

Exhibit C

This page intentionally left blank.

**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:

VALENTINE HOLDINGS, LLC

(SYNCHRONICITY HOLISTIC) (PLN160807)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Finding the project is a small structure with a change of use within an existing commercial tenant space and therefore qualifies as a Class 3 Categorical Exemption pursuant to section 15303 of the California Environmental Quality Act Guidelines and that none of the exceptions under Section 15300.2 apply; and
- 2) Approving a Use Permit to allow a commercial cannabis dispensary within the 1,500 foot setback of an existing cannabis dispensary; and
- 3) Approving an Administrative Permit for a commercial cannabis retailer (dispensary)

[PLN160807, Valentine Holdings LLC,
26390 Carmel Rancho Boulevard, Suite 18,
Carmel Valley Master Plan area (APN: 015-
012-058-000)]

The Valentine Holdings LLC application (PLN160807) came on for public hearing before the Monterey County Planning Commission on May 8, 2019. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Use Permit to allow a commercial cannabis dispensary at 26390 Carmel Rancho Boulevard, Carmel.
EVIDENCE:
 - a) An application for a Use Permit for a commercial cannabis dispensary was filed on January 4, 2017 and was deemed complete on May 22, 2017.
 - b) 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 PLN160807.

2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
- EVIDENCE:**
- a) 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;
 - Carmel Valley Master 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.
 - b) The property is located at 26390 Carmel Rancho Boulevard, Carmel (Assessor's Parcel Number 015-012-058-000), Carmel Valley Master Plan Area. The parcel is zoned Light Commercial with Design Control, Site Plan Review, and Residential Allocation zoning overlays (LC-D-S-RAZ), which allows commercial cannabis dispensaries subject to the requirements of Chapter 21.67 of the Monterey County Code. Therefore, the project is an allowed land use for this site.
 - c) The proposed application involves minor changes to the exterior of the existing commercial space. Exterior changes to the structure include the removal of three (3) existing merchandise display boxes, removal of redwood latticework attached to the structure, landscaping and touchups to existing finishes. There will also be a separate application for new signage subject that may be subject to additional entitlements.
 - d) Setbacks: Another commercial cannabis dispensary is located within 1,500 feet of the proposed dispensary. However, Title 21 of the Monterey County Code has been amended to allow dispensaries within 1,500 feet of each other subject to a Use Permit. Findings required to reduce the required setback between dispensaries include finding that special circumstances are applicable to the project, the project would not result in disproportionate impacts to low income communities or communities with a high percentage of youth population, and the project would not result in adverse impacts because of excessive concentrations of retailers. Currently, there is an existing commercial cannabis dispensary located on Carmel Rancho Lane. Through analysis, staff has found that this project will not result in an adverse impact to the site location and therefore meets setbacks with a Use Permit.
 - e) A General Development Plan has been submitted for the proposed commercial cannabis dispensary use that address the minimum regulations contained in Section 21.67.040.B of the Zoning Ordinance Title 21.
 - f) Location: The dispensary will be located in a Light Commercial zoning district, is more than 600 feet from the nearest school, public park or drug recover facility and would be the second commercial cannabis dispensary to be permitted in unincorporated Monterey County located within 1,500 feet from another permitted dispensary.
 - g) Records: The General Development Plan (Section N) proposes the use of Trellis Solutions, Inc software to "track and trace" all product

transactions. Trellis Solutions is specifically designed for the cannabis industry and can keep accurate records of business operations including inventory, payroll, sales, and more. A mandatory condition is included that requires the dispensary to allow access to Monterey County officials for inspection of the records (Condition 6).

- h) Security: The General Development Plan (Section K) provides a detailed description of security measures to be implemented on-site. The proposed security measures have been reviewed by the RMA, Fire and the Sheriff's office and include 24-hour on-site security guards, limited access areas, safes for storage of cannabis products and cash handling procedures, video surveillance, electronic security systems, and emergency response plans.
- i) Delivery Services: Valentine Holdings, LLC proposes to deliver cannabis only to registered members and only within municipalities that permit delivery services. Delivery procedures are addressed in the General Development Plan and include requirements for delivery personnel to carry relevant information for the delivery service including a copy of appropriate licenses and entitlements, government issued identification for the employees, a copy of the delivery request(s), and the location where the delivery is to occur. Delivery services will utilize unmarked vehicles with locked and secured storage compartments. All products and transactions will be required for tracking and reporting.
- j) Supply Chain: The General Development Plan (Section M), proposes to purchase and make available cannabis and cannabis products that are tested, appropriately packaged and labeled, and verified to come from sources that have appropriate permits, licenses, and entitlements to operate.
- k) Packaging and Labeling: Application materials submitted include a sample of labels used for dried cannabis flower which includes the required information and warnings on the package. Dried flower will be packaged in a child resistant container prior to providing the product to patients. Synchronicity Holistic does not manufacture cannabis products but proposes to inspect all products such as edibles, oils, and tinctures to ensure they are properly packaged and labeled before offering such products at the dispensary.
- l) Sheriff Notification: The General Development Plan (Section K) describes 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 any discrepancies, theft, suspicious activity, or other breach in security.
- m) Other Illegal drugs: The General Development Plan does not propose to permit the dispensing or delivery of any non-cannabis related controlled substances.
- n) Synchronicity Holistic will be required to obtain a Business Permit pursuant to Chapter 7.90 of the Monterey County Code, a Business License pursuant to Chapter 7.100 of the Monterey County Code, and beginning January 1, 2018 a dispensary license from the State. These other licenses and entitlements will ensure ongoing monitoring of

compliance with the plans and operational requirements. Failure to obtain and maintain all required permits, licenses, and entitlements may be ground for revocation of this permit.

- o) The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. The LUAC recommended approval of the Use Permit as proposed by a vote of 7 ayes, 0 noes, and 1 absence.
- p) 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 PLN160807.

3. **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, Cypress Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, Sheriff's Office, 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 electronic air purifier and carbon filters within the existing heating, ventilation, and air conditioning system already in place. A 24-hour contact is available to address issues concerns or complaints arising from the dispensary operation.
 - c) The proposed location is an existing retail tenant space within an established shopping center. The proposed dispensary use is similar in character to other retail operations and pharmacies in the vicinity. Parking, access, and other improvements for the shopping center are already provided.
 - d) Operational plans including security, tracking, reporting, sustainability measures, 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 PLN160807.

4. **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, Cypress Fire Protection District, Public Works, Environmental Health Bureau, Sheriff's Office, 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 are available including Cal-Am water services and Carmel Area Wastewater sewage disposal.
- c) Operational plans including security, tracking, reporting, sustainability measures, 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) Synchronicity Holistic will be required to obtain a Business Permit pursuant to Chapter 7.90 of the Monterey County Code, a Business License pursuant to Chapter 7.100 of the Monterey County Code, and beginning January 1, 2018 a dispensary 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 onsite.
- 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 PLN160807.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property. The site is currently vacant and maintains natural vegetation.
 - b) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160807.

6. **FINDING:** **COMMERCIAL CANNABIS DISPENSARY 1:** - The dispensary, as proposed, has demonstrated that it can and will comply with all of the requirements of the State and County to operate a commercial cannabis dispensary.

- EVIDENCE**
- a) Operational plans including security measures, track and trace programs, monitoring and reporting requirements, packaging and labeling standards, sustainability measures, 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) Synchronicity Holistic will be required to obtain a Business Permit pursuant to Chapter 7.90 of the Monterey County Code, a Business License pursuant to Chapter 7.100 of the Monterey County Code, and

beginning January 1, 2018 a dispensary 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.

