

Exhibit C

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**EXHIBIT C
DRAFT RESOLUTION**

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

In the matter of the application of:

ABUNDANT INVESTMENTS LLC (PLN190008)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Finding the project is the conversion from one use to another, which qualifies for a Class 3 Categorical Exemption per Section 15303 of the CEQA Guidelines and none of the exceptions under Section 15300.2 apply; and
- 2) Approving an Amendment to the General Development Plan and Administrative Permit to allow commercial cannabis retailer including delivery and automotive repair.

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

The Abundant Investments LLC application (PLN190008) came on for public hearing before the Monterey County Planning Commission on April 8, 2020. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **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 to allow a cannabis dispensary and delivery at 1031 N. El Camino Real, Salinas was filed on August 2, 2019 and was deemed complete on November 12, 2019.
 - 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);Communications were received during the course of review of the project indicating that site is planned to be acquired for roadway improvements in the future (by Caltrans), that a school bus stop exists in close proximity to the site, and concerns were raised with respect to traffic. These concerns have been considered and the project has been

found consistent with the above referenced plans and policies as more fully described in the Findings and Evidence that follow.

- c) The property is located at 1031 N. El Camino Real (APN: 133-023-042-000), North County Area Plan and is zoned Light Commercial (LC). The site is 1.79 acres in size and will contain more than one use (auto repair and cannabis retailer), therefore a General Development Plan is required pursuant to Section 21.18.030 of the Inland Zoning Ordinance, Title 21. A General Development Plan was approved for the property by the Planning Commission on July 2, 2004 (Resolution No. 04026) which allowed a used car sales lot with 72 outside display parking spaces on the property. An auto repair facility/tire shop associated with the used car sales lot began operating on the site and continues to operate as of the granting of this permit. This permit would amend the previously approved General Development Plan to remove the used car sales and allow an auto repair facility/tire shop and a cannabis retailer use on the property. The parcel is zoned Light Commercial, which allows cannabis retailers and deliveries subject to the requirements of Chapter 21.67 of the Monterey County Code. Therefore, the project is an allowed land use for this site.
- d) The proposed site is located entirely within an area that is planned to be part of a Caltrans Highway 156 widening project, meaning that at some time in the future, the site may be acquired for road widening purposes and the structures will be removed. County staff has since reached out to Caltrans and was informed that Caltrans has a phased plan for improvements to the Highway 101 and 156 corridor and there is no current timeframe for the phase of improvements affecting this location. Caltrans had no comment regarding the proposal for the dispensary at the site. The owner was made aware of this expansion at the initial Development Review Committee meeting on January 29, 2019. Although the owner/applicant is aware of the potential risk, they wish to pursue the entitlement process and move forward with this application.
- e) There will be only minor changes to the exterior of the existing commercial building. Minor modifications are proposed to the exterior of the building including re-striping the parking lot, signage, and implementation of the proposed security measures. No other features of the building will be altered. The applicant is proposing to re-strip the parking lot yielding 34 parking spaces, which would satisfy the parking requirement of 6 spaces per Section 21.58.040 of the Monterey County Code (General Retail-1 space/250 sq. ft). The proposed signage must be less than 50 square feet, consistent with the allowable sign area in a commercial zoning district according Section 21.60.090 of the Zoning Ordinance.
- f) There are no cannabis retailers within 1,500 feet of the site; and therefore, the retailer would comply with the required 1,500 feet setback from another retailer. The closest cannabis retailer (Pacheco/PLN170478) is approximately 9,500 feet located on Reese Circle, Salinas. Furthermore, it meets the 600 foot radius setback from any school providing instruction in kindergarten or any grades 1 through 12, a child care center, youth center, a playground, or drug

recovery facility that is in existence at the time of approval of permits. The nearest school is Prunedale Elementary School, which is approximately 2.5 miles away. The nearest day care is Garzas Quality Day Care which is approximately 5 miles and Door to Hope drug recovery center is 8.5 miles away.

- g) An Operations Plan, which includes a Business Plan and Security Plan, has been submitted for the proposed cannabis retailer use that addresses the minimum regulations contained in Section 21.67.040.B of the Zoning Ordinance Title 21. The Operation Plan proposes the hours of operation, number of employees, security protocols, customer age verifications, loitering restrictions, product safety, packaging, supply chain information, record keeping policies including track and trace system, quality control, salvage program and other site information addressing operational standards including fire, health, and safety
- h) Accurate written records of every sale made to verified patients and customers in both the storefront and via its delivery service will be maintained according to the Operations Plan. A seed-to-sale tracking system is required and will be implemented. Upon permit issuance, Monterey Retail Solutions Dispensary will implement Track & Trace in compliance with all local and state laws regulations. All cannabis goods received, sold, or discarded will be reported in the Track & Trace system, without exception. A mandatory condition is included that requires the dispensary to allow access to Monterey County officials for inspection of the records (Condition 5).
- i) Security: The Operation Plan and Security Plan 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.
- j) Delivery Services: The Operation Plan states delivery will occur between business hours daily from 8:00 am to 8:00 pm. This Amendment to the General Development Plan (GDP) and Administrative Permit allows daily delivery of both personal and medical cannabis up to the ordinance limits in exception 21.67.090 (C).
- k) Supply Chain: The Operation Plan states that the retailer will purchase and make available cannabis and cannabis products that are cultivated, manufactured, transported, distributed, and tested by licensed and permitted facilities that maintain operations in full compliance with state and local regulations.
- l) Packaging and Labeling: The Operation Plan states Abundant Investments LLC and Monterey Retail Solutions would adhere to packaging and labeling requirements of the state.
- m) Business License: 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.

- n) Traffic: The property has been used for commercial purposes and the proposal will not substantially change the use; thus the project will not change traffic trip generation since there is no change in the land use. According to the County's traffic count data, traffic volumes on Prunedale South Road have remained the same, or even decreased, since 2016. In addition, there are no reported collisions related to existing driveways along the site frontage.

Per Caltrans' recommendation to discourage vehicles returning onto Hwy 101, the owner/applicant has been conditioned (**Condition No. 11**) to construct a raised median island at the eastern driveway intersection with Prunedale South Road to allow only right turn in/out of the property. With this minor improvement to the parking area, traffic impacts and hazards are not anticipated.

