



PLANNING COMMISSION
ALICE ABATTI
MARK HAMMERNESS
VERONICA HARVEY
STACEY MENDOZA
RUBEN RIVERA

AGENDA

**PLANNING COMMISSION
TRAFFIC COMMISSION
REGULAR MEETING**

**200 West 9th Street
IMPERIAL, CA 92251**

**WEDNESDAY, August 25th, 2021
6:30PM**

**THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S
EXECUTIVE ORDER N-29-20**

1. You are encouraged to observe the Planning Commission meetings via Livestream at the City of Imperial Facebook page.
2. Email public comments to cityclerk@cityofimperial.org by 5:00 pm on Wednesday, August 25, 2021. Comments received by 5:00 pm will be read into the record.

TELECONFERENCE NOTICE

Pursuant to Executive Order N-29-20 issued by Governor Gavin Newsom on March 17, 2020 and to the extent applicable Government Code Section 54953(b), this Planning Commission Meeting may include teleconference participation by the Planning Commission Members and City staff. Consistent with Executive Order N-29-20 teleconference locations utilized by Planning Commission Members shall not be accessible to the public and are not subject to special posting requirements.

The Imperial Planning Commission meetings, including public comments, are being Livestreamed on the City's social media pages. By remaining in the room, you are giving your permission to be recorded.

A. PLANNING COMMISSION CALL TO ORDER:

**6:30 PM
ROLL CALL
PLEDGE OF ALLEGIANCE**

B. PUBLIC APPEARANCES

B-1. Matters not appearing on the agenda. If you wish to address the Planning Commission concerning any item within the Commission's jurisdiction, please raise your hand and be acknowledged by the Chairperson, and at that time state your name and address for the record. The Chairperson reserves the right to place a time limit on each person's presentation of three (3) minutes. It is requested that longer presentations be submitted to the Commission in writing.

B-2. Matters appearing on the agenda. If you wish to address the Planning Commission concerning any item within the Commission's jurisdiction, please raise your hand and be acknowledged by the Chairperson, and at that time state your name and address for the record. The Chairperson reserves the right to place a time limit on each person's presentation of three (3) minutes. It is requested that longer presentations be submitted to the Commission in writing.

C. CONSENT CALENDAR

- a. Approve Planning Commission Meeting Minutes for August 11, 2021 and August 14, 2021

D. PLANNING COMMISSION NEW BUSINESS: (DISCUSSION/ACTION –RECOMMEND/DENY)

D-1: Public Hearing, Discussion/Action: Amendment of Conditional Use Permit 18-07 to allow for the use and operation of a Medical and Adult Use Cannabis Cultivation Facility at the following address: 2433 Marshall Avenue; Imperial, CA 92251, APN 044-701-013.

1. Open Public Hearing
2. Staff Report
3. Commission Discussion
4. Recommended Action: Approve **RESO No. PC 2021-11: A Resolution of the Planning Commission approving the Amendment of Conditional Use Permit 18-07 to allow for the use and operation of a medical and adult use cannabis cultivation facility at the following address: 2433 Marshall Avenue; Imperial, CA 92251, APN 044-701-013. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 of the Guidelines.**

E. REPORTS:

- E-1: Commissioners Reports.
- E-2: Staff Reports.

ADJOURN PLANNING COMMISSION MEETING UNTIL NEXT REGULARLY SCHEDULED MEETING.

NOTE: Any documents produced by the City and distributed to a majority of the Planning Commission regarding any item on this agenda will be made available at the front counter at City Hall, located at 420 South Imperial Avenue, during normal business hours.

MINUTES
PLANNING COMMISSION
WEDNESDAY, August 11th, 2021

**THIS MEETING WAS CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S
EXECUTIVE ORDER N-29-20**

A. PLANNING COMMISSION CALLED TO ORDER AT 6:30 P.M.

Chairperson Mark Hammerness called the meeting to order at 6:30 PM.

COMMISSIONERS PRESENT:

PHYSICAL ATTENDANCE: ABATTI, HARVEY, RIVERA, MENDOZA, AND HAMMERNESS

***VIRTUAL ATTENDANCE: NONE**

CITY STAFF PRESENT:

PHYSICAL ATTENDANCE: MORITA, BROWN, HOLBROOK, AND MORA.

***VIRTUAL ATTENDANCE: NONE**

OTHER PRESENT:

PHYSICAL ATTENDANCE: BRIAN BENSO AND RON TAKAKI OF GAFCON (CUP Applicant)

***VIRTUAL ATTENDANCE: NONE**

The PLEDGE OF ALLEGIANCE was led by Commissioner RIVERA

NO ADJUSTMENTS MADE TO THE AGENDA

B. PUBLIC APPEARANCES

There were no public appearances made, nor comments submitted to the City Clerk for matters on or off to the Planning Commission Agenda.

C. CONSENT CALENDAR

- a. Approve Planning Commission Meeting Minutes for June 9, 2021, June 23, 2021, and July 14, 2021.**

Motioned by MENDOZA, seconded by HARVEY to approve the consent agenda as presented.

ROLL CALL VOTE

VICE CHAIR MENDOZA	YES
COMMISSIONER ABATTI	YES
COMMISSIONER HARVEY	YES
COMMISSIONER RIVERA	YES
CHAIR HAMMERNESS	YES

MOTION CARRIED: 5-0 APPROVED

D. PLANNING COMMISSION NEW BUSINESS: (DISCUSSION/ACTION –RECOMMEND/DENY)

- D-1: Public Hearing, Discussion/Action: Conditional Use Permit (21-08): Conditional Use Permit request to allow for the use and operation of a 108-room hotel with indoor pool and on-site restaurant serving alcohol for on-site consumption; 1500 North Imperial Avenue, Imperial, CA 92251, APN 063-010-023.

PUBLIC HEARING OPENED AT 6:34 PM.

DISCUSSION

MORA presented the item. VICE CHAIR MENDOZA asked if the Environmental Impact Report being completed in 2013 would be an issue, and is the report still considered valid? MORA stated that in review of the document, and the lack of growth in the area, the report was found to be valid and no further update needed. RIVERA asked if the abandoned homestead to the WEST of the property line was cause for concern? BENSO (*applicant*) address RIVERA question stating that the company was in talks with that current property owner in hopes of including that site in the future of the project. MENDOZA asked if the retention basin was still a requirement of the development. MORA clarified that it is still a condition of the development. The size of which is dependent on the overall project footprint. HARVEY asked applicant what the proposed timeline for completion was. BENSO stated that they are scheduled to close escrow on the property by December 2021, pending contracts their projected opening date is Quarter 1 of 2023. BENSO stated that the approval of this CUP is a contingency in the transaction. MENDOZA asked what is the current completion percentage of the structure. BENSO stated 60% of the construction is completed and that GAFCON is working with a number of tenant representations. HARVEY asked if a restaurant is still planned for the development. HAMMERNESS asked if the letter that was sent from the IID was also sent some number of years ago. MORITA stated that he did not recall seeing anything similar with the previous CUP. HAMMERNESS asked if this was going to be a problem for GAFCON. BENSO stated there is some language that is concerning, however is used to working with utility companies.

PUBLIC COMMENT:

Kathy Turner of 1200 Rodeo Drive in Imperial.

TURNER stated that she was at the first meeting with the original developer. Expressed her concern that before anything is completed, she wants to see a hard timeline. She has seen the project start and stop many times. TURNER asked why it wasn't turned into a retirement home or veterans' home. She does not believe that there is a market for such a development in Imperial and doesn't want the property to stay vacant. TURNER is concerned about the condition of the property and what the status of that.

FURTHER DISCUSSION:

HAMMERNESS stated he understands the concerns and shares them himself. BENSO stated that GAFCON is not in the business of making bad decisions. Financial resources are committed and lined up for the project. MORITA clarified the limitations the City has over private development. MORITA further explained timelines associated with the conditional use permit and building permits that will keep the development moving forward. RIVERA addressed Ms. Turner's comments stating that we can have all the ideas in the world, but we must put faith in something and GAFCON is willing to make the investment in our community. MENDOZA reiterated what Morita stated regarding the limitations of private investment. TURNER stated that she had been informed that someone else made cash offers for the property but the City wouldn't consider it. BROWN addressed TURNER'S comments regarding development on the north end and the vision of the City Council. MORITA further clarified the process in which would be taken should a potential investor like a zone change. HAMMERNESS asked GAFCON representatives who owns the property at this time. BENSO stated that the company (Evergreen) that foreclosed on the property is the current owner and the CUP is a condition of that transaction. HARVEY

asked for clarification on the traffic study and impacts to the area. MORA confirmed what improvements have already been completed and improvements set to come. HAMMERNESS Closed the Public Hearing and called for a motion of the Commission.

PUBLIC HEARING CLOSED AT 7:20 P.M.

ACTION:

MOTION BY MENDOZA, SECOND BY HARVEY to approve RESOLUTION NO. PC 2021-10 approving the Conditional Use Permit #21-08 allowing for the operation of a 108-room hotel with an indoor pool and on-site restaurant serving alcohol for on-site consumption, with the addition/incorporation of the comment letter received from Imperial Irrigation District as Condition #32 of the Conditions of Approval.

ROLL CALL VOTE:

COMMISSIONER HARVEY	YES
COMMISSIONER RIVERA	YES
VICE CHAIR MENDOZA	YES
COMMISSIONER ABATTI	YES
CHAIR HAMMERNESS	YES

MOTION CARRIED: 5-0

E. TRAFFIC COMMISSION NEW BUSINESS: (DISCUSSION/ACTION-RECOMMENDATION)

DISCUSSION

MORA presented the item to Planning Commission. MORITA excused himself from the room due to a conflict. MORA stated the recommendation is to red curb the area and install no parking signs. ABATTI asked if there was currently a stop sign on Mirador. ABATTI asked if what the cost to do a three way stop sign would be. MORA reviewed the costs associated. MENDOZA stated that the City has not met our burden for the MUC. MORA referenced the success of red curbing the intersection at Monterey. HAMMERNESS stated he went out to the area and is concerned about the set back for the existing stop sign. RIVERA stated his concern with the higher speeds that he observed in the area. MENDOZA requested further information regarding actual costs for the installation of stop signs. ABATTI made reference to costs only going up.

ACTION:

MOTION BY ABATTI to place a three way stop sign at the intersection of Brewer and Mirador.
NO SECOND, MOTION DIES

(2ND) MOTION BY HARVEY, SECONDED BY MENDOZA to approve the mitigation measure as recommended by City staff to place a 50ft red curb stripe and no parking signs with the condition that staff come back with a report on how it is working and include accurate costs for the installation of stop signs.

ROLL CALL VOTE:

COMMISSIONER ABATTI	NO
---------------------	----

COMMISSIONER RIVERA	YES
COMMISSIONER HARVEY	YES
VICE CHAIR MENDOZA	YES
CHAIR HAMMERNESS	YES

MOTION CARRIED : 4-1

F. REPORTS:

F-1: Commissioners Reports.

HARVEY: Reported on her participation in the Arts District Advisory Committee and is looking forward to the mural campaign. MENDOZA asked if the murals will be on the businesses themselves? HARVEY confirmed that yes, the business owners will donate their walls as the canvases.

RIVERA: No Report

MENDOZA: Requested information when the Friends of Parks Committee will be meeting. BROWN stated that the committee meets the second Tuesday, and she would confirm with Mr. Lopez upon his return when

HAMMERNESS: Requested an update on the crosswalk striping at the four way stop at Neckel and Cannon. MORA will review and report back. Hammerness also requested information on the next Airport Land Use Commission meeting.

F-2: Staff Reports.

MORITA: No Report

BROWN: No Report

HOLBROOK: No Report

MORA: No Report

MEETING ADJOURNED AT 7:51 P.M. Until the next Regularly Scheduled Planning Commission Meeting on Wednesday, August 25, 2021 at 6:30 P.M.

NOTE: Any documents produced by the City and distributed to a majority of the Planning Commission regarding any item on this agenda will be made available at the front counter at City Hall, located at 420 South Imperial Avenue, during normal business hours.

MINUTES

Special Meeting of the City of Imperial Planning Commission
Saturday, August 14th, 2021
9:00 AM

**THIS MEETING WAS CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S
EXECUTIVE ORDER N-29-20**

A. PLANNING COMMISSION CONVENES TO OPEN SESSION AT 9:00 AM

Chairperson Hammerness called the meeting to order at 9:07 AM.

COMMISSION PRESENT: ABATTI, HARVEY, RIVERA, MENDOZA, AND HAMMERNESS
*VIRTUAL PARTICIPATION: NONE

CITY STAFF PRESENT: MORITA, BROWN, HOLBROOK, AND MORA
*VIRTUAL PARTICIPATION: NONE

PLEDGE OF ALLEGIANCE was led by Chairperson Hammerness

ADJUSTMENTS TO THE AGENDA: None

B. PUBLIC APPEARANCES

No Public Appearances were made, nor comments received by the City Clerk prior to the meeting.

C. WORK SESSION: PLANNING COMMISSION ORIENTATION AND WORKSHOP

DISCUSSION:

MORITA opened the work session for discussion. HOLBROOK and MORA presented information relating to the Brown Act, Public Records Act, Political Reform Act, General Planning Issues, and Land Use Law. BROWN reviewed current and upcoming projects.

