PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE **AGENDA DATE: October 15, 2020**

FROM: PLANNING & DEVELOPMENT SERVICES **AGENDA TIME 1:30 PM/ No. 1**

PROJECT TYPE: Conditional Use Permit #19-0024 Winterhaven Drive, LLC SUPERVISOR DISTRICT #1

LOCATION: 2115 Winterhaven Dr. APN: 056-284-020-000

Winterhaven, CA 92283 PARCEL SIZE: +/- 0.38 Acres

GENERAL PLAN (existing) General Commercial per Winterhaven Urban Area Plan GENERAL PLAN (proposed) N/A

ZONE (existing) C-2 (General Commercial) ZONE (proposed) N/A

GENERAL PLAN FINDINGS ☒ CONSISTENT ☐ INCONSISTENT ☐ MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 10/15/2020

INITIAL STUDY: 19-0028

☐ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	☒ NONE	☐ ATTACHED
AG	☐ NONE	☒ ATTACHED
APCD	☐ NONE	☒ ATTACHED
E.H.S.	☐ NONE	☒ ATTACHED
FIRE / OES	☐ NONE	☒ ATTACHED
SHERIFF.	☐ NONE	☒ ATTACHED
OTHER	Yuma County, IID, Fort Yuma Quechan Indian Tribe	

REQUESTED ACTION:

(See Attached)

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☐ **NEGATIVE DECLARATION**
☐ **MITIGATED NEGATIVE DECLARATION**

Initial Study & Environmental Analysis
For:

Conditional Use Permit #19-0024
Initial Study #19-0028
Winterhaven Drive, LLC

Prepared By:

COUNTY OF IMPERIAL
Planning & Development Services Department
801 Main Street
El Centro, CA 92243
(442) 265-1736
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October 2020

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SECTION 1
INTRODUCTION

A. PURPOSE

This document is a ☐ policy-level, ☒ project level Initial Study for evaluation of potential environmental impacts resulting with the proposed Conditional Use Permit #19-0024 (Refer to Exhibit "A" & "B"). For purposes of this document, the Conditional Use Permit will be called the "proposed project".

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REQUIREMENTS AND THE IMPERIAL COUNTY'S GUIDELINES FOR IMPLEMENTING CEQA

As defined by Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines and Section 7 of the County's "CEQA Regulations Guidelines for the Implementation of CEQA, as amended", an **Initial Study** is prepared primarily to provide the Lead Agency with information to use as the basis for determining whether an Environmental Impact Report (EIR), Negative Declaration, or Mitigated Negative Declaration would be appropriate for providing the necessary environmental documentation and clearance for any proposed project.

☐ According to Section 15065, an **EIR** is deemed appropriate for a particular proposal if the following conditions occur:

- The proposal has the potential to substantially degrade quality of the environment.
- The proposal has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The proposal has possible environmental effects that are individually limited but cumulatively considerable.
- The proposal could cause direct or indirect adverse effects on human beings.

☐ According to Section 15070(a), a **Negative Declaration** is deemed appropriate if the proposal would not result in any significant effect on the environment.

☐ According to Section 15070(b), a **Mitigated Negative Declaration** is deemed appropriate if it is determined that though a proposal could result in a significant effect, mitigation measures are available to reduce these significant effects to insignificant levels.

This Initial Study has determined that the proposed applications will not result in any potentially significant environmental impacts and therefore, a Negative Declaration is deemed as the appropriate document to provide necessary environmental evaluations and clearance as identified hereinafter.

This Initial Study and Mitigated Negative Declaration are prepared in conformance with the California Environmental Quality Act of 1970, as amended (Public Resources Code, Section 21000 et. seq.); Section 15070 of the State & County of Imperial's Guidelines for Implementation of the California Environmental Quality Act of 1970, as amended (California Code of Regulations, Title 14, Chapter 3, Section 15000, et. seq.); applicable requirements of the County of Imperial; and the regulations, requirements, and procedures of any other responsible public agency or an agency with jurisdiction by law.

Pursuant to the County of Imperial Guidelines for Implementing CEQA, depending on the project scope, the County of Imperial Board of Supervisors, Planning Commission and/or Planning Director is designated the Lead Agency,

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in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the principal responsibility for approving the necessary environmental clearances and analyses for any project in the County.

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

This Initial Study and Mitigated Negative Declaration are informational documents which are intended to inform County of Imperial decision makers, other responsible or interested agencies, and the general public of potential environmental effects of the proposed applications. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts. While CEQA requires that consideration be given to avoiding environmental damage, the Lead Agency and other responsible public agencies must balance adverse environmental effects against other public objectives, including economic and social goals.

The Initial Study and Mitigated Negative Declaration, prepared for the project will be circulated for a period of 20 days (*30-days if submitted to the State Clearinghouse for a project of area-wide significance*) for public and agency review and comments. At the conclusion, if comments are received, the County Planning & Development Services Department will prepare a document entitled "Responses to Comments" which will be forwarded to any commenting entity and be made part of the record within 10-days of any project consideration.

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

This Initial Study is organized to facilitate a basic understanding of the existing setting and environmental implications of the proposed applications.

SECTION 1

I. INTRODUCTION presents an introduction to the entire report. This section discusses the environmental process, scope of environmental review, and incorporation by reference documents.

SECTION 2

II. ENVIRONMENTAL CHECKLIST FORM contains the County's Environmental Checklist Form. The checklist form presents results of the environmental evaluation for the proposed applications and those issue areas that would have either a significant impact, potentially significant impact, or no impact.

PROJECT SUMMARY, LOCATION AND EVIRONMENTAL SETTINGS describes the proposed project entitlements and required applications. A description of discretionary approvals and permits required for project implementation is also included. It also identifies the location of the project and a general description of the surrounding environmental settings.

ENVIRONMENTAL ANALYSIS evaluates each response provided in the environmental checklist form. Each response checked in the checklist form is discussed and supported with sufficient data and analysis as necessary. As appropriate, each response discussion describes and identifies specific impacts anticipated with project implementation.

SECTION 3

III. MANDATORY FINDINGS presents Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

IV. PERSONS AND ORGANIZATIONS CONSULTED identifies those persons consulted and involved in

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preparation of this Initial Study and Negative Declaration.

V. REFERENCES lists bibliographical materials used in preparation of this document.

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP) (IF ANY)

E. SCOPE OF ENVIRONMENTAL ANALYSIS

For evaluation of environmental impacts, each question from the Environmental Checklist Form is summarized and responses are provided according to the analysis undertaken as part of the Initial Study. Impacts and effects will be evaluated and quantified, when appropriate. To each question, there are four possible responses, including:

1. **No Impact:** A "No Impact" response is adequately supported if the impact simply does not apply to the proposed applications.

2. **Less Than Significant Impact:** The proposed applications will have the potential to impact the environment. These impacts, however, will be less than significant; no additional analysis is required.

3. **Less Than Significant With Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact".

4. **Potentially Significant Impact:** The proposed applications could have impacts that are considered significant. Additional analyses and possibly an EIR could be required to identify mitigation measures that could reduce these impacts to less than significant levels.

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

This Initial Study and Mitigated Negative Declaration will be conducted under a ☐ policy-level, ☒ project level analysis. Regarding mitigation measures, it is not the intent of this document to "overlap" or restate conditions of approval that are commonly established for future known projects or the proposed applications. Additionally, those other standard requirements and regulations that any development must comply with, that are outside the County's jurisdiction, are also not considered mitigation measures and therefore, will not be identified in this document.

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

Information, findings, and conclusions contained in this document are based on incorporation by reference of tiered documentation, which are discussed in the following section.

1. Tiered Documents

As permitted in Section 15152(a) of the CEQA Guidelines, information and discussions from other documents can be included into this document. Tiering is defined as follows:

"Tiering refers to using the analysis of general matters contained in a broader EIR (such as the one prepared

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for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project."

Tiering also allows this document to comply with Section 15152(b) of the CEQA Guidelines, which discourages redundant analyses, as follows:

"Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including the general plans, zoning changes, and development projects. This approach can eliminate repetitive discussion of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration."

Further, Section 15152(d) of the CEQA Guidelines states:

"Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to effects which:

(1) Were not examined as significant effects on the environment in the prior EIR; or

(2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means."

2. Incorporation By Reference

Incorporation by reference is a procedure for reducing the size of EIRs/MND and is most appropriate for including long, descriptive, or technical materials that provide general background information, but do not contribute directly to the specific analysis of the project itself. This procedure is particularly useful when an EIR or Negative Declaration relies on a broadly-drafted EIR for its evaluation of cumulative impacts of related projects (*Las Virgenes Homeowners Federation v. County of Los Angeles* [1986, 177 Ca.3d 300]). If an EIR or Negative Declaration relies on information from a supporting study that is available to the public, the EIR or Negative Declaration cannot be deemed unsupported by evidence or analysis (*San Francisco Ecology Center v. City and County of San Francisco* [1975, 48 Ca.3d 584, 595]). This document incorporates by reference appropriate information from the "Final Environmental Impact Report and Environmental Assessment for the "County of Imperial General Plan EIR" prepared by Brian F. Mooney Associates in 1993 and updates.

When an EIR or Negative Declaration incorporates a document by reference, the incorporation must comply with Section 15150 of the CEQA Guidelines as follows:

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR and updates are available, along with this document, at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.

- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). These documents are available at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.

- These documents must summarize the portion of the document being incorporated by reference or briefly

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describe information that cannot be summarized. Furthermore, these documents must describe the relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.

- These documents must include the State identification number of the incorporated documents (CEQA Guidelines Section 15150[d]). The State Clearinghouse Number for the County of Imperial General Plan EIR is SCH #93011023.

- The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150[f]). This has been previously discussed in this document.

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II. *Environmental Checklist*

1. **Project Title**: Conditional Use Permit (CUP) #19-0024 Winterhaven Drive LLC
2. **Lead Agency**: Imperial County Planning & Development Services Department
3. **Contact person and phone number**: Mariela Moran, Planner II, (442)265-1736
4. **Address**: 801 Main Street, El Centro CA, 92243
5. **E-mail**: marielamoran@co.imperial.ca.us
6. **Project location**: The proposed project site is at 2115 Winterhaven Dr., Winterhaven CA and it is located on a single parcel (Assessor's Parcel Number [APN] 056-284-020-000).
7. **Project sponsor's name and address**: Winterhaven Drive, LLC,

   1336 Granite Hills Dr.,

   El Cajon, CA 92019
8. **General Plan designation**: General Commercial per Winterhaven
9. **Zoning**: C-2 (Medium Commercial)
10. **Description of project**: The project consist of a cannabis dispensary with delivery services. The proposed dispensary area consist of a large display counter where multiple cannabis specialist will be able to provide customers with detailed product offerings and descriptions of the various cannabis products that Winterhaven Drive LLC will have to offer. The main dispensary area also features a Grab and Go counters where customers can quickly pick up an order that was placed in advance. All customers must pass the screening process and will be required to show identification and/or medical recommendations before entering the premises.

11. **Surrounding land uses and setting**: The Project site is located within the Winterhaven Community Area Plan, the parcel is surrounded by a commercial building to the East, a residence to the West, Winterhaven Dr. to the North, and to the South "D" Street and across, residences.

12. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.): Imperial County Air Pollution Control District (ICAPCD), Imperial County Agricultural Commissioner (ICAC), Imperial County Environmental Health Services (EHS) Environmental Evaluation Committee (EEC), Imperial County Planning Commission (PC).

13. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentially, etc.?

The AB 52 Notice of Opportunity to consult on the proposed project letter was mailed via certified mail on June 26, 2020 to President Jordan D. Joaquin, from the Quechan Indian Tribe. On July 2, 2020, we received an email from Historic Preservation Officer for the Yuma Quechan Tribe informing that they did not have comments on this project.

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐	Aesthetics	☐	Agriculture and Forestry Resources	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Energy
☐	Geology /Soils	☐	Greenhouse Gas Emissions	☐	Hazards & Hazardous Materials
☐	Hydrology / Water Quality	☐	Land Use / Planning	☐	Mineral Resources
☐	Noise	☐	Population / Housing	☐	Public Services
☐	Recreation	☐	Transportation	☐	Tribal Cultural Resources
☐	Utilities/Service Systems	☐	Wildfire	☐	Mandatory Findings of Significance

ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

After Review of the Initial Study, the Environmental Evaluation Committee has:

☒ Found that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ Found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ Found that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ Found that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Found that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE DE MINIMIS IMPACT FINDING: ☒ Yes ☐ No

EEC VOTES	YES	NO	ABSENT
PUBLIC WORKS	☐	☐	☐
ENVIRONMENTAL HEALTH SVCS	☐	☐	☐
OFFICE EMERGENCY SERVICES	☐	☐	☐
APCD	☐	☐	☐
AG	☐	☐	☐
SHERIFF DEPARTMENT	☐	☐	☐
ICPDS	☐	☐	☐

for

Jim Minnick, Director of Planning/EEC Chairman

Date: 10-15-2020

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PROJECT SUMMARY

A. **Project Location**: The project is located at 2115 Winterhaven Dr., Winterhaven CA.

B. **Project Summary**: The project consist of a cannabis dispensary for Adult and Medicinal use with delivery services.

C. **Environmental Setting**: The Project site is located within the Winterhaven Community Area Plan, the parcel is surrounded by a commercial building to the East, a residence to the West, Winterhaven Dr. to the North, and to the South "D" Street and across, residences.

D. **Analysis**: Under the Land Use of the Imperial County General Plan the project site is designated as "General Commercial" per the Winterhaven Community Area Plan. The parcel is classified as C-2 (Medium Commercial) under the Imperial County Land Use Ordinance and the project could be permitted in a C-2 zone with an approved Conditional Use Permit and provided is in compliance with Division 4 Chapter 6 of Title 9 Land Use Ordinance and Title 14 of the Imperial County Codified Ordinance.

E. **General Plan Consistency**: The proposed project could be found to be consistent with the General Plan as Commercial Cannabis Retail Sales require an approved Conditional Use Permit and compliance with Division 4 Chapter 6 of Title 9 Land Use Ordinance and Title 14 of the Imperial County Codified Ordinance to operate.

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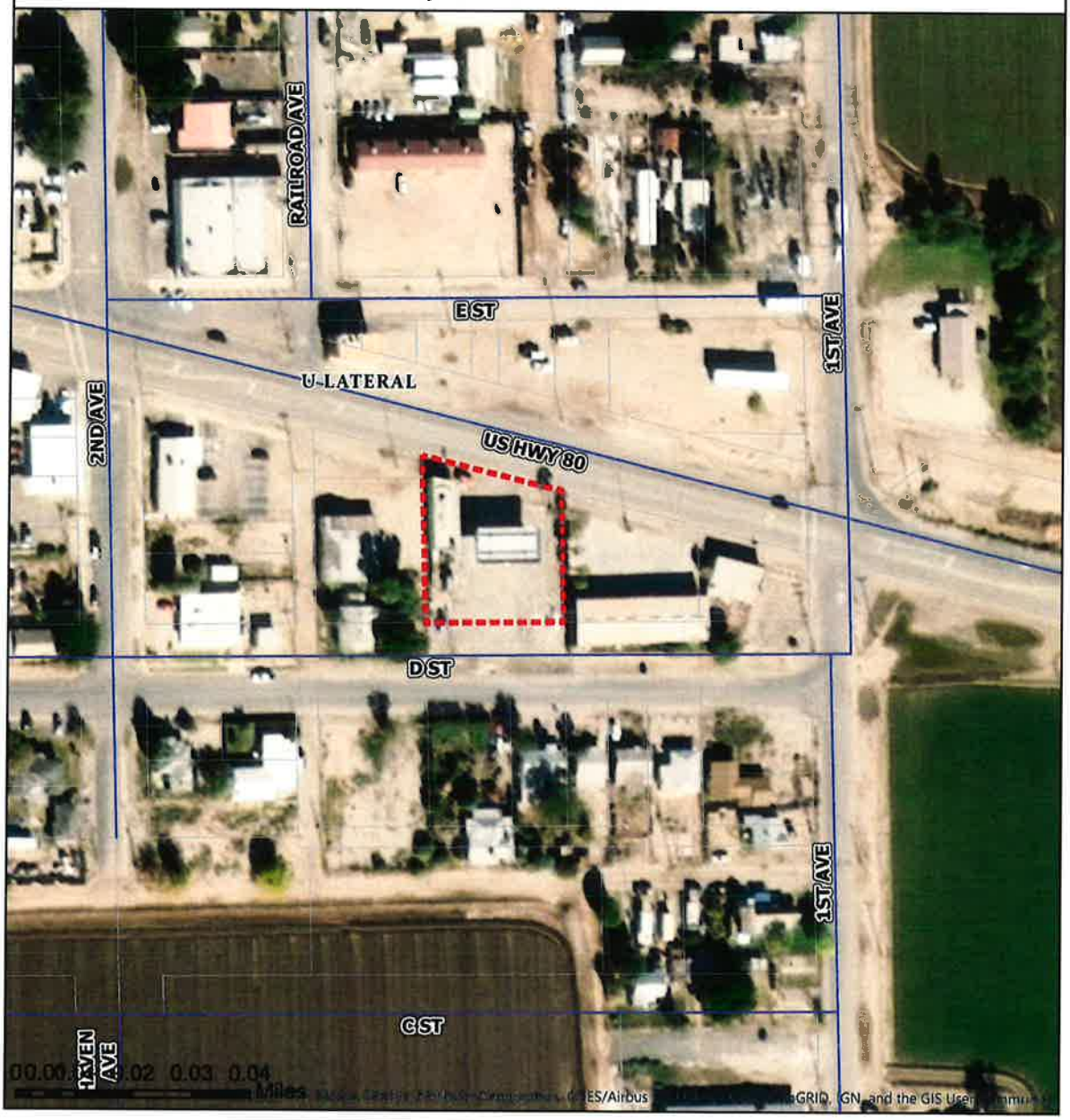
Exhibit "A"
Vicinity Map

PROJECT LOCATION MAP



WINTERHAVEN DRIVE, LLC
CONDITIONAL USE PERMIT
#19-0024
APN 056-284-020-000

PROJECT LOCATION

N

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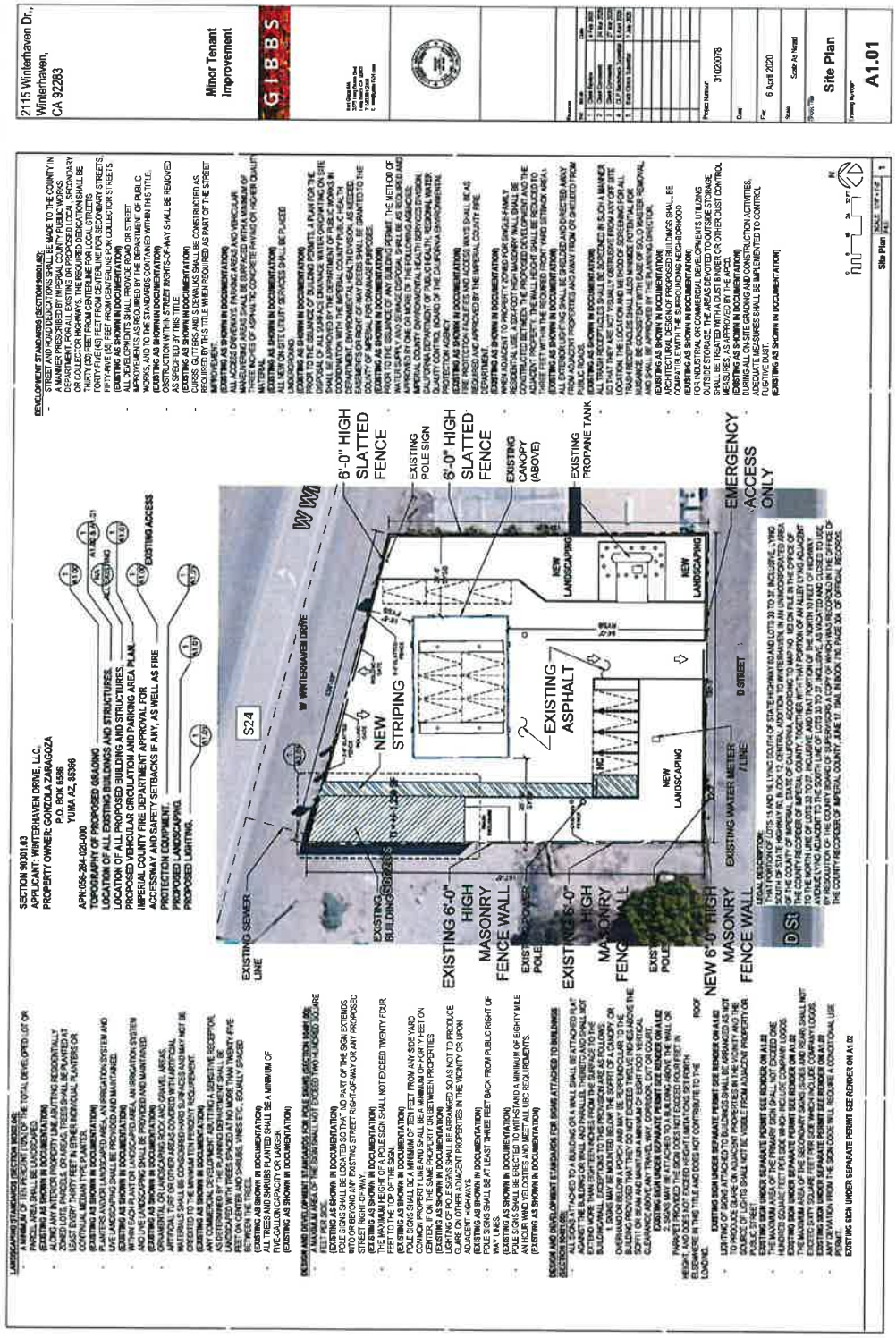
Exhibit "B"
Site Plan



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EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance

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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

I. *AESTHETICS*

Except as provided in Public Resources Code Section 21099, would the project:

a) Have a substantial adverse effect on a scenic vista or scenic highway?	☐	☐	☐	☒

a) The proposed project is located South of Winterhaven Drive. According to the Imperial County General Plan "Circulation and Scenic Highway Element"[1], the proposed project site is not within an officially designated or eligible vista or scenic highway. Therefore, the proposed Project would not have a substantial adverse effect on a scenic vista or scenic highway. No impact would occur.

Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒

b) As previously stated, the proposed project is not located near a Scenic vista or Scenic Highway and would not substantially damage scenic resources. Therefore, no impact is expected.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒

c) The proposed project is located in an urban area on a parcel with an existing building and a Tenant Improvement Building Permit will be required to accommodate the proposed project. However, the project site is not within a scenic corridor o highway, therefore, no impact would occur.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

d) The proposed project is not expected to create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. However minimal light and glare may be generated by vehicles from customers entering the facility, however, this is not expected to result in an adverse impact to the site or surrounding uses as the use will continue to be commercial. Therefore, less than significant impacts are expected.

II. *AGRICULTURE AND FOREST RESOURCES*

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. --Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

a) According to the California Department of Conservation Farmland Mapping and Monitoring Program[2], the project site's Farmland Type is designated Urban and Built-Up Land. As it is not shown on the map as Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), no impacts are expected.

b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	☒

[1] Imperial County General Plan's Circulation and Scenic Highways Element
[2] California Department of Conservation Farmland Mapping and Monitoring Program

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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

b) The proposed project would not conflict with existing zoning for agricultural use, or a Williamson Act Contract, since it is located in a commercial zone within an urban area. No impacts are expected.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒

c) The proposed project is located on an existing built-up area and will not conflict with existing zoning or cause rezoning of forest land, timberland or timberland zoned Timberland Production. Therefore, no impacts are expected.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

d) As explained under item c) above, the proposed project will not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact is expected.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

e) The implementation of the project would not result in changes to the environment which could result in the conversion of farmland to non-agricultural use since the project is not close to a site designated as Farmland so as to cause an impact or conversion from forest land to non-forest use; therefore, no impacts are expected to occur.

III. *AIR QUALITY*

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to the following determinations. Would the Project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐

a) The proposed project is not expected to conflict with or obstruct implementation of the applicable air quality plan. The permittee will be required to comply with the ICAPDC rules and regulations[3] which include an Odor Control Plan that demonstrate compliance with Title 14 of the Imperial County Code, Chapter 14.03.080 (F), such compliance is expected to bring any impacts to less than significant.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐

b) The proposed project is not expected to result in a cumulatively considerable net increase of any criteria pollutant since, as mentioned above under item a), it would be require to adhere to the Air District's rules and regulations. It is expected that compliance with ICACPD requirements would bring any impact to less than significant.

c) Expose sensitive receptors to substantial pollutants concentrations?	☐	☐	☒	☐

c) The purpose of the Odor Control Plan is to prevent nuisance from volatile organic compounds (VOC) and resultant odors related to cannabis-dispensing business operations, therefore, it is expected that compliance with APCD's rules and regulations during the commercial cannabis activities would bring impacts to less than significant.

d) Result in other emissions (such as those leading to odors	☐	☐	☒	☐

[3] Imperial County Air Pollution Control District Comment Letter dated July 8, 2020

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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
adversely affecting a substantial number of people?				

d) As mentioned above under item c), odors are related to cannabis-dispensing business operations. However, implementation of the Odor Control Plan per APCD requirements is expected to bring the project's potential impacts to less than significant levels.

IV. *BIOLOGICAL RESOURCES* *Would the project:*

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐

a) According to The Imperial County General Plan's Conservation and Open Space Element [4] Figure 1 "Sensitive Habitats Map", the proposed project site is not located within a designated sensitive habitat, nor is within an agency-designated habitat area. However the proposed project parcel is within the "Burrowing Owl Species Distribution Model" according to the Imperial County General Plan's Conservation and Open Space Element, Figure 2. Because the proposed project is currently within a disturbed land and zoned for commercial purposes, less than significant impacts are expected.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐

b) According to the Imperial County General Plan's Conservation and Open Space Element, the proposed project site is not within a sensitive or riparian habitat, or other sensitive natural community; therefore, less than significant impacts are expected.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒

c) As stated before under item a), the proposed project is not located in protected wetlands, therefore, it is not expected to cause a substantial adverse effect on federal protected wetlands through direct removal, filling, hydrological interruption, or other means. No impacts are expected.

d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐

d) The proposed project is located in a disturbed parcel zoned commercial, therefore, is not expected to interfere substantially with the movement of any residential or migratory fish or wildlife species or with established resident or migratory wildlife, corridors or impede the use of native wildlife nursery sites. Any impact is expected to be less than significant.

e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

e) The proposed project is not expected to conflict with any local policy or ordinances protecting biological resources, such as tree preservation policy or ordinance. No impacts are expected.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

[4] IC General Plan Conservation and Open Space Element Figure 1

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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

f) The proposed project is not expected to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impacts are expected.

V. *CULTURAL RESOURCES Would the project:*

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☒	☐

a) The proposed project parcel is currently disturbed and according to the Imperial County General Plan's Conservation and Open Space Element, Figure 4, the parcel is located within the "1000m buffer around Named Streams and Waterbodies"; however, the parcel is already developed and it is not expected that the project may cause a substantial adverse change in the significance of a historical resource. Additionally, an AB 52 letter was sent on June 26, 2020 to the Quechan Indian Tribe, no comments to the proposed project were received. Therefore, any impact is expected to be less than significant.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐

b) As previously stated under item a) above, the proposed project is located on disturbed land and it is not likely to cause a substantial adverse change to an archeological resource. Any impact is expected to be less than significant.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

c) As mentioned above under item a), the proposed project site is located on disturbed land, therefore it is not expected to result in the disturbance of any human remains, including those interred outside of dedicated cemeteries. Impacts are expected to be less than significant.

