



Monterey County Board of Supervisors

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Board Order

A motion was made by Supervisor John M. Phillips, seconded by Supervisor Jane Parker to adopt Resolution No. 20-365 to:

Resolution No.: 20 - 365

- a. Grant the appeal by Monterey Retail Solutions from the May 13, 2020, decision of the Planning Commission to deny a commercial cannabis retailer including delivery and automotive detail facility/tire shop.
- b. Find that the project is the conversion of an existing small structure from one (commercial) 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
- b. Approve an Amendment to the General Development Plan and Administrative Permit to allow a commercial cannabis retailer including delivery service within an existing commercial building in addition to a previously approved automotive detail facility/tire shop.

PASSED AND ADOPTED on this 17th day of November 2020, by roll call vote:

AYES: Supervisors Alejo, Phillips, Lopez, Parker and Adams
NOES: None
ABSENT: None
(Government Code 54953)

I, Valerie 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 82 for the meeting November 17, 2020.

Dated: November 17, 2020
File ID: RES 20-197
Agenda Item No.: 15

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


Joel G. Pablo, Deputy

**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. 20 - 365

- 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 Planning Commission 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 is available for the proposed use. Analytic testing confirmed the quality of that well water within acceptable levels. 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 condition, General Development Plan, and plans all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED on this 17th day of November 2020, by roll call vote:

AYES: Supervisors Alejo, Phillips, Lopez, Parker and Adams

NOES: None

ABSENT: None

(Government Code 54953)

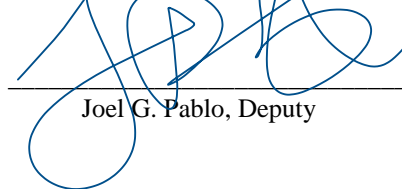
I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 82 for the meeting November 17, 2020.

Dated: November 17, 2020

File ID: RES 20-197

Agenda Item No.: 15

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



Joel G. Pablo, Deputy

Monterey County RMA Planning

Final 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 20 - 365) 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.

1031 El Camino Real North
General Development Plan

2020

Purpose and Intent

This document has been prepared to fulfill the Zoning Ordinance (Section 21.18.030) requirement for a General Development Plan (GDP) and to provide a framework for development at the location of 1031 EL Camino Real North.

The subject property is located in Salinas on the south western side of Highway 101, south of Highway 156 at 1031 El Camino Real North, in the County of Monterey.

The community of Prunedale has about 19,584 residents characterized by light industrial and residential, manufacturing, storage, retail businesses, and other commercial uses. The property consists of approximately 1.73 acres. The historical use of the 1031 El Camino Real N has been primarily commercial uses including a used car lot, tire sales shop and most recently a Tuff Shed retail location.

The overall objective is to rehabilitate the location by utilizing existing structures into an economically viable commercial dispensary, retaining the existing tire store on the lower level. All long range development of the property and operation is addressed in this updated General Development Plan.

Uses Requested:

- Commercial Storefront Retail (Type 10 Cannabis Retail Operation)

Existing Uses Requested to Continue:

- Tire Repair/Sales Facility;
- Residential

Uses Not to be Considered:

- None

Description of Proposed Site Improvements:

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

Formal Site Plan & Parking: See attached Architectural Site Plan exhibit (AS 1). ADA parking is included. The location currently has 42 parking spaces.

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.

Materials and Colors: See attached exhibits (A 1.0 & A 2.0) and materials and concept color exhibits

Exterior Lighting: Pursuant to the traffic study a street light will be added.

Trash and Recycling Bin enclosure: Existing trash enclosure to remain.

Landscaping Plan: Minor alterations are necessary to planters adjacent to Prunedale South Road based on Public Works requirements which are shown in the attached Architectural Site Plan exhibit (AS 1) relating to the modified driveway and raised island median to address traffic concerns.

Hazardous Materials Disclosure: Uses are non-industrial, though applicable Haz Mat issues are addressed in the RMA and EHD permit application.

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.

I. 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.

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.

Operational Emissions: Uses are non-industrial. No emissions.

Applicable Performance Standards & Renewable Energy and Water Conservation: Individual cannabis operators will be required to meet standards for water conservation and energy efficiency, as required by both State and County Cannabis regulations.

All individual business owners will be required to meet standards and have standard operating procedures in place as required by both State and County laws. See attached RMA application exhibits for;

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

Long Range Development & Operation

Physical Expansion & New Development: Minor interior remodel planned. See A 1.0 exhibit for floor plans.