BROWN ACT: HOLBROOK presented information regarding the brown act and ethics with the planning commission. HARVEY: what dictates an emergency item? HOLBROOK if the item comes up after the posting of the agenda, and no one has prior knowledge of the item before the agenda was posted, it is recommended to the legislative body to add the item on the agenda. This takes two actions by the legislative body to accept the item, and then later to approve or disprove. HARVEY: who makes the determination that item meets the threshold? Holbrook, ultimately the governing body, but the City Manager and City Attorney must determine and make the final recommendation. MORITA clarified sometimes "emergency" means a threat to health and safety. HOLBROOK urgency vs emergency, there are two different categories. RIVERA referenced past action with the Water Treatment and the City Council.

PUBLIC RECORDS ACT: No comments or Questions BY THE COMMISSION

POLITICAL REFORM ACT: Hammerness asked if he should have recused himself from the neckel and cannon since it is within close proximity? HOLBROOK and MORITA clarified what measurers the commission could take reviewing past actions to determine there wasn't a conflict.

Harvey someone on her block applies for a variance for a set back so they can put a pool in. HOLBROOK clarified there are two things to look at; proximity to the home and financial benefit. If the addition of the pool increases property values by way of real estate comps, that would be considered a financial interest.

HAMMERNESS what is a quasi-judicial example? HOLBROOK clarified that would be a CUP.

9:50 AM – 10:00 AM - RECESS

GENERAL PLANNING ISSUES

HOLBROOK and MORA presented. No comments or questions by the Commission
CEQA

MENDOZA how long are these studies good for once complete? Referenced that NEPA process is only good as long as the life of the funding source.

HARVEY what are the parameters of the study to determine? MORA explained that parameters are unique to each project based on the usage.

GENERAL PLAN

MENDOZA asked if we have an environmental justice element. MORA explained that we are in the process of going through it, but the element needs to be adopted.

MENDOZA asked what our RHNA numbers were. Based on the information being released by Census Imperial is 75% home ownership and 25% renters. Is that because we do not have rental properties? BROWN clarified it is do largely to the median income. Some of the projects currently in the que will assist in the City offering more rental capabilities. MORA clarified that the RHNA numbers renew each year and that the City will not meet them.

11:00 AM – 11:10 AM - RECESS

ZONING & CURRENT and UPCOMING PROJECTS

MORITA and BROWN reviewed current issues with past practice and approval of pocket developments.

ACTION:

NO ACTION TAKEN

MEETING WAS ADJOURNED AT 12:00 P.M. TO THE NEXT REGULARLY SCHEDULED MEETING ON AUGUST 25, 2021.

NOTE: Any documents produced by the City and distributed to a majority of the Planning Commission regarding any item on this agenda will be made available at the front counter at City Hall, located at 420 South Imperial Avenue, during normal business hours.



Staff Report

Agenda Item No.

D-1

To: City of Imperial Planning Commission

From: Othon Mora, Community Development Director

Date: August 19, 2021

**Subject: Amendment of Conditional Use Permit Request #18-07
Medical and Adult Use Cannabis Cultivation Facility
2433 Marshall Avenue, Imperial, CA 92251**

Summary:

Applicant:	March and Ash
Project Location:	2433 Marshall Avenue; Imperial, CA 92251
Zoning:	C-2 Commercial General
General Plan:	Commercial
Environmental:	Categorically Exempt under Section 15301
Recommendation:	Approve Amendment of Conditional Use Permit #18-07

Background

March and Ash is proposing to amend Conditional Use Permit 18-07 to allow the cultivation of adult-use and medicinal cannabis in a currently vacant 7,721 square foot suite located at 2433 Marshall Avenue. The project proposes to include 2,688 square feet of canopy space, which includes three "flower rooms" and one "mothers' room". The remaining area of the facility will be segmented into rooms specified for the unique operational functions associated with the cultivation business, which include a "Dry Room", "Fertigation Room", "Blow-Off Room", "Trim Room", and "Cure Room", as well as a secure check-in area and storage/receiving room.

The Mother Room is a dedicated area of the facility for cannabis plant "mothers". These mother plants are used to produce all new clones and seedlings. Daily tasks will consist of monitoring climate levels and maintaining the overall health of the plants, including the mothers, clones and seedlings. This includes

transplanting clones and seedlings to larger pots, deleafing or thinning plants as well as maintaining the overall operational upkeep of the room. Dedicated employees shall maintain a clean/disinfected room and will be tasked with monitoring lighting fixtures, fan positions and overall upkeep of the equipment in the mother Room to ensure proper function.

The Flower Room(s) house all plants that are about to flower or are currently flowering. All plants in these specific rooms will be verified female cannabis plants and will be producing cannabis flowers for harvest. Daily tasks in the Flower Room consist of monitoring the environment and maintaining the overall health of the flowering plants. Employees will maintain the overall health of the plants by deleafing and trimming excess material, repositioning branches and removing any "duds" from the Flower Rooms to ensure the overall health of the plants in the room is maintained. Dedicated employees will be tasked with ensuring these rooms are properly sanitized and that all equipment is functioning properly.

The Dry Room will be used monthly once plants from a Flower Room are harvested. The Dry Room will be climate controlled and monitored by management. A moving rack system will be deployed in the Dry Room that will be used to hang plants for drying. When the Dry Room is in-use, tasks will include checking on plants daily, monitoring the environment in the room, adjusting racks to be evenly spaced throughout the room, adjusting fans to achieve proper air movement, and bringing plants in from the Flower room and out to Trim Room. After the harvested flowers have been adequately dried in the Dry Room, flowers will be taken to the Trim Room where dedicated employees begin the process of manicuring the flowers and placing them in food grade storage for the curing process.

The Fertigation Room will house all the reservoirs, pumps and controllers that will assist in feeding all the rooms that hold plants. All equipment shall be monitored to ensure proper function. Daily tasks include switching out containers of base nutrients, cleaning out reservoirs weekly to avoid any build up, and monitoring water filters and quality of water produced.

The cure room will house the finished flowers after they have been trimmed and will be stored in food grade containers for the duration of the curing process. The cure room will be climate controlled and maintained for cleanliness and organization. The Cure Room will be accessed during the post-harvest phase, trimming time and post trimming.

At least two employees will be on-site every day during business hours, in addition to the security personnel that will remain on-site at all times. At certain times, particularly during harvesting, up to 10 employees may be on-site during business hours. Anticipated employee breakdown assumes 10-12 total employees, including (1) Head Cultivator, (2) Managers, (2) full-time employees, and (5) part-time employees to be utilized during harvesting.

In its first year of operations, March and Ash anticipates that it will cultivate approximately 500 pounds of cured cannabis flower. In its second year and moving forward, assuming a full year of operation, March and Ash anticipates cultivating approximately 1200 pounds of cured cannabis flower yearly. Anticipated amount of cannabis flower to be produced per harvest will vary, however it is projected that 80-120 pounds of cured cannabis flower per Flower Room will be produced every 4-5 weeks.

Project Location



Discussion/Analysis

The subject site at 2433 Marshall Avenue is currently zoned C-2 Commercial General. This Zoning designation is intended as an area for the location of highway-oriented retail service and wholesale commercial activities such as; restaurant, theatre, health clubs, and for neighborhood shopping centers which provide retail business service and office facilities for the convenience of residents of the neighborhood. Section 24.05.120.B.35 of the Imperial Zoning Ordinance lists Medical and Adult Cannabis Use as a use subject to a Conditional Use Permit.

Evaluation

The Zoning Ordinance provides flexibility in the regulation of uses to ensure that unusual characteristics of certain uses are properly addressed in furtherance of the Imperial Zoning Ordinance. Section 24.19.340 of the City of Imperial Zoning Ordinance requires that the Commission make specific findings be made when reviewing a CUP. The required findings are listed below in ***bold italics***, followed by an evaluation.

- 1. That the proposed location, size, design, and operating characteristics of the proposed use is in accord with the Title and Purpose of this Ordinance, the Purpose of the zone in which the site is located, the Imperial General Plan, and the development policies and standard of the City.***

The subject site is located within C-2 Commercial General. Marsh and Ash will not interfere or conflict with the purposes of the zone.

- 2. That the location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources with***

consideration given to those items listed in Section 24.19.340.B of the Imperial Zoning Ordinance.

The proposed amendment is ideal for the facility. To the west of the project site there is the Imperial Airport, and to the north, east and south there are commercial facilities. The project will be compatible with the adjacent land uses and will not adversely affect any single-family residents.

- 3. That the proposed location, size, design, and operating characteristics of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.***

The project is very limited in nature, and as such, will not be detrimental to the public health, safety, or welfare. The proposed project is required to mitigate traffic and any odors.

- 4. That the proposed Conditional Use will comply with each of the applicable provisions of the Zoning Ordinance, except for any approved Variance.***

The proposed Cultivation Facility will comply with all provisions of the Zoning Ordinance.

Environmental Compliance

The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 of the Guidelines.

Recommendation

Staff recommends the Planning Commission conduct a public hearing to receive comments for and against the project. Unless sufficient evidence to the contrary is presented at the public hearing, Staff recommends approval of Resolution No. PC2021-11 approving an amendment of Conditional Use Permit to allow for a Medical Cannabis Cultivation Facility at 2433 Marshall Road subject to the following conditions on Exhibit A Conditions of Approval.

Respectfully Submitted

Othon Mora, MCM, CBO
Community Development Director

Attachments: Resolution No. PC2021-11 with Conditions of Approval
Project Site Plan
Building Plans
Resolution No. PC 2018-20 with Conditions of Approval

EXHIBIT A

CONDITIONS OF APPROVAL

AMENDMENT OF CONDITIONAL USE PERMIT 18-07 FOR THE OPERATION OF A MEDICAL AND ADULT USE CANNABIS CULTIVATION FACILITY

1. This Amendment of Conditional Use Permit 18-07 is granted for a Medical and Adult Use Cannabis Cultivation Facility located at 2433 Marshall Road; Imperial, CA 92251 and shall only be valid so long as the California State issued Medical Cannabis Cultivation License is valid.
2. Enclosed cannabis cultivation occupancy classification will differ from the cannabis mercantile use. Imperial County Fire Department is requiring that either a license C-16 contractor and/or a license fire protection engineer evaluate the current fire sprinkler system for its availability to provide adequate protection. A report shall be provided to Imperial County Fire Department for review and approval.
3. Automatic smoke removal systems shall be required for each cultivation area. Smoke removal shall be designed and installed as per California Fire Code and NFPA. Plans shall be submitted to Imperial County Fire Department for approval.
4. Automatic fire alarm system will be required to be integrated with the existing fire alarm system and shall be installed and as per California Fire Code and NFPA
5. Egress plan shall be submitted to Imperial County Fire Department for review and approval
6. Gas systems will need to be monitor and installed as per California Fire Code and NFPA. Plans shall be submitted for review and approval before install.
7. March and Ash shall allow the Community Development, Imperial Police and Imperial County Fire Departments access for inspections, training, and facility familiarization of the facility at any given time.
8. 24-hour fixed-camera video surveillance shall be required at the cultivation facility and digital storage in the cloud or other off-site method of recordings shall be available for 90 days after recording. Further, that recording is of a sufficient quality to provide identification of any individual being recorded; that the surveillance covers every interior area and room and adjacent perimeter areas within a minimum of 50 feet; and that the City of Imperial Police Department or other City authorized department shall have 24-hour remote access to the surveillance system.
9. A Security Plan shall be provided, reviewed and approved by the Imperial Police Department and Community Development Department prior to installation.

RESOLUTION PC2018-20

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL
APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION OF A
MEDICAL CANNABIS DISPENSARY FACILITY AT
2433 MARSHAL ROAD; IMPERIAL, CA 92251**

(MARCH AND ASH-BLAKE MARCHAND)

WHEREAS, Blake Marchand submitted a Conditional Use Permit application to allow for a Medical Cannabis Dispensary Facility at 2433 Marshall Road; and

WHEREAS, a duly notified public hearing was held by the Planning Commission on December 12, 2018; and

WHEREAS, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written comment received, the Planning Commission considered all facts relating to the request for a Conditional Use Permit.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial as follows:

- A) That the foregoing recitations are true and correct; and
- B) The project has been reviewed in accordance with the requirements set forth by the City of Imperial for implementation of the California Environmental Quality Act; and
- C) There are no sensitive resources located within the area of the project or adjacent to the area of the project so as to be significantly impacted by the project; and
- D) That based on the evidence presented at the public hearing, the Planning Commission hereby determines that the project is Categorical Exempt under Section 15301 of the California Environmental Quality Act; and
- E) That the Medical Cannabis Dispensary is consistent with those uses allowed in the C-2 (Commercial General) Zone.
- F) That based on the evidence presented at the public hearing, the Planning Commission hereby **APPROVES** the Conditional Use Permit #18-07 (CUP 18-07) to allow for the operation of a Medical Cannabis Dispensary Facility, subject to the conditions of approval outlined in COAs (18-07) and based on the following findings:

1. That the proposed location, size, design, and operating characteristics of the proposed use is in accord with the Title and Purpose of this Ordinance, the Purpose of the zone in which the site is located, the Imperial General Plan, and the development policies and standard of the City.
2. That the location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources with consideration given to those items listed in Section 24.19.340.B of the Imperial Zoning Ordinance.
3. That the proposed location, size, design, and operating characteristics of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
4. That the proposed Conditional Use will comply with each of the applicable provisions of the Zoning Ordinance, except for an approved Variance.

