

PROJECT REPORT

TO: PLANNING COMMISSION

AGENDA DATE: MARCH 24, 2021

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME 9:00 AM / No. 1 & 2

PROJECT TYPE: CUP #20-0028 (A) Adult Use & Medicinal (Movocan)
CUP #20-0028 (B) Cannabis Distribution (Movocan) SUPERVISOR DIST #4

LOCATION: 2070 Thomas R Cannell Rd APN: 015-330-027

Salton City, California PARCEL SIZE: 14,400 SF

GENERAL PLAN (existing) West Shores/Salton City Urban GENERAL PLAN (proposed) NA

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

GENERAL PLAN FINDINGS CONSISTENT INCONSISTENT MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: March 24, 2021

APPROVED DENIED OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

APPROVED DENIED OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE February 11, 2021

INITIAL STUDY: #20-0038

NEGATIVE DECLARATION MITIGATED NEG. DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
AG	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
APCD	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
E.H.S.	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE / OES	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
SHERIFF.	<input checked="" type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
OTHER		<u>Quechan Tribe, IID, Caltrans,</u>		

REQUESTED ACTION:

It is recommended that the Planning Commission conduct a public hearing, that you hear all the opponents and proponents of the proposed project. Staff would then recommend that the Planning Commission take the following actions:

- Adopt the "Negative Declaration", Findings and Resolution and any comments received have been completed pursuant to Govt. Code, Section 15070, et. seq. and the County's "Rules and Regulations to Implement CEQA, as Amended" and that there are no significant effects;
- Make the De Minimus finding that the projects will not individually or cumulatively have an adverse effect on fish and wildlife resources, as defined In Section 711.2 of the Fish and Game Codes; and
- Approve Conditional Use Permits #20-0028 (A) for Cannabis Adult Use Storefront with Medicinal, and Conditional Use Permits #20-0028 (B) for Cannabis Distribution, subject to conditions of approval and authorize the Planning & Development Services Director to execute the CUP Agreements.

Planning & Development Services
801 MAIN ST., EL CENTRO, CA 92243 442-265-1736
(Jim Minnick, Director)

STAFF REPORT
Planning Commission
March 24, 2021

SUBJECT: **Conditional Use Permit (CUP) # 20-0028 (A)**
Conditional Use Permit (CUP) # 20-0028 (B)

PROJECT NAME: Movocan Adult Use & Medicinal Dispensary with
Delivery, and Movocan Cannabis Distribution Facility

APPLICANTS: Movocan, Inc.\ Angel Fernandez 2625 Heal Circle, El
Centro, Ca 92243

PROJECT LOCATION:

The proposed project is located at 2070 Thomas R Cannell Road, Salton City on APN # 015-330-027-000. The legal description for this parcel is "LOT 35 BLOCK 03 TRACT 537 FM 4 39", an unincorporated Salton City Urban area of the County of Imperial. State of California.

Project	Parcel	Applicant	Zoning	Gross Size
Adult Use & Medicinal Dispensary CUP 20-0028 (A)	015-330-027	Movocan, Inc.	C-2	2,408 sf. inside existing commercial structure.
Medical Cannabis Distribution CUP 20-0028 (B)	015-330-027	Movocan, Inc.	C-2	1,046 sf inside an existing structure on site.

Project Summary:

Currently, Permittee, will acquire, re-model and repurpose a 4,500 square foot building located at 2070 Thomas R Cannell Road in Salton City. In suite 1, Angel Fernandez is **proposing a 2,408 square foot Adult Use/ Medicinal cannabis retail** space with Delivery where patients can experience a safe environment. The purpose of this dispensary will be to give this County's adult use & medical patients a place where they can find relief and safe access to cannabis products. Movocan is expecting approx. 100 customers a day. The Delivery operations will include 1 to 2 vehicles depending on the volume of orders. Movocan will be doing business as AROMA.

In suite 2, Movocan will develop and operate a **1,046 square foot adult use and medicinal cannabis wholesale distribution operation**. Packaging of dried flower or pre-rolls will be conducted under managerial oversight. The daily review

of inventory in retail locations will be completed by the Distribution Manager. Development of Sales Territories will be done by Movocan sales teams.

Land Use Analyses:

The project parcel is designated "Industrial/Special Public" under the Imperial County's West Shores/Salton City Urban Area Plan. The Parcel with existing building is zoned for General Commercial uses. The Imperial County Title 9 Division 5, Chapter 13 (m) allows for Commercial Cannabis Retail Sales/Delivery & a Cannabis Distribution Facility with an approved Conditional Use Permit. The proposed cannabis projects are consistent with the County's Cannabis Ordinance Title 14 and Title 9, Division 4, Chapter 6.

Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTION	CURRENT LAND USE	ZONING	GENERAL
Project Site	Commercial	C-2 General Commercial.	Urban/Industrial
North	Commercial	C-2 General Commercial	Urban/Industrial
South	undeveloped	C-2 General Commercial.	Urban/Industrial
East	undeveloped	C-2 General Commercial	Urban/Industrial
West	Highway 86		

Environmental Determination:

A Negative Declaration (ND) was prepared and certified on February 11, 2021, for this project site in accordance with CEQA Guidelines. The EEC Committee consists of a seven (7) member panel, integrated by the Director of Environmental Health Services, Imperial County Fire Chief, Agricultural Commissioner, Air Pollution Control Officer, Director of the Department of Public Works, Imperial County Sheriff, and the Director of Planning and Development Services. The EEC members have the principal responsibility for reviewing CEQA documents for the County of Imperial. After review by the EEC members, the members recommended a Negative Declaration.

The project was publicly posted and circulated from February 12, 2021 thru March 12, 2021, all comments were received, reviewed and made part of this project.

RECOMMENDED ACTIONS:

It is recommended that the Planning Commission conduct a public hearing, that you hear all the opponents and proponents of the proposed project. Staff would then recommend that the Planning Commission approve **Conditional Use Permit # 20-0028 (A) and (B)** by taking the following actions:

- A. Adopt the “Negative Declaration”, Findings and Resolution and any comments received have been completed pursuant to Govt. Code, Section 15070, et. seq. and the County’s “Rules and Regulations to Implement CEQA, as Amended” and that there are no significant effects;
- B. Make the De Minimus finding that the projects will not individually or cumulatively have an adverse effect on fish and wildlife resources, as defined In Section 711.2 of the Fish and Game Codes; and
- C. Approve the Conditional Use #20-0028 (A) for Cannabis Adult Use Storefront with Medicinal, and Conditional Use Permits #20-0028 (B) for Cannabis Distribution, subject to conditions of approval and authorize the Planning & Development Services Director to execute the CUP Agreements.

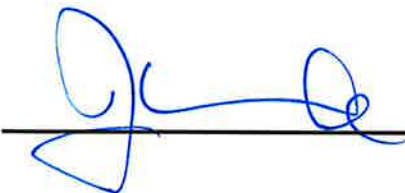
Prepared By: David Black, Planner IV
Planning & Development Services



Reviewed By: Michael Abraham, AICP, Assistant Director
Planning & Development Services



Approved By: Jim Minnick, Director
Planning & Development Services



Attachments:

- Attachment A: Site/Location Map
- Attachment B: Resolution for Negative Declaration with findings.
- Attachment C: Planning Commission CUP Resolutions & Findings
- Attachment D: Conditional Use Permits #20-0028 (A) and (B)
- Attachment E: EEC Package & applications & comments.

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Attachment A
(Location/Site Map)

PROJECT LOCATION MAP



**MOVOCAN
CUP #20-0028 (A) AND (B),
INITIAL STUDY #20-0038
APN 015-330-027-000**

— HIGHWAYS
▭ PROJECT LOCATION



Attachment B
(Resolution OF ND)

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, ADOPTING THE “NEGATIVE DECLARATION” FOR CONDITIONAL USE PERMIT # 20-0028 (A) and (B)

WHEREAS, on January 29, 2021, a Public Notice was mailed to the surrounding property owners advising them of the Environmental Evaluation Committee hearing scheduled for February 11, 2021; and

WHEREAS, a Negative Declaration, CEQA findings has been prepared in accordance with the requirements of the California Environmental Quality Act, State Guidelines, and the County’s “Rules and Regulations to Implement CEQA, as Amended”; and

WHEREAS, the Environmental Evaluation Committee recommended to the Planning Commission of the County of Imperial to adopt the Negative Declaration for Conditional Use Permit # 20-0028 (A) and (B); and

WHEREAS, the Negative Declaration was posted for more than 20 days from February 12, 2021 thru March 12, 2021; and

WHEREAS, the Planning Commission of the County of Imperial has been designated with the responsibility of adoptions and certifications; and

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other comments by interested parties at a public hearing held with respect to this item on March 24, 2021.

NOW, THEREFORE, the Planning Commission of the County of Imperial **DOES HEREBY RESOLVE** as follows:

The Planning Commission has reviewed the attached Negative Declaration (ND) prior to approval of Conditional Use Permit # 20-0028 (A) The Planning Commission finds and determines that the Negative Declaration (ND) is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) which analyzes the project’s environmental effects, based upon the following findings and determinations:

1. That the recital set forth herein are true, correct, and valid; and,
2. That the Planning Commission has reviewed the attached ND for Conditional Use Permit # 20-0028 (A) and (B) and considered the information contained in the ND together with all comments received during the public review period and prior to approving the Conditional Use Permit; and,
3. That the project will not individually or cumulatively have an adverse effect on fish and wildlife resources, as defined in Section 711.2 of the Fish and Game Code; and.

4. That the ND reflects the Planning Commission independent judgment and analysis.

NOW, THEREFORE, based on the findings, the Planning Commission **DOES HEREBY ADOPT** the Negative Declaration (ND) for Conditional Use Permit #20-0028 (A) and (B).

Rudy Schaffner, Chairperson
Imperial County Planning Commission

I hereby certified that the preceding Resolution was taken by the Planning Commission at a meeting conducted on March 24, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Jim Minnick, Secretary to the Planning Commission

S:\APN\015\330\027\cup20-0028 (A) \pc folder\CEQA Resolution (PC).docx

Attachment C
(Resolutions for CUP 20-0028 A)

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, FOR THE APPROVAL ON “CONDITIONAL USE PERMIT #20-0028 (A),” FOR THE MOVOCAN ADULT USE AND MEDICINAL DISPENSARY WITH DELIVERY FACILITY.

WHEREAS, Angel Fernandez, on behalf of Movocan Inc. has submitted an application for **Conditional Use Permit #20-0028 (A)**, for **adult use and medicinal dispensary with delivery**, and

WHEREAS, an “Negative Declaration (ND)” and CEQA Findings have been prepared in accordance with the requirements of the California Environmental Quality Act, the State Guidelines, and the County’s “Rules and Regulations to Implement CEQA as Amended”; and

WHEREAS, the Planning Commission of the County of Imperial has been delegated with the responsibility of adoptions and certifications of proposed projects; and

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on March 24, 2021; and

WHEREAS, on February 11, 2021, the proposed Negative Declaration was submitted to the County’s Environmental Evaluation Committee (EEC) and EEC determined the ND to be legally adequate under the California Environmental Quality Act, Section 15070, due to the fact the initial study shows that there are no substantial evidence, in light of the whole record before the EEC that the project would not a significant effect on the environment.

NOW, THEREFORE, the Planning Commission of the County of Imperial **DOES HEREBY RESOLVE** as follows:

SECTION 1. The Planning Commission has considered the proposed **Conditional Use Permit #20-0028 (A)** prior to consideration of approval. The Planning Commission finds and determines that the Conditional Use Permit is adequate and prepared in accordance with the requirements of the Imperial County General Plan and Land Use Ordinance and the California Environmental Quality Act (CEQA) which analyses environmental effects, based upon the following findings and determinations.

SECTION 2. That in accordance with State Planning and Zoning law and the County of Imperial regulations, the following findings for the approval of **Conditional Use Permit #20-0028 (A)**, has been made as follows:

A. The proposed use is consistent with goals and policies of the adopted County General Plan.

The Imperial County General Plan & West Shore/Salton City Urban Plan designates the subject site as "Government Special Public". An analysis of the projects' consistency with the General Plan & West Shore Salton City Urban Plan goals and objectives relevant to the project is provided and considered consistent with the applicable policies. Additionally, the proposed projects are consistent with Board of Supervisors Adopted Ordinance dated November 21, 2017 Title 14 permitting the commercial operation of cannabis in Imperial County as described in the Medicinal and Adult-Use Cannabis Regulation and safety Act, as defined in section 14.01.020 of the County of Imperial Codified Ordinances.

B. The proposed use is consistent with the purpose of the zone or sub-zone within which the use will be used.

The Project could be found consistent with the proposed use of the zones it is located within. The purpose of the project is for the operation of an "**Adult Use and Medicinal Dispensary Facility**". This use is permitted within the "General Commercial" zone. Pursuant to Title 9, Division 4, Chapter 6, 90406.05 (B) "" Commercial Cannabis Zoning (Conditional Use Permit)," are uses that are permitted in the zones subject to approval of a CUP from the County.

C. The proposed use is listed as a use within the zone or sub-zone or is found to be similar to a listed conditional use according to the procedures of Section 90203.00.

The proposed cannabis uses are consistent with the definition of Land Use Ordinance, Section 90406.05 with an approved Conditional Use Permit.

D. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all applicable laws, ordinances and regulation of the County of Imperial and the State of California.

The Conditions of Approval will insure that the project complies with all applicable regulations of the County of Imperial and the State of California. Therefore, the proposed project will meet the minimum requirements of the Land Use Ordinance, Section 90203.00.

E. The proposed use will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.

The Cannabis facilities are not in near proximity to large residential areas and is generally surrounded by other commercial uses to the north, west, east. The facilities will be operated with an existing commercial structure and will be monitored by numerous state and local agencies to insure of any sensitive sensors are not impacted. Commercial facility

is unlikely to result in nuisance-related impacts, such as odor, noise, or access disruptions that could otherwise conflict with adjacent uses. A security plan to protect the facility and surrounding public will be reviewed and approved by county staff. An odor abatement plan will be administered and background checks using live scans will be required for each employee working for Movocan.

F. The proposed use does not violate any other law or ordinance.

The proposed project is conditioned to be consistent with Imperial County, Title 9, Land Use Ordinance and State laws. The proposed project will be subject to the Conditional Use Permit and current State and Local regulations.

G. The proposed use is not granting a special privilege.

The proposed Cannabis facilities are permitted uses subject to approval of a Conditional Use Permit (Land Use Ordinance, Section 90406.00) et. seq. and will not grant a special privilege.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE OF Conditional Use Permits # 20-0028 (A)**, subject to the attached Conditions of Approvals.

Rudy Schaffner, Chairperson
Imperial County Planning Commission

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted on March 24, 2021 by the following votes:

- AYES:**
- NOES:**
- ABSENT:**
- ABSTAIN:**

ATTEST:

Jim Minnick, Director of Planning & Development Services
Secretary to the Planning Commission

Attachment C
(Resolutions for CUP 20-0028 B)

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, FOR THE APPROVAL ON “CONDITIONAL USE PERMIT #20-0028 (B),” FOR THE MOVOCAN CANNABIS DISTRIBUTION FACILITY.

WHEREAS, Angel Fernandez, on behalf of Movocan Inc. has submitted an application for **Conditional Use Permit #20-0028 (B)**, for **cannabis distribution facility**, and

WHEREAS, an “Negative Declaration (ND)” and CEQA Findings have been prepared in accordance with the requirements of the California Environmental Quality Act, the State Guidelines, and the County’s “Rules and Regulations to Implement CEQA as Amended”; and

WHEREAS, the Planning Commission of the County of Imperial has been delegated with the responsibility of adoptions and certifications of proposed projects; and

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on March 24, 2021; and

WHEREAS, on February 11, 2021, the proposed Negative Declaration was submitted to the County’s Environmental Evaluation Committee (EEC) and EEC determined the ND to be legally adequate under the California Environmental Quality Act, Section 15070, due to the fact the initial study shows that there are no substantial evidence, in light of the whole record before the EEC that the project would not a significant effect on the environment.

NOW, THEREFORE, the Planning Commission of the County of Imperial **DOES HEREBY RESOLVE** as follows:

SECTION 1. The Planning Commission has considered the proposed **Conditional Use Permit #20-0028 (B)** prior to consideration of approval. The Planning Commission finds and determines that the Conditional Use Permit is adequate and prepared in accordance with the requirements of the Imperial County General Plan and Land Use Ordinance and the California Environmental Quality Act (CEQA) which analyses environmental effects, based upon the following findings and determinations.

SECTION 2. That in accordance with State Planning and Zoning law and the County of Imperial regulations, the following findings for the approval of **Conditional Use Permit #20-0028 (B)**, has been made as follows:

A. The proposed use is consistent with goals and policies of the adopted County General Plan.

The Imperial County General Plan & West Shore/Salton City Urban Plan designates the subject site as "Government Special Public". An analysis of the projects' consistency with the General Plan & West Shore Salton City Urban Plan goals and objectives relevant to the project is provided and considered consistent with the applicable policies. Additionally, the proposed projects are consistent with Board of Supervisors Adopted Ordinance dated November 21, 2017 Title 14 permitting the commercial operation of cannabis in Imperial County as described in the Medicinal and Adult-Use Cannabis Regulation and safety Act, as defined in section 14.01.020 of the County of Imperial Codified Ordinances.

B. The proposed use is consistent with the purpose of the zone or sub-zone within which the use will be used.

The Project could be found consistent with the proposed use of the zones it is located within. The purpose of the project is for the operation of a "CANNABIS DISTRIBUTION FACILITY". This use is permitted within the "General Commercial" zone. Pursuant to Title 9, Division 4, Chapter 6, 90406.05 (B) "" Commercial Cannabis Zoning (Conditional Use Permit)," are uses that are permitted in the zones subject to approval of a CUP from the County.

C. The proposed use is listed as a use within the zone or sub-zone or is found to be similar to a listed conditional use according to the procedures of Section 90203.00.

The proposed cannabis uses are consistent with the definition of Land Use Ordinance, Section 90406.05 with an approved Conditional Use Permit.

D. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all applicable laws, ordinances and regulation of the County of Imperial and the State of California.

The Conditions of Approval will insure that the project complies with all applicable regulations of the County of Imperial and the State of California. Therefore, the proposed project will meet the minimum requirements of the Land Use Ordinance, Section 90203.00.

E. The proposed use will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.

The Cannabis facilities are not in near proximity to large residential areas and is generally surrounded by other commercial uses to the north, west, east. The facilities will be operated with an existing commercial structure and will be monitored by numerous state and local agencies to insure of any sensitive sensors are not impacted. Commercial facility

is unlikely to result in nuisance-related impacts, such as odor, noise, or access disruptions that could otherwise conflict with adjacent uses. A security plan to protect the facility and surrounding public will be reviewed and approved by county staff. An odor abatement plan will be administered and background checks using live scans will be required for each employee working for Movocan.

F. The proposed use does not violate any other law or ordinance.

The proposed project is conditioned to be consistent with Imperial County, Title 9, Land Use Ordinance and State laws. The proposed project will be subject to the Conditional Use Permit and current State and Local regulations.

G. The proposed use is not granting a special privilege.

The proposed Cannabis facilities are permitted uses subject to approval of a Conditional Use Permit (Land Use Ordinance, Section 90406.00) et. seq. and will not grant a special privilege.

NOW, THEREFORE, based on the above findings, the Imperial County Planning Commission **DOES HEREBY APPROVE OF Conditional Use Permits # 20-0028 (B)**, subject to the attached Conditions of Approvals.

Rudy Schaffner, Chairperson
Imperial County Planning Commission

I hereby certify that the preceding resolution was taken by the Planning Commission at a meeting conducted on March 24, 2021 by the following votes:

- AYES:**
- NOES:**
- ABSENT:**
- ABSTAIN:**

ATTEST:

Jim Minnick, Director of Planning & Development Services
Secretary to the Planning Commission

Attachment D
(CUP 20-0028 A)

Recorded Requested By and
When Recorded Return To:

Imperial County Planning & Development
Services Department
801 Main Street
El Centro, CA 92243

AGREEMENT FOR CONDITIONAL USE PERMIT #20-0028 (A)
Cannabis Adult Use & Medicinal Dispensary facility with Delivery
APN #015-330-027-000
(Movocan Inc.)

This Agreement is made and entered into on this ____ day of _____
2021, by and between Movocan Inc. (hereinafter referred to as "Permittee" or
"Applicant"), and the COUNTY OF IMPERIAL, a political subdivision of the State of
California, (hereinafter referred to as "COUNTY").

RECITALS

WHEREAS, Permittee is the lessee or successor-in-interest of certain land in
Imperial County with the proposed Adult Use & Medicinal dispensary facility with
delivery at 2070 Thomas R. Cannell Road, Salton City, CA with approximately 2,408
square feet for the Adult Use/Medicinal w/delivery located in the unincorporated Salton
Sea/ West Shores area, directly east along Highway 86,

WHEREAS, Permittee has applied to the County of Imperial for a Conditional
Use Permit # 20-0028 (A) (the "Project") for the operation of an Adult Use & Medicinal
cannabis dispensary retail outlet with delivery.

The Permittee for the adult use and medicinal dispensary shall fully comply with all of
the terms and conditions of the Project as specified hereinafter within this Conditional
Use Permit.

GENERAL CONDITIONS:

The "GENERAL CONDITIONS" are shown by the letter "G". These conditions are conditions that are either routinely and commonly included in all Conditional Use permits as "standardized" conditions and/or are conditions that the Imperial County Planning Commission has established as a requirement on all CUP's for consistent application and enforcement. The Permittee is advised that the General Conditions are as applicable as the SITE SPECIFIC conditions!

G-1 GENERAL LAWS

The Permittee shall comply with any and all local, state, and federal laws, rules, regulations, ordinances, and/or standards as they may pertain to this project whether specified herein or not.

G-2 COSTS

The Permittee shall pay any and all amounts as determined by the County to defray all costs for the review of reports, field inspections, enforcement, monitoring, or other activities related to compliance with this permit, County Ordinances, and/or other applicable regulations.

G-3 PERMITS/LICENSES

The Permittee shall obtain any and all local, state and/or federal permits, licenses, and/or other approvals for the construction and/or operation of the Project. This shall include, but not be limited to, local requirements by the Imperial County EHS/Health Department, Planning and Development Services Department, Imperial County Air Pollution Control District (ICAPCD), Imperial Irrigation District (IID), Imperial County Public Works Department, Imperial County Sheriff/Coroner's office, Imperial County Fire Protection/Office of Emergency Services, among others. Permittee shall likewise comply with all such permit requirements. Additionally, Permittee shall submit a copy of such additional permit and/or licenses to the Planning and Development Services Department within thirty (30) days of receipt, including amendments or alternatives thereto, when requested.

G-4 RECORDATION

This permit shall **not be effective** until it is recorded at the Imperial County Recorders Office, and payment of the recordation fee shall be the responsibility of the Permittee.

If the Permittee fails to pay the recordation fee within six (6) months from the date of approval, and/or this permit is not recorded within 180 days from the date of approval, this permit shall be deemed null and void, without notice having to be provided to Permittee. Permittee may request a written extension by filing such a request with the Planning Director at least sixty (60) days prior to the original 180-day expiration. The Director may approve an extension for a period not to exceed 180 days. An extension may not be granted if the request for an extension is filed after the expiration date.

G-5 COMPLIANCE/REVOCACTION

Upon the determination by the Planning and Development Services Department, (if necessary upon consultation with other Departments or Agency(ies) that the project is or may not be in full compliance with any one or all of the conditions of this Conditional Use Permit, or upon the finding that the project is creating a nuisance as defined by law, the PERMIT and the noted violation(s) shall be brought immediately to the attention of the appropriate enforcement agency or to the Planning Commission for hearing to consider appropriate response including but not limited to the revocation of the CUP or to consider possible amendments to the CUP. The hearing before the Planning Commission shall be held upon due notice having been provided to the Permittee and to the public in accordance with established ordinance/policy.

G-6 PROVISION TO RUN WITH LAND

The provisions of this project are to run with the land/project and shall bind the current and future owner(s) successor(s) of interest, assignee(s) and/or transferee(s) of said project. Permittee shall not without prior notification to the Planning and Development Services Department assign, sell, or transfer, or grant control of this Permit or any right or privilege herein. The Permittee shall provide a written notice a minimum of sixty (60) calendar days prior to such proposed transfer becoming effective.

G-7 RIGHT OF ENTRY

The County reserves the right to enter the premises to make the appropriate inspection(s) at any time, announced or unannounced, in order to make appropriate inspection(s) and to determine if the condition(s) of this permit are complied with. Access to authorized enforcement agency personnel shall not be denied.

G-8 TIME LIMIT

Unless otherwise specified within the project specific conditions this project shall be limited to a maximum of (3) three years from the recordation date of the CUP. The CUP may be extended for successive three (3) years by the Planning Director upon a finding by the Planning & Development Services Department that the project is in full and complete compliance with all conditions of the CUP and any applicable land use regulation(s) of the County of Imperial. Unless specified otherwise herein, no conditional use permit shall be extended for more than four (4) consecutive periods. If an extension is necessary or requested beyond fifteen (15) years, the Permittee shall file a written request with the Planning Director for a hearing before the Planning Commission. Such request shall include the appropriate extension fee. An extension shall not be granted if the project is in violation of any one or all of the conditions or if there is a history of non-compliance with the project conditions. This

time limit is contingent upon initial and continued compliance with Specific Condition S-24 "State & Local Cannabis Activities License/Permits.

G-9 DEFINITIONS

In the event of a dispute the meaning(s) or the intent of any word(s), phrase(s), and/or conditions or sections herein shall be determined by the Planning Commission of the County of Imperial. Their determination shall be final unless an appeal is made to the Board of Supervisors within the required time. In this permit, the term Permittee may also apply to any other facility user whether specified by name herein or not. To the extent that this site may be used by more than one service provider other than the applicant (Permittee), all of the conditions of this permit shall be equally applicable to the other "user(s)" as if they were the "Permittee".

G-10 SPECIFICITY

The issuance of this permit does not authorize the Permittee to construct or operate this project in violation of any state, federal, local law nor beyond the specified boundaries of the project as shown on the application/project description, nor shall this permit allow any accessory or ancillary use not specified herein. This permit does not provide any prescriptive right or use to the Permittee for future addition and/or modification to this project. The site specific use authorized by this permit is listed under the SITE SPECIFIC ("S") conditions, and only the use or uses listed shall be deemed as approved by this permit.

G-11 HEALTH HAZARD

If the County Health Officer determines that a significant health hazard exists to the public, the County Health Officer may require appropriate measures and the Permittee shall implement such measures to mitigate the health hazard. If the hazard to the public is determined to be imminent, such measures may be imposed immediately and may include temporary suspension of the subject operations. However, within forty-five (45) days of any such suspension of operations, the measures imposed by the County Health Officer must be submitted to the Planning Commission for review and approval. Nothing shall prohibit Permittee from requesting a special Planning Commission meeting provided Permittee bears all costs.

G-12 REPORT(S)

Permittee shall file an annual report with the Planning and Development Services Department to show that Permittee is in full compliance with this Conditional Use Permit. The report shall be filed at least fifteen (15) days prior to the anniversary (recordation date) of this permit. It shall be the responsibility of the Permittee to provide all reports and to include the information about other users. The County may request information at any time from the Permittee or other users if applicable;

however, it shall be the responsibility of the Permittee to assure that the County receives such information in a timely manner.

G-13 RESPONSIBLE AGENT

Permittee shall maintain on file with the Planning and Development Services Department the name and phone number of the responsible agent for the site. A back-up name shall also be provided, and a phone number for twenty-four (24) hour emergency contact shall also be on file. If there are other users, the same information (as applicable) required from the Permittee shall also be made available to the County from such other users.

G-14 INDEMNIFICATION

As a condition of this Permit, Permittee agrees to defend, indemnify, hold harmless, and release the County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the Permit or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorneys fees, or expert witness fees that may be asserted by any person or entity, including the Permittee, arising out of or in connection with the approval of this Permit, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, or employees.

G-15 CHANGE OF OWNER/OPERATOR

In the event the ownership of the site or the facilities or the operation of the site transfers from the current Permittee to a new successor Permittee, the successor Permittee shall be bound by all terms and conditions of this permit as if said successor was the original Permittee. Current Permittee shall inform the County Planning and Development Services Department in writing at least sixty (60) calendar days prior to any such transfer. Failure of a notice of change of ownership or change of operator shall be grounds for the immediate revocation of the CUP. In the event of a change, the new Owner/Operator shall file with the Planning and Development Services Department via Certified Mail, a letter stating that they are fully aware of all conditions and acknowledge that they will adhere to all conditions and/or regulations. If this permit or any subservient or associated permit requires financial surety, the transfer of this permit shall not be effective until the new Permittee has the requisite surety on file. Furthermore, the existing surety shall not be released until a replacement surety is accepted by County Counsel's office.

G-16 MINOR AMENDMENTS

The Planning Director may approve minor changes or administrative extensions, as requested in writing by the Permittee, provided it does not result in additional environmental impacts and/or are generally procedural or technical and/or which may be necessary to comply with other government permit compliance requirements.

G-17 CONDITION PRIORITY

This project shall be constructed and operated as described in the Conditional Use Permit application, the Environmental Assessment, the project description, and as specified in these conditions. Where a conflict occurs, the Conditional Use Permit conditions shall govern and take precedence.

G-18 SEVERABILITY

Should any condition(s) of this permit be determined by a Court or other agency with proper jurisdiction to be invalid for any reason, such determination shall not invalidate the remaining provision(s) of this permit.

G-19 WATER AND SEWER

Permittee shall provide water and sewer to Federal, State and County standards. Water and sewer systems shall be approved by the Environmental Health Services and the Planning and Development Services Department.

G-20 COMMENCEMENT OF WORK

No commencement of work until all conditions pursuant to the CUP has been satisfied. Evidence that all conditions pursuant to the CUP have been satisfied shall be provided to the Planning Director prior to commencement.

G-21 FIRE PROTECTION

Permittee shall provide an adequate fire protection system and accessibility to the site in accordance with the National Fire Protection Act (NFPA), 2013 California Fire Code, and County Fire Department standards. This shall include all requirements by the Imperial County Fire Department regarding fire protection water storage and access roads. Additionally Permittee shall provide to Imperial County Fire Department a plot plan, drawn to scale indicating the exact location and size of the water storage tanks and the access roads.

G-22 INSURANCE

The Permittee shall take out and maintain workers compensation insurance as required by the State of California. The Permittee shall also secure liability insurance and such other insurance as required by state and/or federal law. A Certificate of Insurance is to be provided to the Planning/Building Department by the insurance carrier, and said insurance and certificate shall be kept current for the life of the project. Certificates of Insurance shall be sent directly to the Planning/Building Department by the insurance carrier and shall name the Department as a recipient of both renewal and cancellation notices.

(Total "G" Conditions are 22)

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SPECIFIC CONDITIONS:

S-1 PROJECT DESCRIPTION

The Permittee may construct and operate the following facilities in compliance with the Conditional Use Permit, the County's General Plan's Land Use Element, Land Use Ordinance and all other applicable local, state, and federal laws, ordinances, regulations and standards (LORS), to include any other permits, which are incorporated herein by reference:

1. The operation of an adult use & medicinal cannabis retail dispensary operation with delivery. The project will be limited to 2,408 square feet in retail space where patients will be allowed to purchase various types of cannabis and concentrate products. All the medicinal dispensary products for sale will be received pre-packaged from a County and State approved Distribution Company. A Movocan owned Distribution Company will handle the distribution demands.
2. Maintenance of the facility's water system and storm-water retention basin system to contain on-site storm-water flows and storm-water detention basin system for management of off-site storm-water flows shall be as approved by the Imperial County Public Works Department and the Regional Water Quality Control Board;

S-2 AETHETICS

Permittee shall install a minimum six (6) foot perimeter slated fence and landscaping at the public roadway frontage. The fence shall be comprised of an approved material such as chain link. Landscaping shall be installed between the fence and the public roadway along the frontage of the property, with special attention at the entrance. The fencing and landscaping will need design approval from the County prior to installation and Permittee is responsible for maintaining the fence.

An on-site parking plan shall be prepared with county approved landscaping requirements.

S-3 ADULT USE & MEDICINAL CANNABIS FACILITY LOCATION

1. Commercial cannabis activities shall not be located within 600-foot radius of a school providing instruction in Kindergarten or any grades 1 through 12, day care center, or youth center that is in existence at the time the license issued. Horizontal distance measured in a straight line from the property line of the school to the closes property line of the commercial cannabis activities lot.

2. Commercial cannabis activities shall be conducted only in the interior of fully enclosed structures, facilities, buildings, or other fully enclosed spaces consistent with the purpose and intent of the Count's Land Use Ordinance.

S-4 SOLID WASTE DISPOSAL

Permittee shall not dispose of any solid waste on-site and all solid waste shall be removed from the site and deposited in an approved solid waste site.

S-5 LIGHT & GLARE

Permittee is allowed to have security as well as operational lighting. Said lighting shall be shielded and directed to on-site areas only to minimize off-site impacts due to unacceptable levels of light or glare.

S-6 LATEST CODES GOVERN

All on-site structures shall be designed and built to meet the latest edition of the applicable codes.

S-7 FIRE SAFETY

The Imperial County Fire Department shall reserve the right to inspect the premises and request additional access and fire protection systems as they deem necessary.

S-8 FIRE PROTECTION

1. An approved water supply capable of supplying the required fire flow
2. 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.
3. 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.
4. All cannabis facilities shall have approved smoke removal systems installed and maintained to the current adapted fire code and regulations.
5. 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.
6. Compliance with all required sections of the fire code.
7. Further requirement shall be required for cultivation and manufacturing process.¹

S-9 ODOR CONTROL

An Odor Control Plan providing air treatment/filtration systems to eliminating the cannabis operation detection from outside the facility. The facility shall contain at least two Charcoal carbon odor control air filters.¹

S-10 SECURITY PLAN

A Security Plan providing 24 hour protection, including but not limited to, electronic surveillance and alarm measures, structural i(interior and exterior) lighting, perimeter fencing. The Security Plan will require approval by the County.

S-11 PERMITTED USE OF PROPERTY

This Permit authorizes the use of the identified project site as a Medicinal Cannabis Dispensary facility. All permitted Cannabis Activities within this project site shall be subject to the provisions of Title 9 Chapter 90406.00 regardless of whether the use existed or occurred prior to adoption of this Chapter. Commercial cannabis activities are allowed on General Commercial zoned lands (C-2) with an approved Conditional Use Permit approved by the Planning Commission.

S-12 HOURS OF OPERATION

The facility office will be allowed to open Monday through Sunday from 7:00 a.m. to 9:00 p.m. seven (7) days a week.

S-13 FACILITY SCREENING

The Applicant shall provide a screening fence along western portion on Thomas R Cannell Road facility site. The fence shall be no less than seven (7) feet in height and shall include screening material, and the screening fence shall be approved by the Imperial County Planning & Development Services Department prior to the commencement of any hay pressing activities.

S-14 POTABLE WATER

It was noted on the project description, submitted by the applicant, that there will be an increase from five (5) employees at the site

If the anticipated increased staffing and/or number of visitors to the site will expand to 25 or more people, for at least 60 days out of the year, then pursuant to the California Safe Drinking Water Act, the site's water system will be considered a public water system. A public water system will be subject to the provisions of the Safe Drinking Water Act. Please have the applicant take this into consideration, for any anticipated increase in the number of people who will be on the site, regularly. Also, please note that the previous mention 25 persons standard applies to all people who will be on-site, regularly, whether they are an employee, or not.