- o) Bus stop: A letter dated February 28, 2020 was received from North Monterey County Unified School District. The main concern is regarding the bus stop located near the proposed dispensary posing a potential safety risk to minors. Staff reached out to the school district and described the requirement for the owner to obtain security service/personnel that will be on-site 24/7 to deter minors from entering the dispensary and prevent loitering around the vicinity of the proposed dispensary. Furthermore, signage will be placed on the exterior of the building prohibiting loitering and cannabis use.
- p) Despite the concerns regarding traffic, bus stop and safety. The project is consistent with land use and zoning regulations because the proposed dispensary is located in a light commercial zoning district which permits dispensary uses and because plans and information have been submitted that satisfy regulatory requirements for cannabis permitting.
- q) The proposed project was reviewed by the North County Land Use Advisory Committee (LUAC) on September 18, 2019. The LUAC recommended approval with a vote of 5-3. The LUAC noted in the minutes a desire to limit the number of dispensaries in North County and to allocate tax dollars from North County dispensaries to remain in North County. The Monterey County Cannabis business tax was adopted as a general tax. The tax money collected from cannabis businesses benefits the Monterey County General Fund. General Fund monies are budgeted by the Board of Supervisors each year. Through the budget process, funds are allocated for a variety of public projects and services County-wide.
- r) The adopted policies for consideration of dispensaries in unincorporated areas include a specific setback distance between retailers and review of the recommendations from the Public Health Department. The project was reviewed by the County of Monterey Public Health for considerations to potential public health concerns and risks for the retail operations. Based on the Risk Management Matrix, the retail permit for a cannabis retail facility at this site would

result in a public health risk assessment score of six (6), which falls into the range of a moderate risk for increased public health impacts due to potential exposures and/or increased use by at risk groups due to normalization of cannabis.

- s) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed project found in Project File PLN190008.

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

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

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

- EVIDENCE:**
- a) The project was reviewed by the RMA- Planning, County of Monterey Health Department, Environmental Health Bureau, RMA- Public Works, Environmental Services and North County Fire Protection District. The respective agencies have recommended

conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary septic and well water are available or will be provided. The Monterey County Health Department inspected the well serving the property on August 28, 2019 and confirmed adequate water is available for the proposed use. Analytic testing confirmed the quality of that well water within acceptable levels. An estimate of waste water demand was performed on July 17, 2019, and a septic performance evaluation confirmed the condition of the existing septic tank and drainage system is acceptable.
- c) 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 PLN190008.

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

EVIDENCE: a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and determined that no outstanding violations exist on the property.

5. **FINDING:** **STATE AND COUNTY REQUIREMENTS** – The retailer, as proposed, has demonstrated that it can and will comply with all of the requirements of the State and County to operate a retailer use.

EVIDENCE a) Operational plans including security measures, track and trace programs, monitoring and reporting requirements, packaging and labeling standards, and other relevant information are proposed to address regulatory requirements contained in Section 21.67.040 of the Inland Zoning Ordinance Title 21 (See also Finding 1 with relevant evidences).

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 600 foot radius setback from any school providing instruction in kindergarten or any grades 1 through 12, a child care center, youth center, a playground, or drug recovery facility that is in existence at the time of approval of permits, or within one thousand five hundred feet of another retailer.

EVIDENCE:

- a) The retailer will be located at 1031 N. El Camino Real, unincorporated Salinas (Assessor’s Parcel Number: APN: 133-023-042-000).
- b) Prunedale Elementary School is the nearest school. The school boundary is more than 2.5 miles from the proposed retailer.
- c) The nearest day care, Garzas Quality Day Care, is more than 5 miles from the proposed retailer.
- d) The nearest drug recovery facility, Door to Hope Addiction Services, is 8.5 miles from the proposed retailer.
- e) No other retailer is located within 1,500 feet from the proposed retailer. The closest cannabis retailer (Pacheco/PLN170478) is approximately 9,500 feet located on Reese Circle, Salinas.

7. **FINDING:** **LESS THAN SIGNIFICANT IMPACTS** – The retailer, as approved and conditioned, will not result in significant unavoidable impacts on the environment.

EVIDENCE:

- a) The project would allow a commercial cannabis retailer and delivery within an existing commercial building in a Light Commercial zoning district. The limited physical improvements would include interior tenant and site improvements such as parking lot re-striping, and a new exterior sign and paint.
- b) As proposed and conditioned, the project can be categorically exempt from the California Environmental Quality Act (See Finding 10).

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

EVIDENCE:

- a) Plans and materials contained in the file (PLN190008) include measures to minimize nuisances within the area. A 24-hour contact will be available to address issues and concerns that may arise as a result of the operation.
- b) Odor control would include carbon filters in the HVAC system.
- c) Security measures and protocols are proposed that would minimize risk of theft, diversion, youth access, 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 and deliveries would be from 8:00 A.M. to 8:00 P.M.
- f) Ongoing monitoring and inspection for compliance with the plans and regulations will be required.

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

- EVIDENCE:**
- a) Plans and materials contained in file PLN190008 include measures to ensure that cannabis and cannabis products are obtained from the regulated cannabis market in California. Track and Trace measures are proposed and required to ensure all products purchased, provided to, and sold at the retailer come from other permitted sources. The applicant proposes to verify the identity, age, and any other relevant information of all customers and visitors to the retailer and to limit access of products to minors through that process. On-site security is prohibited from carrying lethal weapons and the retailer is not permitted to possess, manufacture, or distribute any other controlled.
 - b) Background checks of business owner(s) with 20 percent or more interest in the cannabis businesses will be conducted. Any known association with organized crime may be grounds for denial of business permits and State licenses required to operate the retailer.
 - c) Any cannabis retailer and delivery business operating at the site will be required to obtain a 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 existing small structures from one use to another where only minor modifications are made in the exterior of the structure.
 - b) The project entails a change in commercial use in an approximate 1.79 acre parcel within an existing 1,413-square foot commercial building. Improvements are limited to interior tenant improvements and exterior signs, new paint, and parking lot improvements. The use of the property will change from a tuff shed retailer to a cannabis retailer.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is located within an existing structure that has adequate services available to serve the proposed

use. Other than interior building improvements, and minor lot improvements, and a new sign identifying the business and paint, there are no physical changes proposed that may cause an impact to historic resources or visual resources.

- d) The applicant has proposed 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 PLN190008.