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this 12th day of December 2018.


Geoff Holbrook,
Vice-Chairman

ATTEST:


Debra Jackson,
City Clerk/Planning Secretary

STATE OF CALIFORNIA)
COUNTY OF IMPERIAL)ss
CITY OF IMPERIAL)

I, Debra Jackson, the undersigned, City Clerk/Secretary of the City of Imperial Planning Commission, DO HEREBY CERTIFY that the foregoing Resolution No. PC 2018-20 was duly and regularly adopted at a Regular meeting of the City of Imperial Planning Commission held on the 12th day of December 2018, by the following vote:

AYES:	GUILLEN, HAUGH, HOLBROOK, MCDADE, AND LUCAS
NAYES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE

MOTION CARRIED 5-0



DEBRA JACKSON, CITY CLERK/SECRETARY
CITY OF IMPERIAL PLANNING COMMISSION

STATE OF CALIFORNIA)
COUNTY OF IMPERIAL)ss
CITY OF IMPERIAL)

I, Debra Jackson, the undersigned, City Clerk/Secretary of the City of Imperial Planning Commission, DO HEREBY CERTIFY that the foregoing Resolution No. PC 2018-20 was duly and regularly adopted at a Regular meeting of the City of Imperial Planning Commission held on the 12th day of December 2018, by the following vote:

AYES:	GUILLEN, HAUGH, HOLBROOK, MCDADE, AND LUCAS
NAYES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE

MOTION CARRIED 5-0



DEBRA JACKSON, CITY CLERK/SECRETARY
CITY OF IMPERIAL PLANNING COMMISSION

CUP (18-07)
2433 Marshall Road; Imperial, CA 92251
APN#: 044-701-013

1. This Conditional Use Permit is granted for a Medical Cannabis Dispensary Facility located at 2433 Marshall Road; Imperial CA 92251. This Conditional Use Permit shall only be valid so long as the California State issued Medical Cannabis Dispensary License is valid.
2. The Public Services Department would like to reserve the right, to require additional traffic mitigation measures and/or studies as needed for 18 months (counting from the first day of business).
3. The provisions of this Conditional Use Permit are to run with the business named "Marsh and Ash", owned by "Blake Marchand", and is only valid so long as the project operates at 2433 Marshall Road, Imperial, CA 92251. If any of these conditions change, the Conditional Use Permit will not be valid.
4. "March and Ash" Company is to incorporate a type of "Community Outreach" plan that could help educate the citizens of the City of Imperial and that may give a better understanding of the medicinal products your company will be offering, Beginning from the date of operation. Potentially have a booth at the City of Imperials' designated "Market Day" events.
5. No cannabis or cannabis odors shall be detectable by sight or smell outside of a permitted facility. If Odor Control Plan is not effective, business must take steps to mitigate the problem-if need be. Noncompliance of such operating standards shall constitute a breach of the permit issued hereunder and may render such permit suspended or revoked based upon the City Manager's determination.
6. Permitted facilities must install security cameras capable of documenting activity inside and outside the facility, as determined by the Imperial Police Department. Permitted facilities must implement a tract and trace program that records the movement of medical cannabis and medical cannabis products in their custody and make these records available to the City Manager upon request. Noncompliance of such operating standards shall constitute a breach of the permit issued hereunder and may render such permit suspended or revoked based upon City Manager's determination. All security systems must be inspected by the Police Department prior to operation.
7. All commercial medical marijuana facilities shall secure a State license within 6 months of the State issuance. Revocation of a permittee's State license shall result in immediate revocation of the permittee's City of Imperial Conditional Use permit.
8. All commercial medical marijuana facilities shall maintain a minimum of 600 feet radius separation from sensitive zones as defined and in compliance with the City of Imperial's Ordinance 795.

9. Lighting at commercial medical marijuana facilities shall remain illuminated at all times between sunset and sunrise with sufficient intensity to illuminate every portion of the premises including but not limited to parking, any accessory uses and adjoining sidewalks.
10. 24-hour fixed camera video surveillance shall be required at all commercial marijuana facilities and digital storage in the cloud or other off-site method of recordings shall be available for 90 days after recording. Further, that recording is of a sufficient quality to provide identification of any individual being recorded; that the surveillance covers every interior area and room and adjacent perimeter areas within a minimum of 50 feet; and that the City of Imperial Police Department or other City authorized department shall have 24-hour remote access to the surveillance system.
11. No consumption of any cannabis product shall be allowed on any of the facility's premises-except for research purposes that are certified/acknowledged by the FDA and registered in the "ClinicalTrials.gov" data base.
12. All information regarding the research and clinical trials must be submitted to the Community Development Department before commencing trials.
13. All products shall be tracked, tested, sealed and labeled at a minimum by State Medical Cannabis Regulation Act and as it may be amended.
14. All cannabis products that can be ingested by eating or drinking shall have a warning label or sign advising them of the potential hazard associated with over-consumption.
15. A licensee shall keep accurate records of commercial medical cannabis activity.
16. All records related to commercial medical cannabis activity shall be maintained for a minimum of seven years.
17. The City or its designee may examine the records of licensees and inspect the premises of a licensee as the licensing authority as may be authorized by law at any time and furthermore, the establishment will be subject to quarterly inspections by the Community Development Department and will be subject to regulatory inspection fees.
18. The City or its designee shall have access to any licensed medical marijuana facility for inspection of the facility, the employees and records (HIPPA compliance rules apply) during any normal business hours or at any other reasonable time. Licensees shall provide and deliver records to the licensing authority upon request.
19. A commercial medical marijuana licensee shall have a reasonable period of time, which shall not exceed 14 calendar days to correct an adverse impact or to cure a legitimate complaint or possible non-compliance as defined in this section, before being subject to revocation, suspension, or other discipline unless the impact, complaint or non-

compliance would result in an immediate danger to the public and shall then be cured immediately as determined by local law enforcement or other appropriate authority.

20. Disposal of any unused or unwanted medical marijuana shall undergo a special process and shall not be disposed of as or with routine garbage disposal procedures. Please submit disposal procedures for review during building permit process.
21. Applicant shall comply with all local and State laws, regulations, rules, ordinances, and standards as they pertain to this project, whether specified herein or not. Where conflicts occur, the most stringent shall apply.
22. The conditional approval of the Conditional Use Permit shall not constitute the waiver of any requirement of the City's Ordinances or regulations, except where a condition set forth herein specifically provides for a waiver.
23. As between the City and the Permittee, any violation of this permit may be a "nuisance per se". The City may enforce the terms and conditions of this permit in accordance with its Codified Ordinances and/or State law. The provisions of this paragraph shall not apply to any claim of nuisance per se brought by a third party.
24. Permittee shall not be permitted to maintain a "nuisance", which is anything which: (1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, and/or (2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal, and/or (3) occurs during or as a result of the approved project.
25. Applicant must meet all aspects as depicted and outlined within their Medical Cannabis Retail Facility Permit Application.
26. Assessment of site security by a qualified licensed security consultant.
27. Permit application require the submittal of security and fire prevention plans.
28. Security measures to include, but not limited to installation of 24-hour, live-feed security High Definition cameras accessible by the Police Department remotely on demand; alarm systems; and 24-hour onsite security personnel authorized by the Police Chief.
29. City Manager, Planning Director, Police Chief or designee may enter the business at any time during hours of operation without notice to inspect location, request recordings and records, or obtain samples of the cannabis to test for public safety purposes.
30. Camera systems, will surveillance footage be made available to law enforcement at any time of day should an incident occurred in or around your facility.

31. Who will be tasked and gave access to "Guardian Angel" software. Should an incident arise where access to such program be necessary for investigation, will the program be available to officer/investigators.
32. Placement of a backup power system in case of a power outage in order to maintain security systems running for an extended period of time.
33. 3% of Medical Cannabis Facility gross profits goes to youth programs and education for the City of Imperial.
34. 5% of Medical Cannabis Facility gross profits goes to public safety for the City of Imperial.
35. All cannabis facilities shall have an approved automatic fire suppression system. All fire suppression systems will be installed and maintained to the current adapted fire code and regulations.
36. All cannabis facilities shall have an approved automatic fire detection system. All fire detection systems will be installed and maintained too the current adapted fire code and regulations.
37. All cannabis facilities shall have an approved automatic smoke removal system with approved filtration, for cannabis operations.
38. Gates and fire department access will be in accordance with the current adapted fire code and the facility will maintain a Knox Box for access on site.
39. Further requirement shall be required for cultivation and manufacturing process.
40. Compliance with all required sections of the fire code.
41. Page 57 of provided package submitted will need be have the following changes made. Keys will be kept in an approved KNOX Box purchased by the applicant. Information will be provided by Imperial County Fire Department on type and location of Knox Box.
42. Page 89 of provided package submitted shows the proposed floorplan. Egress access is of concern with minimal exits provided. Only 1 public exit is shown on the plans which will limit the occupant load capacity. Other exits are in restricted locations which may be locked and restricted from public access.
43. Imperial County Fire Department reserves the right to comment at a later time as we feel necessary. Further requirements may be required as the California Fire Code are being revised and/or amendments being added for cannabis operations.



CITY COUNCIL
Geoff Dale – Mayor
Betty Sampson – Mayor Pro Tem
Robert Amparano – Councilmember
Darrell Pechtl – Councilmember
James Tucker – Councilmember

CITY CLERK
Debra Jackson

CITY TREASURER
Stacy Cox

CITY ATTORNEY
Dennis Morita

CITY MANAGER
Stefan T. Chatwin

CONDITIONAL USE PERMIT

Permit Number: CUP 18-07
Issue Date: January 3, 2018
Location: 2433 Marshall Road; Imperial, CA 92251
Business Name: March & Ash Medical Cannabis Facility
Date Effective: December 26, 2018


Lisa Tylenda, Planner
Community Development Department
City of Imperial

CONDITIONS OF APPROVAL

For

CUP (18-07)
2433 Marshall Road; Imperial, CA 92251
APN#: 044-701-013

1. This Conditional Use Permit is granted for a Medical Cannabis Dispensary Facility located at 2433 Marshall Road; Imperial, CA 92251. This Conditional Use Permit shall only be valid so long as the California State issued Medical Cannabis Dispensary License is valid.
2. The Public Services Department would like to reserve the right, to require additional traffic mitigation measures and/or studies as needed for 18 month (counting from the first day of business).
3. The provisions of this Conditional Use Permit are to run with the business named "March and Ash", owned by "Blake Marchand", and is only valid so long as the project operates at 2433 Marshall Road; Imperial, CA 92251. If any of these conditions change, the Conditional Use Permit will not be valid.
4. "March and Ash" Company is to incorporate a type of "Community Outreach" plan that could help educate the citizens of the City of Imperial and that may give a better understanding of the medicinal products your company will be offering. Beginning from the date of operation. Potentially have a booth at

the City of Imperials designated "Market Day" events.

5. No cannabis or cannabis odors shall be detectable by sight or smell outside of a permitted facility. If Odor Control Plan is not effective, business must take steps to mitigate the problem- if need be. Noncompliance of such operating standards shall constitute a breach of the permit issued hereunder and may render such permit suspended or revoked based upon the City Manager's determination.
6. Permitted facilities must install security cameras capable of documenting activity inside and outside the facility, as determined by the Imperial Police Department. Permitted facilities must implement a track and trace program that records the movement of medical cannabis and medical cannabis products in their custody and make these records available to the City Manager upon request. Noncompliance of such operating standards shall constitute a breach of the permit issued hereunder and may render such permit suspended or revoked based upon the City Manager's determination. All security systems must be inspected by the Police Department prior to operation.
7. All commercial medical marijuana facilities shall secure a State license within 6 months of the State issuance. Revocation of a permittee's State license shall result in immediate revocation of the permittee's City of Imperial Conditional Use permit.
8. All commercial medical marijuana facilities shall maintain a minimum of 600 feet radius separation from sensitive zones as defined and in compliance with the City of Imperial's Ordinance 795.
9. Lighting at commercial medical marijuana facilities shall remain illuminated at all times between sunset and sunrise with sufficient intensity to illuminate every portion of the premises including but not limited to parking, any accessory uses and adjoining sidewalks.
10. 24-hour fixed-camera video surveillance shall be required at all commercial marijuana facilities and digital storage in the cloud or other off-site method of recordings shall be available for 90 days after recording. Further, that recording is of a sufficient quality to provide identification of any individual being recorded; that the surveillance covers every interior area and room and adjacent perimeter areas within a minimum of 50 feet; and that the City of Imperial Police Department or other City authorized department shall have 24-hour remote access to the surveillance system.
11. No consumption of any cannabis product shall be allowed on any of the facility's premises- except for research purposes that are certified/acknowledged by the FDA and registered in the "ClinicalTrials.gov" data base.
12. All information regarding the research and clinical trials must be submitted to the Community Development Department before commencing trials.
13. All products shall be tracked, tested, sealed and labeled at a minimum by State Medical Cannabis Regulation Act and as it may be amended.
14. All cannabis products that can be ingested by eating or drinking shall have a warning label or sign advising them of the potential hazard associated with over-consumption.
15. A licensee shall keep accurate records of commercial medical cannabis activity.