All additional or subsequent long range development and operations will be addressed in a updated General Development Plan and a separate use permit.

Operational Changes:

The applicant has submitted an Operations Plan and Procedures Manual that is part of the amendment to the General Development Plan that describes how operations will comply with the

relevant standards. (“RMA application exhibits 1-9”) The operations plan includes 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, waste disposal information, and other operational standards addressing fire, health, and safety requirements.

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 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.

Circulation or Transportation Improvements: New raised island to be installed at exit to South Prunedale Rd. Plan attached.

Alternative Development Opportunities: None planned.

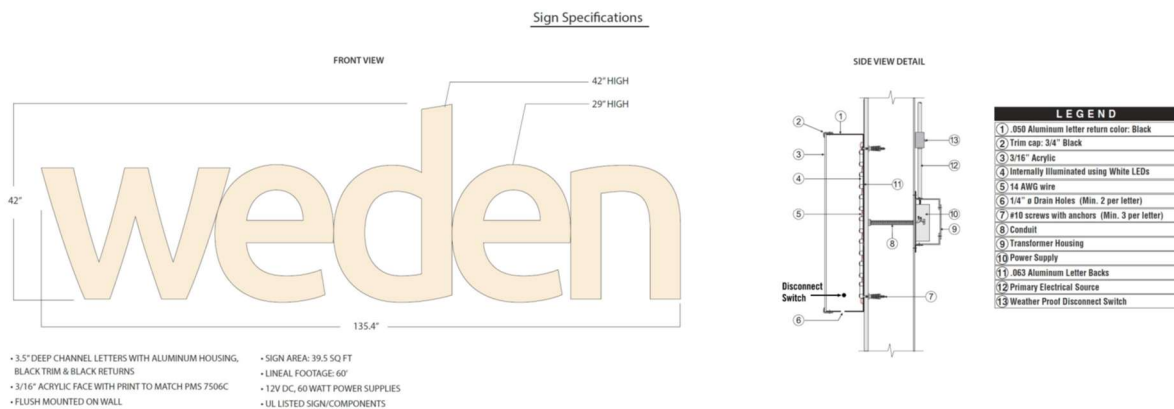
Environmental Considerations: Continuing to follow Monterey County EHD guidance and sampling requirements for El Camino WS#7 located on site.

Potential Mitigation of Adverse Environmental Impacts: 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.

Signage Program

See attached sign sample specifications;