S-15 LIQUID WASTE

Applicant proposes to expand their existing septic system. A permit from DEH will be necessary for any modification to any existing on-site wastewater treatment system.¹

S-16 ENCHROACHMENT PERMIT AND PUBLIC WORKS CONDITIONS

1. The applicant is responsible to obtain Encroachment Permit(s) from the Department of Public Works for any and all new, altered or unauthorized existing driveway(s) to ace the property through surrounding roads. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B. Access to the site will require the installation of commercial driveway, the installation of the driveway shall be completed per the Engineering Design Guidelines Manual for the preparation and checking of Street Improvement, Drainage, and Grading Plans within Imperial County.³
2. All permanent structures, including above ground piping abutting public roads shall be located outside the ultimate right of way. Additionally, location of instruments and appurtenances cannot pose a traffic study hazard.³
3. All on-site traffic area shall be hard surfaced to provide all weather access for fire protection vehicles. The surfacing shall beet the Department of Public Works and Fire/OES Standards as well as those of the Air Pollution Control District and Title 9 Section 90301.02 Development Standards for Commercial and Industrial zones.³

S-17 DRAINAGE

1. The applicant shall furnish a Drainage and Grading Plan/Study to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. The Study/Plan shall be submitted to the Department of Public Works for review and approval. The applicant shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).
2. The project may require a National Pollutant Discharge Elimination System (NPDES) permit and Notice of Intent (NOI) from the Regional Water Control Board (RWQCB) prior to county approval of onsite grading (40 CFR 122.28).³

S-18 SURVEY

The applicant for encroachment permits, grading plans and/or improvement plans is responsible for researching, protecting and preserving survey monuments per the Professional Land Surveyor's Act (877 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted by the project whether if are on-site or off-site. At time of development, if required, by Section 8762(b) of the Professional Land Surveyors Act, a record od shall be filed with County Recorder of Imperial County.³

S-19 TRANSPORTATION PERMIT

1. A Transportation Permit may be required from road agency(s) have jurisdiction over the haul route(s) for any hauls of heavy equipment and large vehicles which impose greater than legal loads on riding surfaces, including bridges. (Per Imperial County code of Ordinances, Chapter 12.10.020 B).³
2. A Traffic Control Plan may need to be submitted to Caltrans District 11, including the interchange at SR-86 at least 30 days prior to the start of any construction. Traffic shall not be unreasonably delayed. The plan shall also outline suggested detours to use during closures, including routes and signage. Potential impacts to the highway facilities (SR-86) and traveling public from the detour, demolition and other construction activities should be discussed and addressed before work begins. •
3. Proposed work is on the frontage road along SR-86, however, based on the right of way (R/W) layout map, the State R/W is 12 ft from the existing fence line, along the West edge of the paved Frontage Road. If parking or any signs are placed along the West shoulder of Frontage Road within the State R/W, it would need appropriate permits for R/W access and is recommended to be reviewed for design/traffic ops feasibility if proposed to be used by the business.
4. Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction. Any work performed within Caltrans R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans R/W prior to construction.⁵

S-20 AIR QUALITY

The Permittee shall contact the Imperial County Air Pollution Control District's (APCD) Engineering Division to begin the process of review for the proposed expansion. Similarly, please keep in mind that all construction and earthmoving activities are submit to compliance with all the fugitive dust rules, known as Regulation VIII.²

S-21 AG COMMISSIONER CONDITIONS

1. As required by Title 9 Division 3 Section 90302.3 Landscaping standards Industrial uses, to landscape, if material is not sourced from a nursery with Imperial County, the applicant must follow the requirements for movement of plant material into Imperial County from other counties or from out of state. The applicant must contact Pest Detection and Eradication Division for procedures regarding the quarantines of movement of plant material,
2. Any commercial weighing and measuring devices are required to be type approved for commercial use and must be registered, inspected and sealed by our office on an annual basis. Any point of sales devices or scanners used in retail sale transactions are also required to be registered and inspected.⁴

S-22 PUBLIC HEALTH DEPARTMENT CONDITIONS

1. Store construction plans will need to be submitted to DEH, for review and approval before the facility is approved for construction. These plans will be reviewed to verify their compliance with the California Retail Food Code. ⁵

S-23 IMPERIAL IRRIGATION DISTRICT

1. The existing building is currently being served by IID Energy. However, if the applicant intends to upgrade its electrical service, the applicant should be advised to contact Ignacio Romo, the IID Service Planner for the area, at (760) 482-3426 or e-mail Mr. Romo at IGRomo@IID.com. In addition to submitting a formal application (available for download at the district website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit a complete set of County-approved electrical plans, (hard copy and CAD files); project schedule, estimated in-service date, electrical loads, panel size, panel locations, voltages, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of the upgraded electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing the upgraded electrical service to the project.
2. 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). The IID encroachment permit application and instructions are available for download at the district website <https://www.iid.com/about-iid/department-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
3. 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. ⁶

S-24 State and Local Cannabis Activities permits

1. The cannabis adult use & medicinal dispensary facility will require activation of an Imperial County Commercial Cannabis activities permit/license CCA#20-0012 in conjunction with the issuance of a State of California

License/Permit for a cannabis medicinal dispensary. These license/permits must be approved before any cannabis dispensary activities and distribution activities are allowed. If the cannabis License/Permits are terminated, suspended or withdrawn, all activities allowed in this permit will be suspended and the County will commence revocation process pursuant to General Condition G-5.

S-25 Public Works conditions

1. Each parcel created or affected by this project shall abut a maintained road and/or have legal and physical access to a public road before the project documents are recorded.
2. The applicant shall furnish a Drainage and Grading Plan/Study to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. The Study/Plan shall be submitted to the Department of Public Works for review and approval. The applicant shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).
3. An encroachment permit shall be secured from the Department of Public Works for any and all new, altered or unauthorized existing driveway(s) to access the properties through surrounding County roads. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).
4. The applicant for Encroachment Permits in County Roads and Right of Way is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted.
5. The applicant for grading plans and/or improvement plans is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted by the project whether it be on-site or off-site.
6. Per Section 12.10.020 - Street Improvement Requirements of Imperial County Ordinance:
 - a. Street improvements shall be required in conjunction with, but not limited to, any construction, grading, or related work, including the construction of structures, buildings, or major additions thereto, on property located adjacent to any county street or on property utilizing any county street for ingress and

gress, except that such improvements may be deferred as described in [Section 12.10.040](#) of this chapter for residential property.

- b. For the purpose of establishing proper standards, specification and directions for design and construction of any road, or other land division improvements required to be constructed in the unincorporated territory of Imperial County, the document entitled "Engineering Design Guidelines Manual for the Preparation and checking of Street Improvement, Drainage, and Grading Plans within Imperial County" revision dated September 15, 2008, is hereby adopted and made a part of this division by reference, three copies of which are on file in the office of the clerk of the board of supervisors and for use and examination by the public. Copies of the manual can also be found at the Imperial County Department of Public Works.
7. Per Section 12.10.030 - Building Permits of Imperial County Ordinance:
 - a. No building permit for any structure or building or major addition to a building or structure shall be issued until the improvements required by [Section 12.10.010](#) of this chapter have been installed or a deferral agreement has been executed and recorded as provided in [Section 12.10.040](#) of this chapter. In addition, no building permit shall be issued until there has been compliance with [Chapter 12.12](#) of this title and the requirement that an encroachment permit be obtained.
 8. Any activity and/or work within Imperial County right-of-way shall be completed under a permit issued by this Department (encroachment permit) as per Chapter 12.12 - EXCAVATIONS ON OR NEAR A PUBLIC ROAD of the Imperial County Ordinance. Any activity and/or work shall include, but not be limited to, curb, gutter, sidewalk, driveways, asphalt paving between the curb and gutter and edge of existing paved road, street lights, temporary traffic control devices for construction activities, etc.⁵

INFORMATIVE:

The following items are for informational purposes only. The applicant is responsible to determine if the enclosed items affect the subject project.

- All solid and hazardous waste shall be disposed of in approved solid waste disposal sites in accordance with existing County, State and Federal regulations (**Per Imperial County Code of Ordinances, Chapter 8.72**).
- All on-site traffic area shall be hard surfaced to provide all weather access for fire protection vehicles. The surfacing shall meet the Department of Public Works and Fire/OES Standards as well as those of the Air Pollution Control District (APCD) (**Per Imperial County Code of ordinances, Chapter 12.10.020 A**).

- All permanent structures, including above ground piping abutting public roads shall be located outside the ultimate right of way. Additionally, locations of instruments and appurtenances cannot pose a traffic study hazard.
- Access to the site will require the installation of commercial driveway. The installation of the driveway shall be completed per the Engineering Design Guidelines Manual for the Preparation and checking of Street Improvement, Drainage, and Grading Plans within Imperial County.
- At time of development, if required, **by Section 8762(b) of the Professional Land Surveyors Act**, a record of shall be filed with County Recorder of Imperial County.
- A Transportation Permit may be required from road agency(s) having jurisdiction over the haul route(s) for any hauls of heavy equipment and large vehicles which impose greater then legal loads on riding surfaces, including bridges. **(Per Imperial County Code of Ordinances, Chapter 12.10.020 B).**
- The project may require a National Pollutant Discharge Elimination System (NPDES) permit and Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB) prior county approval of onsite grading plan **(40 CFR 122.28).**

(Total "S" Conditions are 25)

1. Imperial County Fire Dept. letter dated July 7, 2020
2. APCD email dated Jan. 26, 2021 & Jan. 7, 2021
3. Public Works comments
4. AG Commissioner Office dates January 5, 2021
5. Caltrans comments
6. IID letter dated 1-6-2021

NOW THEREFORE, County hereby approves **Conditional Use Permit #20-0028(A)** and Permittee hereby accepts such permit upon the terms and conditions set forth herein.

IN WITNESS THEREOF, the parties hereto have executed this Agreement the day and year first written.

PERMITTEE:

By: _____
Movocan Inc. Date _____

COUNTY OF IMPERIAL, a political subdivision of the STATE OF CALIFORNIA:

By: _____
JAMES A. MINNICK, Director Date _____
Imperial County Planning & Development Services

FOR PERMITTEES NOTARIZATION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF IMPERIAL } S.S.

On _____ before me, _____, a Notary Public in and for said County and State, personally appeared _____ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document _____

Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____

FOR COUNTY NOTARIZATION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF IMPERIAL } S.S.

On _____ before me, _____, a Notary Public in and for said County and State, personally appeared _____ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document _____

Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____

Attachment D
(CUP 20-0028 B)

Recorded Requested By and
When Recorded Return To:

Imperial County Planning & Development
Services Department
801 Main Street
El Centro, CA 92243

AGREEMENT FOR CONDITIONAL USE PERMIT #20-0028 (B)

Cannabis Distribution Facility

APN #015-330-027-000

(Movocan, Inc.)

This Agreement is made and entered into on this ___ day of _____
2021, by and between Movocan Inc. (hereinafter referred to as "Permittee" or
"Applicant"), and the COUNTY OF IMPERIAL, a political subdivision of the State of
California, (hereinafter referred to as "COUNTY").

RECITALS

WHEREAS, Permittee is the lessee or successor-in-interest of certain land in
Imperial County with the proposed Movocan Cannabis Distribution facility at 2070
Thomas R. Cannell Road, Salton City, CA located in the unincorporated Salton Sea/
West Shores area, directly east along Highway 86,

WHEREAS, Permittee has applied to the County of Imperial for a Conditional
Use Permit # 20-0028 (B) (the "Project") for the operation of a Cannabis Distribution
facility with 1,046 sf of work space.

The Permittee for the distribution facility shall fully comply with all of the terms and
conditions of the Project as specified hereinafter within this Conditional Use Permit.

GENERAL CONDITIONS:

The "GENERAL CONDITIONS" are shown by the letter "G". These conditions are conditions that are either routinely and commonly included in all Conditional Use permits as "standardized" conditions and/or are conditions that the Imperial County Planning

Commission has established as a requirement on all CUP's for consistent application and enforcement. The Permittee is advised that the General Conditions are as applicable as the SITE SPECIFIC conditions!

G-1 GENERAL LAWS

The Permittee shall comply with any and all local, state, and federal laws, rules, regulations, ordinances, and/or standards as they may pertain to this project whether specified herein or not.

G-2 COSTS

The Permittee shall pay any and all amounts as determined by the County to defray all costs for the review of reports, field inspections, enforcement, monitoring, or other activities related to compliance with this permit, County Ordinances, and/or other applicable regulations.

G-3 PERMITS/LICENSES

The Permittee shall obtain any and all local, state and/or federal permits, licenses, and/or other approvals for the construction and/or operation of the Project. This shall include, but not be limited to, local requirements by the Imperial County EHS/Health Department, Planning and Development Services Department, Imperial County Air Pollution Control District (ICAPCD), Imperial Irrigation District (IID), Imperial County Public Works Department, Imperial County Sheriff/Coroner's office, Imperial County Fire Protection/Office of Emergency Services, among others. Permittee shall likewise comply with all such permit requirements. Additionally, Permittee shall submit a copy of such additional permit and/or licenses to the Planning and Development Services Department within thirty (30) days of receipt, including amendments or alternatives thereto, when requested.

G-4 RECORDATION

This permit shall **not be effective** until it is recorded at the Imperial County Records Office, and payment of the recordation fee shall be the responsibility of the Permittee.

If the Permittee fails to pay the recordation fee within six (6) months from the date of approval, and/or this permit is not recorded within 180 days from the date of approval, this permit shall be deemed null and void, without notice having to be provided to Permittee. Permittee may request a written extension by filing such a request with the Planning Director at least sixty (60) days prior to the original 180-day expiration. The Director may approve an extension for a period not to exceed 180 days. An extension may not be granted if the request for an extension is filed after the expiration date.

G-5 COMPLIANCE/REVOICATION

Upon the determination by the Planning and Development Services Department, (if necessary upon consultation with other Departments or Agency(ies) that the project is or may not be in full compliance with any one or all of the conditions of this Conditional Use Permit, or upon the finding that the project is creating a nuisance as defined by law, the PERMIT and the noted violation(s) shall be brought immediately to the attention of the appropriate enforcement agency or to the Planning Commission for hearing to consider appropriate response including but not limited to the revocation of the CUP or to consider possible amendments to the CUP. The hearing before the Planning Commission shall be held upon due notice having been provided to the Permittee and to the public in accordance with established ordinance/policy.

G-6 PROVISION TO RUN WITH LAND

The provisions of this project are to run with the land/project and shall bind the current and future owner(s) successor(s) of interest, assignee(s) and/or transferee(s) of said project. Permittee shall not without prior notification to the Planning and Development Services Department assign, sell, or transfer, or grant control of this Permit or any right or privilege herein. The Permittee shall provide a written notice a minimum of sixty (60) calendar days prior to such proposed transfer becoming effective.

G-7 RIGHT OF ENTRY

The County reserves the right to enter the premises to make the appropriate inspection(s) at any time, announced or unannounced, in order to make appropriate inspection(s) and to determine if the condition(s) of this permit are complied with. Access to authorized enforcement agency personnel shall not be denied.

G-8 TIME LIMIT

Unless otherwise specified within the project specific conditions this project shall be limited to a maximum of (3) three years from the recordation date of the CUP. The CUP may be extended for successive three (3) years by the Planning Director upon a finding by the Planning & Development Services Department that the project is in full and complete compliance with all conditions of the CUP and any applicable land use regulation(s) of the County of Imperial. Unless specified otherwise herein, no conditional use permit shall be extended for more than four (4) consecutive periods. If an extension is necessary or requested beyond fifteen (15) years, the Permittee shall file a written request with the Planning Director for a hearing before the Planning Commission. Such request shall include the appropriate extension fee. An extension shall not be granted if the project is in violation of any one or all of the conditions or if there is a history of non-compliance with the project conditions. This time limit is contingent upon initial and continued compliance with Specific Condition S-24 "State & Local Cannabis Activities License/Permits.

G-9 DEFINITIONS

In the event of a dispute the meaning(s) or the intent of any word(s), phrase(s), and/or conditions or sections herein shall be determined by the Planning Commission of the County of Imperial. Their determination shall be final unless an appeal is made to the Board of Supervisors within the required time. In this permit, the term Permittee may also apply to any other facility user whether specified by name herein or not. To the extent that this site may be used by more than one service provider other than the applicant (Permittee), all of the conditions of this permit shall be equally applicable to the other "user(s)" as if they were the "Permittee".

G-10 SPECIFICITY

The issuance of this permit does not authorize the Permittee to construct or operate this project in violation of any state, federal, local law nor beyond the specified boundaries of the project as shown on the application/project description, nor shall this permit allow any accessory or ancillary use not specified herein. This permit does not provide any prescriptive right or use to the Permittee for future addition and/or modification to this project. The site specific use authorized by this permit is listed under the SITE SPECIFIC ("S") conditions, and only the use or uses listed shall be deemed as approved by this permit.

G-11 HEALTH HAZARD

If the County Health Officer determines that a significant health hazard exists to the public, the County Health Officer may require appropriate measures and the Permittee shall implement such measures to mitigate the health hazard. If the hazard to the public is determined to be imminent, such measures may be imposed immediately and may include temporary suspension of the subject operations. However, within forty-five (45) days of any such suspension of operations, the measures imposed by the County Health Officer must be submitted to the Planning Commission for review and approval. Nothing shall prohibit Permittee from requesting a special Planning Commission meeting provided Permittee bears all costs.

G-12 REPORT(S)

Permittee shall file an annual report with the Planning and Development Services Department to show that Permittee is in full compliance with this Conditional Use Permit. The report shall be filed at least fifteen (15) days prior to the anniversary (recordation date) of this permit. It shall be the responsibility of the Permittee to provide all reports and to include the information about other users. The County may request information at any time from the Permittee or other users if applicable; however, it shall be the responsibility of the Permittee to assure that the County receives such information in a timely manner.

G-13 RESPONSIBLE AGENT

Permittee shall maintain on file with the Planning and Development Services Department the name and phone number of the responsible agent for the site. A back-up name shall also be provided, and a phone number for twenty-four (24) hour emergency contact shall also be on file. If there are other users, the same information (as applicable) required from the Permittee shall also be made available to the County from such other users.

G-14 INDEMNIFICATION

As a condition of this Permit, Permittee agrees to defend, indemnify, hold harmless, and release the County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the Permit or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorneys fees, or expert witness fees that may be asserted by any person or entity, including the Permittee, arising out of or in connection with the approval of this Permit, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, or employees.

G-15 CHANGE OF OWNER/OPERATOR

In the event the ownership of the site or the facilities or the operation of the site transfers from the current Permittee to a new successor Permittee, the successor Permittee shall be bound by all terms and conditions of this permit as if said successor was the original Permittee. Current Permittee shall inform the County Planning and Development Services Department in writing at least sixty (60) calendar days prior to any such transfer. Failure of a notice of change of ownership or change of operator shall be grounds for the immediate revocation of the CUP. In the event of a change, the new Owner/Operator shall file with the Planning and Development Services Department via Certified Mail, a letter stating that they are fully aware of all conditions and acknowledge that they will adhere to all conditions and/or regulations. If this permit or any subservient or associated permit requires financial surety, the transfer of this permit shall not be effective until the new Permittee has the requisite surety on file. Furthermore, the existing surety shall not be released until a replacement surety is accepted by County Counsel's office.

G-16 MINOR AMENDMENTS

The Planning Director may approve minor changes or administrative extensions, as requested in writing by the Permittee, provided it does not result in additional environmental impacts and/or are generally procedural or technical and/or which

may be necessary to comply with other government permit compliance requirements.

G-17 CONDITION PRIORITY

This project shall be constructed and operated as described in the Conditional Use Permit application, the Environmental Assessment, the project description, and as specified in these conditions. Where a conflict occurs, the Conditional Use Permit conditions shall govern and take precedence.

G-18 SEVERABILITY

Should any condition(s) of this permit be determined by a Court or other agency with proper jurisdiction to be invalid for any reason, such determination shall not invalidate the remaining provision(s) of this permit.

G-19 WATER AND SEWER

Permittee shall provide water and sewer to Federal, State and County standards. Water and sewer systems shall be approved by the Environmental Health Services and the Planning and Development Services Department.

G-20 COMMENCEMENT OF WORK

No commencement of work until all conditions pursuant to the CUP has been satisfied. Evidence that all conditions pursuant to the CUP have been satisfied shall be provided to the Planning Director prior to commencement.

G-21 FIRE PROTECTION

Permittee shall provide an adequate fire protection system and accessibility to the site in accordance with the National Fire Protection Act (NFPA), 2013 California Fire Code, and County Fire Department standards. This shall include all requirements by the Imperial County Fire Department regarding fire protection water storage and access roads. Additionally Permittee shall provide to Imperial County Fire Department a plot plan, drawn to scale indicating the exact location and size of the water storage tanks and the access roads.

G-22 INSURANCE

The Permittee shall take out and maintain workers compensation insurance as required by the State of California. The Permittee shall also secure liability insurance and such other insurance as required by state and/or federal law. A Certificate of Insurance is to be provided to the Planning/Building Department by the insurance carrier, and said insurance and certificate shall be kept current for the life of the project. Certificates of Insurance shall be sent directly to the

Planning/Building Department by the insurance carrier and shall name the Department as a recipient of both renewal and cancellation notices.

(Total "G" Conditions are 22)

(The balance of this page was intentionally left blank)

SPECIFIC CONDITIONS:

S-1 PROJECT DESCRIPTION

The Permittee may construct and operate the following facilities in compliance with the Conditional Use Permit, the County's General Plan's Land Use Element, Land Use Ordinance and all other applicable local, state, and federal laws, ordinances, regulations and standards (LORS), to include any other permits, which are incorporated herein by reference:

1. The operation is for a cannabis distribution facility. The project will be limited to 1,046 square feet. The Movocan owned Distribution Company will handle the distribution demands for the Adult and Medicinal storefront located at the same address.
2. Maintenance of the facility's water system and storm-water retention basin system to contain on-site storm-water flows and storm-water detention basin system for management of off-site storm-water flows shall be as approved by the Imperial County Public Works Department and the Regional Water Quality Control Board;

S-2 AETHETICS

Permittee shall install a minimum six (6) foot perimeter slated fence and landscaping at the public roadway frontage. The fence shall be comprised of an approved material such as chain link. Landscaping shall be installed between the fence and the public roadway along the frontage of the property, with special attention at the entrance. The fencing and landscaping will need design approval from the County prior to installation and Permittee is responsible for maintaining the fence.

An on-site parking plan shall be prepared with county approved landscaping requirements.

S-3 CANNABIS DISTRIBUTION FACILITY LOCATION

1. Commercial cannabis activities shall not be located within 600-foot radius of a school providing instruction in Kindergarten or any grades 1 through 12, day care center, or youth center that is in existence at the time the license issued. Horizontal distance measured in a straight line from the property line of the school to the closes property line of the commercial cannabis activities lot.
2. Commercial cannabis activities shall be conducted only in the interior of fully enclosed structures, facilities, buildings, or other fully enclosed spaces consistent with the purpose and intent of the Count's Land Use Ordinance.

S-4 SOLID WASTE DISPOSAL

Permittee shall not dispose of any solid waste on-site and all solid waste shall be removed from the site and deposited in an approved solid waste site.

S-5 LIGHT & GLARE

Permittee is allowed to have security as well as operational lighting. Said lighting shall be shielded and directed to on-site areas only to minimize off-site impacts due to unacceptable levels of light or glare.

S-6 LATEST CODES GOVERN

All on-site structures shall be designed and built to meet the latest edition of the applicable codes.

S-7 FIRE SAFETY

The Imperial County Fire Department shall reserve the right to inspect the premises and request additional access and fire protection systems as they deem necessary.

S-8 FIRE PROTECTION

1. An approved water supply capable of supplying the required fire flow
2. 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.
3. 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.
4. All cannabis facilities shall have approved smoke removal systems installed and maintained to the current adapted fire code and regulations.
5. 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.
6. Compliance with all required sections of the fire code.
7. Further requirement shall be required for cultivation and manufacturing process.¹

S-9 ODOR CONTROL

An Odor Control Plan providing air treatment/filtration systems to eliminating the cannabis operation detection from outside the facility. The facility shall contain at least two Charcoal carbon odor control air filters.¹

S-10 SECURITY PLAN

A Security Plan providing 24 hour protection, including but not limited to, electronic surveillance and alarm measures, structural i(nterior and exterior) lighting, perimeter fencing. The Security Plan will require approval by the County.

S-11 PERMITTED USE OF PROPERTY

This Permit authorizes the use of the identified project site as a Medicinal Cannabis Dispensary facility. All permitted Cannabis Activities within this project site shall be subject to the provisions of Title 9 Chapter 90406.00 regardless of whether the use existed or occurred prior to adoption of this Chapter. Commercial cannabis activities are allowed on General Commercial zoned lands (C-2) with an approved Conditional Use Permit approved by the Planning Commission.

S-12 HOURS OF OPERATION

The facility office will be allowed to open Monday through Sunday from 7:00 a.m. to 9:00 p.m. seven (7) days a week.

S-13 FACILITY SCREENING

The Applicant shall provide a screening fence along western portion on Thomas R Cannell Road facility site. The fence shall be no less than seven (7) feet in height and shall include screening material, and the screening fence shall be approved by the Imperial County Planning & Development Services Department prior to the commencement of any hay pressing activities.

S-14 POTABLE WATER

It was noted on the project description, submitted by the applicant, that there will be an increase from 5 employees at the site

If the anticipated increased staffing and/or number of visitors to the site will expand to 25 or more people, for at least 60 days out of the year, then pursuant to the California Safe Drinking Water Act, the site's water system will be considered a public water system. A public water system will be subject to the provisions of the Safe Drinking Water Act. Please have the applicant take this into consideration, for any anticipated increase in the number of people who will be on the site, regularly. Also, please note that the previous mention 25 persons standard applies to all people who will be on-site, regularly, whether they are an employee, or not.

S-15 LIQUID WASTE

Applicant proposes to expand their existing septic system. A permit from DEH will be necessary for any modification to any existing on-site wastewater treatment system.¹

S-16 ENCHROACHMENT PERMIT AND PUBLIC WORKS CONDITIONS

1. The applicant is responsible to obtain Encroachment Permit(s) from the Department of Public Works for any and all new, altered or unauthorized existing driveway(s) to ace the property through surrounding roads. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B. Access to the site will require the installation of commercial driveway, the installation of the driveway shall be completed per the Engineering Design Guidelines Manual for the preparation and checking of Street Improvement, Drainage, and Grading Plans within Imperial County.³
2. All permanent structures, including above ground piping abutting public roads shall be located outside the ultimate right of way. Additionally, location of instruments and appurtenances cannot pose a traffic study hazard.³
3. All on-site traffic area shall be hard surfaced to provide all weather access for fire protection vehicles. The surfacing shall beet the Department of Public Works and Fire/OES Standards as well as those of the Air Pollution Control District and Title 9 Section 90301.02 Development Standards for Commercial and Industrial zones.³

S-17 DRAINAGE

1. The applicant shall furnish a Drainage and Grading Plan/Study to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. The Study/Plan shall be submitted to the Department of Public Works for review and approval. The applicant shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).
2. The project may require a National Pollutant Discharge Elimination System (NPDES) permit and Notice of Intent (NOI) from the Regional Water Control Board (RWQCB) prior to county approval of onsite grading (40 CFR 122.28).³

S-18 SURVEY

The applicant for encroachment permits, grading plans and/or improvement plans is responsible for researching, protecting and preserving survey monuments per the Professional Land Surveyor's Act (877 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted by the project whether if are on-site or off-site. At time of development, if required, by Section 8762(b) of the Professional Land Surveyors Act, a record od shall be filed with County Recorder of Imperial County.³

S-19 TRANSPORTATION PERMIT

1. A Transportation Permit may be required from road agency(s) have jurisdiction over the haul route(s) for any hauls of heavy equipment and large vehicles which impose greater then legal loads on riding surfaces, including bridges. (Per Imperial County code of Ordinances, Chapter 12.10.020 B).³
2. A Traffic Control Plan may need to be submitted to Caltrans District 11, including the interchange at SR-86 at least 30 days prior to the start of any construction. Traffic shall not be unreasonably delayed. The plan shall also outline suggested detours to use during closures, including routes and signage. Potential impacts to the highway facilities (SR-86) and traveling public from the detour, demolition and other construction activities should be discussed and addressed before work begins. •
3. Proposed work is on the frontage road along SR-86, however, based on the right of way (RW) layout map, the State RW is 12 ft from the existing fence line, along the West edge of the paved Frontage Road. If parking or any signs are placed along the West shoulder of Frontage Road within the State RW, it would need appropriate permits for RW access and is recommended to be reviewed for design/traffic ops feasibility if proposed to be used by the business.
4. Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction. Any work performed within Caltrans R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans R/W prior to construction.⁵

S-20 AIR QUALITY

The Permittee shall contact the Imperial County Air Pollution Control District's (APCD) Engineering Division to begin the process of review for the proposed expansion. Similarly, please keep in mind that all construction and earthmoving activities are submit to compliance with all the fugitive dust rules, known as Regulation VIII.²

S-21 AG COMMISSIONER CONDITIONS

1. As required by Title 9 Division 3 Section 90302.3 Landscaping standards Industrial uses, to landscape, if material is not sourced from a nursery with Imperial County, the applicant must follow the requirements for movement of plant material into Imperial County from other counties or from out of state. The applicant must contact Pest Detection and Eradication Division for procedures regarding the quarantines of movement of plant material,
2. Any commercial weighing and measuring devices are required to be type approved for commercial use and must be registered, inspected and sealed by our office on an annual basis. Any point of sales devices or scanners used in retail sale transactions are also required to be registered and inspected.⁴

S-22 PUBLIC HEALTH DEPARTMENT CONDITIONS

1. Store construction plans will need to be submitted to DEH, for review and approval before the facility is approved for construction. These plans will be reviewed to verify their compliance with the California Retail Food Code. ⁵

S-23 IMPERIAL IRRIGATION DISTRICT

1. The existing building is currently being served by IID Energy. However, if the applicant intends to upgrade its electrical service, the applicant should be advised to contact Ignacio Romo, the IID Service Planner for the area, at (760) 482-3426 or e-mail Mr. Romo at IGRomo@IID.com. In addition to submitting a formal application (available for download at the district website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit a complete set of County-approved electrical plans, (hard copy and CAD files); project schedule, estimated in-service date, electrical loads, panel size, panel locations, voltages, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of the upgraded electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing the upgraded electrical service to the project.
2. 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). The IID encroachment permit application and instructions are available for download at the district website <https://www.iid.com/about-iid/department-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
3. 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.⁶

S-24 State and Local Cannabis Activities permits

1. The Cannabis Distribution facility will require activation of an Imperial County Commercial Cannabis activities permit/license # 20-0013 in conjunction with the issuance of a State of California License/Permit for a cannabis medicinal

dispensary. These license/permits must be approved before any cannabis dispensary activities and distribution activities are allowed. If the cannabis License/Permits are terminated, suspended or withdrawn, all activities allowed in this permit will be suspended and the County will commence revocation process pursuant to General Condition G-5.

S-25 Public Works conditions

1. Each parcel created or affected by this project shall abut a maintained road and/or have legal and physical access to a public road before the project documents are recorded.
2. The applicant shall furnish a Drainage and Grading Plan/Study to provide for property grading and drainage control, which shall also include prevention of sedimentation of damage to off-site properties. The Study/Plan shall be submitted to the Department of Public Works for review and approval. The applicant shall implement the approved plan. Employment of the appropriate Best Management Practices (BMP's) shall be included. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).
3. An encroachment permit shall be secured from the Department of Public Works for any and all new, altered or unauthorized existing driveway(s) to access the properties through surrounding County roads. (Per Imperial County Code of Ordinances, Chapter 12.10.020 B).
4. The applicant for Encroachment Permits in County Roads and Right of Way is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted.
5. The applicant for grading plans and/or improvement plans is responsible for researching, protecting, and preserving survey monuments per the Professional Land Surveyor's Act (8771 (b)). This shall include a copy of the referenced survey map and tie card(s) (if applicable) for all monuments that may be impacted by the project whether it be on-site or off-site.
6. Per Section 12.10.020 - Street Improvement Requirements of Imperial County Ordinance:
 - a. Street improvements shall be required in conjunction with, but not limited to, any construction, grading, or related work, including the construction of structures, buildings, or major additions thereto, on property located adjacent to any county street or on property utilizing any county street for ingress and egress, except that such improvements may be deferred as described in [Section 12.10.040](#) of this chapter for residential property.

- b. For the purpose of establishing proper standards, specification and directions for design and construction of any road, or other land division improvements required to be constructed in the unincorporated territory of Imperial County, the document entitled "Engineering Design Guidelines Manual for the Preparation and checking of Street Improvement, Drainage, and Grading Plans within Imperial County" revision dated September 15, 2008, is hereby adopted and made a part of this division by reference, three copies of which are on file in the office of the clerk of the board of supervisors and for use and examination by the public. Copies of the manual can also be found at the Imperial County Department of Public Works.
7. Per Section 12.10.030 - Building Permits of Imperial County Ordinance:
- a. No building permit for any structure or building or major addition to a building or structure shall be issued until the improvements required by [Section 12.10.010](#) of this chapter have been installed or a deferral agreement has been executed and recorded as provided in [Section 12.10.040](#) of this chapter. In addition, no building permit shall be issued until there has been compliance with [Chapter 12.12](#) of this title and the requirement that an encroachment permit be obtained.
8. Any activity and/or work within Imperial County right-of-way shall be completed under a permit issued by this Department (encroachment permit) as per Chapter 12.12 - EXCAVATIONS ON OR NEAR A PUBLIC ROAD of the Imperial County Ordinance. Any activity and/or work shall include, but not be limited to, curb, gutter, sidewalk, driveways, asphalt paving between the curb and gutter and edge of existing paved road, street lights, temporary traffic control devices for construction activities, etc.⁵

INFORMATIVE:

The following items are for informational purposes only. The applicant is responsible to determine if the enclosed items affect the subject project.

- All solid and hazardous waste shall be disposed of in approved solid waste disposal sites in accordance with existing County, State and Federal regulations (**Per Imperial County Code of Ordinances, Chapter 8.72**).
- All on-site traffic area shall be hard surfaced to provide all weather access for fire protection vehicles. The surfacing shall meet the Department of Public Works and Fire/OES Standards as well as those of the Air Pollution Control District (APCD) (**Per Imperial County Code of ordinances, Chapter 12.10.020 A**).

- All permanent structures, including above ground piping abutting public roads shall be located outside the ultimate right of way. Additionally, locations of instruments and appurtenances cannot pose a traffic study hazard.
- Access to the site will require the installation of commercial driveway. The installation of the driveway shall be completed per the Engineering Design Guidelines Manual for the Preparation and checking of Street Improvement, Drainage, and Grading Plans within Imperial County.
- At time of development, if required, **by Section 8762(b) of the Professional Land Surveyors Act**, a record of shall be filed with County Recorder of Imperial County.
- A Transportation Permit may be required from road agency(s) having jurisdiction over the haul route(s) for any hauls of heavy equipment and large vehicles which impose greater then legal loads on riding surfaces, including bridges. **(Per Imperial County Code of Ordinances, Chapter 12.10.020 B).**
- The project may require a National Pollutant Discharge Elimination System (NPDES) permit and Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB) prior county approval of onsite grading plan **(40 CFR 122.28).**

(Total "S" Conditions are 25)

1. Imperial County Fire Dept. letter dated July 7, 2020
2. APCD email dated Jan. 26, 2021 & Jan. 7, 2021
3. Public Works comments
4. AG Commissioner Office dates January 5, 2021
5. Caltrans comments
6. IID letter dated 1-6-2021

NOW THEREFORE, County hereby approves Conditional Use Permit #20-0028 (B) and Permittee hereby accepts such permit upon the terms and conditions set forth herein.

IN WITNESS THEREOF, the parties hereto have executed this Agreement the day and year first written.

PERMITTEE:

By: _____
Movocan Inc. Date _____

COUNTY OF IMPERIAL, a political subdivision of the STATE OF CALIFORNIA:

By: _____
JAMES A. MINNICK, Director Date _____
Imperial County Planning & Development Services

FOR PERMITTEES NOTARIZATION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF IMPERIAL} S.S.

On _____ before me, _____, a Notary Public in and for said County and State, personally appeared _____ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document _____

Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____

FOR COUNTY NOTARIZATION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF IMPERIAL } S.S.

On _____ before me, _____, a Notary Public in and for said County and State, personally appeared _____ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

Title or Type of Document _____

Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____

Attachment E
(EEC package with comments)

PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION
COMMITTEE

AGENDA DATE: February 11, 2021

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA TIME: 1:30 PM / No.3

PROJECT TYPE: Movocan CUP #20-0028 SUPERVISOR DIST #4

LOCATION: 2070 Thomas R Cannell Road Salton City, CA APN: 015-330-027-000

Salton City, CA PARCELS SIZE: 14,400 sf.

GENERAL PLAN (existing) West Shores/Salton City Urban 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: 02/11/2021

INITIAL STUDY: # 20-0038

NEGATIVE DECLARATION MITIGATED NEGATIVE DECLARATION EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	<input type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
AG. COMMISSIONER	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
APCD	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
DEH/EHS	<input type="checkbox"/>	NONE	<input type="checkbox"/>	ATTACHED
FIRE/OES	<input type="checkbox"/>	NONE	<input checked="" type="checkbox"/>	ATTACHED
OTHER: <u>IID, CALTRANS</u>				

REQUESTED ACTION:

(See Attached)

- NEGATIVE DECLARATION**
 MITIGATED NEGATIVE DECLARATION

*Initial Study & Environmental Analysis
For: Initial Study #20-0038 Movocan
Conditional Use Permit #20-0028*



Prepared By:

COUNTY OF IMPERIAL
Planning & Development Services Department
801 Main Street
El Centro, CA 92243
(442) 265-1736
www.icpds.com

February 2021

EEC ORIGINAL PKG

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INTRODUCTION

A. PURPOSE

This document is a policy-level, project level Initial Study for evaluation of potential environmental impacts resulting with the proposed operation for an Adult Use & Medicinal store for sale of cannabis, and for the commercial distribution of cannabis, on APN # 015-330-027-000 see (Exhibit A). The legal description for this parcel is "LOT 35 BLOCK 03 TRACT 537 FM 4 39", an unincorporated Salton City Urban area of the County of Imperial. State of California. Please see (Exhibit "B").

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 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, 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 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 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 ENVIRONMENTAL 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 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 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 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 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.
- 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.

ATTACHMENTS

II. Environmental Checklist

1. **Project Title:** Movocan Adult Use and Medicinal Dispensary Store and a Cannabis Distribution facility.
2. **Lead Agency:** Imperial County Planning & Development Services Department
3. **Contact person and phone number:** David Black, Planner IV, (442)265-1736
4. **Address:** 801 Main Street, El Centro CA, 92243
5. **E-mail:** davidblack@co.imperial.ca.us
6. **Project location:** APN 015-330-027-000; 2070 Thomas R Cannell Road, Salton Sea, California See Exhibit A and B.
7. **Project sponsor's name and address:** Angel Fernandez Movocan, 2625 Heil Circle El Centro, CA 92243
8. **General Plan designation:** West Shores/Salton City Urban Area Government/Special Public
9. **Zoning:** C-2 GENERAL COMMERCIAL
10. **Description of project:** **Description of project:** The Applicant proposes Conditional Use Permits 20-0028 to allow for the operation for an Adult Use & Medicinal store for sale of cannabis, and for the commercial distribution of cannabis, on APN # 015-330-027-000 see (Exhibit A). The legal description for this parcel is "LOT 35 BLOCK 03 TRACT 537 FM 4 39", an unincorporated Salton City Urban area of the County of Imperial. State of California. Please see (Exhibit "B").

Currently, Permittee, will acquire, remodel and repurpose a 4,500 square foot building located at 2070 Thomas R Cannell Road in Salton City.

