monterey community will benefit with:

- **Increased Local Business Revenue**
 - Utilization of local contractors and supply stores.
 - Reducing the local unemployment rate and replacing it with disposable income.
- **Increased Sales Tax**
 - Revenue for the County from increased consumer spending at local businesses (a direct result of employment opportunities).
- **Increased Property Tax Valuations** at the developed property.
- **Increased Property Tax Revenue**
- **Increased funding for vital County services**
 - The anticipated tax revenues generated by the Commercial Cannabis Activity will also contribute to local government efforts to maintain and improve its public services such as parks and community centers. Applicant will also offer a slate of additional programs and services to help boost the community through services to aid and support our citizens. These ancillary services will focus partnerships with local non-profits and community support organizations, price supports to seniors, the terminally ill, low income individuals and veterans, and an eviction defense program assisting persons who have lost their homes to foreclosure.
- **Substance Abuse Education**
 - Applicant will support and partner with substance abuse, misuse, and overuse, organizations. Given the recent opioid epidemic, Applicant is dedicated to combat dependency any way it can.
- **Decreased Crime**
 - The presence of Applicant will decrease vagrancy and crime in the immediate area.
- **Participation in Community Service**
 - We want to give back to the community in a positive way and we feel the youth is the first step. One of the constant negatives against the cannabis industry is the industry's impact on youth. We want to change that perception with our own time and charitable contributions.
 - Contributing to/supporting domestic violence prevention programs.
 - Partnering with local food banks by gathering donations via patient discounts for donating food and clothing to be collected at our facility.
 - Contributing to/supporting Parks and Recreation Centers, libraries, or funding for arts, culture, and environmental programs.
 - Contributing to/supporting children/youth programs and intervention services.
 - Contributing to/supporting substance abuse education and rehabilitation programs.
 - Funding foreclosure prevention and foreclosure abatement programs, including eviction defense following foreclosure.
 - Providing high quality cannabis to low income members.
 - Developing a Care Package program which includes but is not limited to free medicine to qualified members.

- o Developing partnerships with Senior Care Facilities to provide high quality medicine and education to their residents.
- o Offering Senior and Veteran discounts and support groups.
- o Engaging in other neighborhood improvement projects as they arise.

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Security Plan - RMA Response

Security Plan

This document contains the Security Plan for the planned commercial cannabis operations in the County of Monterey pursuant to the Medicinal and Adult-Use Cannabis Regulation and Safety Act (“MAUCRSA”) and the regulations promulgated thereunder, by professionals at MONTEREY RETAIL SOLUTIONS.

As set forth in greater detail in MONTEREY RETAIL SOLUTIONS’ operations plan submitted to the County, MONTEREY RETAIL SOLUTIONS intends to manage and execute a licensed and fully-compliant commercial cannabis (adult use and medicinal) storefront and non-storefront delivery operations at the facility located at 1031 El Camino Real, Salinas, CA 93907, zone Light Commercial (LC).

Although the security system being implemented is designed to prevent the theft or diversion of commercial cannabis and commercial cannabis-based products (collectively, the “Products”), the protection of MONTEREY RETAIL SOLUTIONS and employees and public safety is our top priority. In the event of an armed intrusion or robbery attempt, access will be limited, preventing a Premises takeover event, and will provide first responders with real-time data. MONTEREY RETAIL SOLUTIONS have designed the security system and measures to exceed industry and or local standards and to comply with Section 17.33.030(B)(8).

Physical Barriers and Other Measures: The systems will include physical barriers to secure perimeter access and all points of entry. These systems will include features such as:

- Locking primary entrances and limited access areas with commercial grade, non-residential door locks;
- Fencing around the grounds, driveway, and any secondary entrances including windows, roofs, or ventilation systems.

Non-Employees: Individuals who are not engaged in activity expressly related to the relevant Operations at the applicable Premises will not be permitted into the Premises. Likewise, individuals who are engaged in activity expressly related to the relevant Operations at the applicable Premises will be escorted from such Premises as soon as their presence is no longer necessary to the function for which they were admitted. All individuals who are not employees of the relevant Operations (including customers and any outside vendors, contractors, or other individuals conducting business that require access to the applicable Premises) will be escorted at all times while on the applicable Premises.

Limited-Access Areas: The entire premises will be treated as limited-access areas, and thus will be accessible only to authorized personnel and employees..

Finished Products: All finished Products will be stored in a secured and locked room, safe, or vault, and in a manner that prevents diversion, theft, and loss. All finished Products will contain tamper proof and tamper evident packaging.

Employee Badge: All agents, officers, or other persons acting for or employed by MONTEREY RETAIL SOLUTIONS will display a laminated or plastic-coated identification badge issued by us at all times while engaging in activities, as applicable. The identification badge shall, include our “doing business as” name and license number, the employee’s first name, an employee number exclusively assigned to that employee for identification purposes, and a color photograph of the employee that clearly shows the full front of the employee’s face and that is at least 1 inch in width and 1.5 inches in height.

Alarm Management System: MONTEREY RETAIL SOLUTIONS will employ a centrally monitored alarm management system, such as a MILESTONE security server. This system will be installed by Safe and Sound Security, which will also maintain, monitor, and respond to the system. This system will include:

- Single-user interface access control system
- CCTV and IP cameras configured with night vision and motion detection for video management, intrusion deterrence and remote access to law enforcement
- Web-based alarm and event management
- Integrated duress (panic) alarm. The duress event will automatically record local video while security and law enforcement are en route to respond to the incident location.
- MILESTONE Server (90 days stored recorded video at continuous recording 24 hours per day)
- 2MP HD cameras
 - 15 Cameras (with night vision, outdoor weather proof and vandal proof)

Customized Security Procedures: MONTEREY RETAIL SOLUTIONS's security system will include the following customized security measures:

- Zone authentication (swipe card, pin number, biosecurity) for secure areas that contain any Products;
- Time delay entry to any areas that contain any Products. Time delays are programmable in the system and prevent doors from being accessed immediately holding the door for a period of time. This feature is used to prevent a forced entry to rooms with product and would allow security personnel and police to respond before the room is accessed; and
- Area restriction based upon an individual employee's security level; entry will be limited to their specific area of assignment and based upon the time of day, and security operations protocol.

Employee or Vendor Database Management: MONTEREY RETAIL SOLUTIONS will employ an on-site database that includes, for vendors (e.g., contractors or other industry professionals who would require entry to maintain or support the Operations) or employees, the below information:

- Employee or vendor photograph;
- City issued work permit;
- Emergency contact;
- Copy of city or state issued personal identification;
- Vehicle identification information;
- Method of transportation;
- Security clearance levels;
- Areas of access within the facility

The employee database will provide easily accessible verification credentials to MONTEREY RETAIL SOLUTIONS to prevent unauthorized access into the Premises.

Cash Transactions: All cash transactions will occur within the designated Transaction Area of the Premises. All cash transactions will be (i) monitored by MONTEREY RETAIL SOLUTIONS management and/or security personnel, (ii) recorded either digitally or on paper and in accordance with the TAT system, and (iii) be done in full view of surveillance cameras.

