Exhibit D



EXHIBIT D DRAFT RESOLUTION

Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:

TOMLINSON SISTERS PARTNERSHIP/MONTEREY NATURALS (PLN170145) RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Finding the project categorically exempt from CEQA pursuant to Section 15303 of the guidelines; and
- 2) Approving a Use Permit and General Development Plan amendment to allow a cannabis retailer use.

[PLN170145, Tomlinson Sisters Partnership, 19 San Juan Road, Pajaro/Royal Oaks, North County Area Plan (APN: 117-362-001-000)]

The Tomlinson Sisters Partnership/Monterey Naturals application (PLN170145) came on for public hearing before the Monterey County Planning Commission on January 10, 2018. 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: CONSISTENCY** The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate
 - for development.
 - **EVIDENCE:** a) An application for a Use Permit and General Development Plan amendment to allow a cannabis dispensary at 19 San Juan Road, Pajaro/Royal Oaks was filed on June 29, 2017 and was deemed complete on August 25, 2017.
 - b) 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);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

c) The property is located at 19 San Juan Road, Pajaro/Royal Oaks, (APN: 117-362-001-000), North County Area Plan. The parcel is zoned Light Commercial, which allows cannabis retailers subject to the requirements of Chapter 21.67 of the Monterey County Code. Therefore, the project is an allowed land use for this site.

- d) The proposed application involves no changes to the exterior of the existing commercial space other than new signage. The proposed sign includes a 9 square foot sign (72-inch wide by 18-inch tall) over the entryway, located at the west end of the existing building. The sign would include the business name and the business logo. The proposed signage is less than 50 square feet, consistent with the allowable sign area in a commercial zoning district according Section 21.60.090 of the Zoning Ordinance.
- e) 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.
- f) A Development Project Application (Exhibit D-3), which includes a General Development Plan, Business Plan, Operations 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 the Zoning Ordinance Title 21.
- g) <u>Location</u>: The retailer would be located in a Light Commercial zoning district, and is more than 600 feet from the nearest school, public park or drug recover facility; and is more than 1,500 feet from another permitted retailer.
- h) Records: The Operation Plan (Exhibit D-3, Section 5) proposes the use of track and trace software, such as MJ Freeway, to record and report information to prevent diversion of the products and theft while maintaining product quality and product consistency; making the employees accountable for the tasks they undertake; and providing management with key information and storage of information. A mandatory condition is included that requires the dispensary to allow access to Monterey County officials for inspection of the records (Condition 6).
- i) <u>Security:</u> The Operation Plan (Exhibit D-3, Section 5) and Security Plan (Exhibit D-3, Section 8) provide 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, and panic buttons.
- j) <u>Delivery Services</u>: The General Development Plan (Exhibit D-3, Section 3), states that the applicant would not deliver products initially but would like to add delivery services in the future. This Use Permit assumes delivery services will be provided.
- k) Supply Chain: The Operation Plan (Exhibit D-3, Section 5), proposes to 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.
- 1) <u>Packaging and Labeling:</u> The Operation Plan (Exhibit D-3, Section 5), states Monterey Naturals would adhere to packaging and labeling requirements of the state.
- m) <u>Sheriff Notification:</u> The Operation Plan (Exhibit D-3, Section 5) and Security Plan (Exhibit D-3, Section 8) describe the proposed operational procedures for preventing theft & diversion, on-site

- consumption, and loitering. The plan indicates that employees will be trained on procedures and requirements, and the Sheriff's office will be notified within 24 hours of significant discrepancies identified during inventory; diversion, theft, loss, or criminal activity involving the facility or its operations, or any agent, officer, or employee of the business; and any other breach in security.
- n) Other Illegal drugs: The Operations Plan (Exhibit D-3, Section 5) does not propose to permit the dispensing or delivery of any non-cannabis related controlled substances.
- O) Any retailer business operating at the site will be required to obtain a Business 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.
- p) The project was referred to the North County Land Use Advisory Committee (LUAC) for review. The LUAC recommended approval of the Use Permit as proposed by a vote of 4 ayes, 1 noes, and 0 abstentions. Comments in opposition of the project were received at the meeting due to the proximity of the site to the Parishioner Church of Jesus Christ church. Comments included the potential to influence children near the site and at the Church's Sunday school, concern that the project would draw homeless persons, and the potential temptation to rehabilitated persons in the vicinity. Monterey County does not require a setback from churches for cannabis uses and the retailer should appear as any other retail facility from the exterior.
- q) 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 PLN170145.

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, North County Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, Agricultural Commissioner's Office, and Water Resources Agency. 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) Staff identified potential impacts to nearby businesses and visitors because of odor. To address odors, the applicant proposes to install an HVAC system with carbon and/or ozone-filtration to eliminate any odor issues. Customers will not be permitted to consume products onsite. A 24-hour contact is available to address issues concerns or complaints arising from the retailer operation.
- c) The proposed location is an existing retail tenant space within mixeduse commercial building. An apartment is located on the second floor

- of the split-level building. The proposed retailer use would be consistent with other light commercial uses in the vicinity. Parking, access, and other improvements for the existing commercial building are already provided.
- 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 PLN170145.

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 Planning, North County Fire Protection District, Public Works, Environmental Health Bureau, Agricultural Commissioner's Office, and Water Resources Agency. 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 public facilities, including sewer and water services, are available. A can and will serve letter was received from the Pajaro/Sunny Mesa Community Services District confirming that potable water and fire flow water is available to serve the site. A will serve letter was received from the Pajaro County Sanitation District (PCSD) confirming that the project is within the boundaries of the PCSD, and will require connection to the public sewer system.
- c) 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).
- d) Any retailer operating at the site will be required to obtain a Business 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.
- 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.

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 PLN170145.

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 retailer, as proposed, has demonstrated that it can and will comply with all of the requirements of the State and County to operate a cannabis retailer use.

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).

b) Any retailer operating at the site will be required to obtain a Business 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 retailer will not be located within six hundred feet from any school, public park, or drug recovery facility, or within one thousand five hundred feet of another retailer.

EVIDENCE: a) The retailer will be located at 19 San Juan Road, Pajaro/Royal Oaks (Assessor's Parcel Number: 117-362-001-000).

- b) Watsonville High School is the nearest school. The school boundary is more than 3,000 feet from the proposed retailer.
- c) Linear Park is the nearest park. The park is more than 700 feet from the proposed retailer.
- d) Elevate Addiction Services is the nearest drug recovery facility. The drug recovery facility is located 5 miles from the proposed retailer.
- e) The nearest approved retailer is more than 1,500 feet from the proposed retailer. Only one other retailer has been approved in Monterey County. That retailer is located in the Carmel Rancho Shopping Center. Another retailer is proposed on Merritt Street in Castroville which is several miles away.
- 7. **FINDING: LESS THAN SIGNIFICANT IMPACTS** The retailer, as approved and conditioned, will not result in significant unavoidable impacts on the environment.

EVIDENCE

EVIDENCE:

- a) The project would allow a commercial cannabis retailer within an existing mixed-use, commercial building in a Light Commercial zoning district. The only physical improvements would include minimal interior tenant improvements and a new exterior sign.
- b) As proposed and conditioned, the project can be categorically exempt from the California Environmental Quality Act (See Finding 10).

8. **FINDING:**

MINIMIZE NUISANCES - The retailer 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 Use Permit's limits on hours of operation.

EVIDENCE:

- a) Plans and materials contained in the file (PLN170145) include measures to minimize nuisances within the area. A 24-hour contact will be available to address issues and concerns that may arise as a result of the operation.
- b) Odor control measures are proposed to include an HVAC system with carbon and/or ozone-filtration to eliminate any odor issues. Customers will not be permitted to consume products on-site.
- c) Security measures and protocols are proposed that would minimize risk of theft, diversion, and loitering.
- d) Procedures are proposed 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 would be from 9:00 A.M. to 8:00 P.M. daily for members, 9:00 A.M to 5:00 P.M. for deliveries, and 9:00 A.M. to 9:00 P.M. for staff only. The hours of operation have been included in the conditions of approval for the project (Condition #4).
- 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:

Plans and materials contained in file PLN170145 include sample agreements with cannabis clients that are intended to limit resale or transmission of cannabis or cannabis products supplied by the retailer. Labels on products sold at the retailer will contain warnings regarding impaired ability to operate machinery. 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.

a)

- b) Background checks of all persons with 10 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 business operating at the site will be required to obtain a Business 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.
- d) Violations of Federal Enforcement priorities may be grounds for revocation of this permit.

10. **FINDING:**

CEQA (Exempt) –The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project

EVIDENCE:

- a) California Environmental Quality Act (CEQA) Guidelines Section 15303, categorically exempts the conversion of exiting 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 a 3,345-square foot space within an existing 5,353-square foot mixed-use, commercial building. Improvements are limited to minor interior tenant improvements and one exterior sign.
- 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 new signs identifying the business, there are no physical changes proposed that may cause an impact to historic resources or visual resources.
- d) The applicant has proposed appropriate operational plans, which include details 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 PLN170145.
- 11. **FINDING: APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors
 - **EVIDENCE:** a) Section 21.80.040.D of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
 - b) The project is not located in the Coastal Zone.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project categorically exempt pursuant to Section 15303 of the guidelines; and

2. Approve a Use Permit and General Development Plan amendment to allow a cannabis retailer use at 19 San Juan Road, Royal Oaks, in general conformance with the attached sketch the attached Operations Plan, and subject to the attached conditions all being

COPY OF THIS DECISION MAILED TO APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE [DATE]

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Monterey County RMA Planning

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

PLN170145

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation
Monitoring Measure:

This Use Permit and General Development Plan Amendment (PLN17) allows a commercial cannabis retailer use within an existing commercial building on the property. The property is located at 19 San Juan Road (Assessor's Parcel Number 117-362-001-000), 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 allowed unless additional permits are approved bγ the To the extent that the County has delegated any condition compliance or authorities. 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:

"A Use Permit and General Development Plan Amendment (Resolution Number ***) was approved by the Planning Commission for Assessor's Parcel Number 117-362-001-000 on January 10, 2017. The permit was granted subject to 10 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:

PI N170145

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.

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3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee Monitoring Measure:

schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to

clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition

Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

4. PD029 - HOURS OF OPERATION

Responsible Department: RMA-Planning

Condition/Mitigation Hours of operation shall be 9 A.M. to 8 P.M seven days of week. (RMA - Planning)

Compliance or Monitoring Action to be Performed:

Monitoring Measure:

Prior to commencement of use and on an on-going basis, the Owner/Applicant shall

demonstrate compliance with the hours of operation to the Director of RMA-Planning.

5. PDSP001 - ANNUAL INSPECTION

Responsible Department: RMA-Planning

Condition/Mitigation
Monitoring Measure:

The retailer shall allow access to the retail facilities and records if requested by the County, its officers, or agents, and shall pay 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: The retailer shall allow for inspection of the premises and records on an ongoing

basis.

6. PDSP002 - INSPECTION OF RECORDS

Responsible Department: Code Enforcement

Condition/Mitigation Monitoring Measure:

The applicant, owner, and all permittees agree to submit to, and pay for, inspections of the operations and relevant records or documents necessary to determine compliance with Monterey County Code from any enforcement officer of the County or

their designee

Compliance or Monitoring Action to be Performed: Submit to a pay for inspection on an ongoing basis.

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7. PDSP003 - COMMERCIAL CANNABIS PERMIT

Responsible Department: RMA-Planning

Condition/Mitigation
Monitoring Measure:

Any person operating a medical cannabis dispensary shall obtain a valid and fully executed commercial cannabis permit pursuant to Chapter 7.90 of the Monterey

County Code prior to commencing operations and must maintain such permit in good

standing in order to continue operations.

Compliance or Monitoring Action to be Performed: Prior to commencement of the cannabis retailer use, the retailer business shall apply for and obtain a Commercial Cannabis Business Permit pursuant to Chapter 7.90 of the Monterey County Code.

The dispensary shall comply with the requirements of the Commercial Cannabis Business Permit and maintain the permits in good standing while in operation on an ongoing basis.

8. PDSP004 - PERMITS, LICENSES, AND ENTITLEMENTS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The 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 permittee and persons conducting commercial cannabis activities at the site who do not maintain permits or licenses in good standing with the County or State shall be grounds for the suspension or revocation of a Use Permit pursuant to Section 21.67.120 of the Monterey County Code.