16. All records related to commercial medical cannabis activity shall be maintained for a minimum of seven years.
17. The City or its designee may examine the records of licensees and inspect the premises of a licensee as the licensing authority as may be authorized by law at any time and furthermore, the establishment will be subject to quarterly inspections by the Community Development Department and will be subject to regulatory inspection fees.
18. The City or its designee shall have access to any licensed medical marijuana facility for inspection of the facility, the employees and records (HIPPA compliance rules apply) during any normal business hours or at any other reasonable time. Licensees shall provide and deliver records to the licensing authority upon request.
19. A commercial medical marijuana licensee shall have a reasonable period of time, which shall not exceed 14 calendar days to correct an adverse impact or to cure a legitimate complaint or possible non-compliance as defined in this section, before being subject to revocation, suspension, or other discipline unless the impact, complaint or non-compliance would result in an immediate danger to the public and shall then be cured immediately as determined by local law enforcement or other appropriate authority.
20. Disposal of any unused or unwanted medical marijuana shall undergo a special process and shall not be disposed of as or with routine garbage disposal procedures. Please submit disposal procedures for review during building permit process.
21. Applicant shall comply with all local and State laws, regulations, rules, ordinances, and standards as they pertain to this project, whether specified herein or not. Where conflicts occur, the most stringent shall apply.
22. The conditional approval of the Conditional Use Permit shall not constitute the waiver of any requirement of the City's Ordinances or regulations, except where a condition set forth herein specifically provides for a waiver.
23. As between the City and the Permittee, any violation of this permit may be a "nuisance per se". The City may enforce the terms and conditions of this permit in accordance with its Codified Ordinances and/or State law. The provisions of this paragraph shall not apply to any claim of nuisance per se brought by a third party.
24. Permittee shall not be permitted to maintain a "nuisance", which is anything which: (1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, and/or (2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal, and/or (3) occurs during or as a result of the approved project.
25. Applicant must meet all aspects as depicted and outlined within their Medical Cannabis Retail Facility Permit Application.
26. Assessment of site security by a qualified licensed security consultant.

27. Permit application require the submittal of security and fire prevention plans.
28. Security measures to include, but not limited to installation of 24-hour, live-feed security High Definition cameras accessible by the Police Department remotely on demand; alarm systems; and 24-hour onsite security personnel authorized by the Police Chief.
29. City Manager, Planning Director, Police Chief or designee may enter the business at any time during hours of operation without notice to inspect location, request recordings and records, or obtain samples of the cannabis to test for public safety purposes.
30. Camera systems, will surveillance footage be made available to law enforcement at any time of day should an incident occurred in or around your facility.
31. Who will be tasked and have access to "guardian Angel" software. Should an incident arise where access to such program be necessary for an investigation, will the program be available to officer/ investigators.
32. Placement of a backup power system in case of a power outage in order to maintain security systems running for an extended period of time.
33. 3% of Medical Cannabis Facility gross profits goes to youth programs and education for the City of Imperial.
34. 5% of Medical Cannabis Facility gross profits goes to public safety for the City of Imperial.
35. All cannabis facilities shall have an approved automatic fire suppression system. All fire suppression systems will be installed and maintained to the current adapted fire code and regulations.
36. All cannabis facilities shall have an approved automatic fire detection system. All fire detection systems will be installed and maintained to the current adapted fire code and regulations.
37. All cannabis facilities shall have an approved automatic smoke removal system with approved filtration for cannabis operations.
38. Gates and fire department access will be in accordance with the current adapted fire code and the facility will maintain a Knox Box for access on site.
39. Further requirement shall be required for cultivation and manufacturing process.
40. Compliance with all required sections of the fire code.
41. Page 57 of provided package submitted will need to have the following changes made. Keys will be kept in an approved KNOX Box purchase by the applicant. Information will be provided by Imperial County Fire Department on type and location of Knox box.
42. Page 89 of provided package submitted shows the propose floorplan. Egress access is of concerns with minimal exits provided. Only 1 public exit is shown on the plans which will limit the occupant load capacity. Other exits are in restricted locations which may be locked and restricted from public access.

43. Imperial County Fire Department reserves the right to comment at a later time as we feel necessary. Further requirements may be required as the California Fire Code are being revised and/or amendments being added for cannabis operations.

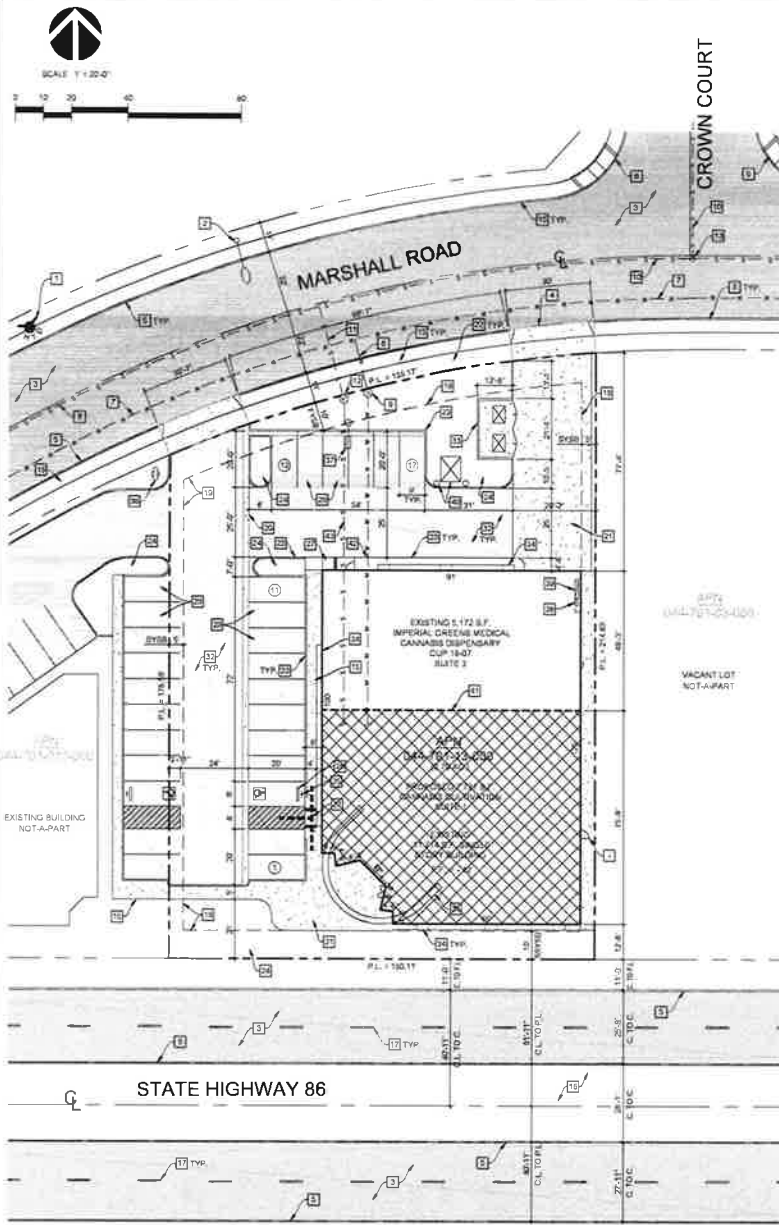
The undersigned hereby declare and certify that under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval as outlined above. As the project applicant, I agree to comply with these conditions and all other applicable laws and regulations at all times.


Signature

1-3-2019
Date

Blaise Marchand
Printed Name

SITE PLAN



SITE KEYNOTES

- EXISTING FIRE HYDRANT TO REMAIN - V.I.F.
- EXISTING STREET LIGHT TO REMAIN - V.I.F.
- EXISTING STREET IMPROVEMENTS - V.I.F.
- EXISTING CONCRETE DRIVEWAY TO REMAIN - V.I.F.
- EXISTING 6" CONCRETE CURB AND GUTTER - V.I.F.
- EXISTING ACCESSIBLE PEDESTRIAN RAMP - V.I.F.
- EXISTING WATER LATERAL - V.I.F.
- EXISTING POTABLE WATER METER - V.I.F.
- EXISTING SEWER MAIN - V.I.F.
- EXISTING SEWER MANHOLE - V.I.F.
- EXISTING STORMDRAIN SYSTEM - V.I.F.
- EXISTING CONCRETE SIDEWALK - V.I.F.
- EXISTING DIRT MEDIAN - V.I.F.
- EXISTING STREET STRIPE - V.I.F.
- EXISTING LOADING/UNLOADING ZONE
- EXISTING SETBACK LINE
- EXISTING CONCRETE SWALE - V.I.F.
- EXISTING LANDSCAPE PARKWAY - V.I.F.
- EXISTING 6" CONCRETE CURB - V.I.F.
- EXISTING LANDSCAPE AND IRRIGATION - V.I.F.
- EXISTING ACCESSIBLE SIGN PER TITLE 24 REQUIREMENTS
- EXISTING ACCESSIBLE CONCRETE RAMP
- EXISTING CONCRETE WHEELSTOP
- EXISTING STANDARD VEHICULAR PARKING SPACE
- EXISTING ACCESSIBLE ROUTE OF TRAVEL PER LEGEND
- EXISTING ACCESSIBLE PARKING SPACE PER TITLE 24 REQUIREMENTS
- EXISTING ASPHALT PAVEMENT
- EXISTING TRASH ENCLOSURE TO REMAIN
- EXISTING ARCHITECTURAL COLUMN FEATURE
- EXISTING ROOF PARAPET FEATURE ABOVE BUILDING
- EXISTING MONUMENT SIGN - NOT A PART
- EXISTING ELECTRICAL POLE WITH LIGHT FEATURE - V.I.F.
- EXISTING ELECTRICAL METER - V.I.F.
- EXISTING ELECTRICAL MGB - V.I.F.
- EXISTING ELECTRICAL TRANSFORMER WITH METAL BOLLARDS - V.I.F.
- EXISTING DOWNING FULL HEIGHT WALL BELOW
- EXISTING PRIVATE WATER LINE TO BUILDING - V.I.F.
- EXISTING PRIVATE SEWER LINE TO BUILDING - V.I.F.

SITE LEGEND

- ACCESSIBLE ROUTE OF TRAVEL - ADA ACCESS MAXIMUM 2.1% CROSS SLOPE PER CBC 118-400.3. SURFACE SHALL BE STABLE, FIRM & RESISTANT MATERIAL (CBC 118-303.3)
- KEYNOTE SYMBOL: THIS SHEET
- VEHICULAR PARKING SPACE
- LIGHT POLE & FEATURE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT

SITE DATA

SITE AREA: 30,482 S.F. / 0.70 AC
 ADN: 044-701-013-000
 GENERAL PLAN DESIGNATION: COMMERCIAL
 HISTORICAL DISTRICT: NONE
 EXISTING USE: CANNABIS DISPENSARY / VACANT CANNABIS CULTIVATION
 PROPOSED USE: CANNABIS CULTIVATION
 EXISTING LANDSCAPE AREA: 3,823 S.F. / 0.08 AC
 (6% OF TOTAL SITE)

BUILDING DATA

EXISTING CONSTRUCTION TYPE: V-B
 EXISTING FIRE SPRINKLERED: NO
 EXISTING BUILDING YEAR: 2009
 EXISTING OCCUPANCY GROUP: M
 EXISTING F.A.R.: 0.38
 PROPOSED CROSSL BUILDING AREA: S.F.
 PROPOSED CONSTRUCTION TYPE: V-B
 PROPOSED FIRE SPRINKLERED: NO
 PROPOSED OCCUPANCY GROUP: M
 PROPOSED F.A.R.: 0.42
 EXISTING TOTAL BUILDING AREA: 11,714 S.F.
 EXISTING VACANT SUITE 1: 2,887 S.F.
 EXISTING SUITE 2: 3,840 S.F.
 EXISTING SUITE 3: 4,560 S.F.
 EXISTING SUITE 3 MEZZANINE: 822 S.F.
 PROPOSED SUITE 1: 6,421 S.F.
 PROPOSED SUITE 1 MEZZANINE: 1,300 S.F. (ADDITION)
 PROPOSED TOTAL SUITE 1: 7,721 S.F.
 PROPOSED TOTAL BUILDING AREA: 13,014 S.F.