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 is the conversion of an existing small structure from one use to another, which qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and none of the exceptions under Section 15300.2 apply; and
2. Approve an Amendment to the General Development Plan and Administrative Permit to allow commercial cannabis retailer including delivery and automotive repair, subject to the attached conditions all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 8 day of April, 2020 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

John Dugan
Secretary to the Planning Commission

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 2 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

PLN190008

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

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

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Amendment to a General Development Plan and Administrative Permit to allow a commercial cannabis retailer including delivery within an existing commercial building (Resolution Number _____) was approved by Planning Commission for Assessor's Parcel Number 133-023-042-000 on April 8, 2020. The permit was granted subject to 11 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

3. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

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

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

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

4. PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS

Responsible Department: RMA-Planning

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

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

5. PDSP002 – INSPECTION OF RECORDS

Responsible Department: RMA-Planning

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

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

6. PDSP003 – COMMERCIAL CANNABIS PERMIT

Responsible Department: RMA-Planning

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

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

7. PDSP004 – GROUNDS FOR REVOCATION

Responsible Department: RMA-Planning

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

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

8. PDSP005 – COMPLIANCE WITH OPERATIONS PLANS

Responsible Department: RMA-Planning

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

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

9. PDSP006 – ODOR CONTROL

Responsible Department: RMA-Planning

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

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

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

10. PWSP0001 – DRIVEWAY IMPROVEMENTS

Responsible Department: RMA-Public Works

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

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

11. PW0003 - ENCROACHMENT (RASIED MEDIAN ISLAND)

Responsible Department: RMA-Public Works

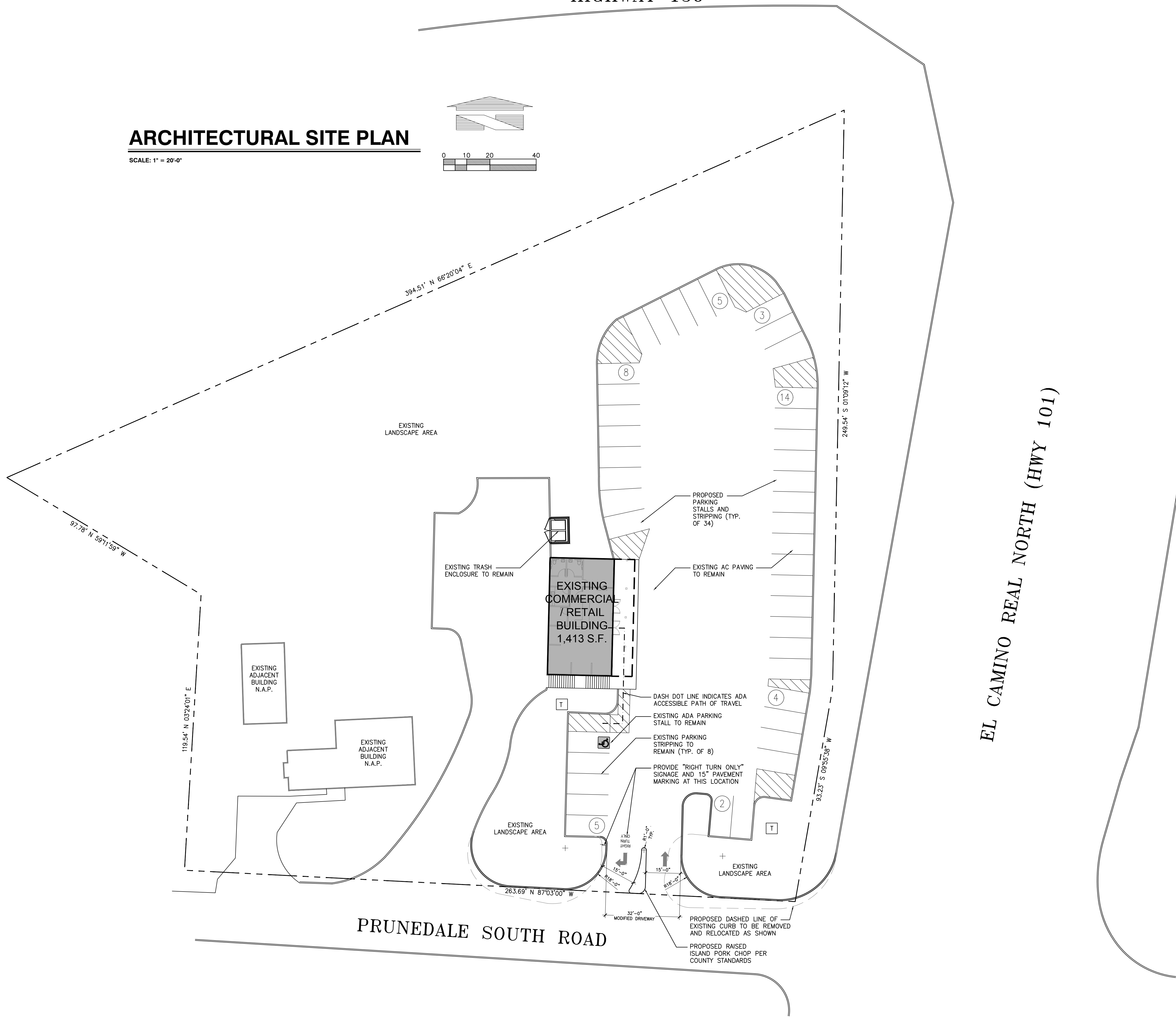
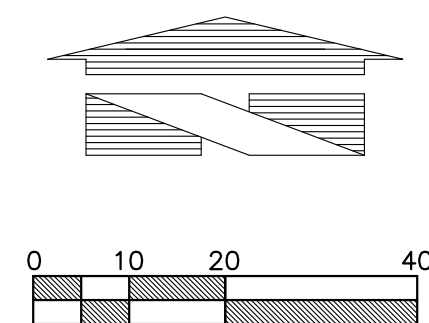
Condition/Mitigation Monitoring Measure: Obtain an encroachment permit from the Department of Public Works and construct a raised median island at the most easterly driveway of project site.

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

HIGHWAY 156

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



EL CAMINO REAL NORTH (HWY 101)

SITE DATA

ADDRESS: 1031 EL CAMINO REAL
SALINAS, CA 93907

PERMIT #: TBD

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

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

COUNTY: MONTEREY COUNTY

EXISTING ZONE: LC - LIGHT COMMERCIAL

PROPOSED ZONE: LC - LIGHT COMMERCIAL

PROPOSED LAND USE: RETAIL / COMMERCIAL

BUILDING AREA: 1,413 S.F.