Compliance or Monitoring Action to be Performed: As needed on an ongoing basis, the owner shall verify that the business(es) operating on the site have obtained and maintain all required permits, licenses, and entitlements to operate a medical cannabis business on the property. If needed the owner shall diligently pursue evicting or removing cannabis operation from the site that have failed to obtain or maintain the required permits.

9. PDSP005 - OPERATIONS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The retailer shall operate only in accordance with the operating plans reviewed and

approved by the County.

Compliance or Monitoring Action to be Performed: Maintain operations and procedures approved by the County on an ongoing basis.

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10. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

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)

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 County Counsel 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.

PLN170145

COUNTY OF MONTEREY
CUP AND CANNABIS BUSINESS
APPLICATION
DISPENSARY
MONTEREY NATURALS
19 SAN JUAN ROAD

COLIN DISHEROON
PRINCIPAL

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	Articles of Incorporation Will Serve Letters Hazardous Materials Questionnaire

1	Development Project Application



COUNTY OF MONTEREY

RESOURCE MANAGEMENT AGENCY - PLANNING

168 WEST ALISAL, 2ND FLOOR, SALINAS, CA 93901 OFFICE: 831.755.5025 FAX: 831.757.9516

DEVELOPMENT PROJECT APPLICATION

	This application is for: Combined Development Permit Rezoning Administrative Permit [Coastal/Non-Coastal] Use Permit Variance Design Approval General Development Plan Coastal Development Permit Modification of Conditions Local Coastal Plan Amendment [L.U.P. or C.I.P.] General Plan Amendment Minor Amendment [Coastal/Non-Coastal]	日本 日	Tentative Parcel Map [Minor Subdivision] Tentative Map [Standard Subdivision] Vesting Tentative Map Preliminary Map Preliminary Project Review Map Lot Line Adjustment Revised Final Map Revised Parcel Map Amended Final Map Amended Parcel Map Subdivision Extension Request Other Commercial Cannabis Business Permit						
1.	e de la composition della comp								
	Address: 4062 El Bosque Drive		City: Pebble Beach State: CA						
	Telephone: 831.626.6444		Zip Code: 93953-3011						
2.	Applicant's Name: Pajaro Naturals/L+G, LLP Attorneys at Law (Repri	esentative	e)						
	Address: 318 Cayuga Street		City: Salinas State: CA						
	Telephone: 831.246.0977/831.269.7117 (Trinh Retterer, L+G)		Zip Code: 93901						
3.	the second in property towner, buyer, Representative, et	c.]							
_	Pajaro Naturals - Lessee and Business Owner, L+G, LLP Attorneys at Law -	Represer	ntative						
4.	Property address and nearest cross street: 19 San Juan Road								
_									
5.	Assessor's Parcel Number[s]: 117-362-001-000, 117-362-002-000,	117-362-0	003-000, 117-362-004-000						
6.	Current Zoning: LC - Light Commercial								
7.	Property area [acres or square feet]: 31,036 sf, 16,057 sf, 13,389	sf and 1	7,814 sf						
3.	Describe the proposed project:								
	Medical cannabis dispensary in 3,345 sf space of an	existin	g 7,090 sf building						
0.	REZONING OR AMENDMENT ONLY: The applicant wishes to an amendment of Control of the Amendment of the		Zoning District or some other classification.						
1.	SUBDIVISION INFORMATION ONLY: Number of Lots:	uncing: E							
			in other.						
2.	LOT LINE ADJUSTMENT INFORMATION ONLY: What is the pa	urpose f	the adjustment: :						
	WILL THE ADJUSTMENT RELOCATE THE BUILDING AREA? Yes □ No □								
	ADJUSTED PARCEL SIZE[S]:	·							
	Owner's Signature On	wner's S	Signature						
	Owner's Name [Please Print]	wner's N	Name [Please Print]						
	Assessor's Parcel Number As	sessor's	's Parcel Number						
. V	VARIANCES ONLY: Describe the proposed variance:								

I declare under penalty that I am authorized by the owner[s] of described property to make this application. Torm		A. Residential Development: Single Family Residence	Other [how many total units]
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2	Commercial Cannabis Business Application



COUNTY OF MONTEREY RESOURCE MANAGEMENT AGENCY - PLANNING

168 West Alisal, 2nd Floor, Salinas, CA 93901

OFFICE: 831.755.5025 FAX: 831.757.9516

COMMERCIAL CANNABIS BUSINESS PERMIT APPLICATION

Thi		lication is for (Pe Type 1A – Cultiv Type 1B – Cultiv Type 2A – Cultiv Type 2B – Cultiv Type 3A – Cultiv Type 3B – Cultiv Type 4 – Cultiva E: More than one t	ivation; Specia ivation; Specia ivation; Indoor ivation; Mixed- ivation; Indoor ivation; Mixed- ation; Nursery	alty Mixed r (Small) -light (Sm r (Medium -light (Me	d-light (Small) nall) n) edium)	□ □ □ □ □ I be prod	Type 7 – Type 8 – Type 10 - Type 10 - Type 11 - Type 12 -	DispensA – DisperDistribuTranspo	sary; Gene nsary; Up utor orter	olatile eral (One to Three	e Site) e Sites
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Date:

Application Given Out By:

Application Received By:

3 General Development Plan

Proposed Use

Monterey Naturals (Applicant) is requesting a conditional use permit (CUP) and commercial cannabis business permit to allow a Type 10 cannabis dispensary in existing commercial space. The dispensary will operate initially as a storefront dispensary. However, the dispensary plans to operate as a storefront dispensary initially and add delivery in the future.

Project Location

The proposed dispensary location is 19 San Juan Road, near Porter Road, in the Pajaro/Royal Oaks community. The proposed location is a parcel of 31,036 sf with the APN 117-362-001-000.

Applicant currently leases the property from the property owner, Tomlinson Sisters Partnership.

There is one existing single-story building of 5,353 sf. Applicant proposes a dispensary a 3,345 sf space in the existing building, and the remaining 2,008 sf space in the building is currently occupied by a laundromat (no change in use proposed).

The proposed dispensary space within the center was previously permitted for a medical clinic and is currently vacant.

Applicant proposes to provide cannabis products such as dried cannabis, edibles, concentrates, topicals and tinctures.

Surrounding Uses

Nearby uses include the laundromat in the same building as the dispensary, service station and car wash to the west, auto shops to east, and high density residential further east of the auto shops.

The proposed dispensary is not located within 600 feet of any school, public park or drug recovery facility. The nearest public park is Linear Park, located across the Pajaro River bed within the City of Santa Cruz more than 650 feet away measured from property lines. The Pajaro Park is located more than 850 feet from the proposed project measured from property lines.

Zoning and Land Use Designation

The project is located in the LC (Light Commercial) zoning district.

The purpose of the LC zoning district is to accommodate and maintain a broad range of light commercial uses suitable for the convenience of nearby residential areas. Uses allowed in the LC district with a use permit include cannabis dispensary uses pursuant to chapter 21.67.

The surrounding general plan land use designations are the same as the project site.

Existing and Proposed Improvements

The proposed project is for the change of use from a B Occupancy to an M Occupancy, minor exterior design alterations and an interior remodel of 3,345 SF of an existing 5,353 SF building. No new structures are proposed, and no new floor area or change in building footprint is proposed. Some specifics are as follows:

Exterior Improvements

The only exterior improvement proposed is new signage in accordance with current Monterey County municipal code. No other new exterior improvements or building expansion are proposed.

Existing improvements are as follows:

- Parking 38 spaces, of which 2 are accessible
- Trash enclosure with 8-foot-high concrete block walls at the north end of the building
- Existing landscaping (trees and shrubs) to remain.

Interior Improvements

Proposed improvements to include new walls, new electrical, lighting and plumbing, new accessible restrooms, reception area, office and administrative areas, sales/customer area, employee lounge, storage/inventory areas.

An accessible path of travel in accordance with California Business Code Section 11B will be provided in all areas of alteration.

Site Development

As noted above, there are no new structures proposed. Building height and setbacks are as currently exist.

Signage

Applicant seeks to install signage at property in accordance with current County Code. Signage to include business name, address, and business logo.

Landscaping

The property has a small area available for landscaping. At this time, the area is landscaped, and no changes are proposed.

Description of Operation

Hours of Operation

The hours of operation during which staff will be present will be 9:00 AM to 9:00 PM daily. The proposed dispensary will be open to members from 9:00 AM to 8:00 PM, and deliveries will be accepted from 9:00 AM to 5:00 PM, seven days per week.

Employees

It is anticipated that the proposed dispensary will have approximately 20 to 25 employees total comprised primarily of local residents.

Parking

The dispensary would share parking with the laundromat use in the building. There are 38 parking spaces for the building, 2 of which are accessible. The parking requirement for M occupancy type and retail use is 1 space per 250 sf of gross floor area. The total gross floor area of the 2,008 sf laundromat and 3,345 sf dispensary is 5,353 sf, which results in parking requirement of 22 spaces. The existing parking exceeds the minimum parking required.

Visitors

It is anticipated that the dispensary will have anywhere from 100 to 150 visitors each day.

Deliveries

The proposed dispensary would receive deliveries of supplies or products four times per week, which includes mail, package delivery and vendors.

It is anticipated that deliveries of products and supplies into and out of the facility will be relatively small and that delivery vehicles would be no larger than a van or small truck. The loading space and area are adjacent to the property on the west side of the building.

Waste

Regular Waste

The business will generate very little waste. Waste Management provides waste management service to businesses in the area of the proposed project and will be utilized for regular waste removal. Regular solid waste will be stored in a waste disposal containers separated and marked for trash and recyclables in the building.

The waste will then be transferred to a waste disposal container located on site in the parking area trash enclosure until it is picked up by the waste management service provider and transported to a waste management facility. Trash and recyclables will be disposed of in separately marked containers until picked up by the waste management service provider.

Cannabis Waste

Products which are damaged or returned by clients will be returned to vendors. The proposed dispensary will maintain separately marked containers for cannabis waste and non-cannabis waste. Cannabis waste will be disposed of using a private medical waste disposal service.

Non-cannabis (regular) and cannabis waste will be kept separate at the facility at all times for proper disposal as appropriate. To allow for easy identification and recognition of the different streams, waste collection containers will be color coded.

Water and Sewer

The proposed space includes two separate water meters. The property is served by Pajaro Sunny Mesa for water service. A "can and will serve" letter has been provided by the district. The building has existing sewer connections. Monterey County Sanitation District will provide sewer service.

Odor Control

The proposed dispensary will produce little odor. However, any odor that is generated by products is contained within the building. In order to mitigate excessive odor, the business will utilize HVAC with carbon filtration and ozone-generating odor control.

4 Business Plan

4.1 Business Description

Monterey Naturals will utilize an operations model developed by its sister dispensary Santa Cruz Naturals in Aptos, California. The proposed dispensary will provide a variety of cannabis products including but not limited to cannabis flowers, concentrates, infused edible products, lotions, salves, pain creams, tinctures, dermal patches, capsules, CBD rich products, cannabis "clones," and company merchandise. The proprietor of Monterey Naturals currently operates Santa Cruz Mountain Naturals (SCMN) in Aptos, California, a licensed cannabis dispensary which has been operating in legal compliance with State and County code since 2011.

Monterey Naturals is a C-Corporation focused on providing high-quality cannabis products within the limits of the law. Please see Tab 10 for Articles of Incorporation. As an integral component of the business, Monterey Naturals seeks to incorporate many natural, cultural and historical aspects which are unique to Monterey County, including providing bi-lingual staff and Spanish translation.

A note from the Founder: "With legalization and regulation of the cannabis industry in California, opportunities for success present themselves not only to entrepreneurs and governments, but for local communities as well. Monterey Naturals is seeking to provide not only a resource for the community to have safe and legal access to high quality cannabis products, but a resource which showcases many of the beautiful natural, cultural, and historical elements that are unique to Monterey County. The founders of Monterey Naturals believe that creation of a venue which offers a historic perspective to the county, in unison with the robust cannabis economy to come, will serve as a balanced business model which can help to bolster the local economic stability of the Pajaro area in general."

4.2 Other Cannabis Business

The operators of Monterey Naturals have one other cannabis business located in Santa Cruz County. Santa Cruz Mountain Naturals (SCMN) in Aptos is a cannabis dispensary that has been operating in compliance with Proposition 2015 and SB420 since 2011. While operating under the collective model, SCMN has strived to create a community supported atmosphere, focusing on providing a clean, safe, and well informed service to our members. Since the company's inception, SCMN has upheld the ethos of providing medicine that is Clean Green Certified, meeting or surpassing the standards as established by the USDA Organics program. Over the past 6 years of operation, SCMN has seen tremendous success, quickly growing to a patient base of over 30,000 members, and having taken several significant awards for some of the Clean Green Certified Cannabis flowers that our dispensary provides.