Secured Rooms: The Premises will contain a secured office. For the secured room:

- At the end of each operating day, Products that are vulnerable to diversion or theft will be stored securely in the security room, and all high-value Products and cash will be secured inside a floor safe that meets, or exceeds, all applicable requirements of the applicable state or local laws and regulations (“Safe”), to which only authorized MONTEREY RETAIL SOLUTIONS personnel will have access.
- MONTEREY RETAIL SOLUTIONS will utilize best-in-class, high-definition video surveillance and video storage equipment to record and monitor all activity in their respective Premises.
- Security footage will be recorded at all times and all cameras will employ infrared capabilities.
- Security equipment will be compliant with all applicable requirements of the applicable state or local laws or regulations for resolution and storage capacity and will be stored in a dedicated, secure location in the security rooms of the respective Premises with access by authorized MONTEREY RETAIL SOLUTIONS management and security personnel only.
- Security personnel will ensure that all security equipment is functioning properly at the beginning of each shift and a minimum of two times during each shift. This includes verifying that all cameras are recording and that footage is being stored as required by law.
- Security footage will be stored in the security rooms of the respective Premises for a minimum of 90 days and will be used for investigative analysis in connection with any theft or other possible criminal or malicious activity.
- The security room will contain a wireless activator allowing for silent notification to the Monterey Police Department in the event of a robbery or other emergency situation within the security rooms of the respective Premises.

Reporting Features: The security systems will enable facility management, security and City-appointed staff to have immediate access to the following:

- Customizable event reports with associated video instant replay and monitoring of alarm activation incidents as they occur;
- Automatic report generation for specific dates and times;
- Administrative event logs for filing of incident reports with management and the local police department as required by any existing or future ordinance; and
- Web based remote access to generate and view reports.

Video Surveillance Equipment: MONTEREY RETAIL SOLUTIONS intend to install video surveillance recording systems that will be operational at all times. Surveillance system will include technology (cameras and software) that will allow for generating images capable of capturing facial detail in designated areas. The systems will be equipped with failure notification systems that will provide, within 1 hour, notification to MONTEREY RETAIL SOLUTIONS of any prolonged surveillance interruption or failure. The systems will have sufficient battery backup to support itself the event of a power outage. The systems will also meet the following City and State requirements:

- The digital video surveillance systems will all cameras shall have minimum resolution of 1280 x 720 pixels and record at 15 fps (frames per second) and shall record continuously 24 hours per day.

- The surveillance-system storage devices or the cameras shall be transmission control protocol (TCP) capable of being accessed remotely through the Internet.
- The video surveillance systems will at all times be able to effectively and clearly record images of the areas under surveillance.
- Each camera shall be permanently mounted and in a fixed location. Each camera shall be placed in a location that allows the camera to clearly record activity occurring within 20 feet of all points of entry and exit on the licensed premises and allows for the clear and certain identification of any person and activities in all areas required to be filmed. To the extent reasonably possible, all video surveillance cameras will be installed in a manner that prevents intentional obstruction, tampering with, and/or disabling.
- The video surveillance system shall at all times record: (1) areas where Products are stored, and unloaded for transportation, or moved within the premises; (2) limited-access areas; (3) security rooms; (4) areas storing a surveillance-system storage device with at least one camera recording the access points to the secured surveillance recording area; and (5) entrances and exits to the premises, which shall be recorded from both indoor and outdoor vantage points.
- Cameras will be placed in rooms with exterior windows, exterior walls, roof hatches, or skylights and storage rooms, including those that may contain safes.
- Coverage of security room in which the server and network infrastructure are located.
- All cameras will be placed so that they capture clear and certain images of any individual and activity occurring within 20 feet both inside and outside of all points of entry to and exit from the licensed premises; and anywhere within secure or limited-access areas in the licensed facility.
- The physical media or storage device on which surveillance recordings are stored shall be secured in a manner to protect the recording from tampering or theft.
- Recorded images shall clearly and accurately display the time and date. Time is to be measured in accordance with the United States National Institute Standards and Technology standards.
- The video surveillance system shall be equipped with a failure notification system that provides notification to MONTEREY RETAIL SOLUTIONS, as applicable, of any interruption or failure of the video surveillance system or video surveillance-system storage device.
- Electronic records will be secured and/or backed up in a manner that prevents unauthorized access and that ensures the integrity of the records is maintained.
- All archived required records not stored electronically shall be stored in a locked storage area. Current records may be kept in a locked cupboard or desk outside the locked storage area during hours when the licensed business is open.
- Archive video recordings in a format that ensures authentication of the recording as a legitimately-captured video and guarantees that no alterations of the recorded image have taken place. Videos can be easily accessed for viewing from security, law enforcement, or an employee upon request.
- Surveillance system will be equipped with redundancy and/or offsite backup to mitigate any risk of tampering with video footage. Video surveillance records and recordings available immediately upon request.

- Surveillance system will be equipped to retain a minimum of 90 days of continuous recording data from every camera installed at the licensed premises. Data will be easily accessible in the event that footage is requested.
- If MONTEREY RETAIL SOLUTIONS has been notified in writing by the BCC or DPH (wherever applicable) or its authorized agents, law enforcement or other federal, state or local government officials of a pending criminal or administrative investigation for which a recording may contain relevant information, licensed operators shall retain an unaltered copy of the recording until the investigation or proceeding is closed or the entity conducting the investigation or proceeding notifies the licensed operator that it is not necessary to retain the recording.
- Surveillance recordings are subject to inspection by the BCC and shall be kept in a manner that allows the Bureau to view and obtain copies of the recordings at the licensed premises immediately upon request. We shall also send or otherwise provide copies of the recordings to the Bureau upon request within the time specified by the Bureau..

Third Party Security Policies:

1. Security services will be provided by a third-party state licensed Security Company that operates in accordance with all local and state laws. We plan to engage Warner Safe Guard, Inc, PPO License #17601. Security equipment and installation will be provided by Valley Video Security.

Theft Prevention

1. Inventory systems will be employed to track Products and the personnel responsible for processing it throughout the manufacturing process;
2. Access of personnel within the premises will be limited to those areas necessary to complete job duties, and to those time-frames specifically scheduled for completion of job duties;
3. Tasks or processes with high potential for diversion (including the loading and unloading of transportation vehicles) will be supervised and recorded; and
4. Designated areas will be provided for personnel to store and access personal items.

Investigations

1. Any breach or theft shall be investigated internally; included by interviewing employees and (where possible) other third parties. Any evidence of a breach or theft shall be kept pending the investigation.
2. Procedures shall be set up to notify the Monterey Police Department immediately after discovering any of the following: (a) diversion, theft, loss, or any criminal activity; (b) the loss or unauthorized alteration of business records related to employees or agents of the business; (c) significant discrepancies identified during inventory; or (d) any other breach of security.
3. MONTEREY RETAIL SOLUTIONS acknowledge that inspections shall be scheduled by the Monterey police chief whenever deemed necessary by the police chief. Inspections shall take place at a reasonable time with prior notice to MONTEREY RETAIL SOLUTIONS. Upon request, MONTEREY RETAIL SOLUTIONS shall timely provide the police chief with records related to

the business, including, but not limited to, utility bills from the commercial energy provider for the premises. MONTEREY RETAIL SOLUTIONS acknowledge that this section shall not limit any inspection authorized under any other provision of law or regulation.

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Operating Hours - RMA Response

Operating Hours

Monterey Retail Solutions shall operate only in accordance with the operating plans reviewed and approved by the County. The County shall limit the hours of operation for a retail facility to begin no earlier than eight a.m. and to end no later than eight p.m.