BUILDING CALCS

FLOOR AREA: 18' x 13,014 S.F. / 26,000 S.F. + 0.38 x 1

BUILDING CODE

2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA FIRE CODE
 2019 ENERGY CODE

PARKING CALCS

REQUIRED PARKING: 12
 (1 PER 300 S.F. RETAIL) 5,172 S.F. / 300 = 17
 (1 PER EMPLOYEE CULTIVATION) 1 EMPLOYEE = 1
 (1 PER SECURITY GUARD) 1 SECURITY GUARD = 1
 TOTAL EXISTING PARKING: 17
 STANDARD (9'0" x 18'0") = 16
 VAN ACCESSIBLE (8'0" x 20'0") = 1

SETBACKS

LOCATION	REQUIRED STANDARDS	REQUIRED MINIMUM
FRONT STREET SETBACK (MARSHALL ROAD)	12'-0"	12'-0"
REAR STREET SETBACK (STATE HIGHWAY 86)	10'-0"	10'-0"
SIDE YARD SETBACK	5'-0"	5'-0"

SHEET INDEX

NO.	SHEET TITLE - DESCRIPTION
1	A1.1 SITE PLAN, LEGEND, KEYNOTES, VICINITY MAP, DATA, INFO & NOTES
2	A1.2 EXISTING FIRST FLOOR PLAN, KEYNOTES & LEGEND
3	A1.3 PROPOSED FIRST FLOOR PLAN, KEYNOTES & LEGEND
4	A1.4 PROPOSED MEZZANINE FLOOR PLAN, KEYNOTES & LEGEND
5	A1.5 PROPOSED FIRST FLOOR SECURITY PLAN, NOTES & LEGEND
6	A1.6 PROPOSED MEZZANINE SECURITY PLAN, NOTES & LEGEND
7	A1.7 EXISTING ROOF PLAN, KEYNOTES & LEGEND
8	A1.8 EXISTING EXTERIOR ELEVATIONS

PROJECT TEAM

OWNER	1431 WASHINGTON, SUITE 110 2435 CAMINO DEL RIO SOUTH, SUITE 220 SAN DIEGO, CA 92108
CONTACT/PHONE	619.441.1111
ARCHITECT	MARCH & ASH 2435 CAMINO DEL RIO SOUTH, SUITE 220 SAN DIEGO, CA 92108
CONTACT/PHONE	619.441.1111
ENGINEER	1431 WASHINGTON, SUITE 110 2435 CAMINO DEL RIO SOUTH, SUITE 220 SAN DIEGO, CA 92108
CONTACT/PHONE	619.441.1111

SCOPE OF WORK

- PROPOSED CUP 18-07 AMENDMENT TO ALLOW RECREATIONAL CANNABIS CULTIVATION FACILITY IN AN EXISTING COMMERCIAL BUILDING IN THE CITY OF IMPERIAL.
- PROPOSED ACCESSIBLE RESTROOM WITH LOW-FLOW PLUMBING FIXTURES, FITTINGS AND APPLIANCES AS SPECIFIED IN THE CALIFORNIA GREEN BUILDING STANDARDS.
- PROPOSED ACCESSIBLE SHOWER FACILITY PER CALIFORNIA GREEN BUILDING STANDARDS.
- PROPOSED ADDITIONAL MEZZANINE FLOOR.

LEGAL DESCRIPTION

A PORTION OF PARCEL 1 OF CROWN BUSINESS CENTER, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL RECORD DOC. NO. 2007-022208 FILED ON MAY 11, 2007 IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 1, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE N 00° 02' 57" W ALONG THE WEST LINE OF SAID PARCEL 1, 130.11 FEET TO THE NORTHEAST CORNER OF RESULTANT PARCEL 1B, THENCE N 80° 05' 00" E APPROXIMATELY 179.38 FEET TO A POINT ALONG A CURVE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF RESULTANT PARCEL 1B, THENCE SOUTHEASTERLY ALONG THE CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 19° 02' 16" AND ARC LENGTH OF 155.17 FEET TO A POINT ON THE CURVE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL 1, AND THE SOUTHEAST CORNER OF RESULTANT PARCEL 1B, THENCE S 80° 02' 00" W A DISTANCE OF 214.83 FEET TO THE POINT OF BEGINNING.

SAID LAND IS ALSO KNOWN AS RESULTANT PARCEL 1B OF THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED MAY 31, 2007 AS FILE NO. 2007-022349 OF OFFICIAL RECORDS.

CANOPY CALCULATIONS

MOTHERS ROOM 107	=	588 S.F.
FLOWER ROOM 108	=	700 S.F.
FLOWER ROOM 109	=	700 S.F.
FLOWER ROOM 110	=	700 S.F.
TOTAL CANOPY SIZE	=	2,688 S.F.

HOURS OF OPERATION

FROM 6:00 AM TO 6:00 PM - 5 DAYS A WEEK

VICINITY MAP



trh
 I N C.
 1510 COLLESSION BLVD.
 SUITE 100
 SAN DIEGO, CA 92108
 TEL: (619) 591-0088
 FAX: (619) 591-0089

APPLICANT:

MARCH & ASH
 2635 CAMINO DEL RIO SOUTH
 SUITE 220
 SAN DIEGO, CA 92108

CUP 18-07 AMENDMENT

APN: 044-701-013
 2435 MARSHALL ROAD, SUITE 1
 IMPERIAL, CA 92251

REVISION	ITEM	DATE
1		
2		
3		
4		
5		

THIS SET	ISSUE DATE
☐ SCHEMATIC	
☐ DESIGN DEV.	
☒ PERMIT SUBMITTAL	12/11/2020
☐ PLAN CHECK 1	
☐ PLAN CHANGE 1	
☐ CONSTRUCTION	
☐ AS-BUILT	

SHEET TITLE / CONTENTS

SITE PLAN, LEGEND & KEYNOTES

TRH PROJECT#: 349-20
 SCALE: AS NOTED
 DRAWN BY: TRH
 DATE DRAWN: 10/21/2020
 CHECKED BY: KDS

SHEET: 1 OF 8

A1.1

1 N. C.
1305 COLUMBIA ST.
SUITE 700
SAN DIEGO, CA 92101
TEL: 619.594.9000
FAX: 619.594.0889

APPLICANT:

MARCH & ASH

2835 CAMINO DEL RIO SOUTH
SUITE 220
SAN DIEGO, CA 92108

PROJECT:

**CUP 18-07
AMENDMENT**

APN: 044-701-013
2433 MARSHALL ROAD, SUITE 1
IMPERIAL, CA 92251

REVISION	ITEM	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

THIS SET	ISSUE DATE
☐ SCHEMATIC _____	
☐ DESIGN DEV. _____	
☒ PERMIT SUBMITTAL _____	12/11/2020
☐ PLAN CHECK 1 _____	
☐ PLAN CHANGE 1 _____	
☐ CONSTRUCTION _____	
☐ AS-BUILT _____	

SHEET TITLE / CONTENTS

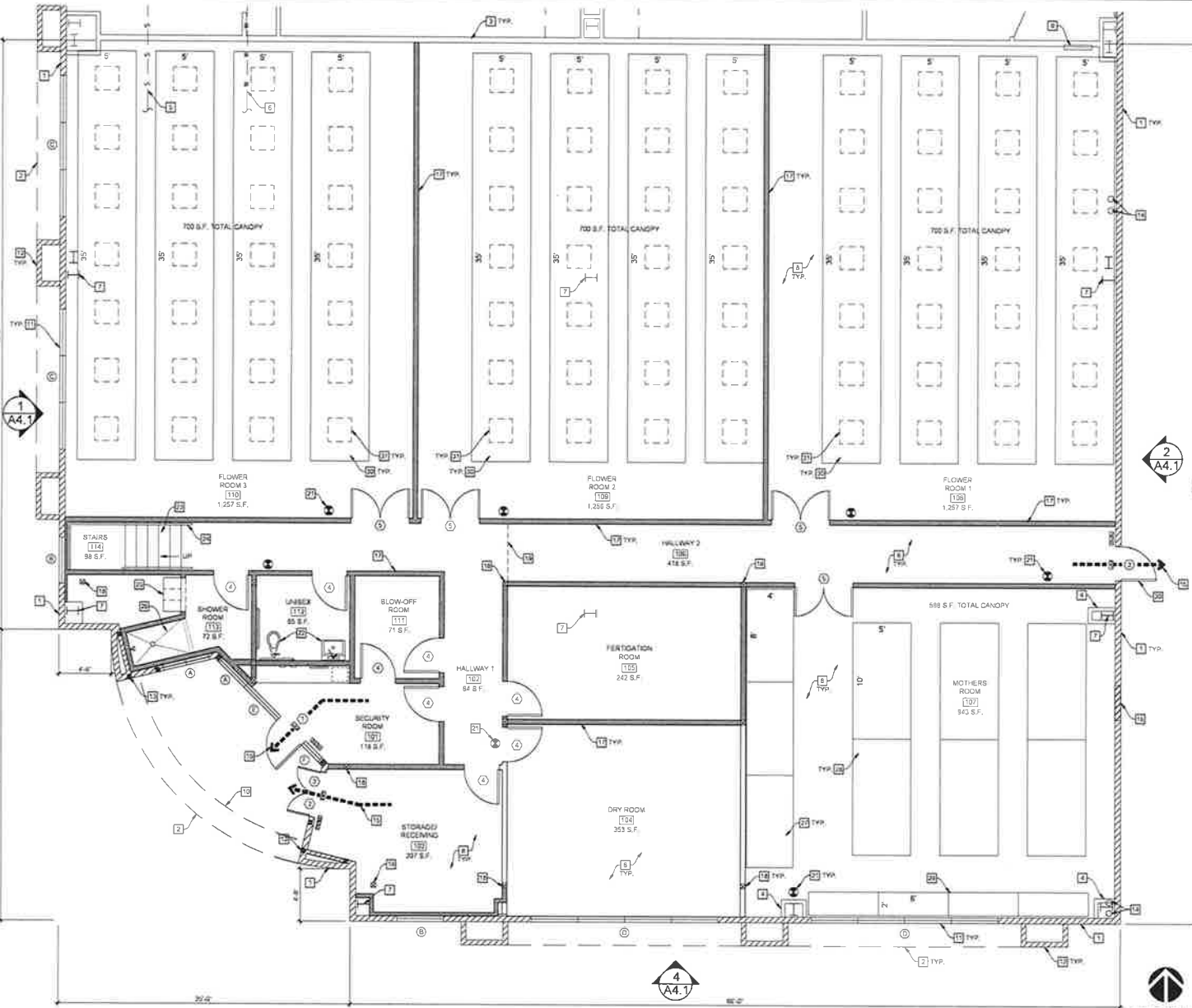
**EXISTING 1ST
FLOOR PLAN
& MEZZANINE,
LEGEND &
KEYNOTES**

TRH PROJECT#: 349-20
SCALE: AS NOTED
DRAWN BY: TRH
DATE DRAWN: 10/21/2020
CHECKED BY: KDS

SHEET: 2 OF 5

A2.0

PROPOSED FIRST FLOOR PLAN



KEYNOTES

- 1 EXISTING EXTERIOR STUCCO WALL TO REMAIN
- 2 EXISTING EXTERIOR ROOF OVERHANG ABOVE TO REMAIN
- 3 EXISTING INTERIOR FULL HEIGHT DEMISING WALL TO REMAIN
- 4 EXISTING INTERIOR WALL TO REMAIN
- 5 EXISTING BEWER LINE PER PLUMBING PLANS
- 6 EXISTING WATER LINE PER PLUMBING PLANS
- 7 EXISTING INTERIOR STRUCTURAL STEEL COLUMN TO REMAIN
- 8 EXISTING INTERIOR CONCRETE FLOOR TO REMAIN
- 9 EXISTING ELECTRICAL PANEL - V.I.F.
- 10 EXISTING SOFFIT LINE ABOVE
- 11 EXISTING EXTERIOR STOREFRONT WINDOW
- 12 EXISTING NON-STRUCTURAL DECORATIVE COLUMN
- 13 EXISTING STRUCTURAL WOOD COLUMN TO REMAIN - V.I.F.
- 14 EXISTING ROOF DRAINS FROM ROOF ABOVE - V.I.F.
- 15 PROPOSED ACCESSIBLE PATH OF TRAVEL
- 16 PROPOSED NEW EXTERIOR WALL TO MATCH EXISTING
- 17 PROPOSED NEW INTERIOR WALL PER LEGEND
- 18 PROPOSED INTERIOR WOOD COLUMN FOR NEW MEZZANINE ABOVE
- 19 PROPOSED NEW MEZZANINE LINE ABOVE
- 20 PROPOSED EMERGENCY EXIT DOOR ONLY
- 21 PROPOSED NEW FIRE EXTINGUISHER CFC 806 & COR. TITLE 19
- 22 PROPOSED ACCESSIBLE FIXTURES PER STATE OF CA TITLE 24 & ADA
- 23 PROPOSED INTERIOR WOOD STAIRS TO MEZZANINE
- 24 PROPOSED INTERIOR METAL RAILING
- 25 PROPOSED LOCKERS
- 26 PROPOSED ACCESSIBLE SHOWER
- 27 PROPOSED RACKS WITH TRAYS - DOUBLE STACK
- 28 PROPOSED TRAYS FOR MOTHERS ON TABLES
- 29 PROPOSED RACKS FOR CLOVES IN TRAYS - DOUBLE STACK
- 30 PROPOSED TRAYS FOR FLOWERS ON TABLES
- 31 PROPOSED GROW LIGHTS ABOVE TABLES

FLOOR PLAN LEGEND

- EXISTING EXTERIOR STUCCO WALL TO REMAIN
- PROPOSED EXTERIOR WALL TO MATCH EXISTING
- EXISTING FULL HEIGHT INTERIOR WALL TO REMAIN
- PROPOSED INTERIOR WALL
- DIMENSION TO FACE OF STUD. COLUMN OR WALL
- ACCESSIBLE PATH OF TRAVEL PER TITLE 24 & ADA
- NEW FIRE EXTINGUISHER PER CFC 806 & COR. TITLE 19
- ROOM NUMBER
- KEYNOTE SYMBOL
- DOOR SYMBOL PER DOOR SCHEDULE
- WINDOW SYMBOL PER WINDOW SCHEDULE
- NEW EXIT SIGN (U.F.C. ARTICLE 10 DIV. 18 & CSC 1013)
- NEW TACTILE EXIT SIGN WITH WORDS "EXIT ROUTE" (PER CSC 1013.4)
- EXTERIOR ELEVATION DETAIL NUMBER
- EXTERIOR ELEVATION SHEET NUMBER