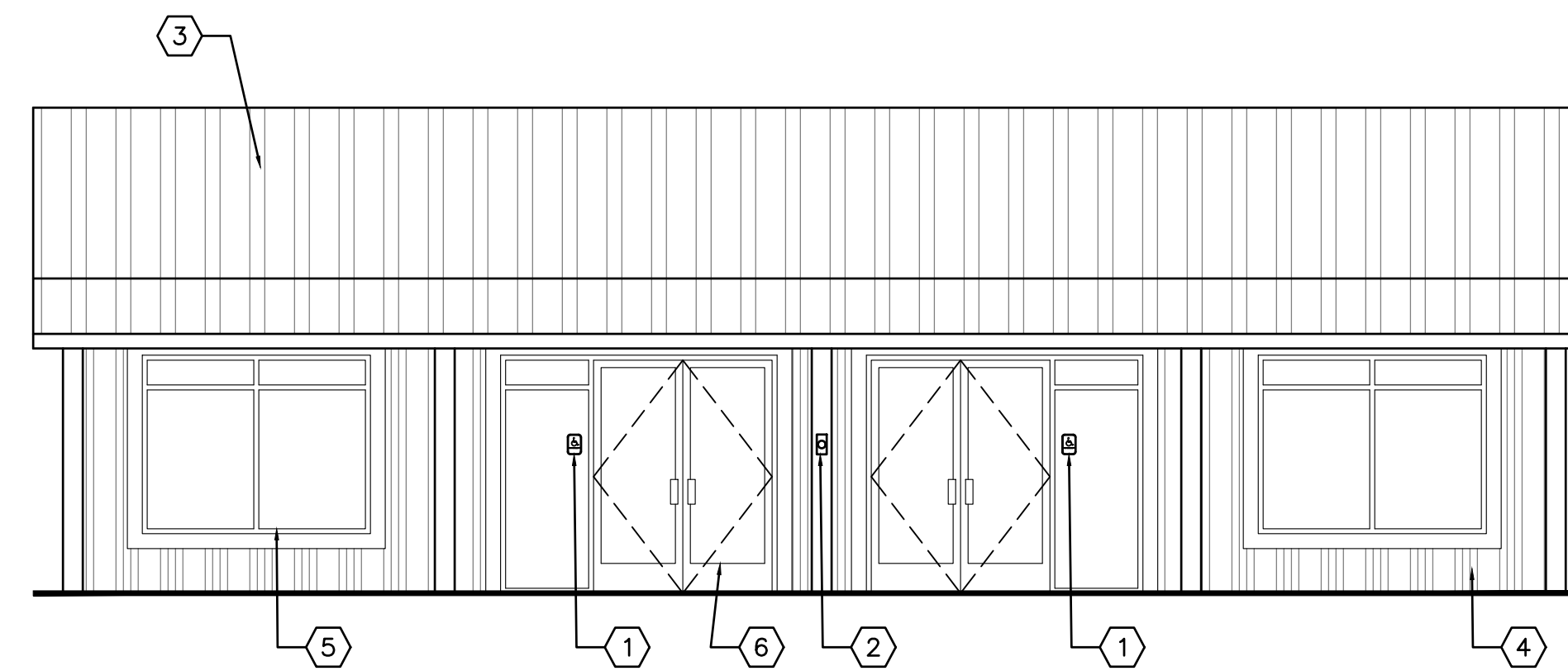


Proposed Number of Employees: 4-8

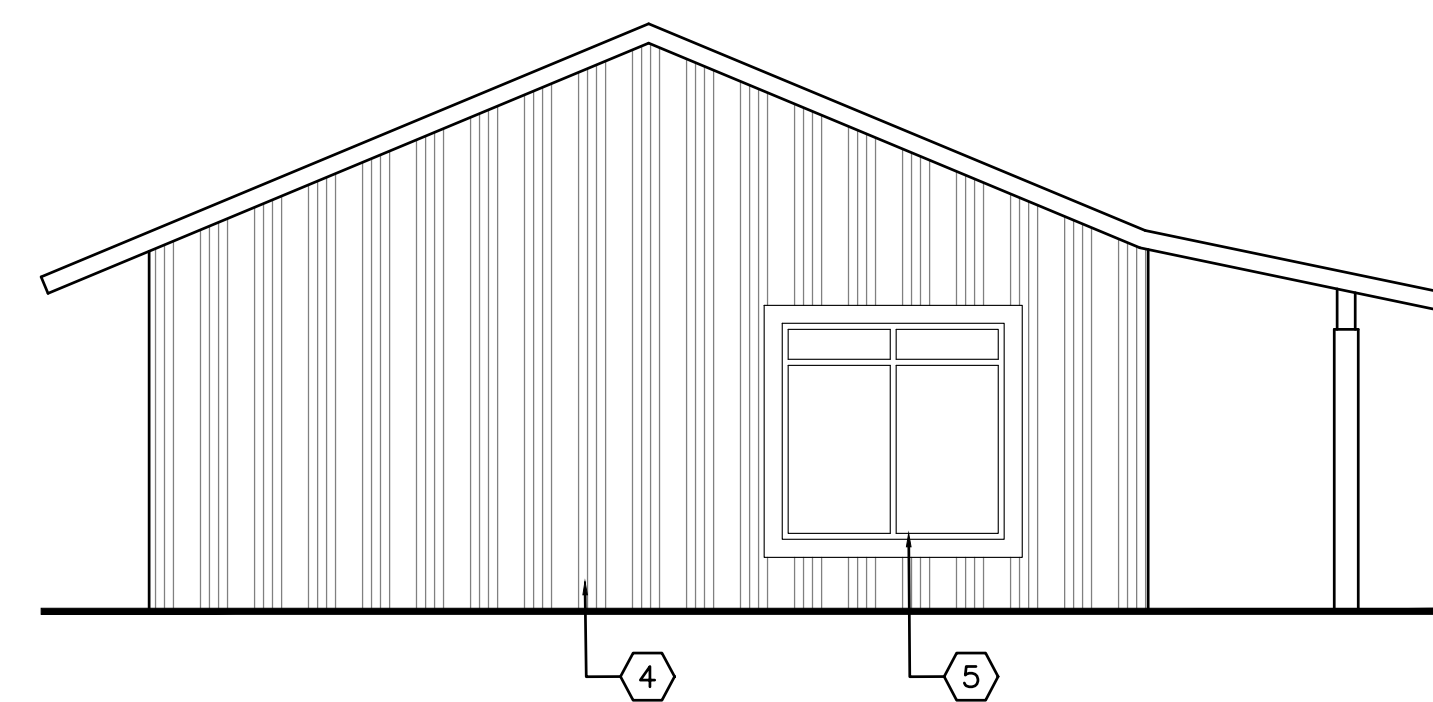
Operations

Hours of Operation: 8am – 8pm

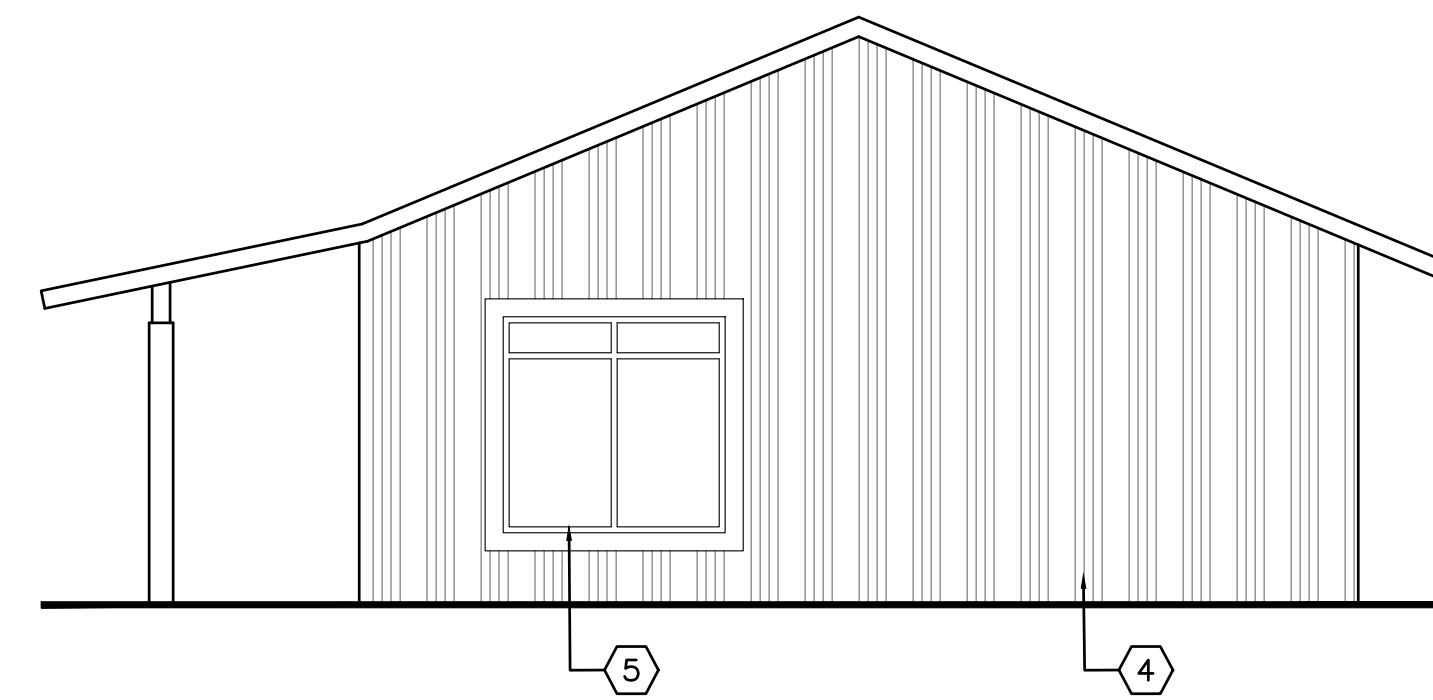
Delivery Hours: 8am – 8pm



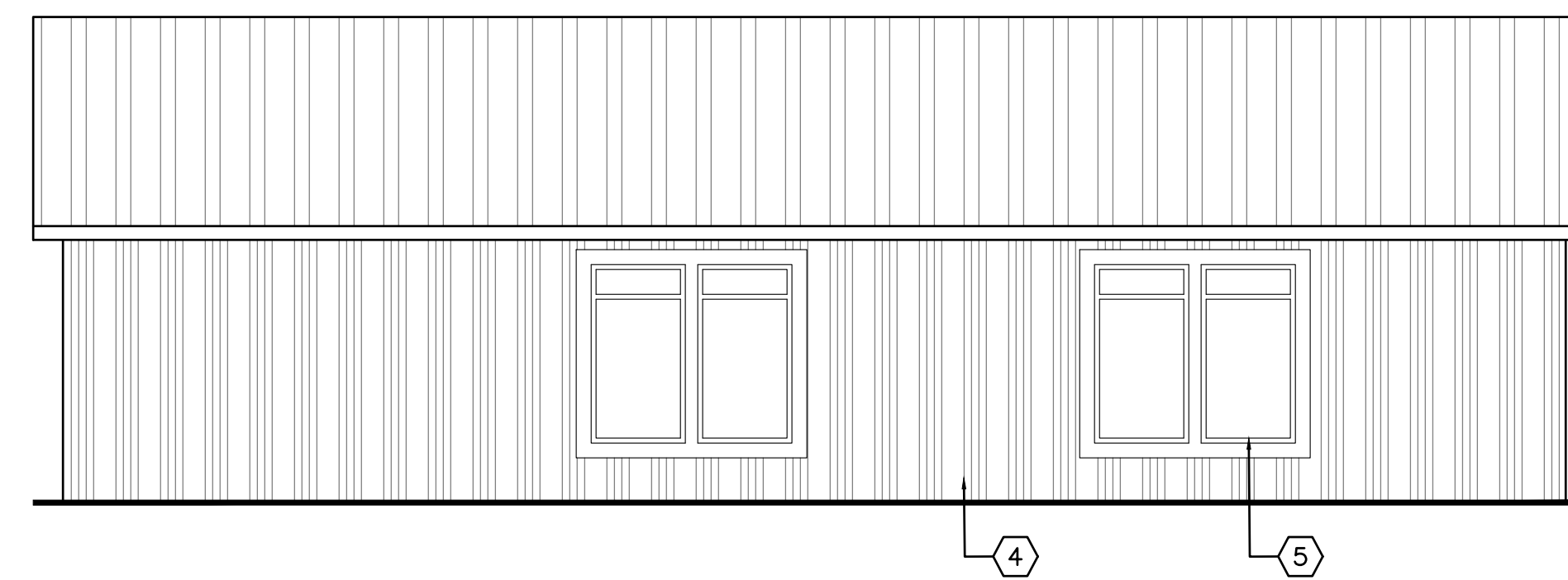
A **EXISTING SOUTH ELEVATION (FRONT)**
SCALE: 3/16"=1'-0"



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



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