In suite 1, Movocan is proposing a **2,408 square foot Adult Use/Medicinal cannabis retail** space with Delivery where patients can experience a safe environment. The purpose of this dispensary will be to give this County's medical patients a place where they can find relief and safe access to medicinal cannabis products. Movocan is expecting approx. 100 customers a day. The Delivery operations will include 1 to 2 vehicles depending on the volume of orders. Movocan will be doing business as AROMA.

In suite 2, Movocan is proposing a **1,046 square foot Adult Use/Medicinal cannabis wholesale distribution operation**. Packaging of dried flower or pre-rolls will be conducted under managerial oversight. The daily review of inventory in retail locations will be completed by the Distribution Manager. Development of Sales Territories will be done by Movocan sales teams.
11. **Surrounding land uses and setting:** the project site is located within the West Shores/Salton City Urban area. Surrounding land uses include both commercial and residential land uses. The commercial areas surrounding this facility are mostly undeveloped.
12. **Other public agencies whose approval is required:** (e.g., permits, financing approval, or participation agreement.): Planning Commission, Imperial County Air Pollution Control District, Imperial County Environmental Health Services, and Imperial County Fire Department. Salton City Community District Office.
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 confidentiality, etc.?**

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and

project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code, Section 21080.3.2). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code, Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code, Section 21082.3 (c) contains provisions specific to confidentiality: The AB 52 Notice of Opportunity to consult was mailed via certified mail to the Quechan Indian Tribe on January 5, 2021 their review and comment. Additionally, an AB 52 Notice of Opportunity to consult was mailed to the Torres Martinez Tribe on January 5, 2021.

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.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology /Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> 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

- PUBLIC WORKS**
- ENVIRONMENTAL HEALTH SVCS**
- OFFICE EMERGENCY SERVICES**
- APCD**
- AG**
- SHERIFF DEPARTMENT**
- ICPDS**

YES	NO	ABSENT
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

For [Signature]

 Jim Minnick, Director of Planning/EEC Chairman

2-11-2024

 Date:

PROJECT SUMMARY

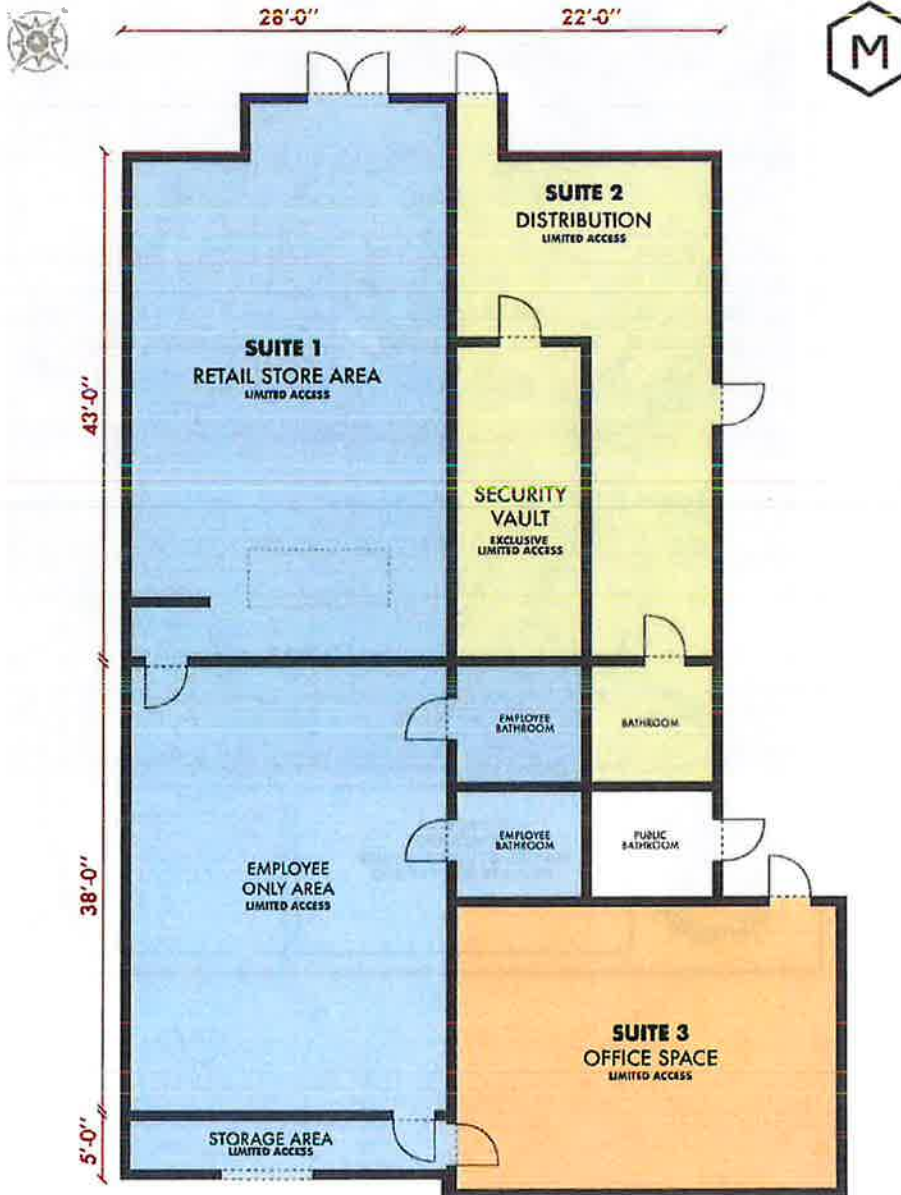
See attached Initial Study for additional information.

- A. **A. Project Location:** APN # 015-330-027-000 see (Exhibit A). The legal description for this parcel is "LOT 35 BLOCK 03 TRACT 537 FM 4 39", an unincorporated Salton City Urban area of the County of Imperial, State of California. Please see (Exhibit "B"). Permittee, will acquire, re-model and repurpose a 4,500 square foot building located at 2070 Thomas R Cannell Road in Salton City.
- B. **Project Summary:** The Applicant proposes Conditional Use Permits #20-0028 to allow for the operation for an Adult Use & Medicinal store for sale of cannabis, and for the commercial distribution of cannabis. In suite 1, Movocan is proposing a 2,408 square foot Adult Use/ Medicinal cannabis retail space with Delivery where patients can experience a safe environment. The purpose of this dispensary will be to give this County's medical patients a place where they can find relief and safe access to medicinal cannabis products. Movocan is expecting approx. 100 customers a day. The Delivery operations will include 1 to 2 vehicles depending on the volume of orders. Movocan will be doing business as AROMA. In suite 2, Movocan will develop and operate a 1,046 square foot adult use and medicinal cannabis wholesale distribution operation. No cultivating, drying or processing of cannabis will be done at this facility.
- C. **Environmental Setting:** The proposed projects are located within a C-2 General Commercial zone within the West Shores/Salton City Urban Area designated as Government/Special Public. The proposed projects are allowed within this zone with an approved conditional use permit. The Applicant has submitted a conditional use permit for the above proposed projects.
- D. **Analysis:** An Initial Study #20-0038 will analysis any impacts associated with the proposed uses within this zone. The proposed project site has been used for various commercial uses over the years. Currently, the site contains a building used previously for commercial type uses.
- E. **General Plan Consistency:** The project is located within the West Shores/Salton City Urban Area Plan and the planning area is designated as Industrial/Special Public. The parcel is zoned General Commercial.

Exhibit "A"
Vicinity Map
Figure 1



Exhibit "B"
Site Plan
Figure 2





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

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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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) This existing structure can be seen from Highway 86; however, proposed facility is not located within the vicinity of a scenic highway. It is not designated as a scenic highway in the Imperial County General Plan Circulation and Scenic Highways Element (Imperial County 2008a) nor is it identified on the California Scenic Highway Mapping System (Caltrans 2016). No scenic vistas or areas with high visual quality would be adversely affected by development of the proposed projects. Additionally, this proposed facility will install fencing and landscaping along the frontage of the property, paving parking lots and landscaping along portions of existing building thereby enhancing the visual character of this area. Any potential impacts would appear to **less than significant**.

- b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?
 b) The proposed project is not near a state scenic highway; therefore, it will not damage scenic resources including trees, outcropping, and historical buildings within a state scenic highway. 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 uses are consistent with current zoning and land uses in the surrounding parcels with an approved conditional use permit. The site is zoned for commercial uses and has been previously impacts by those uses. Therefore, **less than significant impact is expected**.

- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?
 d) All on-site lighting will be required to be shielded from adjacent properties and roads. The proposed site would continue to be zoned as light Industrial. A **less than significant impact is projected**.

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?

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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a) **No Impact.** The proposed projects are currently zoned for commercial uses. The proposed uses appear consistent with general commercial type uses and would not appear to further impacts on this parcel of land. Previously, the parcel has been impacted by commercial uses over a number of years.

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

b) There are no Williamson Act contract lands on this parcel. Therefore, no impact is 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) **No Impact.** The Project site is not zoned for, nor does it contain, forest land or timber land. As such, the Project would not impact forest or timberlands.

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

d) **No Impact.** The Project site does not contain any forest land and would not convert any forest lands; therefore, the Project would not impact forest lands.

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 proposed site is zoned for General Commercial uses and the West Shores/Salton City Urban Area Government/Special Public Plan designates the site as General Commercial. There are no existing forest lands on or in the immediate vicinity of the Project site. Development of the proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use. There are adjacent commercial zoned parcels currently vacant with this use would appear to have no impacts on expansion or conversion of any forest land.

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) **Less Than Significant.** The permittee is proposing a **2408 square feet** space for cannabis for retail and medicinal sales and delivery & **1076 square feet** for cannabis distribution. The building space will include and odor abatement plan for cannabis which may include carbon control air filtration system. Areas not devoted to parking or buildings will be landscaped. The project does not appear to conflict with any air quality plan or violate any air quality standard, nor will it expose sensitive receptors to pollutants or create objectionable odors. The project will adhere to the Air District's Fugitive Dust Rules (Regulation VIII- Fugitive Dust Rules).

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

a) **No Impact.** The project is a general commercial zoned lot and has been previously used for commercial purposes for a number of years.

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) Less Than Significant. The permittee's are proposing a **2408 square feet** space for cannabis for retail and medicinal sales and delivery & **1076 square feet** for cannabis distribution. The building space will include and odor abatement plan which include odor abatement plans for cannabis including carbon control air filters. Areas not devoted to parking or buildings will be landscaped. The project does not appear to conflict with any air quality plan or violate any air quality standard, nor will it expose sensitive receptors to pollutants or create objectionable odors. The project must adhere to the Air District's Fugitive Dust Rules (Regulation VIII- Fugitive Dust Rules). **Impacts appear to be less than significant.**

c) Expose sensitive receptors to substantial pollutants concentrations?

c) Less Than Significant. The proposed project will be entirely enclosed inside existing structure on site and is not expected to expose sensitive receptors to substantial pollutants concentrations. Furthermore, with the continued adherence to the ICACPD requirements as shown above, any impacts would remain at a level **less than significant.**

d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?

d) The proposed project will be entirely enclosed inside an existing structure and project will abide with all state and local regulations for proposed cannabis operations on site. Proposed project is not expected to expose sensitive receptors to substantial pollutants concentrations. Furthermore, with the continued adherence to the ICACPD requirements as shown above, any impacts would remain at a level less than significant.

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?

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

a) The majority of the proposed project area is currently impacted by past general commercial uses. The proposed uses are confined inside any existing industrial structure. The parcel appears to have minimal impacts to any biological resources **Less than significant impacts.**

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) Previously, the proposed site has been used for general commercial uses and the project area will not appear to further impact the site. **Less than significant impacts are projected.**

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) **No Impact.** As discussed in Section 3.1.4, no wetlands or water resources are present on the Project Site; therefore, no impacts to wetland, riparian resources, or jurisdictional waters would occur as result of the Project.

d) Would the project 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) There are no federally protected wetlands, resident or migratory fish or wildlife species or corridors for wildlife on the existing site. As explained Item a) above, the proposed project will not have an adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. **Therefore, any impacts would 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 zoned for commercial type uses and not subject to and does not conflict with any local policy or ordinances protecting biological resources, such as a tree preservation policy or ordinance. **Therefore, no impact is 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?

f) The proposed project site is not part of any adopted Habitat Conservation Plan, Natural Community Conservation Plan or local Plans would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, **therefore, no impacts are expected.**

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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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 site was previously used for general commercial uses which is located within disturbed land. The project (which includes minor improvements) will not appear to cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5; therefore, any impacts are considered less than significant
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
b) As mentioned under Item a) above, the proposed is located on previously disturbed land and it is not likely that any historical, archaeological or human remains will be discovered. Therefore, any impacts would be less than significant.
- c) Disturb any human remains, including those interred outside of dedicated cemeteries?
c) Less Than Significant. As mentioned under Item a) above, the proposed project and facility is located on disturbed land zoned for commercial type uses and is not expected to directly or indirectly destroy a unique paleontological resource or unique geologic feature

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) The proposed cannabis operations will be located in an existing commercial structure. No expansion is planned. Buildings onsite will be designed in accordance with the California Energy Commission's 2019 Building Energy Efficiency Standards for Residential and Nonresidential Buildings and the California Green Building Standards (CCR, Title 24, and Part 11). Additionally, an energy analysis will be prepared for the Project to quantify energy consumption. Further analysis of the Project's energy consumption and consistency with applicable plans, policies, and regulations for reducing wasteful, inefficient, and unnecessary energy usage. Less than significant impacts are anticipated.
- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?
b) The proposed cannabis operations will be located in an existing commercial structure. No expansion is planned. Buildings onsite will be designed in accordance with the California Energy Commission's 2019 Building Energy Efficiency Standards for Residential and Nonresidential Buildings and the California Green Building Standards (CCR, Title 24, and Part 11). Additionally, an energy analysis will be prepared for the Project to quantify energy consumption. Further analysis of the Project's energy consumption and consistency with applicable plans, policies, and regulations for reducing wasteful, inefficient, and unnecessary energy usage. Less than significant impacts are anticipated.

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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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 project as proposed does not appear to conflict with the geology and soils of adjacent properties. The project may be required to perform a grading and drainage plan/study acceptable to the Imperial County Public Works Department. **Therefore, any impact would appear be 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 projects are planned to be located in an existing General Commercial structure on site which has been located on the property site over the past number of years. The Truck-haven Quadrangle Official Map Effective January 1, 1990 does not indicate any active faults in or near the project area. **Impacts appear to be less than significant.**

2) Strong Seismic ground shaking?

2) The proposed project is not located in a "Special Studies Zone"; however, the site would still be affected by the occurrence of seismic activity to some degree, but no more than surrounding properties. Additionally, Imperial County is classified as Seismic Zone 4 by the Uniform Building Code which requires that any structures constructed would be built to incorporate the most stringent earthquake resistant measures the same as under the adopted Specific Plan, taking into account the above discussion and because seismic risk is associated with occupancy of future buildings regardless of its size which will require geotechnical review done on building permits. **The impact would be considered less than significant.**

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

3) The proposed project is not located in a "Special Studies Zone"; however, the site could still be affected by the occurrence of seismic activity to some degree, but no more than surrounding properties. Additionally, Imperial County is classified as Seismic Zone 4 by the Uniform Building Code which requires that any structures constructed would be built to incorporate the most stringent earthquake resistant measures. Detailed soil investigations shall be conducted prior to issuance of the initial building permits to assure that the proposed building is designed to withstand potential problems related to geology/soils/seismicity. **Impact is considered less than significant.**

4) Landslides?
 4) **Less than Significant** (see above a)

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

b) Less Than Significant. The project site is not located within an erosion susceptible area according to the Imperial County, Seismic and Public Safety Element, Figure 3; therefore, **less than significant impact is expected.**

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
<p>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?</p> <p>c) Less than Significant Impacts. The project is not expected to have a significant adverse environmental impact on the existing geology and soils nor would it result in any direct geology/soils/seismicity impacts. According to the State of California's Revised January 1, 1990, <u>Special Studies Map</u>, the proposed project is not located in a "Special Studies Zone"; however, the site would still be affected by the occurrence of seismic activity to some degree, but no more than surrounding properties. Additionally, Imperial County is classified as Seismic Zone 4 by the Uniform Building Code (Sections 1626 through 1635), which requires that any structures constructed would be built to incorporate the most stringent earthquake resistant measures.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property?</p> <p>d) The project as proposed does not appear to conflict with the geology and soils of adjacent properties. The project may be required to perform a grading and drainage plan/study and additional construction would require geotechnical work acceptable to the Imperial County Public Works Department for all future building expansion. A less than Significant Impact is anticipated.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p>e) No Impact. The Project does not include any septic tanks or wastewater disposal systems; thus, no impact to soils from wastewater systems/management would occur as a result of the Project.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p> <p>f) Less Than Significant. Considering that the Project Site was completely disturbed when previously constructed commercial uses were built, the probability of encountering an unforeseen/buried human remains is very low. Therefore, the Project is anticipated to result in no or less than significant effects.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VIII. GREENHOUSE GAS EMISSION *Would the project:*

<p>a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</p> <p>a) Less Than Significant. The landowners are proposing an Adult Use/Medicinal Dispensary space for retail cannabis and medicinal cannabis sales and a cannabis Distribution facility. The site will require and approved odor abatement plan with APCD for cannabis operations. The project does not appear to conflict with any air quality plan or violate any air quality standard, nor will it expose sensitive receptors to pollutants or create objectionable odors. The proposed project is not proposing any additional expansion of structures and construction activities would appear to be for remodel inside current structure. Minimal grading for parking and landscaping would not appear to be less than significant The project does not appear to impact greenhouse</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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gas emissions.

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

b) Less Than Significant. The proposed project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The facility site was previously utilized for commercial uses and proposed uses will be located inside existing building located on site. As such, there are currently no man-made sources of GHGs on the facility site and there are no existing "point source" GHG emissions at the site.

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?

The proposed project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The facility site was previously utilized for commercial uses and proposed uses will be located inside existing building located on site. As such, there are currently no man-made sources of GHGs on the facility site and there are no existing "point source" GHG emissions at the site. **Less than significant 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?

a) All future development shall provide proof of a hazardous materials business plan and that appropriate permits have been obtained for any hazardous materials to be hauled. A less than significant impacts is projected.

- 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) No Impact. The proposed projects will not handle hazardous materials or waste within a one-quarter mile of an existing or proposed school site.

- 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) No Impact. The Project Site is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, therefore, would not create a significant hazard to the public or environment.

- 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

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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 project site is within two miles of the privately owned Salton Sea Airport however, **No impact is expected.** The proposed uses appear to be Normally Acceptable Uses per Table 2A of the Imperial County Airport Land Use Compatibility Plan on page 2-17. This project is not with the Airport Compatibility Plan for the nearby Salton Sea Airport.

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

f) **No Impact.** The project site is located in the vicinity of a private airstrip (Salton Sea) see above which would not result in a safety hazard for people residing or working in the project area; therefore,

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

g) The proposed projects would not interfere with any adopted emergency response plan or emergency evacuation plan; therefore, no impact is expected. The permittee will meet any requirements requested by the Fire/OES Department for emergency responses and plans. **No impacts are anticipated**

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

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

a) The project does not appear to violate any water quality standards or waste discharge orders. The proposed project does not propose to sufficiently alter the existing drainage or the existing drainage pattern, nor create significant runoff water, nor degrade water quality, and is not within a flood zone, nor impede flood flows, nor expose people to a substantial risk of loss, injury, or death from flooding, nor be subject to a seiche, tsunami, or mudflow. **Less than significant impact is anticipated.**

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

b) **No Impact.** No use of groundwater is proposed.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

c) Future development within the proposed project would not result in significant impacts to hydrology and water quality. Surface runoff quantities are a function of the impermeable surface area and land use types that will be created by development. The project site will not alter the course of a stream or river or create any substantial erosion or siltation on or off site. The projects will be using an existing building on site and no

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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additional structures are anticipated. Any proposed grading will require drainage reviews and approval with Public Works. **Less than significant impact is anticipated.**

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|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| (i) result in substantial erosion or siltation on- or off-site; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Less than Significant. The project has been previously used commercially and no additional construction is proposed. | | | | |
| (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Less than Significant. The Project would not appear to divert or alter any existing streams or canals on/near the Project Site. The site is previously used for commercial uses and no additional structures are being proposed. | | | | |
| (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; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Less than Significant. The Project would not divert or alter any existing streams or canals on/near the Project Site. | | | | |
| (iv) impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Less than Significant. The Project would not appear to divert or alter any existing streams or canals on/near the Project Site. The Project Site was graded during the original construction of the previously approved commercial operations. | | | | |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) No Impact. The Project Site appears to not be located in a potential seiche, tsunami, or mudflow zone. | | | | |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Future development within the proposed project would not result in significant impacts to hydrology and water quality. Surface runoff quantities are a function of the impermeable surface area and land use types that will be created by development. The project site will not alter the course of a stream or river or create any substantial erosion or siltation on or off site. The projects will be using an existing building on site and no additional structures are anticipated. The current site has as existing structure on site and no additional structures are planned. Less than significant impact is anticipated | | | | |

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) The proposed project is consistent with the intent of the County General Plan, Cannabis operations are allowed with an approved Conditional Use Permit in a C-2 Commercial zone, therefore once approved, No impact is expected. | | | | |

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) The proposed project is consistent with the intent of the County General Plan, and the County's Land Use Ordinance. The project is not located in or conflict with habitat conservation or natural community conservations area or plans. The proposed project is located in the Salton Sea Area designed for commercial uses and will not physically divide an established community. Therefore, no impacts are expected.				

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) The proposed projects will not remove mineral resources on-site; therefore, no impact 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) The proposed projects will not remove mineral resources on-site; therefore, no impact 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) The proposed operation is not expected to exceed applicable noise standards noises on local landowners. The facilities will be within a fenced and landscaped area and area currently in a semi-developed commercial area. The parking and driveway areas are proposed for paving and landscaping. Less than significant impacts are expected.				
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) The proposed projects are not expected to exceed applicable noise standards noises on local landowners. The facilities will be within a fenced and landscaped area and the proposed activities will appear to not generate any excessive ground-borne vibration or noise. A less than significant impact is expected.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) No Impact is expected: The proposed operation is not expected to exceed any applicable noise standards noises on local landowners because the facilities shall be within a fenced and landscaped area. The parking areas will be paved and site will be fenced. Areas around parking and building will be landscaped. The				

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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proposed activities would not appear to generate any significant ambient noise levels in the vicinity of airport.

XIV. POPULATION AND HOUSING *Would the project:*

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) The proposed facility will not appear to induce substantial population growth in the area, either directly or indirectly; therefore, no impact is expected. | | | | |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) The proposed expansion will not displace substantial numbers of exiting housing, necessitating the construction of replacement housing elsewhere; therefore, no impact is expected. Previously, the parcel and existing structure was used for general commercial uses and surrounding lots are zoned for commercial uses. No impact is anticipated. | | | | |

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: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) The proposed project will not physically impact any local government facilities or require for a new or altered government facility for any possible required services for proposed cannabis use. The site has a pre-existing building and the proposed use appears not to have greater impacts to government services than previous uses on site. | | | | |
| 1) Fire Protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <ul style="list-style-type: none"> • a1) An approved water supply capable of supplying the required fire flow consisting of underground pressure main(s) and hydrant(s) will be provided for the project. • All cannabis facilities will have an approved automatic fire suppression system. • The facilities will have an approved automatic fire detection system. • All fire detection systems will be 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. Please see reference letter for details. • All cannabis facilities will have an approved smoke removal system installed and maintained to the current adapted fire code and regulation any impacts are considered to be less than significant. | | | | |
| 2) Police Protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) The project site will be fenced and gated on a 24 hour basis for security. The site will be lighted for security for safety purposes. The CHP and sheriff's office has active patrol around. The facilities will have a security plan approved by the County. Less than significant impacts are anticipated. | | | | |
| 3) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3) No impact. The Project would not result in an increase in population or housing and would not require additional school services. | | | | |

	Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
4) Parks? 4) No Impact. The Project would not result in an increase in population or housing and would not increase demand/use for local parks.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Other Public Facilities? 5) The Project would not appear to put an increased burden on off-site public services, including existing fire, police, school and other governmental services. Therefore, less than significant impacts would occur.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVI. RECREATION

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 CUP's would not increase the use of the existing neighborhood and regional parks or other recreational facilities; therefore, no impact is expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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) No Impact. The proposed project would not appear to include or require the construction of recreational facilities'; therefore, no impact are expected. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XVII. TRANSPORTATION *Would the project:*

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
a) The Permittee for the Conditional Use Permit CUP #20-0028 shall comply will all applicable conditions and regulations with the County's circulation plan, land use ordinance, and transportation planning. A less than significant impact anticipated. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)?
b) The project would not appear to impact any public transit, bicycle or pedestrian facility. The parcel has an enclosed commercial type structure on site. The applicant is proposing improvement for ingress and egress and may make improvements as requested by Public Works for encroachment to site. A new parking plan with paved parking and landscaping will improve site. If parking or any signs are placed along the West shoulder of Frontage Road with the State R/W, it would need appropriate permits for R/W access and is recommended to be reviewed for design/traffic ops feasibility if proposed to be used by the business. Less than significant impacts are anticipated. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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) No Impact. The project site is on previously constructed site. No additional development is being proposed. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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- d) Result in inadequate emergency access?
- d) All on-site traffic area shall be hard surfaced to provide all weather access for fire protection vehicles. The surfacing shall meet the Department of Public Works and Fire/OES Standards as well as those of the Air Pollution Control District (APCD). (Per Imperial County Code of Ordinances, Chapter 12.10.020(A). Less than significant impacts are anticipated.**

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:

- (i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k), or

- a) The proposed cannabis retail and medicinal store and the proposed cannabis distribution being located in an existing commercial structure built decades ago and with no proposed expansion of this existing building on property there would appear to be no impacts to tribal cultural resources as defined in Public Resources Code Section 21074. Any proposed site improvements will take into consideration surrounding cultural landscape

(i) The project would not appear to cause an adverse change in the significance of a tribal cultural resource, **any impacts are considered less than significant.** Based on Known Areas of Native American Sensitivity of the Conservation and Open Space Element of the Imperial County General Plan, the project site does not appear to be located within any sensitive areas. The property site has previously been impacted by general commercial uses allowed in the current zone. AB 52 letters have been sent out to the Torres Martinez Tribe and Quechan Tribe for consultations. No comments at this time have been received.

- (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 in 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 project site is zoned for general commercial uses and over the past decade was used for a number of these commercial uses. The parcel has an existing structure on site and to date no evidence of cultural resources have been seen on site. Therefore, no resources as defined in the Public Resources Code Section 5024.1 appears to be impacted. **No impacts are expected.**

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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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 property owners shall be required to pay all applicable development fees and improvements associated with developing their project. Based on the size of the proposed operation, i.e. the number of employees and truck/automobile drivers utilizing the project site, no additional expansion is required for the existing structure on site and no additional impacts are anticipated. The structure is serviced by the Salton Sea Service Area for sewer and water. **Less than significant impacts are expected.**

- 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 size of the proposed operation, i.e. the number of employees and customers utilizing the project site, no additional expansion is required for the existing structure on site and no additional impact are anticipated. The structure was previously serviced by the Salton Sea Community District. **Less than expected impacts are expected.**

- 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) The proposed project will be using the existing structure on site for all of its operations. No expansion of the building is proposed. The paving of the parking areas may require grading plans, which should address issues with drainage. **A less than significant impacts are anticipated**

- 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 size of the proposed operation, i.e. the number of employees and persons at the project site, the site shall require pressurized/potable water to be obtained from the existing water supply and required sewer services from the existing Salton Sea Water Plant. The property owners shall be required to pay all applicable fees and improvements associated with developing their project. **The level of impacts appear to a less than significant level of impact.**

- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

e) Based on the size of the proposed operation, i.e. the number of employees and traffic utilizing the project site, the existing building currently has services that would not appear to require additional expansion. **The level of impacts appear to be less than significant level of impact.**

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>a) The Movocan site is not located or near state responsibility, areas or lands classified as very high, high or moderate fire hazard severity zones. The project site is located along a major Hwy 86 and access to proposed project is near a lighted intersection. Less than significant impacts are anticipated. Less than significant impact is anticipated.</p> | | | | |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>b) The project site, Movocan project is not located or near state responsibility, areas or lands classified as very high, high or moderate fire hazard severity zones. The project appears to be surrounded by commercial related land. Although the County has experienced damage from heavy winds in the past, hazards in the County are managed by the MJHMP which is reviewed and updated every 5 years (County 2021). Less than Significant Impacts are anticipated.</p> | | | | |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>c) An approved water supply capable of supplying the required fire flow consisting of underground pressure main(s) and hydrant(s) will be provided for the project.</p> <ul style="list-style-type: none"> • All cannabis facilities will have an approved automatic fire suppression system. • The facilities will have an approved automatic fire detection system. • All fire detection systems will be 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. Please see reference letter for details. • All cannabis facilities will have an approved smoke removal system installed and maintained to the current adapted fire code and regulation. • The project will be located at an existing structure previously used for commercial uses. Impacts are considered to be less than significant. | | | | |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>d) The project is located on mostly flat terrain. The existing structure was constructed decades ago and there would appear to no impacts from landslides, runoff or drainage changes.</p> | | | | |

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; Leonolf 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

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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Revised 2019 – ICPDS

Potentially Significant Impact (PSI)	Potentially Significant Unless Mitigation Incorporated (PSUMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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SECTION 3

III. MANDATORY FINDINGS OF SIGNIFICANCE

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>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.)</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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
- David Black, Project Planner
- Imperial County Air Pollution Control District
- Department of Public Works
- Fire Department
- Ag Commissioner
- Environmental Health Services
- Sheriff's Office

B. OTHER AGENCIES/ORGANIZATIONS

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

V. REFERENCES

- 1) "County of Imperial General Plan EIR", prepared by Brian F. Mooney & Associates in 1993; & as Amended by County in 1996, 1998, 2001, 2003, 2006 & 2008, 2015, 2016.
- 2) Bryant, William A. and Earl W. Hart. 2007. Fault-Rupture Hazard Zones in California, Alquist-Priolo Earthquake Studies Zoning Act with Index to Earthquake Fault Zones Maps, Department of Conservation, California Geological Survey, Special Publication 42.
- 3) California Department of Transportation. 2017. California Scenic Highway Mapping System. Web site available at: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm.
- 4) California Native Plant Society (CNPS). 2019. Inventory of Rare and Endangered Plants of California. Website available online at: <http://www.rareplants.cnps.org/>.
- 5) California Office of Planning and Research. 2003. General Plan Guidelines. Web site (accessed on March 2020) available at: http://opr.ca.gov/docs/General_Plan_Guidelines_2003.pdf.
- 6) California State Geological Survey (CGS). 2015. Regulatory Maps. Web site (accessed on March 2020) available at: <http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps>.
- 7) Federal Highway Administration (FHWA). 2006. Construction Noise Handbook. Web site available at: http://www.fhwa.dot.gov/environment/noise/construction_noise/handbook/.
- 8) Federal Highway Administration (FHWA). 2011. Highway Traffic Noise: Analysis and Abatement. Web site available at: http://www.fhwa.dot.gov/environment/noise/regulations_and_guidance/analysis_and_abatement_guidance/revguidance.pdf.
- 9) Federal Highway Administration (FHWA). 2017. California State Byways List. Web site (accessed on May 10, 2017) available at: <https://www.fhwa.dot.gov/byways/states/CA>.
- 10) Imperial County. 1998. General Plan. Website available online at: [http://www.icpds.com/CMS/Media/GENERAL-PLAN--\(OVERVIEW\).pdf](http://www.icpds.com/CMS/Media/GENERAL-PLAN--(OVERVIEW).pdf).
- 11) Imperial County Planning and Development Services. 2015. Maps. Website available online at: <http://www.icpds.com/?pid=577>.
- 12) Imperial IRWMP. 2012. Integrated Regional Water Management Plan – Groundwater Management Planning Elements Guidance Document. Website available line at: <https://www.iid.com/home/showdocument?id=9546>.
- 13) Fire Department comment letter dated 1/7/21
- 14) National Resource Conservation Service. 2019. Web Soil Survey GIS Portal. Available online at: <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>.
- 15) Office of the State Fire Marshall (CalFire). 2007. Fire Hazard Severity Zones Map. Website available online at: <https://osfm.fire.ca.gov/divisions/wildfire-prevention-planning-engineering/wildland-hazardsbuilding-codes/fire-hazard-severity-zones-maps/>.
- 16) United States Fish and Wildlife Service. 2019. Information for Planning and Consultation (IPaC). Website available online at: <https://ecos.fws.gov/ipac/>.
- 17) United States Fish and Wildlife Service. 2019. National Wetlands Inventory – Wetlands Mapper. Website available online at: <https://www.fws.gov/wetlands/data/Mapper.html>.
- 18) United States Geological Survey (USGS). 1990. The San Andreas Fault System, California, Robert E. Wallace, editor, U.S. Geological Survey Professional Paper 1515.
- 19) APCD comment letter dated 1/7/21
- 20) Movocan Air Quality Control Plan

21) 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: Movocan Project, Conditional Use Permit CUP 20-0028

Project Applicant: Movocan/Mary Kach at 2625 Heil Circle, El Centro, CA 92243

Project Location: 2070 Thomas R. Cannell Road, Salton City, Ca. 92275. APN 015-330-027- LOT 39 BLOCK 03 TRACT 537 FM 4 39 SALTON CITY CA 92275.

Description of Project: The Applicant proposes **Conditional Use Permits 20-0028** to allow for the operation for an Adult Use & Medicinal store for sale of cannabis, and for the commercial distribution of cannabis, on APN # 015-330-027-000 see **(Exhibit A)**. The legal description for this parcel is "LOT 35 BLOCK 03 TRACT 537 FM 4 39", an unincorporated Salton City Urban area of the County of Imperial. State of California. **Please see (Exhibit "B")**.

Currently, Permittee, will acquire, remodel and repurpose a 4,500 square foot building located at 2070 Thomas R Cannell Road in Salton City.

In suite 1, Angel Fernandez is **proposing a 2,408 square foot Adult Use/ Medicinal cannabis retail space with Delivery** where patients can experience a safe environment. The purpose of this dispensary will be to give this County's medical patients a place where they can find relief and safe access to medicinal cannabis products. Movocan is expecting approx. 100 customers a day. The Delivery operations will include 1 to 2 vehicles depending on the volume of orders. Movocan will be doing business as AROMA.

In suite 2, Movocan will develop and operate a **1,046 square foot adult use and medicinal cannabis wholesale distribution operation**. Packaging of dried flower or pre rolls will be conducted under managerial oversight. The daily review of inventory in retail locations will be completed by the Distribution Manager. Development of Sales Territories will be done by Movocan sales teams.

VI. 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 environment 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 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 are invited to comment on the proposed Negative Declaration during the review period.

2-11-2021
Date of Determination

Jim Minnick
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.

[Signature]
Applicant Signature

2/11/2020
Date

SECTION 4

VIII. RESPONSE TO COMMENTS

N/A

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

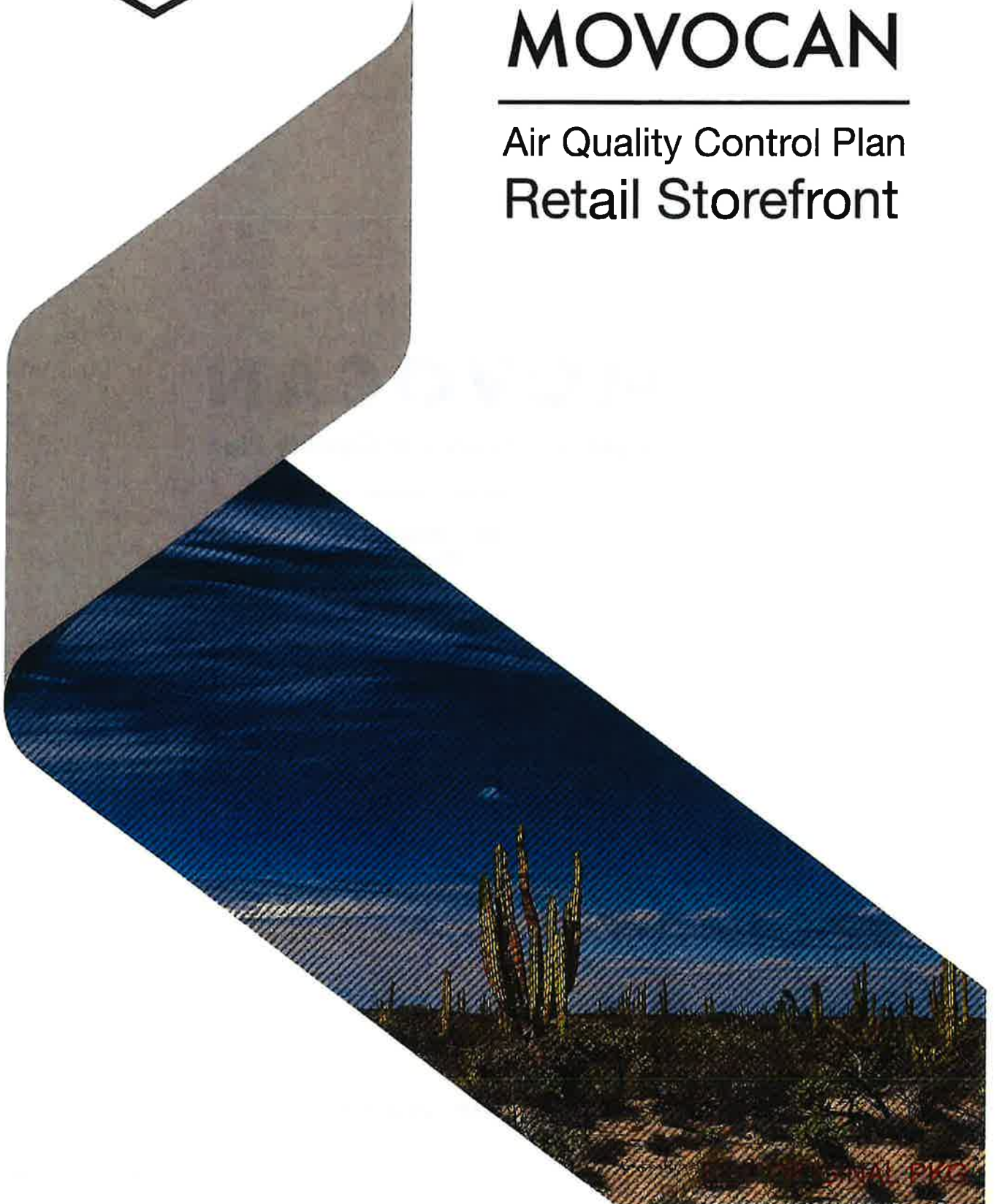
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MOVOCAN

Air Quality Control Plan
Retail Storefront



MOVOCAN

Imperial County Air Quality Plan

2070 Thomas R Cannell Suite 1
Thermal, CA 92274



Land with existing structure located off State Highway 86, bordered by Frontage Road to the southwest, Marina Drive to the northwest, Center Street to the northeast and Salton Drive to the southeast. Existing structure is a 4,500 square foot, multi-tenant building (former Grocery Store) on a .34 Acre/14,810 square foot lot. Building includes a large main room, 2 bathrooms and ample parking.