G.F.A. CALCULATIONS

CONDITION	ROOM NUMBER	ROOM NAME	ROOM AREA	G.F.A.
PROPOSED	101	SECURITY ROOM	118 S.F.	118 S.F.
PROPOSED	102	HALLWAY 1	84 S.F.	84 S.F.
PROPOSED	103	STORAGE / RECEIVING	207 S.F.	207 S.F.
PROPOSED	104	DRY ROOM	353 S.F.	128 S.F.
PROPOSED	105	FERTILIZATION ROOM	242 S.F.	172 S.F.
PROPOSED	106	HALLWAY 2	418 S.F.	218 S.F.
PROPOSED	107	MOTHERS ROOM	343 S.F.	1,886 S.F.
PROPOSED	108	FLOWER ROOM 1	1,257 S.F.	2,514 S.F.
PROPOSED	109	FLOWER ROOM 2	1,256 S.F.	2,512 S.F.
PROPOSED	110	FLOWER ROOM 3	1,257 S.F.	2,514 S.F.
PROPOSED	111	BLOW OFF ROOM	71 S.F.	71 S.F.
PROPOSED	112	UNBEX	65 S.F.	65 S.F.
PROPOSED	113	SHOWER ROOM	72 S.F.	72 S.F.
PROPOSED	114	STAIRS	78 S.F.	78 S.F.
EXISTING		EXTERIOR SOFFIT		177 S.F.
TOTAL 1ST FLOOR			8,421 S.F.	11,276 S.F.

trh

1350 COLUMBIA AVE.
SUITE 200
SAN DIEGO, CA 92108
TEL: (619) 430-1000
FAX: (619) 430-1000



APPLICANT:



2835 CAMINO DEL RIO SOUTH
SUITE 220
SAN DIEGO, CA 92108

PROJECT:

**CUP 18-07
AMENDMENT**

APN: 044-701-013
2433 MARSHALL ROAD, SUITE 1
IMPERIAL, CA 92251

REVISION	ITEM	DATE
1		
2		
3		
4		
5		

THIS SET

- ☐ SCHEMATIC
- ☐ DESIGN DEV.
- ☒ PERMIT SUBMITTAL 12/1/2020
- ☐ PLAN CHECK 1
- ☐ PLAN CHANGE 1
- ☐ CONSTRUCTION
- ☐ AS-BUILT

SHEET TITLE / CONTENTS

**PROPOSED
FIRST FLOOR
PLAN, LEGEND
& KEYNOTES**

TRH PROJECT# 349-20
SCALE: AS NOTED
DRAWN BY: TRH
DATE DRAWN: 10/21/2020
CHECKED BY: KOS

SHEET 3 OF 8

A2.1

PROPOSED MEZZANINE FLOOR PLAN

KEYNOTES

- 1 EXISTING EXTERIOR STUCCO WALL TO REMAIN
- 2 EXISTING EXTERIOR ROOF OVERHAND ABOVE TO REMAIN
- 3 EXISTING INTERIOR FULL HEIGHT DEMISING WALL TO REMAIN
- 4 EXISTING INTERIOR WALL TO REMAIN
- 5 EXISTING ROOF DRAINS FROM ROOF ABOVE V.I.P.
- 6 EXISTING NON-STRUCTURAL, DECORATIVE COLUMN
- 7 EXISTING INTERIOR STRUCTURAL STEEL COLUMN TO REMAIN
- 8 EXISTING INTERIOR CONCRETE FLOOR TO REMAIN
- 9 EXISTING EXTERIOR STOREFRONT WINDOW
- 10 EXISTING GORFFIT LINE AND/OR
- 11 PROPOSED INTERIOR WOOD STAIRS TO MEZZANINE
- 12 PROPOSED INTERIOR METAL RAILING
- 13 PROPOSED NEW FIRE EXTINGUISHER PER CFC 906 & CCR, TITLE 19
- 14 PROPOSED MEZZANINE FLOOR - VCT OR TILE
- 15 PROPOSED ACCESSIBLE PATH OF TRAVEL
- 16 PROPOSED NEW INTERIOR WALL BELOW ON FIRST FLOOR
- 17 PROPOSED NEW INTERIOR WALL PER LEGEND

trh

I N C.

1350 COLUMBIA AVE.
SUITE 100
SAN DIEGO, CA 92101
TEL: (619) 551-0000
FAX: (619) 551-0000



APPLICANT:



2835 CAMINO DEL RIO SOUTH
SUITE 220
SAN DIEGO, CA 92108

PROJECT:

**CUP 18-07
AMENDMENT**

APN: 044-701-013
2433 MARSHALL ROAD, SUITE 1
IMPERIAL, CA 92251

REVISION ITEM DATE

1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

THIS SET ISSUE DATE:

- ☐ SCHEMATIC
- ☐ DESIGN DEV.
- ☒ PERMIT SUBMITTAL 12/1/2020
- ☐ PLAN CHECK 1
- ☐ PLAN CHANGE 1
- ☐ CONSTRUCTION
- ☐ AS-BUILT

MEZZANINE LEGEND

- EXISTING EXTERIOR STUCCO WALL TO REMAIN
- EXISTING FULL HEIGHT INTERIOR WALL TO REMAIN
- PROPOSED INTERIOR WALL
- DIVISION TO FACE OF STUD COLUMN OR WALL
- ACCESSIBLE PATH OF TRAVEL PER TITLE 24 & ADA
- NEW FIRE EXTINGUISHER PER CFC 906 & CCR, TITLE 19
- ROOM NUMBER
- KEY NOTE SYMBOL
- DOOR SYMBOL PER DOOR SCHEDULE
- WINDOW SYMBOL PER WINDOW SCHEDULE
- NEW ORT SIGN (S.F.C. ARTICLE 18.09.01 & CFC 102)
- EXTERIOR ELEVATION DETAIL NUMBER
- EXTERIOR ELEVATION SHEET NUMBER

G.F.A. CALCULATIONS

CONDITION	ROOM NUMBER	ROOM NAME	ROOM AREA	G.F.A.
PROPOSED	201	HALLWAY 3	222 S.F.	222 S.F.
PROPOSED	202	STORAGE ROOM	213 S.F.	213 S.F.
PROPOSED	203	HALLWAY 4	53 S.F.	53 S.F.
PROPOSED	204	CLARE ROOM	207 S.F.	207 S.F.
PROPOSED	205	TRIM ROOM	605 S.F.	605 S.F.
PROPOSED NEW MEZZANINE FLOOR				
				1,300 S.F.
				1,302 S.F.

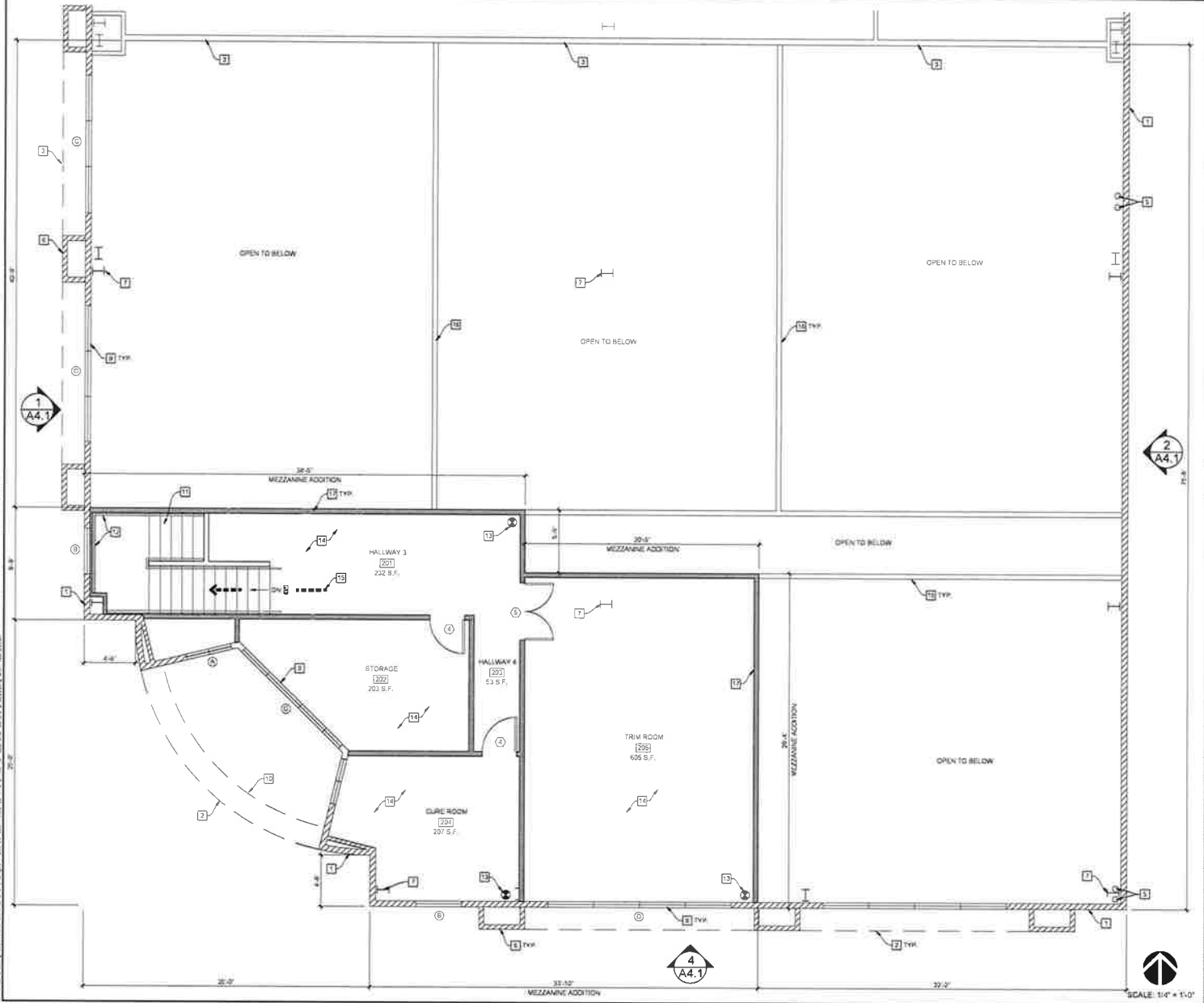
PROPOSED MEZZANINE FLOOR PLAN, LEGEND & KEYNOTES

TRH PROJECT: 349-20
SCALE: AS NOTED
DRAWN BY: TRH
DATE DRAWN: 10/21/2020
CHECKED BY: KDS

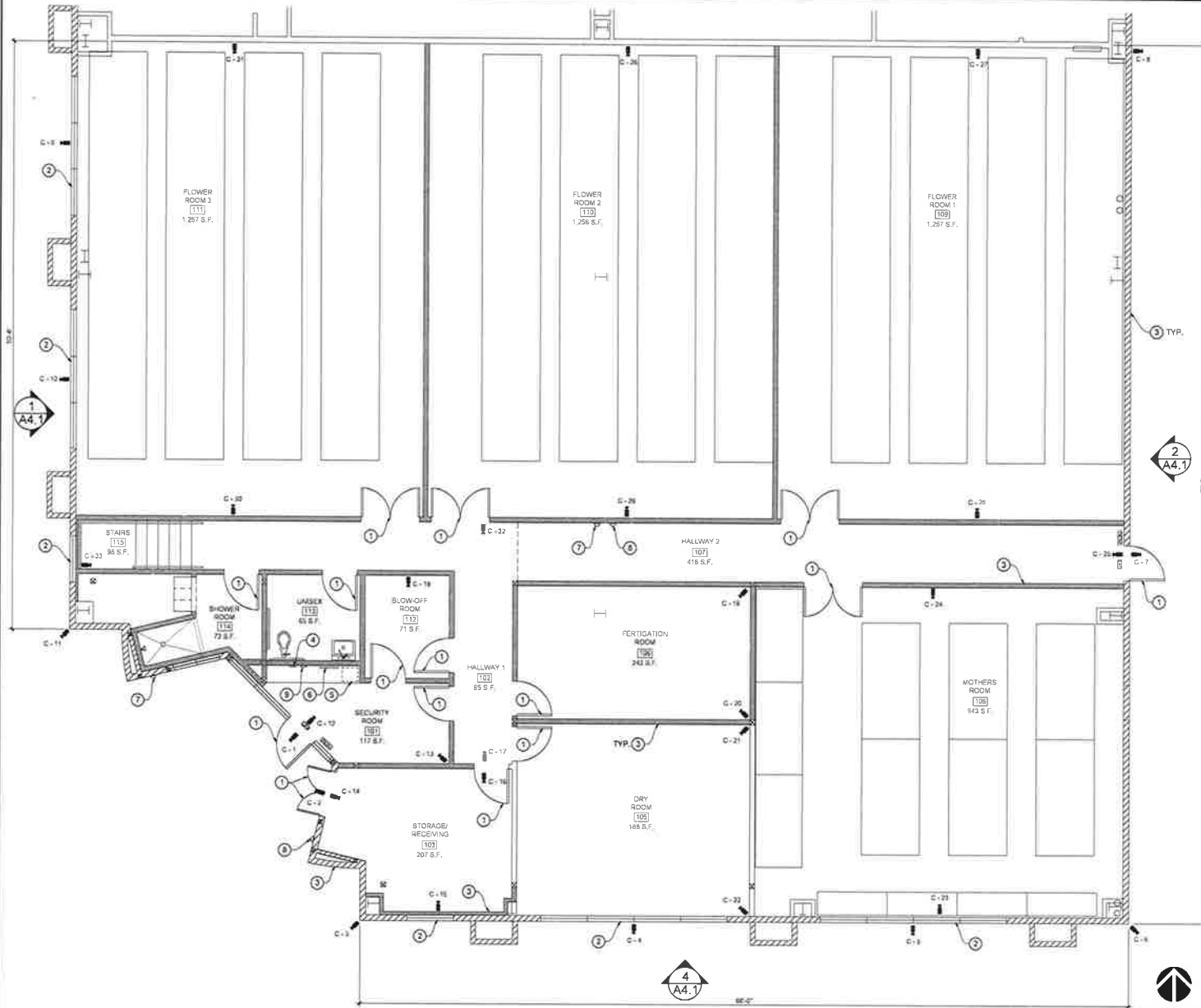
SHEET 4 OF 8

A2.2

All notes, drawings, specifications, and other information related to this project shall be subject to the terms and conditions of the contract. The user of this drawing is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this drawing is also responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this drawing is also responsible for obtaining all necessary permits and approvals from the appropriate authorities.