7. **FINDING:** **COMMERCIAL CANNABIS DISPENSARY 2:** - The dispensary will not be located within six hundred feet from any school, public park, or drug recovery facility.
- EVIDENCE:** a) The dispensary will be located at 26390 Carmel Rancho Boulevard, Suite 18, Carmel (Assessor's Parcel Number: 015-012-058-000).
- b) Carmel Middle School is the nearest school with public fields associated with the school also being the nearest public park. The school boundary is more than 1,800 feet from the proposed dispensary.
- c) There are no known drug recovery facilities in the area.
- d) There is another commercial cannabis dispensary that has been permitted less than 1,500 feet from the proposed site. A new ordinance was introduced and adopted by the Board of Directors that allow dispensaries within 1,500 feet of each other subject to a Use Permit. Findings required to reduce the required setback between dispensaries include finding that special circumstances are applicable to the project, the project would not result in disproportionate impacts to low income communities or communities with a high percentage of youth population, and the project would not result in adverse impacts because of excessive concentrations of retailers. Currently, there is an existing commercial cannabis dispensary located on Carmel Rancho Lane. Through analysis, staff has found that this project will not result in an adverse impact to the site location and therefore meets setbacks with a Use Permit.
8. **FINDING:** **COMMERCIAL CANNABIS DISPENSARY 3:** - The dispensary, as approved and conditioned, will not result in significant unavoidable impacts on the environment.
- EVIDENCE:** a) The project would allow a commercial cannabis dispensary within an existing retail shopping space in an established shopping center. The only physical improvements would include minimal interior tenant improvements and an exterior sign change.
- b) As proposed and conditioned, the project can be categorically exempt from the California Environmental Quality Act (See Finding 11).
9. **FINDING:** **COMMERCIAL CANNABIS DISPENSARY 4:** - The dispensary includes adequate measures that minimize, to the extent feasible, nuisances to the immediate neighborhood and community including minimizing the detection of odor from offsite, 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 (PLN160807) 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 air purification devices and carbon filters in the building HVAC system.
- c) Security measures and protocols are proposed that would minimize risk of theft, diversion, and loitering.
- d) Procedures are proposed to include identification and registration of patients/clients prior to having access to cannabis or cannabis products. Each client would be required to sign and acknowledge restrictions regarding on-site consumption, loitering, and other best practices to minimize nuisances in the neighborhood.
- e) The proposed hours of operation are 10:00 A.M. to 9:00 P.M. seven days a week. 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.

10. **FINDING:** **COMMERCIAL CANNABIS DISPENSARY 5** – The dispensary 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 products are supplied from permitted and licensed sources.

EVIDENCE:

- a) Plans and materials contained in file PLN160807 include sample agreements with cannabis clients that are intended to limit resale or transmission of cannabis or cannabis products supplied by the dispensary. Labels on products sold at the dispensary 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 dispensary come from other permitted sources. The applicant proposes to verify the identity, age, and doctor's recommendation of all patients and visitors to the dispensary and to limit access of products to minors through that process. On-site security is prohibited from carrying lethal weapons.
- 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 dispensary.
- c) Synchronicity Holistic will be required to obtain a Business Permit pursuant to Chapter 7.90 of the Monterey County Code, a Business License pursuant to Chapter 7.100 of the Monterey County Code, and beginning January 1, 2018 a dispensary 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.

11. **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 within an existing 3,489 square foot commercial tenant space within a shopping center. Improvements are limited to minor interior tenant improvements and minor exterior changes.
 - 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 minor exterior changes, 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 and 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 PLN160807.

12. **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 project is a small structure with a change of use within an existing commercial tenant space and therefore qualifies as a Class 3 Categorical Exemption pursuant to section 15303 of the California Environmental Quality Act Guidelines and that none of the exceptions under Section 15300.2 apply; and
2. Approving a Use Permit to allow a commercial cannabis dispensary within the 1,500 foot setback of an existing cannabis dispensary; and
3. Approving an Administrative Permit for a commercial cannabis retailer (dispensary).

In general conformance with the attached sketch the attached General Development Plan, and subject to the attached conditions all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 8th day of May, 2019 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Brandon Swanson, 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 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

PLN160807

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN160807) allows a medical cannabis dispensary operation. The property is located at 26390 Carmel Rancho Boulevard, Suite 18 in Carmel (Assessor's Parcel Number 015-012-058-000), Carmel Valley Master 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:
"A Use Permit (Resolution Number ***) was approved by the Planning Commission for Assessor's Parcel Number 015-012-058-000 on May 8th, 2019. The permit was granted subject to *** 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. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee 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 Monitoring Measure: Hours of operation shall be 10:00 AM to 9:00 PM daily. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use and on an on-going basis, the Owner/Applicant shall demonstrate compliance with the hours of operation to the RMA-Chief of Planning

5. PDSP001 - ANNUAL INSPECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The dispensary shall allow access to the dispensary 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 dispensary shall allow for inspection of the premises and records on an ongoing basis.

6. 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 Monterey County Code from any enforcement officer of the County or their designee.

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

7. 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: Prior to commencement of the medical cannabis dispensary use, the dispensary business shall apply for and obtain a Commercial Medical Cannabis Business Permit pursuant to Chapter 7.90 of the Monterey County Code.

The dispensary shall comply with the requirements of the Commercial Medical Cannabis Permit and maintain the permits in good standing while in operation on an on-going 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 medical 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 medical 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 businesses 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 operations 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 dispensary 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.

10. 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

11. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:
www.mcwra.co.monterey.ca.us.

TENANT IMPROVEMENTS FOR: SYNCHRONICITY HOLISTIC

26390 CARMEL RANCHO BLVD
CARMEL-BY-THE-SEA, CA 93923

PROJECT DATA

PROPERTY OWNER: SYNCHRONICITY HOLISTIC
26390 CARMEL RANCHO BLVD
CARMEL-BY-THE-SEA, CA 93923

OPERATOR: SYNCHRONICITY HOLISTIC
26390 CARMEL RANCHO BLVD
CARMEL-BY-THE-SEA, CA 93923

PROJECT ADDRESS: 26390 CARMEL RANCHO BLVD
CARMEL-BY-THE-SEA, CA 93923

LOT AREA: 3,449 SF (0.079 ACRES)

APN: 015-012-058-000

ZONING: LC-D-S-RAZ

TOTAL FLOOR AREA INCLUDING MEZZANINE: 3,845 SF (111%)

EXISTING USE: B (BUSINESS)

PROPOSED USE: M (MERCANTILE)

EFFECTED FLOOR AREA: ALL

JURISDICTION: COUNTY OF MONTEREY

LANDSCAPING AREA: NOT REQUIRED

USE DESIGNATION: MEDICAL CANNABIS DISPENSARY

TREE REMOVAL: NONE

GENERAL PLAN LAND USE DESIGNATION: PLANNED COMMERCIAL

GRADING VOLUMES: NONE

SEWER SERVICE: CARMEL AREA WASTEWATER DISTRICT (CAWD)

WATER SERVICE: CALIFORNIA AMERICAN WATER

PROJECT DESCRIPTION: TENANT IMPROVEMENTS ON EXISTING STRUCTURE ASSOCIATED WITH CHANGING THE PROPERTY FROM (E) BUSINESS USE TO PROPOSED MERCANTILE USE FOR THE DISPENSING OF MEDICAL CANNABIS AND CANNABIS PRODUCTS. NO NEW STRUCTURES PROPOSED.

CODES: 2016 CBC - CALIFORNIA BUILDING CODE
2016 CFC - CALIFORNIA FIRE CODE
2016 CMC - CALIFORNIA MECHANICAL CODE

2016 CEC - CALIFORNIA ELECTRICAL CODE
2016 CFC - CALIFORNIA FIRE CODE
2016 CALIFORNIA TITLE 24 ENERGY REQ'MENTS
2016 CALIFORNIA AMENDMENTS

PARKING SUMMARY

CONSTRUCTION TYPE <u>IV</u> -B				
NON-SPRINKLERED				
BUILDING	USE CLASSIFICATION	NET AREA (S.F.)	PARKING	
			LOAD FACTOR	REQ'D
(E)	(N) RETAIL	3,845 SF	1/250	15.38
TOTAL PARKING SPACES REQUIRED				16
TOTAL PARKING SPACES PROVIDED				16
ACCESSIBLE PARKING SPACE		REQUIRED	PROVIDED	
STANDARD ACCESSIBLE SPACES		1	3	
VAN ACCESSIBLE SPACES: 1 OF THE 4 ACCESSIBLE SPACES TO BE VAN ACCESSIBLE.				