Municipality:

Imperial County (Unincorporated)

Zoning Division:

C-2: Intermediate Commercial Area (General Commercial)

From Imperial County Title 9, Division 5, Chapter 13

The purpose of the C-2 (General Commercial) Zone is to designate areas for a wide range of retail, commercial activities, including shopping centers, and other medium to high density commercial uses. The C-2 Zones are generally located along major highways or collectors.

AROMA - Retail Cannabis Storefront

The intent of this Air Quality Plan 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. The pertinent information contained in this Air Quality Plan is specific to the development of AROMA, a cannabis retail store located at 2070 Thomas R Cannell Rd. Suite 1 located in Thermal, California (a.k.a. Salton City) and reflects the actual practices and customs of our operation.

Legal Owner: Movocan (S Corporation)

CA Corp. Number: C41112190

Mailing Address: 2625 Heil Circle
El Centro, CA 92243

Corporate Director: Angel Fernandez
(760) 540-9358

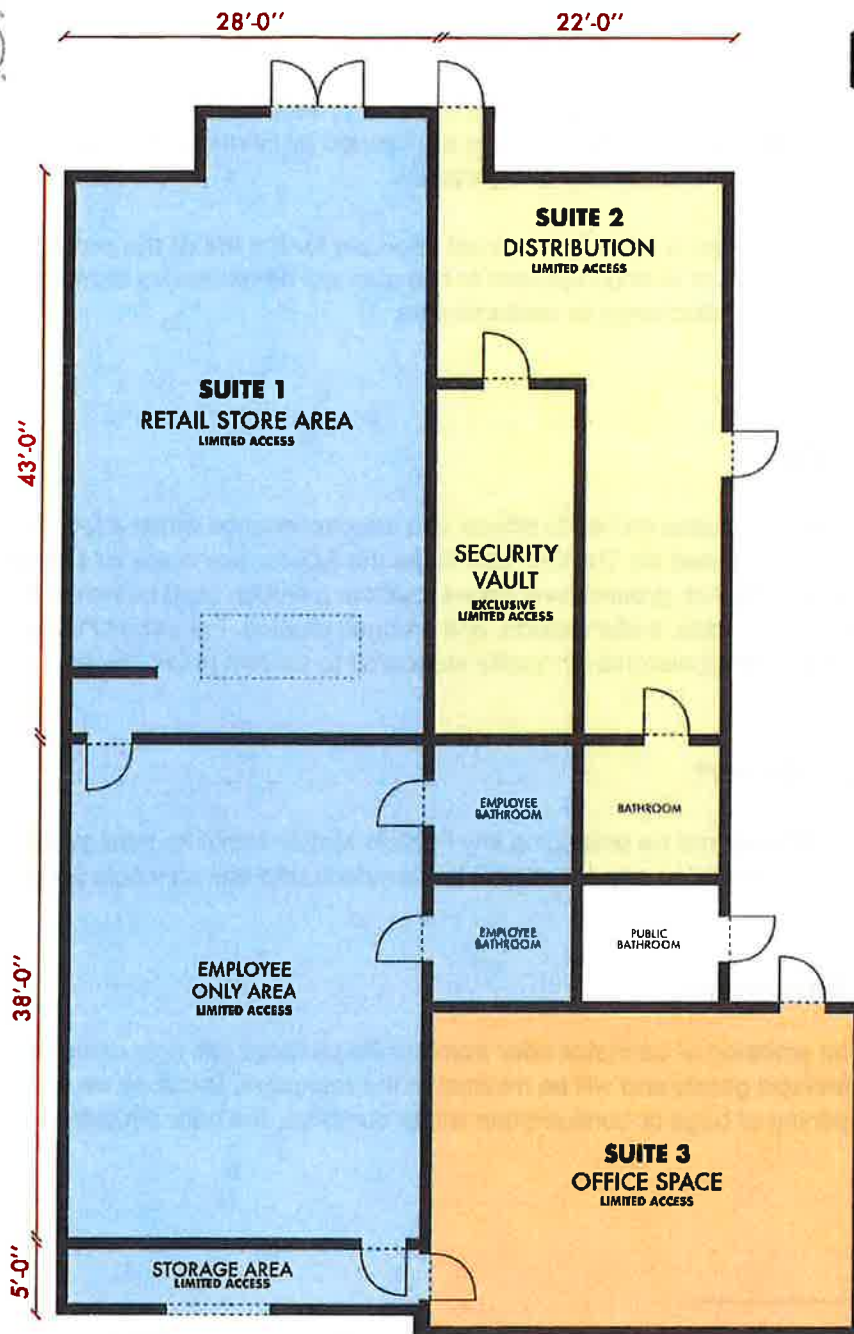
Primary Contact: Bert Porcayo
(510) 909-8251

Third Contact: Ernesto Fernandez
(619) 867-5364

Movocan is committed to notifying the Imperial County Air Pollution Control District if any of the information above related to personnel and The Company changes within 48 hours.

Our Retail Storefront operation will include receiving pre-packaged cannabis goods from Bureau of Cannabis Control Licensed Distributors and providing mobile delivery to cannabis consumers.

Ground-level ozone and airborne particles are the two pollutants that pose the greatest threat to human health. AROMA will **NOT** be producing or creating either one of these harmful pollutants.



We **WILL NOT** be **CULTIVATING, DRYING** and or **PROCESSING** cannabis at this retail location. As doing so, violates all terms set forward by Bureau of Cannabis Control and would be in complete violation of City and State law.

This Air Quality Plan is a living document intended for the **life of the project**; however, as operations evolve or change updates to this plan will be necessary to maintain the reduction or elimination of the discharge air contaminants.

Air Quality

- Air Quality focuses on health effects you may experience within a few hours or days after breathing polluted air. The EPA calculates the AQI for five major air pollutants regulated by the Clean Air Act: ground-level ozone, particle pollution (also known as particulate matter), carbon monoxide, sulfur dioxide, and nitrogen dioxide. For each of these pollutants, EPA has established national air quality standards to protect public health .

Particle Matter¹

- AROMA will not be producing any Particle Matter within its retail storefront operation. We will not be mixing any chemicals, or manufacturing any cannabis goods.

Odor Emissions²

- The emission of cannabis odor from our Retail Store can only come from pre packaged cannabis goods and will be minimal to the receptors. Because we don't allow any opening of bags or consumption within our store, the odor emission will be minimal.

¹ Particle pollution, also called particulate matter or PM, is a mixture of solids and liquid droplets floating in the air. Some particles are released directly from a specific source, while others form in complicated chemical reactions in the atmosphere. Particles less than or equal to 10 micrometers in diameter are so small that they can get into the lungs, potentially causing serious health problems.

² Odor emission in a cannabis context often refers to the smell neighbors could possibly sense due to an unregulated Cannabis Dispensary that packages cannabis on sight or is more commonly heard of in scenarios where unlawful cannabis is being cultivated, particularly in an outdoor setting.

PM & Odor Mitigation

- We will not be allowing consumers to open any cannabis products within the store or parking area. We will have signs clearly visible to our consumers by our entrance, stating this as one of our Rules of Conduct. We will have signs visible for the consumers stating "Do Not Open Jars".
- Our Retail Storefront space will boast Carbon Activated air filters as a part of our HVAC system. These filter will be maintained regularly. By the site manager and changed monthly in order to trap particulate arrestance (arrestance is a measure of the ability of an air filtration device to remove synthetic dust from the air) and cannabis particles released from any of our cannabis goods.
- In addition to the Carbon Activated HVAC Air Filters we will also have 2 stand alone odor control HEPA carbon air filters* within our Store. One for the Retail area, and the second for our Employee Only space.

Stand Alone Air Filters

VEVA 8000 - Elite Pro Series HEPA Air Purifier + Carbon³



HEPA filter captures dust and allergens as tiny as 0.3 microns to remove household dust, pet dander, mold spores, pollen, bacteria, germs, and PM2.5 particles. Premium activated carbon pre-filters remove odors from pets, smoking, cooking and more. Use activated charcoal nano-technology to provide fresh clean air throughout a large room. This complete air cleaner system

³ Carbon filtration is the best control technology for reducing VOC emissions from cannabis facilities. Carbon Air Filters are simple to install, effective, and reliable, if properly maintained and regularly changed. Porous carbon surfaces chemically attract VOC's, and other gas phase contaminants, and traps them to the surface through a process called adsorption (adsorption is the process by which a solid holds molecules of a gas or liquid or solute as a thin film). Depending on the filter system, carbon filtration can remove 50%-98% of VOC's. As the filter ages, less carbon surface area is available to trap the VOC's, and the filter becomes unreliable. Depending on the filter load, most carbon filters will last 6-12 months in a commercial cultivation environment and should be replaced according to the manufacturers recommendations.

includes a HEPA Filter along with 4 Precut Activated Carbon Pre-Filters. This complete set eliminates the need to cut, clean or vacuum pre-filters and extends the life of the main HEPA filter. Measures 9" x 8" x 23". This unit is ozoneless, does not use UV or Ions which produce trace amounts of measurable ozone, a harmful air pollutant.

Manuals for these Air Filters will be kept on site at all times for reference.

Carbon filtration is the best control technology for reducing VOC emissions from cannabis facilities. Carbon Air Filters are simple to install, effective, and reliable, if properly maintained and regularly changed. Porous carbon surfaces chemically attract VOC's, and other gas phase contaminants, and traps them to the surface through a process called adsorption (adsorption is the process by which a solid holds molecules of a gas or liquid or solute as a thin film). Depending on the filter system, carbon filtration can remove 50%-98% of VOC's. As the filter ages, less carbon surface area is available to trap the VOC's, and the filter becomes unreliable. Depending on the filter load, most carbon filters will last 6-12 months in a commercial cultivation environment and should be replaced according to the manufacturers recommendations.

Maintenance Plan

- Monthly replacements, to our HVAC Carbon Activated air filters will be carried out by our Site Manager to ensure strict adherence to odor control plan.
- The Carbon Pre-filter within the VEVA 8000 will be replaced every 2-3 months per manufacturers recommendation. The True HEPA Filter will be replaced every 6-12 months per manufacturers recommendation.
- Professional commercial cleaning will be scheduled three times a week just to maintain a clean environment.
- Staff disinfecting and cleaning practices twice a day will make sure to keep our store free of any air contaminants.

Record Keeping

We will have a Maintenance Log Book in place. The store manager will be responsible for keeping accurate and true records of all maintenance performed. The record will log the person performing the maintenance, and the time when it was performed. The record book will indicate if any filter was changed due to defect, or if it is regular maintenance. These activities shall serve to maintain the odor mitigation systems and to optimize performance.

Communications Odor Plan

- In order to mitigate any disturbance to the air or ambience around our location. We routinely check in with our neighbors to address any complaints and or concerns. We also provide our Contact Information to them in case they need to get a hold of our locations management personnel.
- In the event any neighbor of our operation communicates a concern, we will mitigate the their grievance immediately. After the steps to mitigate the issue are completed we will communicate with the neighbor and share the process completed to address their grievance or concern. If the steps to mitigate their issue is not satisfactory we will seek a professional mediation in hopes of correcting their concern.

1978-1979

The following information is provided for the purpose of providing a complete record of the work done during the period from 1978 to 1979. This information is intended to be used as a guide only and should not be taken as a statement of fact. The information is provided for the purpose of providing a complete record of the work done during the period from 1978 to 1979. This information is intended to be used as a guide only and should not be taken as a statement of fact.

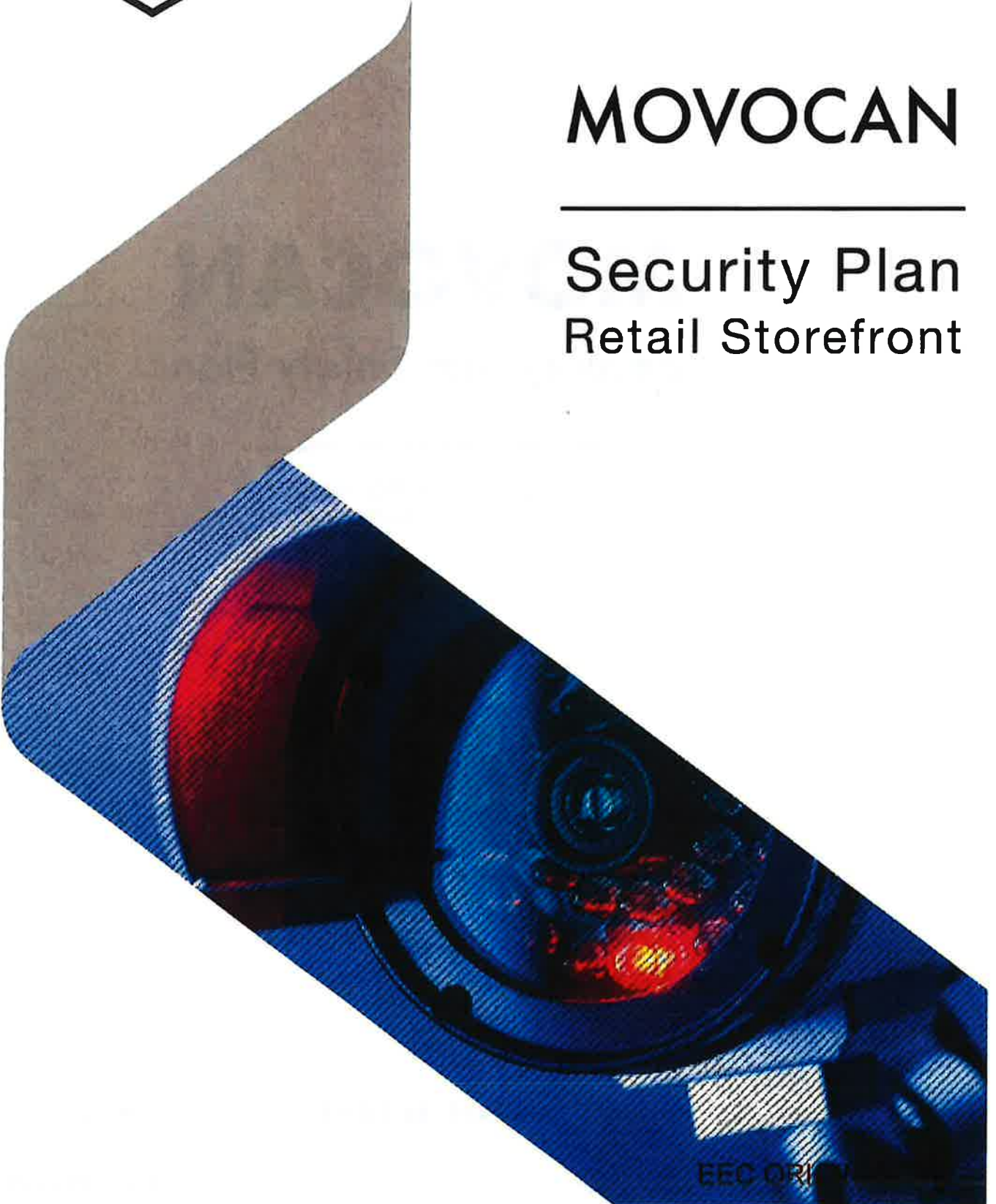
1978-1979

EEC ORIGINAL PKG



MOVOCAN

Security Plan Retail Storefront



EEC ORIGINAL

MOVOCAN

Security and Safety Plan

2070 Thomas R Cannell Suite 1
Thermal, CA 92274

INTRODUCTION

We have designed a safety and security plan that compiles with all of the set forth requirements by the California Bureau of Cannabis Control and Imperial County requirements. We also kept in mind the safety of our employees, consumers, and community in the Salton City and Thermal area.

Our safety and security precautions were designed by our management team and fully advised by Brinks Security, and Sky Smart Security. As part of our safety and security plan we will be providing a diagram of the premises showing the position of every camera within our surveillance system (see *exhibit A*).

Sky Smart Security is located at 1850 W. Main St Unit F in El Centro, CA 92243. Their phone number is (760) 355-4999 and they operate under California License ACO 6765, the owner **David Munoz** has experience with Cannabis Companies and is currently providing security for 3 of our cannabis facilities.

FACILITY SECURITY

12 Camera Surveillance System

Our 12 Cameras to be installed are set to record in Full HD also known as 1920x1080 px, exceeding the minimum instruction from the Bureau of Cannabis Control of 1280x720 px. The surveillance system will be transmitted and accessible through the Internet using Guardian Vision/IVMS app and web browser via the TCP protocol. The regular maintenance of our cameras will ensure us to clearly record all images. (See Camera Diagram IN EXHIBIT A attachment)

Areas that will be recorded on the video surveillance system include the following:

- I Areas where cannabis goods are weighed, packed, stored, loaded, and unloaded for transportation, prepared, or moved within the premises;
- II Limited Access Areas;
- III Security Rooms;
- IV Areas storing a surveillance system storage device with at least one camera recording the access points to the area;

- V Entrances and exits to the premises, which shall be recorded from both indoor outdoor vantage points, within 20 feet;

All of the areas involving point of sales within our retail facility will be under surveillance and the camera placement will allow for the recording of the facial features of any person purchasing or selling cannabis in the facility. The camera surveillance system will record 24 hours a day at 15 frames per second. The Network Video Recorder will be locked and secured in a fixed location to ensure the physical security of the recordings/files. File integrity and authentication will be secured through the recorder's proprietary Digital Watermark authentication protocol, authenticating the files to the rightful owner/camera/storage device.

Our surveillance system has the memory and data capability to hold at least 100 days of storage, recording 24 hours a day, 7 days a week. The system will be equipped with a failure¹ notification system which can provide notification to our management by email, SMS text, and or push notifications. All data recorded will be backed up in the cloud in case of any damage to our server.

The 10 camera video surveillance system will be constantly visible via a monitor positioned within the limited access area of our retail store. Or by the director via remote access from an app via his encrypted smart phone.

Alarm System

The Alarm System will be professionally monitored by ALARM.COM and will include monitoring the activity of motion sensors, along with door and window sensors when turned on. The Alarm System will contain a back up battery to continue operation in case of any power outages in the area. The alarm panel will have a touch LED screen with a built in keypad accessible to management in person and through the app on a smart phone. This alarm system will be turned on as part of our closing procedures every night. The alarm system will also be monitored by our Director via a smart app on his encrypted smart phone. This app has an extra layer of security - Two Factor Authentication, whenever we sign into the system from a new or untrusted device, you'll have to enter both the password and a code sent by text to the registered phone number. This alarm system will be maintained and tested monthly by Sky

Sky Smart Security, the local Brinks Security authorized dealer. All technology used in our system will be updated whenever necessary in order to keep current with all the newest security features.

Access Control

Employees will be designated user/access codes to areas with limited access. This access control system will allow management to know who's coming and going through these access

¹ BCC 5044. Video Surveillance System (l) The Video surveillance system shall be equipped with a failure notification system.

points. The system will also integrate remotely managed smart locks, meaning the administrator will be able to manage all entry to any of these access control areas via an app from an encrypted smart phone. Entrance to the limited access areas will be locked at all times. Front entry doors will be equipped with magnetic electronic locks.

Panic Buttons

Our walk in cannabis retail store will include four wireless panic buttons strategically located in case of any emergency situations. Two will be located in the front publicly accessible retail space next to our registers, and the other two will be accessible in the rear employee only limited access area. All employees will be oriented during the hiring process and training on the locations of said panic buttons and instructions in how to activate them in case of an emergency.

Suspicious Activity & Loitering

Any and all suspicious activity and loitering will be recorded either by security and or management staff. We will achieve this by reporting all Suspicious Activity to management, this Suspicious Activity Log shall include name of offender or description, time, date, and event details including but not limited to type of offense. If the offender is a medicinal cannabis patient we shall provide a warning for the first offense and an explanation of suspicious activity or loitering offense. This warning shall be recorded in the log book next to the information and description of offense. The second offense shall result is suspension from said premises for 30 days. During this period of 30 days said offender shall not return to the premises for any matter, and shall not be allowed to place delivery order with our Retail Dispensary, or Delivery Service. No on site consumption shall take place anywhere within 600 feet of our location. The third offense will result in a ban/expulsion from the premises indefinitely. Any attempt to consume on site will result in the same logging procedures and disciplinary actions as Suspicious Activity and Loitering.

Shoplifting & Theft

Our Staff will be trained to never chase a shoplifter. Rather we will revoke the registration of the accused consumer and report said crime to local law enforcement with details of account in a written report signed by the manager of our store.

We will be recording all these incidents including name, address, phone number, and any proof including but not limited to the video recording or statements and a list of witnesses for prosecution. We will report these crimes to the appropriate authorities.

Violence

Any violence will result in immediate communication with local emergency services. Our staff will be trained to never use physical force except in order of self defense.

Security Guards

The premise will have a licensed security guard, licensed by the California Department of Consumer Affairs. He shall be present on site during hours of operation. If the security guard is to be armed, then the security guard shall possess at all times a valid security guard card and firearms permit issued by the California Department of Consumer Affairs. He will be present in the front of the building, and patrol the outside common areas as needed.

Data Control

The data of our patients will be safe and secure with Indica Online software system designed exclusively for the cannabis industry. This software implements multi layered organizational, technical and administrative measures to protect data.

Access to production data is restricted by industry leading technologies including VPNs, firewalls, and encryption. Databases are encrypted at rest and encrypted backups are created nightly. The cost associated with this software is \$499 per month.

Security Budget

The Total Start Up Budget for AROMA our retail cannabis storefront located at in Thermal is **\$22,968.00** This budget is for all equipment. And the cost associated with Installation which has been provided to us by David Munoz with Sky Security & Brinks Security.

- 12 Video Surveillance Dome
- Intrusion Alarm
- Access Control System
- Panic Buttons
- Power Supplies
- 2000W Backup UPS
- 16 Ch 16TB NVR With Digital
- Motion Sensors
- Backup Batteries
- Door Controllers
- Magnetic Locks
- Electronic Surface Mount Rim Strike
- Vandal Resistant Prox Readers
- Verizon Data Radio With 5G Capability

The Monthly cost for the monitoring of this alarm system will be \$39.99

INVENTORY and CASH SECURITY

Storing of Cannabis Goods

All of our store inventory will be stored and displayed with our staff and community's safety in mind. Fire Resistant Safes

Our retail store will contain three CANNON - 59HX40WX24D Premium Safes. These safes are fire proof up to 90 minutes and contain anti-pry technology. They are reinforced with a triple hard plate and function with a EMP keypad lock that only management will have access to with their personal unique pin number. The cash drop safe will be bolted down, this is where our employees will be making their cash deposits once the register shift is done.



- 1.) Our first two safes will be where as part of our closing procedures our on duty manager will store all our retail cannabis inventory at the end of the night. These safes will be bolted down to the foundation of the building.
- 2.) Our third safe will be where we will store all back up inventory, and will only be opened when products in the first safe are running low. Only management will have access to this safe. This safe will be bolted down to the foundation of the building.



- 1.) This Cash Drop Safe will also be bolted down into the foundation of the building. It will only be accessible to the corporate management team, and will function on a time release.

EMERGENCY RESPONSE GUIDE

EMERGENCY PERSONNEL

Angel Fernandez.....760-540-9359

Bert Porcayo.....510-909-8251

MEDICAL EMERGENCY

- CALL 911
- State Who, What, Where, When, Why and how the situation occurred
- Locate nearest First Aid Kit in Employee Only bathroom

Imperial County
Health Department.....442-265-1444

SEVERE WEATHER

- Designate shelter area - interior hallway or restroom and stay away from windows.
- Close Doors
- Remain in shelter until it is safe.

FIRE

- Pull Fire Alarm
- Evacuate
- Call 911
- Use Fire Extinguisher
- Remain Low

Imperial County
Fire Department.....442-265-3000

VIOLENT SITUATION

Avoid

- Pay Attention to your surroundings
- Have an Exit Plan
- Move Quickly from threat
- Distance and find Barrier from threat
- Warn others

Deny

- Keep distance between you and the threat
- Hide quietly

CALL 911

EMERGENCY INFORMATION GUIDELINES

Provide the following information:

- a. Nature of medical emergency.
- b. Location of the emergency (address, building, room number).
- c. Your name and phone number from which you are calling.
 - Do not move victim unless absolutely necessary.
 - Stop the bleeding with firm pressure on the wounds (note: avoid contact with blood or other bodily fluids).
 - Clear the air passages using the Heimlich Maneuver in case of choking.
 - In case of rendering assistance to personnel exposed to hazardous materials, consult the Material Safety Data Sheet (MSDS) and wear the appropriate personal protective equipment. Attempt first aid **ONLY** if trained and qualified.

FIRE EMERGENCY

When fire is discovered:

- Activate the nearest fire alarm.
- Notify the local Fire Department by calling **911**

*Fight the fire **ONLY** if:*

- The Fire Department has been notified.
- The fire is small and is not spreading to other areas.
- Escaping the area is possible by backing up to the nearest exit.
- The fire extinguisher is in working condition and personnel are trained to use it.

Upon being notified about the fire emergency, occupants must:

- Leave the building using the designated escape routes.
- Assemble in the designated area (specify location):
- Remain outside until the competent authority (Designated Official or designee) announces that it is safe to reenter.

Designated Official, Emergency Coordinator or supervisors must:

- Coordinate an orderly evacuation of personnel.
- Perform an accurate head count of personnel reported to the designated area.
- Determine a rescue method to locate missing personnel.
- Provide the Fire Department personnel with the necessary information about the facility.
- Perform assessment and coordinate weather forecast office emergency closing procedures

Secondary Official must:

- Ensure that all employees have evacuated the area/floor.
- Report any problems to the Emergency Coordinator at the assembly area.
- Assist all physically challenged employees in emergency evacuation.

EARTHQUAKE

- Stay calm and await instructions from the Emergency Coordinator or the designated official.
- Keep away from overhead fixtures, windows, filing cabinets, and electrical power.
- Assist people with disabilities in finding a safe place.
- Evacuate as instructed by the Emergency Coordinator and/or the designated official.

As part of our closing procedures our management will safely store 95%+ of our cannabis goods in safes located in the limited access area of our Walk In Dispensary.

Our system

In case of any questions, concerns, and comments please contact Angel Fernandez, Executive Director of Movocan, at (760) 540-9358.

EMERGENCY EVACUTION ROUTE

(See Exhibit B)

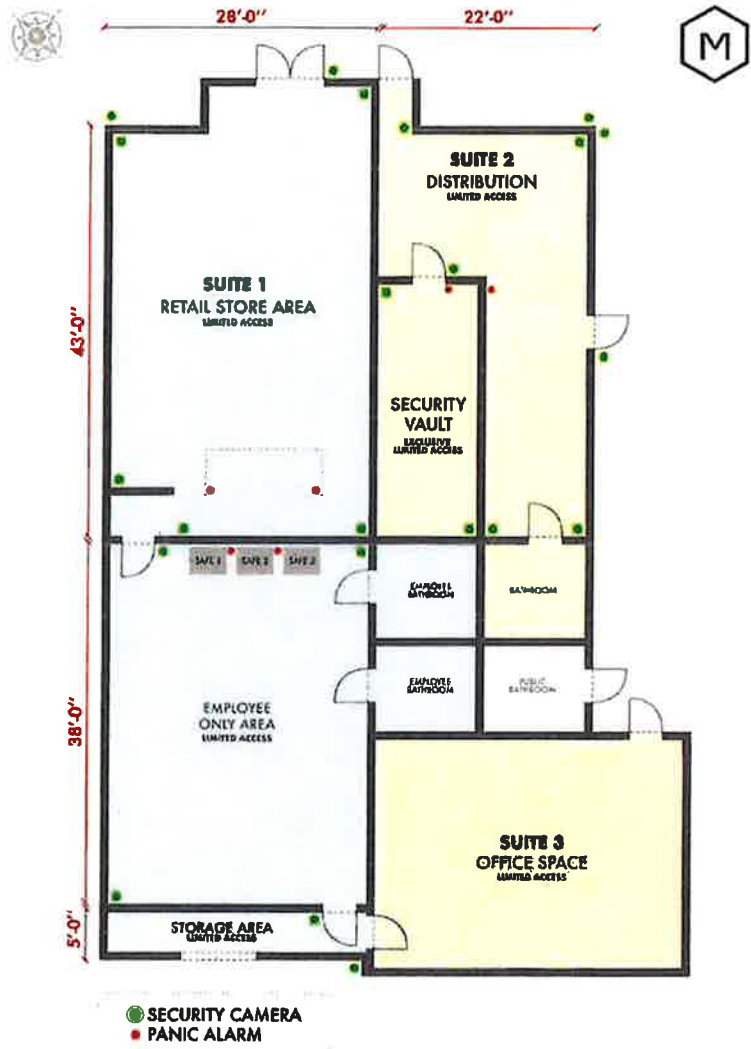
In case of any questions, concerns, and comments please contact David Munoz, Director of Sky Smart Security and Brinks Security at (760) 587-1200 or Angel Fernandez, Director of Movocan at (760) 540-9358

Movocan Attachement:

Exhibit A: Aroma in Salton City, Thermal - Camera Placement Diagram

Exhibit A:

Aroma - Placement Diagram



Movocan Attachement:

Exhibit B: Aroma in Salton City, Thermal - Emergency Evacuation Plan

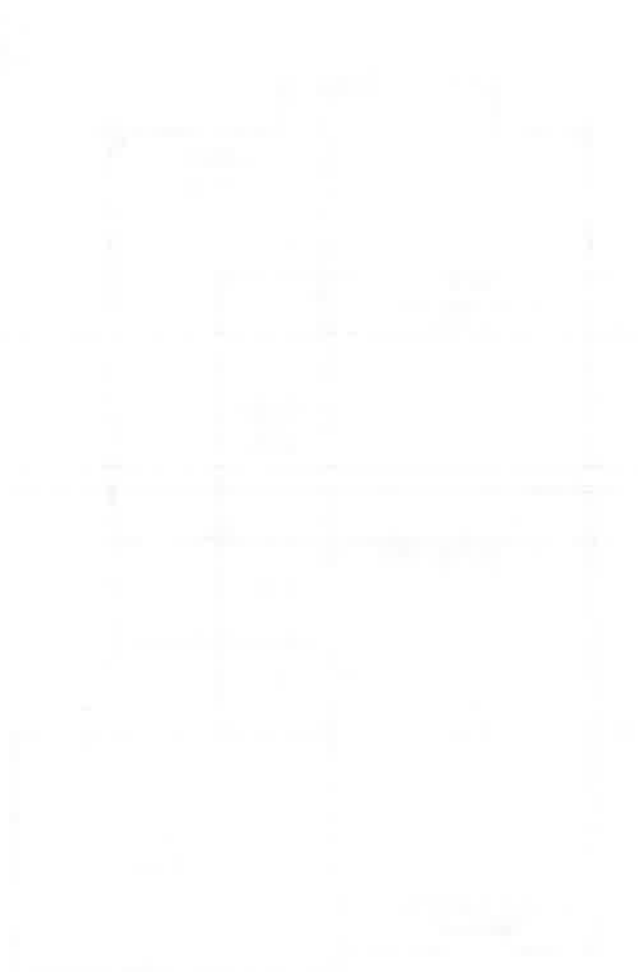
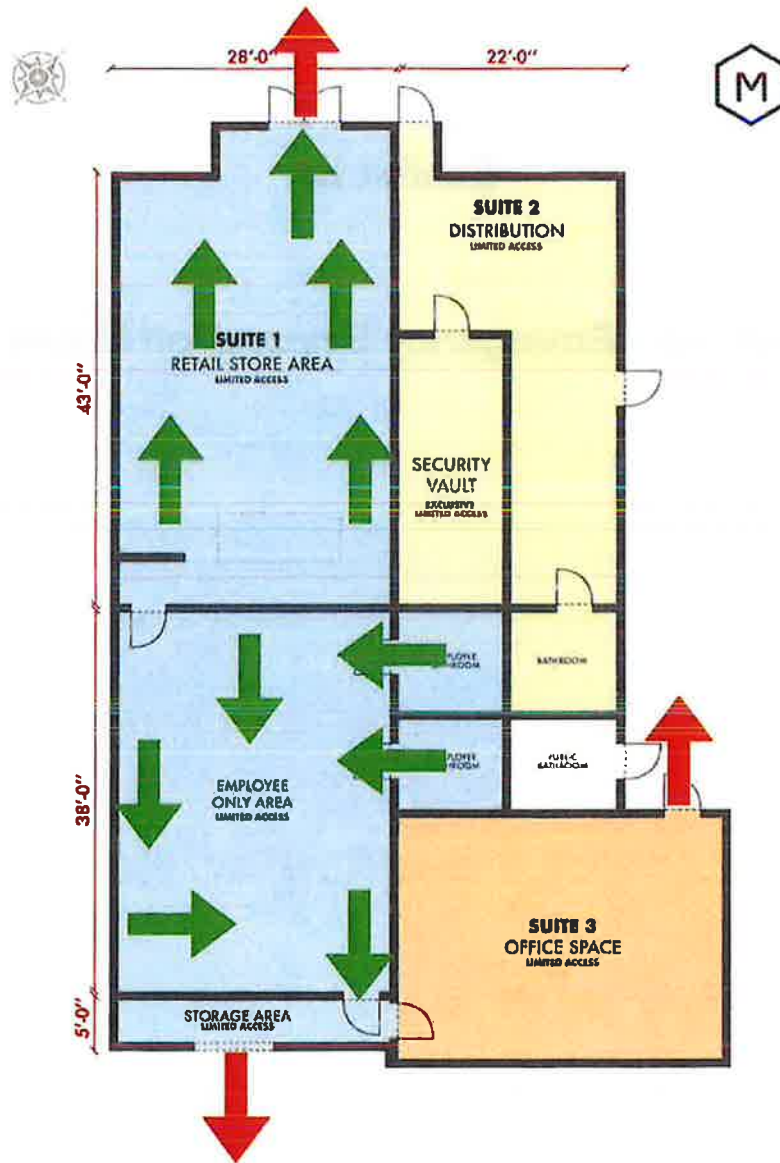


Exhibit B:

Aroma - Emergency Evacuation Route





MOYOCAN

AR Quality Control Plan

Distribution

Wholesale

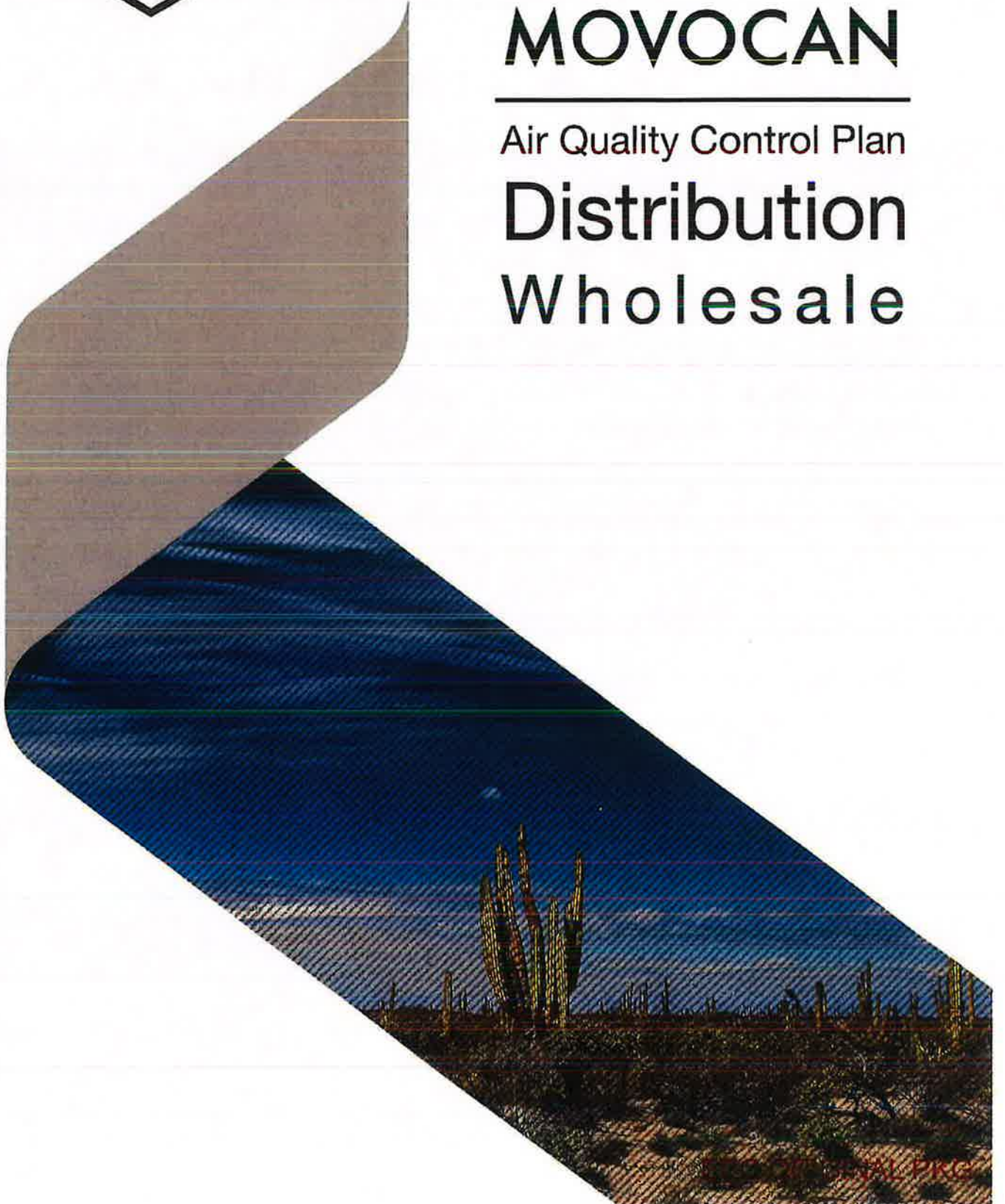
EEC ORIGINAL PKG



MOVOCAN

Air Quality Control Plan

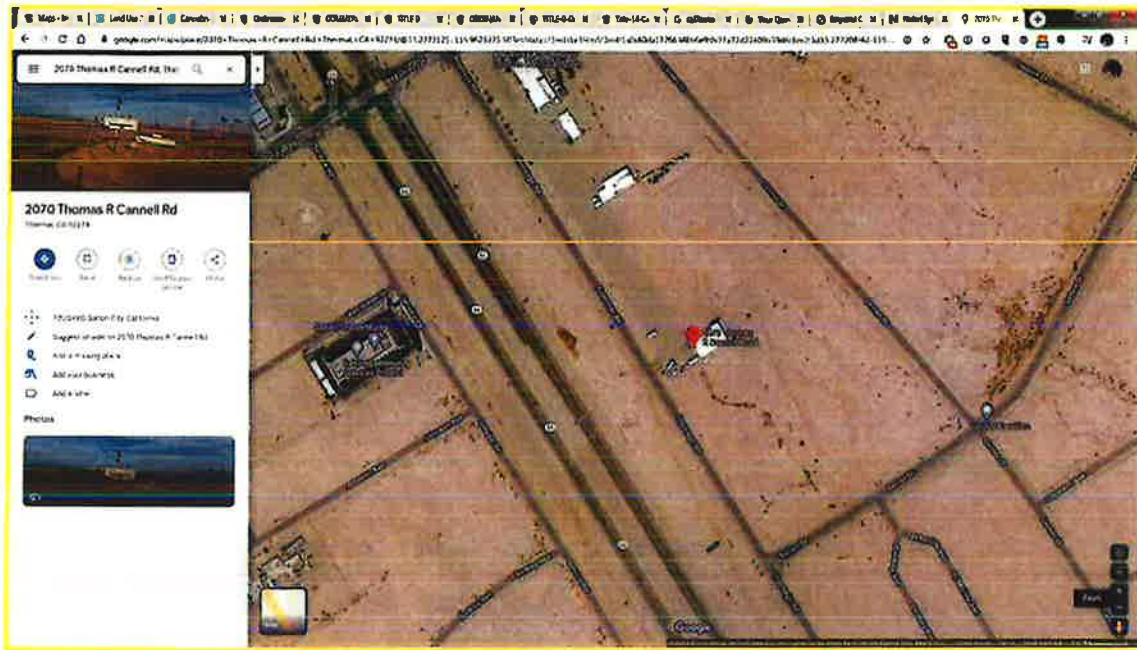
Distribution Wholesale



MOVOCAN

Imperial County Air Quality Plan

2070 Thomas R Cannell Suite 2
Thermal, CA 92274



Land with existing structure located off State Highway 86, bordered by Frontage Road to the southwest, Marina Drive to the northwest, Center Street to the northeast and Salton Drive to the southeast. Existing structure is a 4,500 square foot, multi-tenant building (former Grocery Store) on a .34 Acre/14,810 square foot lot. Building includes a large main room, 2 bathrooms and ample parking.