VI. *ENERGY Would the project:*

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐

a) Electrical service is currently provided by Imperial Irrigation District, the proposed project is not expected to result in potentially significant environment impact due to wasteful, inefficient, or unnecessary consumption of energy resource, either during construction or operation as per Sheet A4.01 Interior Elevations, the envelope, or space conditioning, lighting, electrical power distribution and water heating systems are not proposed to be altered. Additionally, per IID comment letter dated June 25, 2020, if an increase in the electrical service is required, the applicant should be advised to contact Joel Lopez, IID customer Project Development Planner, at (760) 482 -3444 or email Mr. Lopez at jflopez@iid.com to initiate the customer service application process. Any impact is expected to be less than significant.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

b) The proposed project is not expected to conflict with or obstruct a state or local plan for renewal energy or energy efficiency. No impacts are expected.

VII. *GEOLOGY AND SOILS Would the project:*

a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving:	☐	☐	☒	☐

a) The proposed project parcel has an existing commercial building that has been located in this site over the past number of years. In order to accommodate the project a Tenant Improvement

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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

Building Permit will be required. Such permit will be subject to compliance with the California Building Code (CBC), therefore, the project does not appear to directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death. Compliance with the CBC is expected to reduce any risk to a level of less than significant.

1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? ☐ ☐ ☒ ☐

1) The proposed project is located is not located within a known fault zone according to the Fault Activity Map of California (2010)[5]. Additionally, the site is already develop and the project would be subject to a Tenant Improvement Building Permit to be reviewed and approved by the Imperial County Planning Department, compliance with the County's requirements is expected to reduce impacts to less than significant.

2) Strong Seismic ground shaking? ☐ ☐ ☒ ☐

2) Ground shaking is expected to occur since the project site is located in the seismically active Imperial Valley, and, as stated above under item a), the parcel is already developed. Additionally, as stated above under item a1), the proposed project's improvements would be subject to a Building Permit. Compliance with the County's requirements is expected to bring impacts to less than significant levels.

3) Seismic-related ground failure, including liquefaction and seiche/tsunami? ☐ ☐ ☒ ☐

3) The proposed project is not located in a Tsunami inundation area per the California Tsunami Inundation Map[6], additionally, the design and subsequent construction of the proposed project improvements will be subject to the latest CBC regulations; therefore adherence to CBC would bring any seismic-related impacts such as ground failure to less than significant.

4) Landslides? ☐ ☐ ☐ ☒

4) The proposed project site topography is generally flat and according to the Imperial County General Plan Landslide Activity Map, Figure 2[7], Seismic and Public Safety Element, the project site is not located within a landslide activity area; therefore, no impacts are expected to occur related to landslide.

b) Result in substantial soil erosion or the loss of topsoil? ☐ ☐ ☐ ☒

b) The proposed project site is not located within an erosion susceptible area according to the Imperial County Seismic and Public Safety Element, Figure 3; therefore, no impacts are expected.

c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse? ☐ ☐ ☒ ☐

c) The proposed project site is already developed and it is not located within a landslide active area, additionally, the project's design and subsequent improvements construction would be subject to compliance with the CBC, such compliance would bring any impacts to less than significant.

d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property? ☐ ☐ ☒ ☐

d) The proposed project parcel is already developed, however, the proposed project's design and subsequent improvements are subject to a Building Permit to be reviewed and approved by the

[5] http://maps.conservation.ca.gov/cgs/fam/
[6] http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=tsunami
[7] http://www.icpds.com/CMS/Media/Seismic-and-Public-Safety-Element.pdf

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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

Imperial County Planning and Development Services Department; therefore, impacts related to expansive soil creating substantial direct or indirect risk to life or property are considered to be less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐

e) The proposed project site has an existing commercial building with an existing sewer system, the use will remain to be commercial; therefore, any impacts are expected to be less than significant.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

f) The proposed project site is located on disturbed land and therefore, it is not expected to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Any impacts are expected to be less than significant.

VIII. *GREENHOUSE GAS EMISSION* *Would the project:*

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

a) The construction of the improvements and the subsequent commercial cannabis operations of the proposed project may generate green house emissions; however, is not expected to generate greenhouse gas emissions that would have a significant impact. Per ICAPCD comment letter dated July 30, 2020[8], prior to the issuance of a Certificate of Occupancy, the ICAPCD will make a site visit to the facility to ensure that the project's improvements construction complies with their requirements in order to proceed with the final of the Odor Control Plan. Adherence to ICAPCD rules and regulations would bring any impacts to less than significant levels.

b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

b) As stated above under item a), the proposed project is not expected to conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. No impacts are expected.

IX. *HAZARDS AND HAZARDOUS MATERIALS* *Would the project:*

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒

a) The proposed project does not include the handing of hazardous materials and therefore, it is not expected to create a significant hazard to the public or environment involving the release of hazardous materials into the environment. No impacts are anticipated.

b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒

b) As mentioned above under item a), the proposed project does not include the handling of hazardous materials and therefore, it is not expected to create a significant hazard to the public or environment involving the release of hazardous material into the environment. No impacts are

[8] Imperial County Air Pollution Comment Letter dated July 30, 2020

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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
expected.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒

c) The proposed project is not within ¼ mile of a school and therefore, would not pose a risk to school facilities. No impact is expected.

d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

d) The proposed project is not located on a site included on a list of hazardous material sites per the Department of Toxic Substances Control (DTSC) EnviroStor Database[9]; therefore, no impact is expected.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒

e) The proposed project site is not located within two miles of a public airport or public use airport[10]; therefore, no impact is expected.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

f) The proposed project site is not expected to interfere with an adopted emergency response plan or emergency evacuation plan. No impact is expected.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

g) The proposed project site is not located in an area susceptible to wildland fires; additionally, the project will be subject to Imperial County Fire Department requirements, further discussed under section XV "Public Services". It is expected that the project's compliance with the ICFD would bring any impacts to less than significant levels.

X. *HYDROLOGY AND WATER QUALITY* ***Would the project:***

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☒

a) The proposed project site has an existing building with water and sewer line connection services provided by the Winterhaven Water District, the use of the building will continue to be commercial and it is not expected to violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. No impacts are anticipated.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒

b) The proposed project is for a commercial cannabis retail operation to be performed in an existing building and it is not expected to substantially decrease groundwater supplies or

[9] http://www.envirostor.dtsc.ca.gov/public/
[10] http://www.icpds.com/CMS/Media/Airport-Locations.pdf

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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Therefore, no impacts are expected.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐

c) The proposed project will not substantially alter the existing drainage pattern of the site or area, as the parcel is already developed and there is an existing commercial building. Applicant will be required to submit a Tenant Improvement Building Permit to the Department of Planning and Development Services for review and approval. Therefore, impacts are expected to be less than significant.

(i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐

(i) As mentioned under above under item b) in Geology & Soils, the project is not located within an erosion susceptible area, additionally as mentioned above under item c), the project would be subject to a Tenant Improvement Building Permit review and approval. Therefore, any impacts are expected to be less than significant.

(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐

(ii) As mentioned above under item (i), the proposed project parcel is already developed and a Tenant Improvement Permit will be required to accommodate the proposed project; impacts are expected to be less than significant.

(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or;	☐	☐	☒	☐

(iii) As stated above under item (i), the proposed project site is already developed and the implementation of the tenant improvements is not expected to create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. If there are any impacts they would be expected to be less than significant.

(iv) impede or redirect flood flows?	☐	☐	☐	☒

(iv) The project site is located on Zone X, which is "Area of Minimal Flood Hazard" under FEMA Flood Map service center[11]; therefore, no impacts are expected.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐

d) As stated above under item (iv), the project site is not located in a flooding area, and according to the California Emergency Management Agency and the Department of Conservation, the project site is not located within a Tsunami Inundation Area for Emergency Planning; therefore, any impact is expected to be less than significant.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

e) The proposed project has an existing commercial building with water service; the implementation of the project would continue to use the building as a commercial building, therefore, it does not appear to conflict or obstruct implementation of a water quality control plan

[11] FEMA - https://msc.fema.gov/portal/home

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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

or a sustainable groundwater management plan. No impacts are expected.

XI. *LAND USE AND PLANNING* *Would the project:*

a) Physically divide an established community?	☐	☐	☐	☒

a) The proposed project will not physically divide an established community; therefore, no impact is expected.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

b) The project site is designated as "Urban" under the Imperial County Land Use General Plan and zoned C-2 (Medium Commercial). The proposed project would continue the commercial use of the building and does not seems to conflict with the General Plan or Land Use Ordinance, since cannabis retail is a permitted use with an approved conditional use permit, a Commercial Cannabis Activity (CCA) License and a retail license from the California State Bureau of Cannabis Control. Therefore, any impacts are expected to be less than significant.

XII. *MINERAL RESOURCES* *Would the project:*

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

a) The proposed project will not remove mineral resources on-site; therefore, is not expected to result in the loss of availability of a known mineral resource. No impact is expected.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

b) As mentioned above under item a), the proposed project will not remove mineral resources on-site and therefore, will not result in the loss of a locally-important mineral resources recovery site. No impacts are expected.

XIII. *NOISE* *Would the project result in:*

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐

a) The development of the tenant improvements is expected to create temporary noise increment during construction phase; additionally, the use of the building will remain commercial and customers and vehicles entering the facility are expected to generate some level of noise, however noise levels shall not exceed the threshold established in the Imperial County General Plan "Noise Element"[12] and shall comply with the applicable regulations during construction. Adherence to the Noise Element standards would bring the impacts to a less than significant level.

b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

b) Temporary groundborne noise may be expected during the construction of the facility improvements; however, as stated above under item a), adherence to the Noise Element standards would bring the impacts to less than significant levels.

[12] http://www.icpds.com/CMS/Media/Noise-Element-2015.pdf

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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

c) The proposed project site is not located within the vicinity of a private airstrip or an airport land use plan or a public airport or public use airport as shown in the Airport Land Use Compatibility Plan (Figure 1A)[13]. Therefore, no impacts are expected.

XIV. *POPULATION AND HOUSING* ***Would the project:***

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

a) The proposed project is for a front store cannabis dispensary with delivery service and it is not expected to induce substantial population growth in the area either directly or indirectly. Any impacts are expected to be less than significant.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

b) The proposed project is not expected to displace substantial numbers of exiting housing, necessitating the construction of replacement housing elsewhere. Any impacts are expected to be less than significant.

XV. *PUBLIC SERVICES*

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	☐	☐	☒	☐

(a) The proposed project is for the commercial operation of a cannabis dispensary with delivery service in an existing building, and it is not expected to substantially result in adverse physical impacts associated with any new or altered governmental facilities or require the need for new or altered governmental facilities. Any impacts are expected to be less than significant.

1) Fire Protection?	☐	☐	☒	☐

1) The proposed project has the following comments and/or requirements from Imperial County Fire Department[14]:

- An approve water supply capable of supplying the required fire flow.
- 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.
- All cannabis facilities shall have an approved automatic fire detection system. All fire detections systems will be installed and maintained to the current adapted fire code and regulations.

[13] http://www.icpds.com/CMS/Media/ALUC-Compatibility-Plan-1996-Part-I.pdf
[14] Imperial County Fire Department letter dated July 7, 2020.

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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

- All cannabis facilities shall have approved smoke removal systems installed and maintained to the current adapted fire code and regulations.
- 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.
- Compliance with all required sections of the fire code.
- Further requirements shall be required for cultivation and manufacturing process.

Compliance with Imperial County Fire Department is expected to bring any impacts to less than significant levels.

2) Police Protection? ☐ ☐ ☒ ☐

2) The proposed project will be fenced and gated, with a 24-hour video surveillance posted in secure areas and prior operation. Additionally, a Safety and Security plan to be reviewed and approved by the County will also be required prior to start operations; therefore, the proposed project is not expected to result in substantial impacts on police protection. Any impacts would be less than significant.

3) Schools? ☐ ☐ ☐ ☒

3) The proposed project is not expected to result in substantial impacts to schools. Prior to entering the facility all prospective clients will need to pass the screening process and provide a valid form of identification which demonstrates that they are over the age of 21. For medical patients, an identification indicating that the individual is over 18 and accompanying physician's medical recommendation will be required. No impacts are expected.

4) Parks? ☐ ☐ ☐ ☒

4) The proposed project will not result in impacts to parks; no impacts are expected.

5) Other Public Facilities? ☐ ☐ ☒ ☐

5) The proposed project includes the sales of edible products, as per Environmental Health comment letter dated June 25, 2020[15], the business will have to undergo the food program with Environmental Health Division. Additionally per Office of the Agricultural Commissioner comment letter dated July 9, 2020[16], Point of Sale stations that will be available to customers as well as commercial weighing and measuring devices must be registered, inspected and sealed by their office on an annual basis. Any impact would be expected to be less than significant.

XVI. *RECREATION*

a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? ☐ ☐ ☐ ☒

a) The proposed project is not expected to increase the use of the existing neighborhood and regional parks or other recreational facilities. No impacts are expected.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment? ☐ ☐ ☐ ☒

b) The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, no impacts are expected.

[15] Environmental Health comment letter dated June 25, 2020
[16] Office of the Agricultural Commissioner comment letter dated July 9, 2020

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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
XVII. *TRANSPORTATION* ***Would the project:***				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐

a) The proposed project is not expected to conflict with the Imperial County General Plan's Circulation and Scenic Highways Element and/or any applicable plan, ordinance or policy related to it. Traffic impacts during construction of the project's improvements and subsequent operation of the cannabis dispensary are expected to be below the acceptable threshold by the County. Any impact is expected to be less than significant.

b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐

b) The project site has an existing commercial building that is not proposed to be expanded, and which was formerly used as a convenience store and as a gas station with a convenience market. The proposed project location is situated off of the 8 Freeway on the Winterhaven Dr., per applicant, the portion of the 8 Freeway is heavily trafficked with upwards of 24,000 vehicles per day based on Caltran's annual average daily traffic calculations. Per the applicant, a conservative 0.5% increment of the traffic that is currently seen on the 8 Freeway is expected, accordingly, traffic increase estimates for the site are around 120 vehicles per day, which combined with an average of 30 daily deliveries would expect around 150 transactions on a daily basis. The proposed project will continue the commercial use of the parcel, therefore, does not appear to conflict or be inconsistent with CEQA Guidelines, section 15064.3(b) as it is not a one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor. Therefore, less than significant impacts would be expected.

c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐

c) The proposed project does not appear to substantially increase hazards due to a geometric design feature or incompatible uses as the site is an existing commercial building and the use will remain commercial. Therefore, any impact would appear to be less than significant.

d) Result in inadequate emergency access?	☐	☐	☐	☒

d) The proposed project is not expected to result in inadequate emergency access, all on-site traffic area is hard surfaced to provide all weather access for fire protection vehicles; therefore, no impact is expected.

XVIII. *TRIBAL CULTURAL RESOURCES*				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is:	☐	☐	☒	☐

a) The proposed project site is already developed and it is not expected to cause a substantial change in the significance of tribal cultural resource as only minor tenant improvements are anticipated. A notification opportunity to consult letter was sent on June 26, 2020 to the Quechan Indian Tribe, and no comments were received. Therefore, any impact is expected to be less than significant.

(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of	☐	☐	☒	☐

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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
historical resources as define in Public Resources Code Section 5020.1(k), or				

(i) The proposed project site is not listed under the California Historical Resources in County of Imperial[17] nor does it appear to be eligible under Public Resources Code Section 21074 or 5020.1 (k); therefore, any impact is expected to be less than significant.

(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth is subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	☐	☐	☒	☐

(ii) The proposed project site does not appear to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, nor evidence of important historical resources was associated with the site. Therefore, any impact is expected to be less than significant.

XIX. *UTILITIES AND SERVICE SYSTEMS* *Would the project:*

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

a) The proposed project site is already developed and has existing utilities, including utilities connections to water and sewer provided by Winterhaven Water District, therefore, the proposed project is not expected to result in the relocation or construction of new or expand water, wastewater treatment or stormwater drainage, electrical power, natural gas, or telecommunications facility. Any impact is expected to be less than significant.

b) Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐

b) Based on the proposed project operation and proposed number of employees (4-6 employees), the proposed project will be require to continue the pressurized/potable water connection to be obtained from the Winterhaven Water District. Since the project is located in an existing building and the commercial use will continue, any impacts are expected to be less than significant.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

c) Based on the project description and the number of employees, the proposed project is expected to have adequate capacity to serve the project's projected demand. Therefore, any impacts are expected to be less than significant.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐

d) Based on the project description, the proposed project is not expected to exceed the generation of solid waste in excess of State or local standards as the use will remain commercial. Any impacts

[17] Office of Historic Preservation - http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13

EEC ORIGINAL PKG

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
would be expected to be less than significant.				
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

e) The proposed project shall comply with federal, state and local statues and regulations related to solid waste. Additionally, a cannabis product disposal procedure to be reviewed and approved by the County will also be required prior to start operations. Adherence to Federal, State and local regulations will bring the project to less than significant impacts.

XX. *WILDFIRE*

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

a) The proposed project site not classified under a Fire Hazard Severity Zone in the State Responsibility Area per the Fire Hazard Severity Zones in SRA Map adopted by CAL FIRE on November 7, 2007. The Draft Fire Hazard Severity Zones in LRA classifies the site as LRA Unzoned, therefore, it is not expected to substantially impair an adopted emergency response plan or emergency evacuation plan. Any impacts are expected to be less than significant.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐

b) The proposed project site topography is generally flat and therefore, any impacts due to slope, prevailing winds, and other factors, exacerbate wildfire risks are expected to be less than significant.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐

c) The proposed project site is already developed, and as stated above under item a), the project site is not located within a very high fire hazard severity zone classification, nor is not expected to require the installation or maintenance of associated infrastructure that may exacerbate fire risk other than the ones required per Imperial County Fire Department under Section XV Public Services (1). Compliance with Fire Department requirements is expected to bring any impacts to less than significant levels.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

d) As mentioned above under item b), the project site area is generally flat and it is not expected to expose people or structures to significant risks due to flooding or landslide as a result of runoff, post-fire slope instability or drainage changes. Any impacts are expected to be less than significant.

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; Sundstrom v. County of Mendocino,(1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of Supervisors, (1990) 222 Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

Revised 2009- CEQA
Revised 2011- ICPDS
Revised 2016 – ICPDS
Revised 2017 – ICPDS
Revised 2019 – ICPDS

EEC ORIGINAL PKG

	Potentially Significant Impact **(PSI)**	Potentially Significant Unless Mitigation Incorporated **(PSUMI)**	Less Than Significant Impact **(LTSI)**	No Impact **(NI)**

SECTION 3
III. MANDATORY FINDINGS OF SIGNIFICANCE

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, eliminate tribal cultural resources or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

EEC ORIGINAL PKG

IV. PERSONS AND ORGANIZATIONS CONSULTED

This section identifies those persons who prepared or contributed to preparation of this document. This section is prepared in accordance with Section 15129 of the CEQA Guidelines.

A. COUNTY OF IMPERIAL

- Jim Minnick, Director of Planning & Development Services
- Michael Abraham, AICP, Assistant Director of Planning & Development Services
- Mariela Moran, Project Planner
- Air Pollution Control District
- Fire Department
- Environmental Health Services
- Sheriff's Office
- Agricultural Commissioner

B. OTHER AGENCIES/ORGANIZATIONS

- Imperial Irrigation District
- Quechan Indian Tribe, Historic Preservation
- Yuma County

(Written or oral comments received on the checklist prior to circulation)

EEC ORIGINAL PKG

V. REFERENCES

1. Imperial County General Plan's Circulation and Scenic Highways Element.

2. California Department of Conservation Farmland Mapping and Monitoring Program
   https://www.conservation.ca.gov/dlrp/fmmp/Pages/Imperial.aspx

3. Imperial County Air Pollution Control District Comment Letter dated July 8, 2020

4. IC General Plan Conservation and Open Space Element
   http://www.icpds.com/CMS/Media/Conservation-&-Open-Space-Element-2016.pdf

5. California Department of Conservation Fault Activity Map of California
   http://maps.conservation.ca.gov/cgs/fam/

6. California Department of Conservation Tsunami Inundation Maps
   http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=tsunami

7. Imperial County Seismic and Public Safety Element
   http://www.icpds.com/CMS/Media/Seismic-and-Public-Safety-Element.pdf

8. Imperial County Air Pollution Control District Comment Letter dated July 30, 2020

9. EnviroStor Database
   http://www.envirostor.dtsc.ca.gov/public/

10. Airport Locations
    http://www.icpds.com/CMS/Media/Airport-Locations.pdf

11. FEMA Flood Map
    https://msc.fema.gov/portal/home

12. Imperial County General Plan Noise Element
    http://www.icpds.com/CMS/Media/Noise-Element-2015.pdf

13. Imperial County Airport Land Use Compatibility Plan
    http://www.icpds.com/CMS/Media/ALUC-Compatibility-Plan-1996-Part-I.pdf

14. Imperial County Fire Department letter dated July 7, 2020.

15. Environmental Health comment letter dated June 25, 2020

16. Office of the Agricultural Commissioner comment letter dated July 9, 2020

17. Office of Historic Preservation -
    http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13

EEC ORIGINAL PKG

VI. NEGATIVE DECLARATION – County of Imperial

The following Negative Declaration is being circulated for public review in accordance with the California Environmental Quality Act Section 21091 and 21092 of the Public Resources Code.

Project Name:
Conditional Use Permit #19-0024 / Initial Study #19-0028

Project Applicant:
Winterhaven Drive, LLC

Project Location:
2115 Winterhaven Dr., Winterhaven CA.

Description of Project:
The project consist of a cannabis dispensary with delivery services. The proposed dispensary area consist of a large display counter where multiple cannabis specialist will be able to provide customers with detailed product offerings and descriptions of the various cannabis products that Winterhaven Drive LLC will have to offer. The main dispensary area also features a Grab and Go counters where customers can quickly pick up an order that was placed in advance. All customers must pass the screening process prior entering the premises.

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VII. FINDINGS

This is to advise that the County of Imperial, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environmental and is proposing this Negative Declaration based upon the following findings:

☑ The Initial Study shows that there is no substantial evidence that the project may have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

☐ The Initial Study identifies potentially significant effects but:

(1) Proposals made or agreed to by the applicant before this proposed Mitigated Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.

(2) There is no substantial evidence before the agency that the project may have a significant effect on the environment.

(3) Mitigation measures are required to ensure all potentially significant impacts are reduced to levels of insignificance.

A MITIGATED NEGATIVE DECLARATION will be prepared.

If adopted, the Negative Declaration means that an Environmental Impact Report will not be required. Reasons to support this finding are included in the attached Initial Study. The project file and all related documents are available for review at the County of Imperial, Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 (442) 265-1736.

NOTICE

The public is invited to comment on the proposed Negative Declaration during the review period.

10-15-2020 For

Date of Determination Jim Minnick, Director of Planning & Development Services

The Applicant hereby acknowledges and accepts the results of the Environmental Evaluation Committee (EEC) and hereby agrees to implement all Mitigation Measures, if applicable, as outlined in the MMRP.

Applicant Signature 10-15-2020

Date

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SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

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EEC ORIGINAL PKG

Attachment "A"

EEC ORIGINAL PKG

CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (760) 482-4236

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES – Please type or print -

1. PROPERTY OWNER'S NAME Gonzalo Zaragoza and Marie Zaragoza, Trustees of Gonzalo and Marie Zaragoza Living Trust	EMAIL ADDRESS	
2. MAILING ADDRESS (Street / P O Box, City, State) PO BOX 6586, Yuma, AZ	ZIP CODE 85366	PHONE NUMBER
3. APPLICANT'S NAME Winterhaven Drive LLC	EMAIL ADDRESS normanyousif11@gmail.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 1336 Granite Hills Dr., El Cajon, CA	ZIP CODE 92019	PHONE NUMBER 619-955-9433
4. ENGINEER'S NAME **Kurt Gibbs** — CA. LICENSE NO. **C-22275**	EMAIL ADDRESS **kurt@gibbs1934.com**	
5. MAILING ADDRESS (Street / P O Box, City, State) **3575 Long Beach Blvd., Long Beach, CA**	ZIP CODE **90807**	PHONE NUMBER **562-981-2000**

6. ASSESSOR'S PARCEL NO. 056-284-020	SIZE OF PROPERTY (in acres or square foot) 1,200 sq. ft.	ZONING (existing) C-2
7. PROPERTY (site) ADDRESS **2115 W Winterhaven Dr., Winterhaven, CA 92283**		
8. GENERAL LOCATION (i.e. city, town, cross street) On W Winterhaven Drive between 1st St. and 2nd Ave.		
9. LEGAL DESCRIPTION **ATTACHED**		

PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) Cannabis Dispensary: See Attached

11. DESCRIBE CURRENT USE OF PROPERTY **Retired Gas Station operating as mini grocer: Super Save USA**

12. DESCRIBE PROPOSED SEWER SYSTEM **Utilize existing approved building sewer line and street connection**

13. DESCRIBE PROPOSED WATER SYSTEM **Utilize existing approved building water line and the existing water connection in the street**

14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM **Utilize existing approved fire alarm and fire extinguishers in place (upgraded to code if necessary)**

15. IS PROPOSED USE A BUSINESS? ☒ Yes ☐ No — IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? 4-6

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT.

GONZALO ZARAGOZA — Print Name — 07/07/20 — Date

Signature

Print Name — Date

Signature

REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN
B. FEE
C. OTHER
D. OTHER

APPLICATION RECEIVED BY:	M M	DATE	7/9/2020
APPLICATION DEEMED COMPLETE BY:		DATE	
APPLICATION REJECTED BY:		DATE	
TENTATIVE HEARING BY:		DATE	
FINAL ACTION: ☐ APPROVED ☐ DENIED		DATE	

REVIEW / APPROVAL BY OTHER DEPT'S required.
☐ P. W.
☐ E. H. S.
☐ A. P. C. D.
☐ O. E. S.
☐
☐

CUP # 19-0024

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LEGAL DESCRIPTION

THAT PORTION OF LOTS 15 AND 16, LYING SOUTH OF STATE HIGHWAY 80 AND LOTS 33 TO 37, INCLUSIVE, LYING SOUTH OF STATE HIGHWAY 80, BLOCK 12, CENTRAL ADDITION TO WINTERHAVEN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 183 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, TOGETHER WITH THAT PORTION OF AN ANNEY LYING ADJACENT TO THE NORTH LINE OF LOTS 33 TO 37, INCLUSIVE, AND THAT PORTION OF THE NORTH 10 FEET OF HIGHWAY AVENUE LYING ADJACENT TO THE SOUTH LINE OF LOTS 33 TO 37, INCLUSIVE, AS VACATED AND CLOSED TO USE BY RESOLUTION OF THE COUNTY BOARD OF SUPERVISORS A COPY OF WHICH WAS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, JUNE 17, 1948, IN BOOK 710, PAGE 304, OF OFFICIAL RECORDS.

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10. Describe Proposed Use of Property

The project consists of a cannabis dispensary with delivery services. Winterhaven Drive, LLC is committed to community improvement; the operating plan demonstrates serious measures to mitigate any potential nuisances, the security plan suggests the immediate neighborhood will benefit from an increased security presence, the site plans show compliant parking and ingress and egress, and the overall proposal constitutes a pledge to site clean-up and neighborhood revitalization.