A) ACCESSIBLE PARKING SPACES PER TABLE 11B-6 C.B.C.
THE NUMBER OF ACCESSIBLE PARKING SPACES ARE INCLUDED IN THE "TOTAL PARKING SPACES PROVIDED" CALCULATION

PROJECT TEAM

OPERATOR
SYNCHRONICITY HOLISTIC
CONTACT: VALENTIA PICCININI
PHONE: (831) 521-2999

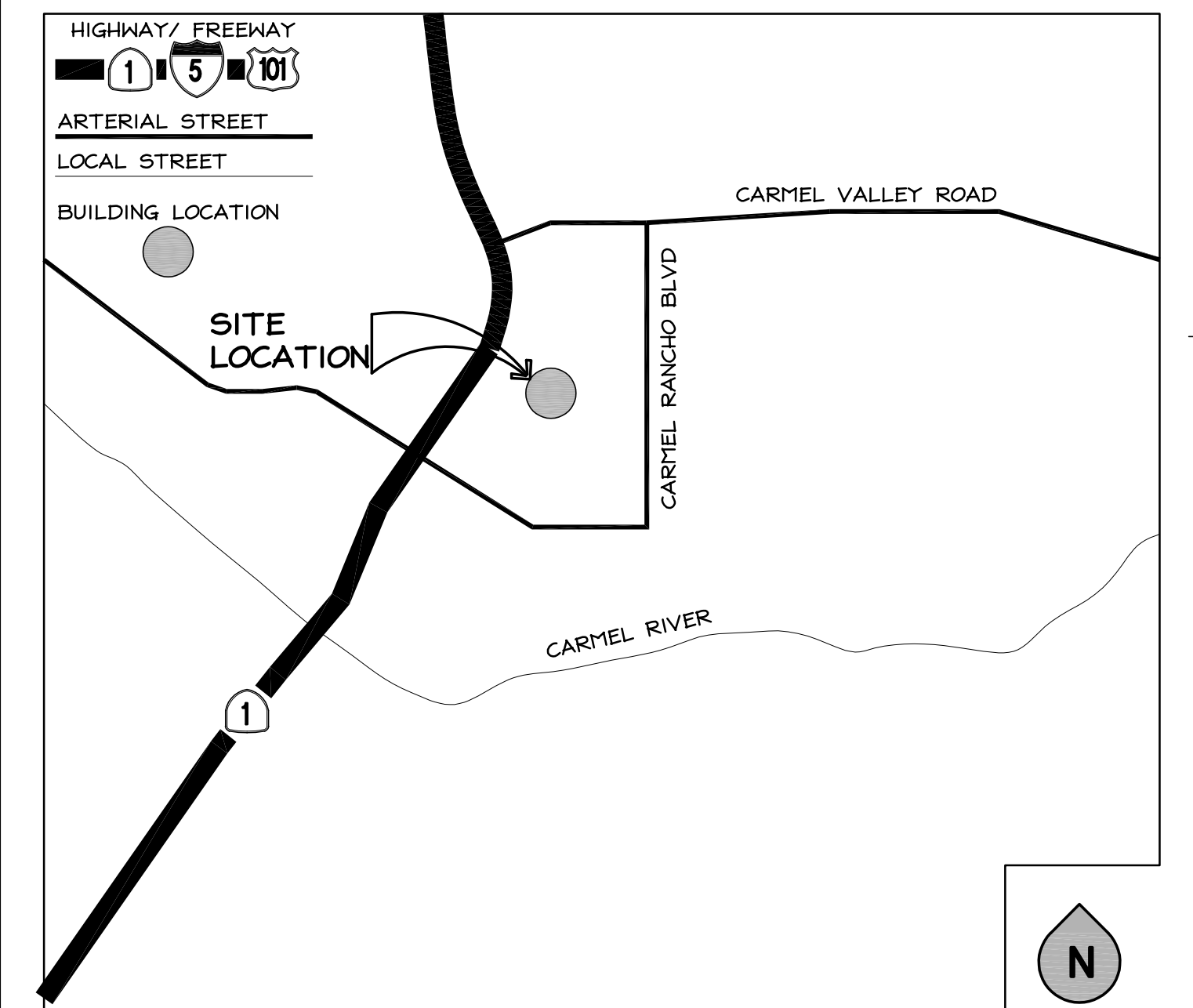
ARCHITECT
BELLI ARCHITECTURAL GROUP
CONTACT: LINO BELLI
PHONE: (831) 424-4620
FAX: (831) 424-4408

SHEET INDEX

T1.1 TITLE SHEET

ARCHITECTURAL

A0.1 CODE COMPLIANCE PLAN
A2.0 DEMOLITION FLOOR PLAN
A2.1 PROPOSED FLOOR PLAN
A4.0 DEMOLITION EXTERIOR ELEVATIONS
A4.1 PROPOSED EXTERIOR ELEVATIONS



VICINITY MAP

NO SCALE

1 SITE PLAN
SCALE: 1" = 50'-0"

REVISIONS

DATE	BY	DESCRIPTION
4/12/17	KA	1st Permit Submittal

ARCHITECT

DAVID ROEL PLATT REE

C-30852

Exp. 12/31/17

STATE OF CALIFORNIA

Belli Architectural Group

831.424.4620

235 MONTEREY STREET, SUITE B, SALINAS, CA 93901

BELLIAG.COM

TITLE SHEET

TENANT IMPROVEMENTS FOR:

SYNCHRONICITY HOLISTIC

26390 Carmel Rancho Boulevard

Carmel-By-The-Sea, CA 93923

DATE

4/12/2017

SCALE

AS NOTED

DRAWN

KA

JOB

17021

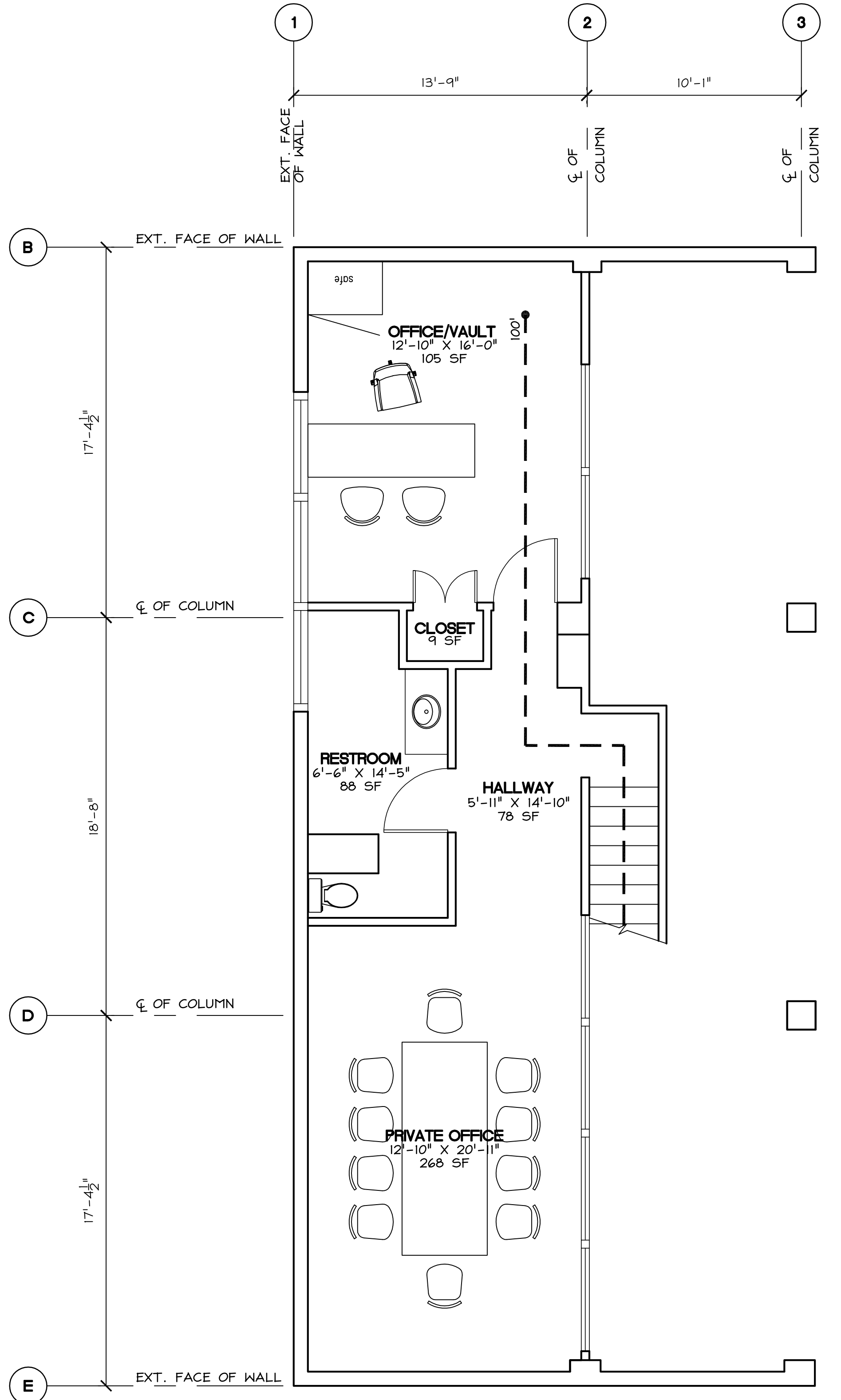
SHEET

T1.1

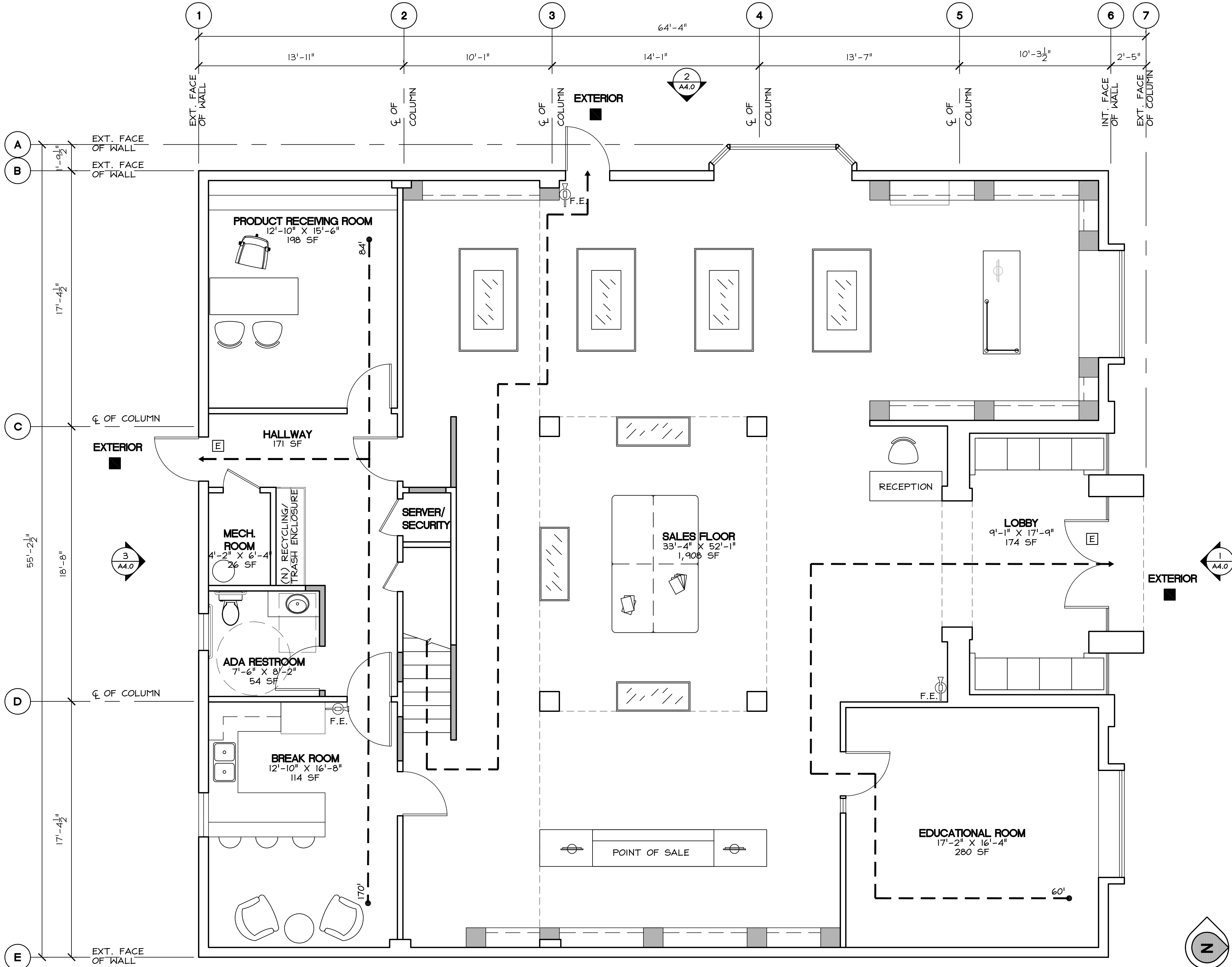
OF

SHEETS

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION OF ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THESE CONDITIONS PROPRIETARY EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



1 MEZZANINE CODE COMPLIANCE PLAN
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR CODE COMPLIANCE PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- (travel distance) 300' PATH OF TRAVEL (ONE FOOT-CANDLE SHALL BE MAINTAINED THE FULL WIDTH OF EGRESS PATH OF TRAVEL)
- ACCESSIBLE DOOR ENTRY
 - EXIT SIGN LOCATIONS
 - ROOM DESIGNATION NUMBER
 - ROOM OCCUPANT LOAD
 - ROOM LEGEND DESIGNATION
 - ACCESSIBLE PATH OF TRAVEL FROM MAIN ACCESSIBLE ENTRANCE TO NEW AREA OF CONSTRUCTION

PATH OF TRAVEL

ACCESSIBLE ROUTE OF TRAVEL AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/4" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN DIRECTION OF TRAVEL IS LESS THAN 5%, UNLESS OTHERWISE INDICATED. ACCESSIBLE ROUTE OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE ROUTE OF TRAVEL.

ACCESSIBLE MEANS OF EGRESS

SECTION 1007
ACCESSIBLE MEANS OF EGRESS, PER 1007.1 EXCEPTION # 1 ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED IN ALTERATIONS TO EXISTING BUILDINGS.

CH. 11B-202 EXISTING BUILDINGS AND FACILITIES
ALTERATIONS, PER 11B-202.3 # PATH OF TRAVEL REQUIREMENTS IN ALTERATIONS,
PER 11B-202.4

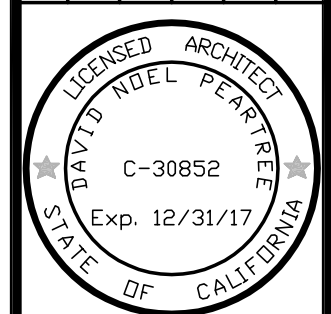
FIRE DEPARTMENT NOTES

- FIRE ALARM SYSTEM (COMMERCIAL):**
A) PROVIDE A FIRE ALARM SYSTEM AND DETECTION SYSTEM IN COMPLIANCE WITH NFPA STANDARD 72 THAT IS AUDIBLE THROUGHOUT THE BUILDING WITH VISUAL NOTIFICATION APPLIANCES LOCATED IN PUBLIC/COMMON USE AREAS, RESTROOMS, AND CORRIDORS.
B) FIRE ALARM SYSTEM MONITORED BY AN APPROVED CENTRAL STATION. COORDINATE W/ ELECTRICAL ENGINEER FOR FIRE ALARM CONTROL PANEL.
- EMERGENCY ACCESS KEY BOX:** EMERGENCY ACCESS KEY BOX ("KNOX BOX") SHALL BE INSTALLED AND MAINTAINED. THE TYPE AND LOCATION SHALL BE APPROVED BY THE FIRE DEPARTMENT. THE FIRE DEPARTMENT SHALL BE NOTIFIED WHEN LOCKS ARE CHANGED SO THAT EMERGENCY ACCESS KEY BOX CAN BE UPDATED WITH CURRENT KEYS.