BUILDING HEIGHT: 16'-4" EXISTING

CONSTRUCTION TYPE: V-B/NON-SPRINKLERED

OCCUPANCY: TYPE: M

OCCUPANCY LOAD: TBD

HOURS OF OPERATION: TBD

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

PROPERTY OWNER

ABUNDANT INVESTMENTS, LLC
4001 INGLEWOOD AVE BLDG. 101, STE 300
REDONDO BEACH, CA 90278

APPLICANT

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

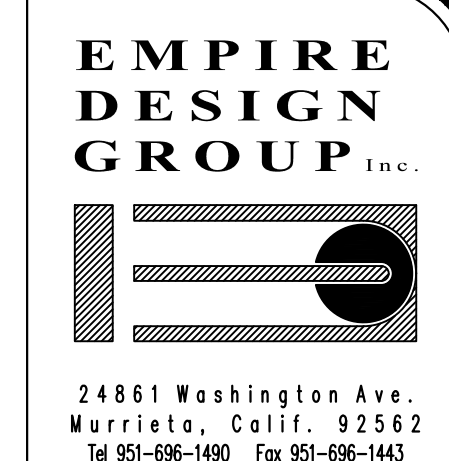
ARCHITECT

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

PHYSICAL ADDRESS:
24861 WASHINGTON AVE.
MURRIETA, CA 92562

DRAWING INDEX

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

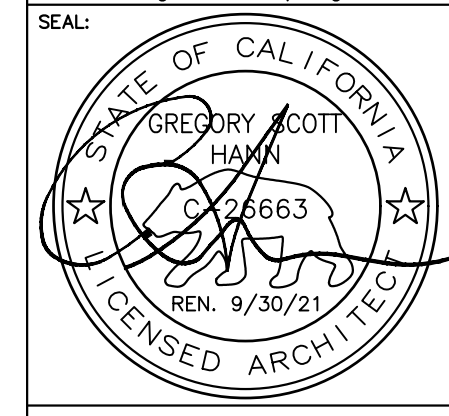


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Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443

CLIENT:
**MONTEREY
RETAIL
SOLUTIONS,
LLC**

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

Architect of Record:
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MURRIETA, CA 92562
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E-MAIL: ghann@empiregr.biz