Municipality:

Imperial County (Unincorporated)

Zoning Division:

C-2: Intermediate Commercial Area (General Commercial)

From Imperial County Title 9, Division 5, Chapter 13

The purpose of the C-2 (General Commercial) Zone is to designate areas for a wide range of retail, commercial activities, including shopping centers, and other medium to high density commercial uses. The C-2 Zones are generally located along major highways or collectors.

MOVOCAN - Cannabis Wholesale Distribution

The intent of this Air Quality Plan 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. The pertinent information contained in this Air Quality Plan is specific to the development of AROMA, a cannabis retail store located at 2070 Thomas R Cannell Rd. In Thermal, and reflects the actual practices and customs of our operation.

Legal Owner: Movocan (S Corporation)

CA Corp. Number: C41112190

Mailing Address: 2625 Heil Circle
El Centro, CA 92243

Corporate Director: Angel Fernandez
(760) 540-9358

Primary Contact: Bert Porcayo
(510) 909-8251

Third Contact: Ernesto Fernandez
(619) 867-5364

Movocan is committed to notifying the Imperial County Air Pollution Control District if any of the information above related to personnel and The Company changes within 48 hours.

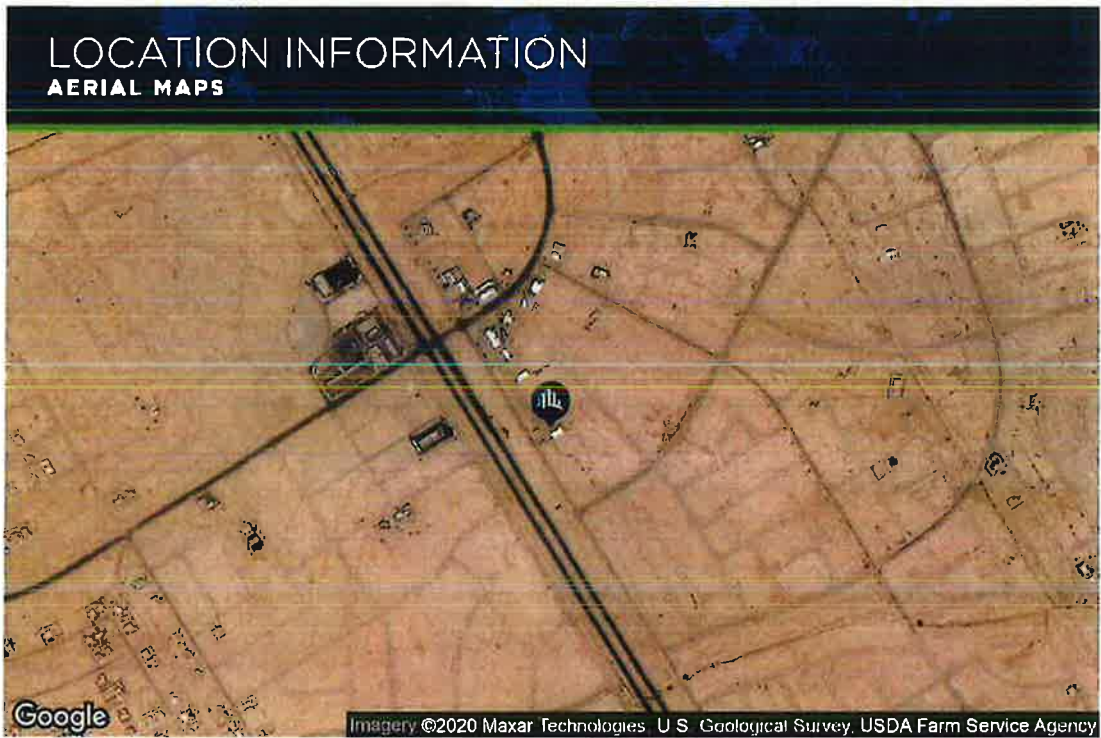
Our Retail Storefront operation will include receiving pre-packaged cannabis goods from Bureau of Cannabis Control Licensed Distributors and providing mobile. delivery to cannabis consumers.

Ground-level ozone and airborne particles are the two pollutants that pose the greatest threat to human health. Of these two particles, our Distribution operation will only be producing a minor amount of airborne particles when we weigh, measure and package cannabis flo

We **WILL NOT** be **CULTIVATING**, or **DRYING** at this location. As doing so, violates all terms set forward by Bureau of Cannabis Control and would be in complete violation of City and State law.

This Air Quality Plan is a living document intended for the **life of the project**; however, as operations evolve or change updates to this plan will be necessary to maintain the reduction or elimination of the discharge air contaminants.

Location



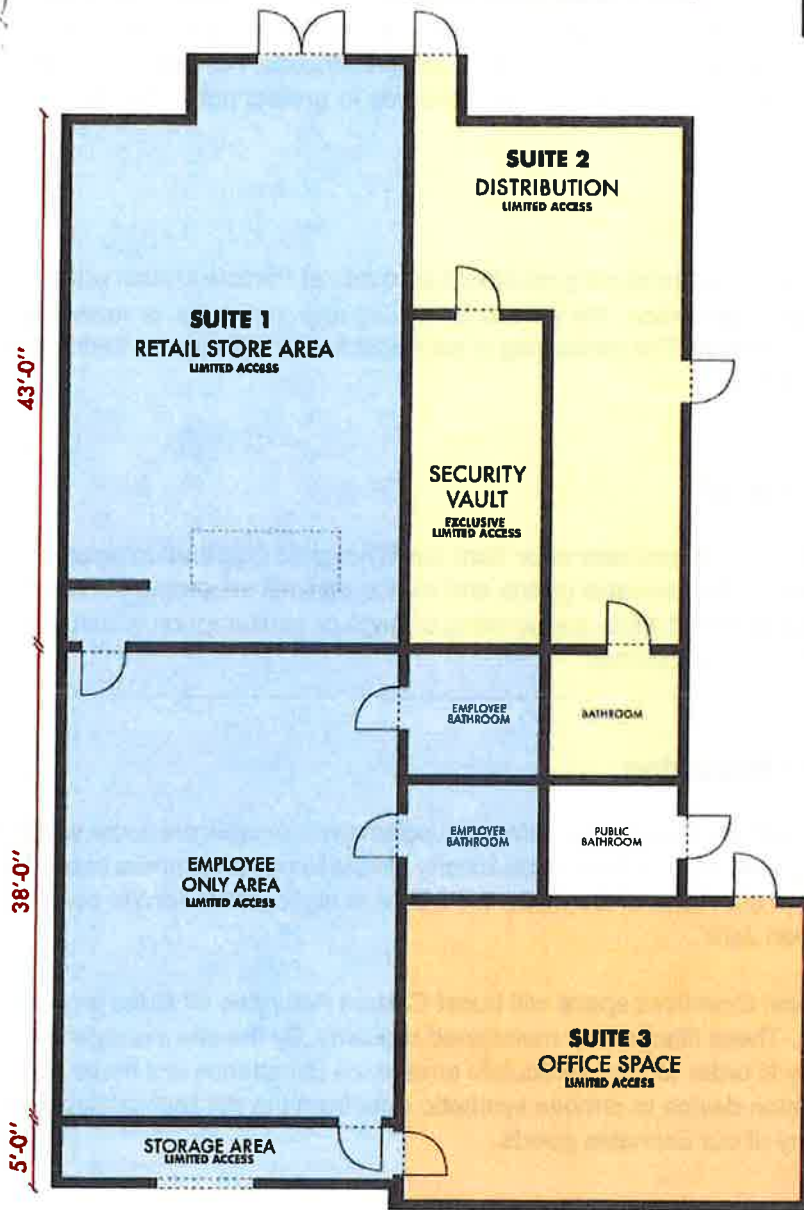
CANNABIS CERTIFICATION REPORT/4,500 SF RETAIL LOCATION 2070 THOMAS R CANNELL ROAD, SALTON CITY, CA, 92274
SperryCGA - Sperry Commercial Inc // 10881 VON KARMAN AVE., SUITE 200, IRVINE, CA 92612 // SPERRYCGA.COM **AERIAL MAPS // 23**

The property stands alone, the closest neighbor is over 500 linear feet away.



28'-0"

22'-0"



Air Quality

- Air Quality focuses on health effects you may experience within a few hours or days after breathing polluted air. The EPA calculates the AQI for five major air pollutants regulated by the Clean Air Act: ground-level ozone, particle pollution (also known as particulate matter), carbon monoxide, sulfur dioxide, and nitrogen dioxide. For each of these pollutants, EPA has established national air quality standards to protect public health .

Particle Matter¹

- Movocan will be producing minimum amounts of Particle Matter within its Wholesale Distribution operation. We will **not** be mixing any chemicals, or **manufacturing** any cannabis goods. The packaging of cannabis flower will only be taking place an average of 3 days a week.

Odor Emissions²

- The emission of cannabis odor from our Wholesale Distribution operation can only come from packaging cannabis goods and will be minimal according to receptor levels. Because we don't allow any opening of bags or consumption within our store, the odor emission will be minimal.

PM & Odor Mitigation

- We will not be allowing consumers to open any cannabis products within the store or parking area. We will have signs clearly visible to our consumers in our Lobby, stating this as one of our Rules of Conduct. We will have signs visible for the consumers stating "Do Not Open Jars".
- Our Retail Storefront space will boast Carbon Activated air filters as a part of our HVAC system. These filter will be maintained regularly. By the site manager and changed monthly in order to trap particulate arrestance (arrestance is a measure of the ability of an air filtration device to remove synthetic dust from the air) and cannabis terpenes released from any of our cannabis goods.

¹ Particle pollution, also called particulate matter or PM, is a mixture of solids and liquid droplets floating in the air. Some particles are released directly from a specific source, while others form in complicated chemical reactions in the atmosphere. Particles less than or equal to 10 micrometers in diameter are so small that they can get into the lungs, potentially causing serious health problems.

² Odor emission in a cannabis context often refers to the smell neighbors could possibly sense due to an unregulated Cannabis Dispensary that packages cannabis on sight or is more commonly heard of in scenarios where unlawful cannabis is being cultivated, particularly in an outdoor setting.

- In addition to the Carbon Activated HVAC Air Filters we will also have 1 stand alone odor control HEPA carbon air filter* within our Store. One for the lobby, the second for our Retail Store space, and the third for our limited access employee only area.

Stand Alone Air Filters

VEVA 8000 - Elite Pro Series HEPA Air Purifier + Carbon³



HEPA filter captures dust and allergens as tiny as 0.3 microns to remove household dust, pet dander, mold spores, pollen, bacteria, germs, and PM2.5 particles. Premium activated carbon pre-filters remove odors from pets, smoking, cooking and more. Use activated charcoal nano-technology to provide fresh clean air throughout a large room. This complete air cleaner system includes a HEPA Filter along with 4 Precut Activated Carbon Pre-Filters. This complete set eliminates the need to cut, clean or vacuum pre-filters and extends the life of the main HEPA filter. Measures 9" x 8" x 23". This unit is ozoneless, does not use UV or Ions which produce trace amounts of measurable ozone, a harmful air pollutant.

Manuals for these Air Filters will be kept on site at all times for reference.

Carbon filtration is the best control technology for reducing VOC emissions from cannabis facilities. Carbon Air Filters are simple to install, effective, and reliable, if properly maintained and regularly changed. Porous carbon surfaces chemically attract VOC's, and other gas phase contaminants, and traps them to the surface through a

³Carbon filtration is the best control technology for reducing VOC emissions from cannabis facilities. Carbon Air Filters are simple to install, effective, and reliable, if properly maintained and regularly changed. Porous carbon surfaces chemically attract VOC's, and other gas phase contaminants, and traps them to the surface through a process called adsorption (adsorption is the process by which a solid holds molecules of a gas or liquid or solute as a thin film). Depending on the filter system, carbon filtration can remove 50%-98% of VOC's. As the filter ages, less carbon surface area is available to trap the VOC's, and the filter becomes unreliable. Depending on the filter load, most carbon filters will last 6-12 months in a commercial cultivation environment and should be replaced according to the manufacturers recommendations.

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Maintenance Plan

- Monthly replacements, to our HVAC Carbon Activated air filters will be carried out by our Site Manager to ensure strict adherence to odor control plan.
- The Carbon Pre-filter within the VEVA 8000 will be replaced every 2-3 months per manufacturers recommendation. The True HEPA Filter will be replaced every 6-12 months per manufacturers recommendation.
- Professional commercial cleaning will be scheduled three times a week just to maintain a clean environment.
- Staff disinfecting and cleaning practices twice a day will make sure to keep our store free of any air contaminants.

Record Keeping

We will have a Maintenance Log Book in place. The store manager will be responsible for keeping accurate and true records of all maintenance performed. The record will log the person performing the maintenance, and the time when it was performed. The record book will indicate if any filter was changed due to defect, or if it is regular maintenance. These activities shall serve to maintain the odor mitigation systems and to optimize performance.

Communications Odor Plan

- In order to mitigate any disturbance to the air or ambience around our location. We routinely check in with our neighbors to address any complaints and or concerns. We also provide our Contact Information to them in case they need to get a hold of our locations management personnel.
- In the event any neighbor of our operation communicates a concern, we will mitigate the their grievance immediately. After the steps to mitigate the issue are completed we will communicate with the neighbor and share the process completed to address their grievance or concern. If the steps to mitigate their issue is not satisfactory we will seek a professional mediation in hopes of correcting their concern.



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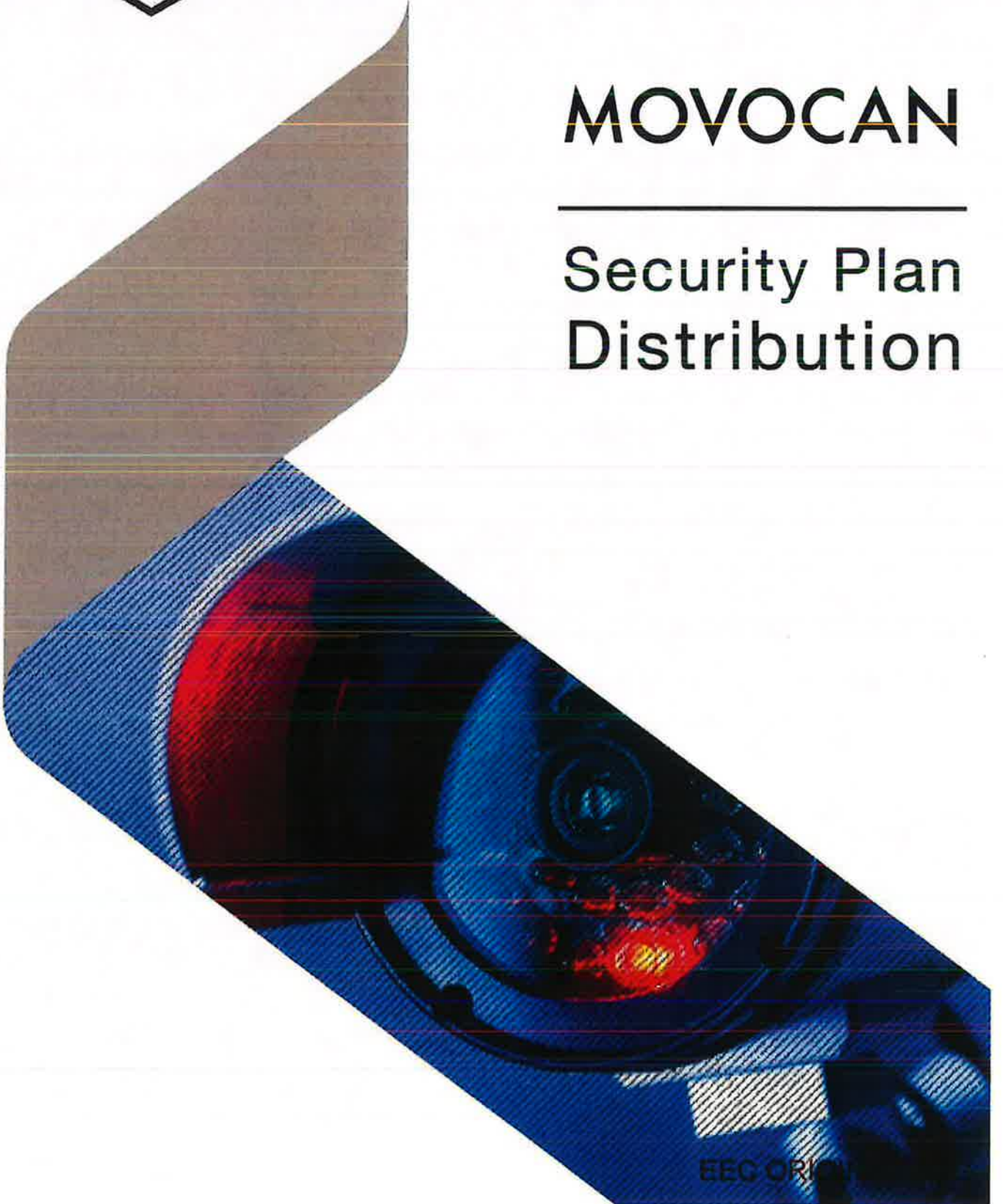
Security Plan
Distribution

EEC ORIGINAL PKG



MOVOCAN

**Security Plan
Distribution**



EEC ORIGIN

MOVOCAN

Security and Safety Plan

2070 Thomas R Cannell Suite 2
Thermal, CA 92274

INTRODUCTION

We have designed a safety and security plan that compiles with all of the set forth requirements by the California Bureau of Cannabis Control and Imperial County requirements. We also kept in mind the safety of our employees, consumers, and community in the Salton City and Thermal area.

Our safety and security precautions were designed by our management team and fully advised by Brinks Security, and Sky Smart Security. As part of our safety and security plan we will be providing a diagram of the premises showing the position of every camera within our surveillance system (see *exhibit A*).

Sky Smart Security is located at 1850 W. Main St Unit F in El Centro, CA 92243. Their phone number is (760) 355-4999 and they operate under California License ACO 6765, the owner **David Munoz** has experience with Cannabis Companies and is currently providing security for 3 of our cannabis facilities.

FACILITY SECURITY

10 Camera Surveillance System

Our 10 Cameras to be installed are set to record in Full HD also known as 1920x1080 px, exceeding the minimum instruction from the Bureau of Cannabis Control of 1280x720 px. The surveillance system will be transmitted and accessible through the Internet using Guardian Vision/iVMS app and web browser via the TCP protocol. The regular maintenance of our cameras will ensure us to clearly record all images. (See Camera Diagram IN EXHIBIT A attachment)

Areas that will be recorded on the video surveillance system include the following:

- I Areas where cannabis goods are weighed, packed, stored, loaded, and unloaded for transportation, prepared, or moved within the premises;
- II Limited Access Areas;
- III Security Rooms;
- IV Areas storing a surveillance system storage device with at least one camera recording the access points to the area;

- V Entrances and exits to the premises, which shall be recorded from both indoor outdoor vantage points, within 20 feet;

All of the areas involving point of sales within our retail facility will be under surveillance and the camera placement will allow for the recording of the facial features of any person purchasing or selling cannabis in the facility. The camera surveillance system will record 24 hours a day at 15 frames per second. The Network Video Recorder will be locked and secured in a fixed location to ensure the physical security of the recordings/files. File integrity and authentication will be secured through the recorder's proprietary Digital Watermark authentication protocol, authenticating the files to the rightful owner/camera/storage device.

Our surveillance system has the memory and data capability to hold at least 100 days of storage, recording 24 hours a day, 7 days a week. The system will be equipped with a failure¹ notification system which can provide notification to our management by email, SMS text, and or push notifications. All data recorded will be backed up in the cloud in case of any damage to our server.

The 10 camera video surveillance system will be constantly visible via a monitor positioned within the limited access area of our retail store. Or by the director via remote access from an app via his encrypted smart phone.

Alarm System

The Alarm System will be professionally monitored by ALARM.COM and will include monitoring the activity of motion sensors, along with door and window sensors when turned on. The Alarm System will contain a back up battery to continue operation in case of any power outages in the area. The alarm panel will have a touch LED screen with a built in keypad accessible to management in person and through the app on a smart phone. This alarm system will be turned on as part of our closing procedures every night. The alarm system will also be monitored by our Director via a smart app on his encrypted smart phone. This app has an extra layer of security - Two Factor Authentication, whenever we sign into the system from a new or untrusted device, you'll have to enter both the password and a code sent by text to the registered phone number. This alarm system will be maintained and tested monthly by Sky

Sky Smart Security, the local Brinks Security authorized dealer. All technology used in our system will be updated whenever necessary in order to keep current with all the newest security features.

Access Control

Employees will be designated user/access codes to areas with limited access. This access control system will allow management to know who's coming and going through these access

¹ BCC 5044. Video Surveillance System (I) The Video surveillance system shall be equipped with a failure notification system.

points. The system will also integrate remotely managed smart locks, meaning the administrator will be able to manage all entry to any of these access control areas via an app from an encrypted smart phone. Entrance to the limited access areas will be locked at all times. Front entry doors will be equipped with magnetic electronic locks.

Panic Buttons

Our Distribution Operation will include two wireless panic buttons strategically located in case of any emergency situations. One will be located in the front office or packaging, and the second one will be accessible in the Safe Vault manager only super limited access area. All employees working with the Distribution Operation will be oriented during the hiring process and training on the locations of said panic buttons and instructions in how to activate them in case of an emergency.

Suspicious Activity & Loitering

Any and all suspicious activity and loitering will be recorded either by security and or management staff. We will achieve this by reporting all Suspicious Activity to management, this Suspicious Activity Log shall include name of offender or description, time, date, and event details including but not limited to type of offense. If the offender is a medicinal cannabis patient we shall provide a warning for the first offense and an explanation of suspicious activity or loitering offense. This warning shall be recorded in the log book next to the information and description of offense. The second offense shall result in suspension from said premises for 30 days. During this period of 30 days said offender shall not return to the premises for any matter, and shall not be allowed to place delivery order with our Retail Dispensary. No on site consumption shall take place anywhere within 600 feet of our location. The third offense will result in a ban/expulsion from the premises indefinitely. Any attempt to consume on site will result in the same logging procedures and disciplinary actions as Suspicious Activity and Loitering.

Violence

Any violence will result in immediate communication with local emergency services. Our staff will be trained to never use physical force except in order of self defense.

Security Guards

The premise will have a licensed security guard, licensed by the California Department of Consumer Affairs. He shall be present on site during hours of operation. If the security guard is to be armed, then the security guard shall possess at all times a valid security guard card and firearms permit issued by the California Department of Consumer Affairs. He will be present in the front of the building, and patrol the outside common areas as needed.

Security Budget

The Total Start Up Budget for AROMA our retail cannabis storefront located at 196 West Main in El Centro is **\$19,627.00** This budget is for all equipment. And the cost associated with Installation which has been provided to us by David Munoz with Sky Security & Brinks Security.

- 16 Video Surveillance Dome
- Intrusion Alarm
- Access Control System
- Panic Buttons
- Power Supplies
- 2000W Backup UPS
- 16 Ch 16TB NVR With Digital
- Motion Sensors
- Backup Batteries
- Door Controllers
- Magnetic Locks
- Electronic Surface Mount Rim Strike
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- Verizon Data Radio With 5G Capability

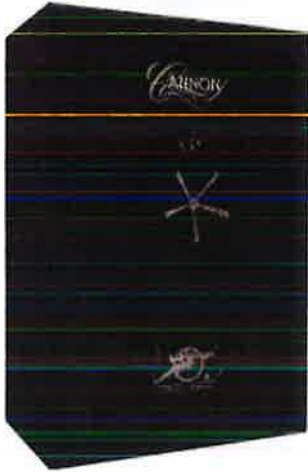
The Monthly cost for the monitoring of this alarm system will be \$39.99

INVENTORY and CASH SECURITY

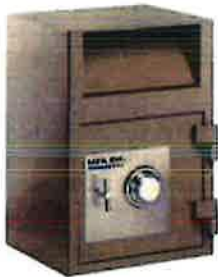
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Our retail store will contain two CANNON - 59HX40WX24D Premium Safes. These safes are fire proof up to 90 minutes and contain anti-pry technology. They are reinforced with a triple hard plate and function with a EMP keypad lock that only management will have access to with their personal unique pin number. The cash drop safe will be bolted down, this is where our employees will be making their cash deposits once the register shift is done.



- 1.) Our first safe will be where as part of our closing procedures our on duty manager will store all our retail cannabis inventory at the end of the night. This safe will be bolted down to the foundation of the building.
- 2.) Our second safe will be where we will store all back up inventory, and will only be opened when products in the first safe are running low. Only management will have access to this safe. This safe will be bolted down to the foundation of the building.



- 1.) This Cash Drop Safe will also be bolted down into the foundation of the building. It will only be accessible to the corporate management team, and will function on a time release.

EMERGENCY RESPONSE GUIDE

EMERGENCY PERSONNEL

Angel Fernandez.....760-540-9359

Bert Porcayo.....510-909-8251

MEDICAL EMERGENCY

- CALL 911
- State Who, What, Where, When, Why and how the situation occurred
- Locate nearest First Aid Kit in Employee Only bathroom

Imperial County
Health Department.....442-265-1444

SEVERE WEATHER

- Designate shelter area - interior hallway or restroom and stay away from windows.
- Close Doors
- Remain in shelter until it is safe.

FIRE

- Pull Fire Alarm
- Evacuate
- Call 911
- Use Fire Extinguisher
- Remain Low

Imperial County
Fire Department.....442-265-3000

VIOLENT SITUATION

Avoid

- Pay Attention to your surroundings
- Have an Exit Plan
- Move Quickly from threat
- Distance and find Barrier from threat
- Warn others

Deny

- Keep distance between you and the threat
- Hide quietly

CALL 911

EMERGENCY INFORMATION GUIDELINES

Provide the following information:

- a. Nature of medical emergency.
- b. Location of the emergency (address, building, room number).
- c. Your name and phone number from which you are calling.
 - Do not move victim unless absolutely necessary.
 - Stop the bleeding with firm pressure on the wounds (note: avoid contact with blood or other bodily fluids).
 - Clear the air passages using the Heimlich Maneuver in case of choking.
 - In case of rendering assistance to personnel exposed to hazardous materials, consult the Material Safety Data Sheet (MSDS) and wear the appropriate personal protective equipment. Attempt first aid **ONLY** if trained and qualified.

FIRE EMERGENCY

When fire is discovered:

- Activate the nearest fire alarm.
- Notify the local Fire Department by calling **911**

*Fight the fire **ONLY** if:*

- The Fire Department has been notified.
- The fire is small and is not spreading to other areas.
- Escaping the area is possible by backing up to the nearest exit.
- The fire extinguisher is in working condition and personnel are trained to use it.

Upon being notified about the fire emergency, occupants must:

- Leave the building using the designated escape routes.
- Assemble in the designated area (specify location):
- Remain outside until the competent authority (Designated Official or designee) announces that it is safe to reenter.

Designated Official, Emergency Coordinator or supervisors must:

- Coordinate an orderly evacuation of personnel.
- Perform an accurate head count of personnel reported to the designated area.
- Determine a rescue method to locate missing personnel.
- Provide the Fire Department personnel with the necessary information about the facility.

- Perform assessment and coordinate weather forecast office emergency closing procedures

Secondary Official must:

- Ensure that all employees have evacuated the area/floor.
- Report any problems to the Emergency Coordinator at the assembly area.
- Assist all physically challenged employees in emergency evacuation.

EARTHQUAKE

- Stay calm and await instructions from the Emergency Coordinator or the designated official.
- Keep away from overhead fixtures, windows, filing cabinets, and electrical power.
- Assist people with disabilities in finding a safe place.
- Evacuate as instructed by the Emergency Coordinator and/or the designated official.

In case of any questions, concerns, and comments please contact Angel Fernandez, Executive Director of Movocan, at (760) 540-9358.

EMERGENCY EVACUTION ROUTE

(See Exhibit B)

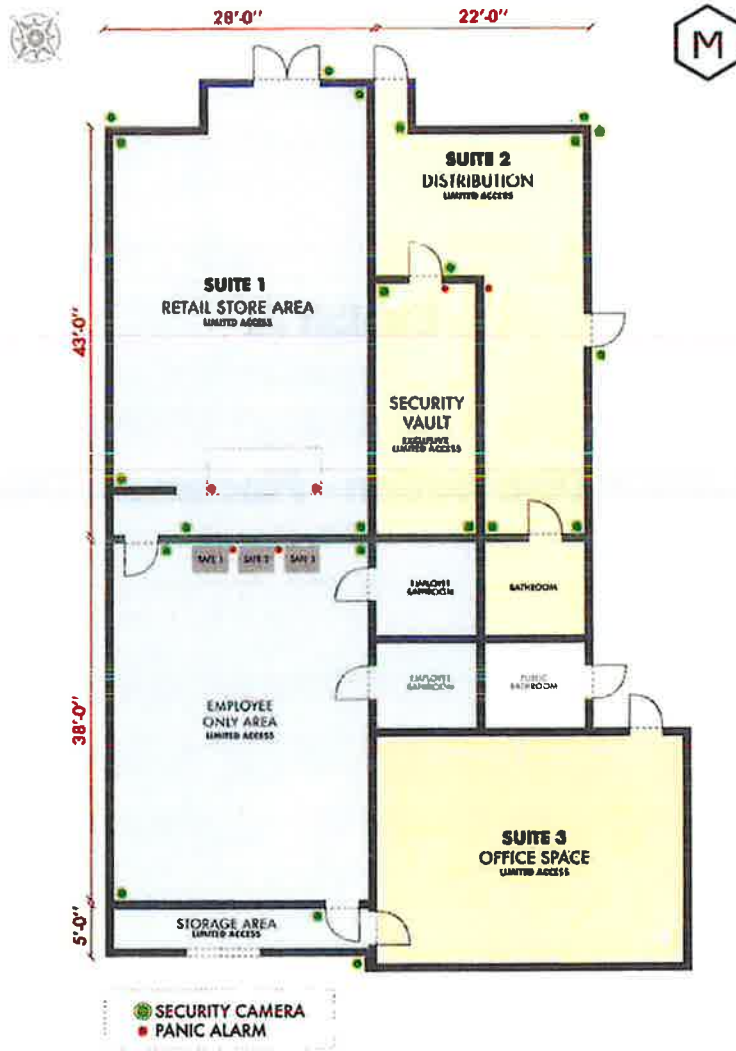
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Movocan Attachement:

Exhibit A: Movocan Distribution Salton City, Thermal - Camera Placement Diagram

Exhibit A:

Movocan Distribution - Placement Diagram

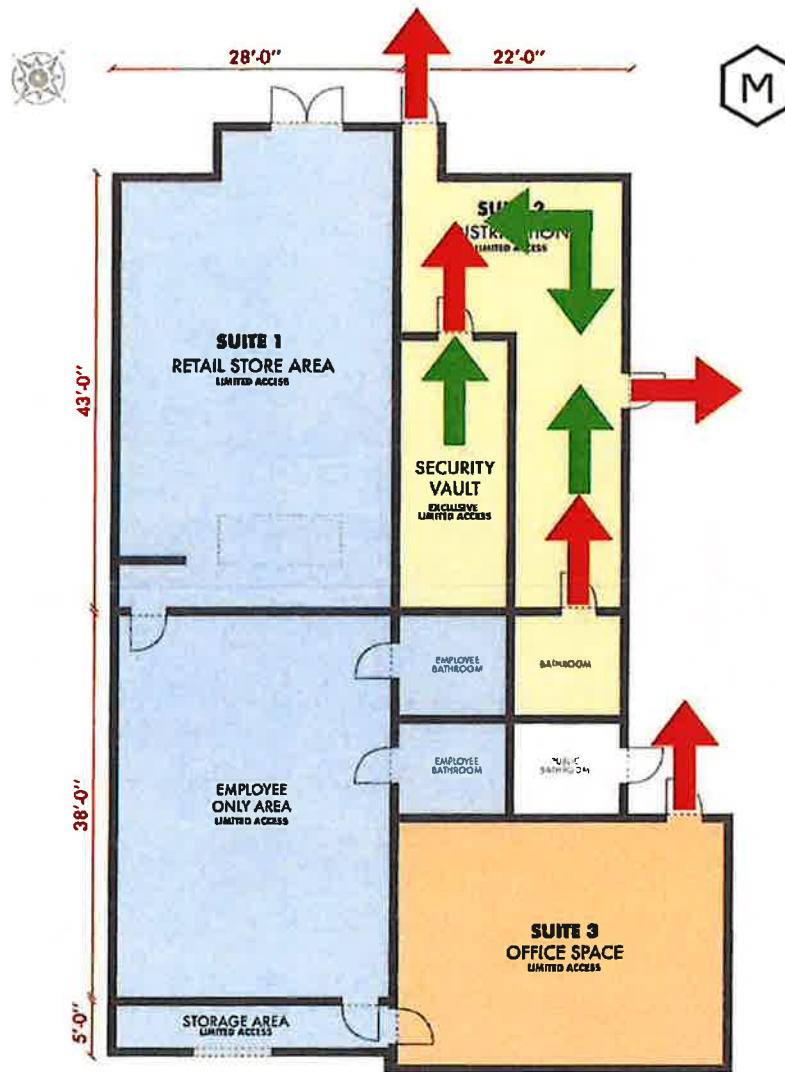


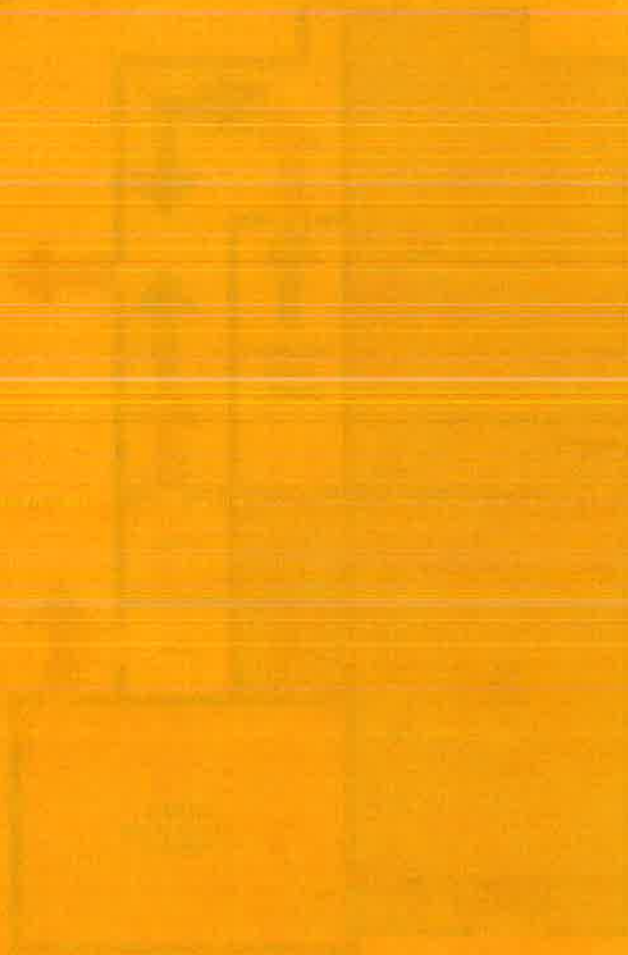
Movocan Attachement:

Exhibit B: Movocan Distribution - Emergency Evacuation Plan

Exhibit B:

Movocan Distribution - Emergency Evacuation Route







Salton City, CA Business Plan & Operations



MOVOCAN



www.movocan.com

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Confidentiality Statement

Each recipient of this Business Plan agrees to treat the information in a strictly confidential manner. The recipient may not disclose, directly or indirectly, or permit any agent or affiliate to disclose any information contained herein, or reproduce this document in whole or part without the prior written and signed consent of Movocan¹.