ROOM LEGEND

ROOM	OCC.	AREA (SF)	OCC. LOAD FACTOR	OCC. LOAD	EXITS REQ'D	REQ. WIDTH OF DOORS (0.2)	COMMENTS TABLE 1015.1
LOBBY	M	174	1/200	0.87	1	36"	1 EXIT REQ'D
SALES	M	1,908	1/200	9.54	1	36"	1 EXIT REQ'D
EDUCATION	M	280	1/200	1.4	1	36"	1 EXIT REQ'D
BREAKROOM	M	114	1/200	0.57	1	36"	1 EXIT REQ'D
PRODUCT/RECIEVE RM	M	198	1/200	0.99	1	36"	1 EXIT REQ'D
OFFICE	M	105	1/200	0.52	1	36"	1 EXIT REQ'D
PRIVATE OFFICE	M	268	1/200	1.34	1	36"	1 EXIT REQ'D

REVISIONS	DATE	BY	DESCRIPTION
1	4/12/17	KA	1st Permit Submittal

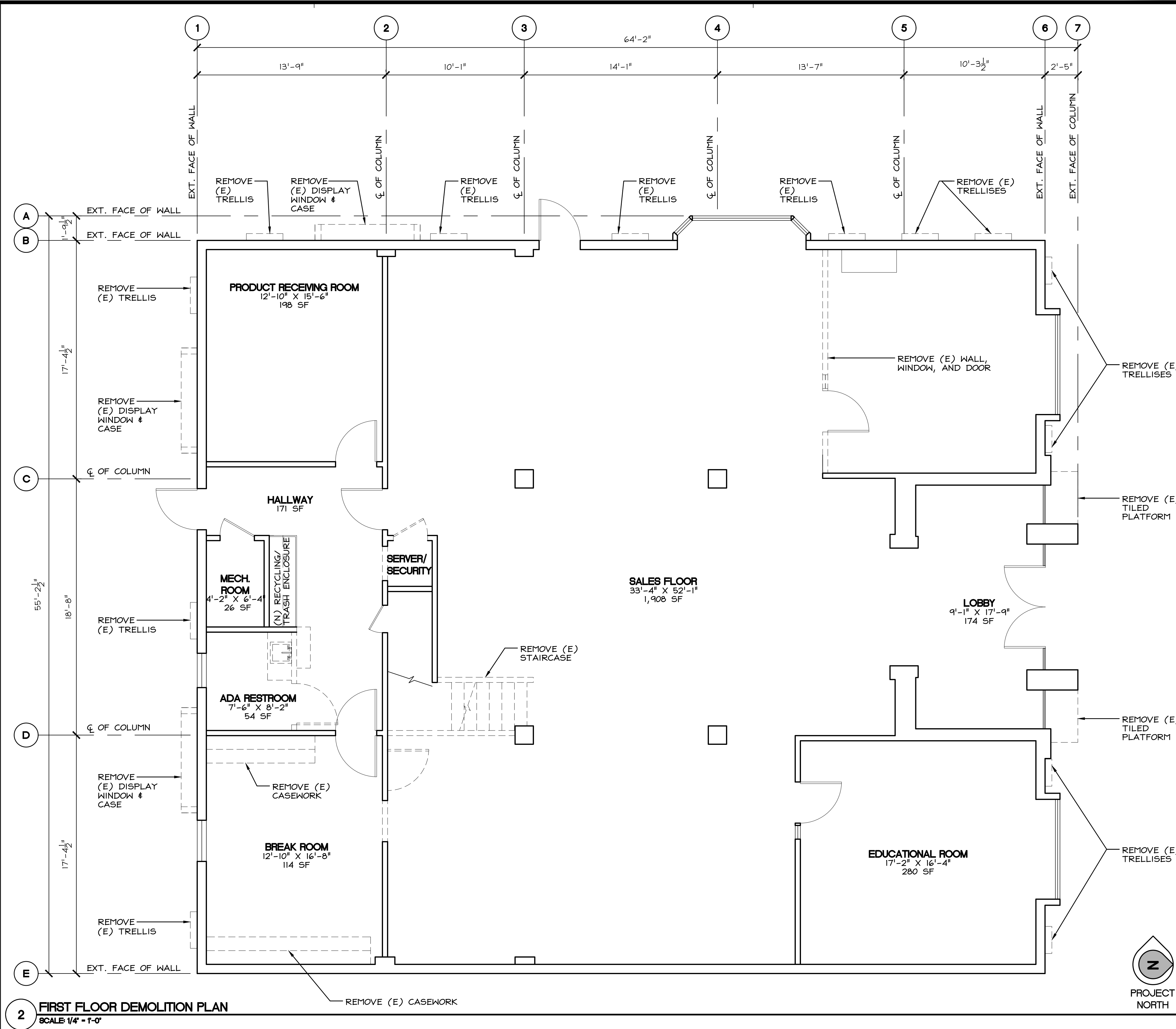
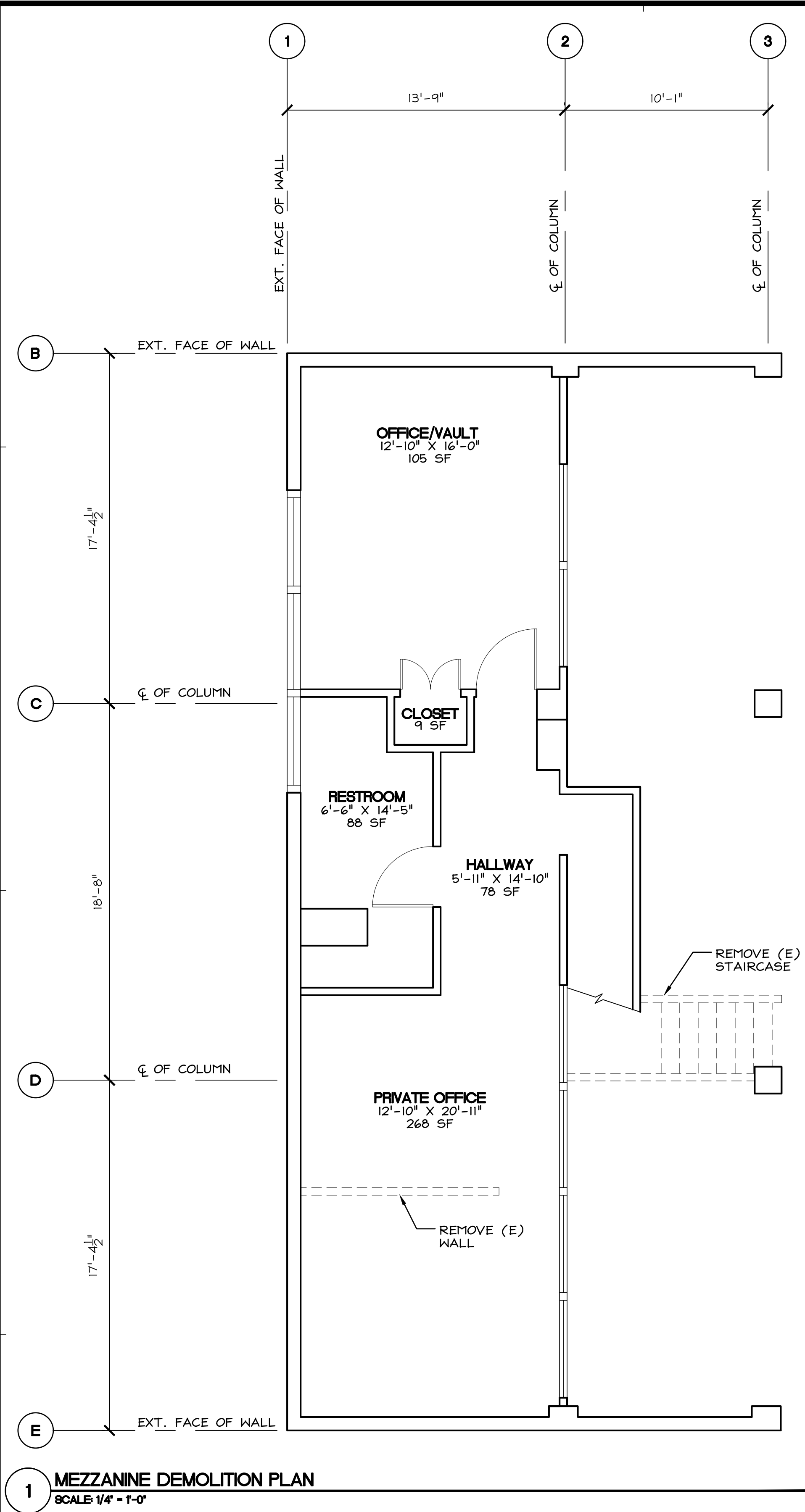


Belli Architectural Group
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
BELLIAAG.COM



CODE COMPLIANCE PLAN
TENANT IMPROVEMENTS FOR:
SYNCHRONICITY HOLISTIC
26390 Carmel Rancho Boulevard
Carmel-By-The-Sea, CA 93923