FIRST FLOOR SECURITY PLAN



SECURITY KEYNOTES

- ACCESS CONTROLLED EXTERIOR & INTERIOR DOOR
- EXISTING STOREFRONT WINDOW WITH REINFORCED FILM
- BUILDING WALLS PER SECURITY LEGEND THIS SHEET
- CENTRALLY MONITORED BURGLAR ALARM SYSTEM LOCATION
- DIGITAL VIDEO RECORDER LOCATION IN LOCKED CABINET
- DIGITAL CAMERA MONITORING LOCATION
- AUDIBLE BURGLAR ALARM LOCATION PER ALARM COMPANY
- AUDIBLE FIRE ALARM LOCATION PER FIRE DEPARTMENT
- CENTRALLY MONITORED FIRE ALARM SYSTEM LOCATION

SECURITY LEGEND

- EXISTING EXTERIOR WALL
EXISTING INTERIOR FULL HEIGHT DEMISING WALL
PROPOSED NEW FULL HEIGHT INTERIOR WALL
AVIGLON HD SECURITY CAMERAS (100% WIRELESS)
CAMERA NUMBER (TOTAL #)
EXTERIOR ELEVATION DETAIL NUMBER
EXTERIOR ELEVATION SHEET NUMBER

SECURITY NOTES

- THE LOCATION, INTERIOR, AND EXTERIOR SHALL BE MONITORED AT ALL TIMES BY WEB-BASED CLOSED TELEVISION.
- RECORDINGS SHALL BE MAINTAINED FOR A PERIOD OF NO LESS THAN 30 DAYS.
- VIDEO SURVEILLANCE WILL BE MANAGED BY A WEB-BASED CCTV SYSTEM. LIVE FEEDS AND RECORDINGS WILL BE ASSESSABLE WITH A WEB-BASED CLIENT CALLED WEBNET WAVE SYNC. CAMERAS WILL BE ANGLON HD MODELS (OR EQUAL) AND WILL RECORD WITH 1280X720 RESOLUTION AND NIGHT FILTERING, WHICH WILL BE ABLE TO CLEARLY CAPTURE ALL INDIVIDUALS AND VEHICLES ON THE PROPERTY AND IN THE FACILITY.
- ALL CAMERA PLACEMENT SHALL BE AS SHOWN ON SECURITY PLAN THIS SHEET.
- ALL SECURITY CAMERAS SHALL BE INSTALLED AND MAINTAINED IN GOOD CONDITION AND USED IN AN OBLIQUE MANNER WITH AT LEAST 30 DAYS OF DIGITALLY RECORDED DOCUMENTATION.
- THE BUSINESS SPACE SHALL BE ALARMED WITH A CENTRALLY MONITORED FIRE AND BURGLAR ALARM SYSTEM AND MONITORED BY AN ALARM COMPANY.
- ENTRANCE TO THE CULTIVATION AREA OR "SECURITY ROOM" AND ANY STORAGE AREAS SHALL BE LOCKED AT ALL TIMES AND UNDER THE CONTROL OF EMPLOYEES AND/OR SECURITY GUARDS.
- INTERIOR LIGHTING: THE PREMISES WITHIN WHICH THE CANNABIS BUSINESS IS OPERATED SHALL BE EQUIPPED WITH AND, AT ALL TIMES DURING WHICH IS OPEN TO THE PUBLIC OR ANY PORTION THEREOF, SHALL REMAIN ILLUMINATED WITH OVERHEAD LIGHTING FIXTURES OF SUFFICIENT INTENSITY TO ILLUMINATE EVERY PLACE TO WHICH MEMBERS OF THE PUBLIC OR PORTIONS THEREOF ARE PERMITTED ACCESS WITH AN ILLUMINATION OF NOT LESS THAN TWO FOOT-CANDLES AS MEASURED AT THE FLOOR LEVEL.
- EXTERIOR LIGHTING: THE EXTERIOR OF THE PREMISES UPON WHICH THE CANNABIS BUSINESS IS OPERATED SHALL BE EQUIPPED WITH AND, AT ALL TIMES BETWEEN SUNSET AND SUNRISE, SHALL REMAIN ILLUMINATED WITH FIXTURES OF SUFFICIENT INTENSITY TO ILLUMINATE EVERY PORTION OF THE PROPERTY WITH AN ILLUMINATION LEVEL OF NOT LESS THAN ONE FOOT-CANDLE AS MEASURED AT THE GROUND LEVEL, INCLUDING BUT NOT LIMITED TO: LANDSCAPED AREAS, PARKING LOTS, DRIVEWAYS, WALKWAYS, ENTRY AREAS, AND REFUSE STORAGE AREAS.
- ALL WINDOWS ON THE BUILDING THAT HOUSES THE CULTIVATION SHALL BE APPROPRIATELY SECURED AND ALL CANNABIS SECURELY STORED, AND A RELIABLE COMMERCIAL ALARM SYSTEM SHALL BE INSTALLED AND MAINTAINED.
- ALL FIRE AND BURGLAR ALARM SYSTEMS SHALL BE MONITORED BY AN ALARM COMPANY. ALL ALARM SYSTEMS SHALL BE UNDER SEPARATE PERMIT APPROVED BY THE FIRE DEPARTMENT.
- ALL DOORS AND WINDOWS ON THE BUILDING SHALL BE CONNECTED TO THE SECURITY ALARM SYSTEM.

trh

I N C.

1380 COLUMBIA BL.
SUITE 705
SAN DIEGO, CA 92101
TEL: (619) 530-1000
FAX: (619) 530-1000



APPLICANT:



2035 CAMINO DEL RIO SOUTH
SUITE 220
SAN DIEGO, CA 92108

PROJECT:

CUP 18-07
AMENDMENT

APN: 044-701-013
2433 MARSHALL ROAD, SUITE 1
IMPERIAL, CA 92251

REVISION	ITEM	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		

THIS SET

ISSUE DATE
SCHEMATIC
DESIGN DEV.
PERMIT SUBMITTAL 12/1/2020
PLAN CHECK 1
PLAN CHANGE 1
CONSTRUCTION
AS-BUILT

SHEET TITLE / CONTENTS

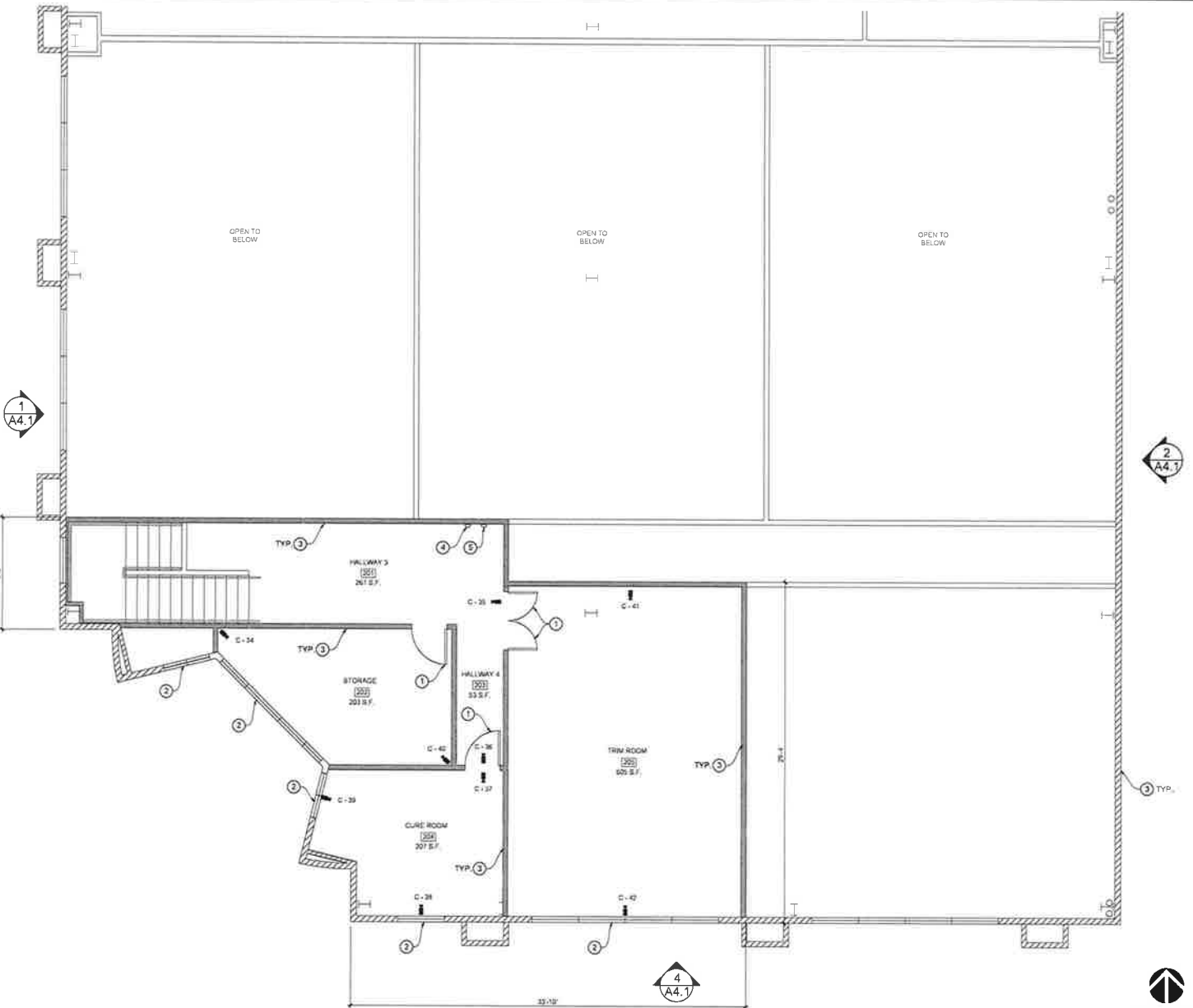
FIRST FLOOR
SECURITY
PLAN, LEGEND
& KEYNOTES

TRH PROJECT: 349-20
SCALE: AS NOTED
DRAWN BY: TRH
DATE DRAWN: 10/21/2020
CHECKED BY: KDS

SHEET: 5 OF: 8

A2.3

MEZZANINE SECURITY PLAN



SECURITY KEYNOTES

- ACCESS CONTROLLED INTERIOR DOOR
- EXISTING STOREFRONT WINDOW WITH REINFORCED FILM
- BUILDING WALLS PER SECURITY LEGEND THIS SHEET
- AUDIBLE BURGLAR ALARM LOCATION PER ALARM COMPANY
- AUDIBLE FIRE ALARM LOCATION PER FIRE DEPARTMENT

SECURITY LEGEND

- EXISTING EXTENSION WALL
 EXISTING INTERIOR FULL HEIGHT DEMISING WALL
 PROPOSED NEW FULL HEIGHT EXTERIOR WALL
 AVIGILON HD SECURITY CAMERAS (100% WIRELESS)
 CAMERA NUMBER (TOTAL 40)
 EXTERIOR ELEVATION DETAIL NUMBER
 EXTERIOR ELEVATION SHEET NUMBER