4.3 Products

The products will arrive at the dispensary pre-packaged. Food-related items will be offered; however, there will be no food processed on site. Monterey Naturals proposes to provide the following products:

- Flowers
- Pre-Rolled Cannabis
- Hashes/Concentrates
- Edibles: Chocolates, Cookies, Caramels, Breath Mints, Etc.
- Tinctures
- Capsules
- Massage Oils
- Lotions
- Salves, Pain Creams
- Intimate Products
- Clones and Seeds
- Merchandise
- Vaporizer Pens/Accessories
- Vaporizer Oil Cartridges for Pens
- Other products emerging in the market

4.4 Key Personnel

BIO: Colin Disheroon

Colin Disheroon is the founder and operator of Santa Cruz Mountain Naturals Cannabis Dispensary in Aptos, California. With a Bachelor's Degree in Natural History and Latino Cultural Studies, and having spent many years working for Local, State and Federal Land Agencies, as well as operating Team Building, Community Development Programming, and Zipline tours in California and Mexico, Colin has a strong working knowledge of land-use, agriculture, business and community development. Since 2010, Colin has been actively involved with Cannabis policy work, founding the Association for Standardized Cannabis (ASC) with SC Laboratories, and serving on the Santa Cruz County Cannabis Cultivation Choices Committee (C4) for over 8 months. Colin has worked closely with the Community Drug and Alcohol Prevention Partners assisting in the development of smart policies around limiting youth access to Cannabis, is actively involved with NCIA, CCIA, and California Growers Association. In July, Colin will be speaking at the Cultivation Excellence Conference in San Francisco as a representative of the C4 committee.

On a personal level, Colin is married and is the father of a smart and compassionate 10 year old son. Colin speaks Spanish fluently and spends his leisure time traveling, camping, and spending time gardening with his wife.

4.5 Staffing

Monterey Naturals will employ approximately 20-25 staff members. There will be 10 to 15 bilingual staff members at the facility during business hours. Staffing for Monterey Naturals will be as follows:

- 2 Reception Staff
- 1 Dispensary Manager
- 1 Inventory Manager/Buyer
- 1 Financial Controller/HR Manager
- 3-4 Budtenders/Cashiers
- 1-2 Packaging Personnel
- 1-2 Security Personnel

Background Check

Every person listed as an owner, manager, supervisor, employee or volunteer, of Monterey Naturals must submit fingerprints and other information deemed necessary by the County for a background check by the County of Monterey.

Training

Monterey Naturals staff will be trained in all aspects of the operation, including regulatory compliance, security and non-diversion procedures.

4.6 Key Partners and Associates

Aaron P. Johnson, Esq., JRG, LLP, Attorneys at Law

Since its inception, JRG, LLP Attorneys at Law has been a leading law firm in agriculture business and land use on the Central Coast and beyond. JRG has built on its agribusiness and land use expertise to advise the cannabis business industry as the industry and its regulations evolve. JRG provides expert legal assistance to cannabis businesses to effectively manage risk while building successful businesses.

JRG's CannaBusiness team's attorneys and professionals possess an exceptional understanding of the cannabis industry in addition to expertise in business structure and formation, agriculture, land use and water. The firm founded Coastal Growers Association, a trade association established on behalf of those in the cannabis business, and maintains active involvement in organizations such as National Cannabis Industry Association, California Cannabis Industry Association, Marijuana Policy Project, Americans For Safe Access and California NORML.

The firm advises and represents clients directly involved in cannabis grows, manufacturing, transportation and dispensaries, as well as ancillary cannabis businesses, which provide products and services to the industry.

Cassia R. Fuhrman, California Practice Group, Vicente Sederberg, LLC

With more than eight decades of combined experience representing clients in the cannabis industry and working on cannabis policy reform, Vicente Sederberg, LLC is the most recognized cannabis law firm in the world with offices in Los Angeles, Denver, Boston, Las Vegas, and Washington D.C. Our staff do not just advise clients on the law; they help to shape the laws and regulations themselves. Our attorneys were key players in the historic effort to legalize cannabis in Colorado and have been leaders in similar efforts worldwide. In California, our regulatory work on behalf of several local governments provides unique perspective and insight into the creation of the statewide legal cannabis marketplace as well as local implementation and compliance. In addition to supporting applicants with licensing requirements and corporate structure, the firm plays an active role and has significant on-the-ground experience in managing pre-operational, operational, and inventory tracking compliance for licensed cannabis businesses, facilitating successful operations in rapidly evolving regulatory systems like California's. The firm's staff includes former city attorneys, licensing specialists, and state regulators who stand ready to assist the licensing entity's staff with any questions and issues concerning the application that may arise.

Chris VanHook

Chris VanHook is a USDA Agricultural Compliance Attorney who handles Monterey Naturals' certification process.

Bill Uretsky, Uretsky Security

Uretsky Security has been providing fully licensed, trained, and professional security throughout the Monterey County for 17 years. Uretsky Security was founded by Bill Uretsky, who retired as a Lieutenant from the Carmel Police Department after more than 26 years in law enforcement. As the Security Liaison, Bill Uretsky will have oversight responsibility and serve as a liaison with the executive staff, board, and law enforcement. In addition, Bill Uretsky will have oversight responsibility to review and update the plan at least once a year to ensure our continued compliance to all applicable cannabis laws and ordinances as they apply to the State of California and County of Monterey.

4.7 Community Liaison

Colin Disheroon, principal of Monterey Naturals, will serve as the community liaison.

4.8 Schedule of Operation

CUP Application Submittal	June 2017			
CUP Approval and Issuance	August 2017			
Building Plan Submittal	August 2017			
Interior Buildout	October through December 2017			
Employee Hiring and Training	November 2017			
Operation to Begin	December 2017			

5 Operations Plan

5.1 Standard Operating Procedures

Monterey Naturals has a comprehensive operational manual that details policies and procedures for personnel and training. The operational manual includes policies and procedures for the purchasing and processing all products; regulatory compliance; quality control; inventory control; and staff descriptions. In addition, the employee handbook contains Monterey Naturals' employee policies and procedures as well as training guidelines.

Monterey Naturals' standard operating procedures are detailed in its operational manual. Below are a few of Monterey Naturals' operating procedures.

5.2 Regulatory Compliance

The Operations Plan provides procedures to ensure Monterey Naturals' compliance with state law and County of Monterey Municipal Code.

The facility will take all necessary and reasonable steps to address all concerns identified in the "Memorandum for all United States Attorneys," issued by the U. S. Department of Justice on August 19, 2013, from James M. Cole, Deputy Attorney General (known as the "Cole Memo") including:

- 1. The distribution of cannabis to minors;
- 2. Revenue from the sale or distribution of cannabis from going to criminal enterprises, gangs and cartels;
- 3. The diversion of cannabis from California to any other state;
- 4. State-authorized cannabis activity from being used as a cover or pretext for the trafficking of other illegal drugs or other illegal activity;
- 5. Violence and the use of firearms in the cultivation, manufacture, and distribution of cannabis;
- 6. Drugged driving and the exacerbation of other adverse public health consequences associated with cannabis use;
- 7. Growing of cannabis on public lands and the attendant public safety and environmental dangers posed by cannabis production on public lands; and
- 8. Preventing cannabis possession or use on federal property.

State Compliance

Monterey Naturals will comply with the Medical Cannabis Regulation and Safety Act (MCRSA), which has been passed by the State of California Legislature and will be implemented beginning in 2018.

Testing of Cannabis

In accordance with section 19326 of MCRSA, all cannabis and cannabis products shall be tested by a registered testing laboratory, prior to retail sale or dispensing, as follows:

- 1. Cannabis from dried flower shall, at a minimum, be tested for concentration, pesticides, mold, and other contaminants.
- 2. Cannabis extracts shall, at a minimum, be tested for concentration and purity of the product.

In accordance with section 19342 of the MCRSA, Monterey Naturals will outsource testing of all cannabis or cannabis products only to a licensed testing laboratory.

Recordkeeping

In accordance with section 19327 of MCRSA, Monterey Naturals will keep accurate records of commercial cannabis activity. All records related to commercial cannabis activity as defined by the licensing authorities shall be maintained for a minimum of seven years.

Non-Diversion of Medical Cannabis

In order to prevent diversion of cannabis to nonmedical use, Monterey Naturals will comply with the California Attorney General Guidelines of August 2008, as follows.

Membership Application and Verification

When a patient or primary caregiver wishes to join a collective or cooperative, the group can help prevent the diversion of medical cannabis for non-medical use by having potential members complete a written membership application. The following application guidelines should be followed to help ensure that marijuana grown for medical use is not diverted to illicit markets:

- 1. Verify the individual's status as a qualified patient or primary caregiver. Unless he or she has a valid state medical marijuana identification card, this should involve personal contact with the recommending physician (or his or her agent), verification of the physician's identity, as well as his or her state licensing status. Verification of primary caregiver status should include contact with the qualified patient, as well as validation of the patient's recommendation. Copies should be made of the physician's recommendation or identification card, if any;
- 2. Have the individual agree not to distribute marijuana to non-members;
- 3. Have the individual agree not to use the marijuana for other than medical purposes;
- 4. Maintain membership records on-site or have them reasonably available;

- 5. Track when members' medical marijuana recommendation and/or identification cards expire; and
- 6. Enforce conditions of membership by excluding members whose identification card or physician recommendation are invalid or have expired, or who are caught diverting marijuana for non-medical use.

Local Compliance

Monterey Naturals will comply with all applicable sections of the County of Monterey Municipal Code, including Chapter 21.67.040 – Regulations for cannabis dispensaries, as follows:

- 1. Monterey Naturals shall keep accurate records of all business operations and provide such records for inspection consistent with Section 19327 of the California Business and Professions Code.
- 2. Monterey Naturals shall implement and maintain sufficient security measures to both deter and prevent unauthorized entrance into areas containing cannabis or cannabis products in compliance with Section 19334 of the California Business and Professions Code and any rules promulgated by the licensing authority. Security measures shall include, but are not limited to, the following:
 - a. Prevent individuals from loitering on the premises of the dispensary if they are not engaging in activity expressly related to the operations of the dispensary;
 - b. Establish limited access areas accessible only to authorized dispensary personnel;
 - c. Store all cannabis and cannabis products in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss, except for limited amounts of cannabis and cannabis products used for display purposes, samples or immediate sale;
 - d. Install security cameras on site; and
 - e. Provide for on-site security personnel meeting the requirements and standards contained within Chapter 7.30 of the Monterey County Code. On-site security shall not carry firearms or other lethal weapons.
- 3. If the dispensary operations are proposed to include delivery, all employees of a dispensary delivering cannabis or cannabis products 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 enforcing this Chapter.
 - a. A copy of the dispensary'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.
- 4. Monterey Naturals shall ensure that all cannabis and cannabis products at the dispensary are cultivated, manufactured, transported, distributed, and tested by

- licensed and permitted facilities that maintain operations in full conformance with state and local regulations.
- 5. Monterey Naturals shall not distribute any cannabis or cannabis product unless the cannabis and cannabis products are labeled and in a tamper-evident package in compliance with Section 19347 of the California Business and Professions Code and any additional rules promulgated by the licensing authority.
- 6. Monterey Naturals shall notify the Monterey County Sheriff's Office and the licensing authority within twenty-four (24) hours after discovering any of the following:
 - a. Significant discrepancies identified during inventory;
 - b. Diversion, theft, loss, or any criminal activity involving the dispensary or any agent or employee of the dispensary;
 - The loss or unauthorized alteration of records related to cannabis, registered qualifying patients, primary caregivers, or dispensary employees or agents; or
 - d. Any other breach of security.
- 7. Possession or delivery of any other form of illegal drugs without proper legal authorization shall be grounds for revocation of permits.

5.3 Facility Maintenance and Policies

The interior and exterior of the facility, including driveways, sidewalks, parking strips, fire access roads and streets on or adjacent to the premises shall be kept in a clean and safe condition.

5.4 Quality Control Procedures

Monterey Naturals is a "Clean Green Certified" dispensary. Its product handling practices are in alignment with the USDA standards for Organics, and many of its products are also Clean Green Certified. Chris VanHook is a USDA Ag Compliance Attorney who handles our certification process. In addition, all of our products are tested by SC Labs, Steep Hill Labs, or other licensed testing facilities to meet or surpass the California product standards.