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

***Hazardous Materials, Waste Disposal and Returned Inventory
- RMA Response***

Hazardous Materials, Waste Disposal, and Returned Inventory

Purpose: This document describes responsibilities that shall be implemented by all members of Monterey Retail Solutions as a condition of employment regarding the disposal of waste. The purpose of this document is to ensure all employees follow the Waste Disposal policies and procedures. Monterey Retail Solutions has no intention or plans for use of potentially hazardous waste or other agricultural chemical additives.

Policy: In accordance with the California Health and Safety Code and the U.S. Environmental Protection

Agency's Worker Protection Standard, hazardous wastes will be used, handled, stored, and disposed of in a manner conforming to the manufacturer's Safety Data Sheet and labeling guidelines. Policy Citation: 3-8-8307(b)(1). Monterey Retail Solutions will not mix, prepare, over-apply, or dispose of hazardous waste in any location where they may enter the riparian setback or waters of California. Policy Citation: 3-8-8307(b)(8); 3-8-8307(b)(9).

Hazardous Materials:

Monterey Retail Solutions as a retail store does not anticipate any hazardous material on or stored within the premises.

1. As we do not anticipate any hazardous materials we do not have a requirement to upload any hazardous materials information into the CA environmental reporting system database.
2. Monterey Retail Services will have 2 above-ground water tanks, and a septic tank below ground. Human waste, and other ordinary retail waste, will be the primary form of waste to be generated onsite.

Returned Product:

Monterey Retail Solutions will accept returns of cannabis goods that were previously sold on-site. We will not resell cannabis goods that have been returned. We shall treat any cannabis goods abandoned on the Business Premises as a return. We shall destroy all cannabis goods that have been returned to us, as required by the State of California and the DCR.

Waste/Returns Disposal:

- A) Monterey Retail Solutions disposes of cannabis waste in a secured waste receptacle on the licensed premises
- B) Any waste that is disposed of is removed from its packaging, deemed not hazardous, and is made unusable and unrecognizable by the waste management service.
- C) When cannabis products are disposed of, Monterey Retail Solutions will create and maintain a record of the date, type and quantity disposed of, the manner of disposal, and the persons present during the disposal, with their signatures. Info is entered into the track and trace system and disposal records are kept for a minimum of 7 years.

- a. Cannabis waste is considered non-recycleable, and will be disposed of in a 1 - 1 yard locking trash bin supplied by Waste Management.

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Customer Verification Practices - RMA Response

Proposed Customer Verification Practices

1. Relevant statutes - Monterey Retail Solutions will comply with all laws regarding product sales and customer age/identity verification as follows:

- a. *Except as otherwise provided by state law, access to the Business Premises shall be limited to individuals who are at least 21 years old and have a bona fide business reason for entering the Business Premises. An individual younger than 21 years of age may enter the Business Premises to purchase medical cannabis goods only if the individual is a medical cannabis patient. Any medical cannabis patient younger than 18 years old shall be accompanied by his or her parent, legal guardian, or primary caregiver. (Violation Type – Serious)*
- b. *Individuals shall only be granted access to the area to purchase medical cannabis goods after the Licensee has identified the individual as a medical cannabis patient or a primary caregiver. Prior to identifying an individual as a medical cannabis patient or a primary caregiver, a Licensee shall verify that the individual has valid proof of identification as required by the State of California. In the case of a primary caregiver, valid written documentation containing the signature and the printed name of the medical cannabis patient designating the individual as a primary caregiver for a medical cannabis patient is required. A Licensee shall only sell medical cannabis goods to medical cannabis patients or the primary caregivers of medical cannabis patients once identification is verified. (Violation Type – Serious)*
- c. *All deliveries of cannabis goods must be performed by a delivery employee of a Licensee conducting Delivery for Retailer Commercial Cannabis Activity. Each delivery employee of a Licensee shall be at least 21 years of age. Only authorized employees of the Licensee can be in the delivery vehicle during the time of delivery. A Licensee may use the services of an independent contractor or courier service to deliver cannabis goods if the State of California permits this type of delivery method. (Violation Type – Moderate)*
- d. *EFFECTIVE AS REVISED JULY 23, 2018 22 3. All deliveries of cannabis goods shall be made in person, pre-ordered, packaged for sale, labeled, and placed in exit packaging prior to being dispatched for delivery. A delivery of cannabis goods shall not be made through the use of an unmanned vehicle. A Licensee may only deliver cannabis goods to a physical address within the boundaries of the County of Monterey. A Licensee may only deliver outside of the County of Monterey with the approval of DCR and the affected jurisdiction. A Licensee shall not deliver cannabis goods to an address located on publicly owned land or any address on land or in a building leased by a public agency.*
- e. *Electronic age verification shall be utilized to determine the age of any individual attempting to purchase Cannabis goods for delivery and shall be required at each point-of-sales location. All employees shall be instructed in its use. Cannabis products shall not be sold to the public without electronic age verification.*

2. Proposed Customer Verification Practices for Retail Customers

The typical customer workflow will consist of:

- a. Prospective customers presenting their identification at front desk check-in.
- b. Monterey Retail Services will confirm the customer's eligibility for purchase based on their possession of a government-issued ID demonstrating they are over 21 years of age.
- c. Staff will allow the customer into the showroom.
- d. Monterey Retail Services will assist the customers with any product inquiries they may have, guide them through the payment process, and then direct them off-site.

3. Verification for Medical Cannabis Patients

Verifying customers for non-medical retail sales will consist of checking for valid government-issued identification proving customers are over the age of 21. For medical-side patients, however, the process could be somewhat less clear. Medical patients may be under the age of 21, for instance, and in any case will need to be able to demonstrate they are a medical marijuana patient or authorized caregiver.

Pursuant to these regulations, Monterey Retail Solutions will lean on the Medical Marijuana Identification Card Program (MMICP) to verify patient status for any medical cannabis purchases. ID cards issued through this program can only be obtained by patients or their legal representatives if an applicant is diagnosed with a serious medical condition for which the medical use of marijuana is appropriate. They must be able to prove residency within the county where they apply for the MMIC; provide valid government-issued proof of identity at the time they submit their application; and have a copy of written documentation contained in medical records from their physician (medical doctor, osteopath or podiatrist) stating that they have a serious medical condition and that the medical use of marijuana is appropriate. The MMIC card typically lasts for one year before expires and must be renewed.

The MMIC program establishes a data repository of card verification through the development of a web-based system that ensures information security through the use of protected firewalls and assigned user IDs and passwords to county health departments. The MMIC further collects and reports application information entered by counties or their designees; assigns unique card identification numbers, and prints MMICs and send them to county programs. This allows immediate access for the verification of the MMIC by law enforcement officials and others.

In this manner, the MMIC program provides a framework for ensuring integrity in the medical marijuana retail process.

In the event that a patient does not present a medical patient card, Monterey Retail Solutions will also accept a valid doctor's recommendation on prescription pad.

- a. Prospective medical patients will present their identification and doctor's recommendation and/or caregiver's documentation at front desk check-in.
- b. Monterey Retail Services will confirm the customer's eligibility for purchase based on their possession of a valid doctor's recommendation, which must be verified in the physician's database.
- c. Upon verification of doctor's recommendation and/or caregiver's documentation, Staff will allow the customer into the showroom.
- d. Monterey Retail Services will assist the customers with any product inquiries they may have, guide them through the payment process, and then direct them off-site.

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Product Supply Chain - RMA Response

Monterey Retail Solutions Product Supply Chain

Monterey Retail Solutions will be a Type 10 cannabis retailer (dispensary) and delivery service operating at 1031 El Camino Real, Salinas CA 93907.

Cannabis retail storefronts sell cannabis goods to customers at its premises and/or by delivery. A retailer must have a licensed physical location (premises), including an address where commercial cannabis activities are conducted. Licensed cannabis retailers may only sell cannabis goods, cannabis accessories, and licensees' branded merchandise or promotional materials.

Cannabis retailers must adhere to all of the requirements for Commercial Cannabis Licensees that involve storage of inventory, record keeping, security, surveillance requirements, and compliance with the Track and Trace program. Additional requirements that are specific to retailers include highly regulated areas such as retail location, hours of operation, goods display, selling of live plants, daily limits on sale, packaging, labeling, returns, inventory documentation and more

As a licensed retailer may only receive cannabis goods for sale from a licensed distributor Monterey Retail Solutions will only stock and sell inventory items from licensed distributors. Prior to receiving any inventory from a licensed distributor, Monterey Retail Solutions will ensure that the distributor's license is current, that all cannabis goods comply with all packaging and labeling requirements, and that no cannabis goods being purchased from a distributor are expired.

Retailers must meet compliance requirements for their operations concerning hours of operation, packaging, and strict delivery regulations. Retailers cannot accept, possess, or sell cannabis goods if they are not packaged as they will be sold at final sale.

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Inventory Control and Monitoring to Prevent Diversion

- RMA Response

Inventory Control Plan for Monterey:

INVENTORY CONTROL & MONITORING TO PREVENT DIVERSION

As our goal is to demonstrate full compliance with the Bureau's Cannabis Regulations, in advance of their full implementation, MONTEREY RETAIL SOLUTIONS will require seed-to-sale tracking with each of the locally licensed cannabis operations as a condition of sale. There are multiple Seed-to-sale tracking systems available. The system selected must adhere to the specifications listed herein; however, final contract award to a specific vendor has not been made.

At all times during operations we shall maintain an active and functional account within the track-and-trace system prior to engaging in any commercial cannabis activity, including the purchase, sale, packaging, transfer, return, destruction, or disposal of any cannabis goods.

Track-and-Trace Monitoring

MONTEREY RETAIL SOLUTIONS shall comply with Article 2 of Subchapter 5 of the CDPH's Manufacturing Regulations that govern Track-and-Trace System requirements. Specifically, MONTEREY RETAIL SOLUTIONS shall designate one individual owner as the track-and-trace account manager. The account manager may authorize additional owners or employees as track-and-trace system users and shall ensure that each user is trained on the track-and-trace system prior to its access or use. The account manager and each user shall be assigned a unique log-on, consisting of a username and password. The account manager or each user accessing the track-and-trace system shall only do so under his or her assigned log-on credentials. Log-on, username, or password shall not be transferred between individuals for any reason. The account manager shall maintain a complete, accurate, and up-to-date list of all track-and-trace system users, consisting of full names and usernames.

MONTEREY RETAIL SOLUTIONS shall monitor all compliance notifications from the track-and-trace systems, and timely resolve issues detailed in the compliance notification. MONTEREY RETAIL SOLUTIONS shall keep a record, independent of the track-and-trace system, of all compliance notifications received from the track-and-trace system, and how and when compliance was achieved. If MONTEREY RETAIL SOLUTIONS is unable to resolve a compliance notification within three business days of receiving the notification, the licensee shall notify the Bureau immediately. MONTEREY RETAIL SOLUTIONS shall be accountable for all actions its owners or employees take while logged into or using the track-and-trace system, or otherwise while conducting track-and-trace activities.

Further, MONTEREY RETAIL SOLUTIONS shall comply with the reporting requirements enumerated in §40512, which include:

- (a) A system account manager or user shall record all of the following activities in the track-and-trace system within 24 hours of the activity:
 - (1) Receipt of cannabis material.
 - (2) The transfer to or receipt of cannabis products for further manufacturing from another licensed manufacturer
 - (3) All changes in the disposition of cannabis or cannabis products. A change in disposition includes, but is not limited to:
 - (A) Processing of the cannabis or further processing of the cannabis product;
 - (B) Packaging cannabis products.

- (4) Transfer of cannabis products to a distributor.
- (5) Any other activity required by the track-and-trace system to be captured.
- (b) The following information shall be recorded for each activity entered into the track-and-trace system:
 - (1) The licensed entity from which the cannabis material or product is received, including that entity's license number, and the licensed entity to which the cannabis product is transferred, including that entity's license number.
 - (2) The name and license number of the distributor that transported the cannabis material or cannabis product.
 - (3) The type of cannabis material or cannabis product received, processed, manufactured, or transferred.
 - (4) The weight or count of the cannabis material or cannabis product received, processed, packaged, or transferred.
 - (5) The date of receipt, processing, packaging, or transfer.
 - (6) The unique identifier assigned to the cannabis material or cannabis product.
 - (7) Any other information required by other applicable licensing authorities.

MONTEREY RETAIL SOLUTIONS shall order UID tags within 5 business days of receiving access to the track-and-trace system, and further comply with UID tag requirements per §40517.

Should MONTEREY RETAIL SOLUTIONS lose access to the track-and-trace system for any reason, we will follow the procedures outlined in §40513.

Further, with respect to inventory control of our cannabis and cannabis products, MONTEREY RETAIL SOLUTIONS shall establish and implement a written inventory control plan capable of tracking the location and disposition of all cannabis and cannabis products at the licensed premises, in compliance with §40482. MONTEREY RETAIL SOLUTIONS will also conduct the following procedures in accordance with the Regulations:

- A licensee shall reconcile the on-hand inventory of cannabis and cannabis products at the licensed premises with the records in the track-and-trace database least once every thirty (30) calendar days. Reconciliation shall be performed by one person and independently verified by a second person.
- If a licensee finds a discrepancy between the inventory and the track-and-trace database, the licensee shall conduct an audit.
- The licensee shall notify the Department within 24 hours if an audit reveals a discrepancy that is not within five percent of the documented inventory.
- If a licensee finds evidence of suspected theft or diversion, the licensee shall immediately report the suspected theft or diversion to the Department.

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Record Retention Plan - RMA Response

Record Retention Plan

General (Applicable to all Licensees)

Under MAUCRSA, each licensee shall keep and maintain the following records related to commercial cannabis activity for at least seven years:

(1) Financial records including, but not limited to, bank statements, sales invoices, receipts, tax records, and all records required by the California Department of Tax and Fee Administration (formally Board of Equalization) under Title 18 California Code of Regulations sections 1698 and 4901.

(2) Personnel records, including each employee's full name, social security or individual tax payer identification number, date employment begins, and date of termination of employment if applicable.

(3) Training records, including but not limited to the content of the training provided, and the names of the employees that received the training.

(4) Contracts with other licensees regarding commercial cannabis activity.

(5) Permits, licenses, and other local authorizations to conduct the licensee's commercial cannabis activity.

(6) Security records, (except for surveillance recordings required pursuant to section 5044 of this division).

(7) Records relating to the composting or destruction of cannabis goods.

(8) Documentation for data or information entered into the track and trace system.

(9) All other documents prepared or executed by an owner or his employees or assignees in connection with the licensed commercial cannabis business.

Records shall be kept in a manner that allows the records to be produced for the Bureau at the licensed premises in either hard copy or electronic form, whichever the Bureau requests.

A licensee may contract with a third party to provide custodial or management services of the records. Such a contract shall not relieve the licensee of the licensee's responsibilities under this section.