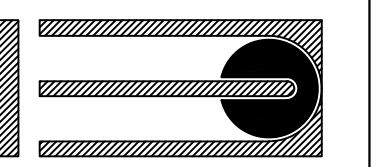


D **EXISTING WEST ELEVATION (REAR)**
SCALE: 3/16"=1'-0"

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

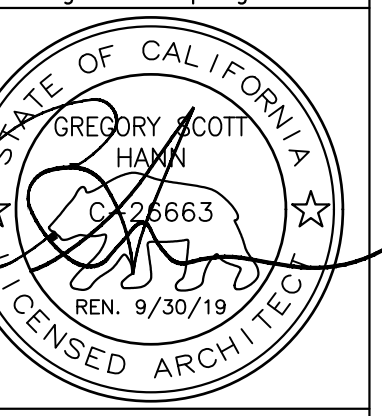
All ideas, designs and layouts shown on these drawings, including all documents on electronic media are the property of empire design group, and are intended to be used in connection with this specific project only and shall not otherwise be used for any purpose whatsoever without the written consent,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

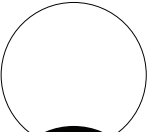
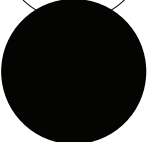
EXTERIOR ELEVATIONS

SHEET NO:

A 2.0

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>

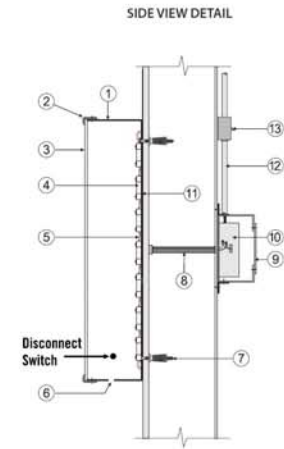


Sign Specifications



- 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" ø 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