DATE	4/12/2017
SCALE	AS NOTED
DRAWN	KA
JOB	17021
SHEET	A0.1
OF	SHEETS



REVISIONS	DATE	BY	DESCRIPTION
1	4/12/17	KA	1st Permit Submittal

APPROVED ARCHITECT
DAVID REBEL PERALTA
C-30852
Exp. 12/31/17
STATE OF CALIFORNIA

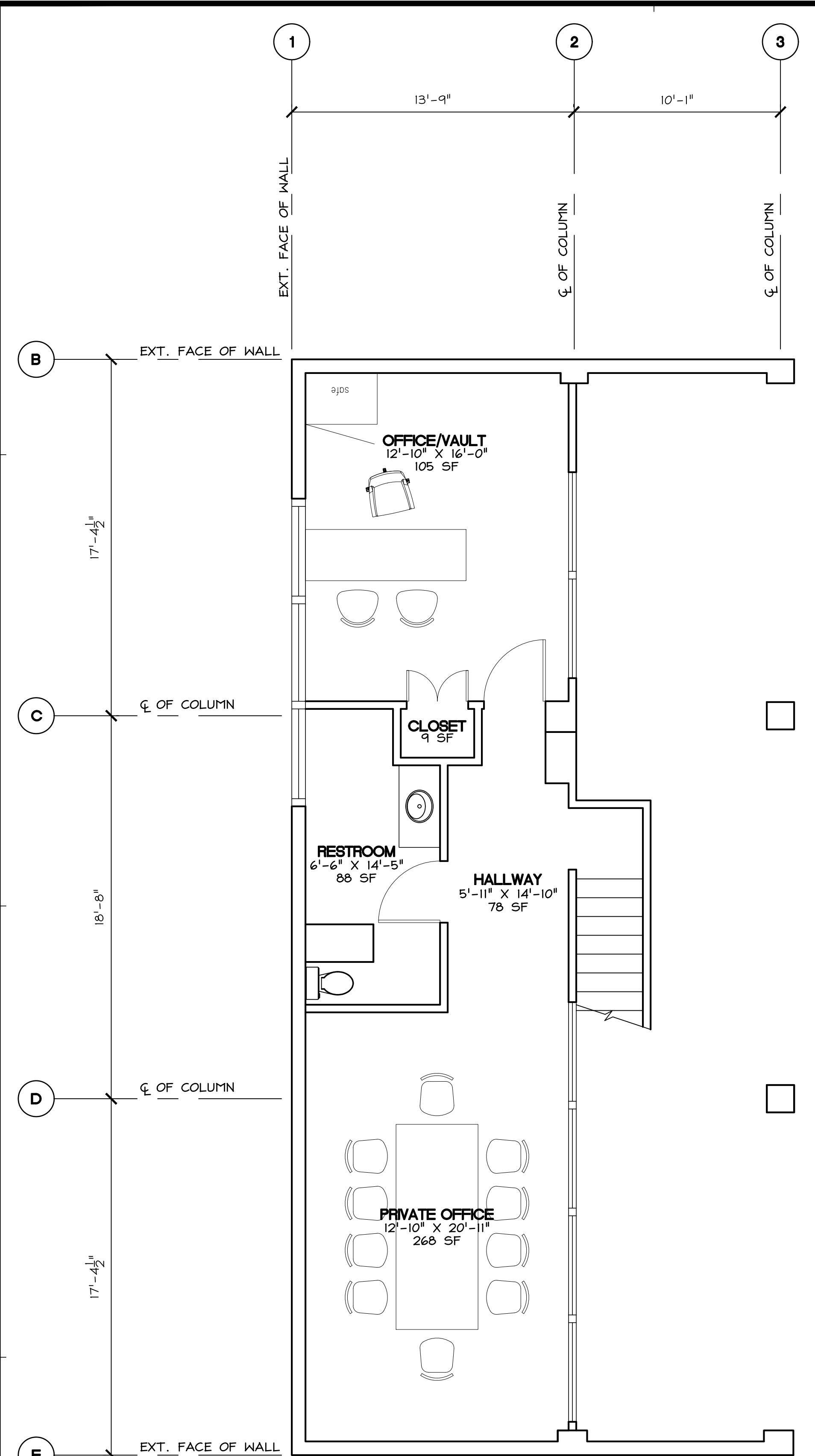
Belli Architectural Group
831 . 424 . 4620
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
BELLIGROUP.COM

DEMOLITION PLAN
TENANT IMPROVEMENTS FOR:
SYNCHRONICITY HOLISTIC
26390 Carmel Ranch Boulevard
Carmel-By-The-Sea, CA 93923

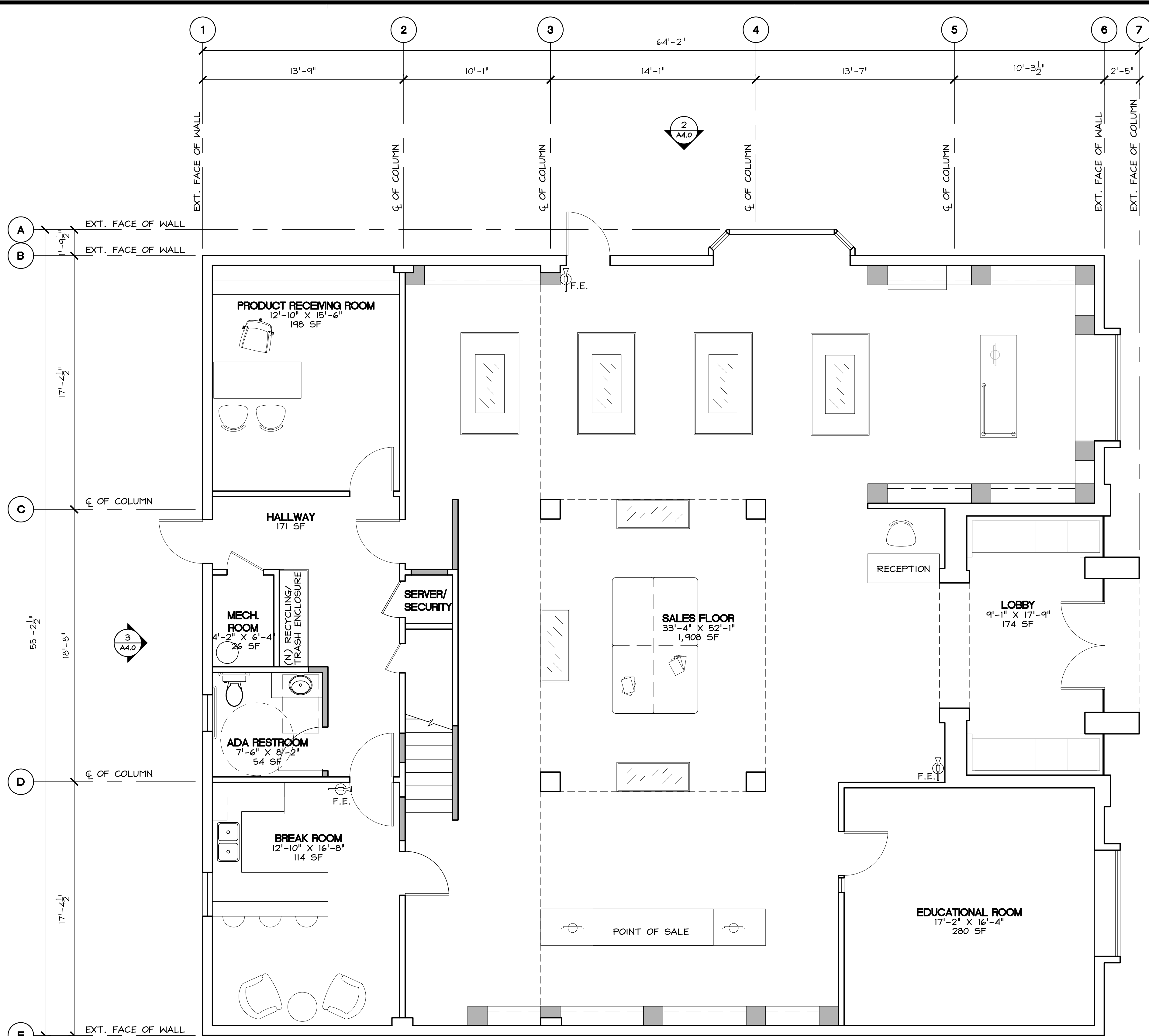
DATE: 4/12/2017
SCALE: AS NOTED
DRAWN: KA
JOB: 17021
SHEET: **A2.0**

OF SHEETS

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES SPURIOUS EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



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



2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

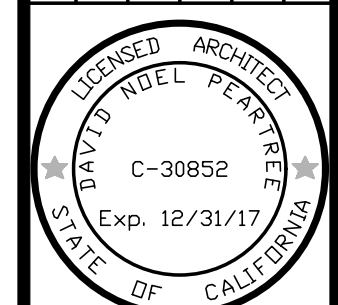
LEGEND

- EXISTING WALLS
- NEW WALLS
- F.E. 2A:10BC FIRE EXTINGUISHER W/ VALID CERTIFICATION TAGS ATTACHED: (1) PER 3,000 SF OR FRACTION THEREOF; MAX. TRAVEL DISTANCE 75'-0"; MOUNTED ON A WALL w/ TOP NOT MORE THAN 5'-0" A.F.F.
- F.E. 2A:10BC FIRE EXTINGUISHER IN SEMI-RECESSED CABINET W/ VALID CERTIFICATION TAGS ATTACHED: (1) PER 3,000 SF OR FRACTION THEREOF; MAX. TRAVEL DISTANCE 75'-0"; MOUNTED ON A WALL w/ TOP NOT MORE THAN 5'-0" A.F.F.

INTERIOR WALLS

TOTAL WALLS: 245'-0" LINEAR FEET
WALLS TO BE DEMO'D: 47'-2" LINEAR FEET (19% OF WALLS TO BE REMOVED)
NEW WALLS: 32'-3" LINEAR FEET
ESTIMATED VALUE OF REMODEL: \$250,000

REVISIONS	DATE	BY	DESCRIPTION
1	4/12/17	KA	1st Permit Submittal



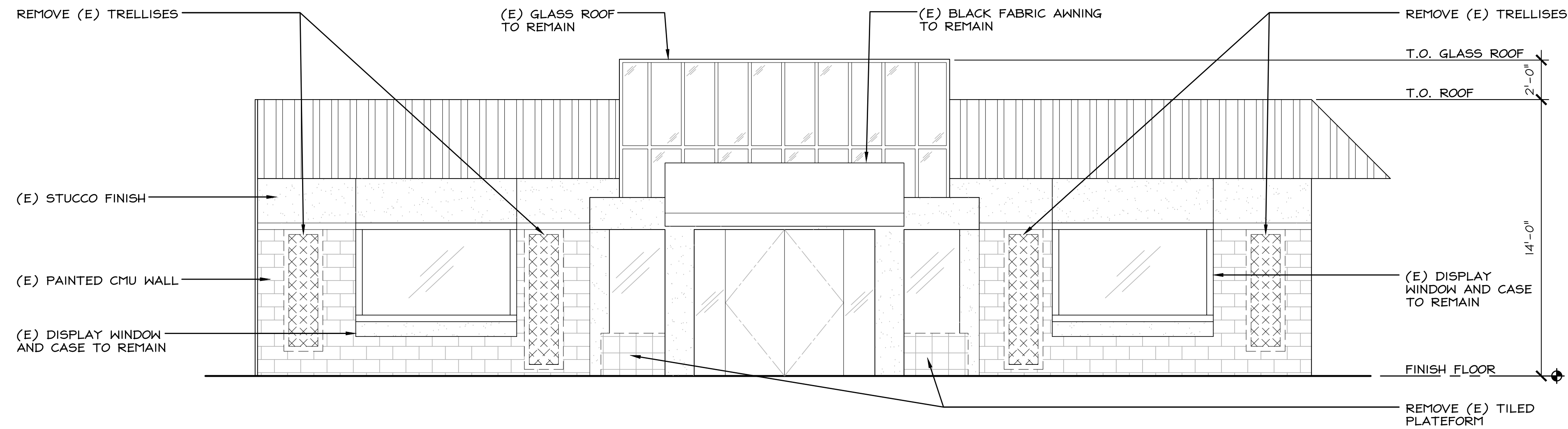
BELLI ARCHITECTURAL GROUP 831 . 424 . 4620
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
BELLIAAG.COM



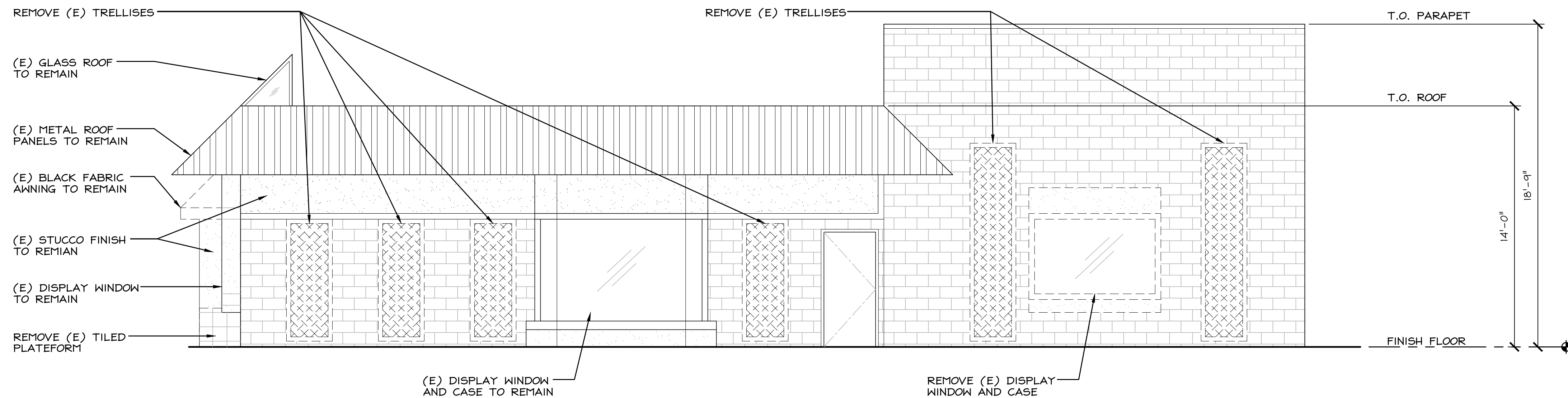
FLOOR PLAN	TENANT IMPROVEMENTS FOR:
	SYNCHRONICITY HOLISTIC
	26390 Carmel Rancho Boulevard
	Carmel-By-The-Sea, CA 93923
DATE	4/12/2017
SCALE	A5 NOTED
DRAWN	J.C.
JOB	17021
SHEET	A2.1
OF	SHEETS

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES SPURIOUS EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

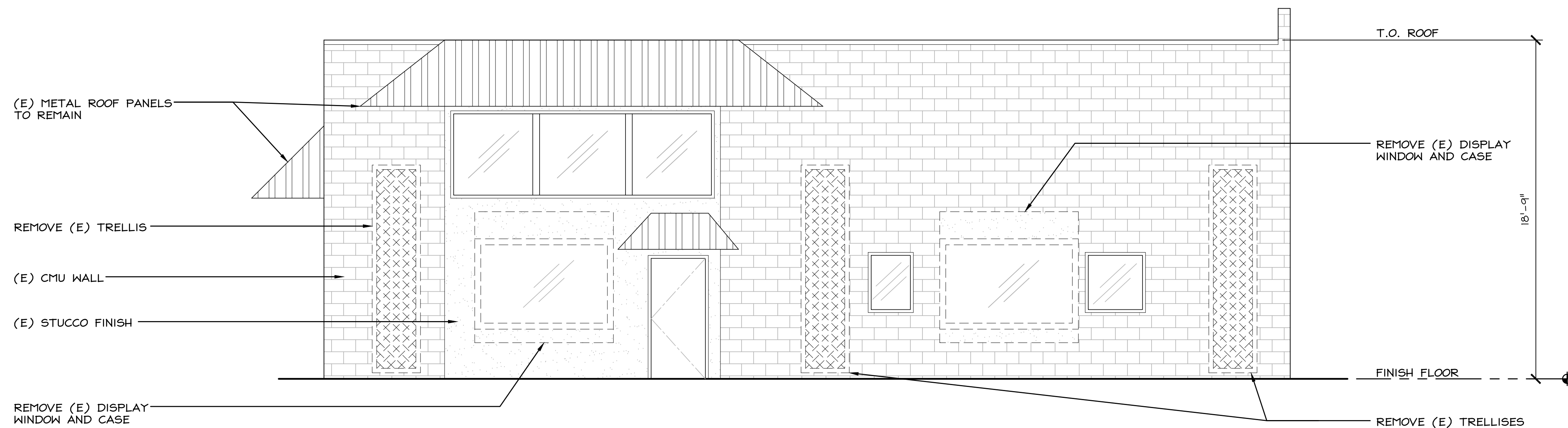
1 DEMOLITION NORTH ELEVATION
SCALE 1/4" = 1'-0"