Distribution Records (Applicable to Distributors)

In addition to the general record retention requirements of all licensees, Distributors shall maintain the following records:

(1) Inventory logs and records;

(2) Vehicle and trailer ownership records;

(3) Quality-assurance records;

(4) Records relating to destruction of cannabis goods;

(5) Records relating to tax payments collected and paid under Sections 34011 and 34012 of the Revenue and Tax Code.

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Odor Prevention Plan - RMA Response

Odor Prevention

As our facility will be a retail, our architectural and design specifications shall ensure that any odors emitted within the areas of operations will be contained to such areas.

Overview

Monterey Retail Solutions, will serve as a licensed dispensary for cannabis products in the state of California. There will be no cultivation, extraction, manufacturing or packaging of cannabis products. As such "open product" and other "odor-emitting activities" are not part of the operational plan of the facility. Because of the intended use, almost no odor should emanate from the facility. However, in the spirit of local and state compliance, as well as being a good employer and good neighbor, we take Odor Mitigation seriously and provide the following plan for The County of Monterey review.

Odor Control and Air Purification

HVAC (Heating Ventilation Air Conditioning) Design

1. Building Environmental Controls

a. The building HVAC system will include standard building environment controls for the rooms in the facility.

2. Odor Control

a. There will be no open product allowed on our premises, which will eliminate the possibility of offensive cannabis odor.

3. HVAC Fire Alarm Interface and HVAC Automatic Shutoff

a. Per the 2013 California Mechanical Code Section 608.0 and California Fire Code, all air moving systems over 2,000 CFM or a combined service area must have an automatic shut down in the event of fire. Automatic shut off shall be accomplished by interrupting the power source of air moving equipment upon detection of smoke in the main supply-air duct or after activation of the sprinkler monitoring system.

b. Smoke detectors shall be factory installed in the air moving equipment as per California State Fire Marshall requirements and installed in accordance with the manufacturer's recommendations.

c. Centrally monitored Carbon Monoxide detectors will be placed strategically throughout the facility to monitor and maintain a safe Carbon Monoxide level in the facility.

The minimum outdoor airflow rate shall comply with the requirements of the County. The air removed by the mechanical exhaust system shall be discharged outdoors at a point where it will not cause a nuisance and not less than the distances specified by the County. The air shall be discharged to a location from which it cannot again be readily drawn in a by a ventilation system.

1. The HVAC system air handling units will be outfit with active carbon filters from the Camfil commercial line. These filters are certified with a 1500 Microparticle Performance Rating (MPR) and designed to not only filter airborne dust, allergens, bacteria and viruses, but are electrostatically charged to capture microscopic particulate. Camfil filters also provide:
 - a. Reduced energy costs during the entire life of the air filter. Camfil air filters optimize efficiency and energy use reducing HVAC energy costs by up to 50 percent. The media

type coupled with the innovative media configurations deliver lower pressure drops over the life of the air filters -- and a significantly reduction in energy use.

- b. Lower carbon footprint because Camfil air filters perform more efficiently, use less energy and require less-frequent change outs. Using fewer filters means fewer dollars spent on fuel at every step – from raw material acquisition and processing to filter manufacturing, distribution, transportation to users, and ultimately, transport to a landfill, and recycling. The lower amounts of energy consumed at every stage contributes substantially to a reduced carbon footprint.
 - c. Waste reduction is typically reduced 30% to 75% – lowering the frequency of filter replacements means fewer filters go to the landfills.
 - d. Higher IAQ (Indoor Air Quality) rating than is required for hospitals and laboratories. Our air filtration systems operate at a Minimum Efficiency Reporting Value (MERV) certified level 13.
2. Air filters will be changed more frequently than directed by the manufacturer (typically every 90 days) to insure proper odor confinement.
 3. Fresh air will be brought in through the HVAC filtration/ventilation system.

Building Environmental Controls

1. The building HVAC system will include standard building environment controls for the office, lobby, offices, restrooms and all common areas.

Code and Safety Considerations

1. Automatic power interruption shall occur upon the immediate detection of smoke anywhere in the facility.
2. Smoke detectors shall be factory installed in the air moving equipment as per California State Fire Marshall requirements and installed in accordance with the manufacturer's recommendations.
3. Centrally monitored Carbon Monoxide detectors will be placed strategically throughout the facility to monitor and maintain a safe Carbon Monoxide level in the facility.

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Parking Plan - RMA Response

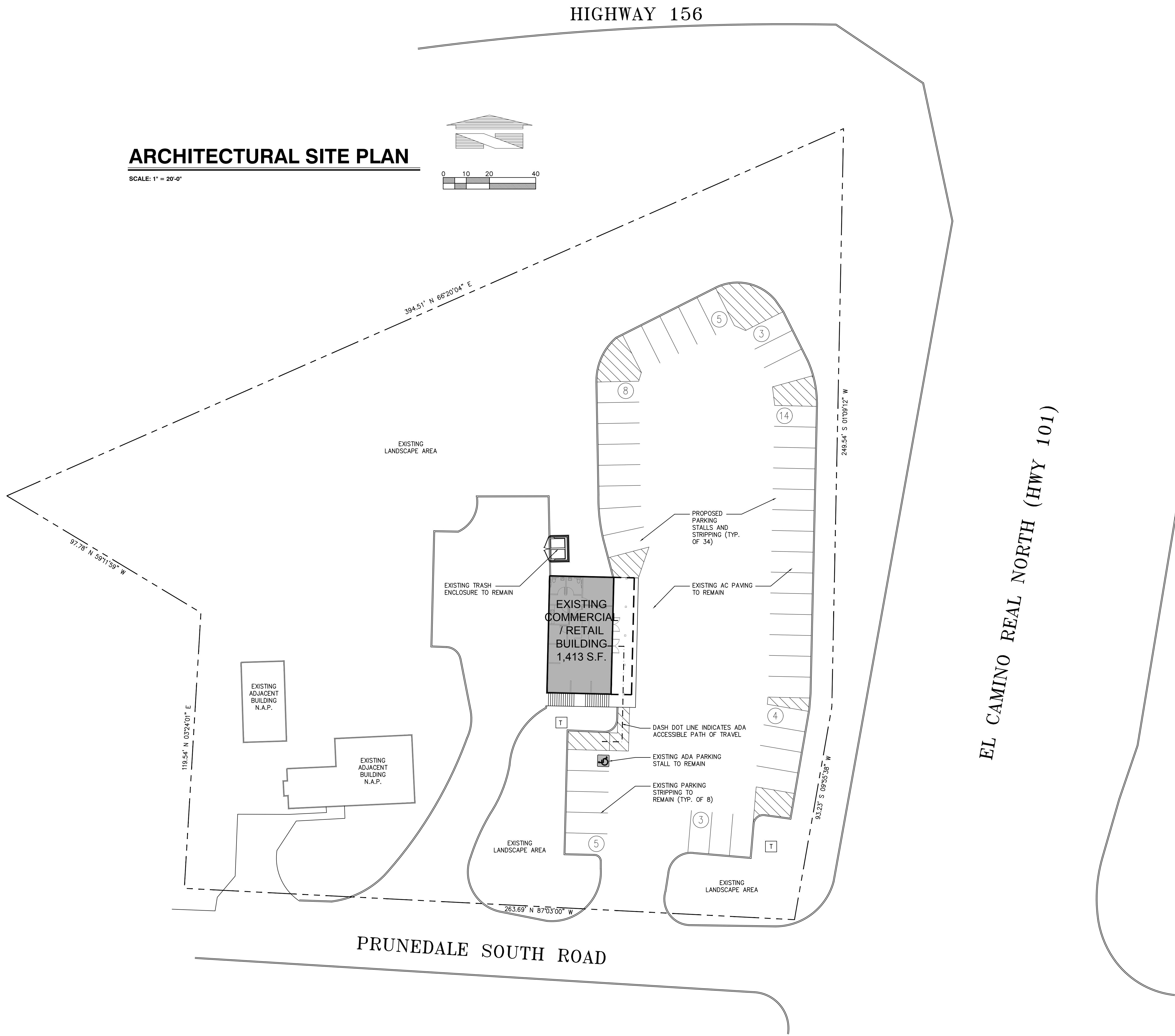
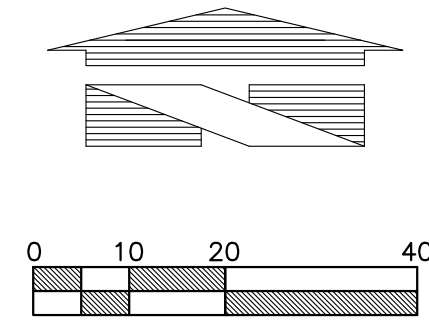
Parking Plan