Vendor Criteria

For each batch of medicinal cannabis product received by a supplier, there shall be an appropriate laboratory determination of satisfactory conformity to its finished product specification prior to release. Products failing to meet the established specifications or any other relevant quality criteria shall be rejected.

Testing

In accordance with section 19326 of MCRSA, all cannabis and cannabis products shall be tested by a registered testing laboratory, prior to retail sale or dispensing, as follows:

- 1. Cannabis from dried flower shall, at a minimum, be tested for concentration, pesticides, mold, and other contaminants.
- 2. Cannabis extracts shall, at a minimum, be tested for concentration and purity of the product.

Regular evaluations of the quality of cannabis products should be conducted with the objective of verifying the consistency of the process and ensuring its continuous improvement.

In accordance with section 19342 of MCRSA, Monterey Naturals will outsource testing of all cannabis or cannabis products only to a licensed testing laboratory. Monterey Naturals' licensed suppliers/vendors will outsource testing to licensed laboratories such as SC Labs or Steephill Labs.

Monterey Naturals Testing SOPs

- 1. Begin by filling out the initial information on the SC Lab Test form located in the inventory cage.
- 2. Gather the appropriate amount of test tubs, a scale, and products to be sent in for testing.
- 3. All new flower and concentrates get tested.
- 4. For flowers we always run tests for Cannabinoid and Terpene content, and the presence of any molds, fungus, pesticides or contaminants. With 1.5g of dry flower all of these aspects can be tested.
- 5. If additional tests are warranted be sure to check the SC Labs
 Testing/Weight form located on the wall in the cage. It breaks down how
 much additional weight of each different testing material would be required.
- 6. Make note of how much weight you are sending in for testing.
- 7. Gather up all tests in a bag and leave in cage labeled.
- 8. Remove weight from bulk.
- 9. SC Labs picks up tests on Monday, Wednesday, and Friday.

5.5 Packaging and Labeling

Monterey Naturals will adhere to MCRSA and Monterey County code (Chapter 7.90.120 – Packaging and labeling requirements) for cannabis product packaging and labeling:

- 1. Packages shall not be attractive to children.
- 2. Product labels shall include the following information displayed in a clear and legible font:
 - a. Manufacture date and source.
- 3. The statement "SCHEDULE 1 CONTROLLED SUBSTANCE."
- 4. The statement "KEEP OUT OF REACH OF CHILDREN AND ANIMALS." in bold print.
- 5. The statement "FOR MEDICAL USE ONLY."
- 6. The statement "THE INTOXICATING EFFECTS OF THIS PRODUCT MAY BE DELAYED BY UP TO TWO HOURS."
- 7. The statement "THIS PRODUCT MAY IMPAIR THE ABILITY TO DRIVE OR OPERATE MACHINERY. PLEASE USE EXTREME CAUTION."
- 8. Packages containing only dried flower, will have a net weight of the cannabis written on the package.
- 9. A warning if nuts or other known allergens are used to make the product.
- 10. List of pharmacologically active ingredients, including, but not limited to, tetrahydrocannabinol, cannabidiol, and other cannabinoid content, the THC and other cannabinoid amount in milligrams per serving, servings per package, and the THC and other cannabinoid amount in milligrams for the package total.
- 11. Clear indication, in bold typeface, that the product contains cannabis.
- 12. Identification of the source and date of cultivation and manufacture.
- 13. Only generic food names may be used to describe edible cannabis products.
- 14. At any time between 8:00 a.m. and 8:00 p.m. and without notice, County officials may enter the premises and inspect the permittee's cannabis products for the purpose of observing compliance.

5.6 Inventory Control and Storage

The inventory control and storage procedure and technology are designed to track data in each phase that is carried forward throughout the entire process chain of the seed-to-sale system – growth, harvesting, processing, packaging, order fulfillment, shipping, delivery and payment of the product, so that the product can be traced forward through the entire process and backward from the point of delivery back to the clone and mother from which the product was produced.

The cultivation procedures and the inventory control plan are fully integrated.

Track and Trace

Monterey Naturals utilizes MJ Freeway for track and trace, in addition to having developed in-house track, trace, and transport documentation and protocol

Monterey Naturals will maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all cannabis products throughout the distribution chain. The inventory control and reporting system shall comply with the track and trace program required by Section 19335 of the Business and Professions Code and regulations issued pursuant thereto.

Monterey Naturals will have an electronic point of sale system that produces historical transactional data for review for compliance and auditing purposes. The facility products will be monitored using seed-to-sale tracking software such as MJ Freeway and is monitored by the Inventory Manager and can be shared with the County of Monterey.

The latest, state-of-the-art, industry specific software, and equipment will be utilized. The software and backup data assures instant access to all information that has been gathered and maintained. The system is specifically designed to record and report information to prevent diversion of the products and theft while maintaining product quality, product consistency, making the employees accountable for the tasks they undertake, while simultaneously providing all regulatory information quickly and efficiently, and providing management with key information and storing such information for the requisite time periods.

Employees will be trained and given a specific passcode to access the system. An employee must never share or disseminate the passcode to any third party or other employee. An employee must never allow another employee to access the inventory control system with their unique passcode.

Secure Storage and Access

All products and currency will be kept in a safe, locked access-controlled area. This area will have the highest and tightest security restrictions in the facility and will only be accessible by the Inventory Manager. No other persons will be allowed to access this room at any time, without exceptions.

Inventory will be taken and documented daily, weekly and randomly throughout the week.

Employee theft and/or diversion of product, regardless of the amount, is grounds for immediate termination and will not be tolerated.

Inventory Control Procedures

All cannabis inventory including each day's beginning inventory, acquisitions, harvests, sales, disbursements, disposal of unusable cannabis, and ending inventory will be taken on a daily basis.

All daily, weekly and monthly inventory logs will be kept on location for 5 years from the date of the document and will be available to the department for review upon request.

On the first of each month, a complete inventory audit according to generally accepted accounting principles of usable and unusable product will be taken by the inventory control dispensary agent and documented in the inventory log.

All usable and unusable cannabis will be weighed.

Monterey Naturals Inventory Control SOPs

The following are Monterey Naturals SOPs for inventory control.

Office inventory is a self-monitored responsibility. The person in charge of office inventory must have time management and organizational skills in order to keep office supplies stocked without being told to do so. No one will check your inventory lists, but it will be expected that all supplies are well-stocked.

Inventory/ordering should be completed every two weeks. It must be approved before ordering by the Operations Manager.

Office Inventory documents in the Public Drive:

Public (\\montereynaturals-main) > Shop > Inventory > Office Supplies You'll find:

- Inventory Checklist, which is a list of the common items we order, their vendors, item #s, and estimated pricing to be used when taking inventory
- Monthly Expenditure Spreadsheets, a summary of what orders were placed each month
- Vendor Specific Expenditure Spreadsheets, gives an idea of how often we order from vendors
- Credit Card Information requires a password to open.

Every new month, a new Monthly Expenditure Spreadsheet entitled "Ordering (Month) (Year)" is created and saved it in the Office Supplies folder. Each purchase record includes the date, vendor, cost, and a small description about what was ordered. A completed expenditure sheet should look like this:

Date	Vendor	Cost	Description	
10/3/2016	Step 1	\$26.39	keys for cash drawers	
10/11/2016	Staples	\$179.06	office supplies	
10/11/2016	Costco	\$193.97	office supplies	
10/17/2016	MarijuanaPackaging	\$419.65	mylar bags	
10/27/2016	Staples	\$74.86	office supplies	
10/27/2016	Provantage	\$46.51	gram label stickers	
10/27/2016	Uline	\$162.94	desiccants	RETURNED
10/27/2016	Costco	\$202.58	office supplies	
		Total:	\$1,143.02	

Office Inventory Binder

There is an office inventory binder located in the admin area where office inventory records are kept. Like the expenditures sheets, it is divided into monthly categories. A calendar is kept in each section so orders and arrivals can be managed. A copy of the invoice from each order must be given to the Financial Controller/Bookkeeper once the order has arrived. At the end of the month, the month's completed expenditure and is printed and filed in the binder.

Inventory Discrepancies

Inventory counts are to match those recorded into the data management system. If for any reason the inventory counts do not match those entered into the database due to suspected criminal activity by an employee, Monterey Naturals will immediately contact local law enforcement authorities.

Inventory discrepancies not due to criminal activity will be documented by the quality and compliance officer. Monterey Naturals will investigate the source of the difference, those suspected to be involved and take and document corrective action.

Inventory counts are taken very seriously and any discrepancy in numbers is of the utmost importance to Monterey Naturals. All documentation of inventory count discrepancy will be available to the general manager, the quality and compliance officer, the head of security and relevant external tax authorities.

5.7 Patient Verification (Non-Diversion) SOPs

The following are Monterey Naturals' SOPs for patient verification.

Returning Patients

- 1. Request patient to show photo ID with their name
 - a. This can be any identification with a photo including, but not limited to: student/teacher ID card, CA ID, Passport, or MMJ Card. If the card does not have their DOB on it, they are asked to verbally verify and cross referenced to the birthdate on file.
- 2. Type in first and last name of patient in coordinating boxes on MJ Freeway home screen.
 - a. To ensure you have the correct person, match birthdate on ID card with the profile name
 - b. If you see their card is within a month of expiration, inform them of the expiration date as a courtesy.
 - c. If their card is expired, request updated recommendation paperwork and refer to the "Updating Existing Patient Profiles" section
 - i. Patient is NOT ALLOWED into the flower room until they have an updated recommendation in our system – no exceptions.
 - d. If the patient has "(See Note)" next to their name (DO NOT MENTION THIS TO PATIENT, not all notes are good!), click on their hyperlinked last name to view note and follow directions if needed. Always read the notes before sending a patient into the flower room.
 - i. Common reasons for notes has a gift on file to use during visit, has COMP notes for Budtenders to review or contains a warning about patient's behavior.
 - e. Click the "Check In" hyperlink to add patient to the lineup.

Returning Patients Without ID

If a RETURNING patient doesn't have photo ID available, the may still check in by providing answers to the following security questions:

- 1. What is your first and last name?
- 2. What is your birthday?
- 3. What address do we have on file for you?

Once patient has answered all of the above questions, as a security precaution check the ID on file and compare the ID photo scan to the patient in front of you. If everything matches up, you can click the "Check In" button on profile.

Creating NEW Patient Profiles

- 1. Collect current State ID (or U.S. Passport) and valid MMJ recommendation from patient. Give patient a "Membership and Good Neighbor Agreement" form to fill out and return to front desk.
 - a. We do not accept digital copies of recommendation (unless manager approval is given), it must be the actual card or document.
- 2. Verify doctor's recommendation online or by phone.
 - a. If it is an online verification, document their patient verification number and expiration date in the 'MMJ Card' box.
 - i. To enter expiration date (in this order)
 - 1. select year of expiration
 - 2. Month
 - 3. Day
 - b. If it was a phone verification, under 'Recommendation Notes' input who you talked to in order to verify the patient.
 - i. After business hours leave voicemail requesting a return call and leave Monterey Naturals number. Do not mention patients name in voicemail as precaution.
 - 1. Inform patient of the situation and request they leave a phone number to be reached once the doctor can verify recommendation. Make a hard copy of CA ID and recommendation; place in 'Pending Doctor Approval' folder along with contact information.
- 3. Scan doctor's recommendation and CA ID together. Save as PDF titled: Last Name, First Name ID & Rec. Scan "Membership and Good Neighbor Agreement" form.
- 4. Enter patient information
 - a. Click on the 'Add Patient' button
 - b. Fill in appropriate boxes with information collected from Membership and Good Neighbor Agreement, CA ID and MMJ card.
 - i. Check off 'Physician Recommendation Verified' and 'Paperwork Complete' boxes
 - ii. If a patient goes has a preferred nickname, place this information in parentheses in the 'Goes By' section (example (Gazelle)) do not edit the legal name to be the nickname, it must match ID card.
 - c. Attach ID, recommendation and scan of completed Membership form.