Date: JUNE 10, 2019

Project Number: EDG#04588

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

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

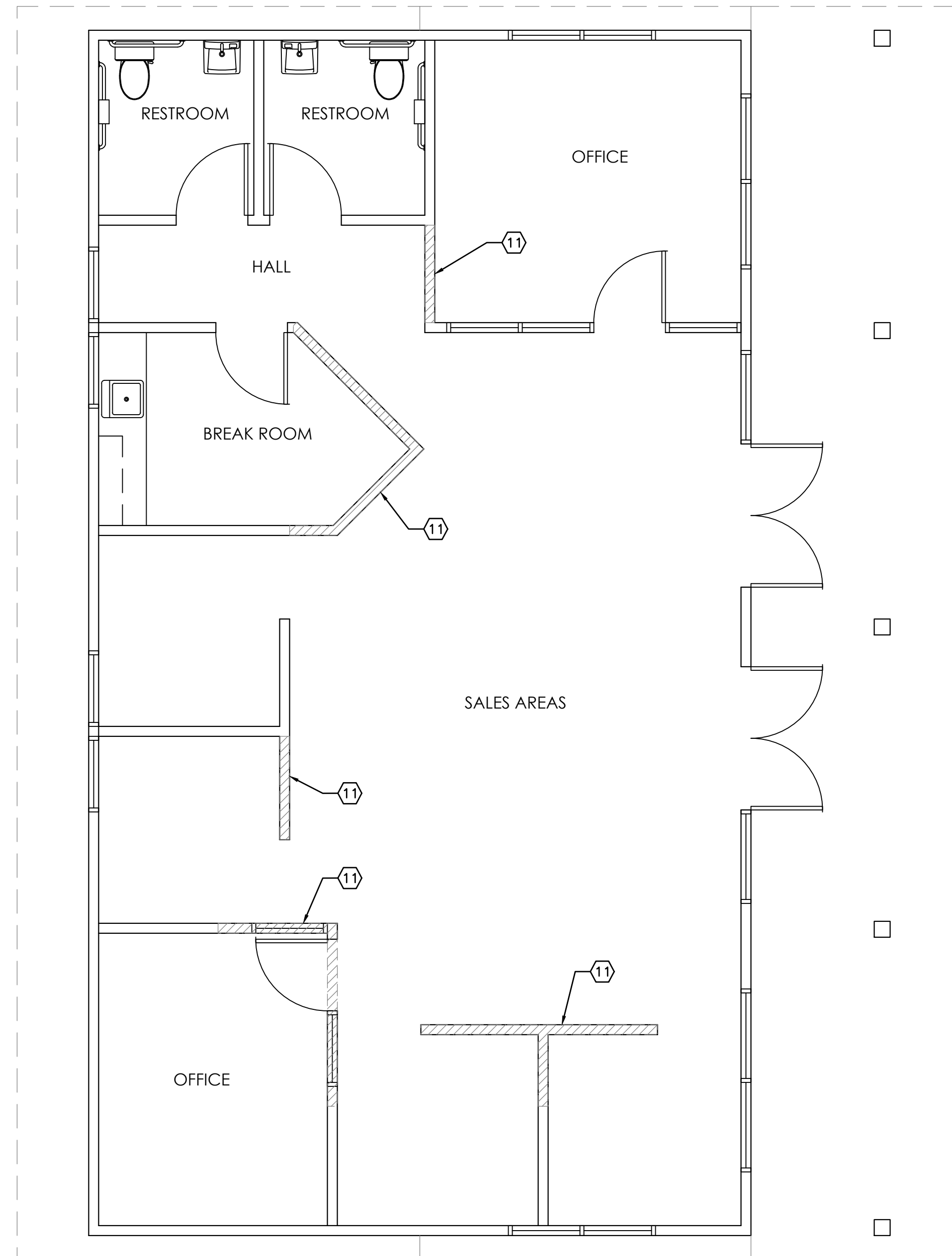
**ARCHITECTURAL
SITE PLAN**

SHEET NO:
AS 1

VICINITY MAP

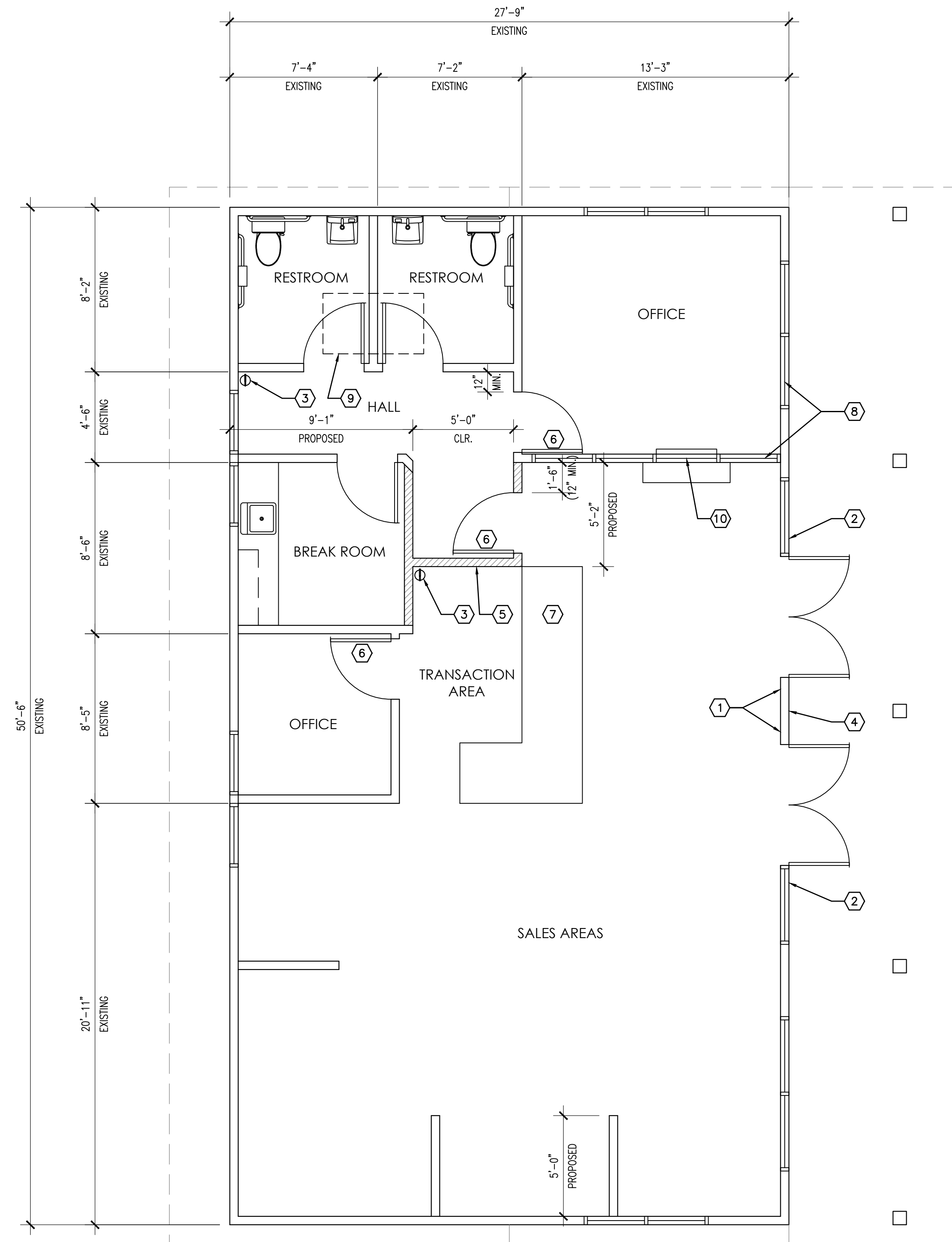


NOT TO SCALE



B EXISTING FLOOR PLAN

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



A PROPOSED FLOOR PLAN

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

KEYED NOTES:

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

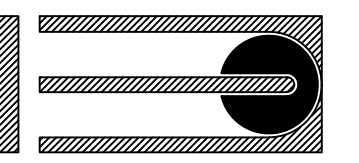
GENERAL NOTES:

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

WALL LEGEND:

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

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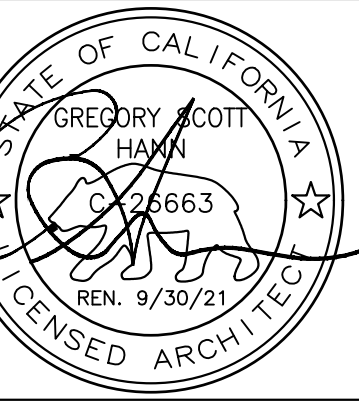
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DRAWN BY: AH