Property Location: 1031 El Camino Real, Salinas, CA 93907

The current parking plan for Monterey Retail Solutions includes 8 existing striped parking spots on the upper portion of the premise. With consideration to the size of our upper lot, we are anticipating an additional 34 parking stalls to be striped. The total number of parking spots for Monterey Retail Solutions will be 42. Please see the attached diagram for parking stall layout.

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



SITE DATA

ADDRESS: 1031 EL CAMINO REAL
SALINAS, CA 93907

PERMIT #: TBD

A.P.N.: 133-023-042-000

LOT SIZE: 78,519 S.F. (1.80 ACRES)

COUNTY: MONTEREY COUNTY

EXISTING ZONE: LC - LIGHT COMMERCIAL

PROPOSED ZONE: LC - LIGHT COMMERCIAL

PROPOSED LAND USE: RETAIL / COMMERCIAL

BUILDING AREA: 1,413 S.F.

BUILDING HEIGHT: 16'-4" EXISTING

CONSTRUCTION TYPE: V-B/NON-SPRINKLERED

OCCUPANCY: TYPE: M

OCCUPANCY LOAD: TBD

HOURS OF OPERATION: TBD

PARKING REQUIREMENTS: 1 SPACE / 250 S.F. OF FLOOR AREA
REQUIRED: 6 SPACES (INCLUDING 1 H.C.)
TOTAL PROVIDED: 8 SPACES (INCLUDING 1 H.C.)

PROPERTY OWNER / APPLICANT

1725 SAINT GERTRUDE, LLC
310 GOETT AVE
SANTA ANA, CA 92707
E-MAIL: jeff@quaticdesignspace.com
CONTACT: JEFF THEEDERS

ARCHITECT

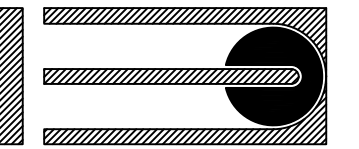
EMPIRE DESIGN GROUP, INC.
PO BOX 944
MURRIETA, CA 92564
PHONE: (951) 696-1490
FAX: (951) 696-1443
CELL PHONE: (951) 809-7601
E-MAIL: ghann@empiregr.biz
CONTACT: GREGORY HANN, ARCHITECT

PHYSICAL ADDRESS:
24861 WASHINGTON AVE.
MURRIETA, CA 92562

DRAWING INDEX

AS 1 ARCHITECTURAL SITE PLAN
A 1.0 FLOOR PLAN
A 2.0 EXTERIOR ELEVATIONS

EMPIRE DESIGN GROUP, Inc.



24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443

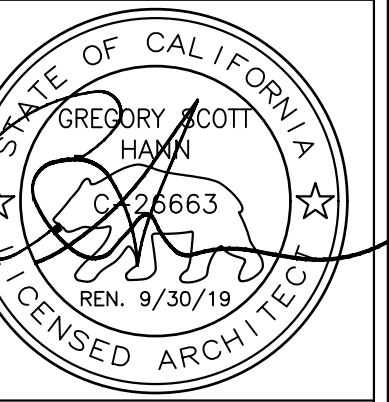
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CLIENT:

MANIFESTSEVEN

SALINAS CANNABIS
1031 EL CAMINO REAL
SALINAS, CA 93907

Architect of Record:
GREGORY S. HANN, AIA
24861 WASHINGTON AVE.
MURRIETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz



Date: JUNE 10, 2019

Project Number: EDG#04588

NO.	DATE	REVISION DESCRIPTION

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

ARCHITECTURAL SITE PLAN

SHEET NO:

AS 1

VICINITY MAP



EL CAMINO REAL NORTH (HWY 101)

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Property Owner Authorization - RMA Response

**PROPERTY OWNER/LANDLORD AUTHORIZATION FOR INSPECTION
AND RIGHT TO OPERATE A COMMERCIAL CANNABIS OPERATION**

I, Abundant Investments LLC, am the owner of the property located at 1031 El Camino Real, Salinas, CA 93907.

I authorize the commercial cannabis business entitled **Monterey Retail Solutions, LLC**, to operate a commercial cannabis business at the property – as permitted by the County of Monterey – for the specific uses of: sales and dispensing of cannabis, cannabis products, and cannabis related products, and allow the County of Monterey to enter the property for inspection of the property.

I declare under penalty of perjury that the foregoing information is true and correct.

Executed this 6th day of June 2019.



ABUNDANT INVESTMENTS, LLC,
a Delaware limited liability company

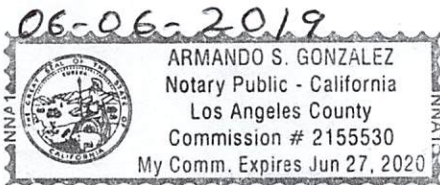
By: Abundant Investments Manager, LLC,
a California limited liability company

Its: Managing Member

By: Robert Dee

Its: Managing Member

By:


Robert Dee

1 CA ACK ATTACHED

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

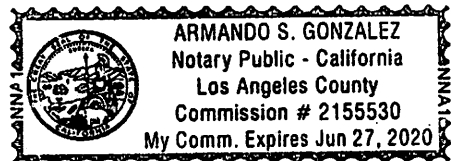
On 06-06-2019 before me, ARMANDO S GONZALEZ, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared ROBERT L. AZZELIO-DEE,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Owner/Employee Information - RMA Response

Monterey Retail Solutions - Owner/Employee Information

Name	Address
Robert Dee	4001 Inglewood Ave. Bldg. 101, Ste. 751, Redondo Beach, CA 90278
Pierre Rouleau	26401 La Traviata, Laguna Hills, CA 92653
Dmitry Gordeychev	11347 Nebraska Avenue #302, Los Angeles, CA 90025
Sturges Karban	1755 Argyle Avenue #1209, Los Angeles, CA 90028

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

Onsite Water Plan - RMA Response

Onsite Water Plan

Property Location: 1031 El Camino Real, Salinas, CA 93907

Per our conversation with the county, it is understood that the well supplying water to the property is experiencing high levels of nitrogen contamination that make drinking water unsafe for consumption. The Tuff Shed business currently renting the property are enrolled in the county drinking water delivery program, which Monterey Retail Solutions intends to enroll in upon taking occupancy.