Any party and or person who accepts delivery of this Business Plan or any other document or verbal communication of confidential information from Movocan agrees to be bound by the terms of this Confidentiality Statement and further agrees to promptly return the documents to Movocan upon request.

Disclaimer Statement

The market analysis and projections presented in this Business Plan represents data gathered from reliable Cannabis Market sources. The financial projections are based on the best current judgement and reasonable assumptions of future events and circumstances.

Company Profile

We are Movocan a State of California registered S Corporation (Corporate Number C4112190) formed on February 12th of 2018. Our mailing address 2625 Heil Circle in El Centro, California 92243. Our Corporation has been formed with a total of 1500 shares. The only person with an aggregate ownership interest of 20% or more within our Corporation is our Director Angel Fernandez, he currently holds 1,056 shares.

Project Description

Our Company will acquire, remodel and repurpose a 4,500 square foot building located at **2070 Thomas R Cannell Road In Salton City** into a modern Commercial Cannabis Space. This Cannabis Space will be home to Aroma, a retail Cannabis Store for Recreational and Medicinal consumers and well as to Movocan Distribution. We will be submitting tenant improvement plans as part of our project once the CUP is approved. The improvements will include structural, interior, electrical, flooring, security, and lighting improvements as well as exterior improvements that include landscaping and an ample lighted parking area with handicap access. Our operation will create at least 15 new jobs for the Salton City, Thermal region and is intended to bring economical and aesthetic improvements to the area, as well as generate much needed Tax revenue and employment opportunities for the County of Imperial.

¹ Movocan retains all ownership of this Business Plan, the concepts and ideas described herein.

The Leaders



Angel Fernandez; Angel has had a passion for business his entire life according to his parents. Starting with his first investment at the age of 15, some of his professional experience includes business management, marketing and sales. He started his first sales job at the age of 16 at the local jewelry store. He has always been a leader, from being Captain on every basketball team since his childhood all the way through to his varsity team at the local Central Union High School, to being the Sales Leader within all his professional endeavors. .

His high passion for business and investment has helped him successfully turn Movocan from a young local Cannabis Start Up, to a 6 million dollar revenue company in 12 months. Movocan was created here in the Imperial Valley, to give local people the opportunity to grow professionally in the nations hottest industry.

Angel started his first company at the age of 19, a Telecommunications Retail Store called "Cell City" selling and securing contracts for AT&T and Boost Mobile in San Diego at a time when Telecommunications was the hottest growing industry in America.

He developed a connection with Cannabis after therapeutically relieving his symptoms of an Auto Immune Disorder known as Urticaria with this special plant. This personal connection to Cannabis allows Angel to further serve the Industry with a zeal that is contagious.

After that personal experience he transitioned his focus and leadership skills into the Cannabis Industry. He has served within the Cannabis Industry since then in areas such as San Diego and Los Angeles as an Advisor, Partner, Wholesaler, and Manager.

He brings to this Cannabis Industry, experience from the Financial and Sales Sectors, from previous jobs such as First Capital Financial where he served as a Financial Advisor. He is a self taught HTML coder and well versed in management of online and social marketing with attention to Search Engine Optimization.

Angel brings to the Company contacts and friends from the Retail, Wholesale, and Manufacturing sections of the California Cannabis Industry. Such as Stiiizy a Los Angeles multiple award winning Concentrate Company and many others.

Bert Porcayo; With over 8 years serving the Cannabis Industry, Bert is ready to step forward as one of the premier founders within the Industry. His last experience serving as the Director of Sales for Berkeley Patients Care Collective, the "oldest operating cannabis dispensary" in the United States of America, located in Berkeley, California.

During his time at BPCC he has also been in charge of all of the Company's Merchandising needs, for both the Retail and Distribution arms of Berkeley Patients Care Collective. Which in the Cannabis Industry makes a lot of the difference between average and high revenue. Making sure to capitalize on every dollar invested on high value cannabis goods.

Bert has over 10 years of successful Sales Professional experience, from the world of Finance and Cannabis. He is also a partner and developer in Foxworthy Farms, which is a State sanctioned multi acre Cultivation operation based in Sonoma County. Foxworthy Farms currently has product placement in some of the most relevant Dispensaries in Northern California. He has the relationships and experience to help Movocan become a market leader in the Southern California market. Through Bertin, Movocan and Foxworthy Farms have entered into a strategic partnership, to package and brand cannabis flower under the AROMA brand.

Bert brings to the Company contacts from the Cultivation, Wholesale, Manufacturing, and Retail sections of the California Cannabis Industry. Such as multiple award winners Legion of Bloom a Concentrate Manufacturer based in Northern California.

He recently tied up a Distribution Deal with Korova one of California's most famed edible makers, Movocan is now the official Distributor of Korova in the Imperial County. Bert has already established accounts with such Retailer's as Harborside Health one of the most known Dispensaries in the United States of America, they have been featured on NBC, and numerous other Television Broadcasting Companies.

The Retail Management Team

Meet our Retail Management Team, both of these individuals are highly qualified to grow into great leaders within our company.



Breanna Bertussi - Breanna grew up in the Imperial Valley and currently lives in El Centro. She brings to our company cannabis consumer experience from her prior employers in the city of San Diego, as well as a positive attitude and a hunger for professional growth. Breanna has many online cannabis education and HIPPA training courses.

Skills:

- Works well in fast paced environments
- Experienced with cannabis customer service
- Pays attention to detail
- Adept at creating organization and procedures
- Keen decision maker
- Proficient with all POS systems

Past Experience:

Herbal Love, University Heights in San Diego, CA

- Created opening and closing procedures for the start up company
- Managed Weedmaps menu
- Integrated POS systems and performed daily inventory management
- Participated in wholesale merchandising decisions



Raul Villalobos - Raul attended and graduated from Vincent Memorial High School and CETY's University in Mexicali with a degree in Graphic Designing. He lives in Calexico. He brings to our company tech, engineering, and retail experience from his prior employers. He has a great attitude and is a hard worker. He also has a skill for conflict resolution and has a very cooperative attitude which the associates he manages enjoy. Raul has completed several online cannabis education and HIPPA training courses, and is a great fit within our company.

Skills:

- Information technology and managerial capacity
- Highly proficient with Adobe Illustrator and Adobe Photoshop
- Interpersonal skills
- Focused and diligent
- Training new employees

Past Experience:

Lexicon Incorporated, Phoenix, AZ

- Surveyor and Air Quality Control Management
- Precise measurements and data analyst
- Digital Mapmaking
- Project Management
- Engineering

The Mission

Our Mission is to create a profitable Vertically Integrated Commercial Cannabis Company headquartered in the Imperial Valley within the world's 6th largest economy. Where innovation and market leadership can accelerate our growth to the benefit of our shareholders, community, and the development of our company. We are building a strong foundation with great employees in order to build upward.

Our Objectives

- To become a premier Vertically Integrated Cannabis Company born and raised in the Imperial Valley.
- To create a friendly and efficient retail space where consumers can feel welcomed and cared for by a knowledgeable staff.
- To provide the best patient and customer attention in the Cannabis retail sector, and operate with only the most efficient practices in play.
- To provide our associates promotional opportunities to grow into leaders within our Company.
- To develop a superstar team of ethical Industry professionals willing to sacrifice self interest for the good of the company and the good of our customers.
- To develop and accelerate Cannabis Brands within the largest state economy in the United States.
- To establish a formidable and trust worthy Company reputation amongst our consumers, industry professional's, and our state regulators.
- To establish a respectable Cannabis Store enlaced with our local community and neighbors.
- To increase market share by growing revenue annually.
- To prepare our company to take national market share once federal prohibition is dismantled.
- To be a long term Cannabis Business providing profitability to our Investors.

The Marketplace

CannaBit

FOLLOWING SLOW START,
CALIFORNIA CANNABIS SALES GATHER MOMENTUM

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**\$31
BILLION**
PROJECTED COMBINED
LEGAL MEDICAL AND
ADULT-USE CANNABIS
SALES 2020-2025

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BE BOLD. BE SWIFT

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EEC ORIGINAL PKG

In 2018 a report identified 15,000-20,000 vehicles transit through that stretch of Highway 86. The project site which we have identified sits at the junction of Highway 86 and Marina Drive. The junction is currently home to a large Arco gas station, Jack in the Box, Subway, KFC, Coffee Bean, and a Family Dollar store. Salton City is home to over 3,763 residents not including the surrounding areas of Borrego Springs, Desert Shores, Mecca, and Westmorland.

California is by far the largest state to legalize Adult Use and it will have a noticeable impact on the industry over the coming decade. The Cannabis Industry's 2017 Annual Report stated that sales of medical and recreational marijuana will start taking off in 2018. And it did, we tracked a 35% increase in legal cannabis sales starting with January of 2018. We expect the market to steadily increase annually. Legal Cannabis only accounts for 25% of the Total Cannabis market. Legal Cannabis' share of that market will also steadily increase as the Black Market loses share to a consistent safe and reliable high quality product delivered professionally from the Legal Market.

In the the calendar year of 2019, legal sales of adult-use cannabis in California topped \$2.8 billion dollars. After statewide Q1 2019 tax receipts of \$508 million fell short go expectations, the states projections were revised to reflect its difficulty in limiting illicit market operators and converting adult-use consumers to the legal California market. Subsequently, the following 2019 quarter posted much stronger results to the tune go \$808 million for Q4 2019, up 59% from Q1 2019. California's legal adult-use sales are expected to reach \$35 billion throughout calendar 2020, growing to a projected \$5 billion dollars by the year 2025.

According to Medical Marijuana Inc. and BDS Analytics, 29% of Californian's are now cannabis consumers, up from 23% in 2019.

The Imperial County currently has about 115,200 adults according to the latest census. Using these numbers we can conclude that 29% of 115,200 adults would translate to about 33,408 adult cannabis consumers in the Imperial County who spend an average of \$450 a year, putting the cannabis market in the Imperial County upwards of 15 million dollars per year.

Competitive Strategy

We will be combining cannabis product expertise and customer attention, with a strong sales force, and operational capitalization. Our retail arm will have a strong online digital and social presence, combining our fully integrated digital marketing with a flawless customer experience will be part of our strategy. We will not only be competing with other legal cannabis retail stores but also with the illegal market looking to take some of their market share by offering unparalleled quality, consistent products, good customer service, and professionalism.

Our wholesale and merchandising department will be a big part of this success. Using the metrics and data captured by the stores Point of Sales system we will make sure to stock exactly what the consumer behavior is directing us to. Having our own brand of curated cannabis flower with great pricing that is friendly to the demographics of El Centro and the rest of the Imperial Valley gives our company an edge that others can not measure up to.

Another edge for our Company is our approach to Marketing, instead of spending heavily in new customer acquisition through the traditional marketing channels such as print (Billboards, Newspaper, etc.) we will take a more organic approach. This approach will instead focus on customer retention and customer referral, along with a consistent technology driven social digital marketing focus.

AROMA

Retail Store Operations



We plan on building a 2,000+ square foot Cannabis Store located in Salton City where a consumer can experience a friendly and knowledgeable cannabis tech driven environment with fair prices. We are expecting about 100 customers a day for the first six months of operation, spending an average of \$80 per transaction², which brings our first year projections to around 3.2 million dollars in retail dollars.

This interactive space will have Apple I Pads where the consumer can inform themselves about all of our products.

Our inventory will include a very wide but carefully chosen inventory with only market proven brands chosen by our merchandising team. Making sure our patients will always be satisfied with the quality of the cannabis goods³ they are receiving. The Steel Safes is where we will be storing most of our Dispensary inventory, access to this area will be limited to management creating a safe and secure environment.

We will have two Point of Sales registers in our retail store running Indica Online. Indica Online will be fully synced with METRC allowing the State of California to view and monitor our sales or transactions. We will be focusing on gathering all consumer metrics from Day 1, through our Indica Point of sales and registration software which will allow for a channel with direct



² This transaction data is gathered using the average number of visitors we had in the first 6 months of operation at our anchor store in Calexico, California. Since March we have tracked an increase in the average amount spent per visit, as customers are looking to stock up come to the store less often.

³ All cannabis goods shall be resealable, tamper-evident, and child resistant.

communication to our patients through e-mail, social media, and text, creating a direct to consumer communication system to minimize our costs for third party advertising.

The operation hours for "Aroma" will be Monday through Sat 9 am to 9 pm, and Sunday 9 a.m. to 6 p.m. All ID's will be checked for compliance at the Front Door of our cannabis store which will separate the Lobby and the Store. We are committing ourselves to having a Security Guard on the premise during some operational hours for both efficiency and the safety of the local community.

Access to Aroma our cannabis retail store will be limited to adults 21 years of age or older. And to medicinal customers 18 years of age or older with a valid Doctor's Recommendation. These customers must provide a valid proof of identification. Our personnel will reject any customer with an expired identification card. The Store will be *limited access*, and it's entrance will be controlled by a magnetic lock with 800 pounds of resistance. This access will be controlled by our personnel working the Door Shift.

Limited Access Areas will be limited to adults 21 years of age or older and have a business reason for entering the limited access area. Non employees with authorized access must be escorted, and an access log with accurate records of these individuals will be maintained.

Manager Opening Shift Procedures

- Deactivate Alarm System
- Unlock the front door, and remember to lock it behind you
- Arrive on time and Clock In through Homebase App
- Open up the inventory safe with personal safe combination
- Use the cart to move all the cannabis safe inventory into drawers
- Make sure associates clean their stations before their shift
- Remind associates to keep a positive attitude and greet customers as they walk into our store
- Let associates/employees know about any new discount items or clearance items, so they can inform the consumers
- Make sure to the ringer to our store phone is on
- Make sure associates restock any display items that were sold to customers
- Make sure to take a visual inventory of cannabis items that are running low
- Check safe change bag, and make sure their is change available for the day
- Make sure associates on the register have enough change in the cash drawer for their shift
- Unlock the gates and doors and open the Store at 9:00 am sharp
- Upon finishing your shift make are to clock out using the Homebase App on your smart phone

Manager Closing Shift Procedures

- Arrive on time and Clock In through Homebase App on your smart phone
- Make sure associates starting their shift clean their stations
- Remind associates to keep a positive attitude and greet customers as they walk into our store
- Ask opening manager about any new discount items or clearance items
- Make sure associates restock any display items that were sold to customers
- Make sure we have enough of all essential items to fish the day. In the event we are low on these items text the list over to Movocan Distribution

- Make sure to take a visual inventory of cannabis items that are running low
- Check safe change bag, and make sure there is enough change available for the day
- Make sure associates on the register have enough change in the cash drawer for their shift
- Start to put away inventory into the inventory safes at 8:00 pm, make sure to not put away any display cannabis products until the front door is locked and the last customer has left the store
- Lock up the front door at 9:00 pm sharp. Do not allow any more customers in past 9:00 pm
- Have the Door Shift associate start to put away display cannabis goods
- Make sure Register Shift associates begin the register closing procedures
- Put all the cannabis in the inventory safes and make sure to lock the safe when completed
- Make sure the back door is locked
- Make sure all employees clock out using the Homebase App on their smart phone
- Walk out of the front door and lock it behind you
- Activate alarm system.

Register Shift Procedures



- Arrive on time and Clock In through Homebase App
- Clean your countertop with antibacterial spray
- Ask shift manager for change if required
- Make sure "essential" product/brands are in stock if they are low or not available please let your shift manager know
- Remember to keep a positive attitude and greet customers as they walk into our store
- Let customers know about any discount items or clearance items
- Make sure customers are aware of their State imposed daily limits on purchases (28 grams of flower)
- If customers are in the store make sure to keep your eyes on the customers (NO CELL PHONE USAGE) - Any aversion from this policy will result in a written warning
- Remember to restock any display items that were sold to customers

- Help keep our store clean
- Close your Register and make a cash drop every time your sales have exceeded \$2,000.00
- Count and verify the money in your register matches with the Expected Drawer shown by your Indica Online register 10-15 minutes before the end of your shift if its a DAY shift, and after we lock the front door if its a NIGHT shift
- Don't forget to close your shift on Indica Online with the Cash Tenders and always leave \$200 in the register drawer
- Deposit the Cash Tenders with a copy of the X Report attached to the cash in a ziplock bag into our drop safe in our limited access area
- Clean up your area of any debris you may have created during your shift
- Make sure to put back and log out the limited access digital key for the next shift
- Dont forget to clock out using Homebase App on your smart phone

Door Shift Procedures

- Arrive on time and Clock In through Homebase App on your smart phone.
- Make sure to grab and log out a digital key for the limited access area during your shift.
- Inspect I Pad (If there are any new marks or cracks notify on duty manager)
- Clean your front area, including lobby (outside) make sure area is free of any debris clean glass using glass cleaner and handles using antibacterial spray
- Let new customers know about 10% discount and the basic rules:
 - a - *No opening jars*
 - b - *10 minute "Covid-19" time maximum*
 - c - *Cash only*
- Stay aware of customers time limits, and communicate when customers are running out of time
- If customers are in the store make sure to keep your eyes on the customers (NO CELL PHONE USAGE) - Any aversion from this policy will result in a written warning
- No customers allowed entry without a valid ID. Customers 21+ must have a valid state or federal ID
- Expired ID's can NOT be excepted
- Buzz In customers and unlock magnet lock limited access area
- Once your shift is over make sure to clean up after yourself
- Plug I Pad to charge if you have a closing shift. In addition if you are part of the closing team participation in helping store merchandise or clean store is mandatory.
- Make sure to put back and log out the limited access digital key for the next shift.
- Dont forget to clock out

Delivery Operations

Our delivery operation will include 1 to 2 vehicles depending on the volume of orders. These vehicles will comply with

- Adults 21 years of age and older will be able to place orders via telephone, or internet. Our in store delivery operator will be conducting sales intake via telephone.
- Delivery operator will request a State Valid Identification Card to be e-mailed or sent by text to verify age, before placing order.
- Dispatch operator will then create a profile in our POS software Indica Online, and create an order invoice for delivery.
- The driver will complete the sale through his mobile app once delivery is completed and the payment is made in full.
- Receipt for the purchases will be e-mailed to consumer after the completing the sale.
- All drivers will be equipped with GPS software through Indica Online app on their smartphone.
- Cannabis orders will be pre packaged on site by Store Associate for pick up by drivers.
- All cannabis goods sold must be in an opaque exit package before delivery to the customer.
- All of our drivers will sign an agreement to practice safe driving habits, only use hands free communication while driving, and to obey all traffic laws.
- Drivers will check ID once again upon Delivery.
- During these local deliveries, our employee will carry a copy of the retailer's license, the employee's government-issued identification, and an identification badge provided by the licensed retailer.
- Delivery must be made to a physical address in any jurisdiction within California that is not on publicly owned land, a school, a day care, or a youth center.

- At the end of every drivers shift he/she will have to close out their "register", through our POS software, and consolidate any money collected.
- The delivery employee shall not carry cannabis goods valued in excess of \$5,000 at any time, with no more than \$3,000 of cannabis goods that are not already part of a customer order that was processed prior to leaving the premises.
- A delivery request receipt must be prepared for each delivery of cannabis goods and contain all the items listed in section 5420 of the Bureau's regulations.
- Delivery Drivers will only be allowed to use our Company car for delivery in order to assure our compliance with all Insurance requirements set forth by the BCC.

COVID-19 Operation Plan

Coronavirus (COVID-19) is an illness cause by a virus that can spread from person to person. Symptoms can range from mild (or no symptoms) to severe. In order to stop the spread of Coronavirus COVID-19 Movocan has developed protocols to ensure the safety of our team and customers.

- All customers entering our store are asked to comply with the mandate set forward by our County Health Director and wear face coverings.
- Employees must not confront any members of the public who are non compliant in order to minimize risk of workplace violence.
- Our company can provide a face covering for any customer who doesn't have one.
- All customers entering our store will be limited to 10 minute maximum while shopping.
- All customers are asked to maintain a 6 foot distance between persons.
- All employees must wear a mask or face covering provided by our company free of charge while on shift.
- All employees must have their temperature taken as soon as they arrive to the premises by a manager.
- Any employee with a temperature above 100 degrees will be asked to go home in order to monitor and improve their health.
- All use of employee break room for consumption of food will be limited to one employee per break, in order to maintain safe distance while not wearing a face covering.
- Employee must stay home if they are sick or is expressing symptoms including cough, fever, head or body aches.
- Testing for COVID-19 will be reimbursed by our company for our employees in order to encourage a safe environment.
- All employees must participate in antibacterial shift cleaning procedures, and must wear protective gloves while doing so.
- All employees must practice physical distancing by keeping 6 feet away from others.
- All employees must wash their hands often with soap and water for at least 20 seconds, especially after blowing their nose, coughing, or sneezing.
- All employees must use sanitizer regularly and avoid touching nose, eyes, or mouth.
- Avoid physical contact with others.
- Avoid all non-essential travel.
- If an employee tests positive for Coronavirus (COVID-19) they can not return to work until a medical professional clears them to do so. A copy of said document will be filed in their employee folder for compliance.
- A COVID Relief Fund has been developed by Movocan to ensure the economic wellness of our employees who have tested positive for COVID-19.

Making sure we stay open and reducing the risk of exposure to COVID-19 at Movocan by cleaning and disinfection is an important part of our operation. Every employee is aware of our plan to slow the spread of the virus through social distancing and prevention hygiene, such as frequently washing your hands and wearing masks. We have all accepted our roles and are compliant with the COVID-19 Operational Plan set forth.

Distribution Operational Plan

Opening Procedures

The daily Opening Procedures will consist of:

Manager:

- Management disarming the intrusion alarm system
- Management unlocking the safes
- Management designating sales goals
- Management of daily procedures

Employees/Full Time/Part Time:

- Store maintenance
- Packaging
- Product price labeling

Closing Procedures

The daily Closing Procedures will consist of:

Manager/Assistant Manager:

- Management closing POS system
- Management storing any cash in safe
- Management arming intrusion alarm in distribution supply room
- Management locking safes
- Management arming intrusion alarm system in distribution office
- Management locking security locks

Employees/Full Time/Part Time:

- Store maintenance

Distribution Operational Procedures

- Daily review of inventory in our retail locations will be completed by our Distribution Manager.
- Development of Sales Territories will be done by our sales team.
- Manifest will be collected by Distribution Driver upon receiving cannabis goods from a licensee.
- Manifest will be completed upon delivery or when receiving product by employee picking up cannabis goods to a licensee.
- Packaging of dried flower or pre rolls will be conducted under managerial oversight in plain view of our security camera system.
- Weekly Inventory.

- Storage Distribution Supply Room will only be accessed by management.
- Logging of any Records including, manifest, inventory, lab test information, or transportation vehicle information will be verified and kept by our Manager.

Packaging Cannabis

The Distribution Office will work on the packaging of bulk flower and pre-rolls for retail sales in compliance with the Bureau of Cannabis Control in accordance with Title 16, Division 42, Chapter 2 § 5303. We will not be packaging manufactured products.

Inventory Loss Control

We will run an inventory of cannabis goods physically once every 7 calendar days. As part of our inventory control we will keep an inventory log containing the following information for each batch:

- The name and license number of the manufacturer or cultivator who provided the batch
- The date of entry into our limited access storage area

Returns Between Licensees

Any defective cannabis good that was purchased from another licensee, will be returned to the selling licensee. In exchange for a non-defective version of the same type of cannabis good or in exchange for a cannabis good of equal value per instructions from the Bureau of Cannabis Control. § 5053

Storage of Batches for Testing

All cannabis goods being tested will be stored separately and distinctly labeled under quarantine in our distribution supply room. These cannabis goods will be labeled with the name and license number of the manufacturer or cultivator who provided the cannabis product under testing. A description of the goods. The weight of or quantity of units in the batch and best sell by date of the batch.

Testing Arrangements

After taking physical possession of a cannabis goods batch, we will contact a testing laboratory and arrange for a laboratory employee to come to our licensed premises to select a representative sample for laboratory testing. We will have our manager physically present to observe the laboratory employee obtain the sample of cannabis goods for testing and shall ensure that the increments are taken from throughout the batch.

The sampling process shall be video recorded with the batch number stated verbally or in writing on the video at the beginning of the video and a visible time and date indication on the video recording footage.

The video recordings shall be maintained for 90 days by us.

Certificate of Analysis

The certificate of analysis from the Laboratory will be shared with any distribution or retail licensee to whom this product is transferred. The label of information on the cannabis good will be consistent with the certificate of analysis regarding cannabinoid content and contaminants required to be listed by law.

Net Weight

The net weight on any packaged cannabis will be weighed within plus or minus 2.5% of the labeled weight.

Transportation

The following requirements apply when transporting cannabis goods between licensees or licensed premises:

- Transportation shall only be conducted by persons holding a distributor license or employees of those persons.
- Prior to transporting any cannabis goods, the licensed distributor shall have a completed sales invoice or receipt that meets the requirements of Business and Professions Code section 26161. The licensed distributor shall only transport cannabis goods listed on the sales invoice or receipt. The sales invoice or receipt may not be altered or changed once transport begins.
- We will be transporting cannabis goods for hire. And have a motor carrier permit pursuant to Chapter 2 (commencing with Section 34620) of Division 14.85 of the Vehicle Code.
- Cannabis goods shall only be transported inside of a vehicle or trailer and shall not be visible or identifiable from outside of the vehicle or trailer.
- Cannabis goods shall be locked in a box, container, or cage that is secured to the inside of the vehicle or trailer. For purposes of this section, the inside of the vehicle includes the trunk.
- While left unattended, vehicles and trailers shall be locked and secured.
- We will not leave a vehicle or trailer containing cannabis goods unattended in a residential area or parked overnight in a residential area.
- Distribution Vehicle will be equipped with an alarm system and GPS tracking.
- We will only ship or receive cannabis goods on licensed premises when engaged in the transportation of cannabis goods. We may transport multiple shipments of cannabis goods at once in accordance with applicable laws. The driver will not deviate from the travel requirements, except for necessary rest, fuel, or vehicle repair stops.
- Under no circumstances may non-cannabis goods, except for cannabis accessories and licensees' branded merchandise or promotional materials be transported with cannabis goods.

Distribution Shipping Manifest

Prior to any transportation of cannabis goods all licensees involved shall generate a shipping manifest. Our Distribution Manager will transmit the shipping manifest which we create to the Bureau of Cannabis Control by e-mail for tracking compliance. The recipient of the product will verify that the cannabis goods being taken into possession for transport at the originating licensed premises are as described and accurately reflected in the shipping manifest by confirming that the number of boxes of cannabis goods, type of cannabis goods, weight and or units of cannabis goods, matches the label on the boxes containing the cannabis goods.

Distribution Records

We will maintain the following records:

- Records relating to branding, packaging and labeling
- Inventory logs and records
- Transportation bills of lading and shipping manifests for completed transports and for cannabis goods in transit
- Vehicle and trailer ownership records
- Quality-assurance records
- Records relating to destruction of cannabis goods
- Laboratory-testing records
- Warehouse receipts;
- Records relating to tax payments collected and paid under Revenue and Taxation Code sections 34011 and 34012.

Labor & Employment Plan

Our Company was born and raised in the Imperial Valley, our founder and majority owner Angel Fernandez grew up here in Seeley and El Centro through his childhood and currently resides in El Centro. Bert Porcayo our co-founder currently lives in Calexico. Raul Villalobos our Retail Manager currently lives in Calexico, and Breanna Bertussi another of our Retail Managers also resides in the city of El Centro.

Our Company currently employs 14 additional people who **ALL** reside in the Imperial County. Once we open this retail store in Salton City, all the employees hired will also be from the local communities. We pride ourselves as the first Cannabis Company operating that is completely native to the Imperial Valley. By the time we open AROMA at this new location we will add

Employee Position	Compensation
Management	\$17.50 per hour + Tips (\$3 avg. per hour) + Medical Benefits
Full Time	\$15.50 per hour + Tips (\$3 avg. per hour) + Medical Benefits
Part Time	\$13.00 per hour + Tips (\$3 avg. per hour)

about 15 jobs to our company and will have a total of 29 local employees all living in the Imperial Valley.

Our focus will be growing our team by training our staff on the skills needed to reach the next position. The part timers will be taught the skills and the knowledge that the full timers have, and the full timers will be getting groomed on how to be productive managers. Our employees are evaluated for a raise to their pay every 6 months, the raises are performance based.

Our Cannabis training for our employees are online courses during the hiring process using a system developed Medical Marijuana 411 and can be found online at: <https://alms.medicalmarijuana411.com> this site provides information videos combined with worksheets and testing at the end of each course. It teaches the ins and outs of HIPPA and the commonly accepted knowledge that surrounds the cannabis plant including categories and effects of different strains, and the many more details that surround the cannabis plant.

Environmental Benefits

Our company is proposing energy saving lighting of LED technology, along with motion detectors that will turn them off when they are not needed. Our landscaping will be drought resistant desert vegetation to make sure we are helping the environment. The HVAC system that will be installed will also be highly efficient.

Cash Handling

Our cash handling will begin at our 2 Sales Floor Registers, our Register Shift employees will be making deposits into our Drop Safe bolted down in our limited access area every time one of our registers has met \$2,000.00 and when the shift is over for that employee. Our Point of Sales System keeps track of every time we close the register and prints out a report so that company management can track that every dollar deposited matches with every transaction reported.

Every two days the Company Managers (Angel & Bert) will take the employee cash drops out of this safe, count the cash to verify it matches the amount recorded on the employees shift by our Point of Sales system. Once it's verified the cash then gets recorded into the companies books and then makes its move into the Movocan Vault to get prepared for our weekly cash pick up by armored car. Our bank provides armored car transportation by Operational Security Solutions.

Operational Security Solutions maintains and operates highly secured facilities, with 24/7 armed guard presence, to store cannabis business assets. For security and confidentiality reasons, the locations of the facilities are not released. Each facility exceeds State and Federal standards and is fully licensed and insured.

Every client package or transit container is secured by OSS with complete live video monitoring, chain of custody protocols, and tracking to ensure full visibility for our clients. Each asset transport vehicle is equipped with a multi-view real-time video system connected to our command and control center, with the ability for a client to remote into a specific view of the stored assets at any time. Each asset container is packed by our clients, a manifest is signed off on by the OSS team, and is locked until the container reaches the appropriate storage facility. Asset containers can only be opened by the client themselves, or a manager inside the storage facility, ensuring 100% confidence that no asset is subverted during the



**Operational
Security
Solutions**



**CASH
TRANSPORTATION
& STORAGE**

Comprehensive Cash Security Solutions



Very few organizations or individuals understand the methodology, strategy, and tactics associated with high-risk and highly visible industries. There are no other companies offering security services designed to meet the specific and unique needs of the California cannabis industry that will help significantly reduce the risks presented by criminal elements. Our people have managed; 1,000's of discreet high risk executive protection engagements, 1,000's of asset-protection operations in some of the worst places on the planet, conducted threat and vulnerability assessments on, and guarded critical infrastructure in numerous

non-friendly countries; and integrated technical and physical security systems and programs for the same.

OSS has the deepest pedigree for the cannabis industry in relation to secure transportation of fiscal assets, cannabis product, and personal protection details in the industry.

All the OSS Security Transportation personnel come from the military and law enforcement communities and meet the most stringent background and training requirements in

the nation. Currently the legal cannabis industry has a higher risk profile than other industries due to not only value of cannabis products themselves, but with the current banking restrictions it is a cash only business that necessitates an extreme level of protection. OSS not only can provide transportation of assets and products, but we also maintain highly secured and hardened asset storage facilities that exceed federal standards.

OSS | Fresno, CA | Tel: +1 (559) 892-0303 | Email: info@opsecsolutions.us | www.opsecsolutions.us

transportation activities. OSS also provides GPS tracking for all asset containers that are destined from a business to a business, e.g. from a cultivation site to a lab or manufacturing site. Furthermore, all of our asset handling, tracking, and storage capabilities can be integrated into Track and Trace or Seed to Sale software applications as mandated by the State of California to ensure maximum compliance and integrated operations for the Cannabis Industry.

Furthermore, OSS maintains a close working relationship with the law enforcement entities that are responsible for the geographic locations of our facilities, ensuring the quickest response time in the event of a threat. OSS clients who utilize our secure storage capability, are provided methods of remote monitoring to provide absolute comfort that their assets are stored, secured, and guarded at the highest appropriate level. OSS personnel leverage an extensive background in critical facility protection that includes the U.S. Department of Energy, and the Department of Defense. Cannabis businesses and owners can no longer risk storing fiscal and product assets in storage units, homes or other improvised but risky facilities. OSS customizes our secure transport procedures and protocols for each individual client to maintain continuity of operations, end to end secure delivery of our client's assets, and reduction of potential threats.

Insurance

Workers Compensation

Movocan works with Protective Insurance out of Carmel, Indiana for all our Workers Compensation needs. They have been servicing our company for over 12 months. Copies of our current policy can be provided upon request.



Protective Insurance
111 Congressional Blvd., Suite 500
Carmel, IN 46032
(800) 626-8381
Policy Number: SS-2307530-02

Liability and Product Insurance

Our commercial general liability Insurance is provided through Brown & Brown Insurance our policy includes product liability, premise liability, med exp, personal & adv injury, general aggregate, and employee benefits. They have been servicing our company for over 12 months. Copies of our current policy can be provided upon request. They also provide all of our bonding services.



Brown & Brown Insurance Services of California, Inc.
1001 Mark Ave., Suite 201

Carpinteria, CA 93013
(805) 690-2629
Policy Number: ELMCA 002778-01
Policy Number: FCG-CA-PK-02926-01

Banking

According to the Cole Memo set forth in 2014, by then-Attorney General, James M. Cole. A memorandum was issued to all U.S. Attorneys, which was published by the Department of Justice, setting expectations for the federal government, state governments, and law enforcement, on how to address states that had voted for, and implemented, legal adult-use cannabis programs. In summary, the Cole Memo told states: if you implement a strict regulatory framework and employ a seed-to-sale tracking system to monitor the growth, distribution, and sale, of regulated cannabis to prevent diversion and create a transparent, accountable market, the federal government will leave it alone. This Memo is still being followed by FinCEN.



We are currently working with PayQwick, which provides compliant and reliable treasury and payment solutions for businesses in emerging industries such as the California Cannabis Industry. The technology platform offers a full suite of services to streamline financial operations, from cash pickups and receivables management to bill pay and electronic payments across your supply chain. PayQwick's banking and technology network connects businesses to accelerate growth.

Payqwick allows our Bank, to be able to accommodate us through:

- Enhanced Customer Due Diligence
- FinCEN⁴ compliant Currency Transaction Reports (CTRs)
- FinCEN compliant Suspicious Activity Reports (SARs)
- BSA/AML Compliance
- Regulatory Compliance Assessments



Movocan currently holds a strong banking relationship with Stride Bank. This bank offers a comprehensive suite of business banking product.

⁴ FinCEN is the Financial Crimes Enforcement Network within the U.S. Treasury created to safeguard the financial system from illicit use, combat money laundering and its related crimes including terrorism, and promote national security through the strategic use of financial authorities and the collection, analysis, and dissemination of financial intelligence. The Suspicious Activity Reporting structure laid out in the 2014 guidance remains in place. FinCEN will continue to work closely with law enforcement and the financial sector to combat illicit finance, and we will notify the financial sector of any changes to FinCEN's SAR reporting expectations.

Offering a comprehensive suite of business banking products to meet the needs of companies of every size, Stride Bank always remains a competitor in the market which always benefits our customers.

Founded in 1913, Stride Bank is an Oklahoma-based financial institution that holds over \$800 million in assets. Offering a full range of financial services such as consumer and commercial banking, mortgage, wealth management, and treasury management, the bank has also developed and currently manage highly specialized payment solutions for several national Fintech cannabis companies such as Pay Qwick. While we are unwavering in our pursuit to continue innovating and offering new financial solutions, but will always remain loyal to our community banking roots.