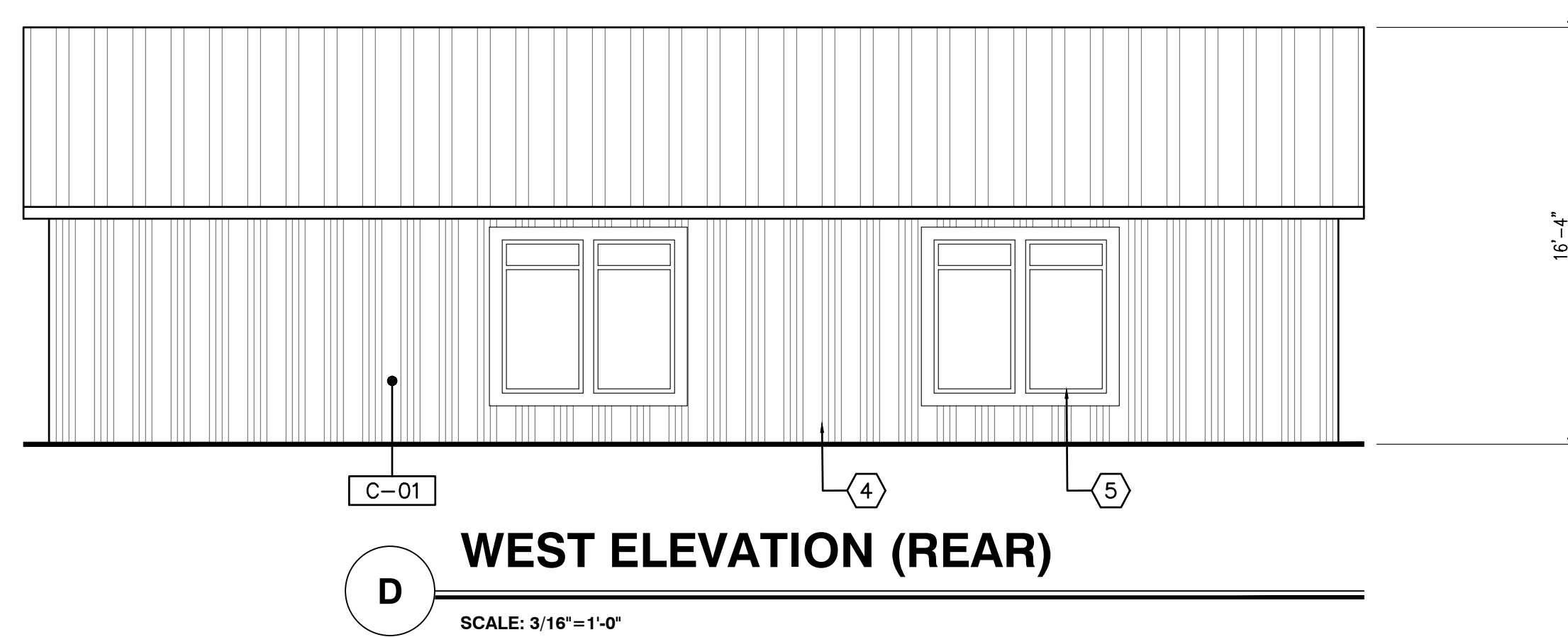
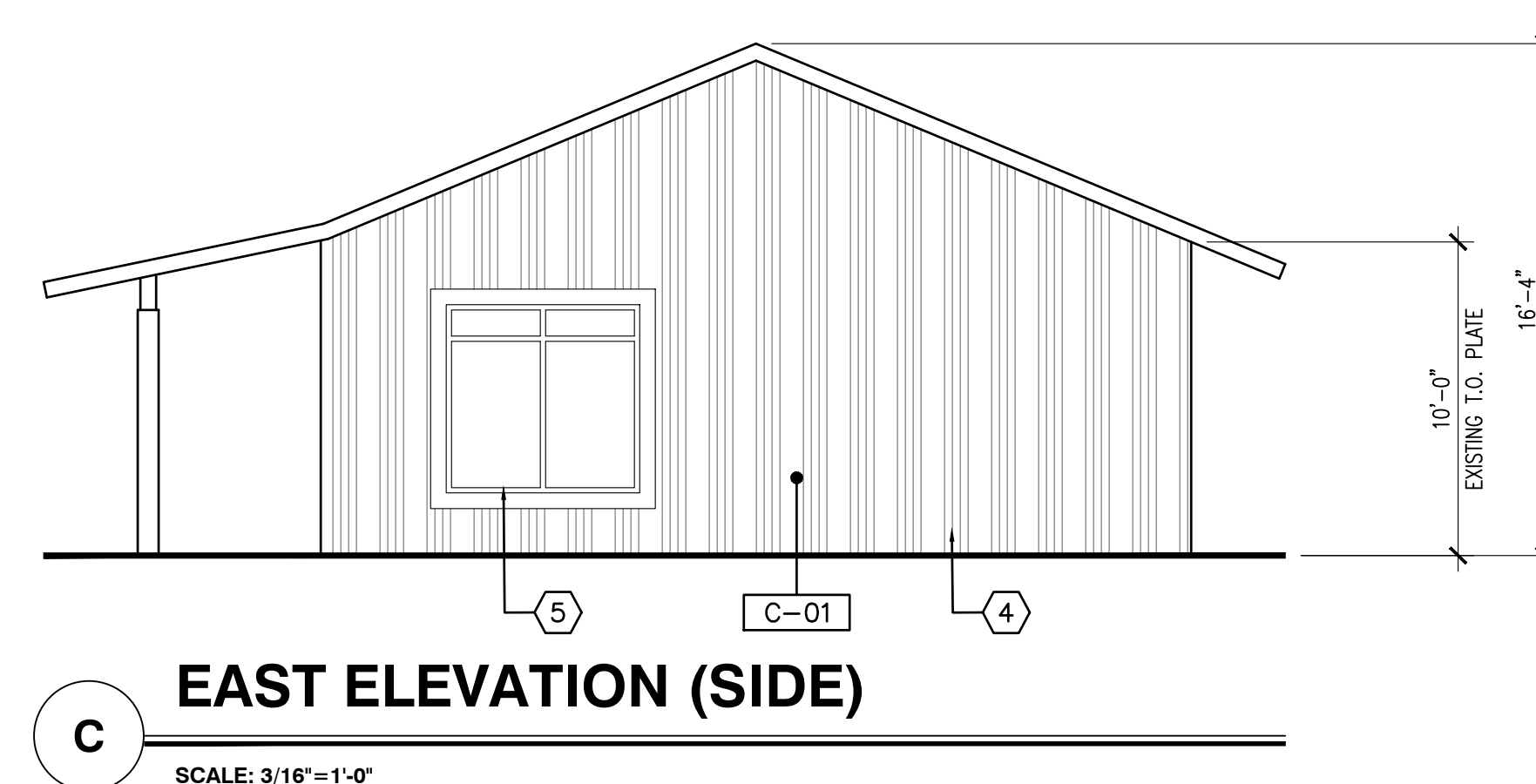
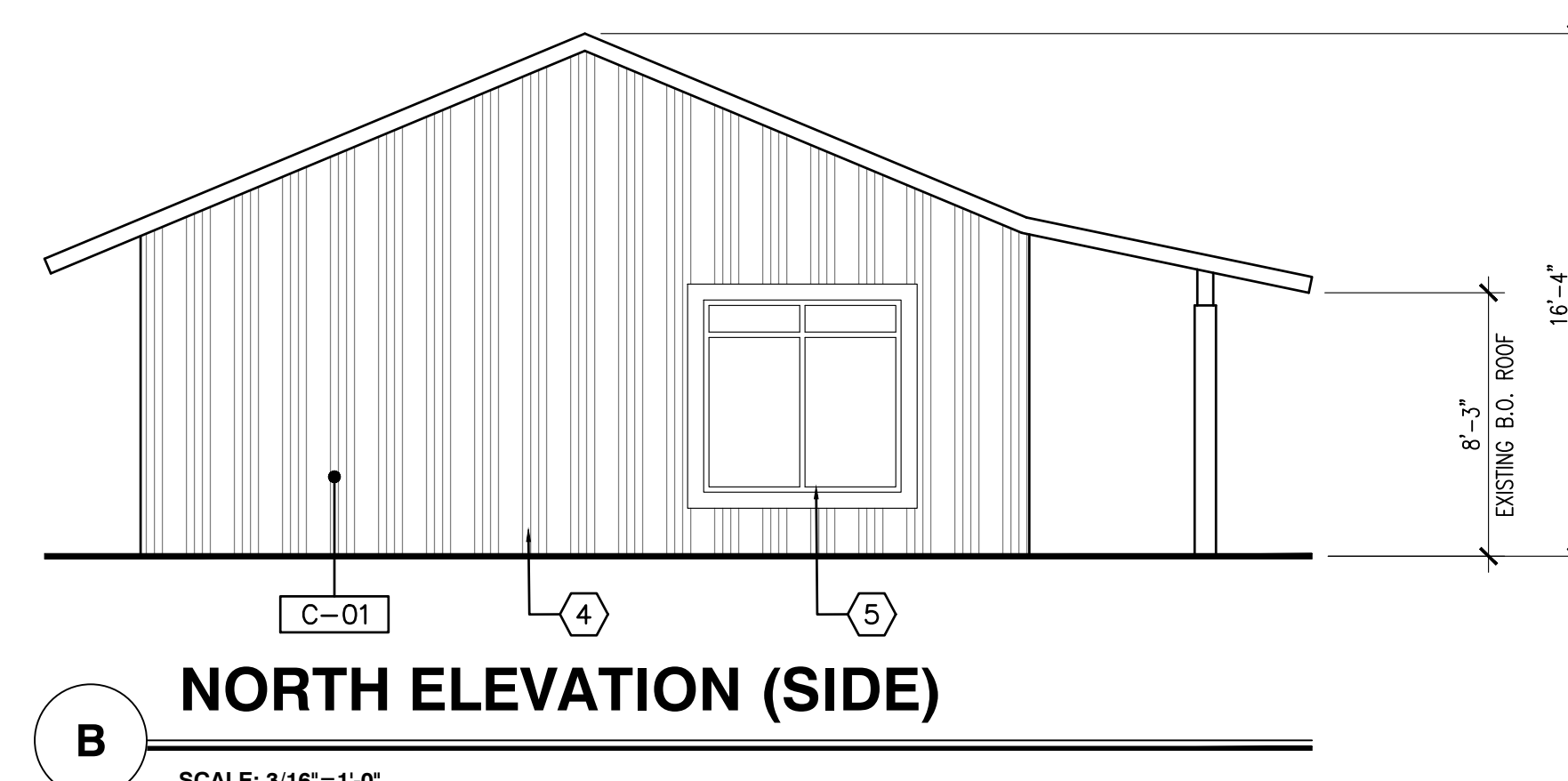
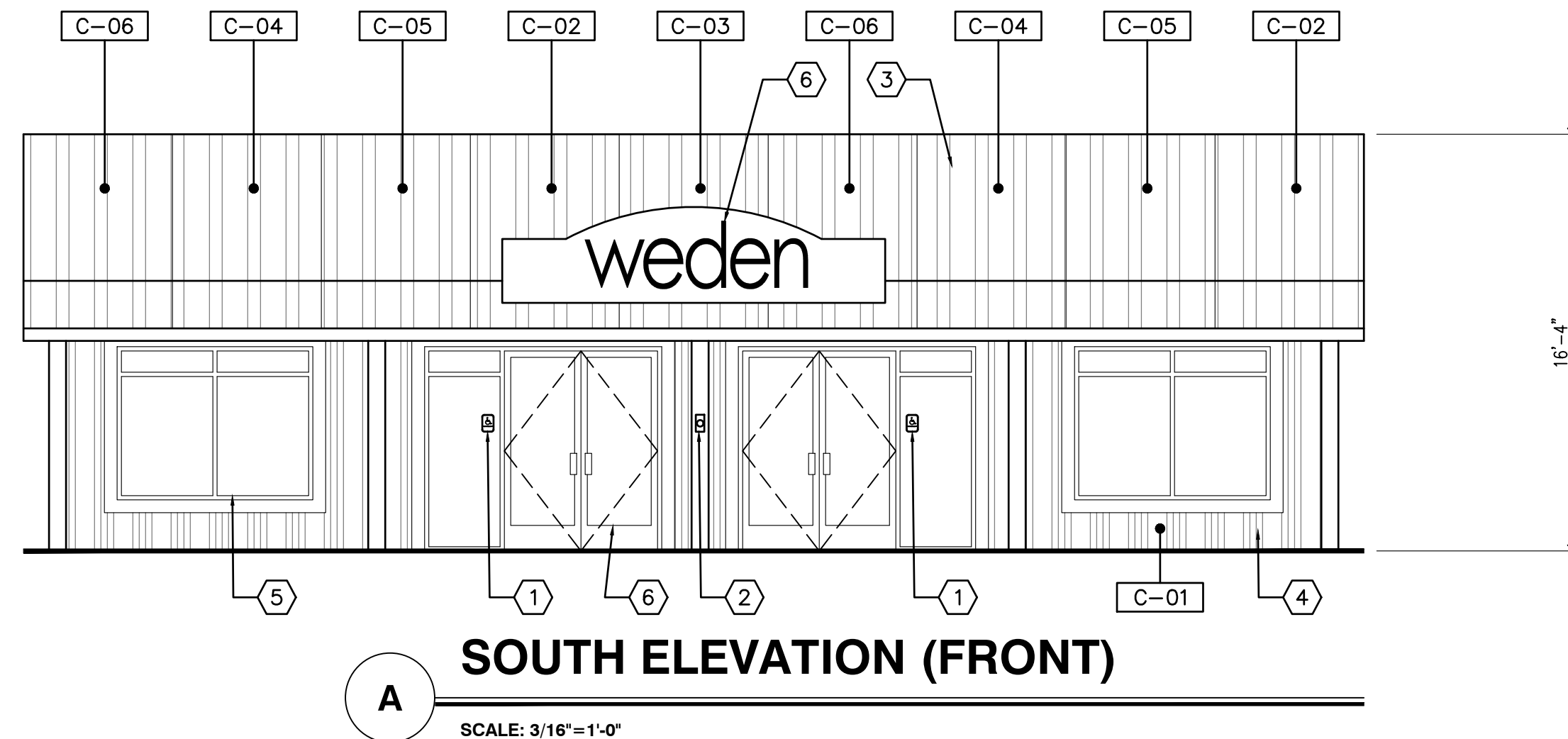
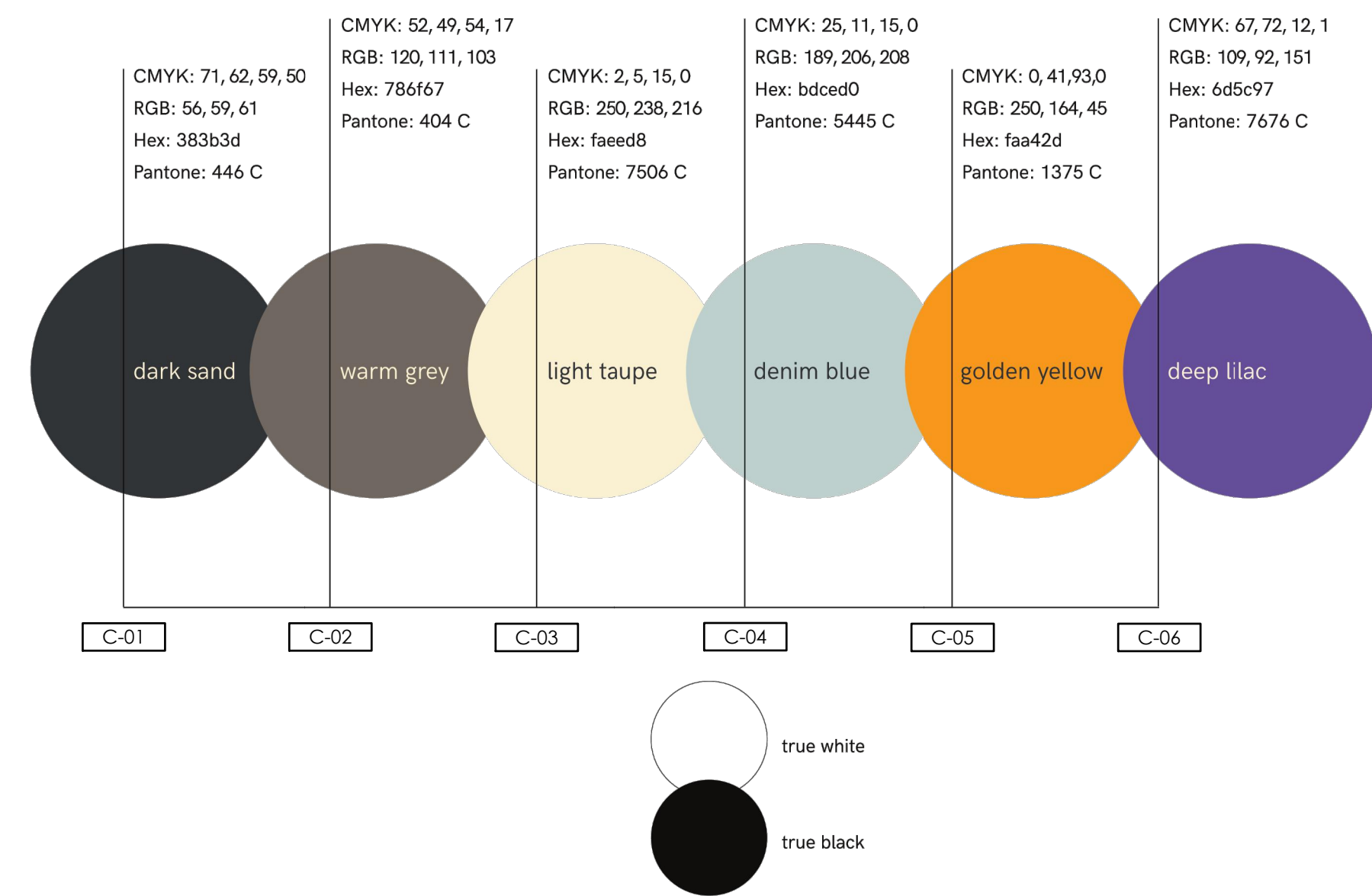
DRAWING TITLE:

COMMERCIAL / RETAIL FLOOR PLAN

SHEET NO:

A 1.0

EXTERIOR PAINTS:



KEYED NOTES:

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- 2 PROPOSED RAPID ENTRY KNOX BOX AND TAMPER SWITCH PER MANUFACTURES SPECIFICATIONS. INSTALL AT 60" A.F.F., BEYOND COLUMN
- 3 EXISTING METAL ROOF TO REMAIN. PROTECT IN PLACE
- 4 EXISTING METAL SIDING TO REMAIN. PROTECT IN PLACE
- 5 EXISTING WINDOWS TO REMAIN PROTECT IN PLACE (TYP.)
- 6 EXISTING DOORS TO REMAIN PROTECT IN PLACE (TYP.)
- 7 PROPOSED CHANNEL LETTER SIGN AT EXISTING ROOF SIGANGE LOCATION. SEE DETAIL 1 THIS SHEET

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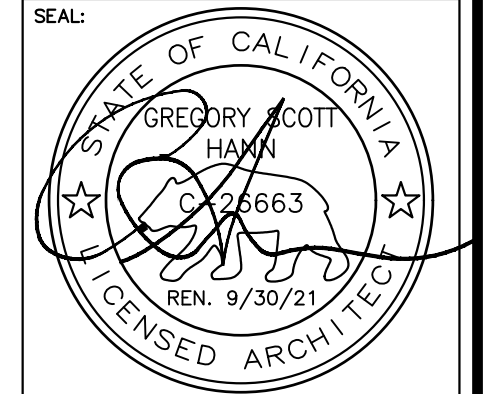
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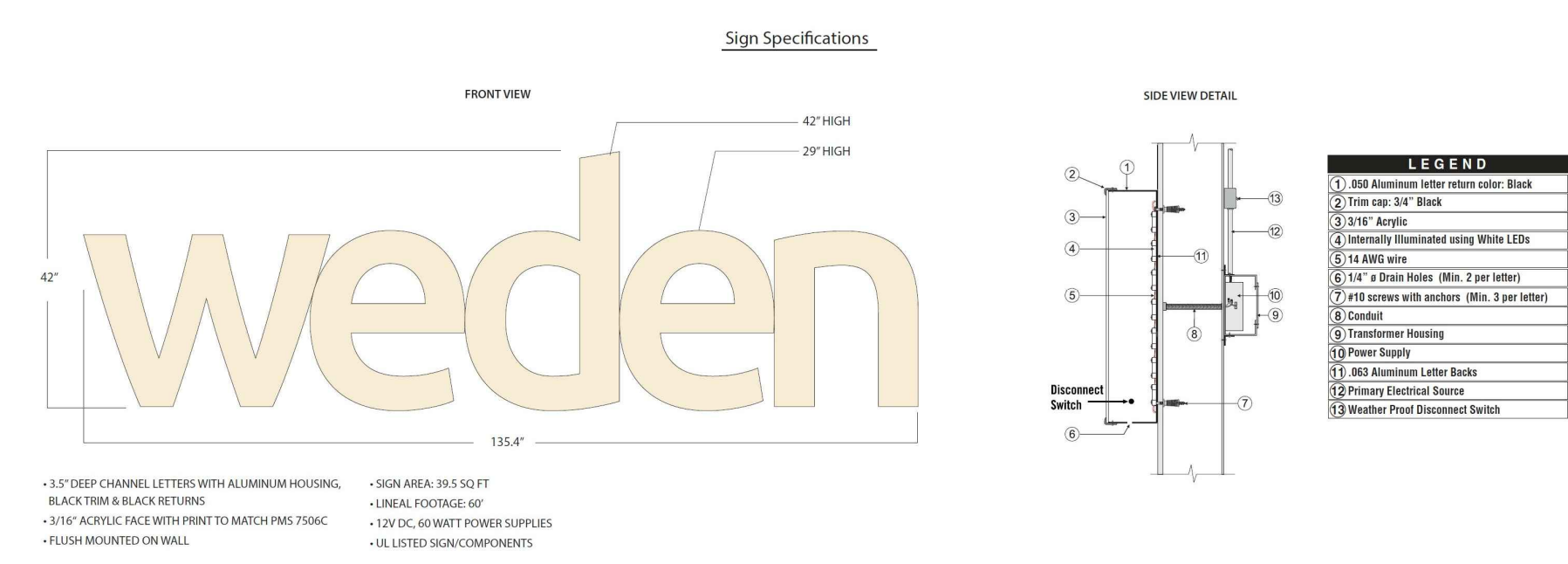
DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

EXTERIOR ELEVATIONS

SHEET NO:

A 2.0



1 PROPOSED SIGNAGE
SCALE: NTS

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