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PARKING AND LANDSCAPING

Parking: Winterhaven Drive LLC's proposed dispensary location located at 2115 W Winterhaven Drive, Winterhaven, CA 92283 features ample off-street parking for customers and employees. The roughly 1,200ft2 facility conveniently located off Winterhaven Drive and features 13 parking spaces, or 1 parking space per 92.3ft2, which exceeds the county's parking rate requirement of 1 space per 250ft2 of the gross building area for retail facilities (ICMC §90402.01(G)(1)). The parking lot is accessible from both Winterhaven Drive and D Street and has be designed in a way to restrict traffic congestion. Handicap parking and ADA compliant walkways will permit all patrons accessibility to the facility.

Landscaping will be employed to the fullest extent permitted by our location. The County of Imperial requires that landscaping consist of a minimum of 10% of the total developed lot or parcel (ICMC §90302.04(A)). California's temperate environment can sustain a wide variety of landscaping, but California natives will be emphasized in order to reduce watering needs and reflect the area's natural flora. The Landscaping plan will incorporate xeriscaping for the selected drought tolerant local species. Landscaping will be extended throughout the parking area to create a cohesive exterior theme.

Both entrances and exits to the parking area will be adorned with shrubs and trees which will also line the perimeter of the parking lot and extend to the property line. Every portion of the lot, with the exception of the immediate parking area and the facility, will incorporate landscaping to the fullest extent possible. Winterhaven plans on retaining some of the existing palm trees on the Northeast side of the lot and will incorporate drought tolerant species to accentuate the existing landscaping. The Southwest portion of the property will feature similar flora which extends from the facility to the property line. The facility's entry way will feature a concrete pathway covered by a large canopy with trees and shrubs lining the pathway up to the facility. There will be planters interspersed beneath the canopy featuring smaller shrubs and flowers. Planters will also be placed in front of the facilities windows which will limit visibility into the facility. A portion of the exterior landscaping has been designed to add an esthetic touch while providing a natural screen for the facility.

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AMOUNT OF TRAFFIC

VEHICLE TRAFFIC

The proposed location is located off of the 8 Freeway on Winterhaven Dr. The potion of the 8 Freeway is heavily trafficked with upwards of 24,000 vehicles per day based on CalTrans' annual average daily traffic calculations. Winterhaven Dr. sees a steady current of off-flow traffic from the 8 Freeway. Given our freeway proximity, we conservatively project that our site will see around 0.5% of the traffic that is currently seen on the 8 Freeway. Accordingly, our traffic estimates for the site are around 120 vehicles per day. This combined with an average of 30 daily deliveries will allow us to process around 150 transactions on a daily basis.

Dist	Rte	Rte Suffix	CO	Post Mile Prefix	Post Mile	Post Mile Suffix	Description	Back Peak Hour	Back Peak Month	Back AADT	Ahead Peak Hour	Ahead Peak Month	Ahead AADT
11	008		IMP	R	94.979		WINTERHAVEN DRIVE	3700	30000	25500	2700	30500	24100

CUSTOMER EXPECTATIONS

Winterhaven Drive LLC's designated building is strategically situated with respect to the Imperial County cannabis consumer base, particularly the property's surrounding demographics and vehicle traffic counts. There are an estimated 181,215[1] residents within Imperial County, of these approximately 70% are age 21 or older. This same area boasts an average income of over $46,000 per year. Winterhaven Drive LLC estimates that the dispensary will roughly serve an average of **8-12 customers per hour** for the 14 hours they are open each day. On average we expect to see about **120 in-store customers and upwards of 30 deliveries each day**. Based on our operating experience, customers spend an average of 10-12 minutes in the sales area before checking out. Winterhaven Drive LLC has implemented tablets that allow clientele to browse products in the lobby to help increase traffic flow during busier hours. Multiple POS stations and our integrated product browsing options should speed up transaction rates and allow us to serve as many as 50 customers in an hour. Winterhaven Drive, LLC has derived customer volume from average sales expectations for southern California dispensaries, previous transactions made at owner's other retail cannabis operations, and local demographics.

CUSTOMER EXPECTATION DATA			
Day of Week	Shift	In-Store	Delivery
MONDAY	A	20	5
	B	65	10
TUESDAY	A	15	5
	B	55	10
WEDNESDAY	A	20	5
	B	60	15
THURSDAY	A	35	10
	B	90	20
FRIDAY	A	50	10
	B	110	30
SATURDAY	A	70	15
	B	105	30
SUNDAY	A	55	15
	B	90	30
Weekly Total		840	210
Daily Average(s)		120	30
Hourly Average(s)		10	2.5

[1] Figures are from Applied Geographic Solutions, TIGER Geography, calculated using Weighted Block Centroid from Block Groups (10/2019).

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NEIGHBORHOOD COMPATIBILITY

Winterhaven Drive, LLC's proposed location is well over 600 ft from any sensitive uses as proposed by Imperial County. The closest school is San Pasqual Valley Elementary, which is more than 4,700 feet from the proposed location. Yuma's West Wetlands Park, the closest park to the facility, is over 2,900 feet away. Winterhaven Drive, LLC's site is 1.14 miles from the nearest youth center, Martin Luther King Youth Career Center. The closest day care, Helping Hands Head Start, is located 1.19 miles from the proposed dispensary location.

Site Address: 2115 W Winterhaven, Imperial County, CA 92264

Closest Park: West Wetlands Park (2,948 feet)
282 N 12th Ave, Yuma, AZ 85364

Closest Youth Center: Martin Luther King Youth Career Center (1.14 miles)
300 S 13th Avenue, Yuma, AZ 85364

Closest School: San Pasqual Valley Elementary School (4,744 feet)
Rt. 1 676 Baseline Rd., Winterhaven, CA

Closest Day Care: Helping Hands Head Start (1.19 miles)
384 S 13th Avenue, Yuma, Arizona 85364

HOURS OF OPERATION

Monday:	**8:00AM – 10:00PM (14 hours)**
Tuesday:	**8:00AM – 10:00PM (14 hours)**
Wednesday:	**8:00AM – 10:00PM (14 hours)**
Thursday:	**8:00AM – 10:00PM (14 hours)**
Friday:	**8:00AM – 10:00PM (14 hours)**
Saturday:	**8:00AM – 10:00PM (14 hours)**
Sunday:	**8:00AM – 10:00PM (14 hours)**

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Full Standard Operating Procedures are available upon request, which include:

Proposed Location, Parking & Landscaping 2
Business Plan 13
Neighborhood Compatibility 38
Safety & Security Plan 44
Community Benefits 60
Inventory Control & Product Safety 63
Delivery Plan 98
Labor & Employment 103
Air Control Plan 116

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ODOR CONTROL PLAN ("OCP") REVISION 1

Winterhaven's operations require avoiding odor nuisances that may result from cannabis dispensing operations in compliance with ICC §14.03.080(F). The following OCP has been developed in accordance with the Imperial County Air Pollution Control District's Odor Control for Cannabis Operations White Paper. Winterhaven Drive, LLC OCP Responsible Agent (Designee) Contact Information:

Norman Yousif | 619-955-9433 | Normanyousif11@gmail.com
Location: 2115 W Winterhaven Dr., Winterhaven, CA 92283
Mailing Address: 1336 Granite Hills Dr., El Cajon, CA 92019

MR. YOUSIF COMMITS TO NOTIFYING THE AIR POLLUTION CONTROL DISTRICT OF ANY MATERIAL PERSONNEL CHANGES WITHIN 48 HOURS OF THE CHANGE.

The best odor control technology for cannabis dispensary facilities is carbon filtration in a negative pressure space. Winterhaven's Operating Procedures include preventing nuisances in the form of volatile organic compounds (VOCs) and resultant odors from cannabis-dispensing business operations. The dispensary will not emit perceptible noxious or cannabis odors. State law requires all products to be securely packaged upon acceptance at the facility, and display models are not to be unpackaged without the supervision of an employee. Open products in the customer retail space are prohibited (16 CCR §5412; §5405). Winterhaven will nonetheless take proactive measures to mitigate any potential odor nuisance by employing industry best practices for odor mitigation.

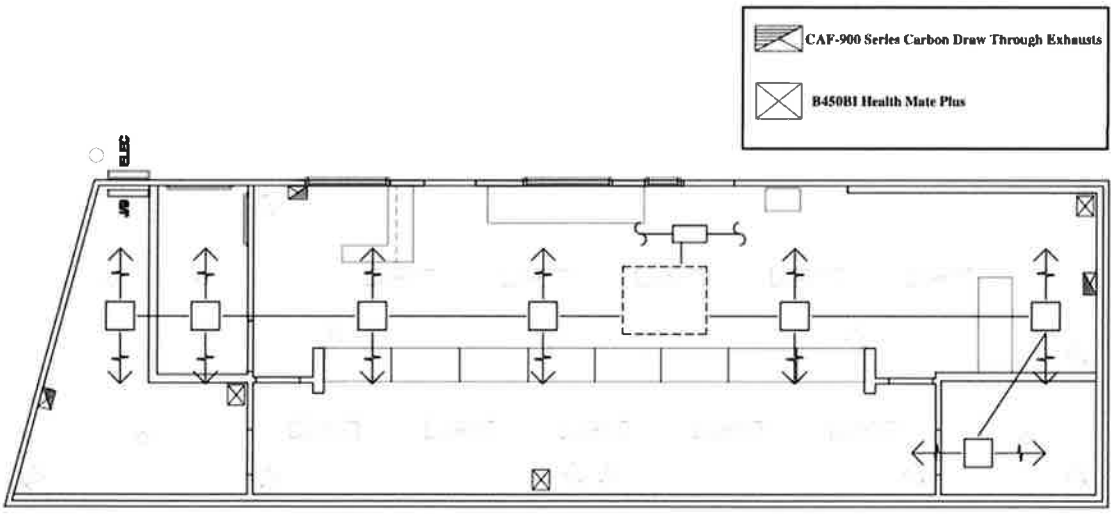


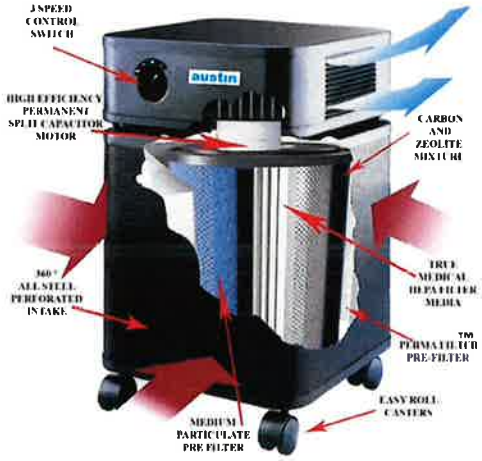
Figure 1

EEC ORIGINAL PKG

AIR QUALITY & ODOR MITIGATION MEASURES

Winterhaven's air quality equipment includes interior HEPA and carbon filtration units and carbon filtered exhaust fans as a two-pronged solution to achieve indoor air purity and the elimination of noxious odors escaping the site. HEPA/Carbon Filters and Carbon Exhaust fans will be featured in odor-emitting areas of the facility including two (2) HEPA/Carbon Filter Units and two (2) Carbon Exhaust Fans in the main Display/Lobby area and one (1) HEPA/Carbon Filter Unit and one (1) Carbon Exhaust Fan in the Storage room.

HEPA/Carbon Filtration Units: Winterhaven's dispensary utilizes the HealthMate Plus, which is a four-stage filtration system to ensure indoor air purity and odor reduction. The first filter is a Large Particle Pre-filter, which removes dust, hair and pet dander. The second filter is a Medium Particle Pre-filter, which removes molds, spores and pollen. The third filter is a combination of activated carbon and zeolite, which removes VOCs, formaldehyde, benzenes, chemicals, gases and odors. The final filter is a Medical Grade HEPA filter that removes 99.97% of all particles larger than 0.3 microns and 95% of all particles larger than 0.1 microns. The Austin Air HealthMate Plus not only removes odors but will ensure that viruses and bacteria are not present within the dispensary. The HealthMate Plus unit will continuously filter and purify the indoor air located in the sales floor and product storage areas.



Activated Carbon: Carbon filters are recognized as an industry-best odor control technology. Winterhaven LLC will integrate Carbon Filters into the circulating HEPA/Carbon Filter Units as well as into the air system's exhaust fans to ensure that all air exiting the facility is scrubbed for odors, microbial particulates, and VOCs. The following provides a breakdown of the features provided and benefits gained from using a carbon filtration system:

- Carbon air filters are the best technology for controlling cannabis related odor, the filters work to extract cannabis odors from the air, thereby neutralizing all noxious odors;
- By neutralizing the air, carbon filters ensure total air treatment so that potential air leaked form the facility is neutralized and odor free; and
- Carbon within the filters is designed to chemically absorb odor and other impurities found in the filtrated air.

The dispensary will be conditioned using single-split system equipped with unit level pleated filters. Fresh air is brought to each ducted system via a fresh air duct that feeds several areas of the dispensary. The exhaust fans do not face a neighboring property's entrance, exit, pedestrian or loading area. The treated air exiting the facility will not create any nuisance. Fresh air quantities are calculated using the American Society of Heating and Refrigeration Engineers (ASHRAE) Standard 62.1.

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engineering control system and all components shall be reviewed and certified by a Professional Engineer or a Certified Industrial Hygienist as meeting professional expectations of competency and as enough to effectively mitigate odors for all odor sources. The system will include high-performance carbon filters outfitted to the returns of all odor-producing rooms as well as to the HVAC exhaust/exit.

e. Maintenance plan

The odor-emission maintenance plan will include quarterly systemic checkups to ensure that the air quality control system is operating to maintain the baseline. Maintenance will include checking the company records to see how long each filter has been in use and analyzing whether a given filter should be changed. Replacement filters will be required as determined by the calibrated sensor on the test equipment. While the carbon filters can work for up to 12 months, all filters will be assessed quarterly in order to ensure the filter is still functioning properly.

Odor Testing will be done in accordance with the *Standardized Odor Measurement Practices for Air Quality Testing* or any other state-established testing standards for cannabis businesses. Testing will be done with a field Olfactometer, calibrated in accordance with ASTM E544-75 and AWMA odor control standards, using the scheduled monitoring protocol. Monitoring will include walkabouts near the exhaust system. Data will be compared using a 5-point OIRS (Odor Intensity Reference Scale) for daily readings. When values are 3 on the 5-point scale the carbon-filtration exhaust system will be evaluated and repaired as required.

f. Complaint tracking system

Odor complaints will be processed in the same manner as product complaints. The Community Liaison oversees all odor complaints and will receive reports from the community liaison of any nuisance complaints related to odor emission. All complaints will be dealt with immediately by analyzing the records kept regarding the filtration system to identify any potential sources of odor. The exhaust filter will be replaced, and all other internal filters will be monitored to ensure proper functioning.

Contingency Measures

Winterhaven's Odor Control Plan features both HEPA/Carbon filter Units as well as Carbon Exhausts in order to provide system redundancy, which allows the redundancy to operate as a de facto contingency measure. If internal troubleshooting is unable to remedy a given odor complaint, Winterhaven will immediately contact its service technician to ensure the problem is properly identified and remedied. All complaints will be logged internally with the details of the complaint and response procedures.

Notice & Recordkeeping

Evaluations will include fan operation, distribution system integrity, and carbon filter effectiveness. All maintenance and testing activities are designed to ensure maintenance of the odor mitigation system and optimize performance. Service technicians will minimally be scheduled to make a system maintenance analysis quarterly. Hard copy and electronic copies of records will be kept in the secured office.

EEC ORIGINAL PKG

Routine Filter Check Log				
Filter #	Filter Viability	Employee ID	Signature	Date

Norman Yousif
Winterhaven Drive, LLC

Signature: _____

Date: July 22, 2020

EEC ORIGINAL PKG

urban-gro®

HealthMate Plus®

The Austin Air HealthMate Plus® removes a wide range of gases, chemicals, VOC's and formaldehyde.
Why is the HealthMate Plus® the best choice for me?

- Designed for highly contaminated indoor air conditions
- Extremely effective at removing particles in the air including formaldehyde, elements of smoke, dust and pollens
- Exceptional capacity for removing Volatile Organic Compounds (VOCs)
- Filters viruses and bacteria

Technical Specifications

The HealthMate Plus® specializes in the reduction of harmful chemicals, noxious gases, VOC's, formaldehyde and sub-micron particles for individuals in the most contaminated of settings. Austin Air's 360-degree intake system draws air into all sides of the HealthMate Plus®, passing it through a 4-stage filter.

The result? The number one unit for those who are chemically sensitive.

Unit Specifications

- 360° Perforated steel intake housing
- Baked on powder coat paint finish
- 3 speed centrifugal fan
- High efficiency motor rated for continuous use at high RPM
- CSA approved
- **Colors:** Black, Midnight Blue, White, Sandstone
- **Product ID:** Black (B450B1), Sandstone (B450A1)

Filter Specifications

- **STAGE 1 –** Large Particle Pre-filter. Removes particles easily seen by the naked eye (e.g. dust, hair and pet dander)
- **STAGE 2 –** Medium Particle Pre-filter. Removes small to medium size particles (e.g. molds, spores and pollen)
- **STAGE 3 –** Over 780 cubic inches of Activated Carbon, Potassium Iodide Impregnated Carbon and Zeolite. Removes Volatile Organic Compounds (VOCs), formaldehyde, benzenes, chemicals, gases and odors.
- **STAGE 4 –** 60 sq. ft. of True Medical Grade HEPA. Removes 99.97% of all particles larger than 0.3 microns and 95% of all particles larger than 0.1 microns

urban-gro.com • sales@urban-gro.com • 720-390-3880

EEC ORIGINAL PKG

Since 1929

CAF-900 SERIES
CARBON FILTERED WALL EXHAUST OR SUPPLY FAN.

Pictured: Size 20", Single Carbon Filter Fan.

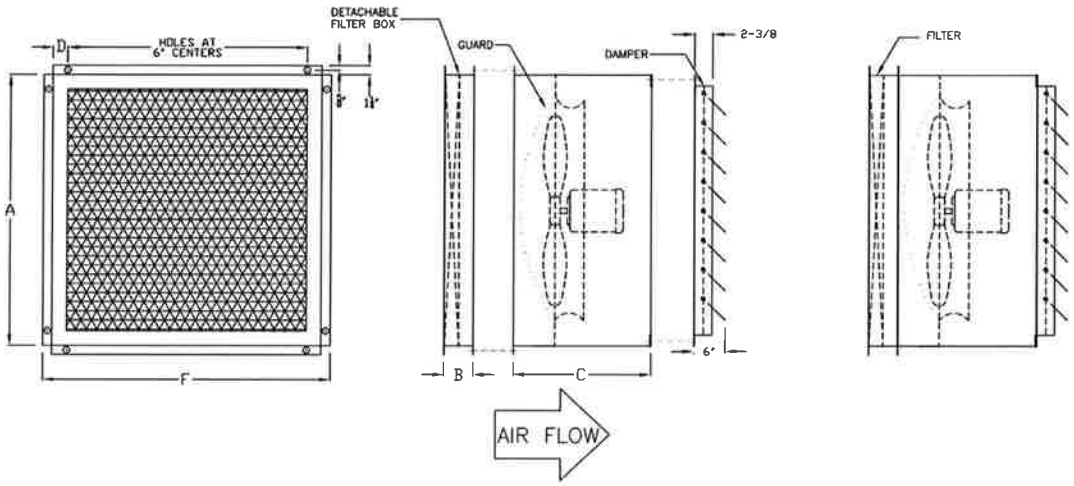
Model #	Size	Capacity	Horsepower	Filter Size	No.Filters	Rough In	Weight
CAF-912-1/2Carbon	12"	350 CFM *3450 RPM*	1/2	16"X16"X1"	1	17"X17"	120#
CAF-920-2-Carbon	20"	4000 CFM *1725 RPM*	2	24"X24"X2"	1	25"X25"	195#
CAF-942-3-Carbon	42"	8000 CFM *1140 RPM*	3	24"X24"X2"	4	49"X49"	400#

-Adjustable Pitch Type Cast Aluminum Propellers (Non-Sparking)
-Direct Driven
-Explosion Proof and Non-Explosion Proof Models.
-3-Sizes (12", 20" and 42")
-Single Phase or 3-Phase Motors. (3-Phase Only for Size 42").
-Exhaust or Supply Configurations
-Fan & Shutter Mounting Box (Powder Coated)
-Removable Filter Box. Filter Box Bolts to Fan Assembly.
-Fan Guard (OSHA Approved)
-Aluminum Automatic Discharge Shutter (Non-Motorized).
-Absorbent carbon filter(s) for fume and odor removal. Fully disposable; no refilling necessary. Filter offers medium-efficiency particulate filtration. Granular activated carbon provides more odor-removal capacity than carbon-impregnated pleated air filters or rolls.
High Quality – Industrial Grade
Made in the USA

WWW.CARLJBUSHCOMPANY.COM

EEC ORIGINAL PKG

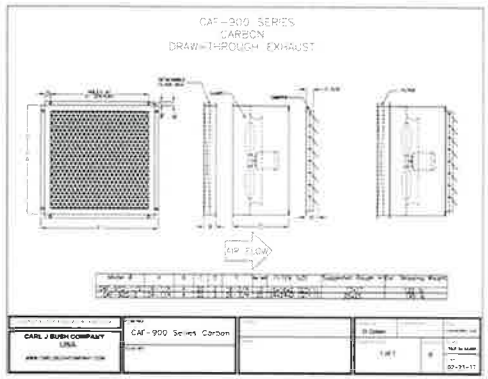
CAF–900 SERIES
CARBON
DRAW–THROUGH EXHAUST



Model #	A	B	C	D	F	FAN SIZE	FILTER SIZE	Suggested Rough In	Est. Shipping Weight
CAF–912–1/2	16–1/4	4	20	2	18–3/4	12	16x16x2 (QTY.1)	17x17	120 lb
CAF–920–2	24–1/4	4	22	3	26–3/4	20	24x24x2 (QTY.1)	25x25	195 lb

CABINET FILTER FAN DRAW-THROUGH	CJB NO. CAF–900 Series Carbon	Project	Drawn by D Giblin	Certified by	File CJB MODEL CAF
CARL J BUSH COMPANY USA WWW.CARLJBUSHCOMPANY.COM	Cust NO.	Notes	Page Number 1 of 1	Revision B	Scale Not to scale
					Date 02–23–17

EEC ORIGINAL PKG



HealthMate Plus®

Technical Specifications

Unit Specifications

- **Colors:** Dark Midnight Blue, White, Lundberg
- **Product ID:** Blue: [illegible] Lundberg: [illegible]

Filter Specifications

- **STAGE 1** – Large Particle Pre-Filter. Removes particles, pollen, pet dander, dust, hair and pet dander
- **STAGE 2** – Medium Particle Pre-Filter. Removes smaller medium size particles like mold, allergens and pollen
- **STAGE 3** – Over 740 cubic inches of Activated Carbon Media. Uses an impregnated Carbon and Zeolite Combine Volatile Organic Compounds, VOCs, formaldehyde, toxic hazardous chemicals, gases and odors
- **STAGE 4** – 60 sq ft. of True Medical Grade HEPA. Removes 99.97% of all particles larger than 0.3 microns and 99% of all particles larger than 0.3 microns

NOTES:

1. SECURITY CAMERAS SHALL BE INSTALLED AND MAINTAINED IN GOOD WORKING CONDITION, AND USED IN AN ON-GOING MANNER WITH AT LEAST 240 CONTINUOUS HOURS OF DIGITALLY RECORDED DOCUMENTATION IN A FORMAT APPROVED BY THE CITY MANAGER. THE CAMERAS SHALL BE IN USE 24 HOURS PER DAY, 7 DAYS PER WEEK. THE AREAS TO BE COVERED BY THE SECURITY CAMERAS INCLUDE, BUT ARE NOT LIMITED TO, THE STORAGE AREAS, CULTIVATION AREAS, ALL DOORS AND WINDOWS, AND ANY OTHER AREAS AS DETERMINED BY THE CITY MANAGER.
2. THE LEASE/BUSINESS SPACE SHALL BE ALARMED WITH A RELIABLE COMMERCIAL ALARM SYSTEM THAT IS OPERATED AND MONITORED BY A SECURITY COMPANY OR ALARM BUSINESS THAT IS OPERATING IN FULL COMPLIANCE WITH CHAPTER 5.02 OF THIS CODE. ENTRANCE TO THE DISPENSING AREA AND ANY STORAGE AREAS SHALL BE LOCKED AT ALL TIMES, AND UNDER THE CONTROL OF COOPERATIVE STAFF.
3. THE BUSINESS ENTRANCE(S) AND ALL WINDOW AREAS SHALL BE ILLUMINATED DURING EVENING HOURS. THE APPLICANT SHALL COMPLY WITH THE CITY'S LIGHTING STANDARDS REGARDING FIXTURE TYPE, WATTAGE, ILLUMINATION LEVELS, SHIELDING, ETC., AND SECURE THE NECESSARY APPROVALS AND PERMITS AS NEEDED.
4. ALL WINDOWS ON THE BUILDING THAT HOUSES THE COOPERATIVE OR COLLECTIVE SHALL BE APPROPRIATELY SECURED AND ALL MARIJUANA SECURELY STORED.

B. SECURITY ALARM SYSTEMS – MINIMUM REQUIREMENTS

5. EACH LOCATION SHALL HAVE A SECURITY ALARM SYSTEM, INSTALLED BY AN ALARM INSTALLATION COMPANY, ON ALL PERIMETER ENTRY POINTS AND PERIMETER WINDOWS.
6. EACH PERMITTEE MUST ENSURE THAT ITS LOCATION IS CONTINUOUSLY MONITORED. PERMITTEES MAY ENGAGE THE SERVICES OF A MONITORING COMPANY TO FULFILL THIS REQUIREMENT.
7. THE PERMITTEES SHALL MAINTAIN UP TO DATE AND CURRENT RECORDS AND EXISTING CONTRACTS ON THE LOCATION THAT DESCRIBE THE LOCATION AND OPERATION OF EACH SECURITY ALARM SYSTEM, A SCHEMATIC OF SECURITY ZONES, THE NAME OF THE ALARM INSTALLATION COMPANY, AND THE NAME OF ANY MONITORING COMPANY.
8. UPON REQUEST, PERMITTEES SHALL MAKE AVAILABLE TO THE CITY MANAGER OR ANY STATE OR LOCAL LAW ENFORCEMENT AGENCY, FOR A PURPOSE AUTHORIZED BY THIS CHAPTER OR ANY STATE OR LOCAL LAW ENFORCEMENT PURPOSE, ALL INFORMATION RELATED TO SECURITY SYSTEMS, MONITORING, AND ALARM ACTIVITY.

ALARM SYSTEMS, MONITORING, AND ALARM ACTIVITY.