Inventory Control Plan

Inventory Metrics and Data

The metrics gathered by our Company from our Cannabis Retail Store Aroma located in Calexico indicates the following retail consumer acquisition trends.

Flowers	53.0%
Concentrate	24.9%
Preroll	7.6%
Edibles	5.7%
Wax	4.8%
Gear	1.3%
Drink	1.0%
Topical	0.9%
Tincture	0.8%

These trends can be broken down even further into brands, price points, or specific products within these categories. We know exactly which brands the consumer wants and at what price point in the Imperial Valley and this is one of the ways we merchandise our cannabis store.

Monitoring Inventory Acquisitions and Requisitions

Bert will also be in charge of creating these orders with our Manufacturing and Cultivation partners through our Distribution license according to our sales metrics and data. Bert will also be in charge of creating both invoices and Metrc Manifest for any outgoing sales to Aroma Retail Stores.

Matching Shipments to Orders

Once a wholesale shipment is received at Aroma in the Track and Trace manifest will be accepted or denied by Breanna Bertussi or Angel Fernandez. She will also be in charge of physically matching the order to what is physically delivered at the store. In the event the delivery and the manifest are inaccurate, Aroma will not accept the delivery until the manifest is corrected through Metrc's Track and Trace system.

Reorder Levels

Once our inventory is at a 30% level compared to our original item inventory intake it shall trigger a reorder. The only fluctuation shall be in the event of seasonal selling fluctuations or in the discontinuance of an order. This 30% level will also take into consideration the lead time for the supplies to be received, some suppliers or brands can lag behind schedule. Our inventory plan contains alternate vendors who can supply cannabis goods in the event our chosen brand can not fulfill a request.

Eliminating Obsolete Inventory

In the case of Inventory that is not selling, we have an in house discount procedure to make sure we don't hold on to any goods that aren't selling or may be past their sell date. This 2 fold process will first move the cannabis into a 25% discount shelf for a period of time before making it to the 50% discount shelf.

Inventory Count

Management conducting a physical Inventory count every 14 days. This inventory count will take place and will be reported back to Bert Porcayo at our Movocan Distribution headquarters. Any discrepancies will be investigated and adjusted in our METRC Track and Trace software if necessary. Any investigations that take place will be noted and logged in our Indica Online Point of Sale Software system.

Compliance

Movocan is a 100% dedicated to full compliance with State and County ordinances and procedures. The Bureau of Cannabis Control is the state entity in charge of creating the compliance standards to be followed in the California cannabis market. Movocan's Management Team will be training all of the staff regarding state and county compliance within our departments and keeping up with any new compliance measures.

Through this training we will be strengthening the compliance core of our staff in order to keep a tight grip on internal compliance practices from top to bottom within our Company. Additionally our staff will be taught embrace all attributes of professionalism, and integrity. Our department managers will constantly be conducting internal reviews of the procedures and compliance practiced by the staff in our retail and wholesale sectors. Movocan will maintain all financial records, personnel records, training records, contracts, permits, security records, destruction records, data entered into track-and-trace, along with an accurate record of all sales for seven years. All records must be made available to the Bureau upon request. Our retail operation will only receive pre packaged cannabis goods for sale from a licensed distributor. Any cannabis good received must meet all packaging and labeling requirements set for by the Bureau of Cannabis Control.

Waste Management Plan

All of the cannabis waste generated by our Company in the way of returns of faulty cannabis goods or return from our consumers will be recorded in a waste log. This waste log will include a detailed description of the returned merchandise and the reason for return. It will also contain the name, address, and signature of the patient (consumer) who is returning the product. This log book will be kept within close proximity of our front register area.

The waste will be deposited and stored by the a supervisor of manager into our safe security waste receptacle awaiting monthly pick up by a fully compliant and accredited Waste Management Company. Or dropped off at the Waste Management Facility by one of our employees who will obtain a certified weight ticket or receipt documenting said delivery.

We are currently completing these waste drop offs with:

Republic Services
3354 Dogwood Road
Imperial, CA 92251
(760) 355-0004

We are estimating our Retail Store will create less than 1 cubic yard per month, which is very minimal by industry standards. With these estimate we will be dropping off our cannabis waste from this location about twice a year at a cost of \$89 per drop off.

See BUREAU OF CANNABIS CONTROL TEXT OF REGULATIONS, CALIFORNIA CODE OF REGULATIONS TITLE 16, DIVISION 42 ADOPTION SECTION 5055.

Point of Sale Software - Indica Online



We will be using Indica Online, it is a cloud-based point-of-sale (POS) solution that helps users process transactions and manage daily operations for medical marijuana businesses and dispensaries. Every employee that touches a register is issued a unique PIN that corresponds to every transaction made during their shift. That PIN is then tied to METRC user identification that further tracks every product sold, discount given, or dollar bought in.

Key features of Indica Online include patient and physician

verification, inventory tracking, customer management, an offline mode, automated state reporting, integrations with Twilio, smart order assignment for delivery and more.

Indica Online helps users to enter and manage inventory, track sales metrics and generate invoices. Users can also work remotely using a mobile device. Staff roles and permissions can be configured as needed, and the solution also supports multiple locations. Indica Online supports payments via cash, debit and credit cards. Consumer behavior can be tracked within this system, even allowing staff history information for every consumer.

Supported hardware components include receipt printers, barcode scanners, and cash drawers. The solution is compatible with iPads but can also be accessed from desktop computers and other mobile devices. Additionally, IndicaOnline is HIPAA compliant and stores data online with 256-bit grade SSL encryption.

Indica Online creates innovative data management tools for thousands of customers on both sides of Atlantic Ocean, ranging from enterprise to small businesses and home users. The company is committed to spurring positive industry change through technological upgrade of its members building upon pillars of modern organization as the guiding principles for every business decision it makes. With a positive culture, the company delivers excellence, expects and embraces change, in order to grow and win.

IndicaOnline is fully integrated with the Metrc Track and Trace system enforced by the state of California's Bureau of Cannabis Control, and will assist you in the reporting process. There are few things that a dispensary needs to do in order to be able to integrate their IndicaOnline account with the Metrc reporting software. Which means every time a sale is made in the store the sale information will be completely transferred to the state of California.

Since 2011, Indica Online software and services have been purpose-built with any size MMJ organization in mind. From administration, to electronic medical records, to expenses and collections, we streamline and simplify operations.

Track and Trace Software - Metrc

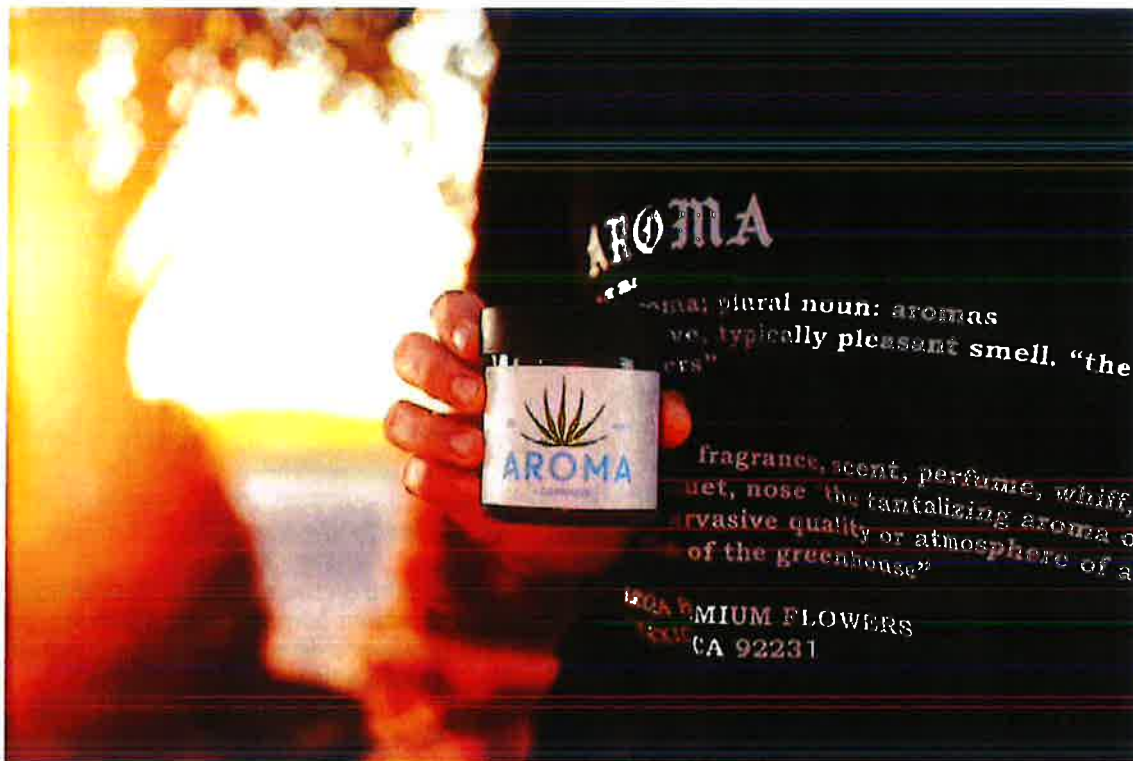


Our staff at Movocan has been accredited and trained on how to use Metrc.

The Bureau of Cannabis control in California has selected Metrc as the state's track-and-trace system used to track commercial cannabis activity and movement across the distribution chain ("seed-to-sale"). This site is intended to give annual and provisional licensees information that will help them use Metrc to remain in compliance with California's tracking and reporting requirements.

All state-issued annual cannabis licensees are required to use the Metrc Track and Trace system to record, track, and maintain information about their cannabis and cannabis-product inventories and activities. This information is of great value for cannabis inventory auditing in order to maintain a safe and legal supply chain. Metrc is the tracking and reporting system trusted by more states and regulatory bodies than any other and is who the Bureau of Cannabis Control has chosen to partner up with. Metrc uses a unique identifier associated with RFID tags to dynamically track product in real time. Giving regulatory agencies total transparency into cannabis from the moment it's grown until it is delivered for sale. Metrc's proprietary system uses tracking, tracing, trending, and reporting. Tracking to see all regulatory events in real time for all license types including Cultivation, Manufacturing, Distribution, and Retail Sales. Allowing regulators to go back to the source if there is any issue. Placing a system wide hold on particular products or alerting Bureau of Cannabis Control licensees of problems trending, analyzing to assess risk, monitor compliance, identify taxable events, and evaluate public policy. To brief stakeholders, construct cases, or share aggregate data with the public.

Pursuant to Section 26067(b) of California's Medicinal and Adult-Use Cannabis Regulation and Safety Act, information received and contained in the Metrc Track and Trace system is confidential and may only be viewed by the licensee and authorized employees of the state of California and any city, county, or city and county officials required to perform related duties pursuant to MAUCRSA or a local ordinance. Also, upon the request of a state or local law enforcement agency, licensing authorities will provide access to or information contained in the Metrc system database to assist law enforcement with its duties and responsibilities pursuant to MAUCRSA.



Packaging

Our packaging solutions will include child proof safety's and correct labeling requirements established by the Bureau of Cannabis Control. All cannabis will leave our premises in opaque exit packaging.

Branding

Branding is where a lot of the opportunity within the market currently is expanding. A good story with the combination of a quality product is what every great brand has in common. The aesthetics of properly packaging the brand has to fit into the brands story. Building a brand with our retail and manufacturing departments is of extreme importance to us. We will achieve this by creating a story line for our store and delivery service that the majority the consumers can connect with. Our data will tell us exactly who this consumer is. Engaging them through a brand that connects their personal story with that of the product they consume creates loyalty, and loyalty builds Brands.

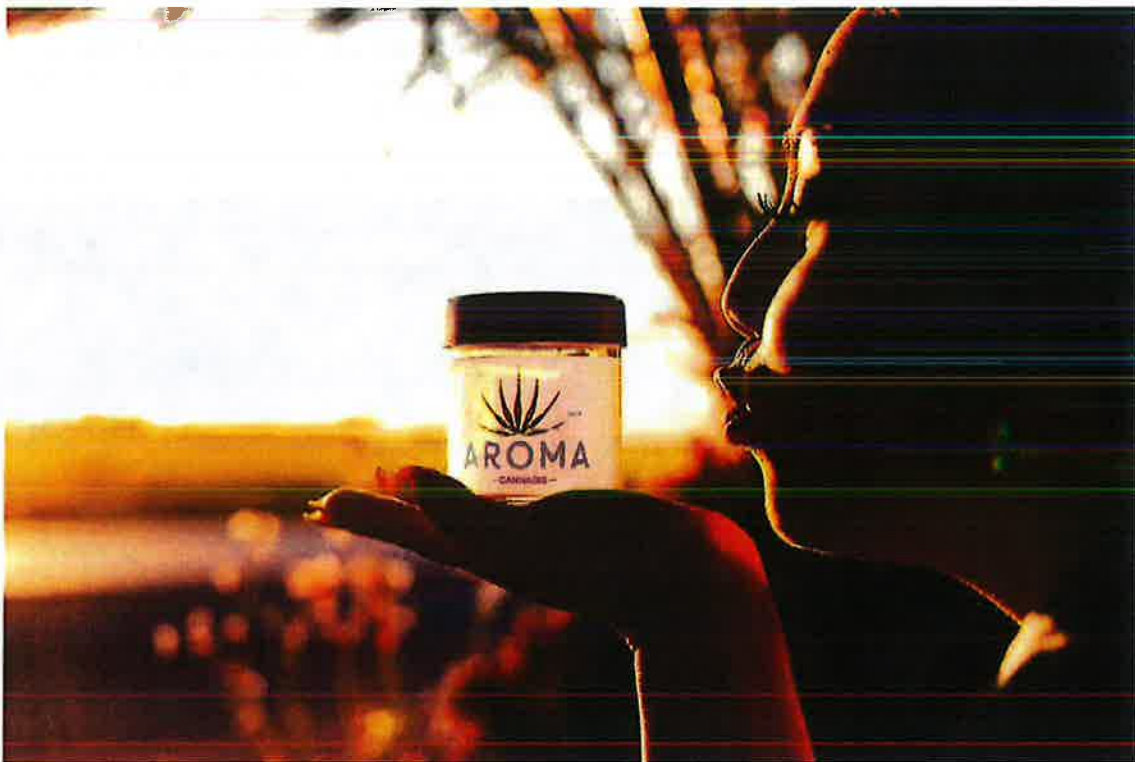
In addition we have located an opportunity in finding producers who manufacture a high level cannabis product, but have a lack of understanding how to sell it through the realms of branding, packaging, and marketing. We would like to capitalize on these opportunities by sourcing these high quality goods and creating popular brands around them. As long as we control the brand we will always be able to source the product.



Marketing

For our AROMA brand we plan to create an organic direct to consumer Marketing approach. An engaging social online presence directed by our in house Digital Marketing Staff, who's job it will be to connect directly with our community. We will be doing so by marketing daily deals, and creating video content to engage the end user and develop brand loyalty. We will have our brands seen consistently every time our consumer opens up their social apps. Combining the digital marketing and branding with our patient and consumer satisfaction will be our formula to retail success. Our website will be created by Mo Pro, a specialized Web Site Design and SEO firm. Our in house staff will also be contributing to the SEO footprint by creating links in order to maximize our online viability.

Our Marketing Budget forecast is under 5% of revenue streams for our retail operations and under 4% for our distribution and manufacturing operations through the first 16 months. After that time frame, we will be decreasing both Marketing budgets by 1% to 2%, depending on the total sales revenues of the store.



- Websites that include links to our social profiles, with embedded backlinks and SEO.
- Social handles including but not limited to Weedmaps, Twitter, Facebook, Instagram etc.
- Daily, weekly, and seasonal promotions communicated through our social handles.
- Cross marketing between our brands and platforms to increase visibility.
- Local print advertising targeted towards the “baby boomer” consumer demographic.

- Google listings and strategic Ad Words campaigns.
- Consistent content and hashtag creation.
- Branded Apparel & Stickers.
- Video Content Advertisement leaked through Social Media influencers.
- Branded Photo Shoots by Local Photographers.
- Direct brand marketing at cannabis festivals and local markets with models.

Movocan Consultants

Bruce Joliff - CPA, & Forensic Accountant in San Diego, California

Movocan has entered into a Consulting Agreement with Bruce Joliff. With plenty of experience navigating the unique IRS requirements for record keeping and deductions for the cannabis industry, he brings a wealth of financial knowledge to Movocan. Bruce has been partnering with companies to provide an outsourced professional accounting service for over 19 years. He's an expert at creating and improving financial reporting tools, dashboards, and KPI's to deliver timely and valuable information.

- Internal Controls
- Policies & Procedures
- Financial Reporting
- Regulatory Compliance

Magda Arroyo - Brown & Brown Insurance in Santa Barbara, California

With over 25 years of experience in the financial services industry and a strong knowledge of the cannabis industry, Movocan has chosen to work with Magda in order to create a tailor fitted Insurance program that keeps the Company safe. She brings to our company previous experience in raising capital and creating compliance measures within emerging cannabis business. In addition she brings successful experience navigating the cannabis insurance industry.

- MJ Insurance
- Compliance
- Funding

Alfredo Espinoza - Retail Management Consultant in San Diego, California

Movocan has entered into a Retail Consulting Agreement with Alfredo Espinoza he is a family relative of Angel Fernandez and a close adviser. With over 6 years of Consulting retail operations, and 15 years of serving a Fortune 500 Corporation as a Regional Vice President Manager we think his retail experience and accolades will serve Movocan in maximizing the efficiency and service in our Retail Operations. He currently supervises a revenue stream of 500 million for Foot Locker Inc.

- Management Operations
- Human Resources
- Loss Prevention
- Retail Efficiency

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January 6, 2021

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IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

Mr. David Black
Planner IV
Planning & Development Services Department
County of Imperial
801 Main Street
El Centro, CA 92243

SUBJECT: Movocan Commercial Cannabis Project, CUP No. 20-0028

Dear Mr. Black:

On December 18, 2020, the Imperial Irrigation District received from the Imperial County Planning & Development Services Department, a request for agency comments on Conditional Use Permit application no. 20-0028 for a commercial cannabis project. The applicant, Angel Fernandez/Movocan, proposes to develop a retail storefront cannabis outlet at 2070 Thomas R. Cannell Road, Thermal, California (APN 015-330-027-000).

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

1. The existing building is currently being served by IID Energy. However, if the applicant intends to upgrade its electrical service, the applicant should be advised to contact Ignacio Romo, the IID Service Planner for the area, at (760) 482-3426 or e-mail Mr. Romo at IGRomo@IID.com. In addition to submitting a formal application (available for download at the district website <http://www.iid.com/home/showdocument?id=12923>), the applicant will be required to submit a complete set of County-approved electrical plans, (hard copy and CAD files); project schedule, estimated in-service date, electrical loads, panel size, panel locations, voltages, and the applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of the upgraded electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing the upgraded electrical service to the project.
2. 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). The IID encroachment permit application and instructions are available for download at the district website <https://www.iid.com/about-iid/departments-directory/real-estate>. The IID Real Estate Section should be contacted at (760) 339-9239 for additional information regarding encroachment permits or agreements.
3. 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

David Black
January 6, 2021
Page 2

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 Dai Boeque Gilbert - Manager, Energy Dept.
Sandra Blain - Deputy Manager, Energy Dept.
Constance Bergmark - Mgr. of Planning & Eng./Chief Elect. Engineer, Energy Dept.
Jamie Asbury - Assoc. General Counsel
Vanca Taylor - Asst. General Counsel
Michael P. Kamp - Superintendent, Regulatory & Environmental Compliance
Laura Cervantes - Supervisor, Real Estate
Jaslica Humes - Environmental Project Mgr. Sr., Water Dept.

EEC ORIGINAL PKG

ADMINISTRATION / TRAINING

1078 Dogwood Road
Heber, CA 92249

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

Training
Phone: (442) 265-6011



OPERATIONS/PREVENTION

2514 La Brucherie Road
Imperial, CA 92251

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

Prevention
Phone: (442) 265-3020

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IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

July 7, 2020

RE: Conditional Use Permit #20-0028
2070 Thomas R. Cannell Road, Thermal, CA 92274

Imperial County Fire Department would like to thank you for the opportunity to review and comments on CUP #20-0028 Commercial Cannabis business located at 2070 Thomas R. Cannell Road, Thermal, CA 92274

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

EEC ORIGINAL PKG

DEPARTMENT OF TRANSPORTATION

DISTRICT 11
 4050 TAYLOR STREET, MS-240
 SAN DIEGO, CA 92110
 PHONE (619) 688-3137
 FAX (619) 688-4299
 TTY 711
 www.dot.ca.gov



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January 7, 2021

11-IMP-86

PM 55.9

Conditional Use Permit (CUP) #20-0028

CUP

Mr. David Black
 Planner IV
 Imperial County
 801 Main St.
 El Centro, CA 92243

Dear Mr. Black:

Thank you for including the California Department of Transportation (Caltrans) in the review process for the Conditional Use Permit (CUP) for the CUP #20-0028 Commercial Cannabis Business located near State Route 86 (SR-86). The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Caltrans has the following comments:

Traffic Engineering Analysis

- In accordance with Senate Bill (SB) 743 and as of July 1, 2020, Caltrans requires all public agencies to evaluate impacts associated with future developments to use vehicle miles traveled (VMT) to evaluate transportation impacts on the State Highway System. Please provide VMT analysis using the Caltrans – Vehicle Miles Traveled Focused Transportation Impact Study Guide – dated May 20, 2020 for all alternatives and/or opportunity areas mentioned in the NOP.
- During the COVID-19 pandemic, vehicle volumes along California's highways and local arterials have decreased. Ideally, the State would accept traffic volumes collected within the last two years. However, if

*"Provide a safe, sustainable, integrated and efficient transportation system
 to enhance California's economy and livability"*

EEC ORIGINAL PKG

Mr. David Black
January 7, 2021
Page 2

traffic counts have not been recently collected (prior to March 13, 2020) it has been determined that utilizing historical traffic data as foundation from past projects and partner agencies may be used to replace existing traffic counts, subject to sound engineering justification. Volumes older than 2 years may be allowed if accompanied by justification and/or an appropriate growth rate for this traffic study. Traffic counts collected during the COVID-19 pandemic will not be accepted unless historical or alternative traffic data is not available, and a justified increase factor is applied.

Complete Streets and Mobility Network

Caltrans views all transportation improvements as opportunities to improve safety, access and mobility for all travelers in California and recognizes bicycle, pedestrian and transit modes as integral elements of the transportation system. Caltrans supports improved transit accommodation through the provision of Park and Ride facilities, improved bicycle and pedestrian access and safety improvements, signal prioritization for transit, bus on shoulders, ramp improvements, or other enhancements that promotes a complete and integrated transportation system. Early coordination with Caltrans, in locations that may affect both Caltrans and the County of Imperial or other lead agency, is encouraged.

To reduce greenhouse gas emissions and achieve California's Climate Change target, Caltrans is implementing Complete Streets and Climate Change policies into State Highway Operations and Protection Program (SHOPP) projects to meet multi-modal mobility needs. Caltrans looks forward to working with the County of Imperial to evaluate potential Complete Streets projects.

Land Use and Smart Growth

Caltrans recognizes there is a strong link between transportation and land use. Development can have a significant impact on traffic and congestion on State transportation facilities. In particular, the pattern of land use can affect both local vehicle miles traveled and the number of trips. Caltrans supports collaboration with local agencies to work towards a safe, functional, interconnected, multi-modal transportation system integrated through applicable "smart growth" type land use planning and policies.

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

Mr. David Black
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Page 3

The County of Imperial should continue to coordinate with Caltrans to implement necessary improvements at intersections and interchanges where the agencies have joint jurisdiction, as well as coordinate with Caltrans as development proceeds and funds become available to ensure that the capacity of on-/off-ramps is adequate.

Traffic Control Plan/Hauling

Caltrans has discretionary authority with respect to highways under its jurisdiction and may, upon application and if good cause appears, issue a special permit to operate or move a vehicle or combination of vehicles or special mobile equipment of a size or weight of vehicle or load exceeding the maximum limitations specified in the California Vehicle Code. The Caltrans Transportation Permits Branch is responsible for the issuance of these special transportation permits for oversize/overweight vehicles on the State Highway System.

Additional information is provided online at:

<http://www.dot.ca.gov/trafficops/permits/index.html>

A Traffic Control Plan may need to be submitted to Caltrans District 11, including the interchange at SR-86 at least 30 days prior to the start of any construction. Traffic shall not be unreasonably delayed. The plan shall also outline suggested detours to use during closures, including routes and signage.

Potential impacts to the highway facilities (SR-86) and traveling public from the detour, demolition and other construction activities should be discussed and addressed before work begins.

Design

- Proposed work is on the frontage road along SR-86, however, based on the right of way (R/W) layout map, the State R/W is 12 ft from the existing fence line, along the West edge of the paved Frontage Road.
- If parking or any signs are placed along the West shoulder of Frontage Road within the State R/W, it would need appropriate permits for R/W access and is recommended to be reviewed for design/traffic ops feasibility if proposed to be used by the business.

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

EEC ORIGINAL PKG

Mr. David Black
January 7, 2021
Page 4

Right-of-Way

- Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.
- Any work performed within Caltrans R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans R/W prior to construction.

Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (619) 688-6158 or by visiting the website at <http://www.dot.ca.gov/trafficops/ep/index.html>. Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions, please contact Charlie Lecourtois, of the Caltrans Development Review Branch, at (619) 985-4766 or by e-mail sent to Charlie.Lecourtois@dot.ca.gov.

Sincerely,

electronically signed by

MAURICE EATON, Branch Chief
Local Development and Intergovernmental Review

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*

EEC ORIGINAL PKG

150 SOUTH NINTH STREET
EL CENTRO, CA 92243-2850

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



AIR POLLUTION CONTROL DISTRICT

January 7, 2021

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

RECEIVED

JAN 07 2021

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

SUBJECT: Conditional Use Permit (CUP) 20-0028 Cannabis Retail and Wholesale Distribution (Movocan)

Dear Mr. Minnick,

The Imperial County Air Pollution Control District ("Air District") appreciates the opportunity to review and comment on Conditional Use Permit (CUP) 20-0028 that will allow a Commercial Cannabis Operation called AROMA ("Project") consisting of: 1) a Medicinal Cannabis Retail and 2) a Medicinal Cannabis Wholesale Distribution. The Project will be located at 2070 Thomas R. Cannell Road in Thermal (Salton City), California, also identified as Assessor's Parcel Number (APN) 015-330-027.

The Air District reviewed the Odor Control Plan (OCP) for adherence to minimal requirements of its guidance document *Odor Control Plan for Cannabis Operations*. The attached Matrix outlines those areas to be addressed in a revised OCP.

While the Project discusses some elements of an Odor Control Plan other portions need clarification. An example is page 3 of the Air Quality Plan for a Retail Cannabis Storefront that describes "mobile delivery" to cannabis consumers. This same language is used to describe operations at the Wholesale Distribution branch of the operation. Is mobile delivery to take place in both branches?

The Air District requests the submittal of an Odor Control Plan that clarifies the matters discussed above and demonstrates 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



Office of the
Agricultural Commissioner
Sealer of Weights and Measures

Carlos Ortiz
Agricultural Commissioner
Sealer of Weights and Measures

Johana Davore
Asst. Agricultural Commissioner
Asst. Sealer of Weights and Measures

January 5, 2021

David Black, Planner IV
imperial County
Planning & Development Services
801 Main Street
El Centro, CA 92243

RECEIVED

JAN 06 2021

**IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES**

Re: CUP#20-0028 Movocan

Mr. Black:

Our department has reviewed the documents pertaining to CUP#20 0028 for applicant Movocan who proposes to develop a commercial cannabis business which will include a physical adult use and medicinal retail cannabis storefront and an adult use and medicinal cannabis wholesale distribution operation at 2010 Thomas R Cannell Rd in Thermal, California with an existing C-2 Medium Commercial zone.

As it is required by Title 9 Division 3 Section 90302.04 – Landscaping standards – Commercial uses, to landscape, our office asks that if plant material is not sourced from a nursery within Imperial County, 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.

Regarding the physical storefront and distribution operations, please refer to the handouts attached. The handouts will help in determining what type of scale(s) will be required for their operations, if the applicant needs to apply for a weighmaster license and the label requirements for cannabis. Please be advised that any commercial weighing and measuring devices are required to be type approved for commercial use and must be registered, inspected and sealed by our office on an annual basis. Any point of sale devices or scanners used in retail sale transactions are also required to be registered and inspected.

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



Office of the
Agricultural Commissioner
 Sealer of Weights and Measures

Carlos Ortiz
 Agricultural Commissioner
 Sealer of Weights and Measures

Jolene Dewart
 Asst. Agricultural Commissioner
 Asst. Sealer of Weights and Measures

Commercial Cannabis Activities Checklist

(May 9, 2018)

To Whom It May Concern:

For those that wish to obtain a license from the County of Imperial for the commercial production of *Cannabis sativa*, the Agricultural Commissioner's office has prepared the following checklist of potential regulatory concerns under our jurisdiction. Please review this list and consult with our office regarding those items for which a 'yes' is checked. Failure to do so may result in violations of local laws and regulations.

Description	Questions	Yes	No
Nursery Stock/Seeds - Incoming shipments of plant parts for production (including seed) typically require inspection by this office for plant pests/diseases and will be profiled for compliance with plant quarantines.	Do you intend to bring plants or other propagative plant parts (excluding seeds) into Imperial County?		
	Do you intend to bring seeds into Imperial County?		
Pesticide Use – All pesticide use is required to comply with California and Federal laws and regulations. All those that use pesticides in Imperial County for agricultural production are required to obtain an operator ID number (OIN) with our office and report pesticide usage. This OIN must be obtained prior to purchasing pesticides from a licensed pesticide dealer. Disclaimer: An OIN is not equivalent to a license to produce cannabis or a business license. The purpose is solely to come into compliance with California laws and regulations regarding pesticide use and allow for pesticide use reporting.	Do you intend to use any pesticides (including 'organic' pesticides) on your Cannabis crop?		
Weights and Measures – Any product sold by weight or measure is subject to state laws regarding that sale. Commercial weighing and measuring devices are required to be type approved for commercial use (please call for information prior to purchasing devices), registered, inspected, and sealed by our office. Point of Sale devices or Scanners used in retail sale transactions are also required to be registered and inspected. Furthermore, packaged products sold by weight or measure are also subject to periodic inspection by our office for compliance with state laws and regulations. https://www.cdfa.ca.gov/dms/CannabisWM.html	Do you intend to sell Cannabis products by weight over a scale?		
	Do you intend to sell Cannabis products by measure other than weight (for instance volume)?		
	Do you intend to sell Cannabis products with a point of sale system or scanner?		
	Do you intend to package a Cannabis product for sale by weight or measure?		



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

December 7, 2020

Landscaper/Nursery Letter-

This letter is to remind you of the requirements you must follow for movement of plant material into Imperial County. There are many quarantines which must be observed. The most complex is for the glassy-winged sharpshooter and detailed directions for compliance follow. However, there are a few other quarantines that you should be aware of and they are listed at the end of this letter.

There is a State Interior Quarantine in place to prevent artificial movement of the glassy-winged sharpshooter (GWSS). The GWSS is a hardy insect which feeds on many common landscape plants and crops. It carries and spreads *Xylella fastidiosa*, a bacterium which is deadly to many plants. Imperial County is the only Southern California County that is not infested with the glassy-winged sharpshooter, and is designated as an enforcing county.

A summary of the quarantine requirements for entry of GWSS-host nursery stock from infested counties:

- Nursery stock must be purchased from a nursery that is under Compliance Agreement with the Agricultural Commissioner's office in that County. The plants should enter Imperial County with paperwork that includes the GWSS Compliance Agreement Number stamp, the required blue tag (see below), and Certificate of Quarantine Compliance (CQC) if applicable.
- Every shipment of nursery stock from an infested county must be accompanied by a Warning Hold for Inspection Certificate also known as a blue tag. As stated on the blue tag, this requires the receiver to hold the shipment off sale upon arrival and call our office for an inspection. It is very important that we be notified immediately upon arrival of the plant shipment. You must not commingle the new shipment with previously-released nursery stock until released by our office. Our office hours are Monday through Friday, 8:00 AM to 5:00 PM. Please call as early as possible. If you intend to bring in plants on a Saturday or Holiday, you must notify our office in advance.
- Landscapers that have their own growing ground or holding yard where they store nursery stock are required to be licensed as a nursery. Landscapers that do not hold or store that stock prior to its delivery to the planting site do not need a license.
- All landscapers must comply with the requirements listed above for every shipment brought into the County. You also must hold the stock at its destination (preferably away from other plants) and call our office for an inspection - you may not plant any of the nursery stock until the plants have been inspected and released by our office. If you are buying and transporting nursery stock into Imperial County, it is your responsibility to obtain the required documents from the origin nursery and call for the inspection upon arrival.
- For every shipment, you must have a proof of ownership document for the nursery stock.

Penalties for failure to comply with the quarantine requirements listed above:

- Any violation of quarantine requirements is an infraction punishable by a fine of \$1,000 for the first offense. For a second or subsequent offense within three years, the violation is punishable as a misdemeanor (Food and Ag Code, Section 5309).
- In lieu of any civil action, the Agricultural Commissioner may levy a civil penalty for up to \$2,500 for each violation (Food and Ag Code, Section 5311).
- In addition to any other action taken, any violation of these requirements may be liable civilly in an amount not to exceed \$10,000 for each violation (Food and Ag Code, Section 5310).
- Anyone that negligently or intentionally violates any quarantine regulation and imports a GWSS-infested plant that results in an infestation, or the spread of an infestation, may be civilly liable in an amount up to \$25,000 for each violation (Food and Ag Code, Section 5028(c)).

Other restricted plant materials (if you intend to bring in any of the following commodities from outside Imperial County please contact us before the shipment date):

- Citrus species – All Citrus species are restricted from most locations within California.
- Phoenix palms – All palms of the Phoenix genus (this includes *Phoenix roebelinii*, a common landscape plant) originating in California are prohibited, unless it is from certain portions of Riverside County.
- Florida nursery stock- Must comply with California State Interior Quarantine CCR. 3271 Burrowing and Reniform Nematodes, RIFA federal Quarantine and other quarantines may apply.
- Arizona nursery stock- Must comply with California State Interior Quarantine CCR. 3261 Ozonium Root Rot.
- Also, if you intend to remove any plants from the soil and ship them out of Imperial County you must be certified free from Ozonium Root Rot. To do so you must be part of our program and you should contact our office.

If you have any questions please contact our office at (442) 265-1500.

Sincerely,



Rachel Garewal
Deputy Agricultural Commissioner
Pest Detection and Eradication



CALIFORNIA DEPARTMENT OF
FOOD & AGRICULTURE

CANNABIS BUSINESSES: WHEN DO I NEED TO LICENSE AS A WEIGHMASTER?

On January 16, 2019, permanent cannabis regulations became effective for three licensing authorities in California:

- California Department of Food and Agriculture, CalCannabis Division
(CDFA CalCannabis Division)
[California Code of Regulations, Title 3, Division 8](#)
- California Department of Public Health, Manufactured Cannabis Safety Branch
(CDPH MCSB)
[California Code of Regulations, Title 17, Division 1, Chapter 13](#)
- California Department of Consumer Affairs, Bureau of Cannabis Control
(CDCA BCC)
[California Code of Regulations, Title 16, Division 42](#)

You need a weighmaster license if you have a license issued by CDFA CalCannabis Division and/or CDPH MCSB.

You do not need a weighmaster license if you only have one license, and that license was issued by CDCA BCC.

HOW DO I OBTAIN A WEIGHMASTER LICENSE?

Weighmaster licenses are issued by CDFA, Division of Measurement Standards, Weighmaster Program.

Go to the Weighmaster Program [webpage](https://www.cdfa.ca.gov/dms/programs/wm/wm.html) where you can find Frequently Asked Questions, licensing information, and an application. (<https://www.cdfa.ca.gov/dms/programs/wm/wm.html>)

When filling out your application, choose the classification(s) that correctly describes your cannabis business.

Business Classification by Commodity

CANNABIS-RELATED ACTIVITIES		
Adult Use. Cultivator (nurseries, growers, and processors)	Medicinal Use. Cultivator (nurseries, growers, and processors)	Cannabis (other businesses Not Elsewhere Classified)
Adult Use. Distributors/Transporter (Agents who supply products to other businesses, businesses that transport cannabis products from one point to another and/or provide quality assurance)	Medicinal Use. Distributors/Transporter (Agents who supply products to other businesses, businesses that transport cannabis products from one point to another and/or provide quality assurance)	Hemp (Cannabis plant fiber)
Adult Use. Manufacturers (extractions, infusions, packaging, and labeling)	Medicinal Use. Manufacturers (extractions, infusions, packaging, and labeling)	
Adult Use. Microbusiness (business that engages in cultivation, manufacturing, distribution, and retail sale under one license)	Medicinal Use. Microbusiness (business that engages in cultivation, manufacturing, distribution, and retail sale under one license)	

You may submit your application and payment electronically or print and fill out a paper version and submit with your payment.

Weighmaster laws are in the California Business and Professions Code, Division 5. Weights and Measures, Chapter 7, Weighmasters.

You may access these from the [California Legislative Information website](http://leginfo.ca.gov)

http://leginfo.ca.gov/faces/codes_displayText.xhtml?lawCode=BPC&division=5.&title=&part=&chapter=7.&article=

Weighmaster regulations are in the California Code of Regulations (CCR), Title 4, Division 9, Chapter 9.

You may access these from the [WESTLAW](https://govt.westlaw.com) website at:

[https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I519487C0D45911DEA95CA4428EC25FA0&originationContext=documenttoc&transitionType=Default&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I519487C0D45911DEA95CA4428EC25FA0&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default))

WHO HAS TO ISSUE WEIGHMASTER CERTIFICATES?

