

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director



LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS

1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527

(831)755-4800

www.co.monterey.ca.us/rma

MEMORANDUM

Date: November 16, 2020

To: Monterey County Board of Supervisors

From: Son Pham-Gallardo, Planning

Subject: PLN19008 Abundant Investments, LLC (Legistar ID: RES 20-197 – Agenda Item 15)

cc: File

Board of Supervisors,

Please accept this memo to address the replacement of the General Development Plan “Attachment B3”. The General Development Plan has been summarized and reformatted to be clearer and more consistent without including the entire Operational Plans of the proposed project and no substantive changes were made.

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.

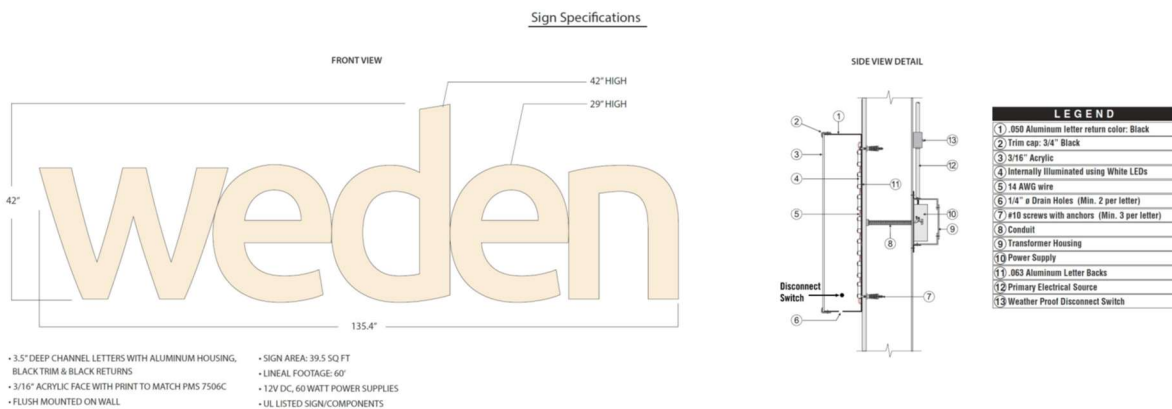
Environmental Considerations: Continuing to follow Monterey County EHD guidance and sampling requirements for El Camino WS#7 located on site.

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;

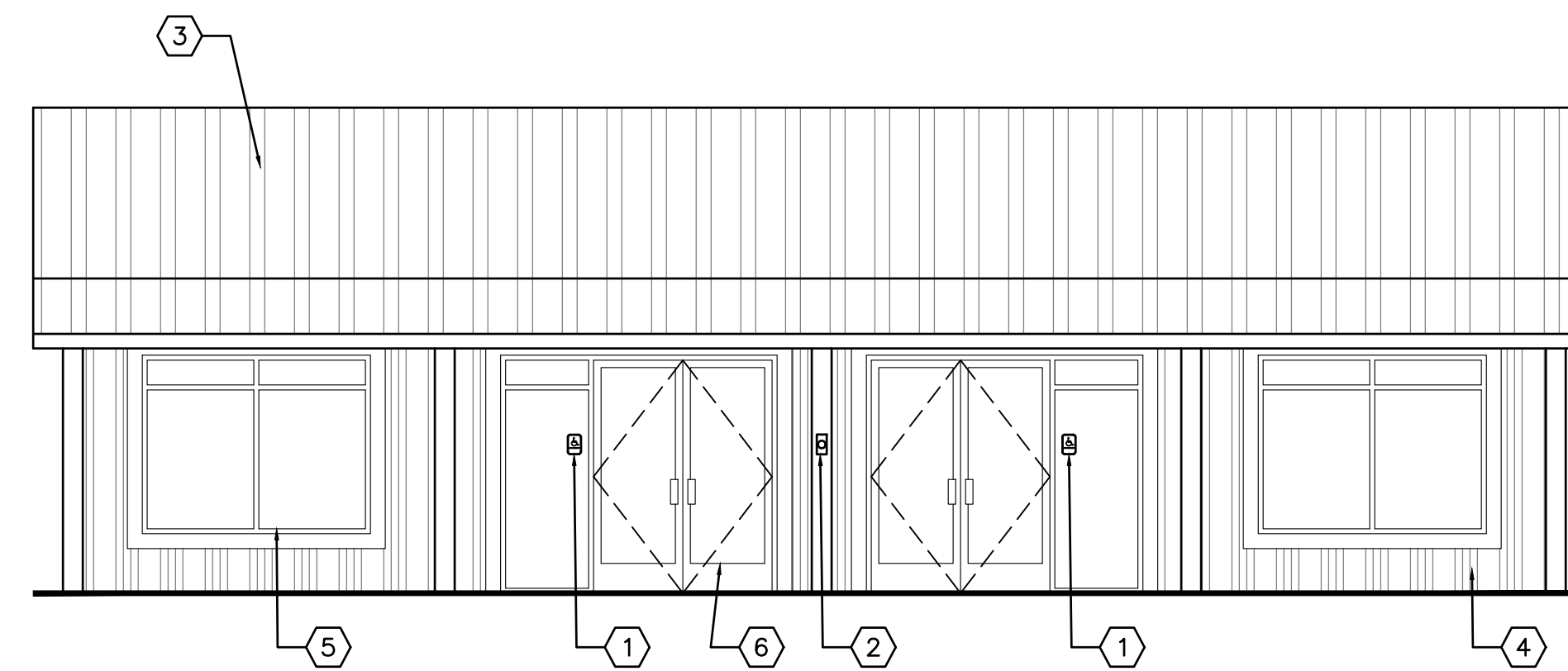


Proposed Number of Employees: 4-8

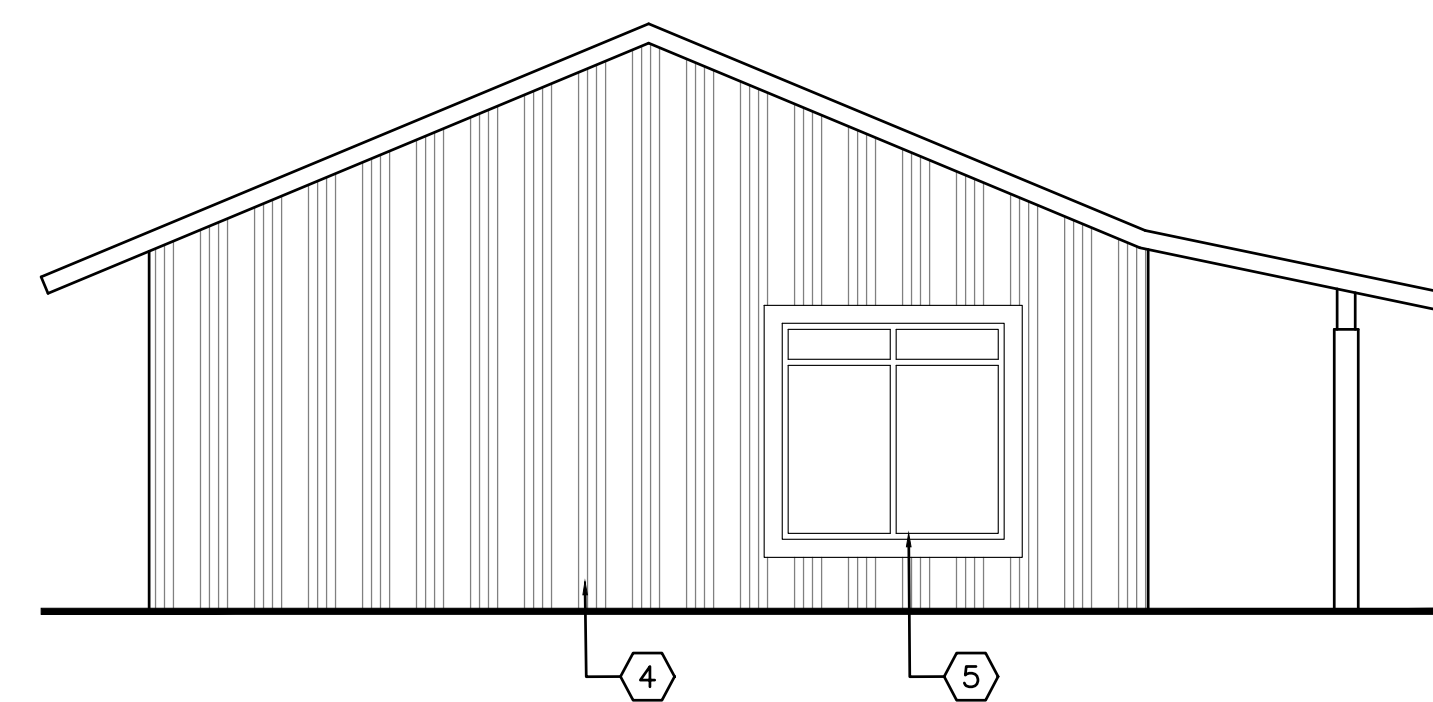
Operations

Hours of Operation: 8am – 8pm

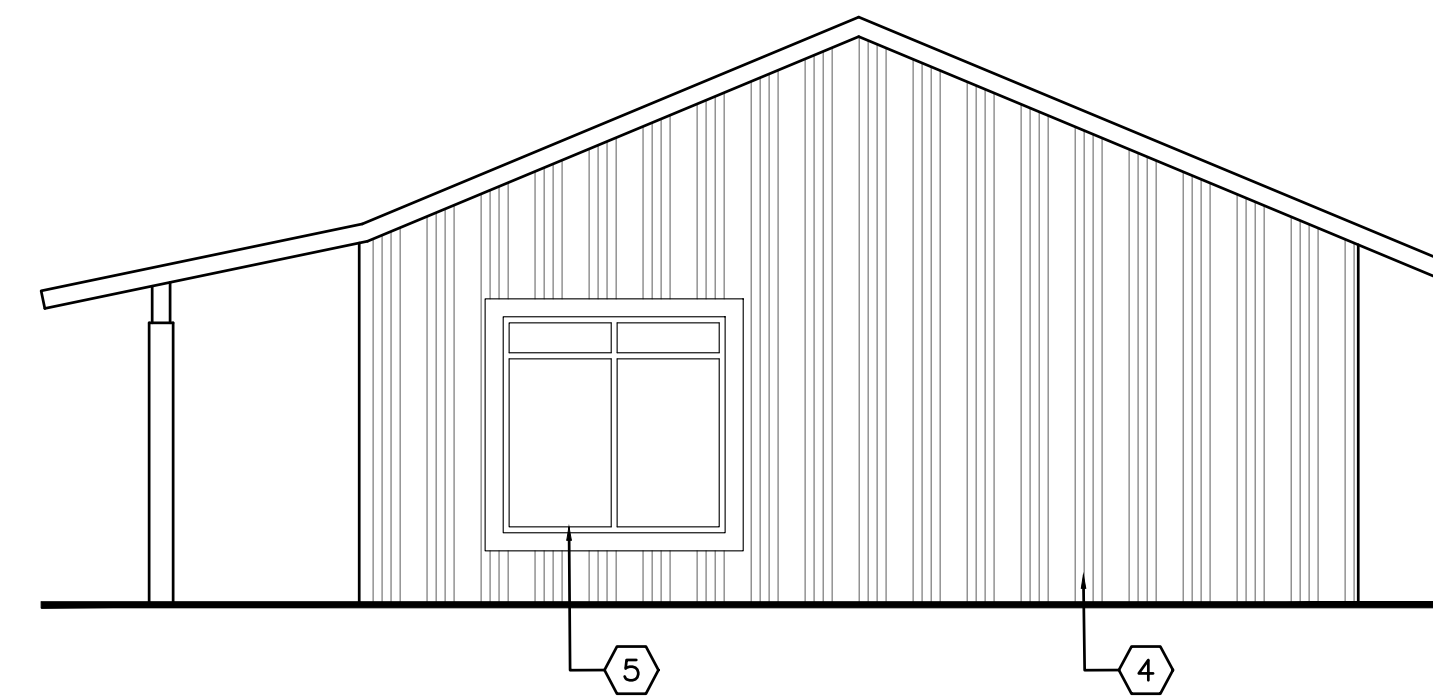
Delivery Hours: 8am – 8pm



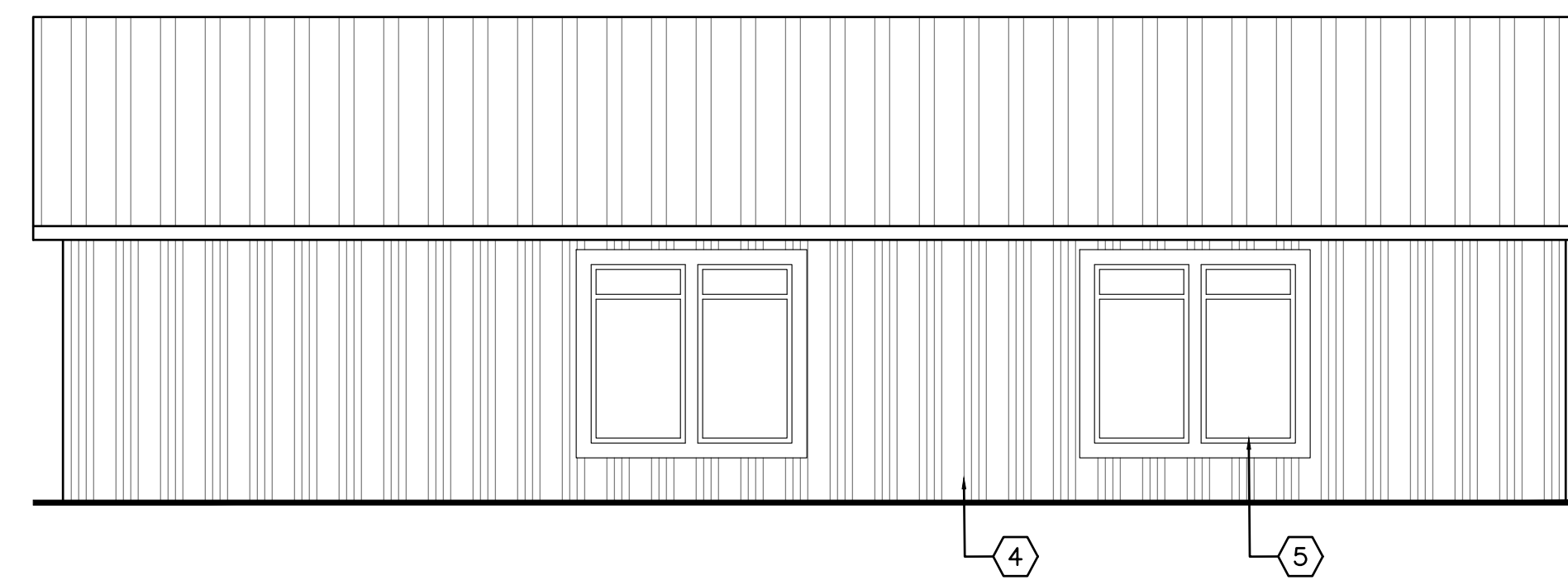
A **EXISTING SOUTH ELEVATION (FRONT)**
SCALE: 3/16"=1'-0"



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