Caregivers

The purpose of a caregiver is to help care for the patient, this allows the caregiver to offer aid to the patient while in the flower room or pick up products in case the patient is unable to get to our location. If a patient requires a caregiver, they will need to fill out a "Membership and Good Neighbor Agreement" form and supply the following documents to be scanned:

- 1. Patient's CA ID and MMJ recommendation
- 2. Caregiver paperwork stating both the caregiver's name and patient's name.
- 3. Caregiver's CA ID

You will make a profile for the caregiver the same way you would make a regular profile with a few exceptions:

- 1. Next to the last name of the caregiver you will put (Caregiver for __MMJ Patient's First and Last name here__) Example: (Caregiver for John Snow)
- 2. You will fill the appropriate boxes with the information obtained from the caregivers CA ID.
 - a. In the MMJ Card box you will input the MMJ patient's verification number and expiration date. In the 'Physicians Info' box you will input the information found on the MMJ recommendation.
- 3. Attach the MMJ patient's ID and recommendation, the caregiver's ID, caregiver paperwork and filled out membership agreement.

The check in process for a caregiver is similar to checking in a regular patient.

• If the caregiver checks in without the patient present, you will still check in the patient as if they were there. The sales order is to be completed under the MMJ patient's profile – NOT the caregivers.

Patients Under 18

Minors are not allowed to be unattended anywhere on the property

- Ages 12 and under must be supervised by a non-employee at all times
 - Refer to 'Kaitlyn's Law' for further information on CA unattended minors law.
- They are not allowed back in the flower room unless they have a doctor's recommendation
 - A minor with a MMJ card must ALWAYS be accompanied by their caregiver documented on paperwork at all times. Once they are 18 years of age, they may be treated as a regular adult patient.

Updating existing patient profiles (Renewals):

- 1. Collect CA ID and updated MMJ recommendation from patient.
- 2. Thoroughly check patient's existing profile to ensure name, birthdate, address and membership application are all up-to-date.
- 3. Verify and update 'MMJ Card' box with new patient ID number located on the recommendation. Update 'Physician Info' box if doctor has changed.

4. Scan and attach current renewed recommendation and CA ID to patient's profile.

Updating profiles without California State Identification Card:

The following documents can be used in place of CA ID:

- Recent (within 3 months) utility bill with their CA address and name on it
- DMV registration with California address and name on it
- Signed, dated, and notarized rental agreement with CA residence on it

The following documents are considered invalid (can be bypassed with manager approval):

- Passports
- School ID
- Cell phone bill (not localized enough to be considered CA residency proof)
- Proof of payment for driver's license renewal
- Pay stubs from employment

Always delete and shred any copies of information collected from the patient, these documents are private and should not be thrown into the trash can.

5.8 Delivery Procedure

Delivery Procedure

Monterey Naturals will utilize an online order fulfillment system for established (eligible and validated) patient members. Orders placed on line will be fulfilled at the dispensary the day following the date of the order and may be picked up and paid for at the dispensary that day or delivered and paid for that day. The delivery driver will have a lock box containing prepared orders and will be dispatched by administration team. The delivery driver will be trained to provide consultation to the patients or primary caregiver member.

Background Check and Training

The delivery drivers will undergo an employee background and driving record check. Delivery drivers also will be trained on delivery protocol and risk assessment and management.

Delivery Security

Delivery drivers will use unmarked vehicles. Product to be delivered will be contained in a lock box with each order placed in an enclosed package and labeled with patient identification. In addition to the lock box containing orders to be delivered, there will be separate locked safe for cash payments. The delivery driver may place cash into the slot in the safe but may not open it to provide change. No change will be given. A GPS tracking device will be placed in both product lock box

and cash safe and monitored by Monterey Naturals dispatch. Monterey Naturals anticipates the use of credit cards or cashless debit to further mitigate risk.

Monterey Naturals will consult with the Sheriff to determine high-risk areas and will not provide delivery services in areas identified as high-risk.

Tracking

Deliveries will be made to established patient and primary caregiver members only. The driver will verify the identification of the member and use MJ Freeway (or other track and trace software) to view the member profile online. The driver will enter the delivery status in the track and trace software, which can be reviewed by management. All deliveries will need to be completed at least an hour prior to closing, and the delivery driver must close out cash and products box before clocking out for the night.

Required Documentation

In accordance with Monterey County municipal code section 21.67.040 – Regulations for Dispensaries, Item B.6, all employees delivering product 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 enforcing this Chapter.

- a. A copy of the dispensary'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.

5.9 Diversion of Product

Monterey Naturals has a zero tolerance policy for theft. If an employee is caught stealing or attempting to divert product, he/she will be terminated immediately and referred to the relevant authorities.

Monterey Naturals will actively seek law enforcement involvement and seek to have criminal charges imposed against any employee stealing or diverting product and will cooperate with the local police department in investigating any such activity.

Employees found to be diverting product are subject to arrest, prosecution, fine, imprisonment and will be punished to the fullest extent of the law.

5.10 Vendor SOPs

Monterey Naturals' Vendor SOPs are as follows.

Vendors can be identified by the ** placed at the end of their last name. Do NOT add ** unless Inventory manager approves patient as official vendor. Always check in vendors, ask their reason for visiting, and notify management if necessary.

Vendor Product Dropoff

If a vendor is dropping off product check them into the system and have the vendor wait in the lobby. Immediately inform the manager on duty what product has been brought. Once the manager is ready to compare purchase orders, let the vendor know he can come back into the admin area or the back office (whichever the manager prefers).

Vendor Payout Pickup

If a vendor is picking up a payout for a product already vended check them into the system, ask what their vendor name is and if they brought the PO for the order; then have the vendor wait in the lobby while the manager is notified. Inform the manager on duty which vender is here for their pick up or give the manager the PO, if available. Once manager is ready have the vendor come back into admin area for money exchange and to allow the vendor to comfortably count their payment to ensure accuracy.

Vendors with Appointments

Vendor appointments must be set up with purchasing manager prior to visit. When a vendor arrives for an appointment check them into MJFreeway and have them wait in the lobby while the purchasing manager is notified that their appointment has arrived.

Potential Vendor

All potential vendors must have current California medical marijuana card and California ID/DL. Monterey Naturals does not accept walk-ins; an appointment is necessary to vend product with our establishment. Email the purchasing manager at purchasing@santacruznaturals.org to potentially set up an appointment. The vending pool is full at the moment. Notify potential vendor that their email should consist of any testing results, pictures, or extra information that will make their product stand out against the rest. We are looking for locally grown medicine that is grown to the clean standards that our patients expect and deserve. If the purchasing manager is interested they will reply through email to set up an appointment to discuss the possibility of carrying the product. All vendor payments are done through cash consignment ONLY.

Samples from Potential Vendors

We can accept vendor samples at the admin desk even if they do not have an appointment for vending. Potential vendors may not solicit their products to the budtenders. Please collect contact information from the vendor, and any other information they have to offer (such as product menus, pricing lists, brochures, etc.). You can give the potential vendor the Purchasing Manager's name and email (listed above), and let them know to include any information in their email that may draw

attention to their product (test results, photos, clean green certifications, etc.). All samples are to go to the Purchasing Manager, and he/she will decide if they are to be dispersed to the staff.

5.11 Disposal

Regular Waste

The business will generate very little waste. Waste Management provides waste management service to businesses in the area of the proposed project and will be utilized for regular waste removal. Regular solid waste will be stored in a waste disposal containers separated and marked for trash and recyclables in the building. The waste will then be transferred to a waste disposal container located on site in the parking area trash enclosure until it is picked up by the waste management service provider and transported to a waste management facility. Trash and recyclables will be disposed of in separately marked containers until picked up by the waste management service provider.

Cannabis Waste

Products which are damaged or returned by clients will be returned to vendors. The proposed dispensary will maintain separately marked containers for cannabis waste and non-cannabis waste. Cannabis waste will be disposed of using a private medical waste disposal service.

Non-cannabis (regular) and cannabis waste will be kept separate at the facility at all times for proper disposal as appropriate. To allow for easy identification and recognition of the different streams, waste collection containers will be color coded. Local government and private disposal services will be utilized for regular waste removal. Regular waste will be stored in a waste disposal container on site until it is transported to a waste management facility.

5.12 Storing, Handling and Use of Hazardous Substances

Hazardous substances kept at the facility include household grade cleaning products.

5.13 Odor Management Plan

There is minimal odor produced by a dispensary, and generally any odor is contained within the building. However, we will have HVAC with carbon and/or ozone-filtration to mitigate odor issues.

5.14 Recordkeeping

Monterey Naturals has a certified Bookkeeper/Controller as well as a leading cannabis-specialty CPA. All books and records will be stored on site and will be accessible digitally. Monterey Naturals maintains an online database of all corporate files, in-house email servers, tiered access based on company positioning.

In accordance with section 19327 of MCRSA, Monterey Naturals will keep accurate records of commercial cannabis activity. All records related to commercial cannabis activity as defined by the licensing authorities shall be maintained for a minimum of seven years.

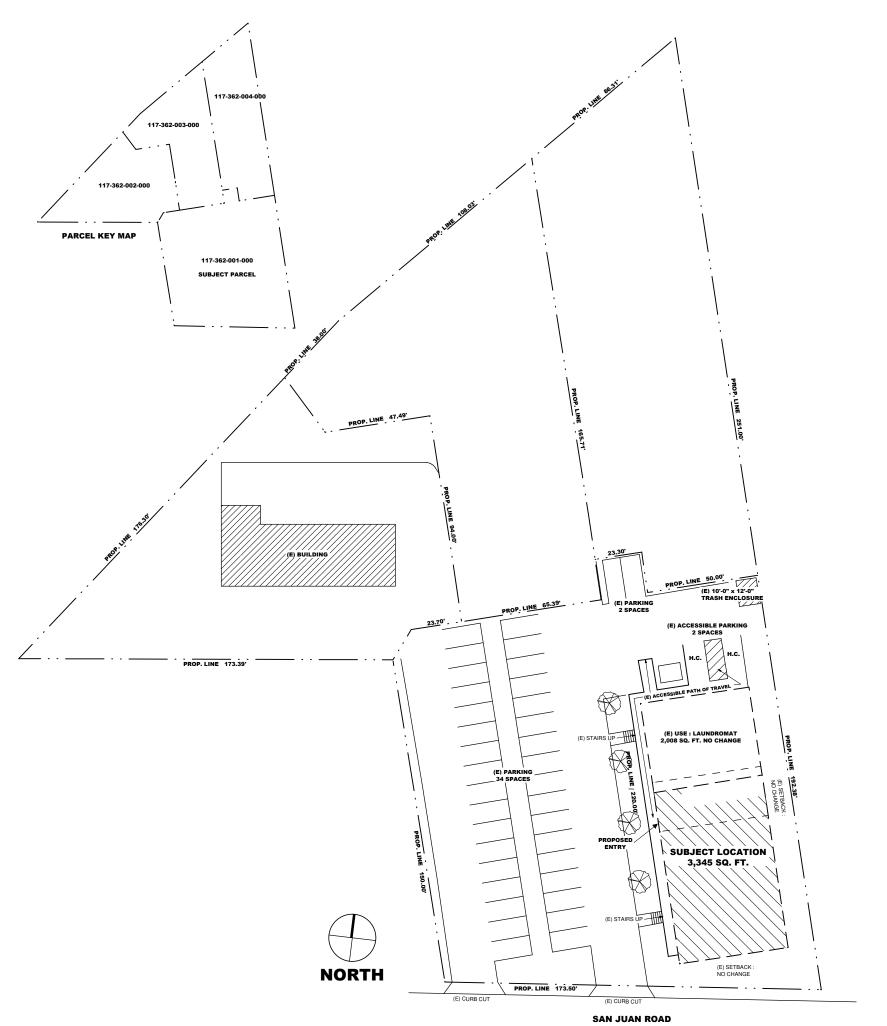
Monterey Naturals will keep an up-to-date record of the cannabis and cannabisderived product it provides, including:

- Identification of the cannabis and cannabis-derived product it provides, as described above.
- Information to indicate whether each cannabis or cannabis-derived product is produced in-house or purchased from a vendor.

Monterey Naturals will maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all products throughout the distribution chain until purchase or distribution. The inventory control and reporting system shall comply with the track and trace program required by section 19335 of the California Business and Professions Code and regulations issued pursuant thereto.

Monterey Naturals shall have an electronic point of sale system that produces historical transactional data for review by the County of Monterey or designee for compliance and auditing purposes.

6	Site Plan, Elevations and Floor Plans



PAJARO NATURALS

19 San Juan Road, Watsonville, CA 95076

EXISTING CONSTRUCTION OCCUPANCY: MERCANTILE

CONSTRUCTION: TYPE V-N SPRINKLERED MONTEREY COUNTY ZONING: LC

ASSESSOR'S PARCEL NO'S:

117-362-001-000 (SUBJECT LOT)

117-362-002-000

117-362-003-000

117-362-004-000

LOT AREA: 31,036 SQ. FT.