SECURITY NOTES

- THE LOCATION, INTERIOR, AND EXTERIOR SHALL BE MONITORED AT ALL TIMES BY WEB-BASED CLOSED TELEVISION.
- RECORDINGS SHALL BE MAINTAINED FOR A PERIOD OF NO LESS THAN 90 DAYS.
- VIDEO SURVEILLANCE WILL BE MANAGED BY A WEB-BASED CCTV SYSTEM. LIVE FEEDS AND RECORDINGS WILL BE ACCESSIBLE WITH A WEB-BASED CLIENT CALLED WISENET. WIRELESS CAMERAS WILL BE AVIGILON HD MODELS (OR EQUAL) AND WILL RECORD WITH 1280X720 RESOLUTION AND NIGHT FILTERING, WHICH WILL BE ABLE TO CLEARLY CAPTURE ALL INDIVIDUALS AND VEHICLES ON THE PROPERTY AND IN THE FACILITY.
- ALL CAMERA PLACEMENT SHALL BE AS SHOWN ON SECURITY PLAN THIS SHEET.
- ALL SECURITY CAMERAS SHALL BE INSTALLED AND MAINTAINED IN GOOD CONDITION AND USED IN AN ONGOING MANNER WITH AT LEAST 30 DAYS OF DIGITALLY RECORDED DOCUMENTATION.
- THE BUSINESS SPACE SHALL BE ALARMED WITH A CENTRALLY MONITORED FIRE AND BURGLAR ALARM SYSTEM, AND MONITORED BY AN ALARM COMPANY.
- ENTRANCE TO THE CULTIVATION AREA OR "SECURITY ROOM" AND ANY STORAGE AREAS SHALL BE LOCKED AT ALL TIMES AND UNDER THE CONTROL OF EMPLOYEES AND/OR SECURITY GUARDS(S).
- INTERIOR LIGHTING: THE PREMISES WITHIN WHICH THE CANNABIS BUSINESS IS OPERATED SHALL BE EQUIPPED WITH AND, AT ALL TIMES DURING WHICH IS OPEN TO THE PUBLIC OR ANY PORTION THEREOF, SHALL REMAIN ILLUMINATED WITH OVERHEAD LIGHTING FIXTURES OF SUFFICIENT INTENSITY TO ILLUMINATE EVERY PLACE TO WHICH MEMBERS OF THE PUBLIC OR PORTIONS THEREOF ARE PERMITTED ACCESS WITH AN ILLUMINATION OF NOT LESS THAN ONE FOOT-CANDIE AS MEASURED AT THE GROUND LEVEL, INCLUDING, BUT NOT LIMITED TO, LANDSCAPE AREAS, PARKING LOTS, DRIVEWAYS, WALKWAYS, ENTRY AREAS AND REFUSE STORAGE AREAS.
- EXTERIOR LIGHTING: THE EXTERIOR OF THE PREMISES UPON WHICH THE CANNABIS BUSINESS IS OPERATED SHALL BE EQUIPPED WITH AND, AT ALL TIMES BETWEEN SUNSET AND SUNRISE, SHALL REMAIN ILLUMINATED WITH FIXTURES OF SUFFICIENT INTENSITY AND NUMBER TO ILLUMINATE EVERY PORTION OF THE PROPERTY WITH AN ILLUMINATION LEVEL OF NOT LESS THAN ONE FOOT-CANDIE AS MEASURED AT THE GROUND LEVEL, INCLUDING, BUT NOT LIMITED TO, LANDSCAPE AREAS, PARKING LOTS, DRIVEWAYS, WALKWAYS, ENTRY AREAS AND REFUSE STORAGE AREAS.
- ALL WINDOWS ON THE BUILDING THAT HOUSES THE CULTIVATION SHALL BE APPROPRIATELY SECURED AND ALL CANNABIS SECURELY STORED, AND A RELIABLE COMMERCIAL ALARM SYSTEM SHALL BE INSTALLED AND MAINTAINED.
- ALL FIRE AND BURGLAR ALARM SYSTEMS SHALL BE MONITORED BY AN ALARM COMPANY. ALARM SYSTEMS SHALL BE UNDER SEPARATE PERMIT APPROVED BY THE FIRE DEPARTMENT.
- ALL DOORS AND WINDOWS ON THE BUILDING SHALL BE CONNECTED TO THE SECURITY ALARM SYSTEM.

trh

IN CA

1250 COLUMBIA ST.

SUITE 200

NEW BRIDGE CA 92111

TEL: (619) 432-0100

FAX: (619) 432-0100



APPLICANT:



2835 CAMINO DEL RIO SOUTH
 SUITE 220
 SAN DIEGO, CA 92108

PROJECT:

CUP 18-07
 AMENDMENT

APN: 044-701-013
 2433 MARSHALL ROAD, SUITE 1
 IMPERIAL, CA 92251

REVISION	ITEM	DATE
1		
2		
3		
4		
5		

THIS SET

ISSUE DATE
SCHEMATIC
DESIGN DEV.
PERMIT SUBMITTAL
12/11/2020
PLAN CHECK 1
PLAN CHANGE 1
CONSTRUCTION
AS-BUILT

SHEET TITLE / CONTENTS

MEZZANINE
 SECURITY
 PLAN, LEGEND
 & KEYNOTES

TRH PROJECT: 348-20

SCALE: AS NOTED

DRAWN BY: TRH

DATE DRAWN: 10/21/2020

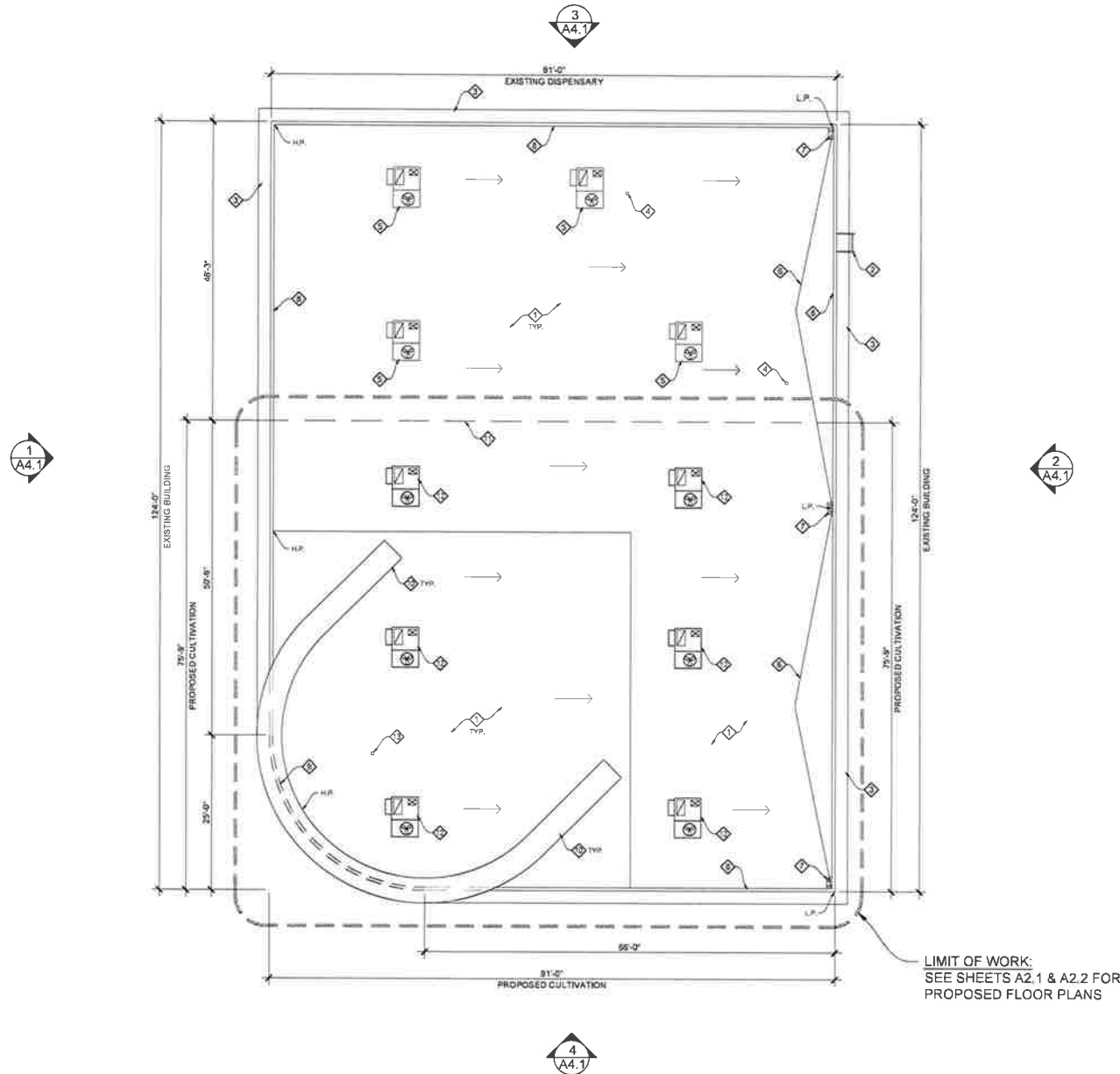
CHECKED BY: KDS

SHEET: 6 OF 8

A2.4

ALL DESIGN, ENGINEERING, AND ARCHITECTURAL SERVICES PROVIDED BY TRH ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. TRH DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. TRH SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. TRH SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. TRH SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.

EXISTING ROOF PLAN



ROOF KEYNOTES

- EXISTING CLASS A ROOF TO REMAIN - REPAIR IF DAMAGED
- EXISTING EXTERIOR WALL MOUNT ROOF LADDER
- EXISTING ROOF TOP DOWN CLADDING
- EXISTING ROOF VENTS FROM PLUMBING FIXTURES BELOW
- EXISTING ROOF TOP UNITS WITH CHARCOAL FILTERS
- EXISTING ROOF CRICKET LINE FOR DRAINAGE
- EXISTING COMMERCIAL GRADE ROOF DRAIN AND OVERFLOW
- EXISTING 30" HIGH PARAPET WALL
- EXISTING SHORT CIRCULAR ROOF WALL
- EXISTING ROOF CIRCULAR WALL CAP
- EXISTING FULL HEIGHT DESIGN WALL BELOW
- PROPOSED ROOF TOP UNITS WITH CHARCOAL FILTERS
- PROPOSED ROOF VENTS FROM NEW PLUMBING FIXTURES BELOW

trh
I N C.

1350 COLUMBIA ST.
SUITE 101
SAN DIEGO, CA 92101
TEL: (619) 530-1088
FAX: (619) 530-1089



APPLICANT:



2835 EXAMINO DEL RIO SOUTH
SUITE 220
SAN DIEGO, CA 92108

ROOF PLAN LEGEND

- DIMENSION TO FACE OF STUD. COLUMN OR WALL
- ROOF KEYNOTE SYMBOL
- H.P. HIGH POINT
- L.P. LOW POINT
- DIRECTION OF ROOF SLOPE
- EXTENSION ELEVATION DETAIL NUMBER
- EXTENSION ELEVATION SHEET NUMBER

CUP 18-07 AMENDMENT

APN: 044-701-013
2433 MARSHALL ROAD, SUITE 1
IMPERIAL, CA 92251

REVISION	ITEM	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

THIS SET ISSUE DATE

- ☐ SCHEMATIC
- ☐ DESIGN DEV.
- ☒ PERMIT SUBMITTAL 12/1/2020
- ☐ PLAN CHECK 1
- ☐ PLAN CHANGE 1
- ☐ CONSTRUCTION
- ☐ AS-BUILT

SHEET TITLE: CONTENTS

EXISTING ROOF PLAN, LEGEND & KEYNOTES

TRH PROJECT: 348-20
SCALE: AS NOTED
DRAWN BY: TRH
DATE DRAWN: 10/21/2020
CHECKED BY: KDS

SHEET 7 OF 8

A2.5

[illegible]

1

- ①9 EXISTING EXTERIOR NATURAL GRADE

EAST EXTERIOR ELEVATION



(2)

SOUTH EXTERIOR ELEVATION



4



3

- ## A4.1

RESOLUTION PC2021-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL APPROVING AN AMMENDMENT OF CONDITIONAL USE PERMIT 18-07 FOR THE OPERATION OF A MEDICAL AND ADULT USE CANNABIS CULTIVATION FACILITY AT 2433 MARSHAL ROAD; IMPERIAL, CA 92251

WHEREAS, Blake Marchand submitted an Amendment of Conditional Use Permit application to allow for a Medical and Adult Use Cannabis Cultivation Facility at 2433 Marshall Road; and

WHEREAS, a duly notified public hearing was held by the Planning Commission on August 25, 2021; and

WHEREAS, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written comment received, the Planning Commission considered all facts relating to the request for a Conditional Use Permit.

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Imperial as follows:

- A) That the foregoing recitations are true and correct; and
- B) The project has been reviewed in accordance with the requirements set forth by the City of Imperial for implementation of the California Environmental Quality Act; and
- C) There are no sensitive resources located within the area of the project or adjacent to the area of the project so as to be significantly impacted by the project; and
- D) That based on the evidence presented at the public hearing, the Planning Commission hereby determines that the project is Categorically Exempt under Section 15301 of the California Environmental Quality Act; and
- E) That the Medical and Adult Use Cannabis Cultivation is consistent with those uses allowed in the C-2 (Commercial General) Zone.
- F) That based on the evidence presented at the public hearing, the Planning Commission hereby **APPROVES** the Amendment of Conditional Use Permit CUP 18-07 to allow for the operation of a Medical and Adult Use Cannabis

Cultivation Facility, subject to the conditions of approval outlined in the Conditions of Approval and based on the following findings:

1. That the proposed location, size, design, and operating characteristics of the proposed use is in accord with the Title and Purpose of this Ordinance, the Purpose of the zone in which the site is located, the Imperial General Plan, and the development policies and standard of the City.
2. That the location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources with consideration given to those items listed in Section 24.19.340.B of the Imperial Zoning Ordinance.
3. That the proposed location, size, design, and operating characteristics of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
4. That the proposed Conditional Use will comply with each of the applicable provisions of the Zoning Ordinance, except for an approved Variance.

PASSED, ADOPTED AND APPROVED by the Planning Commission of the City of Imperial, this 25th day of August 2021.

Planning Commission Chairman

ATTEST:

Planning Secretary