

# Exhibit I

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# Proposed General Development Plan

for the Abundant Investments, LLC property,  
located at 1031 El Camino Real.

County Planning File Number PLN1900008.

## Requested uses (Drawn from the applicable Code Section for the Zoning District)

- Type 10 Cannabis Retail Operation (Storefront Dispensary and Delivery)
- Auto Repair Facility (Tire Shop)

## Uses not to be considered

- None

## Description of Proposed Site Improvements (Attach written descriptions *and* graphic details for each component below)

- **Formal Site plan** (include existing and proposed square footage, footprints, site coverage, access points, and adjacent streets and highways)

Included in RMA application and attached drawings.

- **Materials and Colors** (Include elevations, roof plans, color samples, and treatments)

See attached proposed design for new storefront. Color palette provided. Materials will consist of outdoor paint and acrylic signage.

- **Parking Areas** (including ADA, truck, trailer and bus spaces as necessary)

Included in RMA application and attached drawings.

- **Exterior Lighting** (include cut sheets and model numbers. Locations of fixtures may be indicated on the Formal Site Plan)

There are no plans to alter the existing exterior lighting configuration. See attached survey for existing lighting locations.

- **Trash and Recycling Bin enclosures** (include materials and colors. Locations of enclosures may be indicated on the Formal Site Plan)

Existing trash enclosures to remain. Included in RMA application and attached drawings.

- **Landscaping Plan** (include tree replacement areas and mitigation areas if applicable)

Minor alterations are necessary to planters adjacent to Prunedale South Rd based on Public Works requirements. Shown in attached plan.

## For Industrial Sites and Uses

- **Hazardous Materials Disclosure** (Contact the Environmental Health Department)

Uses are non-industrial, though applicable Haz Mat issues addressed in RMA and EHD permit applications.

- **Operational Emissions** (Such as may be for a dry cleaners, or oil production)

Uses are non-industrial. No emissions.

- **Applicable Performance Standards** (Local, Regional or State requirements and permitting disclosure)

Addressed in RMA application.

**Address the Long-Range Development and Operation of the Facilities:** (Attach written descriptions *and* graphic details for each component below.)

- **Physical Expansion and New Development**  
Minor interior remodel planned.
- **Operational Changes**  
Detailed plans regarding the operation of the new retail cannabis space is provided in the RMA application.
- **Circulation Or Transportation Improvements**  
New raised island to be installed at exit to South Prundale Rd. Plan attached.
- **Alternative Development Opportunities**  
None planned
- **Environmental Considerations**  
Continuing to follow Monterey County EHD guidance and sampling requirements for El Camino WS#7 located on site.
- **Potential Mitigation of Adverse Environmental Impacts, and**  
Planned use has no foreseen potential for any adverse impacts.
- **Conformance to the Policies of the Local Area Plan.**  
Development plans conform to all currently published Land Use Plans.

**Sign Program** (include elevations, dimensions, materials and color details for individual business identification, center identification and on-site directional signs. Locations of signs can be indicated on the Formal Site Plan)

See attached figures.

**Proposed Number of Employees:** 4

**Operations**

**Hours of Operation:** 8am – 8pm

**Delivery Hours:** 8am – 8pm