C. LOCK STANDARDS – MINIMUM REQUIREMENT.

1. AT ALL POINTS OF INGRESS AND EGRESS, THE PERMITTEE SHALL ENSURE THE USE OF A COMMERCIAL-GRADE, NONRESIDENTIAL DOOR LOCKS

CALIFORNIA GREEN BUILDING NOTES (NON-RESIDENTIAL):

1- A FINAL REPORT FOR THE TESTING AND ADJUSTING OF ALL NEW SYSTEMS SHALL BE COMPILED AND PROVIDED TO THE FIELD INSPECTOR PRIOR TO FINAL APPROVAL. THIS REPORT SHALL BE SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES. CGBC 5.410.4.4, 10.410.4

2- FOR ALL NEW EQUIPMENT, AN OPERATION & SYSTEMS MANUAL SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF FINAL INSPECTION. CGBC 5.410.4.3, 10.410.3

3- IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MERV OF 8, REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY. CGBC 5.504.1.3, CALGREEN 5.414.4.1

4- ALL DUCTS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIPMENT. CGBC 5.504.3, 5.714.4.3, 10.504.3

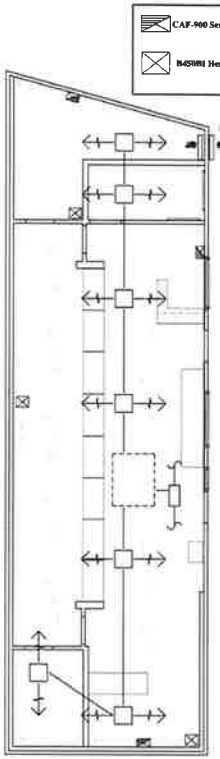
5- AN AIR FILTER WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8 OR HIGHER SHALL BE INSTALLED IN THE MECHANICAL SYSTEM FOR OUTSIDE AND RETURN AIR PRIOR TO OCCUPANCY. CGBC 5.504.3.3, 5.714.4.3, 10.504.3

6- DESIGNATED OUTDOOR SMOKING AREA SHALL BE AT LEAST 5 FEET FROM AN OUTDOOR AIR INTAKE OR OPENABLE WINDOWS. CGBC 5.504.7, 10.504.7

7- THE BUILDING SHALL MEET OR EXCEED THE PROVISION 5 FOR MECHANICAL VENTILATION OF SECTION 1203 OF THE LOS ANGELES BUILDING CODE. CGBC 5.508.1, 10.508.1

8- VENTILATED SPACES IN BUILDING SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 120 OF THE CALIFORNIA ENERGY CODE AND CHAPTER 4 OF THE CALIFORNIA CODE REGULATIONS, TITLE 8. CGBC 5.508.1, 10.508.1

9- THE HVAC REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT SHALL NOT CONTAIN CFC OR HALONS. CGBC 5.508.1.1, 10.508.1.1



SPACE CONDITIONING SYSTEMS ARE NOT BEING ALTERED.

Existing HVAC Ceiling Plan

2115 Winterhaven Dr.,
Winterhaven,
CA 92283

Minor Tenant Improvement

GIBBS

Kurt Gibbs AIA
8011 Long Beach Blvd
Long Beach CA 90807
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E kurt@gibbsPM.com

No.	Value	Date
1	Client Review	4 Feb 2020
2	Client Comments	24 Mar 2020
3	Client Comments	27 Mar 2020
4	CUP Resubmittal Submittal	6 April 2020
5	Back Check Submittal	7 July 2020

Project Number
31020078

Date
6 April 2020

Scale
Scale As Noted

Sheet Title
ODOR CONTROL HVAC

Drawing Number
A3.02

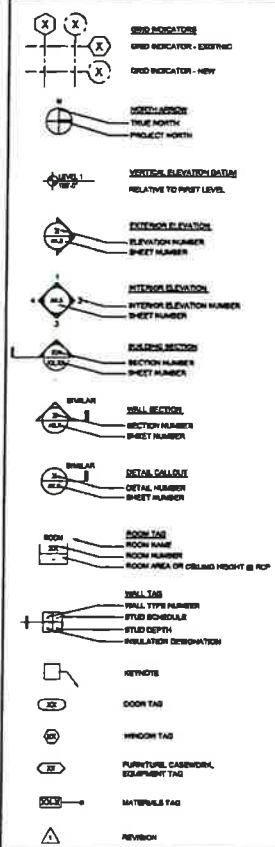
EEC ORIGINAL PKG

2115 Winterhaven Drive,
Winterhaven, CA 92283

ABBREVIATIONS

@	AT	LAM.	LAMINATION
A.B.	ANCHOR BOLT	LAV.	LAVATORY
A.C.	ASPHALTIC CONCRETE	M.R.	MOISTURE RESISTANT
A.D.	AREA DRAIN	MAS.	MASONRY
A.F.F.	ABOVE FINISH FLOOR	MAX.	MAXIMUM
A.F.S.	ABOVE FINISH SURFACE	MECH.	MECHANICAL
A.T.	ASPHALT TILE	MEMB.	MEMBRANE
A/C	AIR CONDITIONING	MET.	METAL
ACOUS.	ACOUSTICAL	MFG.	MANUFACTURER
A.T.	ACOUSTICAL TILE	MIN.	MINIMUM
ADJ.	ADJACENT / ADJUSTABLE	MIRR.	MIRROR
AL.	ALUMINUM	MISC.	MISCELLANEOUS
ALT.	ALTERNATE	MTD.	MOUNTED
APPROX.	APPROXIMATELY	N.I.C.	NOT IN CONTRACT
ARCH.	ARCHITECT	N.T.S.	NOT TO SCALE
B.D.	BOARD	NO.	NUMBER
BET.	BETWEEN	NOM.	NOMINAL
BLDG.	BUILDING	O.C.	ON CENTER
BLK.	BLOCK	O.D.	OUTSIDE DIAMETER
BLKG.	BLOCKING	OPG.	OPENING
BM.	BEAM	OPP.	OPPOSITE
BOT.	BOTTOM	OV.	OVEN
C.B.	CATCH BASIN	OVFL.	OVERFLOW
C.I.P.	CAST IRON PIPE	P.L.	PLASTIC LAMINATE
C.L.	CENTERLINE	PL.	PROPERTY LINE / PLATE
C.M.U.	CONCRETE MASONRY UNIT	PLAS.	PLASTER
C.O.	CLEAN OUT	P.W.	PLYWOOD
C.T.	CERAMIC TILE	PLYWD.	PLYWOOD
C.W.	COLD WATER	PR.	PLYWOOD
CEM.	CEMENT	R.	PAIR
CER.	CERAMIC	R.D.	RISER
CLG.	CEILING	R.G.	ROOF DRAIN
CLO.	CLOSET	RAD.	RADIUS OPENING
CLR.	CLEAR	REF.	RADIUS
COL.	COLUMN	REFRIG.	REFRIGERATOR
CONC.	CONCRETE	REQ'D.	REINFORCING
CONT.	CONTINUOUS	REQD.	REQUIRED
CPT.	CARPET	RM.	RESILIENT
D.F.	DRINKING FOUNTAIN	RVSB.	RAISED
D.S.	DOWNSPOUT	S.A.F.	REAR YARD SET BACK
D.W.	DISHWASHER	S.C.	SELF ADHESIVE FLASHING
DET.	DETAIL	S.F.	STUD CORE
DIA.	DIAMETER	S.G.	SQUARE FOOT
DIM.	DIMENSION	S.S.	SEMI-GLOSS
DR.	DOOR	S.T.L.	STAINLESS STEEL
DWG.	DRAWING	SHT.	SOUND TRANSMISSION CLASS
E.G.	EXISTING GRADE	SHTG.	SHEET
E.J.	EXPANSION JOINT	SIM.	SHEATHING
EA.	EACH	SPECS.	SIMILAR
ELEC.	ELECTRICAL	STD.	SPECIFICATIONS
ELEV.	ELEVATION	STL.	SQUARE
ENCL.	ENCLOSURE	STOR.	STANDARD
EXH.	EXHAUST	STRUCT.	STEEL
EX.	EXISTING	SUSP.	STORAGE
EXIST.	EXISTING	SYSB.	STRUCTURAL
EXP.	EXPANSION	T & G	SUSPENDED
EXT.	EXTERIOR	T.	SIDE YARD SET BACK
FX.	FIXTURE	TBD	TONGUE AND GROOVE
F.D.	FLOOR DRAIN	T.O.C.	TREAD
F.E.	FIRE EXTINGUISHER	T.O.P.	TO BE DETERMINED
F.E.C.	FIRE EXTINGUISHER CABINET	T.O.PL.	TOP OF CURB
F.F.	FINISH FLOOR	T.O.W.	TOP OF PARAPET
F.G.	FINISH GRADE	TEL.	TOP OF PLATE
F.G.	FIXED GLASS	TEMP.	TOP OF WALL
F.H.C.	FIRE HOSE CABINET	TERR.	TELEPHONE
F.J.	FLOOR JOIST	THK.	TEMPERED
F.O.	FACE OF	THRU.	TERRAZZO
F.O.C.	FACE OF CONCRETE	TV	THICK
F.O.F.	FACE OF FINISH	TYP.	THROUGH
F.O.S.	FACE OF STUD	U.	TELEVISION
F.S.	FINISH SURFACE	U.O.N.	TYPICAL
F.S.	FLOOR SINK	V.T.	URINAL
FIN.	FINISH	VERT.	UNLESS OTHERWISE NOTED
FLR.	FLOOR	VEST.	VINYL TILE
FLRG.	FLOORING	W.	VERTICAL
FLUOR.	FLUORESCENT	WB	VESTIBULE
FT.	FOOT	W.C.	WITH
FTG.	FOOTING	W.R.	WATER CLOSET
F.V.	FIELD VERIFY	WBOARD.	WHITE BOARD
G.D.	GARBAGE DISPOSAL	WD.	WOOD
G.I.	GALVANIZED IRON	WH.	WATER HEATER
GA.	GAUGE	WIN.	WINDSCOT
GALV.	GALVANIZED		WOOD
GL.	GLASS		WATERPROOF
GR.	GRADE		WATER RESISTANT
G.B.	GYPSUM BOARD		
GYP. BD.	GYPSUM BOARD		
H.B.	HOSE BIB		
H.C.	HOLLOW CORE		
H.M.	HOLLOW METAL		
H.W.	HOT WATER		
HC.	HANDICAP		
HDR.	HEADER		
HORIZ.	HORIZONTAL		
HT.	HEIGHT		
HTR.	HEATER		
HWD.	HARDWOOD		
I.D.	INSIDE DIAMETER		
I.G.	IMPACT INSULATION GLASS		
INSUL.	INSULATION		
INT.	INTERIOR		
JAN.	JANITOR		
JOST.	JOIST		
JT.	JOINT		
KIT.	KITCHEN		

SYMBOLS



CODE SUMMARY

THE APPLICABLE CODES ARE VERSION OF THE 2019 CALIFORNIA BUILDING CODE WHICH ADOPTS THE FOLLOWING:

2019 INTERNATIONAL BUILDING CODE
2019 UNIFORM MECHANICAL CODE
2019 UNIFORM PLUMBING CODE
2019 NATIONAL ELECTRICAL CODE

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

PROJECT DESCRIPTION

PROJECT SCOPE:

MINOR INTERIOR TENANT IMPROVEMENT OF AN EXISTING BUILDING. APPROXIMATELY +/- 1,278 SF OF NON-STRUCTURAL IMPROVEMENTS TO INCLUDE INSTALLATION OF OFFICES, RESTROOMS, AND STORAGE ROOM TO SUPPORT THE TENANT.

USE OF SPACE TO BE RETAIL.

NO CHANGE OF USE.

AREA OF WORK: +/- 1,278 SF

PROJECT DATA

OCCUPANCY:	MERCANTILE
OCCUPANT LOAD:	AREA / LOAD FACTOR = OCC LOAD 800 SF / 60 = 13.33 13.33 = 14
CONSTRUCTION TYPE:	TYPE V - N
AREA OF WORK:	+1,278 SF
NUMBER OF LEVELS:	1 LEVEL
HEIGHT:	20'-0"
SPRINKLERED:	NO
STORIES:	1-STORY
PARCEL ID:	056-264-020-000
ZONING:	C-1

PROJECT DIRECTORY

CLIENT/OWNER: NORMAN & DARLINE YOUSIF,
1508 S PALM CANYON DRIVE,
PALM SPRINGS, CA 92264
(619) 965 9433 / (619) 792 6219

ARCHITECT: GIBBS ARCHITECTS
3575 LONG BEACH BLVD,
LONG BEACH, CA 90807
(562) 981 2000

VICINITY MAP

SHEET INDEX

ARCHITECTURAL	
A0.00	COVER SHEET
A0.00A	BUILDING CODE DATA
A0.01	VICINITY AERIAL
A0.02	ZONING MAP
A0.03	AERIAL
A1.01	SITE PLAN
A2.01	FLOOR PLAN
A3.01	REFLECTED CEILING PLAN
A4.01	INTERIOR ELEVATIONS
A4.02	RESTROOM FLOOR PLAN & INT. ELEVATIONS
A5.01	EXTERIOR ELEVATION
A8.01	ADA DETAILS
A8.02	ADA DETAILS
A9.01	DETAILS
A9.02	DETAILS
A10.01	AERIAL PHOTOS
A10.02	EXISTING FACADE PHOTOS
A10.03	EXTERIOR PHOTOS

2115 Winterhaven Dr.,
Winterhaven,
CA 92283

Minor Tenant Improvement

GIBBS ARCHITECTS

Kurt Gibbs AIA
3575 Long Beach Blvd.
Long Beach CA, 90807
T: 562.981.2000
E: kurt@gibbs1934.com

Revisions

No.	Issue	Date
1	Client Review	4 Feb 2020
2	Client Comments	24 Mar 2020
3	Client Comments	27 Mar 2020
4	CUP Backcheck Submittal	6 April 2020
5	Back Check Submittal	7 July 2020

Project Number: 31020078

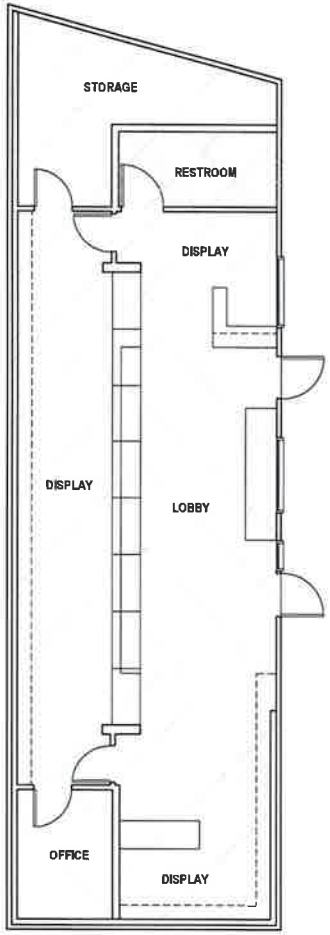
Date: 6 April 2020

Scale: Scale As Noted

Sheet Title: **Cover Sheet**

Drawing Number: **A0.00**

EEC ORIGINAL PKG



APPLICABLE CODE

ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING GOVERNING CODES:

- 2017 CALIFORNIA BUILDING CODE (CBC)
- 2017 CALIFORNIA BUILDING CODE (CBC) TITLE 24, PART 2
- 2017 CALIFORNIA ELECTRICAL CODE (CEC)
- 2017 CALIFORNIA MECHANICAL CODE (CMC) TITLE 24, PART 4
- 2017 CALIFORNIA PLUMBING CODE (CPC) TITLE 24, PART 5
- 2017 CALIFORNIA FIRE CODE (CFC) TITLE 24, PART 9
- 2017 CALIFORNIA REFERENCE CODE (CRC) TITLE 24, PART 12
- 2017 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
- CITY OF LOS ANGELES BUILDING CODE AMENDMENTS

OCCUPANCIES

304.1, GROUP B
OCCUPANCY INCLUDES AMONG OTHERS, THE USE OF A BUILDING OR STRUCTURE, OR A PORTION THEREOF, FOR OFFICE, PROFESSIONAL OR SERVICE-TYPE TRANSACTIONS, INCLUDING STORAGE OF RECORDS AND ACCOUNTS.

307.5 GROUP H - 4
BUILDINGS AND STRUCTURES CONTAINING MATERIALS THAT ARE HEALTH HAZARDS SHALL BE CLASSIFIED AS GROUP H-4. SUCH MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING

CORROSIVES
HIGHLY TOXIC MATERIALS
TOXIC MATERIALS

AREA SUMMARY

LOBBY	242
DISPLAY AREA	682
RESTROOM	87
STORAGE	172
OFFICE	95
TOTAL	1278

- OFFICE
- DISPLAY
- STORAGE
- LOBBY
- RESTROOMS

MEANS OF EGRESS

OCCUPANT LOAD ASF - ASSIGNED SQUARE FEET

GROUND LEVEL				OCCUPANCY TYPE M
DESCRIPTION	USE	FLOOR AREA (ASF)	OCC. LOAD FACTOR	OCCUPANCY LOAD
DISPLAY AREA	BUSINESS	682	1 / 150	5
STORAGE	BUSINESS	172	1 / 300	1
WC	BUSINESS	NA	NA	NA
SUBTOTAL		682		6

GROUND LEVEL				OCCUPANCY TYPE B
DESCRIPTION	USE	FLOOR AREA (ASF)	OCC. LOAD FACTOR	OCCUPANCY LOAD
LOBBY	BUSINESS	242	1 / 15	17
OFFICE	BUSINESS	95	1 / 15	7
SUBTOTAL		242		24
TOTAL OCCUPANT LOAD - FOR PROJECT				24

SANITATION FACILITIES

OCCUPANT LOAD

OCCUPANCY TYPE M				
DESCRIPTION	OCCUPANCY TYPE	FLOOR AREA (ASF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
DISPLAY AREA	BUSINESS	682	1 / 150	5
STORAGE	BUSINESS	172	1 / 300	1
			TOTAL	6

OCCUPANCY TYPE B				
DESCRIPTION	OCCUPANCY TYPE	FLOOR AREA (ASF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
LOBBY	BUSINESS	242	1 / 15	17
OFFICE	BUSINESS	95	1 / 15	7
			TOTAL	24

B-2 OFFICE										
OCCUPANT TYPE	OCCUPANT LOAD	MALE OCCUPANCY LOAD	MALE FIXTURES REQUIRED	MALE URINAL REQUIRED	MALE LAVS REQUIRED	FEMALE OCCUPANCY LOAD	FEMALE FIXTURES REQUIRED	FEMALE LAVS REQUIRED	DRINKING FOUNTAIN	SERVICE SINK
			1 PER 50	1 PER 100	1 PER 75		3 PER 50	1 PER 50	1 PER 150	
FIXTURES REQUIRED	12	6	1	1	1	12	3	1	1	1
FIXTURES PROVIDED			1	1	1		3	1		

CPC 422.2 SEPARATE FACILITIES. EXCEPTION (3): IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMER AND EMPLOYEES, ON TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME SHALL BE PERMITTED FOR USE BY BOTH SEXES.

2115 Winterhaven Dr.,
Winterhaven,
CA 92283

Minor Tenant Improvement

GIBBS ARCHITECTURE

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Revisions

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Project Number: 31020078

Date: 6 April 2020

Scale: Scale As Noted

Sheet Title: **Building Code Data**

Drawing Number: **A0.00A**

EEC ORIGINAL PKG

16. ELECTRICAL
16.3. PHOTOVOLTAIC PANELS BY OWNER
16.4. EXHAUST FAN
16.5. ELECTRICAL METER, TYPICAL
16.6. ELECTRICAL PANEL PER ELECTRICAL CONTRACTOR
16.7. EXTERIOR LIGHT PER ELECTRICAL CONTRACTOR
16.8. INTERIOR LIGHT
16.9. ELECTRICAL DATA OUTLET(S) PER ELECTRICAL CONTRACTOR
16.10. LIGHT SWITCH PER ELECTRICAL CONTRACTOR
16.11. MOTOR CONTROL CENTER PER ELECTRICAL CONTRACTOR
16. ELECTRONIC SAFETY AND SECURITY
16.1. SMOKE ALARM / CARBON MONOXIDE ALARM
16.2. WALL MOUNTED MOTION SENSOR
16.3. CEILING MOUNTED MOTION SENSOR
16.4. SECURITY ALARM KEYPAD
20. EARTHWORK
20.1. APPROVED COMPACT FILL PER GEO & SOILS REPORT
21. EXTERIOR IMPROVEMENTS
21.1. PARKING STALL STRIPING AS INDICATED
21.2. FLOW-THRU PLANTERS PER CIVIL DRAWINGS
21.3. SECURITY GATE PER SCHEDULE & DETAIL
21.4. SECURITY STEEL FENCE
21.5. EXTERIOR AREA DRAINS PER SPECIFICATIONS. SEE PLUMBING & CIVIL DRAWINGS FOR PIPING
21.6. S.D. CATCH BASIN PER CIVIL DRAWINGS
21.7. TRENCH DRAIN PER CIVIL DRAWINGS
21.8. SUMP PUMP AND VAULT PER CIVIL DRAWINGS
22. UTILITIES
22.1. (N) WATER METER PER CIVIL DRAWINGS
22.2. (N) GAS METER PER CIVIL DRAWINGS
22.3. BACKFLOW PREVENTOR PER CIVIL DRAWINGS
22.4. IRRIGATION BACKFLOW PREVENTOR PER LANDSCAPE DRAWINGS
22.5. DOMESTIC WATER BACKFLOW PREVENTOR PER CIVIL DRAWINGS

14. CONVEYING EQUIPMENT
14.1. ELEVATOR PER SPECIFICATIONS
15. FIRE SUPPRESSION
15.1. FIRE SPRINKLER SYSTEM PER PLANS
15.2. FIRE SPRINKLER MAIN PER PLANS
15.3. FIRE ALARM MAIN PER PLANS
16. PLUMBING
16.1. S.S. SINK
16.2. FAUCET @ KITCHEN SINK
16.3. LAVATORY SINK
16.4. FAUCET AT LAVATORY
16.5. SINK - UTILITY
16.6. SINK - JANITOR
16.7. TOILET - LOW FLOW
16.8. URINAL - WALL MOUNTED
16.9. BIDET - WALL MOUNTED
16.10. BATH TUB
16.11. FAUCET AT TUB
16.12. SHOWER RECEPTOR
16.13. SHOWER FAUCET
16.14. SHOWER HEAD
16.15. WATER HEATER
16.16. NOT USED
16.17. PLUMBING VENT
17. HEATING, VENTILATING AND AIR-CONDITIONING
17.1. HVAC UNIT PER MECHANICAL CONTRACTOR
17.2. SUPPLY AIR REGISTER MECHANICAL CONTRACTOR
17.3. RETURN AIR REGISTER MECHANICAL CONTRACTOR
17.4. 6" KITCHEN HOOD EXHAUST
17.5. BATHROOM EXHAUST FAN PER MECHANICAL CONTRACTOR
17.6. 6" DIAMETER EXTERIOR EXHAUST FAN MECHANICAL CONTRACTOR
17.7. CUSTOM EXTERIOR EXHAUST S.S. VENT REGISTER
17.8. HVAC AIR DUCTS PER MECHANICAL CONTRACTOR

8.13. EXTERIOR DECKING
8.14. NOT USED
8.15. SLIP RESISTANT CONCRETE SEALER
10. SPECIALTIES
10.1. MIRROR
10.2. TEMPERED GLASS RAIL SYSTEM
10.3. S.S. CUSTOM HRA SLOT @ EXTERIOR WALL
10.4. CLOSET
10.5. CLOSET ROD & SHELF
10.6. TOILET PAPER ROLL HOLDER PER ACCESSORY
10.7. TEMPERED FRAMELESS SHOWER GLASS
10.8. TOWEL BAR PER ACCESSORY SCHEDULE
10.9. TOWEL HOOK PER ACCESSORY SCHEDULE
11. EQUIPMENT
11.1. REFRIGERATOR / FREEZER
11.2. BUILT-IN OVEN
11.3. KITCHEN HOOD
11.4. GAS RANGE
11.5. GARBAGE DISPOSAL
11.6. DISHWASHER
11.7. MICROWAVE OVEN
11.8. KITCHEN CABINET
11.9. OVERHEAD CABINET
11.10. STEAM PER EQUIPMENT SCHEDULE
11.11. WASHER
11.12. DRYER
11.13. ICE MAKER
12. FURNISHINGS
12.1. WINDOW TREATMENT BY SPECIALTY CONTRACTOR
12.2. WINDOW SHADES
13. SPECIAL CONSTRUCTION
13.1. SCREEN WALL PANEL
13.2. NOT USED
13.3. AUTOMATIC POOL COVER PER SPECIFICATIONS
13.4. BUILT-IN STEAM BATH PER SPECIFICATIONS

5. OPENINGS
5.1. ALUMINUM WINDOW - REPLACE EXISTING
5.2. ALUMINUM STOREFRONT WINDOW, TYPICAL
5.3. H.M. WINDOW
5.4. SLIDING GLASS DOOR
5.5. H.M. DOOR & FRAME
5.6. RATED STEEL DOOR & FRAME
5.7. RATED WOOD DOOR & FRAME
5.8. GLASS PATIO DOOR
5.9. ALUMINUM STOREFRONT DOOR
5.10. FRAMELESS GLASS DOOR
5.11. INTERIOR WOOD DOOR
5.12. CLOSET DOOR
5.13. ALUMINUM SECTIONAL DOOR
5.14. DOOR HARDWARE SET
5.15. SKYLIGHT
5.16. WEATHER STRIPPING
6. FINISHES
6.1. 5/8" INTEGRAL COLOR EXTERIOR / INTERIOR CEMENT PLASTER ON PAPER-BACKED MATERIAL, LATH
6.2. METAL STUD FRAMING
6.3. METAL STUD BLOCKING
6.4. 5/8" TYPE "X" GYPSUM BOARD, TYPICAL U.N.O.
6.5. PAINT PER SPECIFICATIONS
6.6. NOVEAU
6.7. WALL TILES PER OWNER'S SPEC
6.8. (3) LAYERS OF 5/16" CEM-CLAD CEMENT BOARD PANELS BY "ARCHITECTURAL PRODUCTS" OR EQUAL
6.9. FLOOR TILES PER OWNER'S SPEC
6.10. HARDWOOD FLOOR
6.11. STONE COUNTER TOP
6.12. 5/8" DENS DECK ROOF BOARD AT PARAPET

6. WOOD AND PLASTICS
6.1. WOOD POST
6.2. WOOD BEAM
6.3. WOOD WALL FRAME
6.4. WOOD SHEAR PANEL
6.5. WOOD JOIST FLOOR FRAMING
6.6. PLYWOOD FLOOR SHEATHING
6.7. WOOD JOIST ROOF FRAMING
6.8. PLYWOOD ROOF SHEATHING
6.9. WOOD STRINGER
6.10. WOOD VENEER WALL PANEL
6.11. 2X BLOCKING
6.12. 2X FURRING WALL
6.13. WOOD WALL BASE
6.14. WOOD VENEER CABINETS / SHELVES
6.15. S.S. LAM COUNTER TOP
7. THERMAL AND MOISTURE PROTECTION
7.1. NOT USED
7.2. INSULATION & SPECIFICATIONS
7.3. W.P. MEMBRANE
7.4. (3) LAYERS #15 BUILDING PAPER, TYPICAL
7.5. CLASS "A" ROOFING & SPECIFICATIONS
7.6. ACRYLIC COOL ROOF PER SPECIFICATIONS
7.7. S.S. DOWNSPOUT AND CONDUCTOR HEAD, PTS.
7.8. S.S. INTEGRAL GUTTER
7.9. S.S. OVERFLOW SCUPPER
7.10. S.S. COPING, PTS.
7.11. S.S. FLASHING @ 5/8" CEM CLIP @ 24" O.C.
7.12. ROOF DRAIN PER SPECIFICATIONS & DETAIL
7.13. ROOF OVERFLOW DRAIN
7.14. PROVIDE CAULKING PER SPECIFICATIONS
7.15. CLEAR WATER - REPELLENT COATING AT CMU WALL EXT. FACE

NOTE:
ITEM IDENTIFIERS ARE TYPICAL TO ALL LINE ITEMS UNLESS NOTED OTHERWISE.