2 DEMOLITION WEST ELEVATION
SCALE 1/4" = 1'-0"



3 DEMOLITION SOUTH ELEVATION
SCALE 1/4" = 1'-0"



REVISIONS	DATE	BY	DESCRIPTION
1	4/12/17	KA	1st Permit Submittal



BELLI ARCHITECTURAL GROUP 831 . 424 . 4620
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
BELLIAAG.COM



architectural group

DEMOLITION EXTERIOR ELEVATIONS

TENANT IMPROVEMENTS FOR:

SYNCHRONICITY HOLISTIC

26390 Carmel Rancho Boulevard
Carmel-By-The-Sea, CA 93923

DATE 4/12/2017

SCALE AS NOTED

DRAWN J.C.

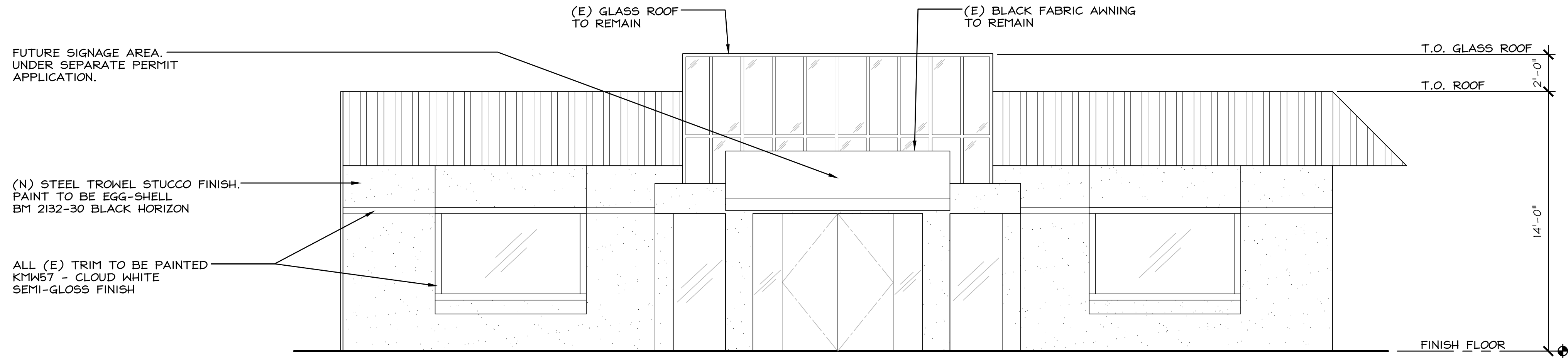
JOB 17021

SHEET

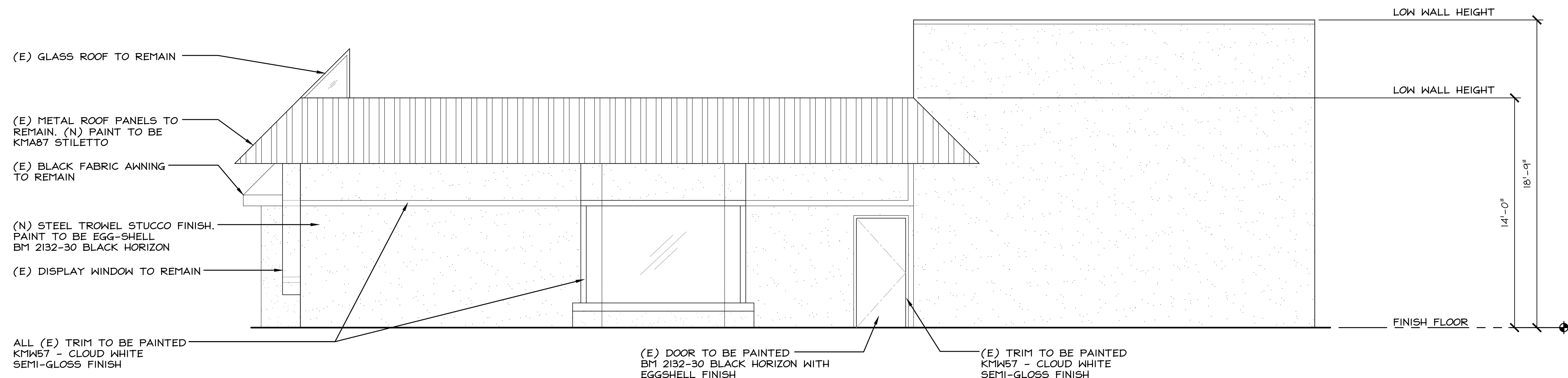
A4.0

OF SHEETS

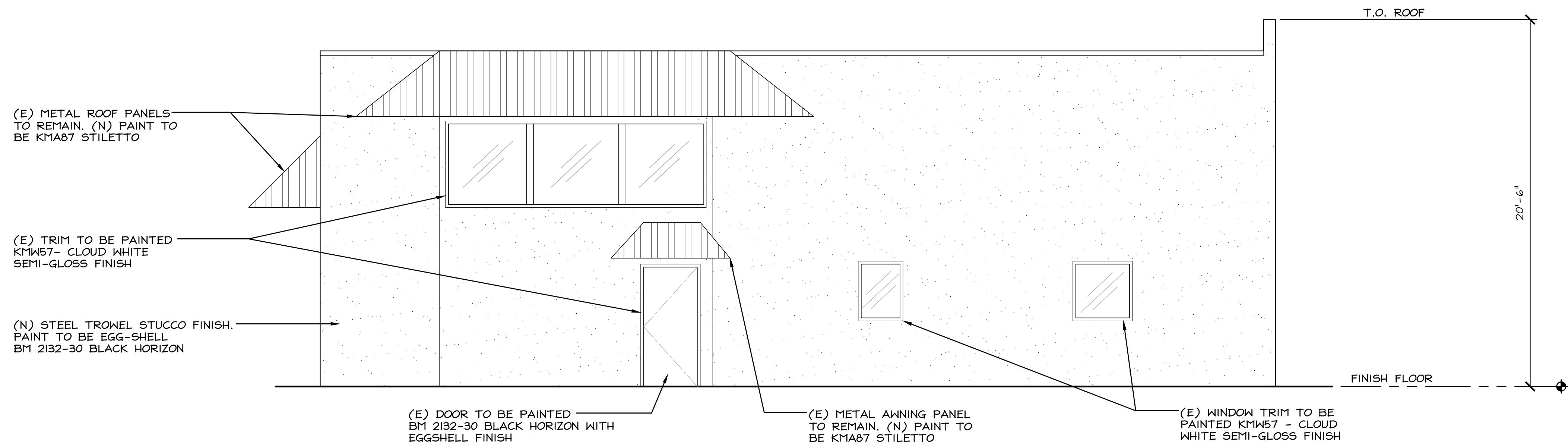
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES SPURIOUS EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



1 PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE 1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"

REVISIONS	DATE	BY	DESCRIPTION
1	4/12/17	KA	1st Permit Submittal

DAVID RUEL ARCHITECT
C-30852
Exp. 12/31/17
STATE OF CALIFORNIA

Belli
architectural group

BELLI ARCHITECTURAL GROUP 831 . 424 . 4620
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
BELLIAAG.COM

PROPOSED EXTERIOR ELEVATIONS
TENANT IMPROVEMENTS FOR:
SYNCHRONICITY HOLISTIC
26390 Carmel Rancho Boulevard
Carmel-By-The-Sea, CA 93923

DATE	4/12/2017
SCALE	A5 NOTED
DRAWN	J.C.
JOB	17021
SHEET	A4.1

OF SHEETS

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES SPURIOUS EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

This page intentionally left blank