LOT COVERAGE : 22.84%

PROPOSED SUBJECT AREA: 3,345 SQ. FT.
(E) LAUNDROMAT: 2,008 SQ. FT.
(E) STORAGE AREA: 635 SQ. FT.
2ND FLOOR UNIT: 1,102 SQ. FT.

PROJECT SCOPE

TOTAL BLDG AREA:

INTERIOR BUILD-OUT of an EXISTING, UNFINISHED SPACE in an EXISITNG TWO STORY, MIXED-USE BUIDLING.
3,345 SQ. FT. of FIRST FLOOR to be BUILT-OUT as PROPOSED NEW USE.
2,008 SQ. FT. of FIRST FLOOR in (E) USE: LAUNDROMAT
635 SQ. FT. of (E) STORAGE AREA
1,102 SQ. FT. of SECOND FLOOR in (E) USE: APARTMENT

7,090 SQ. FT.

BUILD-OUT of EXISTING 3,345 SQ. FT. SPACE to INCLUDE NEW WALLS to be CONSTRUCTED, NEW ACCESSIBLE RESTROOMS, NEW ELECTRICAL/LIGHTING/PLUMBING. NEW SPACES to INCLUDE: RECEPTION AREA, OFFICE/ADMIN AREAS, SALES AREA, RESTROOMS, STOCK/INVENTORY/STORAGE ROOMS.

NO EXTERIOR WORK.

SHEET INDEX

- 1 SITE PLAN, PROJECT DATA, PROJECT SCOPE, SHEET INDEX PARCEL KEY MAP and VICINITY MAP
- **2 EXISTING FLOOR PLANS**
- 3 PROPOSED FLOOR PLAN and BUILDING ELEVATION

VICINITY MAP



Scale: NTS

interiors

design / spaces / inte ap.three@gmail.com 510.409.3427

bmit Date:

Subr

Site Plan Scale:1'=20'-0" Project Data

> jaro Naturals San Juan Road

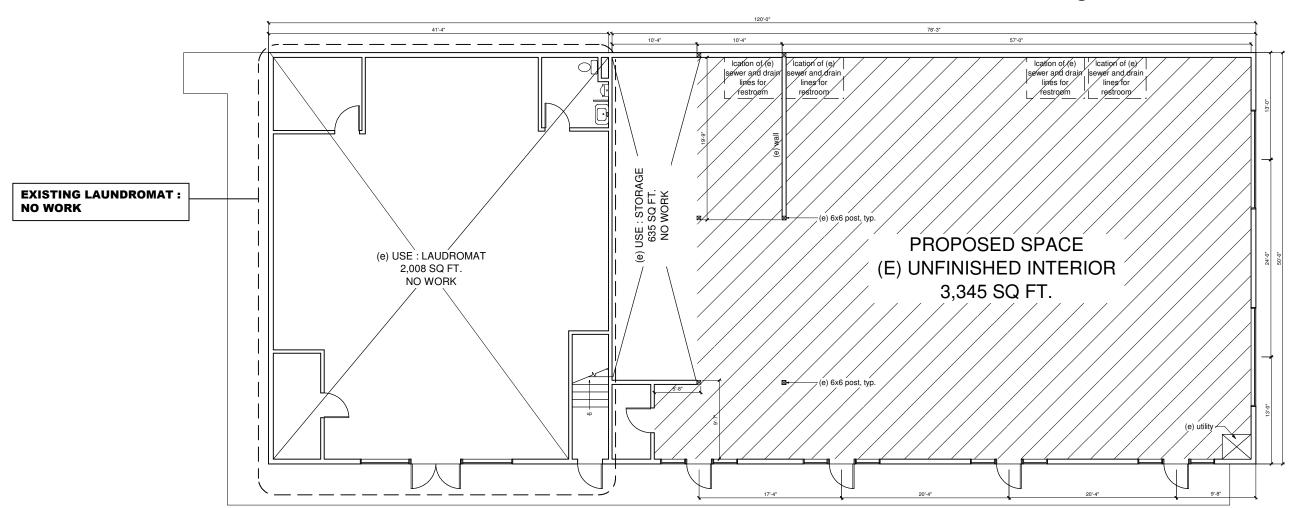
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of 4

Existing Second Floor

Existing First Floor



design / spaces / interiors
ap.three@gmail.com
510.409.3427

Submit Date:

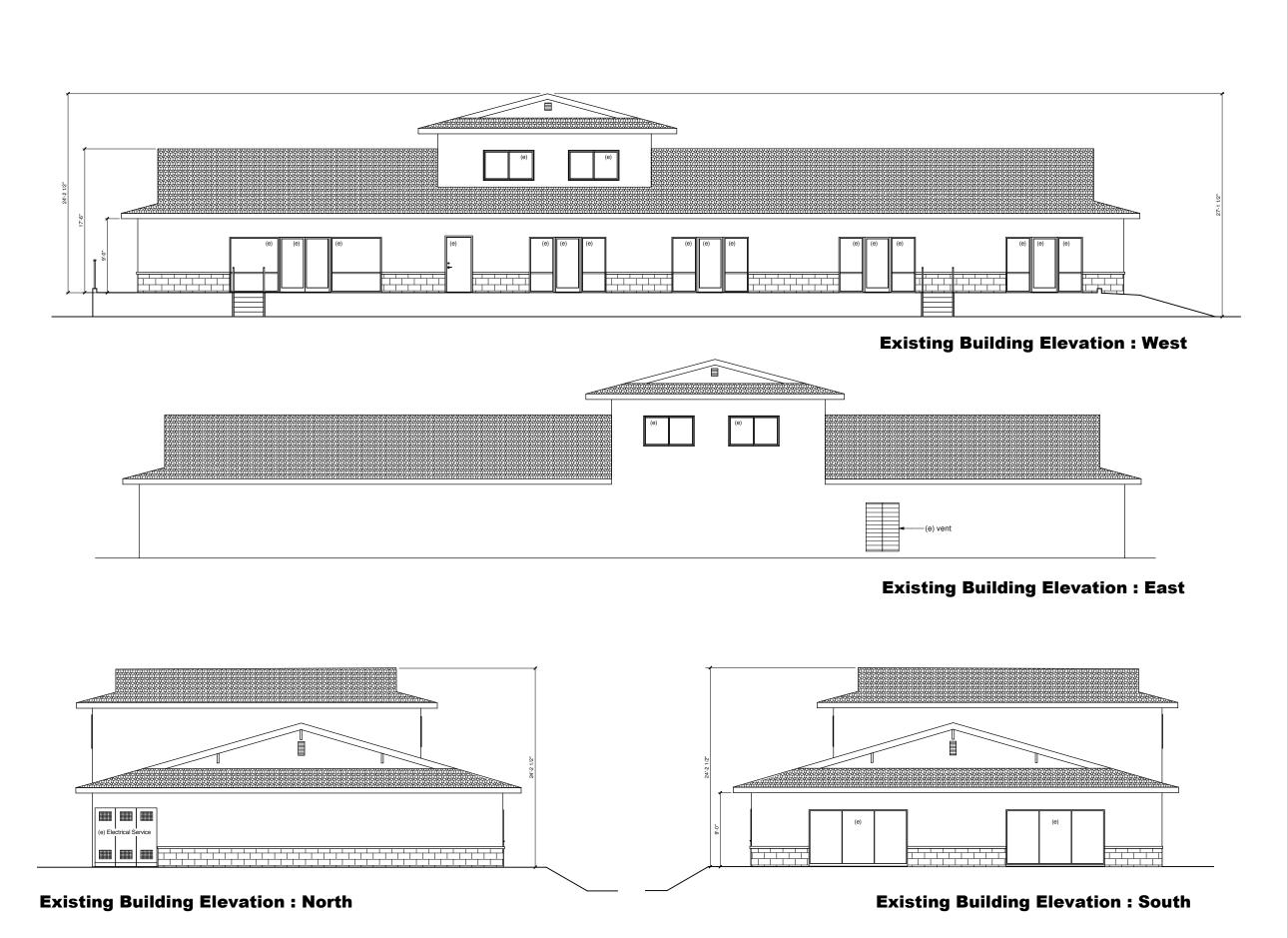
Floor Plans: Existing scale: 3/16" = 1'-0"

Pajaro Naturals 19 San Juan Road Watsonville, CA 95076

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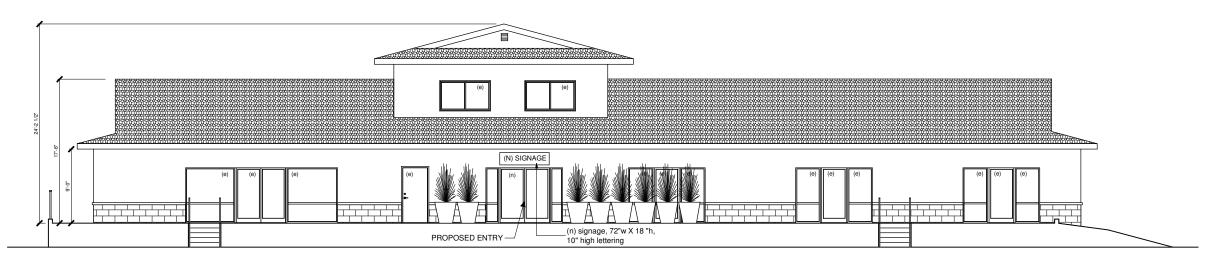
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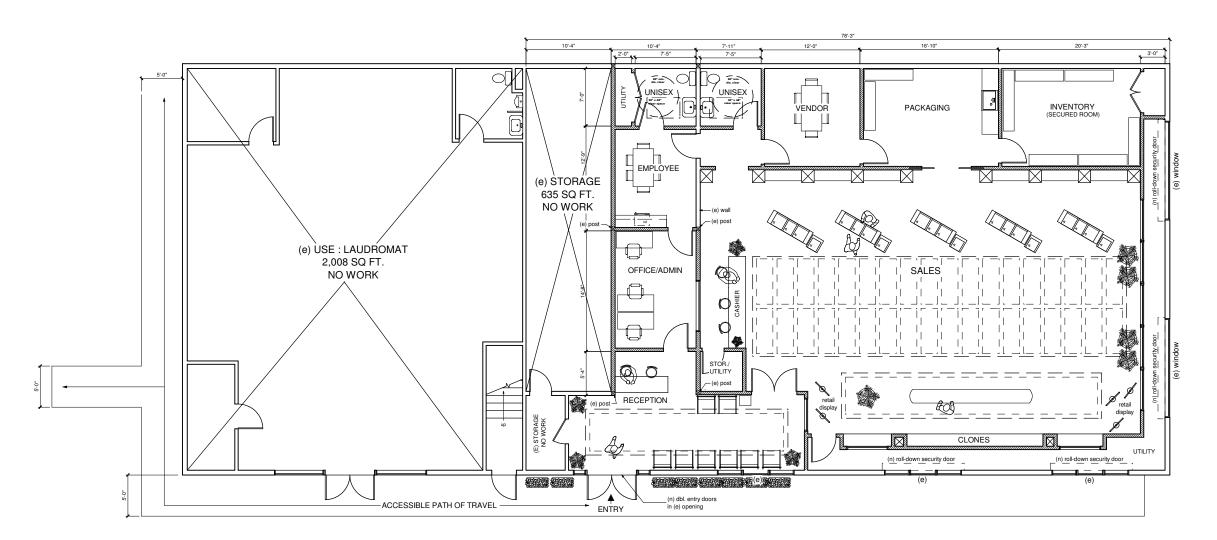
Bldg. Elevations: Existing Scale: 3/16" = 1:0"

sheet

EXISTING WALL
 WALL to be REMOVED
NEW WALL



Proposed Building Elevation : West



Proposed Floor Plan

Aaron Porter
design / spaces / interiors
ap.three@gmail.com
510.409.3427

Submit Date :

Floor Plan : Proposed Bldg. Elevation : Proposed Scale : 3/16" = 1··0"

> aro Naturals San Juan Road tsonville. CA 95076

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is prohibited by law.

2017 Aaron Porter

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7 Site Photos



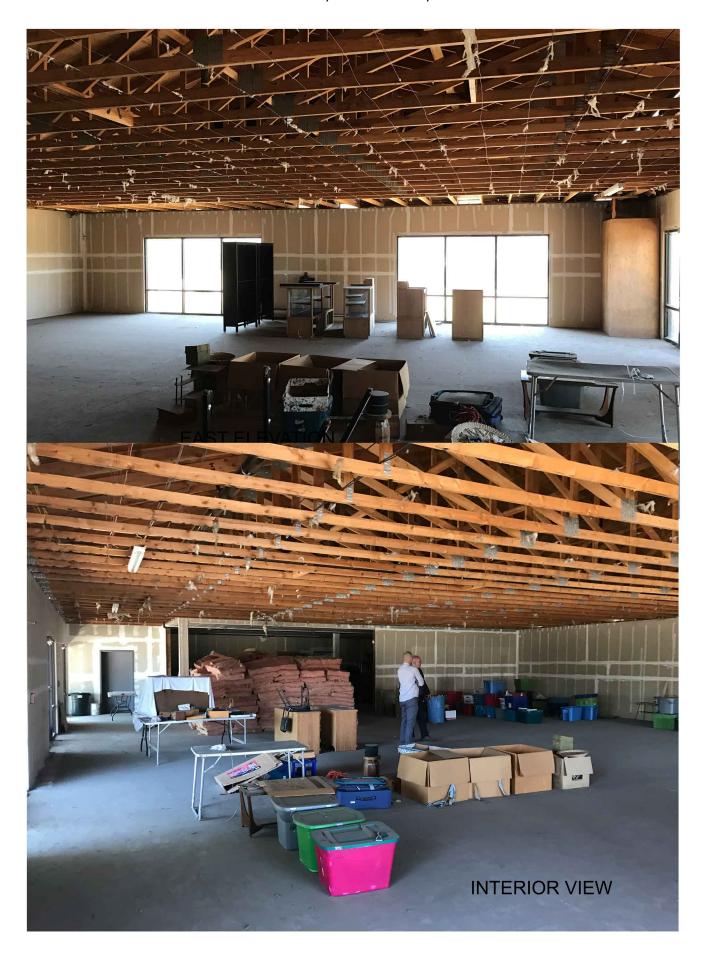






19 San Juan Road, Watsonville, CA 95076





8 Security Plan

Monterey Naturals has contacted Uretsky Security, licensed by the State of California Bureau of Security and Investigative Services personnel, to provide security that meets the requirements of the County of Monterey municipal code Chapter 21.67.040 as follows:

- 1. Monterey Naturals shall implement and maintain sufficient security measures to both deter and prevent unauthorized entrance into areas containing cannabis or cannabis products in compliance with Section 19334 of the California Business and Professions Code and any rules promulgated by the licensing authority. Security measures shall include, but are not limited to, the following:
- 2. Prevent individuals from loitering on the premises of the dispensary if they are not engaging in activity expressly related to the operations of the dispensary;
- 3. Establish limited access areas accessible only to authorized dispensary personnel;
- 4. Store all cannabis and cannabis products in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss, except for limited amounts of cannabis and cannabis products used for display purposes, samples or immediate sale;
- 5. Install security cameras on site; and
- 6. Provide for on-site security personnel meeting the requirements and standards contained within Chapter 7.30 of the Monterey County Code. On-site security shall not carry firearms or other lethal weapons.

Security SOPs

Once an hour, the following tasks will need to be completed in order to maintain overall security for Monterey Naturals staff, patients and vendors:

- Walk around perimeter of building to observe activity in parking lot and surrounding areas.
- Acknowledge all persons sitting in cars in parking lot.
- Maintain strict NO Smoking policy on premises.
- Maintain strict No Loitering policy on premises. Suggest people sit in waiting room or car while waiting for their companion.
- If a child is seen sitting in a car without adult supervision, immediately notify Floor Manager.
- Maintain proper parking for patients, suggesting alternate locations when parking lot is full(street parking on Soquel north of Monterey Naturals, parking lot by bailey properties or Goodwill truck)
- Pick up any trash noticed around perimeter of building.
- Check to make sure all doors are secure (Locked at end of night) and lights are working properly.

Please initial after each walk-around

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
9:00am							
10:00am							
11:00am							
12:00pm							
1:00pm							
2:00pm							
3:00pm							
4:00pm							
5:00pm							
6:00pm							
7:00pm							

Written Security Plan

Monterey Naturals has a draft written security plan to be reviewed by the Monterey County Sheriff, and/or designee. Bill Uretsky, principal of Uretsky Security, will review the plan with the County of Monterey Chief of Police regarding the proposed facility. In addition, Bill Uretsky of Uretsky Security has reviewed the site plan to determine camera locations and will further review camera locations once construction is complete.

Monterey Naturals will provide additional security as needed and in a manner appropriate for the community, and will include, as necessary:

- 1. Facility security personnel in sufficient number to ensure the safety of staff and served patients;
- 2. Facility security cameras; and protocols for patients and employees entering and exiting the facility.
- 3. Monitoring of dedicated parking, if any, either with security personnel or with security cameras.
- 4. Security personnel in the areas where product is acquired, stored, or processed in sufficient number to ensure the safety of staff and security of all cannabis and cannabis-derived product on site.

Entrance Security

Visitors to the facility will be visible to an employee inside the building through a glass door or entrance camera. When a visitor enters the facility he or she will first need to be buzzed in at the front entrance by either a security guard or an employee at the front window. Other areas inside the facility will be accessible with key cards.

Security Camera Monitoring

Monterey Naturals will have high-definition (HD) security camera monitoring and recording 24 hours per day, 7 days per week, to monitor all entrances and exits to and from the premises, all interior spaces within the facility which are open and accessible to the public, and all interior spaces where cannabis, cash or currency, is being stored for any period of time on a regular basis.

Monterey Naturals shall be responsible for ensuring that the security surveillance camera's footage is remotely accessible. In addition, remote and real-time, live access to the video footage from the cameras shall be provided to the County of Monterey. Video recordings shall be maintained for a minimum of ninety (90) days, and shall be made available to the County of Monterey upon request.

Camera locations will be indicated on the site plan for review by the County.

Alarm System

Monterey Naturals will have a professionally installed, maintained, and monitored alarm system. Sensors will be installed to detect entry and exit from all secure areas, and panic buttons installed in appropriate locations.

Background Check

Every person listed as an owner, manager, supervisor, employee or volunteer, of Monterey Naturals must submit fingerprints and other information deemed necessary by the County for a background check by the County of Monterey.

Notification

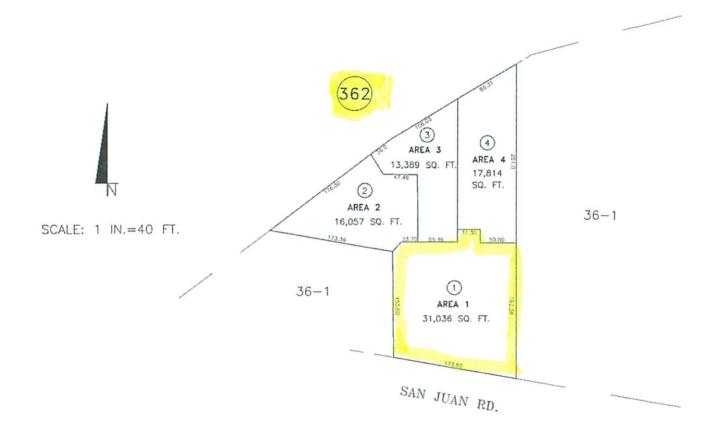
Monterey Naturals shall notify the Monterey County Sheriff's Office and the licensing authority within twenty-four (24) hours after discovering any of the following:

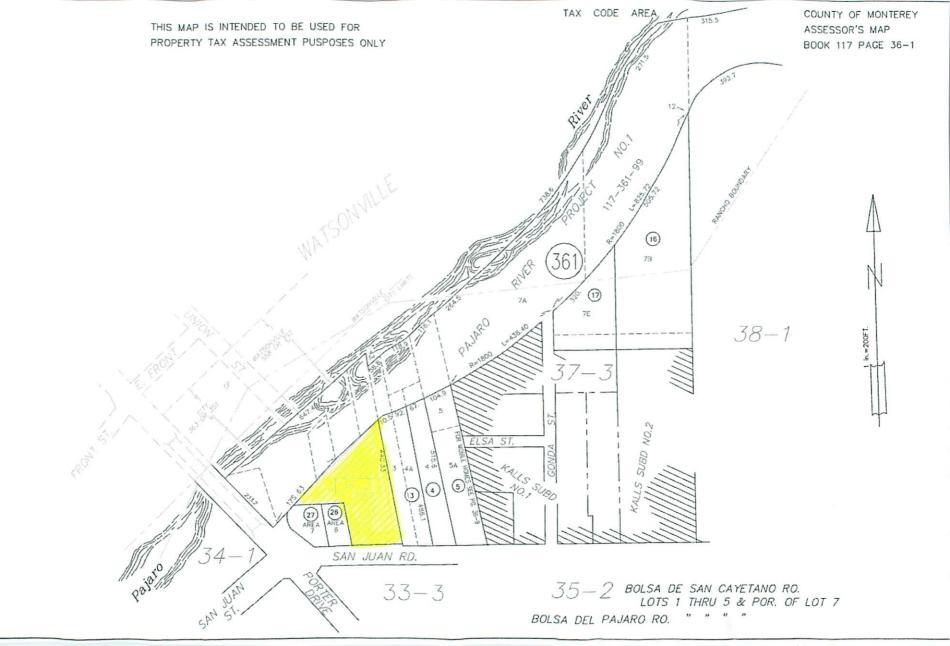
- 1. Significant discrepancies identified during inventory;
- 2. Diversion, theft, loss, or any criminal activity involving the dispensary or any agent or employee of the dispensary;
- 3. The loss or unauthorized alteration of records related to cannabis, registered qualifying patients, primary caregivers, or dispensary employees or agents; or
- 4. Any other breach of security.

Written Security Plan

Prepared by Uretsky Security

9 Assessor's Parcel Map





10 Proof of Ownership/Lease

REEL 2954 PAGE 1310 Chicago Title Company AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO: Recorded at the Request of **CHICAGO TITLE** Name Tina T. Del Piero M c/o Robert C. Taylor, Jr. JUN 1 1 1993 Street Address Attorney at Law 39061 City & 909 Blanco Circle, Suite C 8:00 A.M. Salinas, CA 93901 MONTEREY COUNTY RECORDER Title Order No. 250719-VM Escrow No. SPACE ABOVE THIS LINE FOR RECORDER'S USE Grant Deed TRANSFER FROM TRUST TO PARTNERSHIP THE UNDERSIGNED GRANTOR(s) DECLARE(s) DOCUMENTARY TRANSFER TAX IS \$ NO TAXABLE CONSIDERATION □ ____ unincorporated area □ City of ______ Parcel No.117-361-018 and 117-361-021 computed on full value of interest or property conveyed, or Computed on full value less value of liens or encumbrances remaining at time of sale, and FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, H. LYNN TOMLINSON AND TINA TOMLINSON DEL PIERO, Trustees of the Tomlinson Sisters Trust dated September 29, 1990 hereby GRANT(S) to TOMLINSON SISTERS PARTNERSHIP the following described real property in the Monterey county of state of California: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF June 3rd, 1993 Dated STATE OF CALIFORNIA nson Del Piero COUNTY OF ____ <u>Monterev</u> ___June 3, 1993 before me, Chet Lowney H. Lynn Tomlinson a Notary Public in and for said County and State, personally appeared Tina Tomlinson Del Piero personally known to me (or 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 CHET LOWNEY the same in his/her/their authorized capacity(ies), and that by his/her/their COMM. #985792 signature(s) on the instrument the person(s), or the entity upon behalf Notary Public-California Monterey County My Comm. Exp. Feb. 28, 1997 of which the person(s) acted, executed the instrument. WITNESS my hand and official sea

Signature

STATE OF CALIFORNIA
COUNTY OF Orange } S.S.

On 5, 1993 before me,

Deather Marie Moage

a Notary Public in and for said County and State, personally appeared

H. Lynn Tomlinson

personally known to me (or 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.

WITNESS my hand and official seal

Signature

F 2492 (5-91)

REEL 2954 PAGE 1311

FOR NOTARY SEAL OR STAMP



PARCEL I:

All of that certain parcel of land described in joint tenancy deed recorded in Volume 710 of Official Records of Monterey County, at Page 12, and as shown and so designated as Area 1 on that certain map filed for record in Volume 17 of Surveys at Page 163, Records of Monterey County, California, and described as follows:

Beginning at the Westerly corner of a lot formerly owned by one Henry E. West and J. Douglas but now owned by one Clough, on the Northerly side of one road leading from Watsonville to San Juan; and running thence Westerly along the Northerly side of said road towards Watsonville 75 feet; thence Northerly parallel with the Westerly line of said Clough's Lot and along the Easterly line of lot formerly of Ada Lundy to what is known as the lively line; thence Easterly along the said lively line to the Westerly line of said Clough's Lot; thence Southerly along the Westerly line of said Clough's Lot to the place of beginning.