1. GENERAL REQUIREMENTS
2. NOT USED
3. CONCRETE
3.1. CONC. SLAB ON GRADE
3.2. CONC. TOPPING SLAB
3.3. CONC. DECK (E)
3.4. CONC. WALL
3.5. CONC. COLUMN
3.6. CONC. MAT FOUNDATION
3.7. CONC. FOOTING
3.8. CONC. STAIR
3.9. CONC. PAVING PER CIVIL DRAWINGS
3.10. CONC. SIDEWALK PER CIVIL DRAWINGS
3.11. CONC. PLANTERS PER DEF DRAWINGS
3.12. COMPACT FILL DRAWINGS
4. MASONRY
4.1. CMU WALL & SPECIFICATIONS
4.2. NON - BEARING CMU FENCE WALL @ F.L.
5. METALS
5.1. STEEL COLUMN EXISTING WITH 2 HOUR INTUMESCENT PAINT
5.2. STEEL BEAM EXISTING
5.3. HSS POST
5.4. HSS BEAM
5.5. HSS STRINGER
5.6. STEEL CHANNEL STRINGER
5.7. HSS RAIL POST
5.8. HSS PIPE
5.9. WALL MOUNTED PIPE RAIL
5.10. 16 GA. S.S. BACK-SPLASH FULL HEIGHT
5.11. 16 GA. S.S. FLASHING @ WALL BASE
5.12. 16 GA. GSM FASCIA COVER - PTS. TYP.
5.13. STL WINDOW BOX WITH CLEAR SEAL

Notes | 4

Vicinity Map | 1

EEC ORIGINAL PKG

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Minor Tenant Improvement

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Revisions

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File

Scale: Scale As Noted

Sheet Title: **Vicinity Aerial**

Drawing Number: **A0.01**

Zoning Map | 1

2115 Winterhaven Dr.,
Winterhaven,
CA 92283

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Scale: Scale As Noted

Sheet Title: **Zoning Map**

Drawing Number: **A0.02**

EEC ORIGINAL PKG

2115 Winterhaven Drive,
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Aerial Map | 1

2115 Winterhaven Dr.,
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Project Number: 31020078

Date:

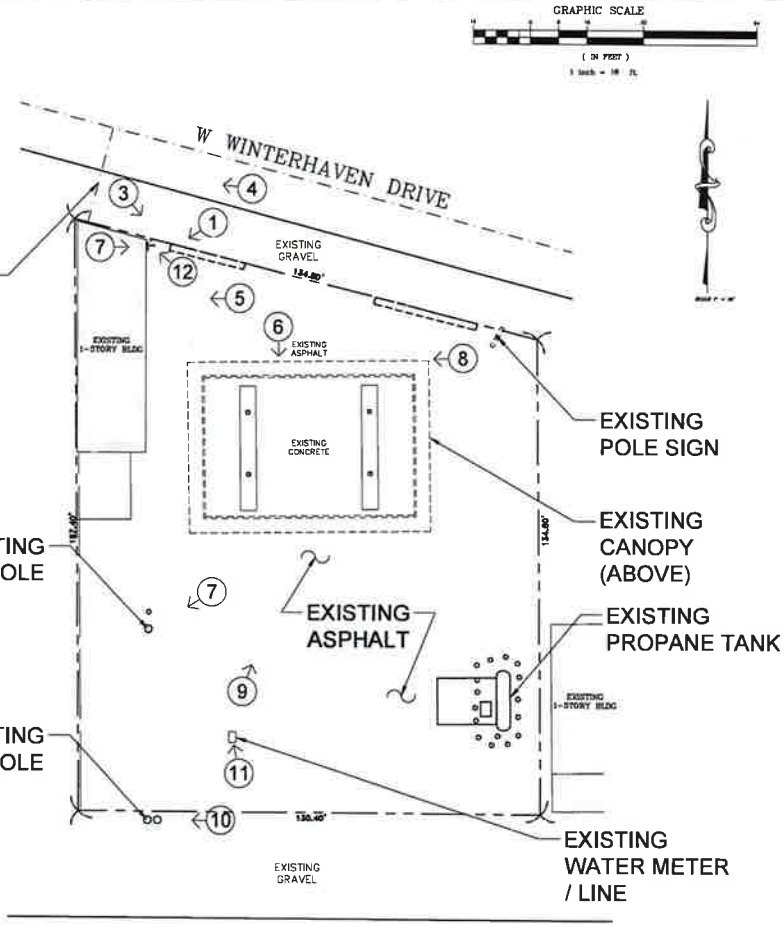
File: 6 April 2020

Scale: Scale As Noted

Sheet Title: **Aerial**

Drawing Number: **A0.03**

EEC ORIGINAL PKG



LEGEND:

A.C.	= ASPHALT CONCRETE	P.C.	= PROPERTY CORNER
BM.	= BENCHMARK	P. /PL.	= PROPERTY LINE
℄/CL.	= CENTERLINE	PLTR	= PLANTER
C.L.F.	= CHAIN LINK FENCE	REC	= REGISTERED CIVIL ENGINEER
CONC.	= CONCRETE	R.S.	= RECORD OF SURVEY
CS.	= CRAWL SPACE	SMH	= SEWER MANHOLE
FD.	= FOUND	SPR/W	= SPRIG & WASHER
FF	= FINISH FLOOR ELEV.	TR	= TRACT MAP
FL	= FLOWLINE ELEV.	TW	= TOP OF WALL ELEV.
FS.	= FINISH SURFACE ELEV.	W.I.F.	= WROUGHT IRON FENCE
INTER.	= INTERSECTION	S'LY	= SOUTHERLY
I.P.	= IRON PIPE	E'LY	= EASTERLY
MB	= MAP BOOK		

PROPERTY LINE
CENTERLINE
BLOCK WALL
BUILDING LINE
FENCE LINE
BRICK WALL
SEWER LINE

SYMBOLS:

COLUMN
GAS METER
MAIL BOX
PALM TREE
PINE TREE
POST
POWER POLE
SEWER MANHOLE
STORM DRAIN MANHOLE
STREET LIGHT
TREE
WATER METER

LEGAL DESCRIPTION:

LAND AREA:

Site Plan | SCALE: 1/16" = 1'-0" FILE | 1

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File: 6 April 2020

Scale: Scale As Noted

Sheet Title: **Survey - Photos**

Drawing Number: **A1.00**

EEC ORIGINAL PKG

LANDSCAPING STANDARDS (SECTION 90302.04):

- A MINIMUM OF TEN PERCENT (10%) OF THE TOTAL DEVELOPED LOT OR PARCEL AREA SHALL BE LANDSCAPED.
  (EXISTING AS SHOWN IN DOCUMENTATION)
- ALONG ANY INTERIOR PROPERTY LINE ABUTTING RESIDENTIALLY ZONED LOTS, PARCELS, OR AREAS, TREES SHALL BE PLANTED AT LEAST EVERY THIRTY FEET IN EITHER INDIVIDUAL PLANTERS OR CONTINUAL MEDIAN TYPE PLANTER.
  (EXISTING AS SHOWN IN DOCUMENTATION)
- PLANTERS AND/OR LANDSCAPED AREA, AN IRRIGATION SYSTEM AND LIVE LANDSCAPING SHALL BE PROVIDED AND MAINTAINED.
  (EXISTING AS SHOWN IN DOCUMENTATION)
- WITHIN EACH PLANT OR LANDSCAPED AREA, AN IRRIGATION SYSTEM AND LIVE LANDSCAPING SHALL BE PROVIDED AND MAINTAINED.
  (EXISTING AS SHOWN IN DOCUMENTATION)
- ORNAMENTAL OR LANDSCAPING ROCK AND GRAVEL AREAS, ARTIFICIAL TURF OR OTHER AREAS COVERED WITH ARTIFICIAL MATERIALS SHALL BE CONSIDERED HARD SURFACES AND MAY NOT BE CREDITED TO THE MINIMUM TEN PERCENT REQUIREMENT.
  (EXISTING AS SHOWN IN DOCUMENTATION)
- ANY COMMERCIAL DEVELOPMENT ABUTTING A SENSITIVE RECEPTOR, AS DETERMINED BY THE PLANNING DEPARTMENT SHALL BE LANDSCAPED WITH TREES SPACED AT NO MORE THAN TWENTY-FIVE FEET ON CENTER AND SHRUBS, VINES ETC., EQUALLY SPACED BETWEEN THE TREES.
  (EXISTING AS SHOWN IN DOCUMENTATION)
- ALL TREES AND SHRUBS PLANTED SHALL BE A MINIMUM OF FIVE-GALLON CAPACITY OR LARGER.
  (EXISTING AS SHOWN IN DOCUMENTATION)

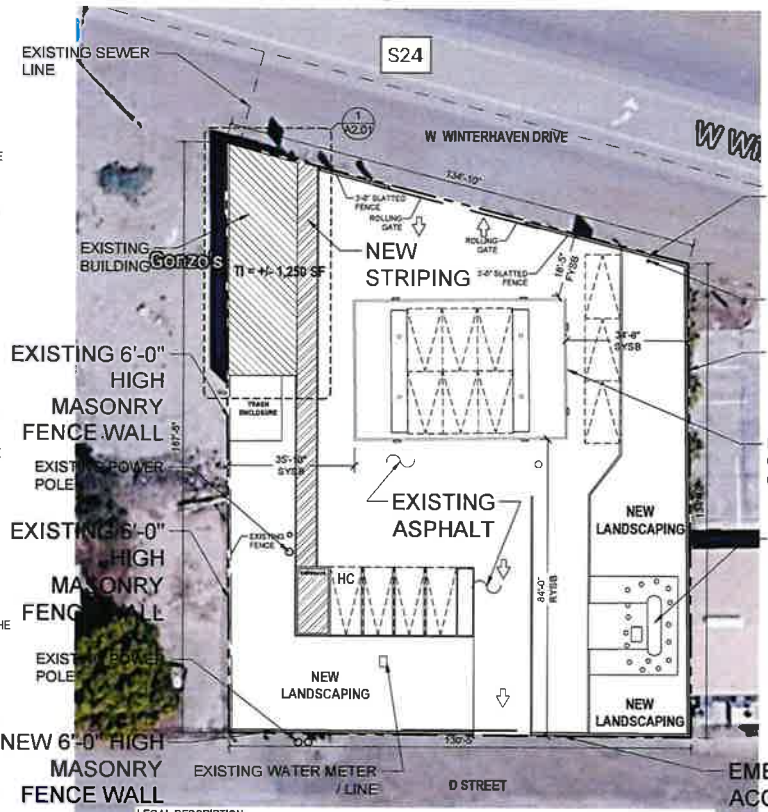
DESIGN AND DEVELOPMENT STANDARDS FOR POLE SIGNS (SECTION 90401.00):

- A MAXIMUM AREA OF THE SIGN SHALL NOT EXCEED TWO HUNDRED SQUARE FEET PER SIDE.
  (EXISTING AS SHOWN IN DOCUMENTATION)
- POLE SIGNS SHALL BE LOCATED SO THAT NO PART OF THE SIGN EXTENDS INTO OR BEYOND ANY EXISTING STREET RIGHT-OF-WAY OR ANY PROPOSED STREET RIGHT-OF-WAY.
  (EXISTING AS SHOWN IN DOCUMENTATION)
- THE MAXIMUM HEIGHT OF A POLE SIGN SHALL NOT EXCEED TWENTY FOUR FEET TO THE TOP OF THE SIGN.
  (EXISTING AS SHOWN IN DOCUMENTATION)
- POLE SIGNS SHALL BE A MINIMUM OF TEN FEET FROM ANY SIDE YARD COMMON PROPERTY LINE AND SHALL BE A MINIMUM OF FORTY FEET ON CENTER, IF ON THE SAME PROPERTY OR BETWEEN PROPERTIES.
  (EXISTING AS SHOWN IN DOCUMENTATION)
- LIGHTING OF POLE SIGNS SHALL BE ARRANGED SO AS NOT TO PRODUCE GLARE ON OTHER ADJACENT PROPERTIES IN THE VICINITY OR UPON ADJACENT HIGHWAYS.
  (EXISTING AS SHOWN IN DOCUMENTATION)
- POLE SIGNS SHALL BE AT LEAST THREE FEET BACK FROM PUBLIC RIGHT OF WAY LINES.
  (EXISTING AS SHOWN IN DOCUMENTATION)
- POLE SIGNS SHALL BE ERECTED TO WITHSTAND A MINIMUM OF EIGHTY MILE AN HOUR WIND VELOCITIES AND MEET ALL UBC REQUIREMENTS.
  (EXISTING AS SHOWN IN DOCUMENTATION)

DESIGN AND DEVELOPMENT STANDARDS FOR SIGNS ATTACHED TO BUILDINGS (SECTION 90401.00):

- ALL SIGNS ATTACHED TO A BUILDING OR A WALL SHALL BE ATTACHED FLAT AGAINST THE BUILDING OR WALL AND PARALLEL THERETO AND SHALL NOT EXTEND MORE THAN EIGHTEEN INCHES FROM THE SURFACE TO THE BUILDING/WALL. EXCEPTIONS TO THIS PROVISION ARE AS FOLLOWS:
  1. SIGNS MAY BE MOUNTED BELOW THE SOFFIT OF A CANOPY, OR OVERHAND OR BELOW A PORCH AND MAY BE PERPENDICULAR TO THE BUILDING PROVIDED THAT THEY DO NOT EXCEED TWELVE INCHES ABOVE THE SOFFIT OR BEAM AND MAINTAIN A MINIMUM OF EIGHT FOOT VERTICAL CLEARANCE ABOVE ANY TRAVEL WAY, CORRIDOR, EXIT OR COURT.
  EXISTING SIGN UNDER SEPARATE PERMIT SEE RENDER ON A1.02
  2. SIGNS MAY BE ATTACHED TO A BUILDING ABOVE THE WALL OR PARAPET PROVIDED THE SIGN DOES NOT EXCEED FOUR FEET IN HEIGHT, AND DOES NOT EXCEED HEIGHT LIMITATIONS SET FORTH ELSEWHERE IN THIS TITLE AND DOES NOT CONTRIBUTE TO THE ROOF LOADING.
  EXISTING SIGN UNDER SEPARATE PERMIT SEE RENDER ON A1.02
- LIGHTING OF SIGNS ATTACHED TO BUILDINGS SHALL BE ARRANGED AS NOT TO PRODUCE GLARE ON ADJACENT PROPERTIES IN THE VICINITY AND THE SOURCE OF LIGHTS SHALL NOT BE VISIBLE FROM ADJACENT PROPERTY OR PUBLIC STREET.
  EXISTING SIGN UNDER SEPARATE PERMIT SEE RENDER ON A1.02
- THE MAXIMUM AREA OF THE PRIMARY SIGN SHALL NOT EXCEED ONE HUNDRED SQUARE FEET PER SIDE WHICH INCLUDE COMPANY LOGOS.
  EXISTING SIGN UNDER SEPARATE PERMIT SEE RENDER ON A1.02
- THE MAXIMUM AREA OF THE SECONDARY SIGNS (SIDES AND REAR) SHALL NOT EXCEED SIXTY SQUARE FEET PER SIDE WHICH INCLUDE COMPANY LOGOS.
  EXISTING SIGN UNDER SEPARATE PERMIT SEE RENDER ON A1.02
- ANY DEVIATION FROM THE SIGN CODE WILL REQUIRE A CONDITIONAL USE PERMIT.
  EXISTING SIGN UNDER SEPARATE PERMIT SEE RENDER ON A1.02

SECTION 90301.03
APPLICANT: WINTERHAVEN DRIVE, LLC.
PROPERTY OWNER: GONZOLA ZARAGOZA
P.O. BOX 6586
YUMA AZ, 85366
APN:056-284-020-000
TOPOGRAPHY OF PROPOSED GRADING
LOCATION OF ALL EXISTING BUILDINGS AND STRUCTURES.
LOCATION OF ALL PROPOSED BUILDING AND STRUCTURES.
PROPOSED VEHICULAR CIRCULATION AND PARKING AREA PLAN.
IMPERIAL COUNTY FIRE DEPARTMENT APPROVAL FOR ACCESSWAY AND SAFETY SETBACKS IF ANY, AS WELL AS FIRE PROTECTION EQUIPMENT.
PROPOSED LANDSCAPING.
PROPOSED LIGHTING.



LEGAL DESCRIPTION:
THAT PORTION OF LOTS 15 AND 16, LYING SOUTH OF STATE HIGHWAY 80 AND LOTS 33 TO 37, INCLUSIVE, LYING SOUTH OF STATE HIGHWAY 80, BLOCK 12, CENTRAL ADDITION TO WINTERHAVEN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 183 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, TOGETHER WITH THAT PORTION OF AN ALLEY LYING ADJACENT TO THE NORTH LINE OF LOTS 33 TO 37, INCLUSIVE, AND THAT PORTION OF THE NORTH 10 FEET OF HIGHWAY AVENUE LYING ADJACENT TO THE SOUTH LINE OF LOTS 33 TO 37, INCLUSIVE, AS VACATED AND CLOSED TO USE BY RESOLUTION OF THE COUNTY BOARD OF SUPERVISORS A COPY OF WHICH WAS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, JUNE 17, 1948, IN BOOK 710, PAGE 304, OF OFFICIAL RECORDS.

DEVELOPMENT STANDARDS (SECTION 90301.02):

- STREET AND ROAD DEDICATIONS SHALL BE MADE TO THE COUNTY IN A MANNER PRESCRIBED BY IMPERIAL COUNTY PUBLIC WORKS DEPARTMENT, FOR ALL EXISTING OR PROPOSED LOCAL, SECONDARY OR COLLECTOR HIGHWAYS. THE REQUIRED DEDICATION SHALL BE THIRTY (30) FEET FROM CENTERLINE FOR LOCAL STREETS, FORTY-FIVE (45) FEET FROM CENTERLINE FOR SECONDARY STREETS, FIFTY-FIVE (55) FEET FROM CENTERLINE FOR COLLECTOR STREETS.
  (EXISTING AS SHOWN IN DOCUMENTATION)
- ALL DEVELOPMENTS SHALL PROVIDE ROAD OR STREET IMPROVEMENTS AS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS, AND TO THE STANDARDS CONTAINED WITHIN THIS TITLE.
  (EXISTING AS SHOWN IN DOCUMENTATION)
- OBSTRUCTION WITHIN STREET RIGHTS-OF-WAY SHALL BE REMOVED AS SPECIFIED BY THIS TITLE.
  (EXISTING AS SHOWN IN DOCUMENTATION)
- CURBS, GUTTERS AND SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY THIS TITLE WHEN REQUIRED AS PART OF THE STREET IMPROVEMENT.
  (EXISTING AS SHOWN IN DOCUMENTATION)
- ALL ACCESS DRIVEWAYS, PARKING AREAS AND VEHICULAR MANEUVERING AREAS SHALL BE SURFACED WITH A MINIMUM OF THREE INCHES OF ASPHALTIC CONCRETE PAVING OR HIGHER QUALITY MATERIAL.
  (EXISTING AS SHOWN IN DOCUMENTATION)
- ALL NEW ON-SITE UTILITY SERVICES SHALL BE PLACED UNDERGROUND.
  (EXISTING AS SHOWN IN DOCUMENTATION)
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS, A PLAN FOR THE DISPOSAL OF ALL SURFACE DRAINAGE WATER ORIGINATING ON SITE SHALL BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS IN COORDINATION WITH THE IMPERIAL COUNTY PUBLIC HEALTH DEPARTMENT, ENVIRONMENTAL HEALTH DIVISION, AS NEEDED. EASEMENTS OR RIGHT-OF-WAY DEEDS SHALL BE GRANTED TO THE COUNTY OF IMPERIAL FOR DRAINAGE PURPOSES.
  (EXISTING AS SHOWN IN DOCUMENTATION)
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, THE METHOD OF WATER SUPPLY AND SEWAGE DISPOSAL SHALL BE AS REQUIRED AND APPROVED BY ONE OR MORE OF THE FOLLOWING AGENCIES: IMPERIAL COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION, CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, REGIONAL WATER QUALITY CONTROL BOARD OF THE CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY.
  (EXISTING AS SHOWN IN DOCUMENTATION)
- FIRE PROTECTION FACILITIES AND ACCESS WAYS SHALL BE AS REQUIRED AND APPROVED BY THE IMPERIAL COUNTY FIRE DEPARTMENT.
  (EXISTING AS SHOWN IN DOCUMENTATION)
- WHEN ADJACENT TO PROPERTY ZONED FOR SINGLE-FAMILY RESIDENTIAL USE, A SIX-FOOT HIGH MASONRY WALL SHALL BE CONSTRUCTED BETWEEN THE PROPOSED DEVELOPMENT AND THE ADJACENT PROPERTY. THE WALL HEIGHT SHALL BE REDUCED TO THREE FEET WITHIN THE REQUIRED FRONT YARD SETBACK AREA.\
  (EXISTING AS SHOWN IN DOCUMENTATION)
- ALL EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES AND AWAY FROM OR SHIELDED FROM PUBLIC ROADS.
  (EXISTING AS SHOWN IN DOCUMENTATION)
- ALL TRASH RECEPTACLES SHALL BE SCREENED IN SUCH A MANNER SO THAT THEY ARE NOT VISUALLY OBTRUSIVE FROM ANY OFF SITE LOCATION. THE LOCATION AND METHOD OF SCREENING FOR ALL TRASH RECEPTACLES SHALL ALSO MINIMIZE POTENTIAL FOR NUISANCE, BE CONSISTENT WITH EASE OF SOLID WASTER REMOVAL, AND SHALL BE APPROVED BY THE PLANNING DIRECTOR.
  (EXISTING AS SHOWN IN DOCUMENTATION)
- ARCHITECTURAL DESIGN OF PROPOSED BUILDINGS SHALL BE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD.
  (EXISTING AS SHOWN IN DOCUMENTATION)
- FOR INDUSTRIAL OR COMMERCIAL DEVELOPMENTS UTILIZING OUTSIDE STORAGE, THE AREAS DEVOTED TO OUTSIDE STORAGE SHALL BE TREATED WITH A DUST BINDER OR OTHER DUST CONTROL MEASURES, AS APPROVED BY THE APCD.
  (EXISTING AS SHOWN IN DOCUMENTATION)
- DURING ALL ON-SITE GRADING AND CONSTRUCTION ACTIVITIES, ADEQUATE MEASURES SHALL BE IMPLEMENTED TO CONTROL FUGITIVE DUST.
  (EXISTING AS SHOWN IN DOCUMENTATION)

Site Plan | SCALE: 1/16" = 1'-0" | FILE | 1

2115 Winterhaven Dr.,
Winterhaven,
CA 92283

Minor Tenant Improvement

GIBBS ARCHITECTURE

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Revisions

No.	Issue	Date
1	Client Review	4 Feb 2020
2	Client Comments	24 Mar 2020
3	Client Comments	27 Mar 2020
4	CUP Backcheck Submittal	6 April 2020
5	Back Check Submittal	7 July 2020

Project Number: 31020078

Date:

File: 6 April 2020

Scale: Scale As Noted

Sheet Title: **Site Plan**

Drawing Number: **A1.01**

EEC ORIGINAL PKG

Render | SCALE: NTS | FILE | 1

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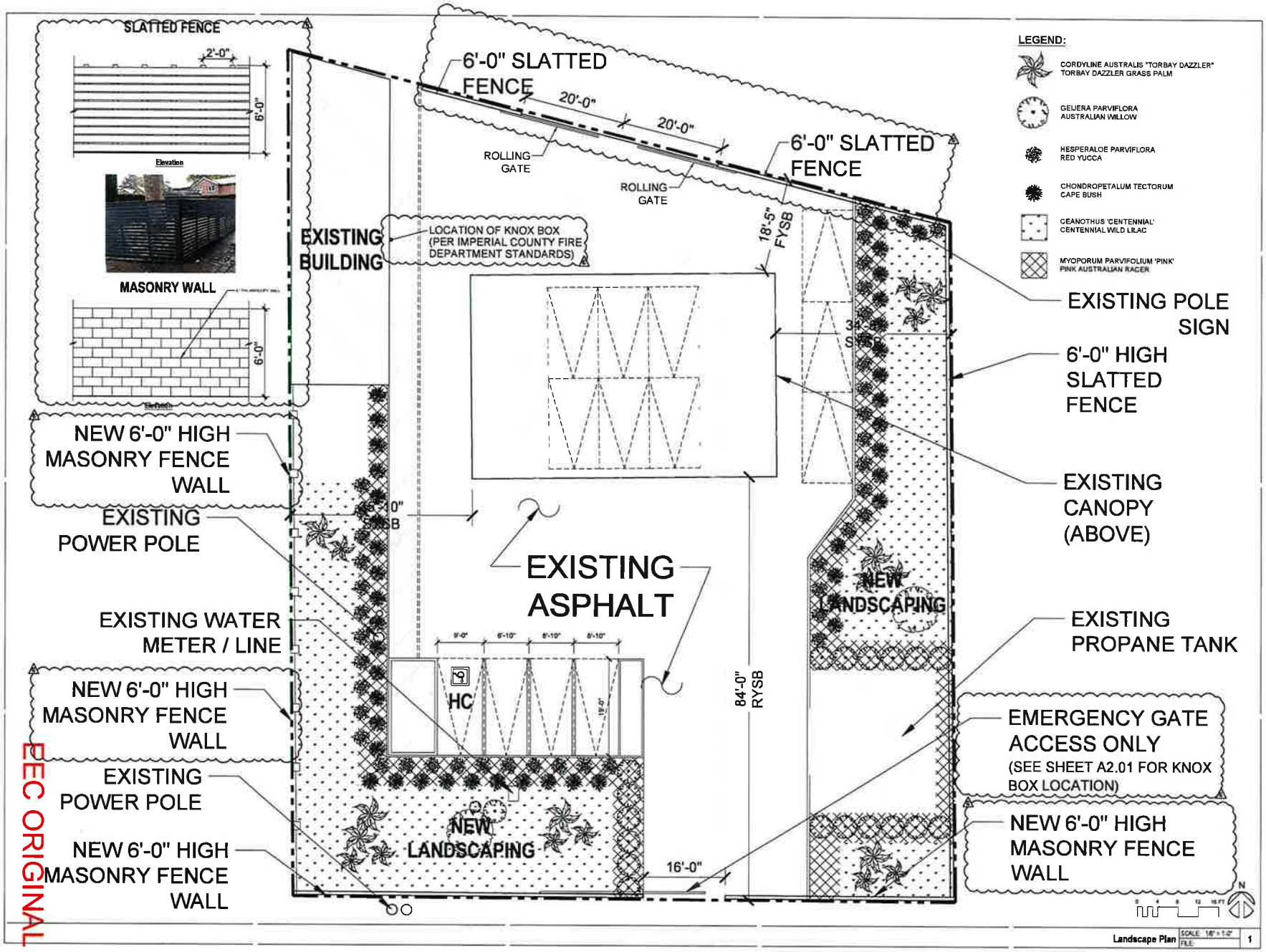
Sheet Title: **Render**