Each state agencies' regulations are slightly different [California Code of Regulations (CCR)].

You must issue a weighmaster certificate if you have a license from CDFA CalCannabis Division.

CCR Title 3 § 8213. Requirements for Weighing Devices and Weighmasters.

(a) Weighing devices used by a licensee shall be approved, registered, tested, and sealed pursuant to chapter 5 (commencing with section 12500) of division 5 of the Business and Professions Code and its implementing regulations and registered with the county sealer consistent with chapter 2 (commencing with section 12240) of division 5 of the Business and Professions Code and its implementing regulations. Approved, registered, tested, and sealed devices shall be used whenever any one or more of the following apply:

- (1) Cannabis and nonmanufactured cannabis products are bought or sold by weight or count;
- (2) Cannabis and nonmanufactured cannabis products are packaged for sale by weight or count;
- (3) Cannabis and nonmanufactured cannabis products are weighed or counted for entry into the track-and-trace system; or
- (4) The weighing device is used for commercial purposes as defined in section 12500 of the Business and Professions Code.

(b) In any county in which a sealer is unable or not required to approve, register, test, and seal weighing devices used by a licensee, the department may perform the duties of the county sealer in the same manner, to the same extent, and with the same authority as if it had been the duly appointed sealer in such county. In those instances, the department shall charge a licensee for its services using the schedule of fees established in Business and Professions Code section 12240.

(c) For the purposes of this chapter a licensee must use wet weight or net weight. Wet weight and net weight shall be measured, recorded, and reported in U.S. customary units (e.g., ounce or pound); or International System of Units (e.g., kilograms, grams, or milligrams).

(d) For the purposes of this chapter, "count" means the numerical count of the individual cannabis plants, seeds, or nonmanufactured cannabis product units.

(e) Any licensee weighing or measuring cannabis or nonmanufactured cannabis product in accordance with subsection (a) shall be licensed as a weighmaster.

(f) A licensed weighmaster shall issue a weighmaster certificate whenever payment for the commodity or any charge for service or processing of the commodity is dependent upon the quantity determined by the weighmaster in accordance with section 12711 of the Business and Professions Code and shall be consistent with the requirements in chapter 7 (commencing with section 12700) of division 5 of the Business and Professions Code.

You may have to issue a weighmaster certificate if you have a license from CDPH MCSB, but not if the measurement is only to be entered into the Track-and-Trace System.

CCR Title 17 § 40277. Weights and Measures.

(a) Weighing devices used by a licensee shall be approved, tested, and sealed in accordance with the requirements in Chapter 5 (commencing with section 12500) of Division 5 of the Business and Professions Code, and registered with the county sealer consistent with Chapter 2 (commencing with section 12240) of Division 5 of the Business and Professions Code. Approved and registered devices shall be used whenever:

- (1) Cannabis or cannabis product is bought or sold by weight or count;
- (2) Cannabis or cannabis product is packaged for sale by weight or count;
- (3) Cannabis or cannabis product is weighed or counted for entry into the track-and-trace system;
and
- (4) The weighing device is used for commercial purposes as defined in section 12500 of the Business and Professions Code.

(b) For the purposes of this chapter, "count" means the numerical count of the individual cannabis product units.

(c) Whenever the licensee is determining the weight, measure, or count of cannabis and cannabis products for the purposes specified in subsection (a), the weight, measure, or count shall be determined by a licensed weighmaster as required by Chapter 7 (commencing with section 12700) of Division 5 of the Business and Professions Code. The weighmaster certificate required under section 12711 of the Business and Professions Code shall not be required when cannabis or cannabis products are weighed for entry into the track-and-trace system.

You do not have to issue a weighmaster certificate if you are licensed only by CDCA BCC.

CCR Title 16 § 5049. Track and Trace Reporting.

(a) A licensee shall record in the track and trace system all commercial cannabis activity, including:

- (1) Packaging of cannabis goods.
- (2) Sale and transfer of cannabis goods.
- (3) Transportation of cannabis goods to a licensee.
- (4) Receipt of cannabis goods.
- (5) Return of cannabis goods.
- (6) Destruction and disposal of cannabis goods.
- (7) Laboratory testing and results.
- (8) Any other activity as required pursuant to this division, or by any other licensing authority.

(b) The following information shall be recorded for each activity entered in the track and trace system:

- (1) Name and type of the cannabis goods.
- (2) Unique identifier of the cannabis goods.

(3) Amount of the cannabis goods, by weight or count, and total wholesale cost of the cannabis goods, as applicable.

(4) Date and time of the activity or transaction.

(5) Name and license number of other licensees involved in the activity or transaction.

(6) If the cannabis goods are being transported:

(A) The licensee shall transport pursuant to a shipping manifest generated through the track and trace system, that includes items (1) through (5) of this subsection, as well as:

- (i) The name, license number, and licensed premises address of the originating licensee.
- (ii) The name, license number, and licensed premises address of the licensee transporting the cannabis goods.
- (iii) The name, license number, and licensed premises address of the destination licensee receiving the cannabis goods into inventory or storage.
- (iv) The date and time of departure from the licensed premises and approximate date and time of departure from each subsequent licensed premises, if any.
- (v) Arrival date and estimated time of arrival at each licensed premises.
- (vi) Driver license number of the personnel transporting the cannabis goods, and the make, model, and license plate number of the vehicle used for transport.

(B) Upon pick-up or receipt of cannabis goods for transport, storage, or inventory, a licensee shall ensure that the cannabis goods received are as described in the shipping manifest, and shall record acceptance or receipt, and acknowledgment of the cannabis goods in the track and trace system.

(C) If there are any discrepancies between the type or quantity of cannabis goods specified in the shipping manifest and the type or quantity received by the licensee, the licensee shall record and document the discrepancy in the track and trace system and in any relevant business record.

(7) If cannabis goods are being destroyed or disposed of, the licensee shall record in the track and trace system the following additional information:

- (A) The name of the employee performing the destruction or disposal.

- (B) The reason for destruction and disposal.
- (C) The entity disposing of the cannabis waste.
- (8) Description for any adjustments made in the track and trace system, including, but not limited to:
 - (A) Spoilage or fouling of the cannabis goods.
 - (B) Any event resulting in damage, exposure, or compromise of the cannabis goods.
 - (9) Any other information as required pursuant to this division, or by any other applicable licensing authorities.
- (c) Unless otherwise specified, all transactions must be entered into the track and trace system within 24 hours of occurrence.
- (d) Licensees shall only enter and record complete and accurate information into the track and trace system and shall correct any known errors entered into the track and trace system immediately upon discovery.

SCALES USED FOR COMMERCIAL PURPOSES

All scales used for commercial purposes must meet strict standards for accuracy and customer visibility in the California Code of Regulations. Appropriate and suitable scales must be of a type approved by the Division of Measurement Standards and issued either a California Type Evaluation Program (CTEP) Certificate of Approval or a National Type Evaluation Program (NTEP) Certificate of Conformance before commercial use. This process is known as "Type Evaluation." See the CTEP Information Guide at: <https://www.cdfa.ca.gov/dms/programs/ctep/CTEPInfoGuide.pdf>

Step 1: Selecting a suitable scale to meet your business needs.

Step 2: Setting up your scale.

Step 3: Using and maintaining your scale.

Step 4: Notifying your County Weights and Measures Office.

Step 1: Selecting a suitable scale to meet your business needs.

Consider:

- Range of weighing (minimum and maximum capacities)
- Division (increment) size
- Precision (i.e., scales that comply with Accuracy Class I & II parameters)

Legal-for-trade scales purchased from a scale dealer or purchased online will require calibration before use. A Registered Service Agency (RSA) can assist you in the selection of a type approved and suitable scale. They will ensure the scale is accurate and correct, install and place the scale into commercial use pending inspection by a local weights and measures official, and can assist in the scale registration process. RSAs listings can be found at <https://www.cdfa.ca.gov/dms/programs/rsa/rsa.html> or via online searches.

Step 2: Setting up your scale.

- Scales must be installed and operated per the manufacturer's instructions and California laws and regulations.
- Scales must be placed on a level solid surface and properly used and maintained (refer to owner's manual).
- Legal-for-trade scales must be "inspected, tested and sealed" by a County Weights and Measures Office.
- Precision scales may need to be verified and recalibrated when moved to another location within a production facility or retail establishment.

Step 3: Using and maintaining your scale.

- Use the scale according to the owner's reference manual.
- Deduct "TARE" (packaging, wrappings, containers, labels etc.) to determine "NET" weight (NET = GROSS – TARE).
- The owner or user is responsible for ensuring the accuracy and proper maintenance of a commercial scale.
- EVERYBODY benefits from an accurate scale. The customer is not cheated, and the seller is protected by weights and measures officials who ensure a level playing field for all competing businesses.

Step 4: Register a scale with your county.

- Most California counties have local ordinances requiring annual registration of commercial scales.
- Find your County Weights and Measures Office at: <https://www.cdfa.ca.gov/exec/county/countymap/>

For additional information, go online at <https://www.cdfa.ca.gov/dms/> or send an email to DMS@cdfa.ca.gov.

SCALES USED FOR CANNABIS

For Harvest Weights, Bulk Packaging, Net Weight Verification and Weight Verification for Track and Trace Reporting.

Typical Class I & II Scale Capacities		Maximum Scale Division Size (Increments)*	
Metric Units kilogram (kg)	US Standard Units pound (lb)	Metric Units gram (g)	US Standard Units pound (lb)
0.5 kg (500 g)	1 lb	0.5 g	0.001 lb
5 kg	10 lb	5 g	0.01 lb
50 kg	100 lb	50 g	0.1 lb
50 kg +	100 lb +	500 g +	1.0 lb +

*EXAMPLES: Capacity=100 kg: min. div. can be (0.001 kg, 0.002 kg, 0.005 kg or smaller)
Capacity=5000 lb: min. div. can be (1 lb, 0.2 lb, 0.5 lb, or smaller)

For Retail Packaging, Net Weight Verification, and Retail Sales from Bulk.

Typical Weighing Range	Maximum Scale Division Size (Increments)
0-1 gram (g)	0.01 g
Between 1-10 g	0.01 g
Between 10-100 g	0.1 g
Between 100-1,000 g	1 g
Between 1/8 ounce (oz) to 1/2 oz	0.0005 oz (0.00002 lb) (0.01 g)*
Between 1/2+ oz to 1 oz	0.005 oz (0.0002 lb) (0.1 g)*
Greater than 1 oz	0.05 oz (0.002 lb) (1 g)*

*Conversions rounded to nearest legal division size.

Additional Resources

California Weights and Measures Laws and Regulations	www.cdfa.ca.gov/dms/publications.html
Buying Legal-for-Trade Scales Online	ncwm.net/resource/consumer-information
National and California Type Evaluation Program - Certificate Search Database	ncwm.net/ntep/cert_search and cdfa.ca.gov/dms/ctep.html
California Weighmaster Requirements	https://www.cdfa.ca.gov/dms/programs/wm/wm.html

SALES BY WEIGHT:

A business needs to determine weight of:

- containers/packages of trimmings,
- containers/packages of product, and
- packages of dried flower.

These different types of containers and packages will likely require scales of different capacities and division sizes due to basic suitability requirements.

Scale 1: For weighing 1 lb net weight packages the grower could use a 1 kg x 0.001 kg scale (1000 g x 1 g).

Scale 2: For weighing 1 gram net weight packages the grower could use a 500 g x 0.01 g scale.

This may include, but is not limited to packages of:

- Usable cannabis (buds, flowers)
- Edibles
- Topicals (ointments, creams, balms, emollients)
- Shatter (cannabis concentrate)

SALES BY VOLUME:

Cannabis products in liquid form are sold by volume, e.g., milliliters (ml) and fluid ounces (fl oz).

This may include, but is not limited to packages of:

- Oils
- Tinctures
- Extracts



For additional information, go online at <https://www.cdfa.ca.gov/dms/> or send an email to DMS@cdfa.ca.gov.

CALIFORNIA WEIGHTS AND MEASURES LABEL REQUIREMENTS

Cannabis products sold in California must also meet the labeling requirements for the California Department of Public Health. Contact the appropriate agency for specific requirements.

This is a brief summary of regulations adopted by the State of California, pursuant to the Fair Packaging and Labeling Act, for packages in general. For complete requirements, consult the California Code of Regulations (CCR), Title 4. Other agencies may have different or additional labeling requirements (e.g., ingredient, nutritional labeling, pharmacological, safety related). Those requirements are not covered in this guide.

Packages and their labels should enable consumers to obtain accurate information as to the quantity of the contents and should facilitate value comparisons.

The **three basic requirements** are:

1. A declaration of **identity** that is the common or usual name of the commodity.
2. A declaration of **responsibility** that includes the **name, address, and zip code** of the manufacturer, packer, or distributor. A street address is required if the name is not listed in a current directory, which can include an online source. The connection of a distributor must be shown (e.g., "packed for, distributed by"). This statement is not required to be on the principal display panel.
3. A declaration of the **quantity** of the commodity in the lower 30% of the principal display panel area, in a size depending upon the area of the principal display panel.

Units of Weight or Measure: Both SI (metric) and inch-pound units are **required** for most consumer packages. SI units may appear first and the converted value must not overstate the net contents. Exceptions include: labels printed before February 14, 1994, random weight packages, foods packed at retail, camera film, audio and video recording media. There may be different requirements for the following federally regulated commodities: meat, poultry, alcoholic beverages, drugs, cosmetics, insecticides, fungicides, rodenticides, and tobacco products.

CONSUMER PACKAGES

Principal Display Panel Area Determination: This area, not the area of the label, determines the minimum height requirement of the declaration of quantity (see table).

1. A rectangular package where an entire side is the principal display panel - height times width.
2. A cylindrical or nearly cylindrical container - 40% of the product of the height times the circumference.
3. Other shaped containers - 40% of the entire square area of the container.
4. Obvious principal display panels - the actual square area of the panel.

Determination of the principal display panel shall exclude tops, bottoms, flanges at tops and bottoms of cans, and shoulders and necks of bottles or jars.

Minimum Height of Numbers and Letters for Principal Display Panel		
Area of Principal Display Panel	Minimum Height of Numbers and Letters (Printer)	Minimum Height Label Information (Blown or Molded)
32 cm² (5 in ²) or less	1.6 mm (1/16 in)	3.2 mm (1/8 in)
Over 32 cm² (5 in ²) to 161 cm² (25 in ²)	3.2 mm (1/8 in)	4.8 mm (3/16 in)
Over 161 cm² (25 in ²) to 645 cm² (100 in ²)	4.8 mm (3/16 in)	6.4 mm (1/4 in)
Over 645 cm² (100 in ²) to 2581 cm² (400 in ²)	6.4 mm (1/4 in)	7.9 mm (5/16 in)
Over 281 cm² (400 in ²)	12.7 mm (1/2 in)	14.3 mm (9/16 in)

Proportion: Letters of a declaration of quantity must not be more than three (3) times as high as they are wide. Except for blown or molded declarations, the style of type or lettering shall be bold, clear, and conspicuous against its background.

A Free Area: A free area, equal to at least the height of the lettering, is required above and below the quantity declaration. At each end, the free area must be equal to twice the width of the capital "N" of the style and size of type used.

Decimal Fractions: Decimal fractions may be carried to three places. SI unit declarations may contain only decimal fractions. Decimal fractions are permitted in inch-pound declarations.

Common Fraction: Common fraction use is restricted to inch-pound units and is normally limited to halves, quarters, eighths, sixteenths, and thirty-seconds to the lowest term. Each number of a fraction in a declaration of quantity must be at least 1/2 the minimum height.

Abbreviations:

Inch-pound:

avdp, lb, oz, gal, qt, pt, yd, ft, in, sq, and cu

SI units:

kg, g, mg, L or l, mL or ml, m, cm, mm, m, m², dm², cm², m³, dm³, and cm³

Both systems may use: wt, fl, liq, dr, dia, pc, ea, and ct

Periods and plural forms are not recommended for inch-pound units and are prohibited for metric.

Rule of 1000 for SI Units: Numerical values should be between 1 and 1000 (e.g., 500 g not 0.5 kg; 1.96 kg not 1960 g; 750 ml not 0.75 l; 750 mm or 75 cm not 0.75 meters).

Weight Declarations: The words "net mass" or "net weight" are optional.

- Less than 1 kilogram:** must be stated in grams, decimals of a gram or milligrams.
- 1 kilogram or more:** kilograms and decimals of a kilogram up to three places.
- Less than 1 pound:** must be stated as ounces or fraction of ounces.
- 1 pound or more:** in pounds, with remainder in fractions of pounds, or ounces and fractions of ounces.

Fluid Declarations: The words "net" or "net contents" are optional. "Fluid" is required with ounces (e.g., 12 fl oz) unless the meaning is obvious by association (e.g., 1 pint 4 ounces).

- Less than 1 liter:** must be stated in milliliters.
- 1 liter or more:** liters and decimal fractions of a liter up to three places.
- Less than 1 pint:** fluid ounces and fractions of an ounce.

- 1 pint to less than 1 gallon:** largest whole unit (quarts or pints as appropriate), with remainder in ounces, fractions of a pint or a quart. (2 quarts may be stated as 1/2 gallon)
- 1 gallon or more:** gallons and fractions of a gallon.

Supplementary Declarations: Non-required quantity declarations are not permitted on the principal display panel.

Qualifying Statements: Quantity declarations containing qualifying words are not permitted. Words such as "minimum," "approximately," "when packed," or any words that tend to exaggerate are considered qualifying words.

Multi-Unit, Combination or Variety Packages: Consult California Code of Regulations, Title 4, for specific requirements.

NONCONSUMER PACKAGES

Nonconsumer Package: This term applies to any package other than a consumer package, and particularly a package intended solely for industrial or institutional use or for wholesale distribution.

Basic Requirements: A declaration of identity of the commodity, the name, address, and zip code of the packer, and a declaration of quantity shall be prominently and conspicuously displayed on the outside of the package.

Declaration of Quantity: The declaration of quantity shall be in the largest whole unit. SI and inch-pound units may be used, individually or together.

EXEMPTIONS FROM LABELING REQUIREMENTS

Bulk Foods Repacked and Sold by Retailer - Food and Drug Administration (FDA) Retail Food Labeling Exemptions

FDA regulations specify that foods received by retailers in bulk quantities that are repackaged by the retailer and displayed for sale on the premises, are exempt from:

1. Net content statements - if it is obvious that they are to be weighed, measured, or counted, within view of the customer or in compliance with the customer's order. [21 CFR § 1.24(a)(1)]
2. Identity statements - if a placard, counter card, or the master container bears the identity statement. [21 CFR § 101.100(b)(3)]
3. Responsibility statements. [21 CFR § 101.100(b)(1)]

Commodities Packed and Sold on the Same Premises

A package sold on the same premises where it was packed is not required to have a declaration of responsibility (i.e., name and address of the manufacturer, packer, or distributor).
[CCR § 4510 UPLR 5]

However, the package must still have the declarations of quantity and identity.
[CCR § 4510 UPLR 3, 4, 6, 7]

Random Weight Packages

These are packages from a lot having identical labels **except** for the net weight. An example would be packages of bricks of cheese labeled: *Extra Sharp Cheddar, Audry Cheese Company, Sell by April 25 '18*, each package having a different net weight ranging from 0.94 to 1.64 lb.

As of January 1, 2000, a random weight package must bear a label conspicuously declaring:

- a) the net weight
- b) unit price
- c) the total price

[CCR § 4510 UPLR 6.16, 11.1]

Exemptions

1. If the random weight package is packaged for sale at another location, the unit price and total price may be omitted providing they are on the package at the time of sale. [CCR § 4510 UPLR 6.16]
2. Random weight packages are not required to be labeled with the net weight if they are "sold intact and intended to be weighed and marked with the correct quantity statement prior to or at the point of retail sale." For this exemption, no quantities can be represented on the package prior to being weighed or measured at the time of sale. The outside container is required to bear a label declaration of the total net weight. [CCR § 4510 UPLR 11.26]

A random weight package will have a conspicuous label stating:

- a) net weight
- b) price per pound
- c) total sales price

It is exempt from the requirements for:

- a) SI (Metric) quantity labeling
- b) type size
- c) placement in the lower 30% of the principal display panel free area

[CCR § 4510 UPLR 11.1]

3. If the random weight package does not state the net weight, price per pound and total sales on the same label at the time of sale, it must conform to all package labeling requirements. This includes placement, letter size, color contrast, prominence, etc., unless it is done as an indirect sale. [CCR § 4510 UPLR 11.1 and 11.1.1]
4. Indirect sales, such as internet orders, shall be exempt from the labeling requirements of unit price and total price when at the time of delivery, the package is marked with a statement of net weight and all of the following requirements are met:
 - (a) the unit price is set forth and established in the initial product offering
 - (b) the maximum possible net weight, unit price, and maximum possible price are provided to the customer by order confirmation when the product is ordered
 - (c) at delivery, the customer receives a receipt bearing the following information: identity, declared net weight, unit price, and the total price. [CCR § 4510 UPLR 11.1.1]

150 SOUTH NINTH STREET
EL CENTRO, CA 92243-2850

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



AIR POLLUTION CONTROL DISTRICT

January 7, 2021

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

SUBJECT: Conditional Use Permit (CUP) 20-0028 Cannabis Retail and Wholesale Distribution (Movocan)

Dear Mr. Minnick,

The Imperial County Air Pollution Control District ("Air District") appreciates the opportunity to review and comment on Conditional Use Permit (CUP) 20-0028 that will allow a Commercial Cannabis Operation called AROMA ("Project") consisting of: 1) a Medicinal Cannabis Retail and 2) a Medicinal Cannabis Wholesale Distribution. The Project will be located at 2070 Thomas R. Cannell Road in Thermal (Salton City), California, also identified as Assessor's Parcel Number (APN) 015-330-027.

The Air District reviewed the Odor Control Plan (OCP) for adherence to minimal requirements of its guidance document *Odor Control Plan for Cannabis Operations*. The attached Matrix outlines those areas to be addressed in a revised OCP.

While the Project discusses some elements of an Odor Control Plan other portions need clarification. An example is page 3 of the Air Quality Plan for a Retail Cannabis Storefront that describes "mobile delivery" to cannabis consumers. This same language is used to describe operations at the Wholesale Distribution branch of the operation. Is mobile delivery to take place in both branches?

The Air District requests the submittal of an Odor Control Plan that clarifies the matters discussed above and demonstrates 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

THE UNITED STATES OF AMERICA
DOES HEREBY CERTIFY THAT THE
SIGNATURE OF THE PRESIDENT
IS TRUE AND CORRECT
AND THAT THE SIGNATURE
OF THE PRESIDENT IS
THE SIGNATURE OF THE PRESIDENT

John F. Kennedy
President
of the United States

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 Mary Kach	EMAIL ADDRESS mediagroupangel@gmail.com	
2. MAILING ADDRESS (Street / P O Box, City, State) 2070 Thomas R Cannell Road, Thermal, CA	ZIP CODE 92274	PHONE NUMBER 760-285-8874
3. APPLICANT'S NAME Movocan	EMAIL ADDRESS mediagroupangel@gmail.com	
4. MAILING ADDRESS (Street / P O Box, City, State) 2625 Heil Circle, El Centro, CA	ZIP CODE 92243	PHONE NUMBER 760-540-9358
4. ENGINEER'S NAME N/A	CA. LICENSE NO. N/A	EMAIL ADDRESS N/A
5. MAILING ADDRESS (Street / P O Box, City, State) N/A	ZIP CODE N/A	PHONE NUMBER N/A
6. ASSESSOR'S PARCEL NO. 015-330-027	SIZE OF PROPERTY (in acres or square foot) Lot Size 14,810 sq. ft.	ZONING (existing) C-2
7. PROPERTY (site) ADDRESS 2070 Thomas R Cannell Road, Thermal, CA 92274		
8. GENERAL LOCATION (i.e. city, town, cross street) Thermal, Salton City, Highway 86 Frontage		
9. LEGAL DESCRIPTION The property is located off of Highway 86, bordered by Frontage Road to the Southwest, Marina Dr. to the Northwest, Center St. to the Northeast, and Salton Drive to the Southeast.		

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

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail)	Please see attachment.
11. DESCRIBE CURRENT USE OF PROPERTY	Thrift Store
12. DESCRIBE PROPOSED SEWER SYSTEM	Salton Community Services District
13. DESCRIBE PROPOSED WATER SYSTEM	Coachella Valley Water District
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM	Fire Sprinkler Suppresion System
15. IS PROPOSED USE A BUSINESS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? 4 per shift

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

MARY KACH 11/2/2020
Print Name Date
Mary Kach
Signature

Print Name Date

Signature

REQUIRED SUPPORT DOCUMENTS

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

APPLICATION RECEIVED BY: JRC

DATE 11/20/20

REVIEW / APPROVAL BY OTHER DEPT'S required.

APPLICATION DEEMED COMPLETE BY: DBK

DATE 12/10/20

P. W.

APPLICATION REJECTED BY: _____

DATE _____

E. H. S.

TENTATIVE HEARING BY: _____

DATE _____

A. P. C. D.

FINAL ACTION:

APPROVED

DENIED

DATE _____

O. E. S.

CUP #

20-0028

EEC ORIGINAL PKG



www.movocan.com
2625 Heil Cir. | El Centro, CA 92243 | 760.540.9358

November 20, 2020

County of Imperial Planning & Developmental Services
801 Main Street
El Centro, CA 92243
www.icpds.com

VIA LETTER

CUP Attachment - Proposed Use of Property - APN 015-330-027

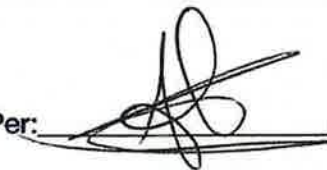
Movocan is seeking this Conditional Use Permit to be in full compliance with Title 9 and Land Use ordinances, and develop a Commercial Cannabis Business located at 2070 Thomas R Cannell Road in Thermal (a.k.a. Salton City), CA 92274.

Suite 1 will be developed into a 2,408 square foot adult use and medicinal retail cannabis storefront where Movocan will be doing business as AROMA.

Suite 2 will be developed into a 1,046 square foot adult use and medicinal cannabis wholesale distribution operation.

In case of any questions, concerns, and or comments please feel free to contact me directly at (760) 540-9358.

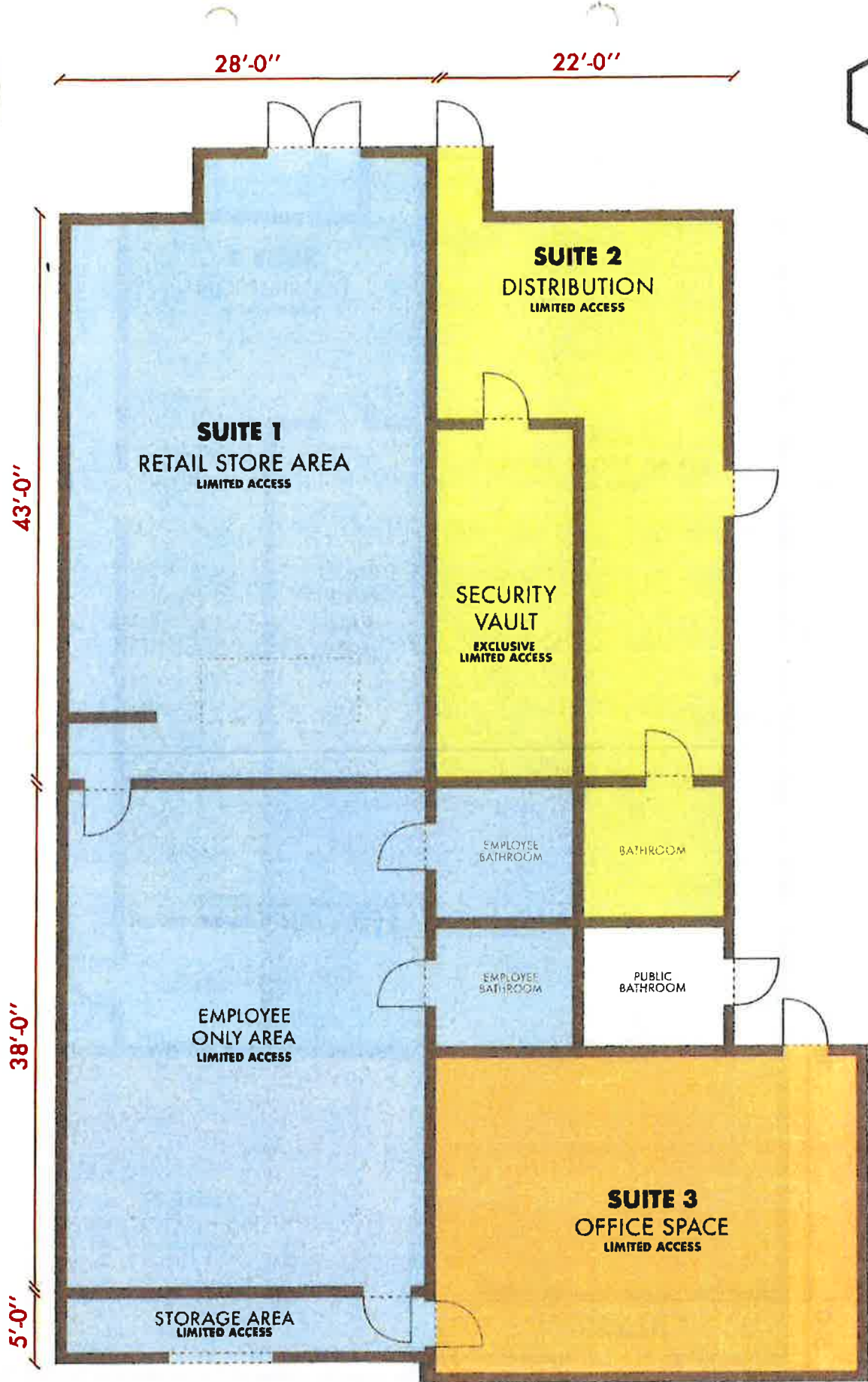
Angel Fernandez (Director)

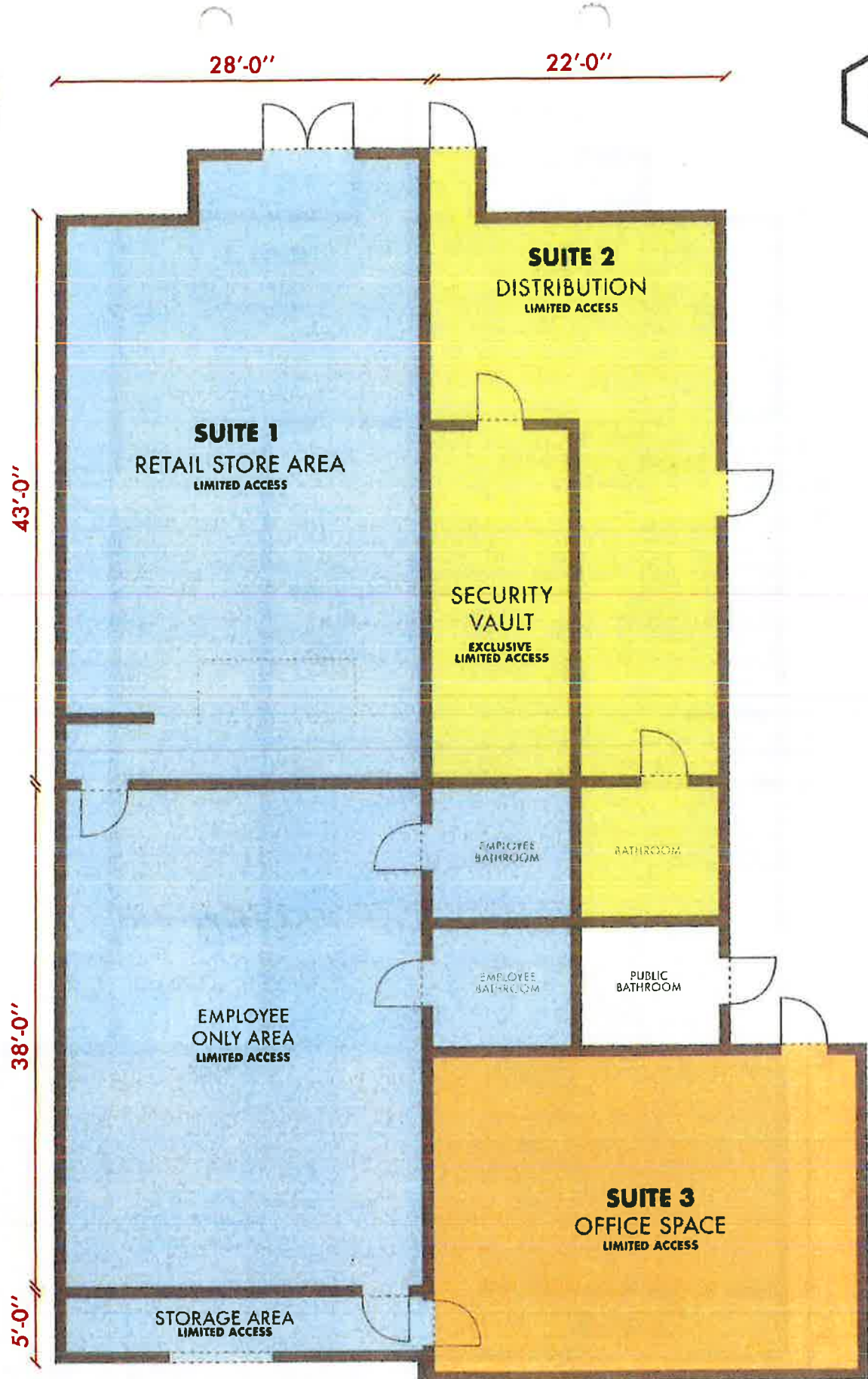
Per:  (SEAL)

RECEIVED
NOV 20 2020
IMPERIAL COUNTY
PLANNING & DEVELOPMENT SERVICES

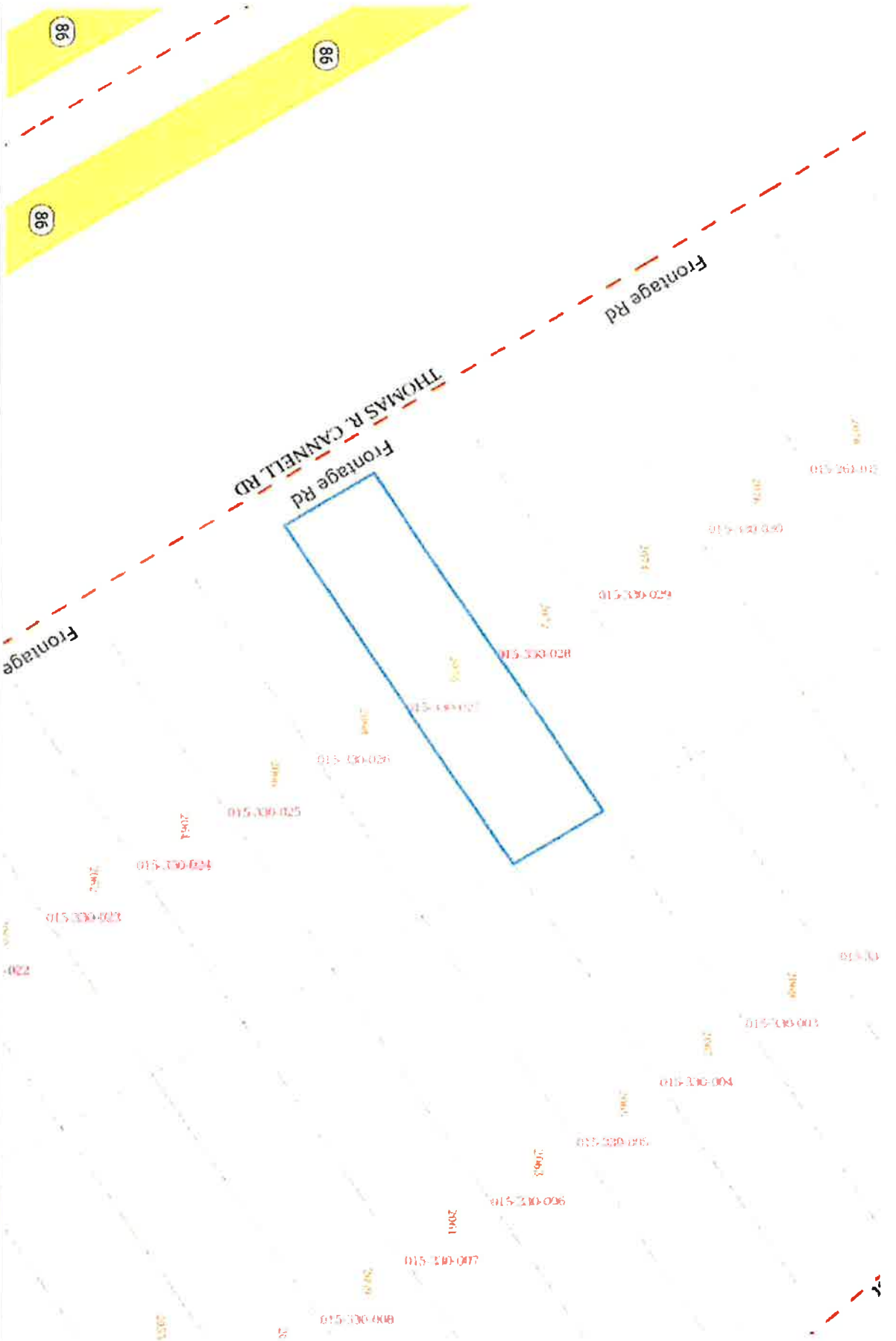
BE BOLD. BE SWIFT

EEC ORIGINAL PKG





2070 Thomas R Cannell Road, Thermal, CA 92274



EEC ORIGINAL PKG

1" = 94 ft	Sub Title	10/30/2020		
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This map may represent a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up to date information.