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

North County Fire Protection District - RMA Response

Monterey Retail Solutions, LLC

1031 El Camino Real, Salinas 93907

North County Fire Protection District - RMA Response

North County Fire Protection District Response

Property Location: 1031 El Camino Real, Salinas, CA 93907

Monterey Retail Solutions will be a storefront dispensary and delivery service providing customers with the highest quality cannabis available. Our products will be held to the highest standards on the market, we will have a high end feel that Monterey citizens can feel proud of. Our mission is to have every member come away with a positive and educated experience, which will in turn lead to long-term sustainability.

Historical uses of the property include that of a Tuff Shed retail store and automotive repair. Tuff Shed's activities are to have ceased prior to August 1, 2019, the automotive repair shop will continue to operate on the lower level of the property. The change of operations will have minimal impact on the business activities taking place on the property, which will be in compliance with all California Building and Fire codes.

There currently exists a fire alarm system in the Tuff Shed that will be integrated with the security system. Portable fire extinguishers are installed onsite. We have also purchased a KNOX Box for the property. There will be no security devices (or other) that could obscure means of egress from the building.

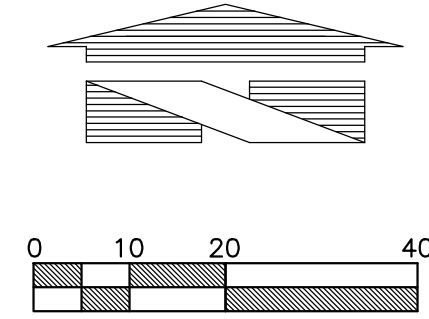
➤ **Circulation Or Transportation Improvements**

New raised island to be installed at exit to South Prunedale Rd. Plan attached.

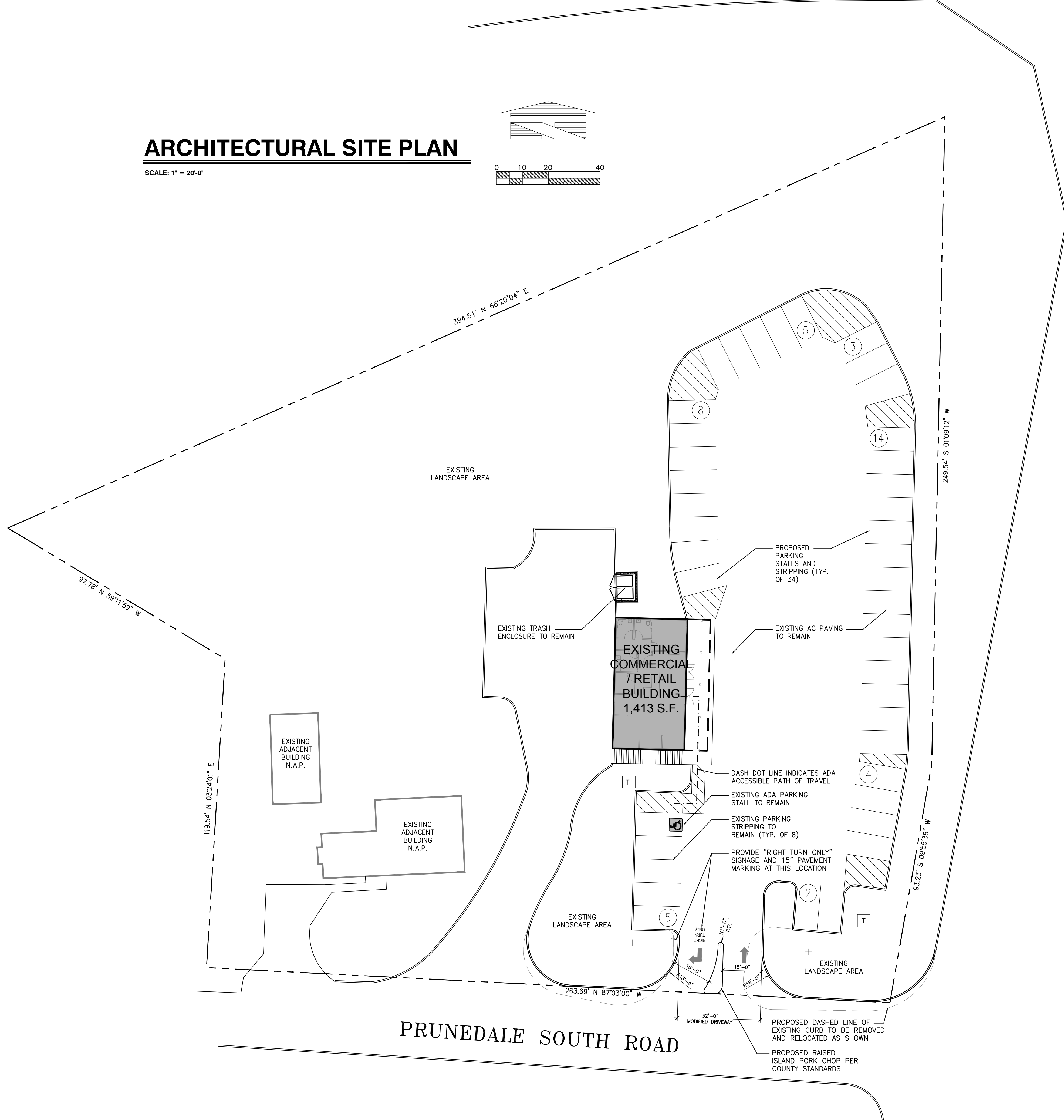
****SEE SITE PLAN ON NEXT PAGE****

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



HIGHWAY 156



EL CAMINO REAL NORTH (HWY 101)

PRUNEDALE SOUTH ROAD

SITE DATA

ADDRESS: 1031 EL CAMINO REAL SALINAS, CA 93907
 PERMIT #: TBD
 A.P.N.: 133-023-042-000
 LOT SIZE: 78,519 S.F. (1.80 ACRES)
 COUNTY: MONTEREY COUNTY
 EXISTING ZONE: LC - LIGHT COMMERCIAL
 PROPOSED ZONE: LC - LIGHT COMMERCIAL
 PROPOSED LAND USE: RETAIL / COMMERCIAL
 BUILDING AREA: 1,413 S.F.
 BUILDING HEIGHT: 16'-4" EXISTING
 CONSTRUCTION TYPE: V-B/NON-SPRINKLERED
 OCCUPANCY: TYPE: M
 OCCUPANCY LOAD: TBD
 HOURS OF OPERATION: TBD
 PARKING REQUIREMENTS: 1 SPACE / 250 S.F. OF FLOOR AREA
 REQUIRED: 6 SPACES (INCLUDING 1 H.C.)
 TOTAL PROVIDED: 41 SPACES (INCLUDING 1 H.C.)