Drawing Number: **A1.02**

EEC ORIGINAL PKG



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Scale: Scale As Noted

Sheet Title: **Landscape Plan**

Drawing Number: **A1.03**

EEC ORIGINAL PKG

SITE

SITE

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Scale: Scale As Noted

Sheet Title: **Aerial Photos**

Drawing Number: **A10.01**

EEC ORIGINAL PKG

Existing Facade | 1

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Scale: Scale As Noted

Sheet Title: **Existing Facade Photos**

Drawing Number: **A10.02**

EEC ORIGINAL PKG

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Date

File
6 April 2020

Scale
Scale As Noted

Sheet Title
Exterior Photos

Drawing Number
A10.03

EEC ORIGINAL PKG

16. ELECTRICAL
16.3. PHOTOVOLTAIC PANELS BY OWNER
16.4. EXHAUST FAN
16.5. ELECTRICAL METER - TYPICAL
16.6. ELECTRICAL PANEL PER ELECTRICAL CONTRACTOR
16.7. EXTERIOR LIGHT PER ELECTRICAL CONTRACTOR
16.8. INTERIOR LIGHT
16.9. ELECTRICAL DATA OUTLET(S) PER ELECTRICAL CONTRACTOR
16.10 LIGHT SWITCH PER ELECTRICAL CONTRACTOR
16.11 MOTOR CONTROL CENTER PER ELECTRICAL CONTRACTOR
19. ELECTRONIC SAFETY AND SECURITY
19.1. SMOKE ALARM / CARBON MONOXIDE ALARM
19.2. WALL MOUNTED MOTION SENSOR
19.3. CEILING MOUNTED MOTION SENSOR
19.4. SECURITY ALARM KEYPAD
20. EARTHWORK
20.1. APPROVED COMPACT FILL PER GEO & SOILS REPORT
21. EXTERIOR IMPROVEMENTS
21.1. PARKING STALL STRIPING AS INDICATED
21.2. FLOW-THRU PLANTERS PER CIVIL DRAWINGS
21.3. SECURITY GATE PER SCHEDULE & DETAIL
21.4. SECURITY STEEL FENCE
21.5. EXTERIOR AREA DRAINS PER SPECIFICATIONS. SEE PLUMBING & CIVIL DRAWINGS FOR PIPING
21.6. S.D. CATCH BASIN PER CIVIL DRAWINGS
21.7. TRENCH DRAIN PER CIVIL DRAWINGS
21.8. SUMP PUMP AND VAULT PER CIVIL DRAWINGS
22. UTILITIES
22.1. (N) WATER METER PER CIVIL DRAWINGS
22.2. (N) GAS METER PER CIVIL DRAWINGS
22.3. BACKFLOW PREVENTOR PER CIVIL DRAWINGS
22.4. IRRIGATION BACKFLOW PREVENTOR PER LANDSCAPE DRAWINGS
22.5. DOMESTIC WATER BACKFLOW PREVENTOR PER CIVIL DRAWINGS

14. CONVEYING EQUIPMENT
14.1. ELEVATOR PER SPECIFICATIONS
15. FIRE SUPPRESSION
15.1. FIRE SPRINKLER SYSTEM PER PLANS
15.2. FIRE SPRINKLER MAIN PER PLANS
15.3. FIRE ALARM MAIN PER PLANS
16. PLUMBING
16.1. S.S. SINK
16.2. FAUCET @ KITCHEN SINK
16.3. LAVATORY SINK
16.4. FAUCET AT LAVATORY
16.5. SINK - UTILITY
16.6. SINK - JANITOR
16.7. TOILET - LOW FLOW
16.8. URINAL - WALL MOUNTED
16.9. BIDET - WALL MOUNTED
16.10. BATH TUB
16.11. FAUCET AT TUB
16.12. SHOWER RECEPTOR
16.13. SHOWER FAUCET
16.14. SHOWER HEAD
16.15. WATER HEATER
16.16. NOT USED
16.17. PLUMBING VENT
17. HEATING, VENTILATING AND AIR-CONDITIONING
17.1. HVAC UNIT PER MECHANICAL CONTRACTOR
17.2. SUPPLY AIR REGISTER MECHANICAL CONTRACTOR
17.3. RETURN AIR REGISTER MECHANICAL CONTRACTOR
17.4. 8 KITCHEN HOOD EXHAUST
17.5. BATHROOM EXHAUST FAN PER MECHANICAL CONTRACTOR
17.6. 8" DIAMETER EXTERIOR EXHAUST FAN MECHANICAL CONTRACTOR
17.7. CUSTOM EXTERIOR EXHAUST S.S. VENT REGISTER
17.8. HVAC AIR DUCTS PER MECHANICAL CONTRACTOR

9.13. EXTERIOR DECKING
9.14. NOT USED
9.15. SLIP RESISTANT CONCRETE SEALER
10. SPECIALTIES
10.1. MIRROR
10.2. TEMPERED GLASS RAIL SYSTEM
10.3. S.S. CUSTOM MAIL SLOT @ EXTERIOR WALL
10.4. CLOSET
10.5. CLOSET ROD & SHELF
10.6. TOILET PAPER ROLL HOLDER PER ACCESSORY
10.7. TEMPERED FRAMELESS SHOWER GLASS
10.8. TOWEL BAR PER ACCESSORY SCHEDULE
10.9. TOWEL HOOK PER ACCESSORY SCHEDULE
11. EQUIPMENT
11.1. REFRIGERATOR / FREEZER
11.2. BUILT-IN OVEN
11.3 KITCHEN HOOD
11.4 GAS RANGE
11.5. GARBAGE DISPOSAL
11.6. DISHWASHER
11.7. MICROWAVE OVEN
11.8. KITCHEN CABINET
11.9 OVERHEAD CABINET
11.10 STEAM PER EQUIPMENT SCHEDULE
11.11 WASHER
11.12 DRYER
11.13 ICE MAKER
12. FURNISHINGS
12.1. WINDOW TREATMENT BY SPECIALTY CONTRACTOR
12.2. WINDOW SHADES
13. SPECIAL CONSTRUCTION
13.1. SCREEN WALL PANEL
13.2. NOT USED
13.3. AUTOMATIC POOL COVER PER SPECIFICATIONS
13.4. BUILT-IN STEAM BATH PER SPECIFICATIONS

3. OPENINGS
3.1. ALUMINUM WINDOW - REPLACE EXISTING
3.2. ALUMINUM STOREFRONT WINDOW, TYPICAL
3.3. H.M. WINDOW
3.4. SLIDING GLASS DOOR
3.5. H.M. DOOR & FRAME
3.6. RATED STEEL DOOR & FRAME
3.7. RATED WOOD DOOR & FRAME
3.8. GLASS PIVOT DOOR
3.9. ALUMINUM STOREFRONT DOOR
3.10. FRAMELESS GLASS DOOR
3.11. INTERIOR WOOD DOOR
3.12. CLOSET DOOR
3.13. ALUMINUM SECTIONAL DOOR
3.14. DOOR HARDWARE SET
3.15. SKYLIGHT
3.16. WEATHER STRIPPING
4. FINISHES
4.1. 7/8" INTEGRAL COLOR EXTERIOR / INTERIOR CEMENT PLASTER W/ PAPER-BACKED MATERIAL (ATM)
4.2. METAL STUD FRAMING
4.3. METAL STUD BLOCKING
4.4. 5/8" TYPE "X" GYPSUM BOARD, TYPICAL U.N.O.
4.5. PAINT PER SPECIFICATIONS
4.6. BOVEDA
4.7. WALL TILES PER OWNER'S SPEC
4.8. (3) LAYERS OF 5/16" CEMFLAD CEMENT BOARD PANELS BY "ARCHITECTURAL PRODUCTS" OR EQUAL
4.9. FLOOR TILES PER OWNER'S SPEC
4.10. HARDWOOD FLOOR
4.11. STONE COUNTER TOP
4.12. 5/8" DENS DECK ROOF BOARD AT PARAPET

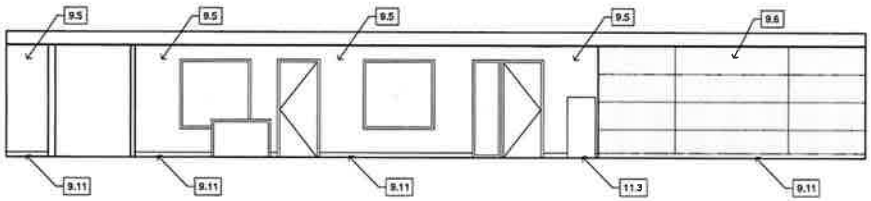
5. WOOD AND PLASTICS
5.1. WOOD POST
5.2. WOOD BEAM
5.3 WOOD WALL FRAME
5.4 WOOD SHEAR PANEL
5.5 WOOD JOIST FLOOR FRAMING
5.6. PLYWOOD FLOOR SHEATHING
5.7. WOOD JOIST ROOF FRAMING
5.8 PLYWOOD ROOF SHEATHING
5.9. WOOD STRINGER
5.10 WOOD VENEER WALL PANEL
5.11. 2X BLOCKING
5.12. 2X FURRING WALL
5.13 WOOD WALL BASE
5.14 WOOD VENEER CABINETS / SHELVES
5.15. S S LAM COUNTER TOP
7. THERMAL MOISTURE PROTECTION
7.1. NOT USED
7.2. INSULATION & SPECIFICATIONS
7.3. W.P. MEMBRANE
7.4. (2) LAYERS #15 BUILDING PAPER, TYPICAL
7.5 CLASS "A" ROOFING & SPECIFICATIONS
7.6 ACRYLIC COOL ROOF PER SPECIFICATIONS
7.7. S.S. DOWNSPOUT AND CONDUCTOR HEAD, PTD.
7.8. S.S. INTEGRAL GUTTER
7.9 S.S. OVERFLOW SCUPPER
7.10. S.S. COPING, PTD.
7.11. S.S. FLASHING W. 6SM CUF @ 24" O.C.
7.12. ROOF DRAIN PER SPECIFICATIONS & DETAIL
7.13. ROOF OVERFLOW DRAIN
7.14. PROVIDE CAULKING PER SPECIFICATIONS
7.15 CLEAR WATER - REPELLENT COATING AT CMU WALL EXT. FACE

NOTE:
ITEM IDENTIFIED ARE TYPICAL TO ALL LIKE ITEMS UNLESS NOTED OTHERWISE.

1. GENERAL REQUIREMENTS
2. NOT USED
3. CONCRETE
3.1. CONC. SLAB ON GRADE
3.2. CONC. TOPPING SLAB
3.3. CONC. DECK (S)
3.4. CONC. WALL
3.5. CONC. COLUMNS
3.6. CONC. MAT FOUNDATION
3.7. CONC. FOOTING
3.8. CONC. STAIR
3.9. CONC. PAVING PER CIVIL DRAWINGS
3.10. CONC. SIDEWALK PER CIVIL DRAWINGS
3.11. CONC. PLANTERS PER DSP DRAWINGS
3.12. COMPACT FILL DRAWINGS
4. MASONRY
4.1. CMU WALL & SPECIFICATIONS
4.2. NON - BEARING CMU FENCE WALL @ P.L.
5. METALS
5.1. STEEL COLUMN EXISTING WITH 2 HOUR INTUMESCENT PAINT
5.2. STEEL BEAM EXISTING
5.3. HSS POST
5.4. HSS BEAM
5.5. HSS STRINGER
5.6 STEEL CHANNEL STRINGER
5.7. HSS RAIL POST
5.8. HSS PIPE
5.9. WALL MOUNTED PIPE RAIL
5.10. 18 G.A. S.S. BACK-SPLASH FULL HEIGHT
5.11. 18 G.A. S.S. FLASHING @ WALL BASE
5.12. 18 G.A. BGM FASCIA COVER - PTD. TYP.
5.13. STL WINDOW BOX WITH CLEAN SEAL

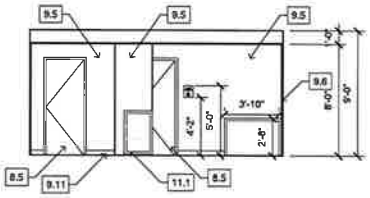
Notes 4

BS.11.
- FLOORS, WALLS, AND CEILINGS SHALL BE OF A NON-ABSORBENT CLEANABLE MATERIAL AND FINISH.



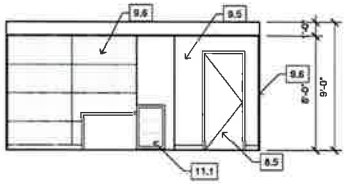
East Interior Elevation SCALE: 1/4" = 1'-0" FILE 10

BS.11.
- FLOORS, WALLS, AND CEILINGS SHALL BE OF A NON-ABSORBENT CLEANABLE MATERIAL AND FINISH.



North Interior Elevation SCALE: 1/4" = 1'-0" FILE 2

BS.7.
- SALES AND SERVICE COUNTERS SHALL HAVE A PORTION OF THE COUNTER WHICH IS AT LEAST 36" IN LENGTH WITH A MAXIMUM HEIGHT OF 34"
BS.8.
- CHECK WRITING SURFACES SHALL BE 28" MIN. AND 34" MAX. ABOVE THE FLOOR.
BS.11.
- FLOORS, WALLS, AND CEILINGS SHALL BE OF A NON-ABSORBENT CLEANABLE MATERIAL AND FINISH.

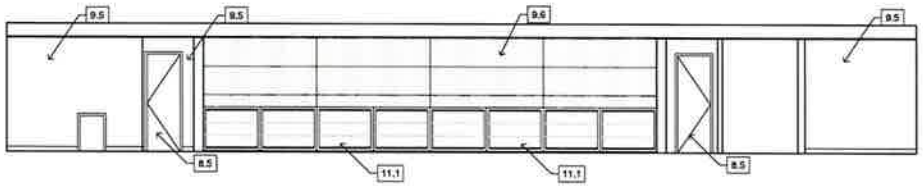


South Interior Elevation SCALE: 1/4" = 1'-0" FILE 13

BS.7.
- SALES AND SERVICE COUNTERS SHALL HAVE A PORTION OF THE COUNTER WHICH IS AT LEAST 36" IN LENGTH WITH A MAXIMUM HEIGHT OF 34"
BS.8.
- CHECK WRITING SURFACES SHALL BE 28" MIN. AND 34" MAX. ABOVE THE FLOOR.
BS.11.
- FLOORS, WALLS, AND CEILINGS SHALL BE OF A NON-ABSORBENT CLEANABLE MATERIAL AND FINISH.

BS.6.
- SHOW THE PERMANENT SIGN IDENTIFYING THE RESTROOM ON THE LATCH SIDE OF THE DOORWAY, IN COMPLIANCE WITH 11B-703.1,2,3, AND 5.
(RAISED CHARACTERS WITH BRAILLE INSTALLED 48" FROM THE BASELINE OF THE LOWEST BRAILLE AND 60" FROM THE BASELINE OF THE HIGHEST RAISED CHARACTERS.)

SEE SHEET 10 / A8.01 FOR MOUNTING HEIGHTS
SEE SHEET 5 / A8.01 FOR SPECS



THE ENVELOPE, OR SPACE CONDITIONING, LIGHTING, ELECTRICAL POWER DISTRIBUTION AND WATER HEATING SYSTEMS ARE NOT BEING ALTERED.

0 2 4 6 8 FT N

West Interior Elevation SCALE: 1/4" = 1'-0" FILE 1

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Date:

File: 6 April 2020

Scale: Scale As Noted

Sheet Title: **Interior Elevations**

Drawing Number: **A4.01**

EEC ORIGINAL PKG

PAINT	
P-1	WHITE PAINT
TILE	
T-2	MARLITE
SOLID SURFACE	
SS-1	CAMBRIAN DESERT COLLECTION, CAMBRIAN BLACK, POLISHED FINISH, SUPPLIED BY MILLWORK VENDOR.

Finish Legend | 16

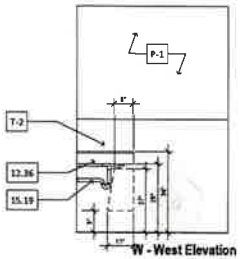
	Descriptions	QTY	MFG. AND MODEL
1	TOILET PAPER DISPENSER	1	BY OWNER
2	AUTOMATIC PAPER TOWEL ROLL DISPENSER	2 (RR) 1 (KITCHEN)	BY OWNER
3	SOAP DISPENSER	2	BY OWNER
4	SANITARY NAPKIN DISPOSAL	2	BOBRICK B270 SURFACE MOUNT
5	GRAB BARS (HORIZONTAL)	2	BOBRICK B8804 - 42"
6	GRAB BARS (HORIZONTAL)	2	BOBRICK B8804 - 36"
7	GRAB BARS (VERTICAL)	2	BOBRICK B8804 - 18"
8	MIRROR	2	BOBRICK B-165 2436
9	COAT HOOK	2	BOBRICK B-682T
10	TOILET PARTITION	SEE PLAN	BRADLEY STAINLESS STEEL FLOOR BRACED PARTITION SERIES 510 OR EQUAL W/ SMK TEXTURED FINISH
11	WALL MOUNTED BABY CHANGING STATION	1	KOALA KB200-01

Toilet Accessories Schedule | 12

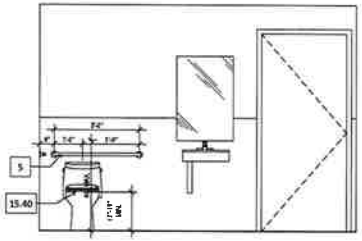
	Descriptions
15.41	URINAL, REF PLUMBING SHEETS FOR SPECIFICATION.
15.42	WHITE UNDERCOUNTER SINK AND FAUCET. REF PLUMBING SHEETS FOR SPECIFICATIONS.
16.53	WALL-MOUNTED LIGHT FIXTURE. REF A-101 FOR MORE INFORMATION.

	Descriptions
5.02	LAVATORY SUPPORTED BY (2) 3" X 1" T3 (HORZ) PAINTED WHITE, POLYURETHANE FINISH.
6.20	HORIZONTAL 2 X 8 WD BLOCKING.
6.21	VERTICAL 2 X 8 WD BLOCKING @ EACH TOILET PARTITION.
6.22	VERTICAL 2 X 8 WD BLOCKING FOR SINK SUPPORT.
8.11	HOLLOW METAL DOOR AND FRAME, PAINTED.
9.35	ALIGN FLOOR TILE GROUT LINES WITH COVE TILE GROUT LINES AND WALL TILES ABOVE.
9.42	CERAMIC TILE COVE BASE.
10.14	HANDICAP ACCESSIBLE SIGN MOUNTED AT 5'-0" AFF TO CENTERLINE ON THE WALL AT STRIKE SIDE OF DOOR. REF 3-A4.01.
10.81	INSTALL COAT HOOKS ON INSIDE OF PARTITION DOOR AT 66" AFF AND 42" AFF IN HANDICAP ACCESSIBLE STALLS.
12.1NC	FRAMED WALL GRAPHIC BY STEAK 'N SHAKE MARKETING "SINCE 1934".
12.1NE	FRAMED WALL GRAPHIC BY STEAK 'N SHAKE MARKETING "AN AMERICAN CLASSIC".
13.30	24" DEEP SOLID SURFACE LAVATORY COUNTER. REFER TO PLAN FOR WIDTH.
13.36	6" ROUND CUTOUT IN SOLID SURFACE COUNTERTOP.
15.18	INSULATE HOT WATER AND DRAIN LINES.
15.40	WATER CLOSET. REF PLUMBING SHEETS FOR SPECIFICATION.

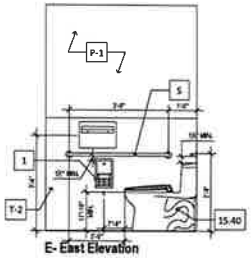
Notes | 4



W - West Elevation



S - South Elevation



E- East Elevation

N - North Elevation

Interior Elevations | SCALE: 1/2" = 1'-0" FILE | 1

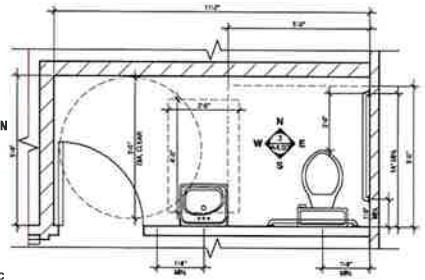
NOTES:

- CLEARANCE AT WATER CLOSET SHALL BE 60 INCHES MIN ACROSS AND 48 INCHES MIN IN FRONT.
- LAVATORY SHALL BE MOUNTED 18 INCHES MIN FROM CENTERLINE TO THE ADJACENT WALL.
- FLUSH LEVER ON WATER CLOSET TO BE ON WIDE SIDE.
- WATER CLOSET SEAT SHALL BE 17-19 INCHES HIGH.
- TOE CLEARANCE SHALL EXTEND 17- 19 INCHES UNDER AN ELEMENT.

LEGEND:

EXISTING WALL TO REMAIN

NOTE:
WHERE EXISTING ELEMENTS OR SPACES ARE ALTERED, EACH ALTERED ELEMENT OR SPACE SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF DIVISION 2, INCLUDING CBC SECTION 11B-202.4. CBC SECTION 11B-202/4 STATES THAT WHEN ALTERATIONS OR ADDITIONS ARE MADE TO EXISTING BUILDINGS, AN ACCESSIBLE PATH OF TRAVEL TO THE SPECIFIC AREA OF ALTERATION SHALL BE PROVIDED. SEE EXCEPTION TO 11B-202.4.



NOTE:
- SEE SHEET A8.01-A8.02 FOR SIGNAGE & MOUNTING HEIGHT DETAILS

0 2 4 6 8 FT

Floor Plan | SCALE: 1/2" = 1'-0" FILE | 1

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Project Number: 31020078

Date:

File: 6 April 2020

Scale: Scale As Noted

Sheet Title: **Restroom Floor Plan & Interior Elevations**

Drawing Number: **A4.02**

EEC ORIGINAL PKG

18. ELECTRICAL
18.3. PHOTOVOLTAIC PANELS BY OWNER
18.4. EXHAUST FAN
18.5. ELECTRICAL METER, TYPICAL
18.6. ELECTRICAL PANEL PER ELECTRICAL CONTRACTOR
18.7. EXTERIOR LIGHT PER ELECTRICAL CONTRACTOR
18.8. INTERIOR LIGHT
18.9. ELECTRICAL DATA OUTLET(S) PER ELECTRICAL CONTRACTOR
18.10 LIGHT SWITCH PER ELECTRICAL CONTRACTOR
18.11 MOTOR CONTROL CENTER PER ELECTRICAL CONTRACTOR

19. ELECTRONIC SAFETY AND SECURITY
19.1. SMOKE ALARM / CARBON MONOXIDE ALARM
19.2. WALL MOUNTED MOTION SENSOR
19.3. CEILING MOUNTED MOTION SENSOR
19.4. SECURITY ALARM KEYPAD

20. EARTHWORK
20.1. APPROVED COMPACT FILL PER GEO & SOILS REPORT

21. EXTERIOR IMPROVEMENTS
21.1. PARKING STALL STRIPING AS INDICATED
21.2. FLOW THRU PLANTERS PER CIVIL DRAWINGS
21.3. SECURITY GATE PER SCHEDULE & DETAIL
21.4. SECURITY STEEL FENCE
21.5. EXTERIOR AREA DRAINS PER SPECIFICATIONS. SEE PLUMBING & CIVIL DRAWINGS FOR PIPING
21.6. S.D. CATCH BASIN PER CIVIL DRAWINGS
21.7. TRENCH DRAIN PER CIVIL DRAWINGS
21.8. SUMP PUMP AND VAULT PER CIVIL DRAWINGS

22. UTILITIES
22.1. IW WATER METER PER CIVIL DRAWINGS
22.2. IW GAS METER PER CIVIL DRAWINGS
22.3. BACKFLOW PREVENTOR PER CIVIL DRAWINGS
22.4. IRRIGATION BACKFLOW PREVENTOR PER LANDSCAPE DRAWINGS
22.5. DOMESTIC WATER BACKFLOW PREVENTOR PER CIVIL DRAWINGS

14. CONVEYING EQUIPMENT
14.1. ELEVATOR PER SPECIFICATIONS

15. FIRE SUPPRESSION
15.1. FIRE SPRINKLER SYSTEM PER PLANS
15.2. FIRE SPRINKLER MAIN PER PLANS
15.3. FIRE ALARM MAIN PER PLANS

16. PLUMBING
16.1. S.S. SINK
16.2. FAUCET @ KITCHEN SINK
16.3. LAVATORY SINK
16.4. FAUCET AT LAVATORY
16.5. SINK - UTILITY
16.6. SINK - JANITOR
16.7. TOILET - LOW FLOW
16.8. URINAL - WALL MOUNTED
16.9. BIDET - WALL MOUNTED
16.10.BATH TUB
16.11.FAUCET AT TUB
16.12.SHOWER RECEPTOR
16.13.SHOWER FAUCET
16.14.SHOWER HEAD
16.15.WATER HEATER
16.16.NOT USED
16.17.PLUMBING VENT

17. HEATING, VENTILATING AND AIR-CONDITIONING
17.1. HVAC UNIT PER MECHANICAL CONTRACTOR
17.2. SUPPLY AIR REGISTER MECHANICAL CONTRACTOR
17.3. RETURN AIR REGISTER MECHANICAL CONTRACTOR
17.4. 6" KITCHEN HOOD EXHAUST
17.5. BATHROOM EXHAUST FAN PER MECHANICAL CONTRACTOR
17.6. 3" DIAMETER EXTERIOR EXHAUST FAN MECHANICAL CONTRACTOR
17.7. CUSTOM EXTERIOR EXHAUST S.S. VENT REGISTER
17.8. HVAC AIR DUCTS PER MECHANICAL CONTRACTOR

8.13. EXTERIOR DECKING
8.14. NOT USED
8.15. SLIP RESISTANT CONCRETE SEALER

10. SPECIALTIES
10.1. MIRROR
10.2. TEMPERED GLASS RAIL SYSTEM
10.3. S.S. CUSTOM MAIL SLOT @ EXTERIOR WALL
10.4. CLOSET
10.5. CLOSET ROD & SHELF
10.6. TOILET PAPER ROLL HOLDER PER ACCESSORY
10.7. TEMPERED FRAMELESS SHOWER GLASS
10.8. TOWEL BAR PER ACCESSORY SCHEDULE
10.9. TOWEL HOOK PER ACCESSORY SCHEDULE

11. EQUIPMENT
11.1. REFRIGERATOR / FREEZER
11.2. BUILT-IN OVEN
11.3. KITCHEN HOOD
11.4. GAS RANGE
11.5. GARBAGE DISPOSAL
11.6. DISHWASHER
11.7. MICROWAVE OVEN
11.8. KITCHEN CABINET
11.9. OVERHEAD CABINET
11.10. STEAM PER EQUIPMENT SCHEDULE
11.11. WASHER
11.12. DRYER
11.13. ICE MAKER

12. FURNISHINGS
12.1. WINDOW TREATMENT BY SPECIALTY CONTRACTOR
12.2. WINDOW SHADES

13. SPECIAL CONSTRUCTION
13.1. SCREEN WALL PANEL
13.2. NOT USED
13.3. AUTOMATIC POOL COVER PER SPECIFICATIONS
13.4. BUILT-IN STEAM BATH PER SPECIFICATIONS

5. OPENINGS
5.1. ALUMINUM WINDOW - REPLACE EXISTING
5.2. ALUMINUM STOREFRONT WINDOW, TYPICAL
5.3. H.M. WINDOW
5.4. SLIDING GLASS DOOR
5.5. H.M. DOOR & FRAME
5.6. RATED STEEL DOOR & FRAME
5.7. RATED WOOD DOOR & FRAME
5.8. GLASS FRONT DOOR
5.9. ALUMINUM STOREFRONT DOOR
5.10. FRAMELESS GLASS DOOR
5.11. INTERIOR WOOD DOOR
5.12. CLOSET DOOR
5.13. ALUMINUM SECTIONAL DOOR
5.14. DOOR HARDWARE SET
5.15. SKYLIGHT
5.16. WEATHER STRIPPING

6. FINISHES
6.1. 7/8" INTEGRAL COLOR EXTERIOR / INTERIOR CEMENT PLASTER W/ PAPER-BACKED MATERIAL LATH.
6.2. METAL STUD FRAMING
6.3. METAL STUD BLOCKING
6.4. 5/8" TYPE "X" GYPSUM BOARD, TYPICAL U.N.O.
6.5. PAINT PER SPECIFICATIONS
6.6. ROYSAL
6.7. WALL TILES PER OWNER'S SPEC
6.8. (3) LAYERS OF 5/16" DIMENSIONAL CEMENT BOARD PANELS BY "ARCHITECTURAL PRODUCTS" OR EQUAL
6.9. FLOOR TILES PER OWNER'S SPEC
6.10. HARDWOOD FLOOR
6.11. STONE COUNTER TOP
6.12. 5/8" DENS DECK ROOF BOARD AT PARAPET

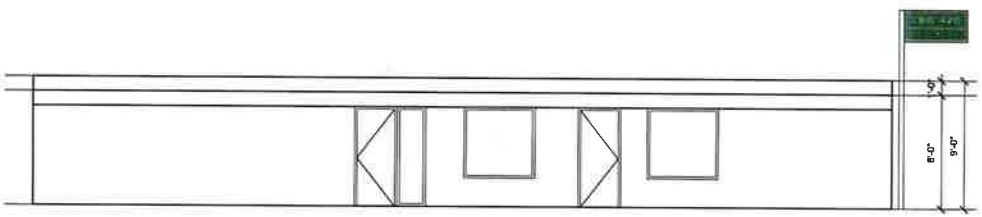
7. WOOD AND PLASTICS
7.1. WOOD POST
7.2. WOOD BEAM
7.3. WOOD WALL FRAME
7.4. WOOD SHEAR PANEL
7.5. WOOD JOIST FLOOR FRAMING
7.6. PLYWOOD FLOOR SHEATHING
7.7. WOOD JOIST ROOF FRAMING
7.8. PLYWOOD ROOF SHEATHING
7.9. WOOD STRINGER
7.10. WOOD VENEER WALL PANEL
7.11. 2X BLOCKING
7.12. 2X FURRING WALL
7.13. WOOD WALL BASE
7.14. WOOD VENEER CABINETS / SHELVES
7.15. S.S. LAM COUNTER TOP

8. THERMAL MOISTURE PROTECTION
8.1. NOT USED
8.2. INSULATION & SPECIFICATIONS
8.3. W.P. MEMBRANE
8.4. (3) LAYERS #15 BUILDING PAPER, TYPICAL
8.5. CLASS "A" ROOFING & SPECIFICATIONS
8.6. ACRYLIC COOL ROOF PER SPECIFICATIONS
8.7. S.S. DOWNSPOUT AND CONDUCTOR HEAD, PTD.
8.8. S.S. INTEGRAL GUTTER
8.9. S.S. OVERFLOW SCUPPER
8.10. S.S. COPING, PTD.
8.11. S.S. FLASHING W/ 6OM CLIP @ 24" O.C.
8.12. ROOF DRAIN PER SPECIFICATIONS & DETAIL
8.13. ROOF OVERFLOW DRAIN
8.14. PROVIDE CAULKING PER SPECIFICATIONS
8.15. CLEAR WATER - REPELLENT COATING AT CMU WALL EXT. FACE

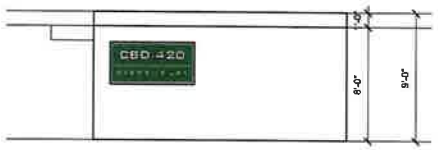
NOTE:
ITEM IDENTIFIED ARE TYPICAL TO ALL LIKE ITEMS UNLESS NOTED OTHERWISE.