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

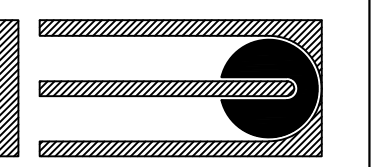


D **EXISTING WEST ELEVATION (REAR)**
SCALE: 3/16"=1'-0"

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

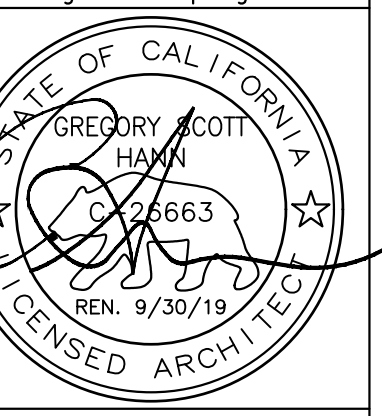
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CLIENT:

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:

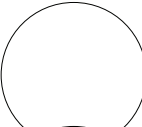
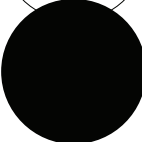
EXTERIOR ELEVATIONS

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>



weden

WE

#weden

werelax
wethrive
weparty
wesleep
welove

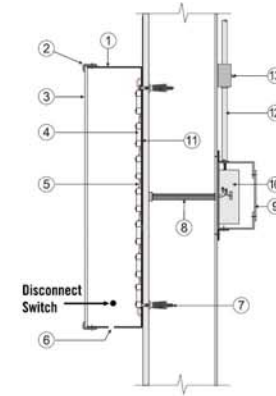
Sign Specifications



- 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

SIDE VIEW DETAIL



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