PROPERTY OWNER

ABUNDANT INVESTMENTS, LLC
 4001 INGLEWOOD AVE BLDG. 101, STE 107
 REDONDO BEACH, CA 90278

APPLICANT

MONTEREY RETAIL SOLUTIONS, LLC
 5800 S EASTERN AVE. - SUITE 300
 COMMERCE, CA 90040

ARCHITECT

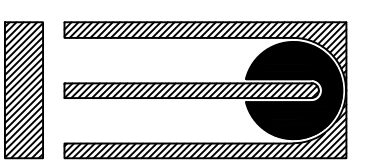
EMPIRE DESIGN GROUP, INC.
 PO BOX 944
 MURRIETA, CA 92564
 PHONE: (951) 696-1490
 FAX: (951) 696-1443
 CELL PHONE: (951) 809-7601
 E-MAIL: ghamn@empiregr.biz
 CONTACT: GREGORY HANN, ARCHITECT

PHYSICAL ADDRESS:
 24861 WASHINGTON AVE.
 MURRIETA, CA 92562

DRAWING INDEX

AS 1 ARCHITECTURAL SITE PLAN
 A 1.0 FLOOR PLAN
 A 2.0 EXTERIOR ELEVATIONS

EMPIRE DESIGN GROUP, Inc.



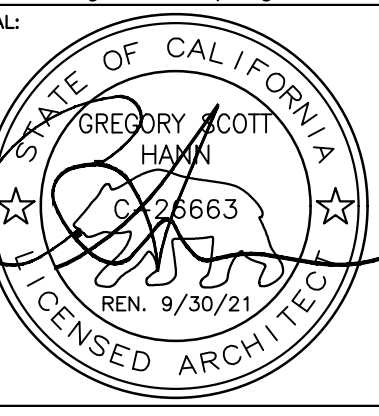
24861 Washington Ave.
 Murrieta, Calif. 92562
 Tel 951-696-1490 Fax 951-696-1443

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CLIENT:
MONTEREY RETAIL SOLUTIONS, LLC

MONTEREY RETAIL SOLUTIONS, LLC
 1031 EL CAMINO REAL
 SALINAS, CA 93907

Architect of Record:
 GREGORY S. HANN, AIA
 24861 WASHINGTON AVE.
 MURRIETA, CA 92562
 TEL: 951-696-1490
 CEL: 951-809-7601
 FAX: 951-696-1443
 E-MAIL: ghamn@empiregr.biz



Date: JUNE 10, 2019
 Project Number: EDG#04588

NO.	DATE	REVISION DESCRIPTION

DESIGNED BY: GH
 CHECKED BY: GH
 DRAWN BY: AH
 DRAWING TITLE:

ARCHITECTURAL SITE PLAN

SHEET NO:

AS 1

VICINITY MAP



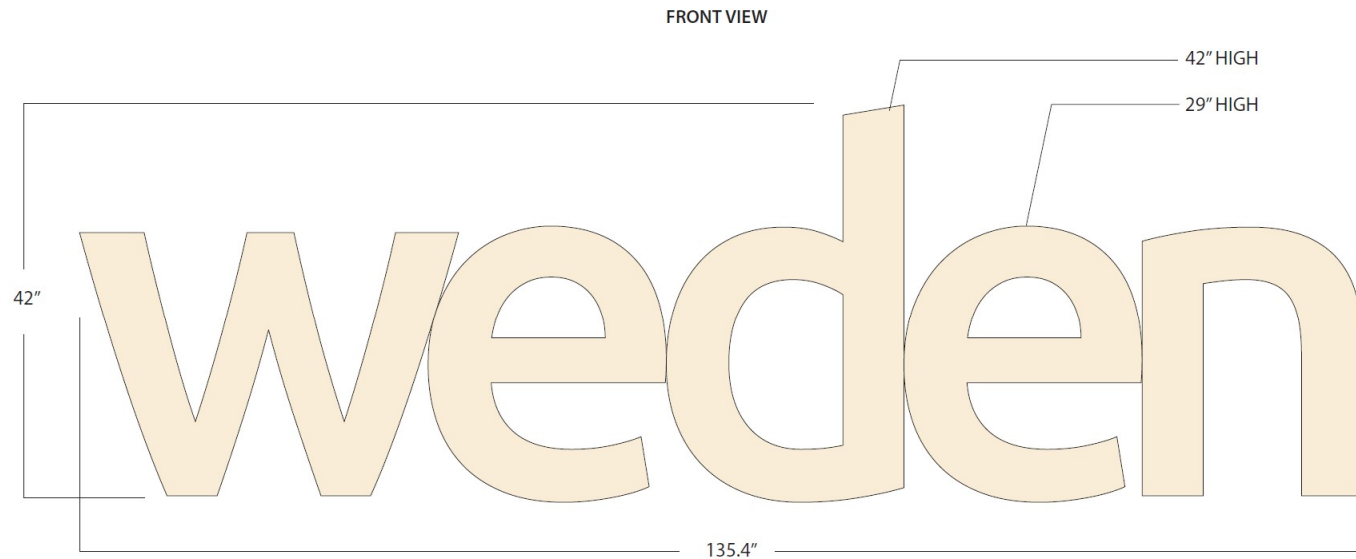
NOT TO SCALE

- **Alternative Development Opportunities**
None planned
- **Environmental Considerations**
Continuing to follow Monterey County EHD guidance and sampling requirements for El Camino WS#7 located on site.
- **Potential Mitigation of Adverse Environmental Impacts, and**
Planned use has no foreseen potential for any adverse impacts.
- **Conformance to the Policies of the Local Area Plan.**
Development plans conform to all currently published Land Use Plans.

Sign Program (include elevations, dimensions, materials and color details for individual business identification, center identification and on-site directional signs. Locations of signs can be indicated on the Formal Site Plan)

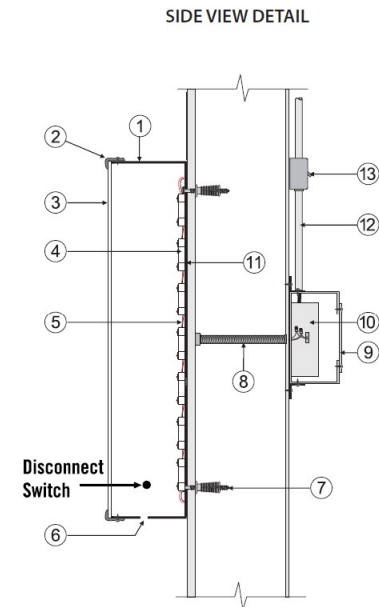
****SEE ATTACHED SIGN SPECIFICATIONS ON NEXT PAGE****

Sign Specifications



- 3.5" DEEP CHANNEL LETTERS WITH ALUMINUM HOUSING, BLACK TRIM & BLACK RETURNS
- 3/16" ACRYLIC FACE WITH PRINT TO MATCH PMS 7506C
- FLUSH MOUNTED ON WALL

- SIGN AREA: 39.5 SQ FT
- LINEAL FOOTAGE: 60'
- 12V DC, 60 WATT POWER SUPPLIES
- UL LISTED SIGN/COMPONENTS



LEGEND

- | | |
|---|--|
| ① | .050 Aluminum letter return color: Black |
| ② | Trim cap: 3/4" Black |
| ③ | 3/16" Acrylic |
| ④ | Internally Illuminated using White LEDs |
| ⑤ | 14 AWG wire |
| ⑥ | 1/4" \varnothing Drain Holes (Min. 2 per letter) |
| ⑦ | #10 screws with anchors (Min. 3 per letter) |
| ⑧ | Conduit |
| ⑨ | Transformer Housing |
| ⑩ | Power Supply |
| ⑪ | .063 Aluminum Letter Backs |
| ⑫ | Primary Electrical Source |
| ⑬ | Weather Proof Disconnect Switch |

Proposed Number of Employees: 4

Operations

Hours of Operation: 8am – 8pm

Delivery Hours: 8am – 8pm