1. GENERAL REQUIREMENTS
2. NOT USED
3. CONCRETE
3.1. CONC. SLAB ON GRADE
3.2. CONC. TOPPING SLAB
3.3. CONC. DECK (E)
3.4. CONC. WALL
3.5. CONC. COLUMNS
3.6. CONC. MAT FOUNDATION
3.7. CONC. FOOTING
3.8. CONC. STAIR
3.9. CONC. PAVING PER CIVIL DRAWINGS
3.10. CONC. SIDEWALK PER CIVIL DRAWINGS
3.11. CONC. PLANTERS PER DSP DRAWINGS
3.12. COMPACT FILL DRAWINGS
4. MASONRY
4.1. CMU WALL & SPECIFICATIONS
4.2. NON - BEARING CMU FENCE WALL @ P.L.
5. METALS
5.1. STEEL COLUMN EXISTING WITH 2 HOUR INTUMESCENT PAINT
5.2. STEEL BEAM EXISTING
5.3. HSS POST
5.4. HSS BEAM
5.5. HSS STRINGER
5.6. STEEL CHANNEL STRINGER
5.7. HSS RAIL POST
5.8. HSS PIPE
5.9. WALL MOUNTED PIPE RAIL
5.10. 16 G.A. S.S. SPACE-SPLASH FULL HEIGHT
5.11. 16 G.A. S.S. FLASHING @ WALL BASE
5.12. 18 G.A. SIGM FASCIA COVER - PTD. TYP.
5.13. STL WINDOW BOX WITH CLEAR SEAL

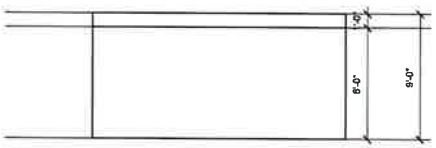
Notes | 4



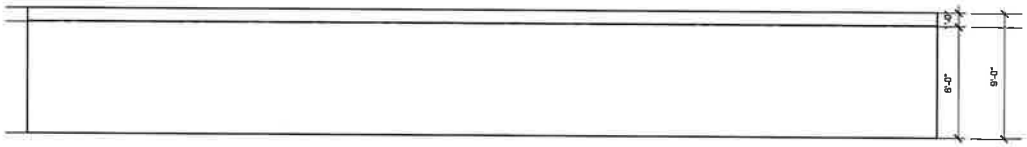
West Elevation | SCALE 1/4" = 1'-0" | FILE | 10



North Elevation | SCALE 1/4" = 1'-0" | FILE | 2



South Elevation | SCALE 1/4" = 1'-0" | FILE | 13



THE ENVELOPE, OR SPACE CONDITIONING, LIGHTING, ELECTRICAL POWER DISTRIBUTION AND WATER HEATING SYSTEMS ARE NOT BEING ALTERED.

0 2 4 6 8 FT

N

East Elevation | SCALE 1/4" = 1'-0" | FILE | 1

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Minor Tenant Improvement

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Revisions

No.	Issue	Date
1	Client Review	4 Feb 2020
2	Client Comments	24 Mar 2020
3	Client Comments	27 Mar 2020
4	CUP Backcheck Submittal	5 April 2020
5	Back Check Submittal	7 July 2020

Project Number: 31020078

Date:

File: 6 April 2020

Scale: Scale As Noted

Sheet Title: **Exterior Elevations**

Drawing Number: **A5.01**

EEC ORIGINAL PKG

	DESCRIPTION COMPLY WITH TABLE 11108-1	ADULT MEASUREMENTS
"N"	TOILET CENTERING FROM WALL/ PARTITION	17"- 18"
"O"	TOILET SEAT HEIGHT	17"-19" MIN.
"P"	GRAB BAR HEIGHT	33" - 36"
"Q"	TOILET PAPER IN FRONT OF TOILET FROM FACE OF TOILET TO CENTER OF TOILET PAPER DISPENSER	7" - 9"
"R"	NAPKIN DISPOSAL IN FRONT OF TOILET	40" MAXIMUM
"S"	DISPENSER OR MIRROR HEIGHT (TO BOTTOM OF REFLECTIVE SURFACE)	40" MAXIMUM
"T"	LAVATORY/SINK TOP HEIGHT	34" MAXIMUM
"U"	LAVATORY/SINK BOTTOM OF APRON (KNEE CLEARANCE)	27"- 29" MINIMUM
"V"	URINAL LIP HEIGHT	17" MAXIMUM
"W"	URINAL FLUSH HANDLE HEIGHT	44" MAXIMUM
"X"	DRINKING FOUNTAIN BUBBLER HT.	36" MAXIMUM
"Y"	DRINKING FOUNTAIN KNEE CLEARANCE	27"
"Z"	RAMP/STAIR HANDRAIL HEIGHT	34"-38"

NOTES:

1. ROUGH-IN FOR FIXTURES, EQUIPMENT AND APPLIANCES SHALL BE AS INDICATED ON DRAWINGS AND AS SPECIFIED, INCLUDING THOSE ITEMS INDICATED AS FURNISHED BY OTHERS, FURNISHED BY OWNER, OR FUTURE CAPACITY. WHEN CONNECTIONS TO EQUIPMENT FROM CAPPED OR PLUGGED LINES ARE REQUIRED, CAPS OR PLUGS SHALL BE REMOVED AT TIME EQUIPMENT IS SET AND STOPS OR VALVES INSTALLED AND CONNECTIONS PROVIDED AS SPECIFIED
2. UNLESS OTHERWISE INDICATED, FIXTURES SHALL BE INSTALLED WITH 5/16" BRASS BOLTS OR SCREWS OF SUFFICIENT LENGTH TO SECURE FIXTURE TO BACKING, WALL OR CLOSET RINGS.
3. FIXTURES INSTALLED AGAINST CONCRETE OR MASONRY WALLS SHALL HAVE THEIR HANGERS FASTENED WITH THE 5/16" BOLTS, PHILIP SHIELD TYPE ANCHORS, OR 2" UNIT ANCHORS. WOOD OR PLASTIC PLUGS ARE NOT PERMITTED.
4. BACKING FOR HANGING OF PLUMBING FIXTURE AND EQUIPMENT SHALL BE INSTALLED IN SUPPORTING WALL AT TIMES ROUGH PIPING IS INSTALLED.

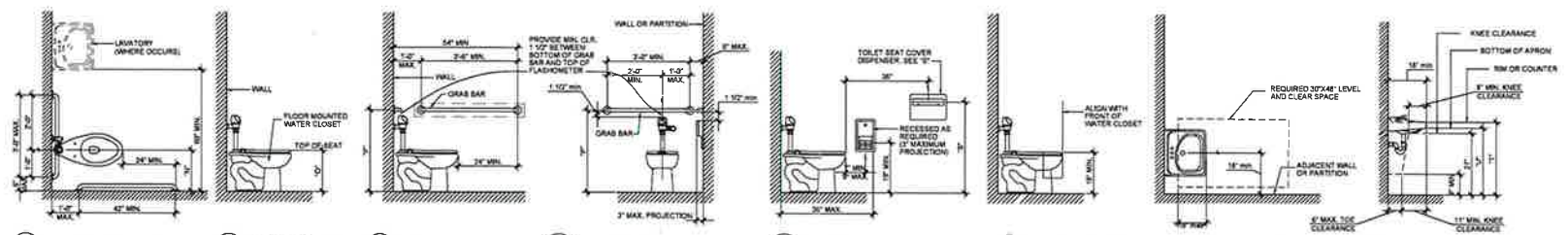
5A. FOR WOOD STUDS USE STEEL PLATE 1/4" THICK, NOT LESS THAN 4" WIDE STEEL PLATE SHALL BE ATTACHED TO STUD AT EACH END OF PLATE TO EACH STUD IT CROSSES. PLATE SHALL HAVE 2 PRE-DRILLED 1/8" HOLES FOR NO.14 FLAT HEAD SCREWS 2" IN LENGTH FROM EACH STUDS.

5B. FOR METAL STUDS USE STEEL PLATE 1/4" THICK, NOT LESS THAN 4" WIDE STEEL PLATE SHALL BE ATTACHED TO STUD AT EACH END OF PLATE TO EACH STUD IT CROSSES. PLATE SHALL BE ATTACHED TO METAL STUDS BY BOLTING WITH TWO 1/4" "U BOLTS" PER STUD WITH BOLTS THROUGH PLATE AND AROUND STUD FLANGE OR BY WELDING WITH 1/8" FILLET WELD FULL WIDTH OF STUD FLANGE, TOP AND BOTTOM OF PLATE.

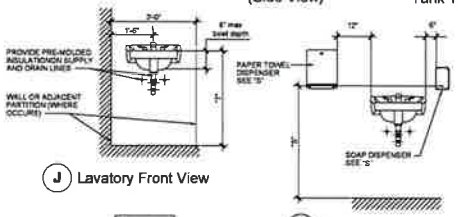
6. PIPING SHALL BE STUBBED OUT TO EXACT LOCATION OF FIXTURES AND STUBS SHALL BE INSTALLED SYMMETRICAL WITH FIXTURES. HOT AND COLD WATER SUPPLIES FOR CENTER SET FAUCETS ON LAVATORIES SHALL BE INSTALLED ON 8 INCH CENTERS, UNLESS OTHER WISE SPECITED OR REQUIRED.

*7. FLUSH VALVE SHALL BE 1-½" CLR. FROM GRAB BAR.

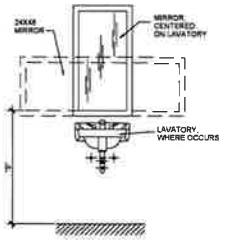
MOUNTING HEIGHT REQUIREMENTS



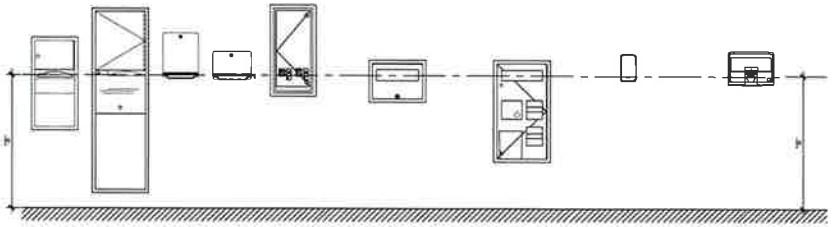
A Water Closet Plan
B Water Closet (Side View)
C Side Grab Bar Tank Type Toilet
D Rear Grab Bar Tank Type Toilet
E Toilet Tissue Dispenser
F Sanitary Napkin Disposal
G Lavatory Plan
H Lavatory (Side View)



J Lavatory Front View
L Soap and Towel Dispensers



K Mirror
M Urinal Plan (NOT USED)



N Urinal - Side View (NOT USED)
P Urinal Front View (NOT USED)
Q Paper Towel Dispensers
R Sanitary Napkin Vendor
S Toilet Seat Cover Dispenser
T Combination Seat Cover Dispenser
U Soap Dispenser
V Electric Hand Dryer

Fixtures and Accessories Mounting | SCALE: 1/2" = 1'-0" | FILE | 1

2115 Winterhaven Dr.,
Winterhaven,
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Minor Tenant Improvement

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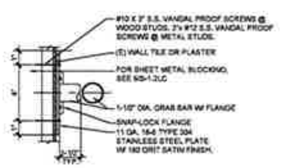
Sheet Title: **ADA Details**

Drawing Number: **A8.02**

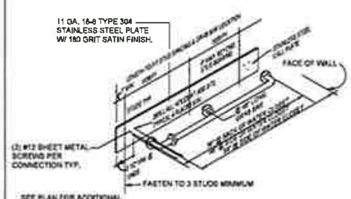
EEC ORIGINAL PKG

SCALE	
FILE	

17

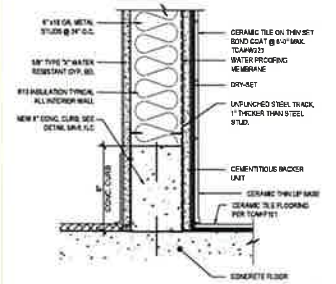


WOOD / METAL STUD CONNECTION

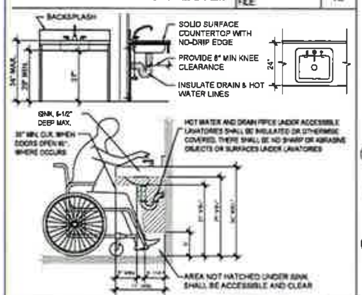


GRAB BAR SUPPORT CONNECTION

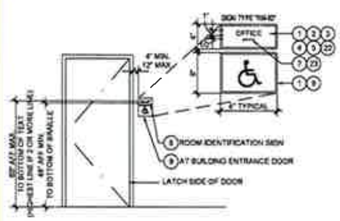
Grab Bar Attachment Detail | SCALE | FILE | 13



Ceramic Tile Wall Detail | SCALE | FILE | 12

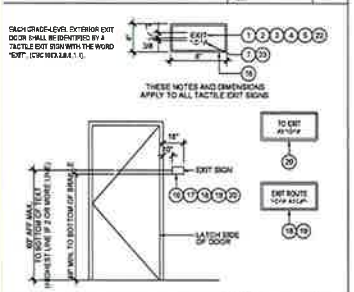


Sink Clearances | SCALE | FILE | 11

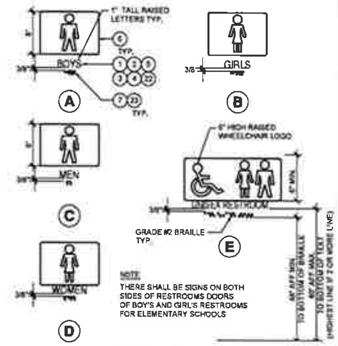


Room I.D. Sign | SCALE | FILE | 10

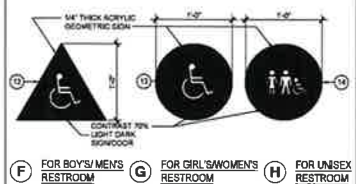
EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT". [CBC 1003.2.8.6.1.1].



Exit Sign | SCALE | FILE | 9

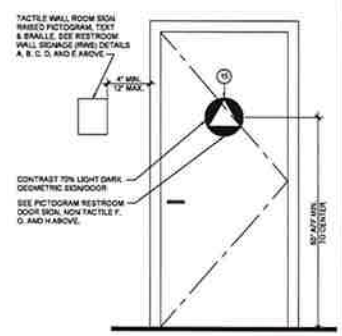


RESTROOM WALL SIGN - RWS



(F) FOR BOY'S/ MEN'S RESTROOM (G) FOR GIRL'S/WOMEN'S RESTROOM (H) FOR UNISEX RESTROOM

RESTROOM DOOR SIGN - RDS



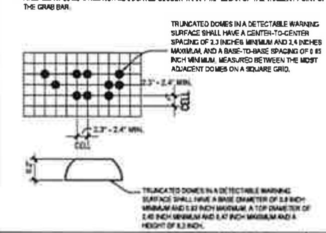
ELEVATION @ RESTROOM DOOR

NOTES

1. CHARACTER TYPE: CHARACTERS ON SIGNS SHALL BE RAISED 1/32 INCH (0.794 mm) MINIMUM AND SHALL BE SANS SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE (SEE NOTE #5 BELOW).
2. CHARACTER SIZE: RAISED CHARACTERS SHALL BE A MINIMUM OF 5/8" (15.9 mm) AND A MAXIMUM OF 2 INCHES (51 mm) HIGH.
3. FINISH & CONTRAST: CONTRAST BETWEEN CHARACTERS, SYMBOLS AND THEIR BACKGROUND AND MUST BE 70% MINIMUM AND HAVE A NON-GLARE FINISH. SEE CBC 1117B.5.2
4. PROPORTIONS: CHARACTERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO OF BETWEEN 1:5 AND 1:10. SEE CBC 1117B.5.3
5. BRAILLE: CALIFORNIA GRADE 2 BRAILLE. DOTS SHALL BE 1/10 INCH (2.54 mm) ON CENTERS IN EACH CELL WITH 2/10 INCH (5.08 mm) SPACE BETWEEN CELLS. DOMED DOTS SHALL BE RAISED A MINIMUM OF 1/40 INCH (0.635 mm) ABOVE THE BACKGROUND. SEE CBC 1117.5.6
6. PROVIDE MECH'L MOUNTING W/ VANDAL-RESISTANT FASTENERS. COMPLY W/ ARTICLE 4.30 BCA43-0 OF THE ADAAS

Accessible Restroom Signage Details | SCALE | FILE | 5

1. CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, [illegible] EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND. (CBC11B-703.5.1)
2. CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I". (11B-703.5.2)
3. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEW DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE [illegible]. LOWERCASE CHARACTERS ARE PERMITTED. THE MINIMUM CHARACTER HEIGHT SHALL BE 5/8 INCHES. (CBC 11B-703.5.5)
4. CHARACTERS ON SIGNS SHALL SHALL BE LOCATED 48 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISE CHARACTERS. (11B-703.4.1)
5. RAISED CHARACTERS SHALL BE A MINIMUM OF 5/8 INCH (15.9 MM) AND A MAXIMUM OF 2 INCHES (51 MM) HIGH (CBC 11B-407.2.3.1). REFER TO ACCOMPANYING DETAILS FOR CHARACTER HEIGHT.
6. PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL HAVE A FIELD HEIGHT OF 6 INCHES MINIMUM. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD. (11B-703.6.1)
7. CONTRACTED CALIFORNIA GRADE 2 BRAILLE. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF [illegible] INCH MINIMUM AND [illegible] INCH MAXIMUM, A TOP DIAMETER OF [illegible] INCH MINIMUM AND [illegible] INCH MAXIMUM, AND A HEIGHT OF 0.2 INCH (11B-705.1.1.1) AND SHALL HAVE A CENTER-TO-CENTER SPACING OF 2.3 INCHES MINIMUM AND 2.4 INCHES MAXIMUM AND A BASE-TO-BASE SPACING OF 0.65 INCH MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID. (11B-705.1.1.2)
8. WHERE PERMANENT IDENTIFICATION IS PROVIDE FOR ROOMS AND SPACES, SIGN SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR AS INDICATED ON THE ACCOMPANYING DETAIL(S). WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE INCLUDING AT DOUBLE LEAF DOORS, SIGN SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60 INCHES ABOVE FINISH FLOOR TO THE CENTER LINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR. (CBC 1117B.5.7)
9. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) SHALL COMPLY WITH FIGURE 11B-703.7.2.1. THE SYMBOL SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE COLOR BLUE SHALL APPROXIMATE FS 15090 IN FEDERAL STANDARD 595C. A BORDER MAY BE PROVIDED INSIDE OR OUTSIDE OF THE MINIMUM REQUIRED INTERNATIONAL SYMBOL OF ACCESSIBILITY DIMENSION.
10. THE ISA SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR AT SANITARY FACILITIES THAT ARE ACCESSIBLE. AT NON-ACCESSIBLE SANITARY FACILITIES SIGN SHALL BE PROVIDE DIRECTING PEOPLE TO THE NEAREST ACCESSIBLE SANITARY FACILITY.
11. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A MINIMUM OF ONE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGN UTILIZING THE SYMBOL AT JUNCTIONS TO BE VISIBLE TO PERSON ALONG APPROACHING PEDESTRIAN WAYS.
12. DOORWAYS LEADING TO MALE SANITARY FACILITIES SHALL BE IDENTIFIED BY A GEOMETRIC SIGN COMPRISED OF AN EQUILATERAL TRIANGLE 1/4 INCH THICK WITH EDGES 12 INCHES LONG AND A VERTEX POINTING UPWARD. (MINIMUM 70% CONTRASTING DARK TO LIGHT FROM FINISH OF DOOR)
13. DOORWAYS LEADING TO FEMALE SANITARY FACILITIES SHALL BE IDENTIFIED BY A GEOMETRIC SIGN COMPRISED OF CIRCLE 1/4 INCH THICK (6 MM) 12 INCHES (305 MM) IN DIAMETER (MINIMUM 70% CONTRAST DARK TO LIGHT FROM FINISH OF DOOR)
14. A COMBINED CIRCLE AND TRIANGLE SYMBOL SHALL BE LOCATED AT ENTRANCES TO UNISEX TOILET. THE COMBINED CIRCLE AND TRIANGLE SYMBOL SHALL CONSIST OF A CIRCLE SYMBOL 1/4 INCH THICK AND 12 INCHES IN DIAMETER WITH A 1/4 INCH THICK EQUILATERAL TRIANGLE SYMBOL SUPERIMPOSED ON AND GEOMETRICALLY INSCRIBED WITHIN THE 12 INCH DIAMETER OF THE CIRCLE SYMBOL. THE VERTICES OF THE TRIANGLE SYMBOL SHALL BE LOCATED 1/4 INCH MAXIMUM FROM THE EDGE OF THE CIRCLE SYMBOL WITH A VERTEX POINTING UPWARD. THE COLOR OF THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE COLOR OF THE CIRCLE SYMBOL, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. THE COLOR OF THE CIRCLE SYMBOL SHALL CONTRAST WITH THE COLOR OF THE DOOR OR SURFACE ON WHICH THE COMBINED CIRCLE AND TRIANGLE SYMBOL IS MOUNTED, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.
15. GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60 INCHES AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR (MINIMUM 70%).
16. EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT".
17. EACH EXIT DOORS THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE: "EXIT STAIR DOWN", "EXIT RAMP DOWN", "EXIT STAIR UP", "EXIT RAMP UP".
18. EACH EXIT DOORS THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT ROUTE"
19. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE".
20. EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS "TO EXIT".
21. NOT USED.
22. PROPORTIONS: CHARACTERS ON SIGNS SHALL HAVE WIDTH TO HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH TO HEIGHT RATIO OF BETWEEN 1:5 AND 1:10. ALL LETTERS MEASURED MUST BE UPPERCASE. AFTER CHOOSING A TYPE STYLE TO TEST, BEGIN BY PRINTING THE LETTERS I AND O AT 1 INCH HIGH. PLACE THE TEMPLATE'S 1:1 SQUARE OVER THE O, WHICHEVER IS NARROWER. IF THE CHARACTER IS NOT WIDER THAN 1 INCH, NOR NARROWER THAN THE 3:5 RECTANGLE, THE PROPORTIONS ARE CORRECT. USE THE 1:5 RECTANGLE TO DETERMINE IF THE STROKE OF THE I IS TOO BROAD, AND THE 1:10 RECTANGLE TO SEE IF IT IS TOO NARROW. IF ALL THE TESTS ARE PASSED THE TYPE STYLE IS COMPLIANT WITH PROPORTION CODE.
23. BRAILLE: CALIFORNIA GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE IS REQUIRED IN OTHER PORTIONS OF THESE STANDARDS. DOTS SHALL BE 1/10 INCH (2.54MM) ON CENTERS IN EACH CELL WITH 2/10 INCH (5.08MM) SPACE BETWEEN CELLS, MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. DOTS SHALL BE RAISED A MINIMUM OF 1/40 INCH (0.635MM) ABOVE THE BACKGROUND. RECOMMEND ROUNDED OR DOMED CALIFORNIA BRAILLE DOTS. EACH DISTINCT AND SEPARATE. DOTS WITH STRAIGHT SIDES AND FLAT TOPS ARE NOT READABLE FOR MANY BRAILLE USERS.
24. TOILET ACCESSORIES
TOILET ACCESSORIES REQUIRED TO BE ACCESSIBLE SHALL BE MOUNTED AT HEIGHTS ACCORDING TO CBC SECTION 1115B. TOILET PAPER AND FEMININE NAPKIN DISPENSERS LOCATED ON THE GRAB BAR SIDE OF AN ACCESSIBLE TOILET ROOM OR SHALL NOT PROJECT MORE THAN 3" FROM THE FINISHED WALL SURFACE NOR BE LOCATED CLOSER THAN 1 1/2" CLEAR OF THE TANGENT POINT OF THE GRAB BAR.