Excepting therefrom that portion thereof taken by the County of Monterey for levee purposes. Being more particularly described by recent survey as follows:

Beginning at a 1" diameter meter iron pipe set in the Northerly line of San Juan Road (a county road 66.0 feet wide) from which the Northwesterly intersection of Gonda Street and the San Juan Road as said intersection is shown and so designated on that certain map entitled "Kall's Subdivision #1" filed for record, April 19, 1926, in Volume 3 of Cities and Towns, at Page 33, Records of Monterey County, California, bears along said Northerly line of San Juan Road, S. 88° 40° E., 492.15 feet distant, and also from which a steel bar designated as the Southwest corner of Lot 3 of the first partition of Rancho Bolsa De San Cayetano set in the centerline of said San Juan Road, as said bar is shown and so designated on that certain map entitled "Subdivision #1 of land of estate of Fannie C. Porter", filed for record May 17, 1933, in Volume 3 of Cities and Towns, at Page 90, Records of Monterey County, bears with the following two courses and distances:

(1) S. 88° 40' E., 237.56 feet; and

(2) S. 1° 20' W., 33.0 feet distant, and also from which a steel bar standing in the Easterly boundary of that certain piece or parcel of land conveyed by H. Yamada et ux to George L. Clough et ux by deed dated November 10, 1925, and recorded in Volume 68 of Official Records, at Page 349, Records of Monterey County, California, bears along the Northerly line of said San Juan Road, S. 88° 40' E., 100.0 feet distant, and said point of beginning being in the Westerly line of that certain piece or parcel of land conveyed by the Pajaro Valley Savings Bank, a corporation, to George L. Clough, et ux, by deed dated September 15, 1929, recorded in Volume 209 of Official Records at Page 245, Records of Monterey County, California; thence from said point of beginning and running along the Westerly boundary of last mentioned conveyance N. 8° 40' W., 445.91 feet, at 394.27 feet intersect the Southerly boundary of Lot #3 in the first partition of Rancho Bolsa De San Cayetano, as said Lot #3 was surveyed in October, 1864, by James T. Stratton, said boundary being commonly known as the "Lively Boundary", 445.91 feet to a 1" diameter meter iron bar set at the most Southeasterly corner of that certain 0.393 acre parcel of land known as Parcel #25, and described in the interlocutory judgment dated September 12, 1939,

REEL 2954 PAGE 1313

"County of Monterey, Pla. iff, vs. George F. Silliman et ", filed for record in Volume 634 of Official Records, at Page 56, Records of Monterey County, California; thence leave last mentioned boundary and running along the boundary of Parcel #25, S. 50° 14' W., 86.20 feet to a 2" x 2" post set in the Easterly boundary of that certain Diece or parcel of land conveyed by Emily M. Cornell to William Lundy by deed dated October 1, 1889, recorded in Volume 25 of Deeds, at Page 156, Records of Monterey County; thence leave the boundary of said Parcel #25 and running along the said Easterly boundary of said piece or parcel of land conveyed by Emily M. Cornell to William Lundy S. 8° 40' E., 388.36 feet, at 13.67 feet intersect the above mentioned Southerly boundary of said Lot 3, 388.36 feet to a 1" steel bar set in the Northerly line of said San Juan Road; thence leave last mentioned boundary and running along beginning. Courses all true.

PARCEL II:

Situate in the Rancho Bolsa De San Cayetano, County of Monterey, State of California described as follows:

Being a portion of that certain Parcel II of that parcel of land conveyed to Henry Maschio and Mabel Lundy Maschio his wife by deed recorded in Volume 1172 of Official Records at Page 266, Records of Monterey County, California, described as follows:

Begining at a point on the Northeasterly line of said Parcel II, said point of beginning also being the Northeast corner of that certain parcel of land described in Parcel II in conveyance to Mabel Maschio and Henry Maschio, her husband recorded in Volume 595 of Official Records of Monterey County, California, at Page 454 from which bears S. 08° 40° 00" E., 220.00 feet distant, thence from said point of beginning and along said Northeasterly line

- (1) N. 08° 40' 00" W., 165.71 feet; thence
- (2) S. 50° 10' 56" W., 116.72 feet; thence
- (3) S. 09° 12' 12" E., 88.24 feet to the Northwesterly corner of that certain Parcel I, Volume 595, Official Records, at Page 454, thence along the Northerly line of Parcel I and Parcel II, Volume 595, Official Records, at Page 454
- (4) S. 88° 52' 34" E., 100.53 feet to the point of beginning.

The above parcel being the same as that parcel shown and so designated as "Area 2" on that certain map filed for record November 13, 1992 in Volume 17 of Surveys at Page 163, Monterey County, California Records.

PARCEL III:

All of that certain parcel of land described in Parcel 2 of that certain indenture recorded in Volume 595 of Official Records of Monterey County, California, at Page 454, and as shown and so designated as Area 3 on that certain map filed for record in Volume 17 of Surveys at page 163, Records of Monterey County, California, described as follows:

Commencing on the Northerly side of the road leading from Watsonville to San Juan at the Southerly corner of a lot now or formerly of one D. W. Stibbens, and running thence along the Northerly line of said road toward San Juan 51 1/2 feet; thence Northerly 220 feet; thence at right angles Westerly 50 1/2 feet to line of lot now or formerly of D. W. Stibbens Lot 220 feet to the place of beginning, and being a part of the premises conveyed to said Mabel Bileski by one Emily M. Cornell by deed dated the First day of October 1899 and recorded in Volume 25 of Conveyances, at Page 156, Records of said Monterey County, and being the same property conveyed to the said

Mabel Bileski by Mabel L. y by deed dated November 24th 2 5, and recorded in Volume 89 of Deeds, Page 114, Records of Monterey County, California.

PARCEL IV:

All of that certain parcel of land described in Parcel 1 of that certain indenture recorded in Volume 595 of Official Records of Monterey County, California, at Page 454, and as shown and so designated as Area 4 on that certain map filed for record in Volume 17 of Surveys at Page 163, Records of Monterey County, California, described as follows:

Being near the Pajaro River and commencing on the Northerly side of the road leading from Watsonville to San Juan at a point thereon distant 81 1/2 feet Easterly from the Southerly corner of a lot formerly belonging to D. W. Stibbens and afterwards to Mrs. Lundy; running thence along the Northerly line of said road in an Easterly direction towards San Juan 51 1/2 feet more or less to lot formerly owned by John W. Earle, now belonging to Dan West; thence along the Northwesterly line of said West's Lot 220 feet; thence at right angles to said last mentioned line and in a Westerly direction 51 1/2 feet to corner of lot conveyed to Mabel Mackrell, thence Southerly along the line of said Mabel Mackrell Lot 220 feet to the place of beginning. Begin the same property conveyed by William Lundy and Helen Lundy, his wife, to Ada Lundy (after marriage Ada M. Mann), by deed dated July 9, 1908, and recorded on July 10, 1908 in Book No. 104 of Deeds, Page 66 Monterey County, California, Records.

PARCEL V:

A portion of that certain parcel of land described in Parcel II of that certain indenture recorded in Volume 1172 of Official Records of Monterey County, California, at Page 266 and a portion of that certain parcel of land described in Decree Settling First and Final Account and Final Distribution No. 10,705 recorded in Volume 1191, Official Records of Monterey County, California, at Page 83 and as shown and so designated as Area 5 on that certain map filed for record in Volume 17, of Surveys at Page 163, Records of Monterey County, California.

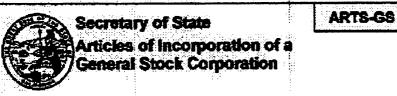
PARCEL VI:

An easement twenty (20) feet wide, for customer right of way purposes over and across the property shown as Areas 6 and 7 on that certain Record of Survey filed November 13, 1992 in Volume 17, of Surveys at Page 163.

A.P. NO. 117-361-018 117-361-021

END OF DOCUMENT

11	Articles of Incorporation



RPORTANT — Read instructions before completing this for Fing Fee = \$100.00 Copy Fees — First page \$1.00; each attachment page \$9.50; Certification Fee - \$5.00 lose: Corporations may have to pay manmum \$800 tax to the Cax Board each year. For more information, go to https://www.f	California Franchisa	(pc m		JUN 2	_	7
. Corporate Marne (Go to www.sos.ca.gov/tiusuruss/tiu/rame-a	recibility for general c	ochocaje uswa	requirements:	and realist	ziona.)	
he name of the corporation is Monterey Naturals, In	1 C.	grapos en esĝa pa				v ter
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Business Addresses (Enter the complete business edites	N (1 41)					
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Colin . Street Address. (if agent is not a corporation) — Do not enter a P.O. Box	City (no abbre Aptros		Disheroon	Sas	Zp Co 9500	
9077 Soquel Drive						1.10
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12 Will Serve Letters

PAJARO / SUNNY MESA

COMMUNITY SERVICES DISTRICT 136 San Juan Road, Watsonville, Ca 95076 (831) 722-1389 • Fax (831) 722-2137

June 22, 2017

Trinh Retterer 318 Cayuga Street Salinas, CA 93901

Re: 19 San Juan Road Royal Oaks, CA 95076

Dear Miss Retterer,

The Pajaro/Sunny Mesa Community Services District (PSMCSD) provides potable water and fire flow water to two (2) connections serving19 San Juan Road suites C, D, E and F.

This water system currently meets all current health standards adopted by both the State Water Resources Control Board of Health and the Monterey County Department of Environmental Health.

If any further information or assistance is needed, please contact the undersigned at 831-722-1389.

Regards,

Don Rosa

General Manager

13	Hazardous Materials Questionnaire

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

Jurisdiction Name Monterey County
Use Permit # PLN170145
Or
Building Permit #
Contact Name
Phone #

HAZARDOUS MATERIAL QUESTIONNAIRE

		Pajaro Naturals			nnabis dispensary	
		900 San Juan Road		atsonville (Pajaro		<u>/U</u> U
Maili	ng Address	c/o L+G, LLP Attorneys at La	w, 318 Cayug			—
Busin	iess Contac	t <u>Colin Disheroon</u>			331.246.0977 hone Number	—
Drone	erty Owner	Tomlinson Sisters Partnersh	in		331.626.6444	
Порс	Tty Owner	Name	ip		hone Number	_
1.		business/proposed project be using any hat fertilizers, paints or other chemicals?	zardous materials Yes	such as oil, fuels, solve	ents, compressed gases, acids, corrosiv	æs,
2	*******	. ,		655 11		
2.		ousiness/proposed project be using hazard nd/or 200 cubic feet and above for compr		uantities of 55 gallons a	and above for liquids, 500 lbs. and ab	ove
3.		business/proposed project be using any quide, hydrogen peroxide, methyl bromide o			nch as ammonia, chlorine, sulfuric acid	l,
4.		punts of household grade cleaning pro- pusiness/proposed project be using underg	oducts	_	naterials?	
5.	Will your b	ousiness/proposed project be generating an	ny quantities of ha	zardous waste such as	waste oil, waste solvents, etc?	
6.	Will your b	ousiness/proposed project be emitting any	hazardous air emi	ssions?		
CERT	IFICATION:			IONG BEG I BBBIG TH	CONTROL OF DIRECTED TO	
		ty of perjury, under the laws		IONS REGARDING THI ey County Health Departmen	S FORM CAN BE DIRECTED TO:	
		rnia, that the foregoing is true and	Enviror	nmental Health Bureau		
correct	to the best of	my knowledge and belief.		atividad Road , CA 93906		
			(831) 7	55-4507		
Execu	ited AT:		Fax (83	31) 796-8698		
Мо		ounty, California City, State				
Drint		_	n			
						-
		ner/Operator:				-
		diction Use Only:				
1.		nown or proposed school, hospital, day ca	are, or long term c	are facility within 1,00	0 feet of this site location?	
2.	Is there a k	nown or proposed school, hospital, day ca	are, or long term co	are facility ¼ mile of th		
<u>H</u>	lealth Depar	tment Clearance	Signature:		Date:	_
	_					
<u>A</u>	air Pollution	District Clearance			Date:	
			Print Name and	d Title:		_

14 Business Manager Identification

To be provided upon request.

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