Signage Notes | SCALE: NTS | FILE | 1

2115 Winterhaven Dr.,
Winterhaven,
CA 92283

Minor Tenant Improvement

GIBBS

Kurt Gibbs AIA
3575 Long Beach Blvd,
Long Beach CA 90807
T: 562.981.2000
E: kurt@gibbs1934.com

Revisions

No.	Issue	Date
1	Client Review	4 Feb 2020
2	Client Comments	24 Mar 2020
3	Client Comments	27 Mar 2020
4	CUP Backcheck Submittal	6 April 2020
5	Back Check Submittal	7 July 2020

Project Number: 31020078

Date

File: 6 April 2020

Scale: Scale As Noted

Sheet Title: **ADA Details**

Drawing Number: **A8.01**

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Attachment "B"

EEC ORIGINAL PKG

Carina Gomez

From:	Lewis Steele <steelelw77@gmail.com>
Sent:	Tuesday, October 6, 2020 11:31 AM
To:	ICPDSCommentLetters
Subject:	Marijuana despisary
Attachments:	20201006_112356.jpg

CAUTION: This email originated outside our organization; please use caution.

I'm against having a Marijuana dispenser right next to my house. The properties are connected. I have kids to worry about. If we need to have a hearing on this subject. I'll be willing to do so.
Thank you for your time.

RECEIVED
OCT 06 2020
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

EEC ORIGINAL PKG

WINTERHAVEN DRIVE, LLC
CONDITIONAL USE PERMIT
#19-0024
APN 056-284-020-000

From:	familiatlt36@gmail.com
To:	Mariela Moran
Cc:	Planning And Development Services
Subject:	Environmental Evaluation Notice of Public Hearing - 10/15/2020 - Assessor"s Parcel Number 056-284-020-000 - Neighborhood Compatibility
Date:	Wednesday, October 14, 2020 2:46:34 PM

CAUTION: This email originated outside our organization; please use caution.

Mariela Moran,

I have recently received a Notice of Public Hearing regarding an applicant proposing a medicinal and recreational cannabis dispensary with delivery services which was mailed to me on October 2, 2020.

I would like to voice my concerns of the nature of type business and its impact on residents of Winterhaven, Ca.

Proposed business will be operating and conducting business in a location within residential areas of Winterhaven, Ca. Family homes are located across the street on D Street, B Street, and C Street. There is also a Senior Living RV Park that is in close proximity.

The concerns are about neighborhood compatibility and potential increase in crime. Winterhaven, Ca will have an increase in traffic of customers from Arizona. It is my understanding , Yuma, Arizona, has not legalize recreational use of Cannabis. Opening a Recreational Cannabis business can create more of a burden on an already existing crime problem in the town of Winterhaven. Addiction, arson fires, theft, and poverty have been problematic in our rural town. The suggested business site is also next door to a Strip Club. The combination of the two businesses next just opens up too many possibilities for a family residential area to handle.

I also noticed that there was mention that the business location was not near schools or local parks. However, San Pascual School District does have their bus stops located on D Street, B Street, and several locations within the small town of Winterhaven. School age children will be at these bus stops and in close proximity to the Cannabis Dispensary during open hours.

Imperial County Sheriff's Department effectiveness in managing the additional crime increase in Winterhaven is also of concern. They are stretched thin and their area of coverage is large, They are not able to give Winterhaven the attention it needs.

Thank you for your assistance in this matter.

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From: Curtis Blondell
To: normanyousif11@gmail.com
Cc: Mariela Moran; Monica Soucier
Subject: Odor Control Pan for Winterhaven Drive LLC Cannabis Dispensary
Date: Thursday, July 30, 2020 7:30:21 AM
Attachments: image001.png

Dear Mr. Yousif:

The Imperial County Air Pollution Control District has reviewed the Odor Control Plan (OCP) for Winterhaven Drive, LLC Cannabis Dispensary.
In order to finalize the OCP the Air District would like to do a site visit prior to the issuance of a Certificate of Occupancy. The Air District understands it may take some time for work on the facility to be completed. Please notify the Air District and the Planning Department when you feel the facility is ready for a walk-through.

Sincerely,

Curtis Blondell
Environmental Coordinator
Imperial County Air Pollution Control District
150 S. Ninth St.
El Centro, CA 92243
(442) 265-1800 x 1791

EEC ORIGINAL PKG

150 SOUTH NINTH STREET
EL CENTRO, CA 92243-2850

AIR POLLUTION CONTROL DISTRICT

TELEPHONE: (442) 265-1800
FAX: (442) 265-1799

July 8, 2020

Jim Minnick
Planning & Development Services Director
801 Main Street
El Centro, CA 92243

SUBJECT: Conditional Use Permit (CUP) 19-0024 Winterhaven Drive LLC Cannabis Dispensary and Delivery Service

Dear Mr. Minnick,

The Imperial County Air Pollution Control District ("Air District") appreciates the opportunity to review and comment on Conditional Use Permit (CUP) 19-0024 that would allow a Cannabis Dispensary and Delivery Services ("Project") at 2115 Winterhaven Drive, California 92283 and further described as Assessor Parcel Number (APN) 056-0284-020.

A key component of a project of this nature is a well-structured formal stand-alone Odor Control Plan (OCP). To assist the applicant, and attached with this letter, is a guidance document titled *Odor Control Plan for Cannabis Operations*. While the project discusses some elements of an Odor Control Plan (OCP) other portions need clarification. Submitting an OCP will provide written and verifiable assurance that the mitigation equipment and controls throughout the facility[1] meet odor-reducing standards as required by Title 14 of the Imperial County Code, Chapter 14.03.080(F). The guidance provides the proper methods by which the applicant can explain how the equipment such as "high-performance filters" are acceptable as effective odor mitigation equipment. This would similarly include the effectiveness of a portable olfactometer as a detection apparatus. The project references "Full Standard Operating Procedures" including an Air Control Plan. Inclusion of this document would have helped in evaluating this project.

[1] This includes any exterior storage of cannabis product/waste.

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The Air District requests the submittal of an Odor Control Plan that demonstrates compliance with Title 14 of the Imperial County Code, Chapter 14.03.080(F) and compliance with the guidance document attached. As always, the Air District is available for consultation as the project moves forward.

Finally, for your convenience, the Air District's rules and regulations are available via the web at https://apcd.imperialcounty.org. Please feel free to call should you have questions at (442) 265-1800.

Respectfully,

Curtis Blondell
APC Environmental Coordinator

Reviewed by,
Monica N. Soucier
APC Division Manager

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AIR POLLUTION CONTROL DISTRICT

WHITE PAPER

ODOR CONTROL PLAN FOR CANNABIS OPERATIONS

PURPOSE

This paper provides guidance to operators of Cannabis Facilities (cultivation, processing, and otherwise) when developing and implement an **Odor Control Plan** (OCP). The intent of an OCP is for the reduction or elimination of the discharge from any source whatsoever of such quantities of air contaminants or other material that may cause a nuisance or annoyance.[1] The pertinent information contained in an OCP is specific to your operation and should reflect the actual practices and customs of the operation.

The OCP is a living document intended for the ***life of the project;*** however, as operations change updates to the OCP will be necessary to maintain the reduction or elimination of the discharge of air contaminants. An initial site visit maybe necessary to confirm the elements of a draft OCP before the Air District can finalize its review. Once the OCP is finalized, additional site visits may occur to confirm project operations have not caused additional unforeseeable discharges from any source whatsoever of air contaminants or other material that cause a nuisance or annoyance.

MINIMUM REQUIRED ELEMENTS

While the details and specifications of each OCP will vary depending on the type, size, purpose and location of project operations, all OCP's must contain the following minimum elements:

1) The OCP must be on company letterhead, dated and signed by an authorizing agent of the facility

2) The OCP must indicate the version; draft vs final or revision

3) The OCP must contain sufficient information as to identify the legal owner by name, company name, location, headquarters etc.

4) The OCP must contain the identity and contact information of all responsible agents, and personnel involved in the day-to-day operations at the site.

   - This section must identify the primary contact for the implementation of the OCP, etc.

[1] Imperial County Rules and Regulations Rule 407 Nuisances, Revised 09/14/1999

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- This section must contain a commitment to notify the Air District of any personnel changes within 48 hours of the change.

5) The OCP must contain a description, with drawings if appropriate or available, of the project operations and must identify the current existing sources of odor and potential reasonably foreseeable potential sources of odor. This section is specific to the functions of the facility and should reference or include documents that provide sufficient information to identify sources of odors and the mitigation measures or technologies that reduce or eliminate those sources.

- Identify those processes that cause odors.

  - ❖ This section should describe the odor-emitting activities or processes (e.g., cultivation, drying, etc.) that take place at the facility, including the source(s) (e.g., processing of cannabinoids, etc.) of those odors, and the location(s) from where the odors originate. This is not necessarily limited to inside the facility. For instance, outside composting activities can and do produce odors

  - ❖ This section should describe the phases of the odor-emitting activities that take place at the facility (both inside and outside), and the length and frequency of those activities. For instance, cultivation may be continuous, while another activity (e.g., drying) may take place periodically for days or hours.

- Identify the mitigation measures that will reduce or eliminate the potential existing and reasonably foreseeable odors and describe any contingency measures should primary mitigation measures fail.

  - ❖ This section should specify and describe any control technology utilized at the facility. The Air District recommends industry-specific best control technologies that achieve reductions in odor emissions, such as carbon filtration systems.

  - ❖ This section must provide assurances that all engineering controls for the identified odor sources are sufficient to mitigate odors. This section must also provide assurances that the control technology is installed correctly and properly operating. This can be accomplished by meeting any one of the below:

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◊ *Sufficient to demonstrate mitigation of odors*
Provide documentation that attests to the effectiveness of the technology to mitigate the identified odors. Such as a certification from professional engineers.

Provide documentation of the approval by any one of the 38 Air Districts in California of the odor control technology as a suitable technology for odor control.

Provide documentation describing the system design and the technical processes

◊ *Sufficient to demonstrate technology is correctly installed and properly operating*
Provide documentation of the installation, including date of installation and the location of the technology within the facility.

Provide a Maintenance Plan
The maintenance plan is critical to ensure that technology is properly maintained and serviced. A description of the maintenance activities that are to be performed, the frequency with which such activities are performed, and the role/title(s) of the personnel responsible for maintenance activities should be included here. The activities should serve to maintain the odor mitigation systems and optimize performance (e.g., the schedule for regularly changing carbon filters as recommended by best engineering control practices).

6) Contingency Measures

- This section should specify the measures the facility will implement in the event installed technology or other administrative controls fail.

7) Notice and RecordKeeping
- This section should describe all noticing measures and recordkeeping measures.

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Office of the
Agricultural Commissioner
Sealer of Weights & Measures

Carlos Ortiz
Agricultural Commissioner
Sealer of Weights & Measures

Jolene Dessert
Asst. Agricultural Commissioner
Asst. Sealer of Weights & Measures

July 9, 2020

Mariela Moran, Planner II
Imperial County
Planning & Development Services
801 Main Street
El Centro, CA 92243

Re: Conditional Use Permit #19-0024

Ms. Moran:

Our department has reviewed the documents pertaining to Conditional Use Permit #19-0024 for applicant Winterhaven Drive, LLC who proposes a cannabis dispensary with delivery services at 2115 W Winterhaven Dr in Winterhaven, California with an existing C-2 Medium Commercial zone.

The project description refers to Title 9 Division 3 Section 90302.4 – Landscaping Standards – Commercial Uses, individual projects are required to provide a minimum of landscape cover of ten percent. Should your office require this, the applicant must follow the requirements for movement of plant material into Imperial County from other counties or from out of state. The applicant can contact our Pest Detection and Eradication Division for any questions regarding the quarantines of movement of plant material, as there are several quarantines that must be observed.

Under "Customer Expectation," the applicant refers to multiple POS or Point of Sale stations that will be available to customers. Please be advised that Point of Sale systems as well as commercial weighing and measuring devices must be registered, inspected and sealed by our office on an annual basis. The applicant can contact our Weights and Measure Division to register all devices.

If you or the applicant has any questions, please feel free to contact our office at (442) 265-1500.

Regards,

Carlos Ortiz
Agricultural Commissioner
Sealer of Weights & Measures

(442) 265-1500 • fax: (760) 353-9420 | 852 Broadway Street, El Centro, CA 92243
agcom@co.imperial.ca.us | http://www.co.imperial.ca.us/ag/

EEC ORIGINAL PKG

From: Andrew Loper
To: Mariela Moran
Cc: Robert Malek
Subject: RE: Request for Comments CUP19-0024
Date: Friday, September 11, 2020 7:10:47 AM

Good Morning
As discussed 09/09/2020 at the Planning and Development office both access shall remain in place. If gated they will need to meet the Chapter 5 section 503 of the California Fire Code for gates, and both gates and building be provided a KNOX box or locks. The applicant can contact ICFD on how to obtain KNOX Box or Locks.

Andrew Loper
Imperial County Fire Department
Lieutenant/Fire Prevention Specialist
2514 La Brucherie Road, Imperial CA 92251
Office: 442-265-3021
Cell: 760-604-1828

From: Mariela Moran <MarielaMoran@co.imperial.ca.us>
Sent: Monday, August 24, 2020 2:48 PM
To: Andrew Loper <AndrewLoper@co.imperial.ca.us>
Subject: RE: Request for Comments CUP19-0024

Thank you Andrew.

From: Andrew Loper <AndrewLoper@co.imperial.ca.us>
Sent: Tuesday, August 18, 2020 11:41 AM
To: Mariela Moran <MarielaMoran@co.imperial.ca.us>
Subject: Re: Request for Comments CUP19-0024

Let me
Look at the site plan and discuss with the deputy chief.

Thank you
Andrew Loper
Fire Prevention Specialist
Imperial County Fire Department
442-265-3021

On Aug 18, 2020, at 10:47 AM, Mariela Moran <MarielaMoran@co.imperial.ca.us> wrote:

> Good morning Andrew,
>
> This email is just a follow up in regards to the second access, and if you should have any comments; should you have any questions please let me know.

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ADMINISTRATION / TRAINING
1078 Dogwood Road
Heber, CA 92249

Administration
Phone: (442) 265-6000
Fax: (760) 482-2427

Training
Phone: (442) 265-6011

IMPERIAL COUNTY CRASH RESCUE FIRE

OPERATIONS/PREVENTION
2514 La Brucherie Road
Imperial, CA 92251

Operations
Phone: (442) 265-3000
Fax: (760) 355-1482

Prevention
Phone: (442) 265-3020

July 7, 2020

RECEIVED
JUL 07 2020
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

RE: Conditional Use Permit #19-0024
2115 W. Winterhaven Drive, Winterhaven, CA 92283

Imperial County Fire Department would like to thank you for the opportunity to review and comments on CUP #19-0024 Cannabis dispensary and delivery services located at 2115 W. Winterhaven Drive, Winterhaven CA 92283

Imperial County Fire Department has the following comments and/or requirements for Cannabis operations.

- An approved water supply capable of supplying the required fire flow
- 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.
- 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.
- All cannabis facilities shall have approved smoke removal systems installed and maintained to the current adapted fire code and regulations.
- 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.
- Compliance with all required sections of the fire code.
- Further requirement shall be required for cultivation and manufacturing process.

Imperial County Fire Department reserves the right to comment and request additional requirements pertaining to this project regarding fire and life safety measures, California Building and Fire Code, and National Fire Protection Association standards at a later time as we see necessary.

If you have any questions, please contact the Imperial County Fire Prevention Bureau at 442-265-3020 or 442-265-3021.

Sincerely
Andrew Loper
Lieutenant/Fire Prevention Specialist
Imperial County Fire Department
Fire Prevention Bureau

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

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COUNTY OF IMPERIAL

PUBLIC HEALTH DEPARTMENT

JANETTE ANGULO, M.P.A.
Director

STEVEN MUNDAY, M.P.H., M.S.
Health Officer

June 25, 2020

Mariela Moran, Planner III
IC Planning & Development Services
801 Main Street
El Centro, CA 92243

Subject: Environmental Health Comments for Proposed Conditional Use Permit #19-0024

Dear Ms. Moran:

The Imperial County Division of Environmental Health (DEH) is providing the comments below in response to the request for review and comments for Conditional Use Permit #19-0024. The project as described is a cannabis dispensary with delivery services at 2115 W. Winterhaven Drive, Winterhaven CA. The property is also described as Assessor's Parcel Number 056-284-020.

Please consider the following comments for the proposed project.

1. If the cannabis dispensary business is intending to sell eatable products, the business will have to undergo the food program process with our division.

If you have any questions, please do not hesitate to contact me at 442-265-1888.

Sincerely,

Mario Salinas

Mario Salinas
Environmental Compliance Specialist I

RECEIVED
JUN 25 2020
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Division of Environmental Health, 797 Main Street, Suite B, El Centro, CA 92243
(442) 265-1888 • (442) 265-1903 Fax • icphd.org

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June 25, 2020

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IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Ms. Mariela Moran
Planner II
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

SUBJECT: Cannabis Dispensary; CUP No. 19-0024

Dear Ms. Moran

On June 22, 2020, the Imperial Irrigation District received from the Imperial County Planning & Development Services Dept. a request for agency comments on Conditional Use Permit application no. 19-0024 for a cannabis dispensary project in Imperial County. The applicant, Winterhaven Drive, LLC; proposes to establish a cannabis dispensary and delivery service at 2116 W. Winterhaven Drive in Winterhaven, California.

The Imperial Irrigation District has reviewed the information and has the following comments:

1. If an increase in the electrical service currently provided by IID to the site is required, the applicant should be advised to contact Joel Lopez, IID Customer Project Development Planner, at (760) 482-3444 or e-mail Mr. Lopez at jflopez@iid.com. to initiate the customer service application process. In addition to submitting a formal application (available for download at the IID website http://www.iid.com/home/showdocument?id=12923), the applicant will be required to submit a complete set of approved plans (including CAD files), project schedule, estimated in-service date, one-line diagram of facility, electrical loads, panel size, voltage, generator specifications, type of disconnect, automatic transfer switch specifications, generator manual, generator operating procedures and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.

2. Please note that electrical capacity is limited in the area. A circuit study may be required. Any improvements identified in the circuit study shall be the financial responsibility of the applicant.

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3. Any construction or operation on IID property or within its existing and proposed right of way or easements including but not limited to: surface improvements such as proposed new streets, driveways, parking lots, landscape; and all water, sewer, storm water, or any other above ground or underground utilities; will require an encroachment permit, or encroachment agreement (depending on the circumstances). A copy of the IID encroachment permit application and instructions are available at http://www.iid.com/departments/real-estate. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.

4. Any new, relocated, modified or reconstructed IID facilities required for and by the project (which can include but is not limited to electrical utility substations, electrical transmission and distribution lines, etc.) need to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation. Failure to do so will result in postponement of any construction and/or modification of IID facilities until such time as the environmental documentation is amended and environmental impacts are fully analyzed. **Any and all mitigation necessary as a result of the construction, relocation and/or upgrade of IID facilities is the responsibility of the project proponent**.

Should you have any questions, please do not hesitate to contact me at 760-482-3609 or at dvargas@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,

Donald Vargas
Compliance Administrator II

Enrique B. Martinez – General Manager
Mike Pacheco – Manager, Water Dept
Marilyn Del Bosque Gilbert – Manager, Energy Dept.
Sandra Blain – Deputy Manager, Energy Dept.,
Jesus Martinez – Engineer Principal, Energy Dept., Transmission Planning
Jamie Asbury – Asst. General Counsel
Vance Taylor – Asst. General Counsel
Robert Laurie – Outside Counsel
Michael P. Kemp – Superintendent, Regulatory & Environmental Compliance
Laura Cervantes. – Supervisor, Real Estate
Jessica Humes – Environmental Project Mgr. Sr., Water Dept.

EEC ORIGINAL PKG

From:	Quechan Historic Preservation
To:	Valerie Grijalva
Cc:	ICPDSCommentLetters
Subject:	RE: Request for Comments CUP19-0024
Date:	Thursday, July 2, 2020 11:59:05 AM
Attachments:	image001.png

CAUTION: This email originated outside our organization; please use caution.

This email is to inform you that we do not wish to comment on this project.

From: Valerie Grijalva [mailto:ValerieGrijalva@co.imperial.ca.us]
Sent: Monday, June 22, 2020 2:52 PM
To: Carlos Ortiz; Sandra Mendivil; Matt Dessert; Monica Soucier; Jesus Escobar; Adam Crook; Tony Rouhotas; Jeff Lamoure; Jorge Perez; Mario Salinas; Robert Menvielle; Robert Malek; Andrew Loper; Janette Angulo; John Gay; Carlos Yee; Raymond Loera; rbenavidez@icso.org; dvargas@iid.com; rzleal@iid.com; dbealer@spvusd.org; whavenca@gmail.com; smoorhouse@chp.ca.gov; maurice.eaton@dot.ca.gov; robert.kurg@dtsc.ca.gov; dir.j.saar@cbp.dhs.gov; nubia.l.avalos@dhs.gov; historicpreservation@quechantribe.com; tribalsecretary@quechantribe.com; maggie.castro@yumacountyaz.gov; planning@yumaaz.gov
Cc: Mariela Moran; Carina Gomez; Gabriela Robb; John Robb; Kimberly Noriega; Maria Scoville; Rosa Soto
Subject: Request for Comments CUP19-0024

Good Afternoon,

Please see attached Request for Comments for **CUP19-0024** Winterhaven Drive, LLC Project. Comments are due by **July 7, 2020 at 5:00 PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments Packet is being sent to you via this email.

Should you have any questions regarding this project, please feel free to contact Planner Mariela Moran at (442)265-1736 ext. 1747 or submit your comment letters to icpdscommentletters@co.imperial.ca.us

Thank you,

Valerie Grijalva
Office Assistant II
Planning and Development Services
801 Main Street
El Centro, CA 92243
Office: (442)265-1779
Fax: (442) 265-1735

icpds

EEC ORIGINAL PKG

From: Benavidez, Robert
To: Mariela Moran
Subject: RE: Request for Comments CUP19-0024
Date: Tuesday, August 4, 2020 3:00:38 PM
Attachments: image001.png

CAUTION: This email originated outside our organization; please use caution.

ICSO would request that the provisions are not deviated from originally set and would prefer that it remain as slatted chain link.
Thank you

From: Mariela Moran [mailto:MarielaMoran@co.imperial.ca.us]
Sent: Monday, August 03, 2020 2:44 PM
To: Benavidez, Robert
Subject: FW: Request for Comments CUP19-0024

CAUTION: This email originated outside our organization; please use caution.

Good afternoon Mr. Benavides,

We are processing a CUP (CUP #19-0024) application at 2115 Winterhaven Dr., Winterhaven; applicant is proposing to operate a cannabis dispensary with delivery services. Per Imperial County Codified Ordinance Title 14 (http://www.icpds.com/CMS/Media/Title-14-Cannabis-and-Industrial-Hemp-June-2019.pdf), Commercial Cannabis Operations are required to prevent public access and obscure cannabis activities from public view:

> "...K. Perimeter fencing to prevent public access and obscure cannabis activities from public view. Screening can be done through solid fencing material, such as slatted chain link or block/masonry materials. In cases where location is adjacent to residential zones a block wall will be required as outlined in item "D" above..."

We received a revised site plan on 7.22.2020 addressing some of our comments, applicant will install a 6 ' slated fence to the North/East side of the property (3' slated fence will be requested to increase to 6') and a 6 ' block wall to the West and South.

In terms of security, we would like to consult with your Department if you may have an issue with a Slated fence in terms of visibility or if you may recommend other type of fencing such as chain link fence. For your reference please find attached revised site plan on Page 10/13 of the PDF document. Please let us know your opinion.

Regards,

Mariela Moran

From: Valerie Grijalva <ValerieGrijalva@co.imperial.ca.us>
Sent: Monday, June 22, 2020 2:52 PM
To: Carlos Ortiz <CarlosOrtiz@co.imperial.ca.us>; Sandra Mendivil

EEC ORIGINAL PKG

<SandraMendivil@co.imperial.ca.us>; Matt Dessert <MattDessert@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Jesus Escobar <JesusEscobar@co.imperial.ca.us>; Adam Crook <AdamCrook@co.imperial.ca.us>; Tony Rouhotas <TonyRouhotas@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Mario Salinas <MarioSalinas@co.imperial.ca.us>; Robert Menvielle <RobertMenvielle@co.imperial.ca.us>; Robert Malek <RobertMalek@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; Janette Angulo <JanetteAngulo@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; Raymond Loera <rloera@icso.org>; rbenavidez@icso.org; dvargas@iid.com; rzleal@iid.com; dbealer@spvusd.org; whavenca@gmail.com; smoorhouse@chp.ca.gov; maurice.eaton@dot.ca.gov; robert.kurg@dtsc.ca.gov; dir.j.saar@cbp.dhs.gov; nubia.l.avalos@dhs.gov; historicpreservation@quechantribe.com; tribalsecretary@quechantribe.com; maggie.castro@yumacountyaz.gov; planning@yumaaz.gov
Cc: Mariela Moran <MarielaMoran@co.imperial.ca.us>; Carina Gomez <CarinaGomez@co.imperial.ca.us>; Gabriela Robb <GabrielaRobb@co.imperial.ca.us>; John Robb <JohnRobb@co.imperial.ca.us>; Kimberly Noriega <KimberlyNoriega@co.imperial.ca.us>; Maria Scoville <mariascoville@co.imperial.ca.us>; Rosa Soto <RosaSoto@co.imperial.ca.us>
Subject: Request for Comments CUP19-0024

Good Afternoon,

Please see attached Request for Comments for **CUP19-0024** Winterhaven Drive, LLC Project. Comments are due by **July 7, 2020 at 5:00 PM.**

In an effort to increase the efficiency at which information is distributed and reduce paper usage, the Request for Comments Packet is being sent to you via this email.

Should you have any questions regarding this project, please feel free to contact Planner Mariela Moran at (442)265-1736 ext. 1747 or submit your comment letters to icpdscommentletters@co.imperial.ca.us

Thank you,

Valerie Grijalva
Office Assistant II
Planning and Development Services
801 Main Street
El Centro, CA 92243
Office: (442)265-1779
Fax: (442) 265-1735

EEC ORIGINAL PKG

Valerie Grijalva

From:	Javier Barraza <Javier.Barraza@yumacountyaz.gov>
Sent:	Tuesday, June 30, 2020 11:39 AM
To:	ICPDSCommentLetters
Cc:	Javier Barraza
Subject:	CUP19-0024 -COMMENTS
Attachments:	CUP19-0024 COMMENTS FROM YC..pdf; CUP19-0024 Request for Comments 06.22.2020.pdf

CAUTION: This email originated outside our organization; please use caution.

Mrs. Grijalva,

Please see the enclosed attachments with our comments.

Appreciate the opportunity.

RECEIVED
JUN 30 2020
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

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Comments for CUP19-0024

If the request were to be in Yuma County, a marijuana dispensary would require a Special Use Permit pursuant to Section 612.03 (L) -Medical Marijuana dispensaries; Section 1116.04 -Mandatory Conditions of Approval and Section 1116.05. (Any medical marijuana dispensary must be located a distance no closer than 500 feet from a property line of a parcel that: has an established residence, religious facility, educational or day care facility, library, public park, or medical marijuana dispensary and/or is zoned for residential use by Yuma County.

Appreciate the opportunity.

RECEIVED
JUN 30 2020
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES