

**CITY OF MERCED**  
**Planning & Permitting Division**

**STAFF REPORT:** #19-16

**AGENDA ITEM:** 4.4

**FROM:** Kim Espinosa,  
Planning Manager

**PLANNING COMMISSION**  
**MEETING DATE:** June 5, 2019

**PREPARED BY:** Michael Hren, AICP  
Principal Planner

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**SUBJECT:** **Commercial Cannabis Business Permit #18-14R**, initiated by Harvest of Merced, LLC., on a property owned by Stephen G. Tinetti, trustee. This application is a request to permit the operation of a Retail Dispensary, including delivery services, for both medicinal and adult use cannabis and cannabis-related products on a 0.36 acre parcel in the General Commercial (C-G) Zone at 863 W. 15th Street. \*PUBLIC HEARING\*

**ACTION:** Approve/Disapprove/Modify:

1. Provisional Zoning Clearance for 863 W. 15<sup>th</sup> Street as a retail sales dispensary for cannabis and cannabis-related products
2. Commercial Cannabis Business Permit (CCBP) #18-14R

**SUMMARY**

This application is for a permit to utilize the property at 863 W. 15th Street for cannabis-related business activities. The permit seeks to allow Harvest of Merced, LLC. to operate a Retail Dispensary for medicinal and adult use cannabis and cannabis-related products, including delivery services. The project proposes to use and modify an existing building, which has existing access to utilities.

On September 18 and September 19, 2018, the Planning Commission considered and approved CCBP #18-14R at a duly noticed public hearing. That approval was appealed and the City Council reversed the approval at a duly noticed public hearing on October 25, 2018. The City Council remanded the matter back to the Planning Commission for the Planning Commission to determine, and make a finding of fact as to whether the properties located at 732 W. 13th Street, APN 031-313-012 and 760 W. 13th Street, APN 031-313-013, meet the definition of “school” per City of Merced Ordinance #2480, and whether the property located at 863 W. 15th St., identified above, is within 1,000 feet of a school.

The Planning Commission, at a duly noticed public hearing on November 14, 2018, based upon the information in the record, made a determination that both of the properties at 760 W. 13th St. and 732 W. 13th St., more commonly known as the Wolfe Education Center, met the definition of a “school” per Merced Ordinance #2480. Based on that determination, the Planning Commission determined that the property at 863 W. 15th St. is within 1,000 feet of a school. Based on those determinations, the Planning Commission voted 6-0, with one abstention, to deny Commercial Cannabis Business Permit #18-14R for Harvest of Merced.

On December 3, 2018, the City Council heard an appeal to this denial. Included in the points of the appeal was the assertion that a previously undisclosed communication had occurred between a Planning Commissioner and Mr. Tinetti, the owner of the property at 863 W. 15<sup>th</sup> Street, and that this communication made the public hearing held on November 14, 2018, unfair. At the December 3, 2018, meeting, Planning Commission Chairperson Dylina disclosed to the City Council a communication with Mr. Tinetti that he had previously failed to make known. The City Council voted to Reverse the decision of the Planning Commission and remand the matter back to the Planning Commission, for another vote on the matter to be held without Chairperson Dylina participating.

On March 4, 2019, the City Council adopted Ordinance 2498, amending Section 20.44.170 of the Merced Municipal Code which deals with cannabis regulations. 20.44.170(E).3.f.i now provides for an official “List of Schools.” The City’s official List of Schools (Attachment I), includes both parcels comprising the Wolfe Education Center, 732 and 760 W. 13<sup>th</sup> Street.

In order to remedy the distance issue between 863 W. 15<sup>th</sup> Street and the Wolfe Education Center, the property owner of 863 W. 15<sup>th</sup> Street has submitted a Lot Line Adjustment for the property. Additionally, Harvest of Merced has submitted a request for minor modification to their pending application for a Commercial Cannabis Business Permit (Attachment G) reflecting the Lot Line Adjustment. The submittal includes a new site plan (Attachment C), updates to the parking plan and trash enclosure, and a map showing that the distance between the modified 863 W. 15<sup>th</sup> Street and the Wolfe Education Center is greater than 1,000 feet. Staff believes that this modification provides appropriate evidence to give Provisional Zoning Clearance.

Environmental Review #18-27 (Categorical Exemption) was approved at the September 19, 2018, meeting of the Planning Commission, and the Environmental Review was not appealed at the City Council’s October 25, 2018, meeting nor at their December 3, 2018, meeting; no further environmental review pursuant to the California Environmental Quality Act is necessary.

## **RECOMMENDATION**

Planning staff recommends that the Planning Commission approve Commercial Cannabis Business Permit #18-14R (including the adoption of the Resolution at Attachment M), subject to the following conditions:

- \*1) The proposed project shall be constructed/designed as shown on Exhibit 1 (site plan), Attachment C, and Exhibit 2 (floor plan), Attachment D, except as modified by the conditions.
- \*2) All conditions and requirements contained in Merced Municipal Code (MMC) Section 20.44.170/Ordinance #2498 (Attachment J) shall apply. Particular attention shall be paid to MMC 20.44.170(F) “Additional Regulations for Dispensary and Retail Sales of Cannabis” and MMC 20.44.170(G) “Additional Regulations for Commercial Cannabis Delivery Services.”
- \*3) The proposed project shall comply with all standard Municipal Code and Subdivision Map Act requirements as applied by the City Engineering Department.
- \*4) All other applicable codes, ordinances, policies, etc. adopted by the City of Merced shall apply.



- \*5) The developer/applicant shall indemnify, protect, defend (with counsel selected by the City), and hold harmless the City, and any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, developer/applicant shall indemnify, protect, defend (with counsel selected by the City), and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against any governmental entity in which developer/applicant's project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend such governmental entity. City shall promptly notify the developer/applicant of any claim, action, or proceeding. City shall further cooperate fully in the defense of the action. Should the City fail to either promptly notify or cooperate fully, the developer/applicant shall not thereafter be responsible to indemnify, defend, protect, or hold harmless the City, any agency or instrumentality thereof, or any of its officers, officials, employees, or agents.
- \*6) The developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control. State Law shall prevail in regards to cannabis activities as permitted by State Law.
- \*7) The proposed project shall comply with all applicable regulations of the State of California including, but not limited to, those found in the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA).
- \*8) The applicants shall meet the standards of the City of Merced's "Commercial Building Permit Application Submittal Requirements" (Attachment K) at the time of submittal for building permits for tenant improvement.
- \*9) The details of the property's fencing (if any), security, and screening are to meet the approval of the Director of Development Services and Chief of Police prior to the issuance of a Certificate of Occupancy.
- \*10) The applicants shall keep on the premises of the proposed project site a physical copy of the approved plans, to be annotated and updated accordingly with any notes, changes, or requirements determined to be necessary by representatives of the City of Merced or any contractors that the City of Merced may employ for the purpose of site inspections. These plans shall be made available to the City's representatives, employees, agents, inspectors, or contractors upon request.
- \*11) Fire sprinklers shall be modified or installed to accommodate the building configuration and process configuration prior to occupancy if required by the Chief Building Official.
- \*12) Regulatory Fees, as per Resolution #2017-67, are to be paid prior to the issuance of a Certificate of Occupancy and annually thereafter on or before the anniversary date. The Regulatory Fee may be amended from time to time based upon actual costs. The amount

of the fees shall be adjusted annually to account for inflation by using the Consumer Price Index (CPI). In no event shall the fees in any year be less than the preceding year.

- \*13) A Commercial Cannabis Business Permit is valid for one year or until December 31 of each year, unless sooner revoked. Applications for the renewal of a permit shall be filed with the Director of Development Services, in accordance with 20.44.170(L).4, “Commercial Cannabis Business Permit Renewal (All Types)”, at least sixty (60) calendar days before the expiration of the current permit. If the permittee allows their permit to lapse, they shall be required to submit a new application, pay corresponding fees and be subject to all aspects of the selection process.
- \*14) As per Ordinance #2498, the use of vending machines to dispense cannabis is strictly prohibited. Any vending machines on the property must not contain cannabis or cannabis-based products.
- \*15) The applicants shall provide or cause to be provided a trash enclosure on the property such that all waste is securely stored until it is removed from the premises. The details, including elevations, roofing, siting, and orientation of the enclosure, shall be responsive to input from the City’s Department of Public Works, to whom access to this enclosure shall be provided.
- \*16) Key access and/or a Knox Box to the perimeter fence shall be provided to the City of Merced Fire Department, Department of Public Works, and Police Department.
- \*17) As required by Merced Municipal Code Section 17.04.050 and 17.04.060, full public improvements shall be installed/repared if the permit value of the project exceeds \$100,000. Public improvements may include, but not be limited to, repairing/replacing the sidewalk, curb, gutter, and street corner ramp(s), so that they comply with ADA standards and other relevant City of Merced/State standards and regulations.
- \*18) The parking lot shall be repaved and restriped in compliance with the City of Merced’s City Standard Designs.
- \*19) If the applicants are unable to provide a FEMA flood elevation certificate showing that the top of the bottom floor and all equipment are at the required height as to not mandate mitigation measures if applicable, flood mitigation measures shall be required to meet the approval of the City flood plain manager and City Engineer.
- 20) There shall be no shared access to the building sharing a common wall with 863 W. 15th Street. Any existing shared access point must be sealed prior to the issuance of a Certificate of Occupancy.
- 21) The details of the final design of the exterior elevations and any signage shall be approved by Planning staff prior to issuance of a Certificate of Occupancy.

(\*) Denotes non-discretionary conditions.

### **PROJECT DESCRIPTION**

The applicants are proposing to operate a cannabis dispensary business for medicinal and adult-use cannabis and cannabis-related products at 863 W. 15th Street. This application includes delivery services.

**Surrounding Uses**

<b>Surrounding Land</b>	<b>Existing Use of Land</b>	<b>City Zoning Designation</b>	<b>City General Plan Land Use Designation</b>
North	Carwash (across railroad tracks, under construction)	General Commercial (C-G)	General Commercial (CG)
South	Single-Family Residential (across W. 15 <sup>th</sup> St.)	Planned Development #14 (P-D 14)	General Commercial (CG)
East	Warehouses	General Commercial (C-G)	General Commercial (CG)
West	Warehouses	General Commercial (C-G)	General Commercial (CG)

**BACKGROUND**

This application has been given Provisional Zoning Clearance and the applicants have paid the fee for Phase II of the CCBP process. Background checks on all owners have been performed to the satisfaction of the Chief of Police.

**FINDINGS/CONSIDERATIONS:****Wolfe Educational Center**

- A) On March 4, 2019, the City Council adopted Ordinance 2498, amending Section 20.44.170 of the Merced Municipal Code which deals with cannabis regulations. 20.44.170(C).48 now clarifies that, “ ‘School’ means those sites upon which full-time instruction in any of grades K through 12 is provided where the primary purpose is education, as determined in the sole discretion of the City Council, and which are identified as a school on the City’s official ‘List of Schools’ as provided in Section 20.44.170(E)(3)(f)(i). ‘School’ does not include any private site upon which education is primarily conducted in private homes.” The City’s official List of Schools, provided as Attachment I, includes both parcels comprising the Wolfe Education Center, 732 and 760 W. 13<sup>th</sup> Street. Because of this, the Planning Commission will not need to make a determination regarding the Wolfe Education Center’s status as a school.

**General Plan/Zoning Compliance**

- B) The proposed project complies with the General Plan designation of General Commercial (CG) and the zoning designation of General Commercial (C-G) with approval of a Commercial Cannabis Business Permit.

**Land Use Issues**

- C) The subject site is required to be more than 1,000 feet from any schools and more than 600 feet from any day care centers, youth centers, libraries, or public parks that are currently in existence, as per required by Section 11362.768 of the Health and Safety Code and Section 20.44.170(E).3.f of City of Merced Ordinance #2498 for retail cannabis businesses (Attachment J). In order to remedy the distance issue between 863 W. 15th Street and the Wolfe Education Center, the property owner of 863 W. 15th Street has submitted a Lot

Line Adjustment for the property. This adjustment removes approximately 452 square feet from the proposed site of Harvest of Merced, and incorporates that area into 855 W. 15th Street, a property with the same ownership to the east.

Harvest of Merced has submitted a request for minor modification to their application for a Commercial Cannabis Business Permit, shown at Attachment G, in accordance with the process set forth in Merced Municipal Code Section 20.44.170(L).7. This request updates the plan to reflect the Lot Line Adjustment and includes a new site plan, provided as Attachment C, reflecting the modified parcel, updates to the parking plan and trash enclosure, and a map showing that the distance between the modified 863 W. 15<sup>th</sup> Street and the Wolfe Education Center is greater than 1,000 feet. Staff believes that this modification provides appropriate evidence to give Provisional Zoning Clearance.

### **Merit-Based Scoring**

- D) The City Selection Committee, made up of the City Manager, Chief of Police, and Director of Development Services, ranked this application #4 of all retail sales Dispensary applications, with an average score of 95.000. The full scoring sheet for this application is at Attachment F.

### **Proposed Operations**

- E) The applicants propose the operation of a retail sales dispensary for both medicinal and adult-use cannabis and cannabis-related products, including delivery services. Approximately 444 square feet of the building is proposed as the sales area, with another 192 square feet for the lobby. These areas comprise the total of space that would be accessible by members of the public. The remainder of the building is for “back-of-the-house” purposes such as storage and delivery.

### **Traffic/Circulation**

- F) As the project is proposed in an existing building with existing access to the City’s roadway infrastructure, and due to the conformity with the zoning for the site, no concerns related to traffic or circulation have been raised as a result of this project.

### **Parking**

- G) The site plan proposes 11 parking spaces adjacent to 863 W. 15th Street, with one (1) of those being an ADA-compliant space. The 1,800-square-foot building, using the general retail requirements for portions accessible to the public and the warehousing requirements for the portions inaccessible to the public, would require three spaces. The City’s Zoning Code requires one space per 300 square feet for general retail, using a 15% reduction in usable space for hallways and other “non-public” spaces, and one space per 2,000 square feet for warehousing. Therefore, the proposal meets and exceeds the City’s parking requirements.

### **Neighborhood Impact/Interface**

- H) The proposed property is surrounded by industrial and commercial uses to the west, north, and east. To the south of the property, across 15<sup>th</sup> Street, are single-family residences approximately 81 feet away from property line to property line. The project proposes significant upgrades to the property, including robust security; a building that has been vacant for some time represents a potential risk for illegal activities. The project would also improve the parking lot and improve the appearance of the building.

Staff believes that the project will enhance the neighborhood, particularly as it relates to safety and security. Planning staff circulated a public hearing notice in the Merced County Times and mailed the notice to property owners within 300 feet of the subject site at least ten days prior to this public hearing. As of the date that this report was prepared, staff had not received any comments from the community about this project.

### **Elevations/Signage**

- I) Exterior signage shall be limited to one wall sign not to exceed twenty (20) square feet in area. Interior signage or advertising may not be visible from the exterior. No temporary signs including, but not limited to, banners and A-frames, nor window signs are allowed. The details of final elevations and signage shall be approved by Planning staff prior to issuance of a Certificate of Occupancy (Condition #21). Example renderings of the interior of the facility have been provided at Attachment E; these are illustrative and final details will need to be approved by Building staff.

### **Safety/Security**

- J) The applicants' security plan includes the following provisions:
- State-certified uniformed security officers during the hours of required coverage
  - High visibility foot patrol at the serviced location
  - Experienced field supervisors to oversee the operation of the assigned officers during the hours of required coverage
  - Availability of a security consultant when necessary and/or desired by the client
  - Office support for scheduling personnel and advisory needs
  - Police liaisons for the serviced location(s) resulting from arrests or criminal incidents
  - Carefully maintained incident reports, and other such documents or records as required by the client's individual needs
  - Inventory reconciliation: scheduled daily, weekly, semi-annual, and annual reconciliation of inventory with increasing intensity
  - An alarm system that will include:
    - Appropriate equipment, including a centrally monitored fire and burglar alarm system, necessary to monitor activity inside and outside the facility, including:
      - All entrances and exits
      - Rooms with exterior walls or walls shared with other building tenants
      - Rooms containing cannabis and cannabis goods
      - The vault/Rooms containing the vault
      - The security room

- Exterior windows
    - A panic alarm, meaning a silent alarm signal generated by the manual activation of a device intended to signal a robbery in progress
    - Automatic voice dialer
    - Motion detection devices tied to the surveillance monitoring system
    - Failure notification system that signals the alarm-monitoring provider of any system error within a maximum of five minutes
    - A backup battery system that immediately provides power for at least twenty-four (24) hours in the event of a power outage
    - A back-up alarm system that will detect unauthorized entry when no employees should be present at the Facility
      - The back-up alarm system will be provided by a company supplying commercial grade equipment and not the same company supplying the primary security system.
- Access Control equipment that will, at minimum, include:
  - Biometric fingerprint and/or RFID proximity card access control devices for all access points to the dispensary facility and doors entering or exiting a limited access area
  - Backup battery system that immediately provides power for at least twenty-four (24) hours in the event of a power outage
  - Electric strike locks on all doors in the dispensary facility with the ability to override access control for emergency exit even during a power outage
  - System that allows for programming or uploading individual user permissions and allowed entry times, as well as operations-specific information including employee photos
  - System that monitors and records identification of employees or visitors entering and exiting, the date and time of entry and exit, length of time in specific area and any unauthorized access attempts
- Video surveillance cameras that will:
  - Be immobile and in permanent locations
  - Record a minimum twenty (20) frames per second
  - Provide an image resolution of at least D1
  - Have a minimum resolution of 0.9 megapixels (1280 x 720 pixels)
  - Have infrared capabilities to capture images in low or no lighting conditions
  - Have the ability to identify activity occurring within 20' from all points of sale and from all points of ingress/egress to the facility and limited access area
  - Include a digital archiving device and monitors that will each be at least nineteen (19) inches or greater that will be connected to the electronic recording security system at all times

### **Ownership**

- K) Harvest of Merced, LLC. consists of owners who have at least 5% interest in the proposed business. The owners are Steve White (83%), Elizabeth Stavola (5%), Edgar Contreras (5%), and Anna Blazeovich (5%), who have each performed a Live Scan check and have successfully passed a background check to the satisfaction of the Chief of Police. The remaining 2% of ownership is held by a Mr. Brian Vicente. This amount of ownership does not classify Mr. Vicente as an “owner” by the standards defined in City of Merced Ordinance #2480 and thus no background check has been performed on him.

According to the application, the owners have the following relevant experience and qualifications:

- Mr. Steve White founded Harvest in 2012. Beginning with a single dispensary in Tempe, Arizona, Harvest presently holds 26 licenses in seven states, with operating facilities in four of those states (Harvest’s first Pennsylvania dispensary and Ohio cultivation facility are currently under construction and will be operational in 2018). In addition to overseeing medical cannabis license acquisition, facility start-up and operations, and providing guidance on organizational direction and strategy, Mr. White has also been instrumental in navigating state and county level regulatory audits, including, to date, 10 county building safety certificate of occupancy inspections, five county health department inspections, 16 state department of health services inspections, four Americans for Safe Access Patient Focused Certifications, and 14 certified financial audits.

Harvest facilities host monthly support group meetings for individuals suffering from epilepsy, chronic pain, cancer, and PTSD. Under Mr. White’s direction, Harvest has also engaged in a number of community activities and events, including the donation of over \$400,000 to local charitable organizations, veterans, seniors, and patients in need. Mr. White also serves on the board of directors for Harvesting Hope, a 501(c)(3) non-profit organization dedicated to improving quality of life for young children suffering from seizure disorders. To date, Harvesting Hope has raised and distributed nearly \$30,000 and provided services for over one hundred (100) families and their children.

- Ms. Beth Stavola is a female entrepreneur, Chief Operating Officer and Board Member of MPX Bioceutical Corporation, the Founder and CEO of Stavola Medical Marijuana Holdings, Health for Life Inc, GreenMart of Nevada, and CBD For Life. In 2017 Cannabis Business Executive named Ms. Stavola #3 on the “CBE 75 Most Important Women” in cannabis list. She runs a thriving cannabis business, which includes growing, processing, and dispensing operations throughout Arizona, Nevada, Maryland, and Massachusetts.

The current overall operation consists of two Dispensary licenses, two Production licenses, and four Cultivation licenses in the state of Arizona operated under the Health for Life brand; as well as three medical marijuana licenses in Las Vegas, Nevada under the GreenMart of Nevada brand. In the last year the company has expanded to

Maryland managing three dispensary licenses under the Health For Life brand and one production license under MPX, as well to Massachusetts with a fully integrated grow, production, and dispensary license. Her beauty and wellness brand, CBD For Life, provides customers with the benefits of cannabinoids while avoiding unwanted psychoactive effects and can be sold throughout the country.

Ms. Stavola has successfully established the Health for Life brand from inception to significant sales/cash flow within 5 years time and maintains one of the most stellar compliance records in the state of Arizona, receiving a 100% score on the last several state compliance audits. Given this record, Ms. Stavola was able to establish a banking relationship for the business, which is not an easy feat in this industry. Health for Life is one of the most recognized brands of cannabis dispensary, cultivation, and processors in Arizona. Ms. Stavola is also the owner of Melting Point Extracts (MPX), which has become an extremely well-respected and sought after brand in Arizona.

- Ms. Anna Blazeovich has eleven years of prior experience in operating a verified Mutual Benefit Non-Profit Corporation for cannabis in compliance with California law with proof of payment of taxes. Ms. Blazeovich successfully founded and continues to run Therapeutic Health Collective (DBA Stone Age Farmacy). Therapeutic Health Collective is a verified Mutual Benefit Non-Profit Corporation for cannabis that operates in compliance with California law and has proof of payment of taxes. In 2017 for example, the Collective paid the City of Los Angeles \$52,648 in taxes. Therapeutic Health Collective has created 35 jobs in Gardena, California. While the brand began as a verified Mutual Benefit Non-Profit Corporation, it has blossomed into three stores serving both medical patients and recreation customers in two different states.

As a licensed dispensary owner in California and Oregon, Ms. Blazeovich has a decade of experience in regulatory cannabis compliance. The Collective is vertically integrated, meaning it grows the cannabis products it sells. This capability translates into improved pricing for patients and customers while retaining maximum quality. Additionally, being vertically integrated allows for more control throughout the supply chain, which further supports a professional product selection and shelf stock for the consumer. This business resiliency and impeccable compliance standards will be transferred to the Harvest dispensary.

- Mr. Edgar Contreras, a native of Merced, California, has extensive managerial experience with local Merced retail businesses, totaling over three years. He will also serve as the dispensary's Neighborhood Liaison. Mr. Contreras graduated from Merced High School in 1995. After graduating, Mr. Contreras began working at Sweet River Saloon as a dishwasher. Through personal drive and ambition, he was promoted to kitchen manager within a year, managing a staff of twenty people for over four years, where he was responsible for a myriad of supervision duties, including staff scheduling, inventory tracking, and quality control. Mr. Contreras subsequently served as manager of a Dollar Tree retail store, where he was responsible for shipping and receiving goods, customer service, staff scheduling, inventory tracking, and product stocking, all while managing eleven staff members for over two years. He successfully streamlined services to make the business more profitable, resilient, and customer focused.



A passionate advocate for the City of Merced, Mr. Contreras remains an active member of the local community. Mr. Contreras volunteers his time as a high school coach for basketball, football, baseball, and soccer at El Capitan High School. He has a special affinity for mentoring students. He regularly encourages young athletes to believe in their potential, give back to the community, and avoid destructive habits like substance abuse. He will play an integral role in Harvest's drug prevention for youth program.

### **Community Benefits**

L) The Harvest of Merced, LLC. application indicates the following benefits to the community should their application be approved:

- Commitment to set aside at least three percent of yearly net profits for monetary contributions to local charitable organizations.
  - Merced County Food Bank- At least \$10,000 per year
  - United Way of Merced County- At least \$10,000 per year
  - Boys & Girls Club of Merced County- At least \$2,500 per year
  - Challenged Family Resource Center and Golden Valley Health Center- At least \$2,500 per year
- Pledged to chaperone the Challenged Family Resource Center's annual formal dance for developmentally disabled children.
- Customer Volunteer Discount initiative in order to encourage Harvest consumers to give back to their local Merced community. This program will offer a range of discounts on final purchases of cannabis goods to patients and consumers who regularly volunteer at local charitable organizations. Harvest will create a simple form that customers and patients may pick up from the retail facility that will track their volunteer time and include a place for the charitable organization's supervisor to confirm any completed volunteer hours. For the discount, Harvest consumers are not required to complete all of their volunteer hours at one charitable organization. For every five volunteer hours Harvest customers complete and record, the customer will receive a 10% discount on their next two purchases. If a Harvest customer completes ten or more volunteer hours in a month, the Harvest customer will receive a 20% discount on all purchases made for the rest of the month in which the hours were completed. Harvest will never give away cannabis or cannabis goods for free.
- Harvest plans to host free bicycle and wheelchair repair clinics in the spring, summer, and fall months. Harvest will set up temporary wheelchair and bike stands where Harvest employees can perform free tune-ups and replace simple bicycle parts such as tires, tubes, chains, and brake cables. Harvest will operate these services by receiving donations and purchasing parts at-cost from participating local suppliers. Harvest will also have a volunteer sign up document for employees and consumers to commit to help at the clinics. Harvest consumers may volunteer their time making repairs at our temporary wheel and bike stands, which will count toward Harvest's Consumer Volunteer Discount initiative.

- Harvest will offer a 20% discount on final purchases to any customers with a veteran designation as part of our Merced facility's initiative to Heal Our Heroes. As part of this program, Harvest will help customers understand the potential benefits and effects of using cannabis to treat wounds of war like Post Traumatic Stress Disorder (PTSD) and Chronic Traumatic Encephalopathy (CTE). To promote Healing Our Heroes and support California veterans, Harvest will advertise this initiative with local chapters of the American Legion, Veterans of Foreign Wars (VFW), Disabled American Veterans Charity, California National Guard Association, and other active veteran service organizations.
- Harvest's Merced facility will implement the Merced Cares initiative, offering a 20% discount on final purchases to medical patients who are low income. To qualify for the Merced Cares program, patients will be asked to show proof of eligibility in either CalFresh, Medi-Cal, or other comparable qualified assistance program. The State of California recognizes that medical cannabis can provide relief that is, unfortunately, not covered by health insurance as medical cannabis falls outside the traditional healthcare system. This leaves many low-income families scrambling to pay for medicine and pain relief that can alleviate their or a loved one's suffering. Harvest believes no patient or family should be denied access to medicine simply because they cannot afford it.
- Harvest wants the citizens of Merced to know that the unlawful use of cannabis has severe consequences. Although recreational cannabis is legal in the State of California, there are still current penalties for recreational use under the age of twenty-one and medical use without a prescription. To bring awareness of the penalties for unlawful use of cannabis, Harvest would like to partner with the City of Merced Police Department and the Merced County Sheriff's Department to hold community discussions. Harvest would also like to invite local elected officials to participate and let the local police departments set the agenda.
  - During these community discussions, Harvest will solicit feedback from the community. Community feedback is essential to understanding the best way to reach our neighbors. There is a lot of misinformation about the use of cannabis and the consequences of unlawful use. Harvest will promote these community discussions through traditional media and social media. In order to drive attendance to these important events, Harvest will encourage the City of Merced Police Department, the Merced County Sheriff's Department, and local elected officials to promote the community discussions.
  - Harvest hopes to hold these community discussions at a school, so that the youth can have access to this important information. Harvest is prepared and working to facilitate and sponsor that event. These events would be incredibly productive because social media makes students especially vulnerable to misinformation about cannabis and drug use.

### **Modification to Operations**

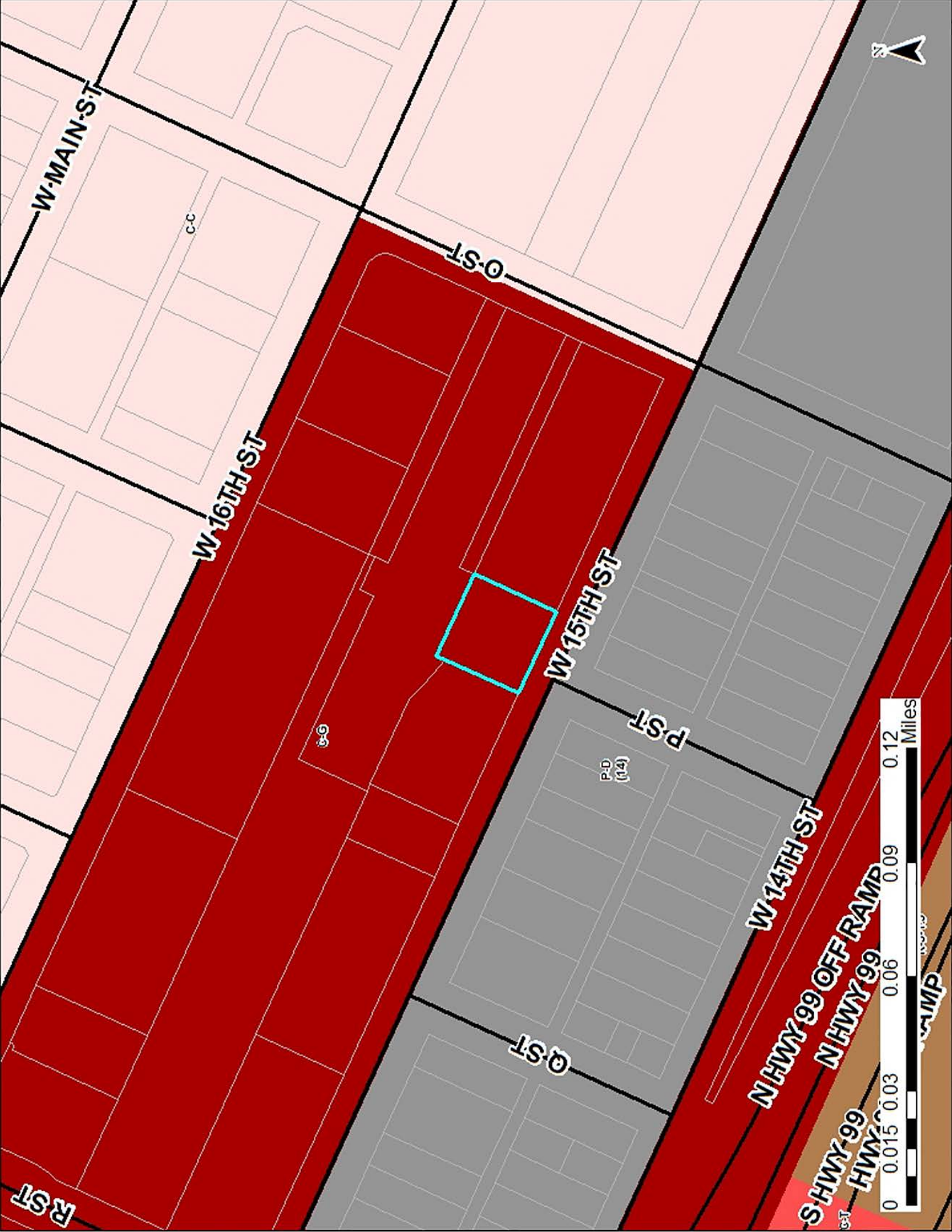
- M) Ordinance 2498 sets forth the process in the City's Municipal Code by which a permitted cannabis business may amend aspects of its operations as pertains to the Commercial Cannabis Business License. Section 20.44.170(L).7 of the Municipal Code lays out the details of this process. Harvest of Merced has submitted an application in accordance with these regulations to modify the site plan in accordance with the Lot Line Adjustment submitted by the property owner (see "Land Use Issues" above for more details).

### **Environmental Clearance**

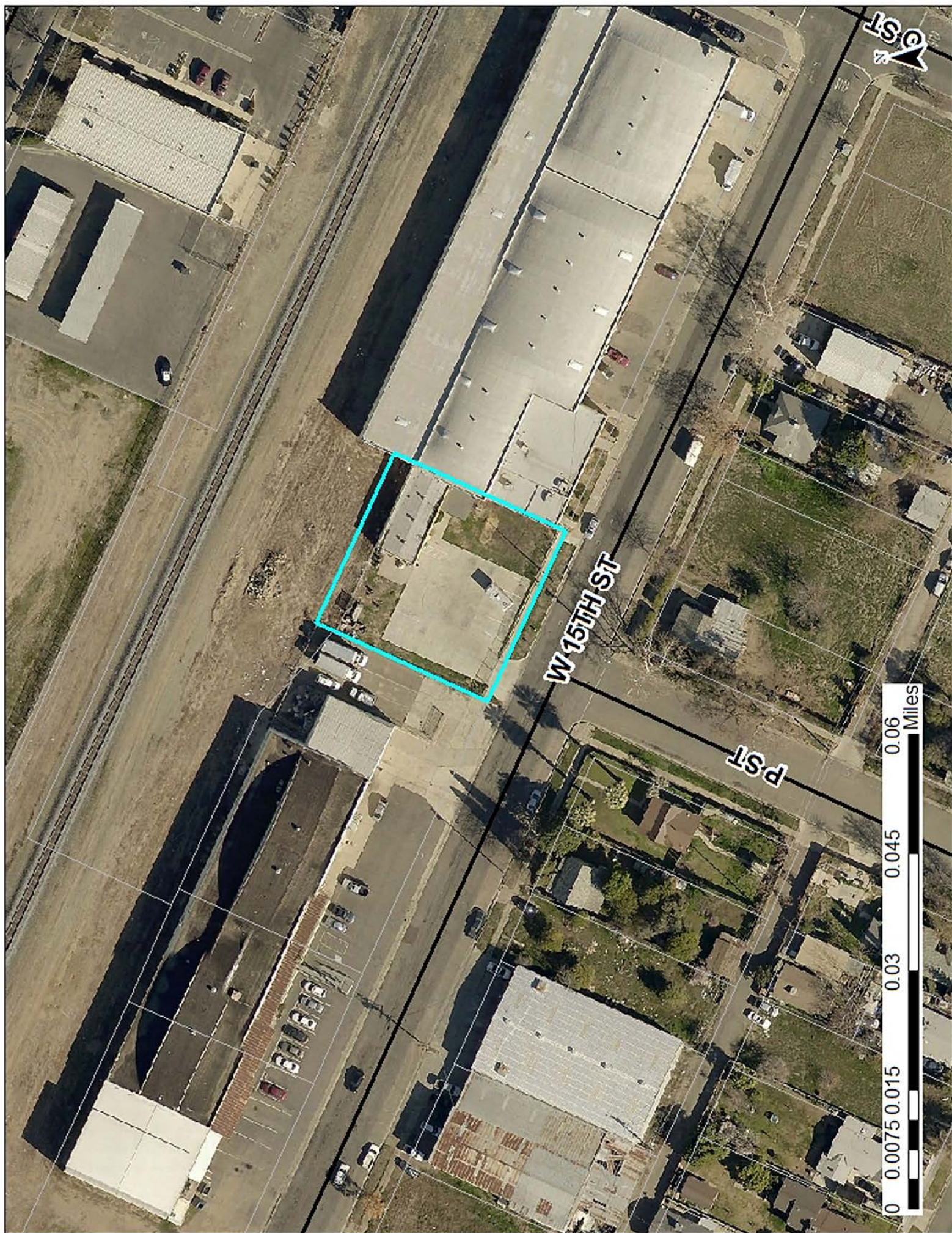
- N) Environmental Review #18-27 (see Attachment L) was performed in accordance with the requirements of the California Environmental Quality Act (CEQA), and a Categorical Exemption (no further environmental review is required) was approved as a result of the September 19, 2018, meeting of the Planning Commission, which was not appealed at the October 25, 2018, meeting of the City Council nor at any other public meeting held by the City of Merced.

### **Attachments:**

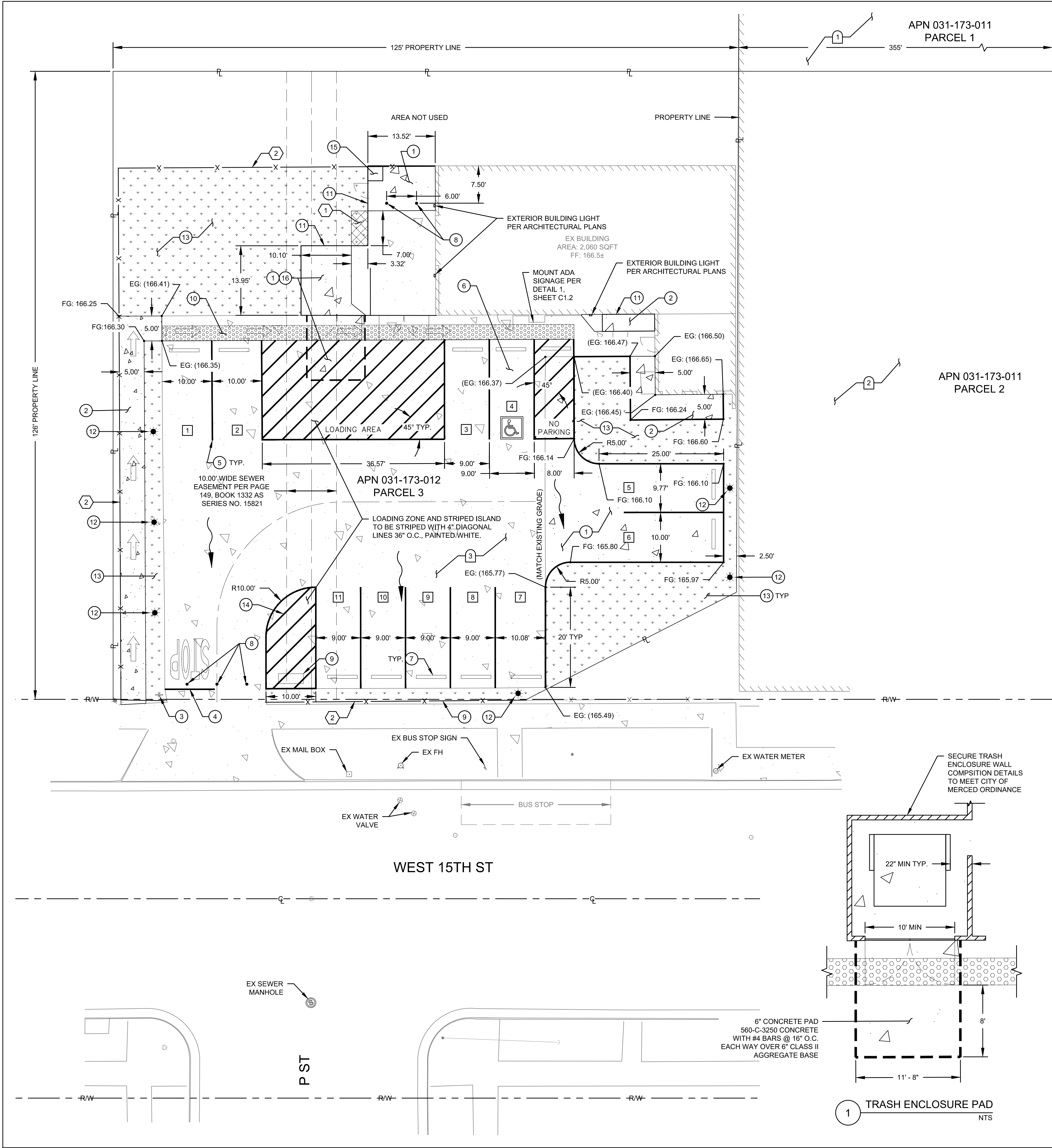
- A) Location Map
- B) Aerial Map
- C) Updated Site Plan
- D) Floor Plan
- E) Renderings of Example Buildout
- F) Merit-Based Scoring Sheet
- G) Harvest of Merced Request for Modification of Application
- H) Photographs of Subject Site
- I) City of Merced Official List of Schools
- J) Ordinance #2498
- K) City of Merced Commercial Building Permit Application Submittal Requirements
- L) Environmental Review #18-27
- M) Draft Planning Commission Resolution Approving CCBP #18-14R











DEMOLITION NOTES:

- 1 SAWCUT AND REMOVE EXISTING CONCRETE PAVEMENT TO LIMITS SHOWN.  
2 DEMOLISH AND DISPOSE OF EXISTING FENCE

CONSTRUCTION NOTES:

- 1 INSTALL CONCRETE PAVEMENT PER DETAIL 2, SHEET C1.2  
2 INSTALL NEW CONCRETE SIDEWALK CITY OF MERCED STANDARD DESIGN SCG-1 (SIDEWALK ONLY, NO CURB AND GUTTER)  
3 INSTALL NEW STOP SIGN PER CITY OF MERCED STANDARD DESIGN TC-4  
4 STRIPE NEW STOP BAR PER CITY OF MERCED STANDARD DESIGN TC-14  
5 STRIPE NEW PARKING STALL 4" WIDE, WHITE  
6 STRIPE NEW ADA PARKING STALL PER DETAIL 1, SHEET C1.2  
7 INSTALL NEW WHEEL STOP PER DETAIL 3, SHEET C1.2  
8 INSTALL NEW 6" STEEL REMOVABLE LOCKING BOLLARD  
9 INSTALL NEW 5' X 3' BOLLARD STORAGE PAD  
10 INSTALL NEW DETECTABLE WARNING STRIPS PER DETAIL 4, SHEET, C1.2  
11 INSTALL NEW WOODFENCE PER ARCHITECTURAL PLANS  
12 INSTALL NEW STREET LIGHT PER ARCHITECTURAL PLANS  
13 INSTALL NEW LANDSCAPING PER LANDSCAPE PLANS  
14 INSTALL NEW PYLON SIGN BASE PER ARCHITECTURAL PLANS  
15 INSTALL NEW CONDENSER PER MECHANICAL PLANS  
16 INSTALL TRASH ENCLOSURE CONCRETE PAD PER DETAIL 1, THIS SHEET

STORMWATER NOTES:

EXISTING IMPERVIOUS AREA: 8,392 SQFT  
NEW IMPERVIOUS AREA: 1,963 SQFT

- LESS THAN 2,500 SQFT ADDITIONAL IMPERVIOUS AREA, POST CONSTRUCTION BMP REQUIREMENTS DO NOT APPLY.
- LID DESIGN MEASURES INCLUDE SITE DRAINAGE TO LANDSCAPING PRIOR TO DISCHARGE TO CURB AND GUTTER.

PARKING NOTES:

11 STANDARD STALLS  
1 ADA COMPLIANT VAN STALL  
12 TOTAL PARKING STALLS  
RATIO (PROVIDED) 6 STALLS PER 1000 SQFT BUILDING AREA

PROPERTY INFORMATION:

- 1 PARCEL 1: SEE SHEET C1.2  
2 PARCEL 2: SEE SHEET C1.2  
3 PARCEL 3: SEE SHEET C1.2

LEGEND

- ↑ ADA PATH OF TRAVEL  
~ STORM WATER SHEET FLOW  
[X] PARKING STALL COUNT  
• PROPOSED LAMP POST  
[Pattern] PROPOSED LANDSCAPING  
[Pattern] PROPOSED CONCRETE  
--- R/W RIGHT OF WAY  
--- CL CENTERLINE  
--- PL PROPERTY LINE

ABBREVIATIONS

(EG: XXX.XX) MATCH EXISTING ELEVATION  
FG: XXX.XX FINISH GRADE ELEVATION  
EG EXISTING GRADE  
EX EXISTING  
FF FINISH FLOOR  
FG FINISH GRADE  
FH FIRE HYDRANT  
OC ON CENTER  
R RADIUS  
R/W RIGHT OF WAY  
SQFT SQUARE FOOT

BASIS OF BEARING

HORIZONTAL CONTROL: CALIFORNIA COORDINATE SYSTEM, NAD83 ZONE3.  
VERTICAL CONTROL: CITY OF MERCED VERTICAL NETWORK. 1" BRASS DISK FOUND AT THE SOUTHEAST CORNER OF 16TH STREET AND R STREET.

SEAL



10			
09			
08			
07			
06			
05			
04			
03	For Permil	K.P.	04-16-2019
02	For Bids	K.P.	03-29-2019
01	For Client Coordination	K.P.	03-20-2019
NO.	DESCRIPTION	VER. BY	DATE (MM-DD-YY)
ISSUES			

CLIENT

HARVEST

PROJECT

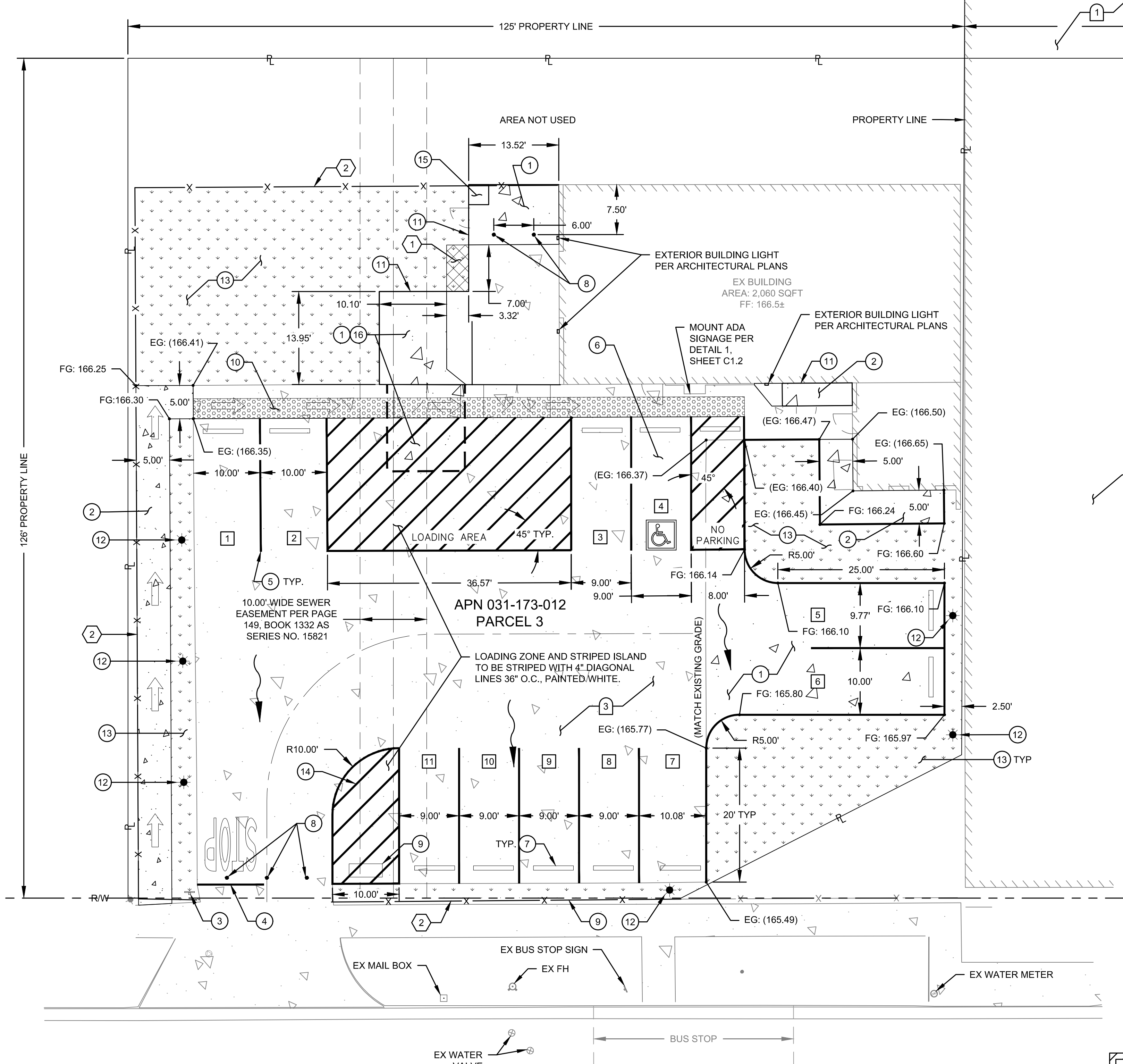
MERCED  
863 WEST 15th STREET  
MERCED, CALIFORNIA  
95340

DRAWING

CIVIL SITE AND PRECISE GRADING PLAN

DRAWN BY  
E.M.  
SCALE  
1" = 10'  
DATE LAST MODIFIED  
05-30-2019

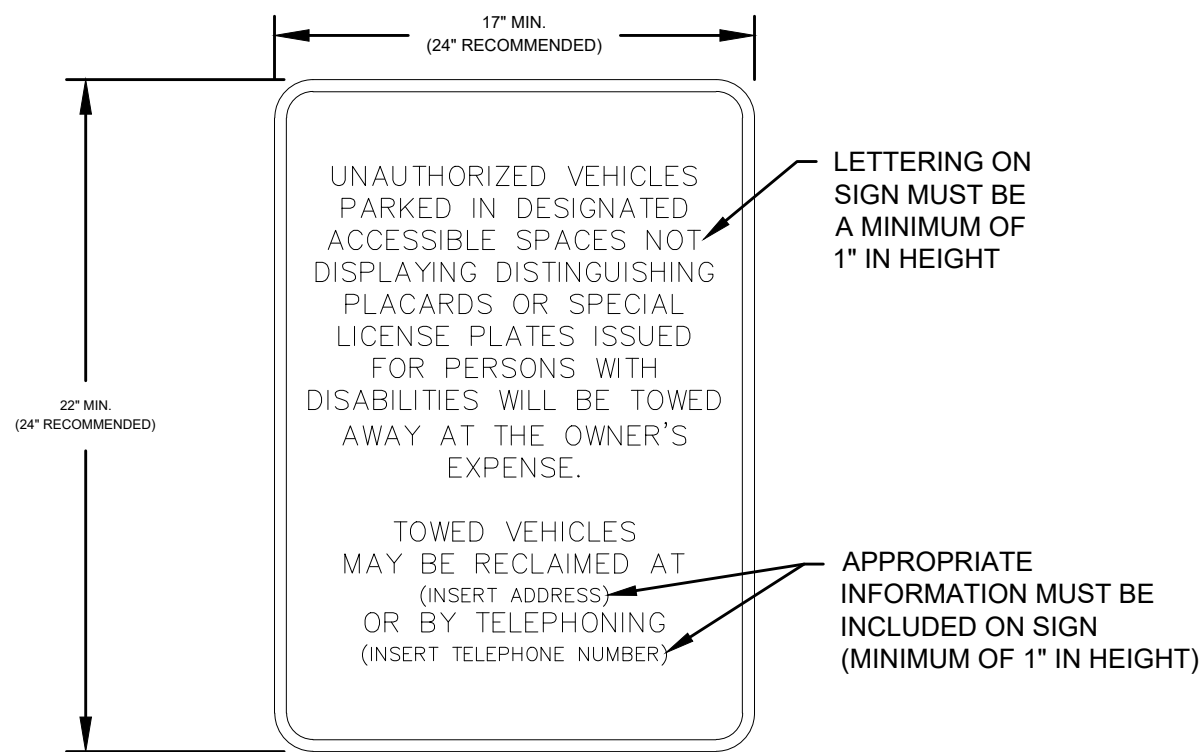
C1.1



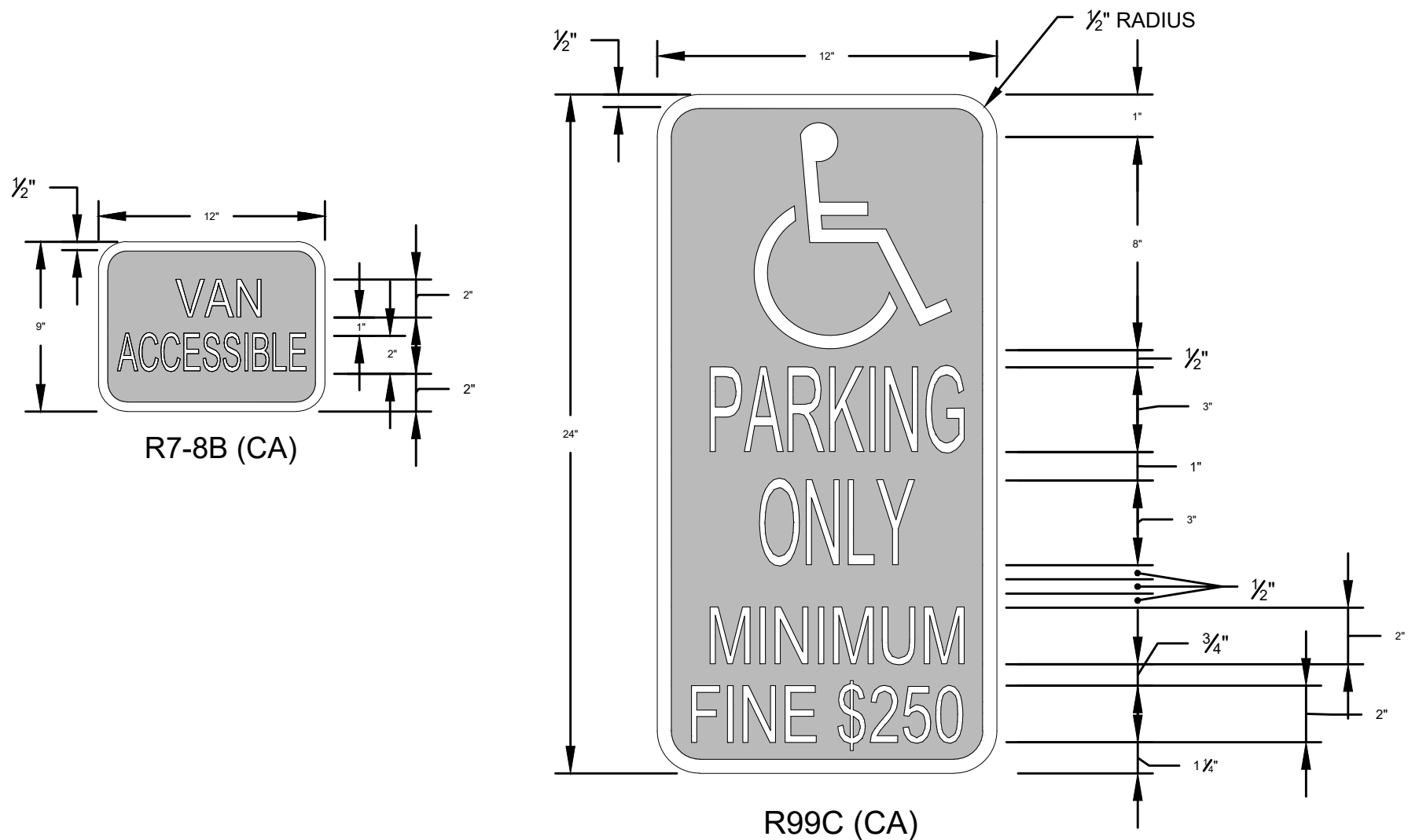


SIGNAGE NOTES:

- PARKING SIGNS SHALL BE PLACED SO THAT THEY ARE VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS WHEN THE VEHICLE IS PARKED PROPERLY.
- WHEN POSTED IN A PATH OF TRAVEL, THE BOTTOM OF THE SIGN SHALL BE MOUNTED 80" ABOVE THE FINISH GRADE.
- SIGNS MAY BE CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AND INSTALLED AS TO NOT BE OBSCURED BY A PARKED VEHICLE IN THE SPACE.
- CHARACTERS SHALL BE SANS SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.

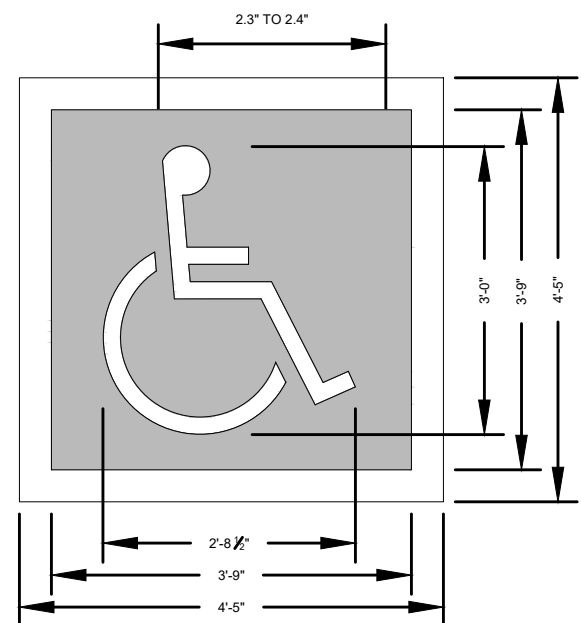


TOW AWAY SIGN



ISA SYMBOL NOTES:

- INTERNATIONAL SYMBOL OF ACCESSIBILITY PAVEMENT SYMBOL SHALL BE PAINTED WHITE ON BLUE BACKGROUND
- BLUE COLOR TO MATCH COLOR A 15090 IN THE FEDERAL STANDARD 595A AS SPECIFIED IN SECTION 522(B)2.
- ISA SYMBOL SHALL BE LOCATED A MINIMUM OF 6-INCHES FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACES AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE.

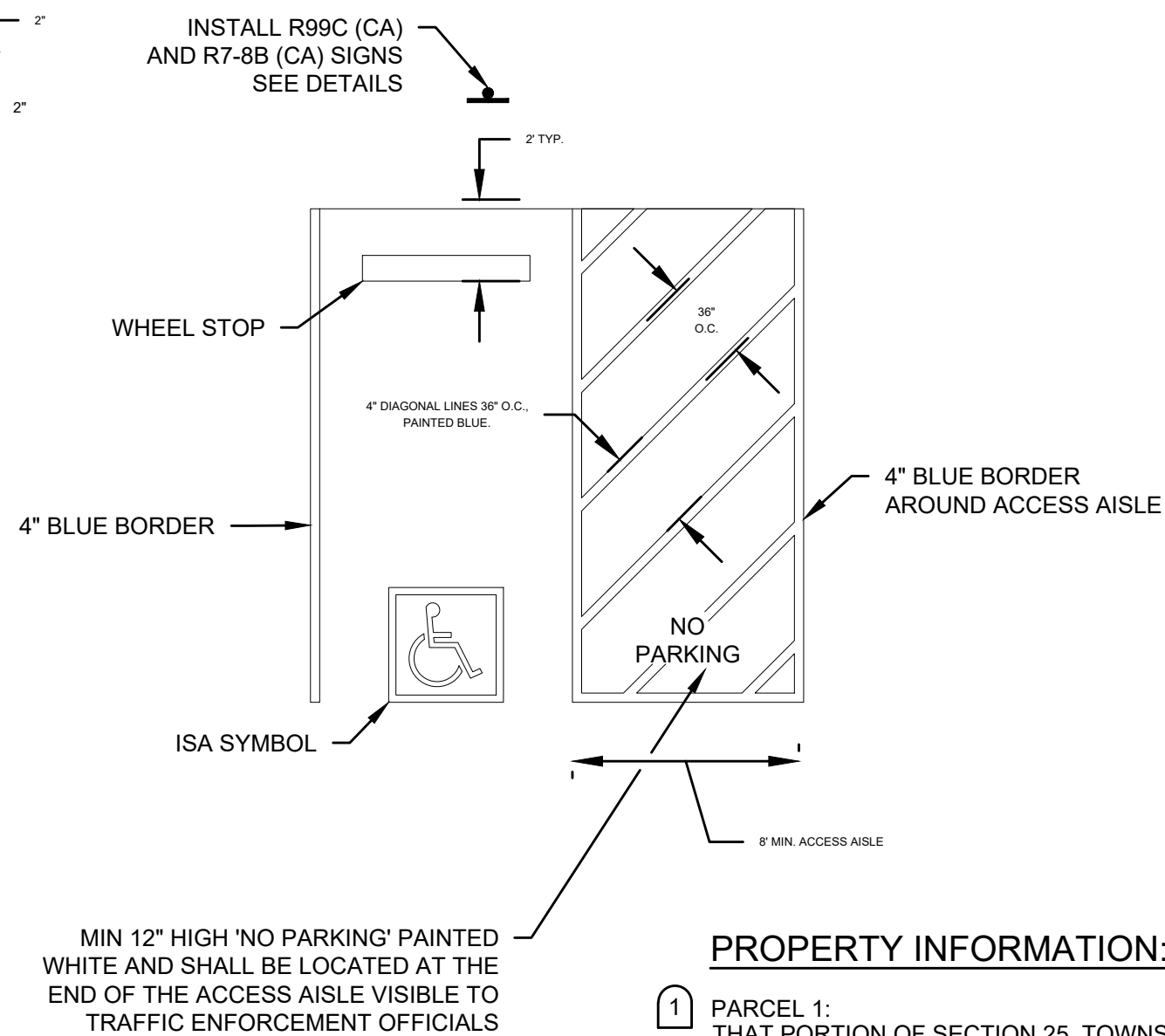


ISA SYMBOL

1 ADA STRIPING AND SIGNAGE NTS

ADA NOTES:

- SLOPE SHALL NOT EXCEED 1.5% IN ANY DIRECTION OF PARKING STALL OR ACCESS AISLE
- IN DOUBLE PARKING STALLS VAN ACCESSIBLE STALL SHALL BE PLACED ON THE LEFT SIDE OF THE ACCESS AISLE FOR PASSENGER UNLOADING
- EACH ACCESSIBLE PARKING SPACE SHALL BE LOCATED SO PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKING SPACES OTHER THAN THEIR OWN.
- THE ACCESS AISLE SHALL BE CONNECTED TO AN ACCESSIBLE ROUTE.
- IN EACH PARKING AREA, A WHEEL STOP SHALL BE PROVIDED TO PREVENT VEHICLES FROM OBSTRUCTING THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES.
- A TOW AWAY SIGN SHALL BE INSTALLED AND VISIBLE AT EACH ENTRANCE TO THE OFF STREET PARKING FACILITY OR IMMEDIATELY ADJACENT TO THE ACCESSIBLE PARKING SPACE SEE DETAIL



PROPERTY INFORMATION:

- 1 PARCEL 1: THAT PORTION OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 13 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF 15TH STREET WITH THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF "O" STREET, THENCE NORTH 24° 39' EAST, ALONG SAID PROLONGATION, 126.0 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT 94.0 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE ORIGINAL LOCATED CENTER LINE OF THE MAIN TRACK (LATHROP TO FRESNO) OF THE SOUTHERN PACIFIC TRANSPORTATION COMPANY, AND THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED; THENCE NORTH 65° 21' WEST, ALONG SAID PARALLEL LINE, 355.0 FEET; THENCE NORTH 24° 39' EAST, 22.0 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 72.0 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID ORIGINAL LOCATED CENTER LINE, THENCE SOUTH 65° 21' EAST, ALONG LAST SAID PARALLEL LINE, 355.0 FEET TO SAID NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF "O" STREET, THENCE SOUTH 24° 39' WEST, ALONG SAID PROLONGATION, 22.0 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY LYING BELOW A DEPTH OF FIVE HUNDRED (500) FEET MEASURED VERTICALLY FROM THE CONTOUR OF THE SURFACE THEREOF AS RESERVED BY SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION IN THAT CERTAIN DEED RECORDED SEPTEMBER 28, 1970 IN BOOK 1836, PAGE 921, MERCED COUNTY RECORDS.

ASSESSOR'S PARCEL NO.: 031-173-011-000 (PORTION OF)

- 2 PARCEL 2: THAT PORTION OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 13 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF 15TH STREET WITH THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF "O" STREET IN SAID CITY OF MERCED; THENCE NORTH 24° 39' EAST ALONG SAID PROLONGATION OF SAID LINE OF "O" STREET, 126.0 FEET TO A POINT IN THE LINE PARALLEL WITH THE DISTANT 94.0 FEET SOUTHWESTERLY, AT RIGHT ANGLES, FROM THE ORIGINAL LOCATED CENTER LINE OF THE MAIN TRACK OF THE CENTRAL PACIFIC RAILWAY COMPANY; THENCE NORTH 65° 21' WEST, ALONG SAID PARALLEL LINE 480.0 FEET; THENCE SOUTH 24° 39' WEST, 126.0 FEET TO A POINT IN SAID NORTHEASTERLY LINE OF 15TH STREET; THENCE SOUTH 65° 21' EAST, ALONG LAST SAID LINE OF 15TH STREET, 480.0 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTHWESTERLY 125 FEET (MEASURED ALONG THE NORTHEASTERLY AND SOUTHWESTERLY LIENS) OF THE ABOVE DESCRIBED TRACT OF LAND.

TOGETHER WITH THE FOLLOWING:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF 15TH STREET, SAID POINT BEING 125.0 FEET SOUTHEASTERLY FROM THE SOUTHWESTERLY CORNER OF SAID PARCEL THREE; THENCE ALONG SAID NORTHEASTERLY LINE OF SAID 15TH STREET, NORTH 65°21' 00" WEST, A DISTANCE OF 42.03 FEET; THENCE LEAVING SAID NORTHEASTERLY LINE NORTH 87°33' 30" EAST, TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 47.21 FEET; THENCE ALONG SAID EASTERLY LINE SOUTH 24°39' 00" WEST, A DISTANCE OF 21.50 FEET, TO THE POINT OF BEGINNING.

CONTAINING: 1.22 ACRES, MORE OR LESS

ASSESSOR'S PARCEL NO.: 031-173-011-000 (PORTION OF)

- 3 PARCEL 3: THAT PORTION OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 13 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF 15TH STREET WITH THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF "O" STREET IN THE CITY OF MERCED; THENCE NORTH 24° 39' EAST ALONG SAID PROLONGATION OF SAID LINE OF "O" STREET, 126.0 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANT 94.0 FEET SOUTHWESTERLY, AT RIGHT ANGLES, FROM THE ORIGINAL LOCATED CENTER LINE OF MAIN TRACK OF THE CENTRAL PACIFIC RAILROAD COMPANY; THENCE NORTH 65° 21' WEST, ALONG SAID PARALLEL LINE 480.0 FEET; THENCE SOUTH 24° 39' WEST, 126.0 FEET TO A POINT IN SAID NORTHEASTERLY LINE OF 15TH STREET; THENCE SOUTH 65° 21' EAST, ALONG SAID LINE OF 15TH STREET, 480.0 FEET TO THE POINT OF BEGINNING.

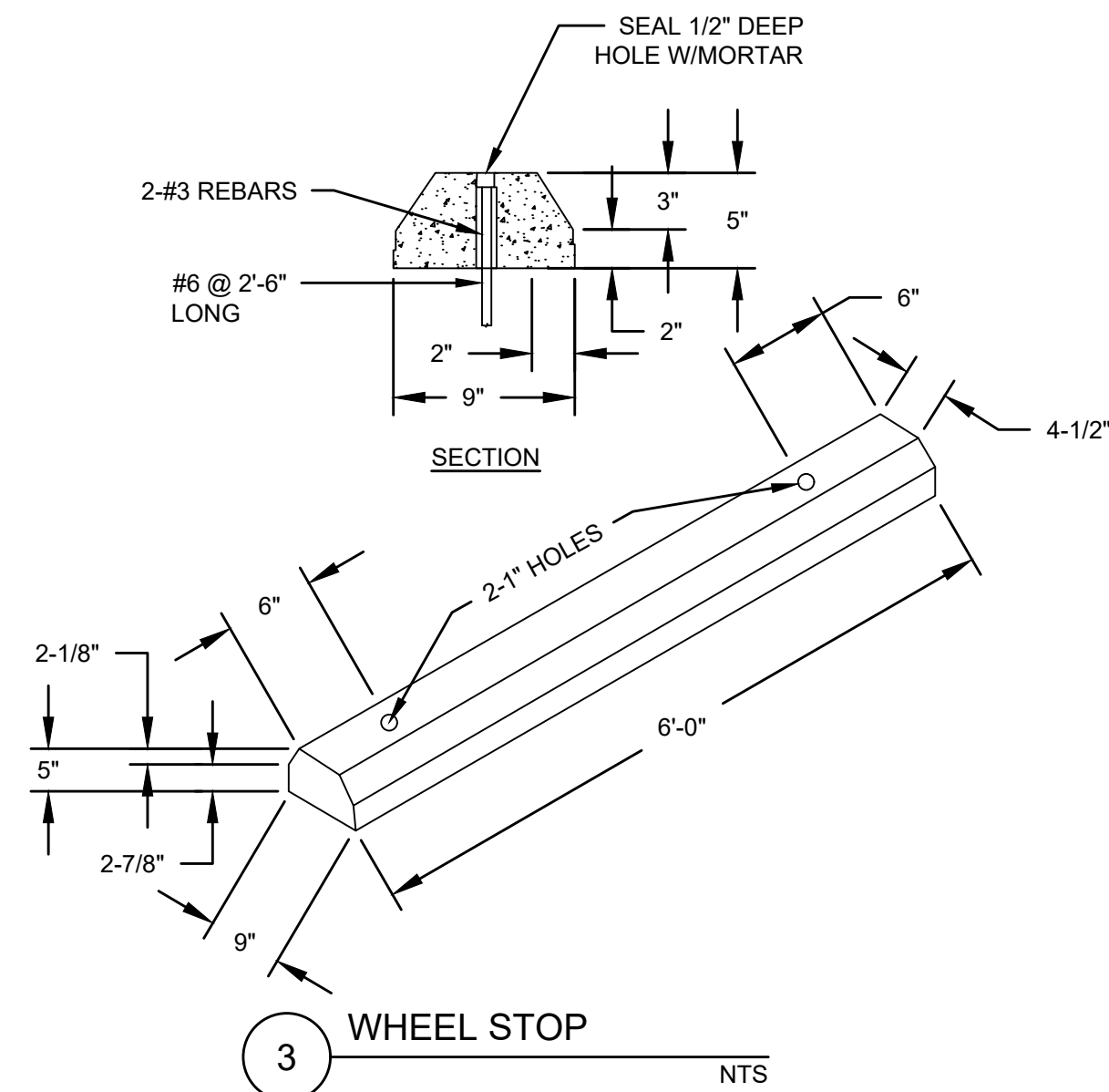
EXCEPTING THEREFROM THE SOUTHEASTERLY 355 FEET THEREOF.

FURTHER EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF 15TH STREET, SAID POINT BEING 125.0 FEET SOUTHEASTERLY FROM THE SOUTHWESTERLY CORNER OF SAID PARCEL THREE; THENCE ALONG SAID NORTHEASTERLY LINE OF SAID 15TH STREET, NORTH 65°21' 00" WEST, A DISTANCE OF 42.03 FEET; THENCE LEAVING SAID NORTHEASTERLY LINE NORTH 87°33' 30" EAST, TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 47.21 FEET; THENCE ALONG SAID EASTERLY LINE SOUTH 24°39'00" WEST, A DISTANCE OF 21.50 FEET, TO THE POINT OF BEGINNING.

CONTAINING: 0.35 ACRES, MORE OR LESS

ASSESSOR'S PARCEL NO.: 031-173-012-000 (PORTION OF)



SEAL



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03	For Permit	K.P.	04-16-2019
02	For Bids	K.P.	03-29-2019
01	For Client Coordination	K.P.	03-20-2019
NO.	DESCRIPTION	VER. BY	DATE (MM-DD-YY)

ISSUES

CLIENT

HARVEST

PROJECT

MERCED  
863 WEST 15th STREET  
MERCED, CALIFORNIA  
95340

HVMC-02-01

DRAWING

CIVIL DETAILS

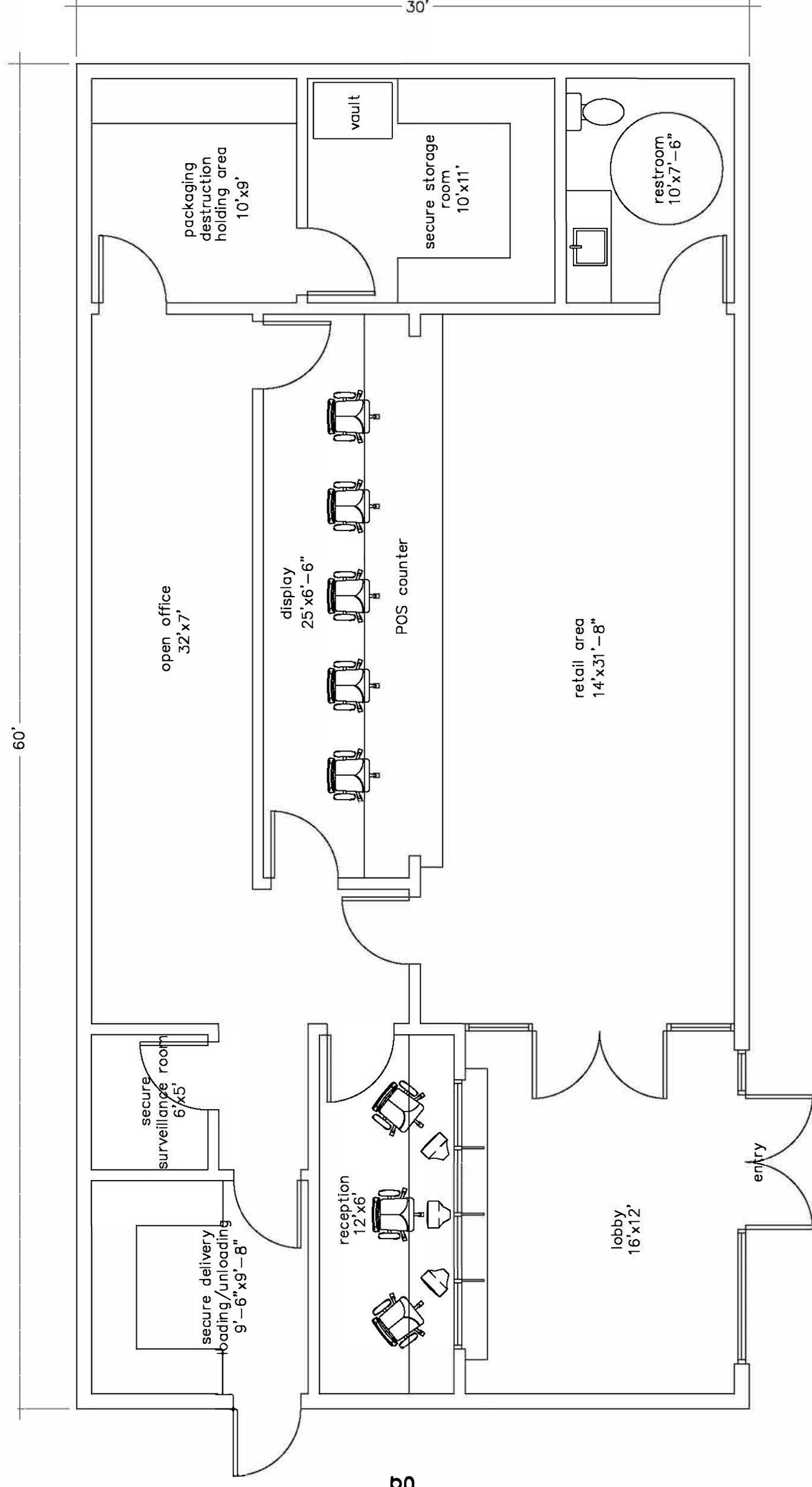
DRAWN BY E.M.	PAGE
SCALE 1" = 10'	C1.2
DATE LAST MODIFIED 05-30-2019	

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# Harvest of Merced Floor Plan



Delivery Parking  
(See Site Plan)

Parking Lot  
(See Site Plan)

FLOOR PLAN  
SCALE: 3/16"=1'-0"

863 W 15th Street  
Merced, CA 95340  
Parcel Number: 031173012000

## NON-LIMITED ACCESS AREAS

### LOBBY

The lobby will be the sole entrance to the dispensary facility that will be accessible to persons who are not authorized employees of Harvest. In this lobby consumers, visitors, contractors, and members of the Bureau, law enforcement, or other relevant state and local authorities will check-in with the Security Guard on duty before being granted access to any other area of the dispensary facility. Identification for all visitors will be checked to ensure that only qualified individuals are allowed access to the separate, locked retail area where cannabis products are displayed and sold.



*Example of fully constructed Harvest Lobby Area*

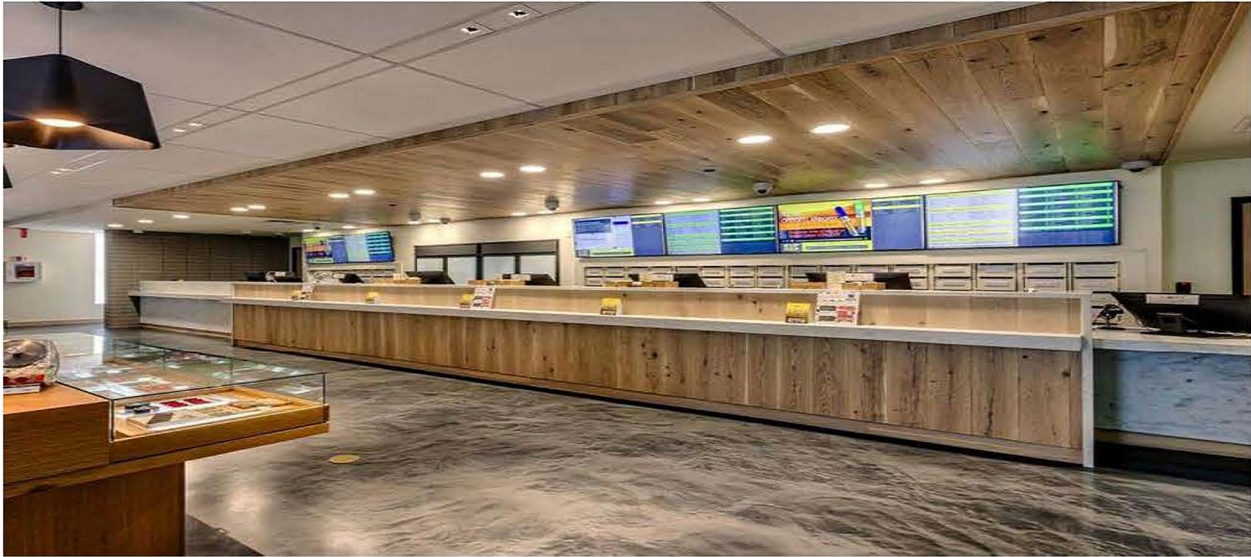
Patrons will only be granted access to the retail area after Harvest has verified that the consumer is at least twenty-one (21) years of age and has a valid proof of identification or that the individual is at least eighteen (18) years of age, has valid proof of identification, and a valid physician's recommendation for themselves or for a person for whom they are a primary caregiver. Valid proof of identification will clearly indicate the age or birthdate of the consumer or caregiver, as described in the Security section of this application. Individuals will not be permitted to remain on the premises if they will not be engaging in express activity related to the operations of Harvest.

### RETAIL AREA

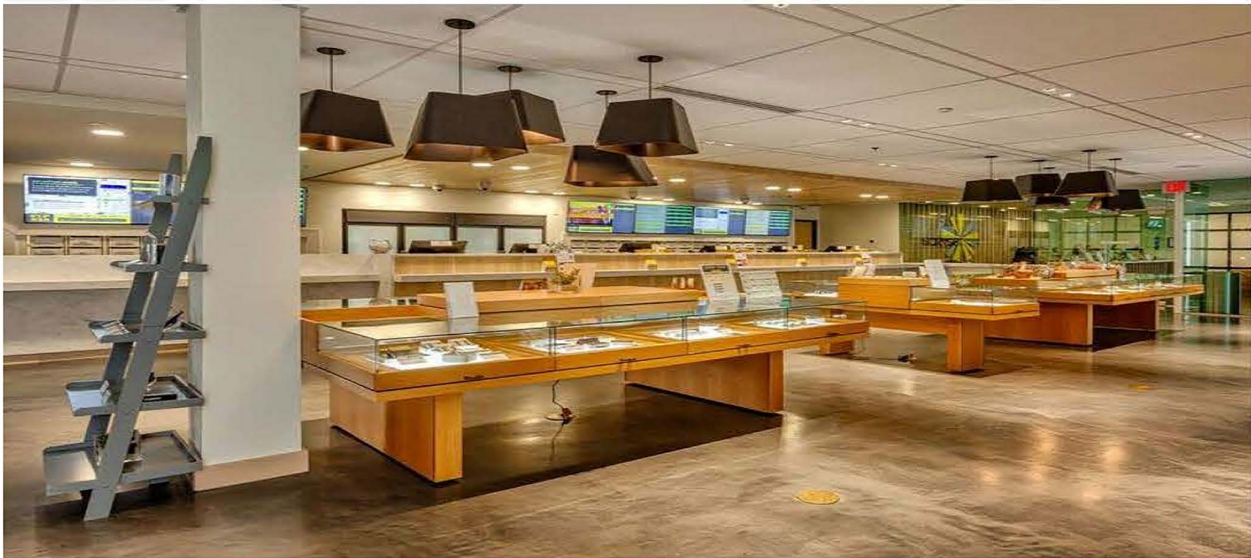
Cannabis and cannabis goods will be sold and displayed behind the sales counter in the Retail Area. This area will be accessible to employees, verified consumers, authorized representatives of the Bureau and other government officials, and authorized tradespeople when necessary to perform their job duties. At least one (1) Harvest Wellness Representative or other employee will be physically present in the retail area at all times when consumers or other authorized individuals are in the retail area. Our policy is to require at least one (1) Wellness



Representative for every two patrons in the Retail Area. After a patron purchases their cannabis goods, they will be required to immediately leave the retail area.



*Examples of fully constructed Harvest Retail Area*



## EQUIPMENT STORAGE AREA

The dispensary facility includes a 16 foot x 16 foot accessory building structure. This building will remain on the property and part of the premises and be used for the storage of equipment, utensils, and cleaning supplies. Under no circumstances will cannabis be stored or possessed in the equipment storage area.

**City of Merced**  
**Merit Based Selection Criteria for Commercial Cannabis Business Permits**  
**Scoring for CCBP #18-14R ("Harvest of Merced") at 863 W 15th**

<u>Description of Criteria:</u>	<u>Selection Committee Scores</u>		
	<u>Points Possible</u>	<u>Reviewer #1</u>	<u>Reviewer #2</u>
<b>Section 1: Prioritize Medicinal Cannabis Access</b>			
a) Proposal for combined medicinal/adult use dispensary	4	4	4
b) Proposal for medicinal only dispensary	3	0	0
c) Proposal for non-medicinal/adult use dispensary only	0	0	0
d) Proposal includes Delivery Services	2	2	2
<b>Section 1: Sub-Total of Points Possible</b>	<b>6</b>	<b>6</b>	<b>6</b>
<b>Section 2: Geographical Preference/Neighborhood Relations</b>			
a) Proposed locations is within 1,200 feet of local public transportation	1	1	1
b) Proposal includes a process and schedule for at least two public outreach meetings per year that meet City approval	2	2	2
c) Business plan includes a schedule for communication and receiving feedback from all entities within 300 feet of the business at least two times a year	2	2	2
d) Proposal includes the appointment of an employee as a designated liaison with the neighborhood	1	1	1
e) Designated liaison employee is a City resident	1	1	1
<b>Section 2: Sub-Total of Points Possible</b>	<b>7</b>	<b>7</b>	<b>7</b>
<b>Section 3: Facility Plan</b>			
a) Business is formally associated with a non-retail cannabis or non-cannabis-related business in the City of Merced	2	2	2
b) Proposal includes daily inspection to ensure maintenance of the interior and exterior of the facility (i.e. free of trash, graffiti, etc.)	2	2	2
c) Location exceeds City parking requirements by 10% or more	1	1	1
d) Business is open more than five days a week at least 6 hours per day	1	1	1
e) Location exceeds minimum disabled parking requirements by 100% or more	1	1	1
f) Location is within an existing building or facility with an ability to be open for business within 6 months of approval of the CCBP by the City	1	1	1
<b>Section 3: Sub-Total of Points Possible</b>	<b>8</b>	<b>8</b>	<b>8</b>

**City of Merced**  
**Merit Based Selection Criteria for Commercial Cannabis Business Permits**  
**Scoring for CCBP #18-14R ("Harvest of Merced") at 863 W 15th**

Selection Committee Scores				
<u>Description of Criteria:</u>	<u>Points Possible</u>	<u>Reviewer #1</u>	<u>Reviewer #2</u>	<u>Reviewer #3</u>
<b>Section 4: Standards and Procedures for the Safe Operation of Facilities:</b>				
a) Proposal includes documented employee safety training program	1	1	1	1
b) Proposal includes documented employee cannabis educational training program	1	1	1	1
c) Business Plan includes enhanced security measures, including at least three of the following: panic buttons, dye packets, bulletproof window film (with break strength of 400 lbs. per inch or better), a UL-approved safe with a fire rating that is 2-hour 1700 degrees F or better with a complex locking device; motion sensing lighting; or other enhanced security measures acceptable to the City. (0 to 4 points to be awarded at the discretion of the City Selection Committee.)	0 to 4	4	4	4
d) Proposal includes climate controlled environment	1	1	1	1
e) Proposal includes plan for disposal of all solid waste based on best practices of State	1	1	1	1
f) Proposal includes a comprehensive documented process for 24-hour minimum response time to cannabis product recall notifications	2	2	2	2
g) Proposal includes more than one on-site security guard during business hours	2	2	2	2
h) Proposal includes plans and procedures for how all cannabis products on the premises or held by the applicant have met the testing requirements as defined by the State	1	1	1	1
i) Proposal includes a separate lobby area where identification is checked to ensure that only qualified individuals gain access to separate, locked areas where cannabis products are displayed	2	2	2	2
j) Proposal includes electronic storage of required records of sales, delivery manifests, patient information (if medicinal and required by State), inventory, etc., which can be provided to City personnel upon request	2	2	2	2
k) Proposal includes participation in web-based public safety application or equivalent that provides law enforcement with confirmation of local and state licenses	1	1	1	1
l) Proposal includes any proposed "green" business practices relating to energy and climate, water conservation, and materials/waste storage	1	1	1	1
m) Proposal includes secured loading/unloading area for deliveries	1	1	1	1
<b>Section 4: Sub-Total of Points Possible</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>

**City of Merced**  
**Merit Based Selection Criteria for Commercial Cannabis Business Permits**  
**Scoring for CCBP #18-14R ("Harvest of Merced") at 863 W 15th**

Selection Committee Scores				
<u>Description of Criteria:</u>	<u>Points Possible</u>	<u>Reviewer #1</u>	<u>Reviewer #2</u>	<u>Reviewer #3</u>
<b>Section 5: Prior Experience in Business Ownership and Management</b>				
a) Combined prior experience of proposed owners is more than 3 years of verified successful management of any non-cannabis legal retail facility	2	2	2	2
b) Combined prior experience of proposed owners is more than 1 year and up to 3 years with a verified Mutual Benefit Non-Profit Corporation for cannabis in compliance with California law and with proof of payment of taxes	2	2	2	2
c) Combined prior experience of proposed owners is more than 3 years and up with a verified Mutual Benefit Non-Profit Corporation for cannabis in compliance with California law and with proof of payment of taxes	3	3	3	3
d) Above prior experience was obtained within the City or County of Merced	3	3	3	3
e) Above prior experience was obtained within 100 miles of the City of Merced	1	1	1	1
<b>Section 5: Sub-Total of Points Possible</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>
<b>Section 6: Qualifications of Principals/Business Plan</b>				
a) At least one owner is a military veteran with an honorable discharge	1	0	0	0
b) At least one owner is a full-time resident of the County of Merced	1	1	1	1
c) At least one owner is a full-time resident of the City of Merced	2	2	2	2
d) Does the business qualify as a Disadvantaged Business Enterprise (DBE) as defined by the U.S. Department of Transportation?	1	0	0	0
e) Does the business have documented proof of access to at least \$150,000 in capital (or enough capital to pay all startup costs plus at least 3 months of operating costs)?	3	3	3	3
f) Does the business have documented proof of access to at least \$300,000 in capital (or enough capital to pay all startup costs plus at least 6 months of operating costs)?	3	3	3	3
g) Business Plan contain a valid pro forma for at least 3 years of operation	2	2	2	2
h) Business has documented agreements with cannabis distributors to supply products to their business	2	2	2	2
<b>Section 6: Sub-Total of Points Possible</b>	<b>15</b>	<b>13</b>	<b>13</b>	<b>13</b>



**City of Merced**  
**Merit Based Selection Criteria for Commercial Cannabis Business Permits**  
**Scoring for CCBP #18-14R ("Harvest of Merced") at 863 W 15th**

Selection Committee Scores				
Description of Criteria:	Points Possible	Reviewer #1	Reviewer #2	Reviewer #3
Section 7: Employee & Public Relations				
a) The business promotes local hiring or provides incentives for City/County of Merced residents to work with the business	2	2	2	2
b) The business provides employee health benefits for all employees	2	2	2	2
c) The business employs more than 5 people full-time, not counting the owners or security personnel	2	2	2	2
d) Proposal includes an ongoing public information program to inform City residents of cannabis issues and proper/safe/legal use of cannabis products	2	2	2	2
Section 7: Sub-Total of Points Possible	8	8	8	8
Section 8: Community Benefits				
a) Proposal includes benefits to the community, such as defined monetary contributions to local community organizations, or donating time to local community organizations, or any other proposed community benefit acceptable to the City. (0 to 5 points to be awarded at the discretion of the City Selection Committee.)	0 to 5	5	5	5
Section 8: Sub-Total of Points Possible	5	5	5	5
Section 9: Discretion of the City Selection Committee				
a) 0 to 20 additional points may be awarded to a proposal for outstanding features, measures, or programs (above and beyond the minimum requirements) proposed in the Commercial Cannabis Business Permit Application at the discretion of the City Selection Committee.	0 to 20	20	15	16
Section 9: Sub-Total of Points Possible	20	20	15	16
TOTAL POINTS POSSIBLE				
	100	98	93	94
TOTAL OF SELECTION COMMITTEE SCORES				
				RANKING
				4
AVERAGE OF SELECTION COMMITTEE SCORES (Total ÷ 3)				95.000

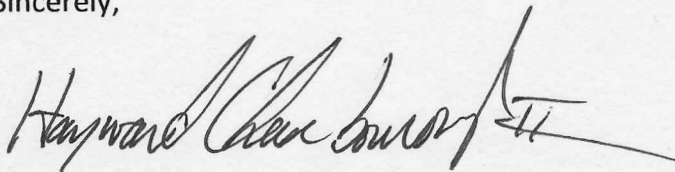
# HARVEST

Mr. Michael Hren,

Harvest of Merced, LLC., hereby requests an amendment to its Commercial Cannabis Business Permit ("CCBP") #18-14R in accordance with its lot line adjustment.

In support of this amendment, a modified site plan has been submitted demonstrating that: (1) the Wolfe Educational Center is more than 1,000 feet from the proposed commercial cannabis site; (2) a revised parking plan pursuant to the Merced City Code; and (3) a revised refuse enclosure pursuant to the Merced City Code.

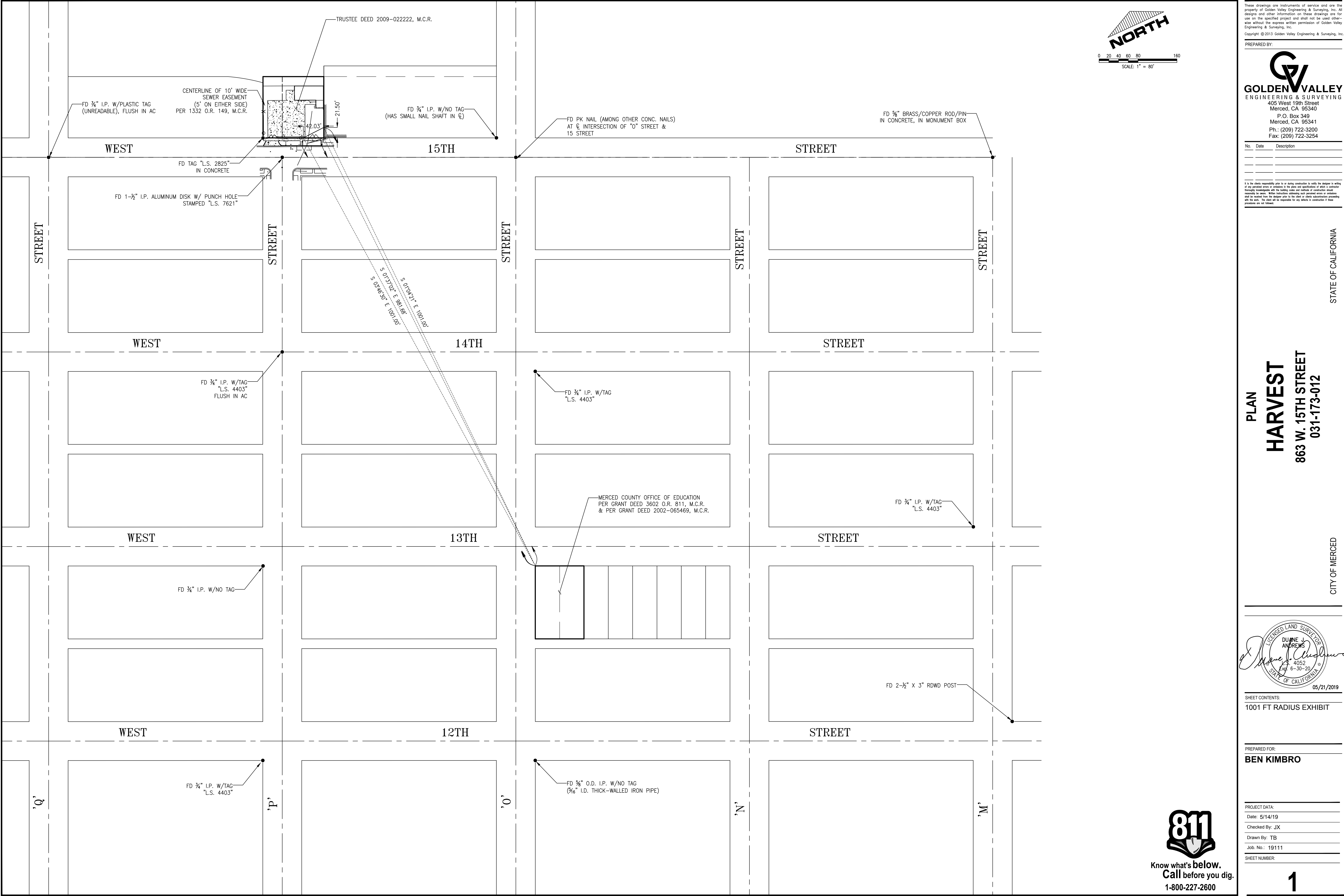
Sincerely,



Hayward Cheeseborough II  
National Construction Project Manager  
Harvest Inc.  
714-227-3150  
[hcheeseborough@harvestinc.com](mailto:hcheeseborough@harvestinc.com)




\\wms\projects\13111\DMBO\PLAN\13111 Exhibit - Site Plan Overlay.dwg, 5/20/2019 5:46:04 PM



These drawings are instruments of service and are the property of Golden Valley Engineering & Surveying, Inc. All designs and other information on these drawings are for use on the specified project and shall not be used otherwise without the express written permission of Golden Valley Engineering & Surveying, Inc.

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PREPARED BY:



**GOLDEN VALLEY**  
ENGINEERING & SURVEYING  
405 West 19th Street  
Merced, CA 95340  
P.O. Box 349  
Merced, CA 95341  
Ph.: (209) 722-3200  
Fax: (209) 722-3254

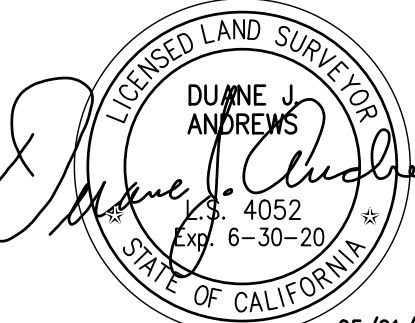
No.	Date	Description

It is the client's responsibility prior to or during construction to notify the designer in writing of any potential errors or omissions in the plans and specifications of which a contractor, through its investigation with the building codes and methods of construction should be responsible for work. While engineering drawings may present errors or omissions that be noticed from the designer prior to the client or client's subcontractor proceeding with the work, the client will be responsible for any defects in construction if these procedures are not followed.

STATE OF CALIFORNIA

PLAN  
**HARVEST**  
863 W. 15TH STREET  
031-173-012

CITY OF MERCED



05/21/2019

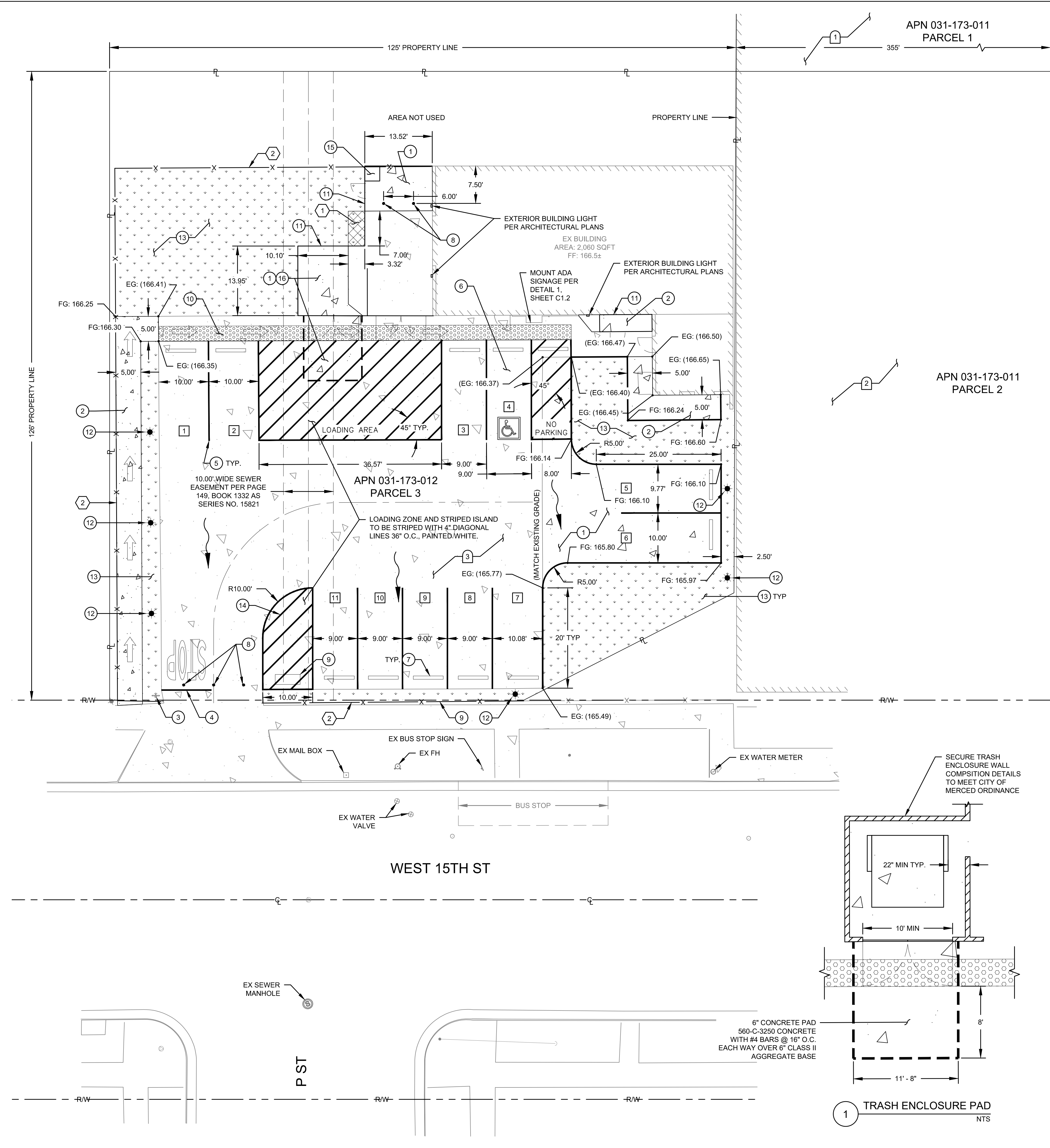
SHEET CONTENTS:  
1001 FT RADIUS EXHIBIT

PREPARED FOR:  
**BEN KIMBRO**

PROJECT DATA:  
Date: 5/14/19  
Checked By: JX  
Drawn By: TB  
Job No.: 19111  
SHEET NUMBER:



Know what's below.  
Call before you dig.  
1-800-227-2600



DEMOLITION NOTES:

- 1 SAWCUT AND REMOVE EXISTING CONCRETE PAVEMENT TO LIMITS SHOWN.
- 2 DEMOLISH AND DISPOSE OF EXISTING FENCE

CONSTRUCTION NOTES:

- 1 INSTALL CONCRETE PAVEMENT PER DETAIL 2, SHEET C1.2
- 2 INSTALL NEW CONCRETE SIDEWALK CITY OF MERCED STANDARD DESIGN SCG-1 (SIDEWALK ONLY, NO CURB AND GUTTER)
- 3 INSTALL NEW STOP SIGN PER CITY OF MERCED STANDARD DESIGN TC-4
- 4 STRIPE NEW STOP BAR PER CITY OF MERCED STANDARD DESIGN TC-14
- 5 STRIPE NEW PARKING STALL 4" WIDE, WHITE
- 6 STRIPE NEW ADA PARKING STALL PER DETAIL 1, SHEET C1.2
- 7 INSTALL NEW WHEEL STOP PER DETAIL 3, SHEET C1.2
- 8 INSTALL NEW 6" STEEL REMOVABLE LOCKING BOLLARD
- 9 INSTALL NEW 5' X 3' BOLLARD STORAGE PAD
- 10 INSTALL NEW DETECTABLE WARNING STRIPS PER DETAIL 4, SHEET, C1.2
- 11 INSTALL NEW WOODFENCE PER ARCHITECTURAL PLANS
- 12 INSTALL NEW STREET LIGHT PER ARCHITECTURAL PLANS
- 13 INSTALL NEW LANDSCAPING PER LANDSCAPE PLANS
- 14 INSTALL NEW PYLON SIGN BASE PER ARCHITECTURAL PLANS
- 15 INSTALL NEW CONDENSER PER MECHANICAL PLANS
- 16 INSTALL TRASH ENCLOSURE CONCRETE PAD PER DETAIL 1, THIS SHEET

STORMWATER NOTES:

EXISTING IMPERVIOUS AREA: 8,392 SQFT  
NEW IMPERVIOUS AREA: 1,963 SQFT

- LESS THAN 2,500 SQFT ADDITIONAL IMPERVIOUS AREA, POST CONSTRUCTION BMP REQUIREMENTS DO NOT APPLY.
- LID DESIGN MEASURES INCLUDE SITE DRAINAGE TO LANDSCAPING PRIOR TO DISCHARGE TO CURB AND GUTTER.

PARKING NOTES:

11 STANDARD STALLS  
1 ADA COMPLIANT VAN STALL  
12 TOTAL PARKING STALLS  
RATIO (PROVIDED) 6 STALLS PER 1000 SQFT BUILDING AREA

PROPERTY INFORMATION:

- 1 PARCEL 1: SEE SHEET C1.2
- 2 PARCEL 2: SEE SHEET C1.2
- 3 PARCEL 3: SEE SHEET C1.2

LEGEND

- ↑ ADA PATH OF TRAVEL
- ~ STORM WATER SHEET FLOW
- ⊠ PARKING STALL COUNT
- PROPOSED LAMP POST
- PROPOSED LANDSCAPING
- PROPOSED CONCRETE
- R/W RIGHT OF WAY
- CL CENTERLINE
- PL PROPERTY LINE

ABBREVIATIONS

(EG: XXX.XX) MATCH EXISTING ELEVATION  
FG: XXX.XX FINISH GRADE ELEVATION

EG EXISTING GRADE  
EX EXISTING  
FF FINISH FLOOR  
FG FINISH GRADE  
FH FIRE HYDRANT  
OC ON CENTER  
R RADIUS  
R/W RIGHT OF WAY  
SQFT SQUARE FOOT

BASIS OF BEARING

HORIZONTAL CONTROL: CALIFORNIA COORDINATE SYSTEM, NAD83 ZONE3.

VERTICAL CONTROL: CITY OF MERCED VERTICAL NETWORK. 1" BRASS DISK FOUND AT THE SOUTHEAST CORNER OF 16TH STREET AND R STREET.

SEAL



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04			
03	For Permil	K.P.	04-16-2019
02	For Bids	K.P.	03-29-2019
01	For Client Coordination	K.P.	03-20-2019
NO.	DESCRIPTION	VER. BY	DATE (MM-DD-YY)

ISSUES

CLIENT

HARVEST

PROJECT

MERCED  
863 WEST 15th STREET  
MERCED, CALIFORNIA  
95340

DRAWING

CIVIL SITE AND PRECISE GRADING PLAN

DRAWN BY

E.M.

SCALE

1" = 10'

DATE LAST MODIFIED  
05-30-2019

PAGE

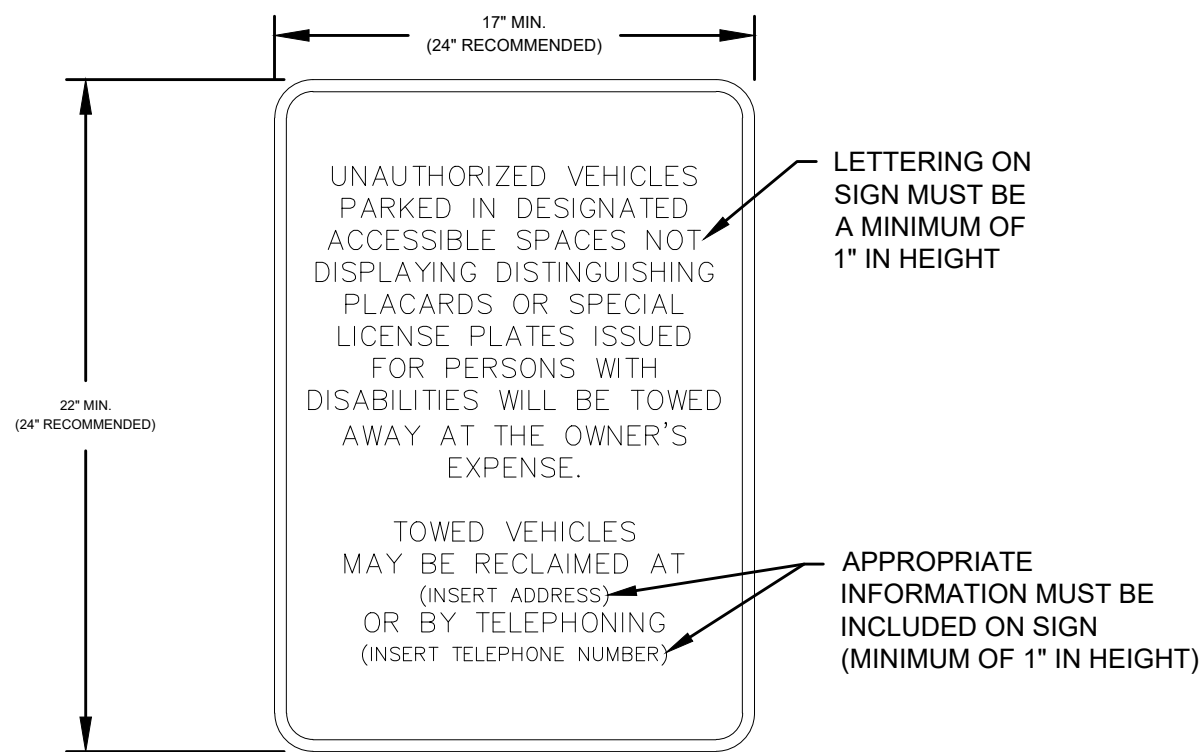
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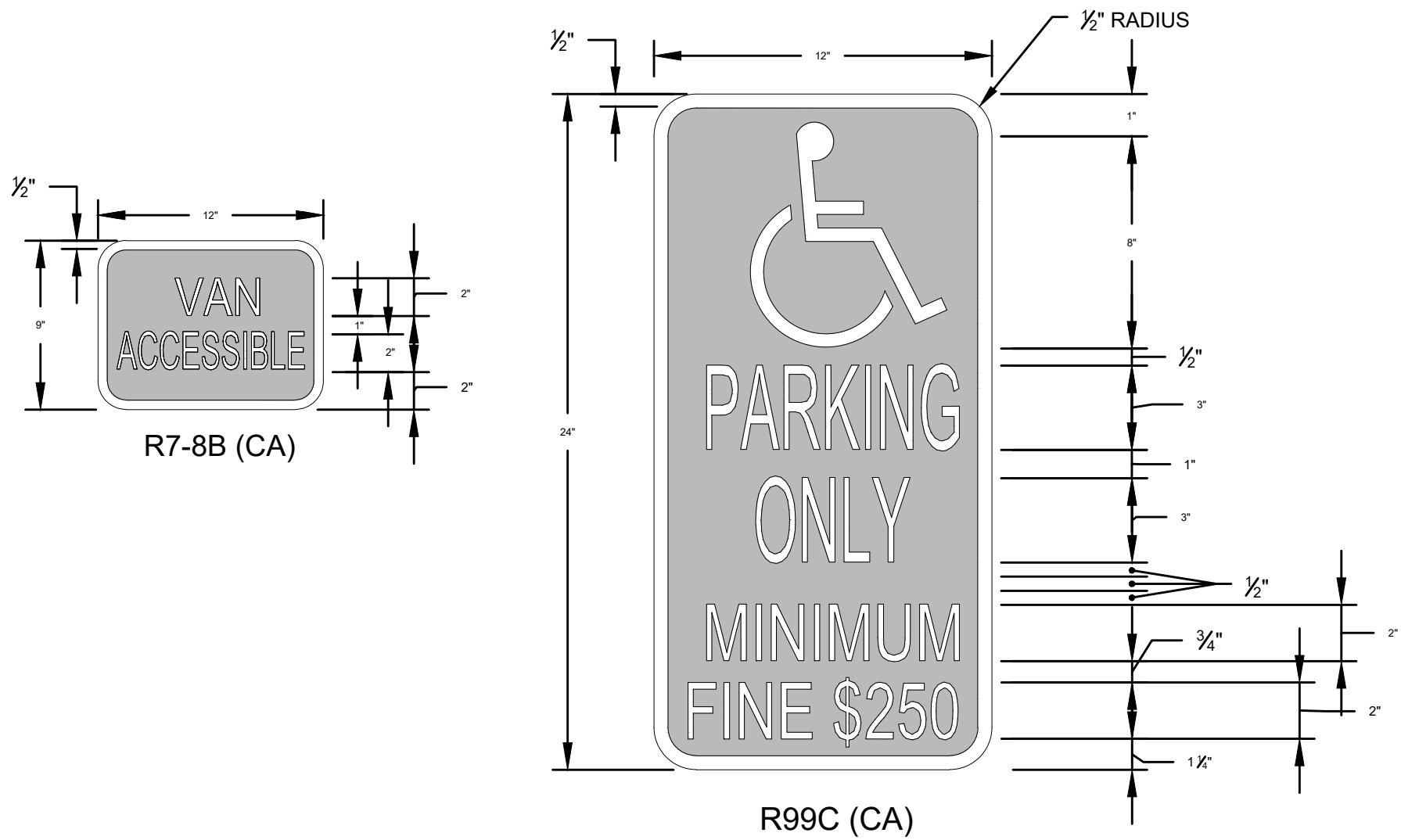


SIGNAGE NOTES:

1. PARKING SIGNS SHALL BE PLACED SO THAT THEY ARE VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS WHEN THE VEHICLE IS PARKED PROPERLY.
2. WHEN POSTED IN A PATH OF TRAVEL, THE BOTTOM OF THE SIGN SHALL BE MOUNTED 80" ABOVE THE FINISH GRADE.
3. SIGNS MAY BE CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AND INSTALLED AS TO NOT BE OBSCURED BY A PARKED VEHICLE IN THE SPACE.
4. CHARACTERS SHALL BE SANS SERIF. CHARACTERS SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.

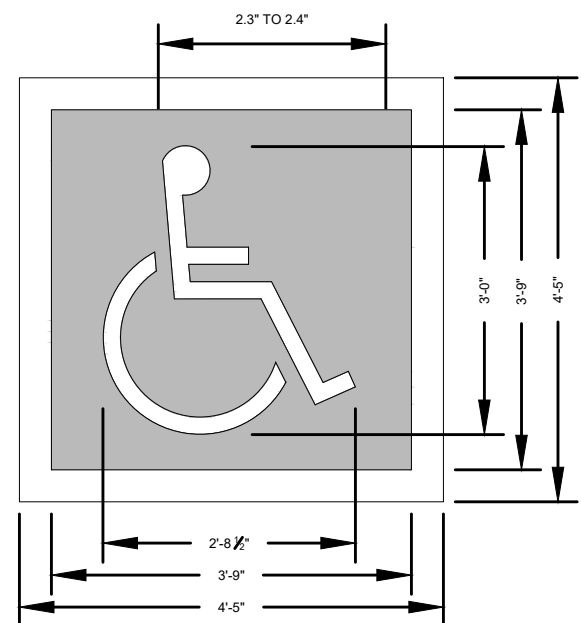


TOW AWAY SIGN



ISA SYMBOL NOTES:

1. INTERNATIONAL SYMBOL OF ACCESSIBILITY PAVEMENT SYMBOL SHALL BE PAINTED WHITE ON BLUE BACKGROUND
2. BLUE COLOR TO MATCH COLOR A 15090 IN THE FEDERAL STANDARD 595A AS SPECIFIED IN SECTION 522(B)2.
3. ISA SYMBOL SHALL BE LOCATED A MINIMUM OF 6-INCHES FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACES AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE.

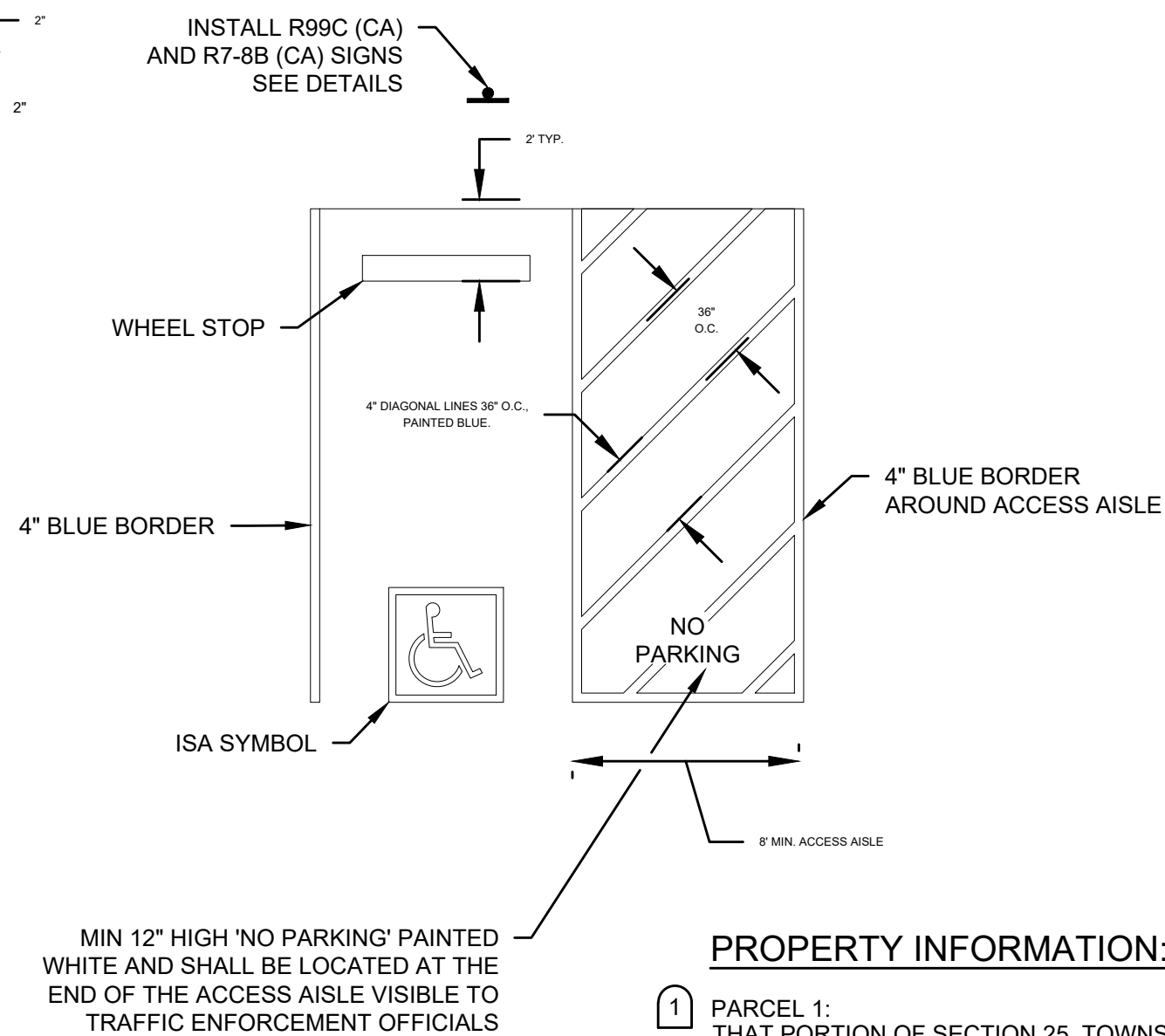


ISA SYMBOL

1 ADA STRIPING AND SIGNAGE NTS

ADA NOTES:

1. SLOPE SHALL NOT EXCEED 1.5% IN ANY DIRECTION OF PARKING STALL OR ACCESS AISLE
2. IN DOUBLE PARKING STALLS VAN ACCESSIBLE STALL SHALL BE PLACED ON THE LEFT SIDE OF THE ACCESS AISLE FOR PASSENGER UNLOADING
3. EACH ACCESSIBLE PARKING SPACE SHALL BE LOCATED SO PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKING SPACES OTHER THAN THEIR OWN.
4. THE ACCESS AISLE SHALL BE CONNECTED TO AN ACCESSIBLE ROUTE.
5. IN EACH PARKING AREA, A WHEEL STOP SHALL BE PROVIDED TO PREVENT VEHICLES FROM OBSTRUCTING THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES.
6. A TOW AWAY SIGN SHALL BE INSTALLED AND VISIBLE AT EACH ENTRANCE TO THE OFF STREET PARKING FACILITY OR IMMEDIATELY ADJACENT TO THE ACCESSIBLE PARKING SPACE SEE DETAIL



PROPERTY INFORMATION:

- 1 PARCEL 1: THAT PORTION OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 13 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF 15TH STREET WITH THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF "O" STREET, THENCE NORTH 24° 39' EAST, ALONG SAID PROLONGATION, 126.0 FEET TO A POINT IN A LINE THAT IS PARALLEL WITH AND DISTANT 94.0 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE ORIGINAL LOCATED CENTER LINE OF THE MAIN TRACK (LATHROP TO FRESNO) OF THE SOUTHERN PACIFIC TRANSPORTATION COMPANY, AND THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED; THENCE NORTH 65° 21' WEST, ALONG SAID PARALLEL LINE, 355.0 FEET; THENCE NORTH 24° 39' EAST, 22.0 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 72.0 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID ORIGINAL LOCATED CENTER LINE, THENCE SOUTH 65° 21' EAST, ALONG LAST SAID PARALLEL LINE, 355.0 FEET TO SAID NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF "O" STREET, THENCE SOUTH 24° 39' WEST, ALONG SAID PROLONGATION, 22.0 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY LYING BELOW A DEPTH OF FIVE HUNDRED (500) FEET MEASURED VERTICALLY FROM THE CONTOUR OF THE SURFACE THEREOF AS RESERVED BY SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION IN THAT CERTAIN DEED RECORDED SEPTEMBER 28, 1970 IN BOOK 1836, PAGE 921, MERCED COUNTY RECORDS.

ASSESSOR'S PARCEL NO.: 031-173-011-000 (PORTION OF)

- 2 PARCEL 2: THAT PORTION OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 13 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF 15TH STREET WITH THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF "O" STREET IN SAID CITY OF MERCED; THENCE NORTH 24° 39' EAST ALONG SAID PROLONGATION OF SAID LINE OF "O" STREET, 126.0 FEET TO A POINT IN THE LINE PARALLEL WITH THE DISTANT 94.0 FEET SOUTHWESTERLY, AT RIGHT ANGLES, FROM THE ORIGINAL LOCATED CENTER LINE OF THE MAIN TRACK OF THE CENTRAL PACIFIC RAILWAY COMPANY; THENCE NORTH 65° 21' WEST, ALONG SAID PARALLEL LINE 480.0 FEET; THENCE SOUTH 24° 39' WEST, 126.0 FEET TO A POINT IN SAID NORTHEASTERLY LINE OF 15TH STREET; THENCE SOUTH 65° 21' EAST, ALONG LAST SAID LINE OF 15TH STREET, 480.0 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTHWESTERLY 125 FEET (MEASURED ALONG THE NORTHEASTERLY AND SOUTHWESTERLY LIENS) OF THE ABOVE DESCRIBED TRACT OF LAND.

TOGETHER WITH THE FOLLOWING:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF 15TH STREET, SAID POINT BEING 125.0 FEET SOUTHEASTERLY FROM THE SOUTHWESTERLY CORNER OF SAID PARCEL THREE; THENCE ALONG SAID NORTHEASTERLY LINE OF SAID 15TH STREET, NORTH 65°21' 00" WEST, A DISTANCE OF 42.03 FEET; THENCE LEAVING SAID NORTHEASTERLY LINE NORTH 87°33' 30" EAST, TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 47.21 FEET; THENCE ALONG SAID EASTERLY LINE SOUTH 24°39' 00" WEST, A DISTANCE OF 21.50 FEET, TO THE POINT OF BEGINNING.

CONTAINING: 1.22 ACRES, MORE OR LESS

ASSESSOR'S PARCEL NO.: 031-173-011-000 (PORTION OF)

- 3 PARCEL 3: THAT PORTION OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 13 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF 15TH STREET WITH THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF "O" STREET IN THE CITY OF MERCED; THENCE NORTH 24° 39' EAST ALONG SAID PROLONGATION OF SAID LINE OF "O" STREET, 126.0 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANT 94.0 FEET SOUTHWESTERLY, AT RIGHT ANGLES, FROM THE ORIGINAL LOCATED CENTER LINE OF MAIN TRACK OF THE CENTRAL PACIFIC RAILROAD COMPANY; THENCE NORTH 65° 21' WEST, ALONG SAID PARALLEL LINE 480.0 FEET; THENCE SOUTH 24° 39' WEST, 126.0 FEET TO A POINT IN SAID NORTHEASTERLY LINE OF 15TH STREET; THENCE SOUTH 65° 21' EAST, ALONG SAID LINE OF 15TH STREET, 480.0 FEET TO THE POINT OF BEGINNING.

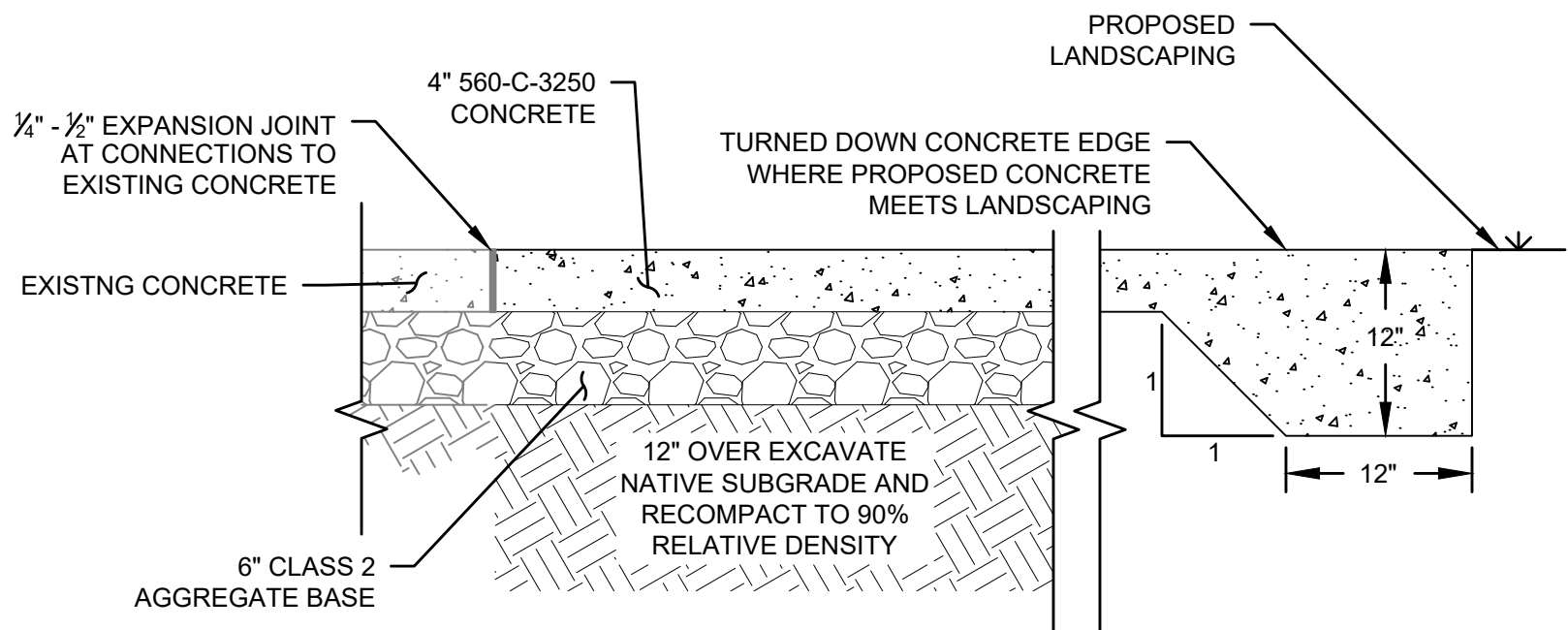
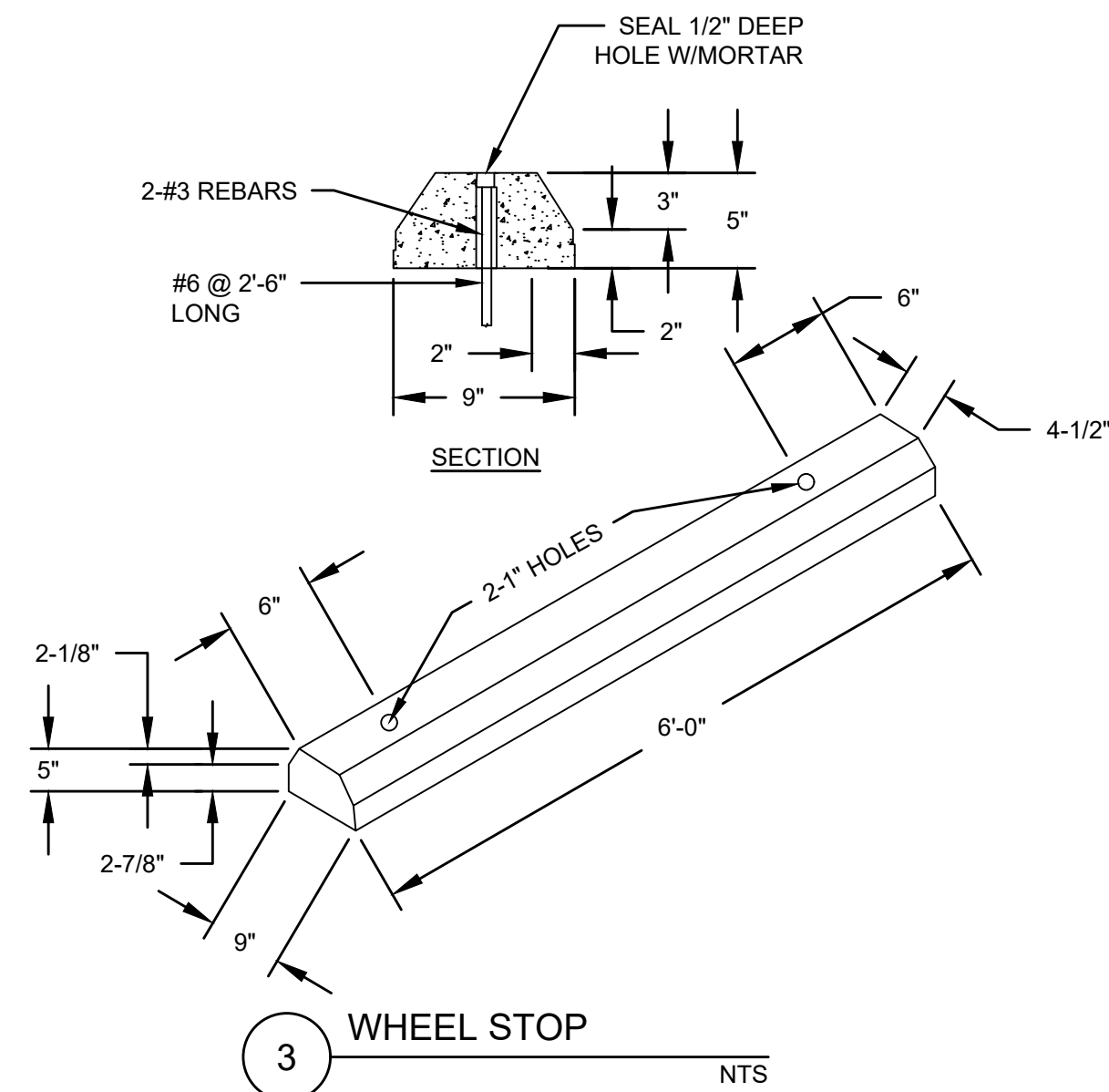
EXCEPTING THEREFROM THE SOUTHEASTERLY 355 FEET THEREOF.

FURTHER EXCEPTING THEREFROM THE FOLLOWING:

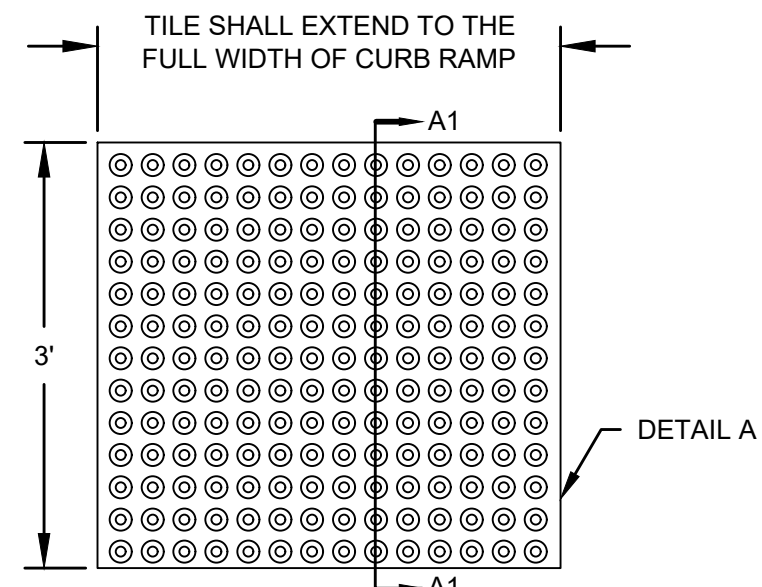
BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF 15TH STREET, SAID POINT BEING 125.0 FEET SOUTHEASTERLY FROM THE SOUTHWESTERLY CORNER OF SAID PARCEL THREE; THENCE ALONG SAID NORTHEASTERLY LINE OF SAID 15TH STREET, NORTH 65°21' 00" WEST, A DISTANCE OF 42.03 FEET; THENCE LEAVING SAID NORTHEASTERLY LINE NORTH 87°33' 30" EAST, TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 3, A DISTANCE OF 47.21 FEET; THENCE ALONG SAID EASTERLY LINE SOUTH 24°39'00" WEST, A DISTANCE OF 21.50 FEET, TO THE POINT OF BEGINNING.

CONTAINING: 0.35 ACRES, MORE OR LESS

ASSESSOR'S PARCEL NO.: 031-173-012-000 (PORTION OF)

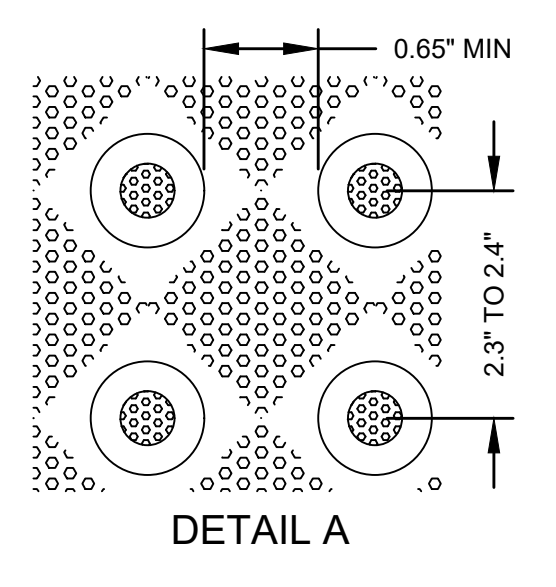


2 CONCRETE PAVEMENT NTS



NOTES:

1. THE DETECTABLE WARNING SHALL BE SLIP RESISTANT AND CONSIST OF AN INLINE PATTERN OF RAISED TRUNCATED DOMES.
2. COLOR: THE DETECTABLE WARNING TILE SHALL BE YELLOW CONFORMING TO FEDERAL STANDARDS 595C COLOR NO. 33538.



SECTION A1

4 DETECTABLE WARNING TILES NTS

SEAL



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03	For Permit	K.P.	04-16-2019
02	For Bids	K.P.	03-29-2019
01	For Client Coordination	K.P.	03-20-2019
NO.	DESCRIPTION	VER. BY	DATE (MM-DD-YY)

ISSUES

CLIENT

HARVEST

PROJECT

MERCED  
863 WEST 15th STREET  
MERCED, CALIFORNIA  
95340

HVMC-02-01

DRAWING

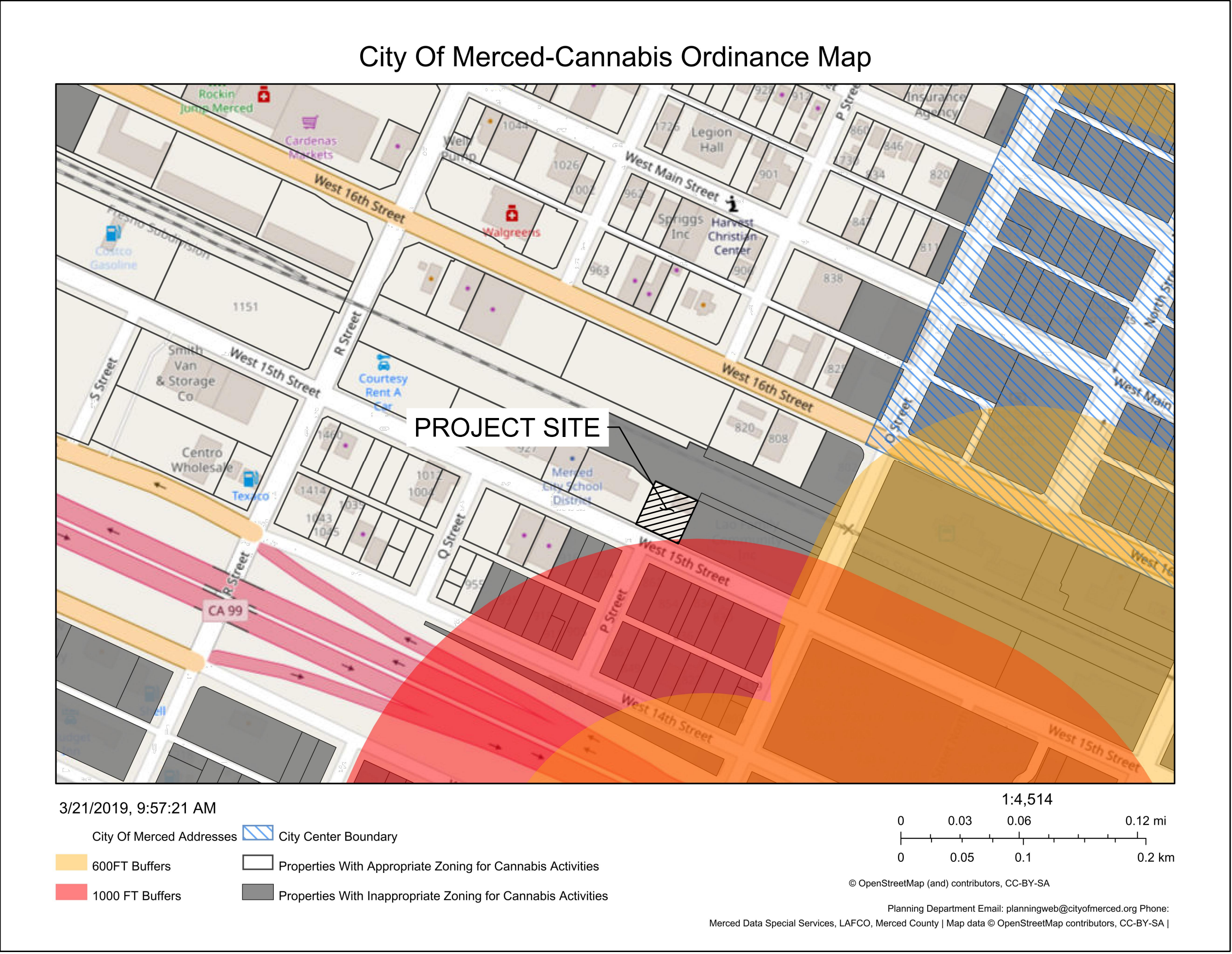
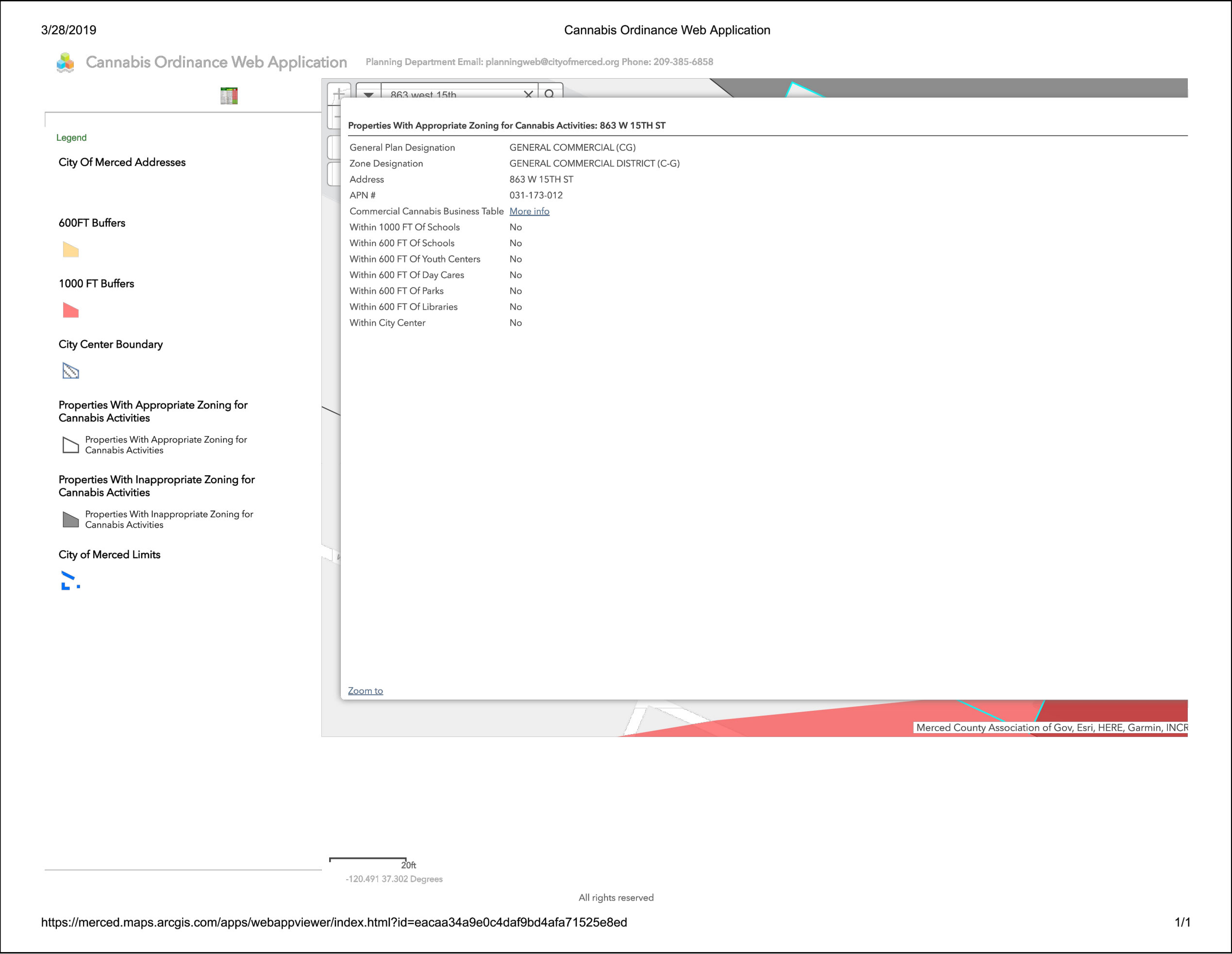
CIVIL DETAILS

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DATE LAST MODIFIED 05-30-2019	

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SEAL



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03	For Permit	K.P.	04-16-2019
02	For Bids	K.P.	03-29-2019
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NO.	DESCRIPTION	VER. BY	DATE (MM-DD-YY)

ISSUES

CLIENT

HARVEST

PROJECT

MERCED  
863 WEST 15th STREET  
MERCED, CALIFORNIA  
95340

HVMC-02-01

DRAWING

ORDINANCE MAP

DRAWN BY

E.M.

SCALE

NTS

DATE LAST MODIFIED  
03-28-2019

PAGE

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## EXHIBIT "A"

### EXISTING PARCEL DESCRIPTIONS

All that certain real property, described in Trustee Deed Document No. 2009-022222, Merced County records, lying in Section 25, Township 7 South, Range 13 East. M. D. B. & M., described as follows:

#### Parcel One:

Commencing at the intersection of the Northeasterly line of 15<sup>th</sup> Street with the Northeasterly Prolongation of the Northwestern line of "O" Street; thence North 24°39' East, along said prolongation, 126.0 feet to a point in a line that is parallel with and distant 94.0 feet southwesterly, measured at right angles, from the original located centerline of the main track (Lathrop to Fresno) of the Southern Pacific Transportation Company, and the True Point of Beginning of the parcel of land to be described; thence North 65°21' West, along said parallel line, 355.0 feet; thence North 24°39' East, 22.0 feet to a line that is parallel with and distance 72.0 feet southwesterly, measured at right angles, from said original located centerline; thence South 65°21' East, along last said parallel line, 355.0 feet to said Northeasterly Prolongation of the Northwestern line of "O" Street; thence South 24°39' West, along said prolongation, 22.0 feet to the True Point of Beginning.

Excepting therefrom that portion of said property lying below a depth of five hundred (500) feet measured vertically from the contour of the surface thereof.

#### Parcel Two:

Beginning at the intersection of the Northeasterly line of 15<sup>th</sup> Street with the Northeasterly Prolongation of the Northwestern line of "O" Street in said City of Merced; thence North 24°39' East along said Prolongation of said line of "O" Street, 126.0 feet, to a point in the line parallel with the 94.0 feet Southwesterly, at right angles, from the original located center line of the main track of the Central Pacific Railway Company; thence North 65°21' West, along said parallel line 480.0 feet; thence South 24°39' West, 126.0 feet to a point in said Northeasterly line of 15<sup>th</sup> Street; thence South 65°21' East, along last said line of 15<sup>th</sup> Street, 480.0 feet to the Point of Beginning.

Excepting therefrom the Northwestern 125 feet (measured along the Northeasterly and Southeasterly lines) of the above described tract of land.

#### Parcel Three:

Beginning at the intersection of the Northeasterly line of 15<sup>th</sup> Street with the Northeasterly Prolongation of the Northwestern line of "O" Street in the City of Merced;

thence North 24°39' East along said Prolongation of said line of "O" Street, 126.0 feet to a point in a line parallel with and distant 94.0 feet Southwesterly, at right angles, from the original located center line of main track of the Central Pacific Railroad Company; thence North 65°21' West, along said parallel line 480.0 feet; thence South 24°39' West, 126.0 feet to a point in said Northeasterly line of 15<sup>th</sup> Street; thence South 65°21' East, along said line of 15<sup>th</sup> Street, 480.0 feet to the Point of Beginning.

Excepting therefrom the Southeasterly 355 feet thereof.



EXHIBIT "A"

PROPERTY LINE ADJUSTMENT No. \_\_\_\_\_  
CERTIFICATE OF COMPLIANCE No. \_\_\_\_\_

**ADJUSTED PARCEL 1**

**DESCRIPTION**

Parcel Three as described in Trustee Deed Document No. 2009-022222, Merced County records, lying in Section 25, Township 7 South, Range 13 East. M. D. B. & M., described as follows:

Parcel Three:

Beginning at the intersection of the Northeasterly line of 15<sup>th</sup> Street with the Northeasterly Prolongation of the Northwesterly line of "O" Street in the City of Merced; thence North 24°39' East along said Prolongation of said line of "O" Street, 126.0 feet to a point in a line parallel with and distant 94.0 feet Southwesterly, at right angles, from the original located center line of main track of the Central Pacific Railroad Company; thence North 65°21' West, along said parallel line 480.0 feet; thence South 24°39' West, 126.0 feet to a point in said Northeasterly line of 15<sup>th</sup> Street; thence South 65°21' East, along said line of 15<sup>th</sup> Street, 480.0 feet to the Point of Beginning.

Excepting therefrom the Southeasterly 355 feet thereof.

Also Excepting therefrom the following:

Beginning at a point on the Northeasterly line of 15<sup>th</sup> Street, said point being 125.0 feet Southeasterly from the Southwesterly Corner of said Parcel Three; thence along said Northeasterly line of said 15<sup>th</sup> Street, North 65°21'00" West, a distance of 42.03 feet; thence leaving said Northeasterly line North 87°33'30" East, to a point on the Easterly line of said Parcel 3, a distance of 47.21 feet; thence along said Easterly line South 24°39'00" West, a distance of 21.50 feet, to the Point of Beginning.

Containing: 0.35 Acres, more or less





EXHIBIT "A"

PROPERTY LINE ADJUSTMENT No. \_\_\_\_\_  
CERTIFICATE OF COMPLIANCE No. \_\_\_\_\_

**ADJUSTED PARCEL 2**

**DESCRIPTION**

Parcels One and Two as described in Trustee Deed Document No. 2009-022222, Merced County records, lying in Section 25, Township 7 South, Range 13 East. M. D. B. & M., described as follows:

Parcel One:

Commencing at the intersection of the Northeasterly line of 15<sup>th</sup> Street with the Northeasterly Prolongation of the Northwesterly line of "O" Street; thence North 24°39' East, along said prolongation, 126.0 feet to a point in a line that is parallel with and distant 94.0 feet southwesterly, measured at right angles, from the original located centerline of the main track (Lathrop to Fresno) of the Southern Pacific Transportation Company, and the True Point of Beginning of the parcel of land to be described; thence North 65°21' West, along said parallel line, 355.0 feet; thence North 24°39' East, 22.0 feet to a line that is parallel with and distance 72.0 feet southwesterly, measured at right angles, from said original located centerline; thence South 65°21' East, along last said parallel line, 355.0 feet to said Northeasterly Prolongation of the Northwesterly line of "O" Street; thence South 24°39' West, along said prolongation, 22.0 feet to the True Point of Beginning.

Excepting therefrom that portion of said property lying below a depth of five hundred (500) feet measured vertically from the contour of the surface thereof.

Parcel Two:

Beginning at the intersection of the Northeasterly line of 15<sup>th</sup> Street with the Northeasterly Prolongation of the Northwesterly line of "O" Street in said City of Merced; thence North 24°39' East along said Prolongation of said line of "O" Street, 126.0 feet, to a point in the line parallel with the 94.0 feet Southwesterly, at right angles, from the original located center line of the main track of the Central Pacific Railway Company; thence North 65°21' West, along said parallel line 480.0 feet; thence South 24°39' West, 126.0 feet to a point in said Northeasterly line of 15<sup>th</sup> Street; thence South 65°21' East, along last said line of 15<sup>th</sup> Street, 480.0 feet to the Point of Beginning.

Excepting therefrom the Northwesterly 125 feet (measured along the Northeasterly and Southeasterly lines) of the above described tract of land.



Together with the following:

Beginning at a point on the Northeasterly line of 15<sup>th</sup> Street, said point being 125.0 feet Southeasterly from the Southwesterly Corner of said Parcel Three; thence along said Northeasterly line of said 15<sup>th</sup> Street, North 65°21'00" West, a distance of 42.03 feet; thence leaving said Northeasterly line North 87°33'30" East, to a point on the Easterly line of said Parcel 3, a distance of 47.21 feet; thence along said Easterly line South 24°39'00" West, a distance of 21.50 feet, to the Point of Beginning.

Containing: 1.22 Acres, more or less



EXHIBIT "A"

PORTION OF PARCEL 3 TO BE ACQUIRED BY PARCEL 2

DESCRIPTION

Being a portion of Parcel 3 as described in Trustee Deed Document No. 2009-022222, Merced County records, lying in Section 25, Township 7 South, Range 13 East. M. D. B. & M., described as follows:

Beginning at a point on the Northeasterly line of 15<sup>th</sup> Street, said point being 125.0 feet Southeasterly from the Southwesterly Corner of said Parcel Three; thence along said Northeasterly line of said 15<sup>th</sup> Street, North 65°21'00" West, a distance of 42.03 feet; thence leaving said Northeasterly line North 87°33'30" East, to a point on the Easterly line of said Parcel 3, a distance of 47.21 feet; thence along said Easterly line South 24°39'00" West, a distance of 21.50 feet, to the Point of Beginning.

Containing: 451.82 Square Feet, more or less



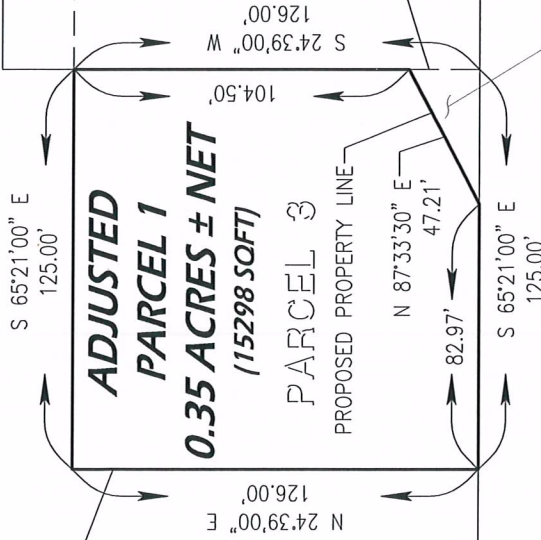
# EXHIBIT 'B'

STREET

PARCEL 1

PARCEL 2

**ADJUSTED PARCEL 2**  
**1.22 ACRES ± NET**  
*(52992 SQFT)*



15TH

STREET

BLOCK 207  
2 O.P. 12

BLOCK 208  
2 O.P. 12



## EXHIBIT 'B'

An Adjustment of lines between Parcels 2 and 3 as described in Trustee Deed Document No. 2009-022222, M.C.R., lying in Section 25, Township 7 South, Range 13 East, Mount Diablo Base & Meridian, in the City of Merced, County of Merced, State of California



**GOLDEN VALLEY**  
ENGINEERING & SURVEYING

405 W. 19th Street • P.O. Box 349 • Merced, CA 95340  
Phone (209) 722-3200 • Fax (209) 722-3254

Job No. 19111 Date: 5/16/19



STREET

BLACK BOX



0 15 30 45 60 120

SCALE: 1" = 60'

Job No. 19111 Date: 5/16/19

An Adjustment of lines between Parcels 2 and 3 as described in Trustee Deed Document No. 2009-022222, M.C.R., lying in Section 25, Township 7 South, Range 13 East, Mount Diablo Base & Meridian, in the City of Merced, County of Merced, State of California



# EXHIBIT 'B'

STREET

PARCEL 1

PARCEL 2

**ADJUSTED PARCEL 2**  
**1.22 ACRES ± NET**  
*(52992 SQFT)*

**ADJUSTED PARCEL 1**  
**0.35 ACRES ± NET**  
*(15298 SQFT)*

PARCEL 3

S 87°33'30" W 47.21'  
 N 24°39'00" E 21.50'

N 65°21'00" W 42.03'

**AREA OF ADJUSTMENT**  
**451.82 SQFT±**

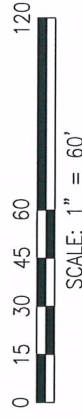
15TH

STREET

BLOCK 207  
 2 O.P. 12

STREET

BLOCK 208  
 2 O.P. 12



## EXHIBIT 'B'

An Adjustment of lines between Parcels 2 and 3 as described in Trustee Deed Document No. 2009-022222, M.C.R., lying in Section 25, Township 7 South, Range 13 East, Mount Diablo Base & Meridian, in the City of Merced, County of Merced, State of California



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## LIST OF SCHOOLS

SCHOOL NAME	ADDRESS	APN
ADA GIVENS ELEMENTARY	2900 GREEN ST	033-050-009
ALICIA REYES ELEMENTARY	123 S N ST	059-240-078
CHARLES WRIGHT ELEMENTARY	900 E 20TH ST	034-171-001
CRUICKSHANK MIDDLE	601 MERCY AVE	231-010-005
DANIELSON HEAD START	1235 N ST	031-313-019
DON STOWELL ELEMENTARY	251 E 11TH ST	035-033-013
DONN B. CHENOWETH ELEMENTARY SCHOOL	3200 PARSONS AVE	008-020-001
EAST CAMPUS EDUCATIONAL CENTER & INDEPENDENCE HIGH	1900 G ST	034-130-001
EL CAPITAN HIGH	100 FARMLAND AVE	052-230-087
FAITH CHRISTIAN	1233 PARSONS AVE	035-150-058
FARMDALE ELEMENTARY SCHOOL	201 E MISSION AVE	259-130-019
GOLDEN VALLEY HIGH	2121 E CHILDS AVE	061-080-046
GRACE BISHOP	2025 E SANTA FE	033-160-009
HARVEST CHRISTIAN	161 E 16TH ST	034-204-004
HOOVER MIDDLE	800 E 26TH ST	033-120-002
INDEPENDENT STUDY SCHOOL	350 W YOSEMITE	236-010-012
JOHN C. FREMONT ELEMENTARY SCHOOL	1120 W 22ND ST	030-241-001
JOHN MUIR ELEMENTARY	300 W 26TH ST	030-111-001
LEONTINE GRACEY ELEMENTARY	945 WEST AVE	059-510-040
LUTHER BURBANK ELEMENTARY	609 E ALEXANDER AVE	007-050-002
MERCED CHRISTIAN	3312 G ST	006-080-013
MERCED HIGH	205 W OLIVE AVE	236-180-011
OUR LADY OF MERCY SCHOOL	1400 E 27TH ST	033-120-030
PETERSON ELEMENTARY	848 E DONNA DR	006-333-021
PIONEER ELEMENTARY	2950 E GERARD AVE	061-250-067
RUDOLPH RIVERA MIDDLE & ELEMENTARY	945 BUENA VISTA DR	236-010-009
SHEEHY ELEMENTARY	1240 W 6TH ST	032-170-009
SPECIAL EDUCATION DOWNTOWN TRANSITION CENTER	333 W 18TH ST	031-072-012
ST. PAUL LUTHERAN	2916 N MCKEE	008-130-067
TENAYA MIDDLE	760 W 8TH ST 1	032-144-001
TENAYA MIDDLE	760 W 8TH ST	032-142-001
TENAYA MIDDLE	760 W 7TH ST	032-201-001
TENAYA MIDDLE	760 W 6TH ST	032-202-001
TENAYA MIDDLE	760 W 7TH ST 1	032-203-001
TENAYA MIDDLE	760 W 6TH ST 1	032-204-001
VALLEY COMMUNITY SCHOOL	1850 WARDROBE AVE	059-300-007
WEAVER MIDDLE	3076 E CHILDS AVE	061-340-002
WOLFE EDUCATION CENTER	732 W 13TH ST	031-313-012
WOLFE EDUCATION CENTER	760 W 13TH ST	031-313-013



**ORDINANCE NO. 2498**

**AN ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF MERCED, CALIFORNIA,  
AMENDING SECTION 20.44.170, "REGULATION  
OF COMMERCIAL CANNABIS ACTIVITIES –  
COMMERCIAL CANNABIS BUSINESS PERMIT  
REQUIRED," OF THE MERCED MUNICIPAL  
CODE**

**THE CITY COUNCIL OF THE CITY OF MERCED DOES ORDAIN  
AS FOLLOWS:**

**SECTION 1. AMENDMENT TO CODE.** Section 20.44.170,  
"Regulation of Commercial Cannabis Activities – Commercial Cannabis Permit  
Required," of the Merced Municipal Code is hereby amended to read as follows:

**"20.44.170 - REGULATION OF COMMERCIAL  
CANNABIS ACTIVITIES - COMMERCIAL  
CANNABIS BUSINESS PERMIT REQUIRED**

**A. Zoning Compliance and Commercial Cannabis  
Business Permit Requirements**

Specific commercial cannabis businesses are allowed as a special use in the C-C, C-O, C-G, C-N, 1-L and 1-H Zoning Districts and Planned Developments which have the equivalent General Plan land use designations of those zones. Commercial cannabis activities are expressly prohibited in all other zones in the City of Merced. Commercial cannabis businesses shall apply for and conduct business only in the appropriate zones as described in Table 20.44-1 and the City of Merced's zoning ordinance as a requisite for obtaining a Commercial Cannabis Business Permit (CCBP). No commercial cannabis business may operate in the City of Merced without a Commercial Cannabis Business Permit.

This Land Use Table 20.44-1 shall be used to determine whether a cannabis business is not permitted – ‘X’, or permitted – ‘P’. Any Commercial Cannabis business in the City of Merced shall also operate in compliance with the City's zoning ordinance. If a Zoning District is not listed in the Land Use Table in this section then the use is expressly not permitted.

Commercial Cannabis Business Activities Use Type	City of Merced Municipal Code Table 20.44-1							Additional Specific Use Standards
	Land Use Classification [4][5]	C-C Zone	C-O Zone	C-G Zone	C-N Zone	I-L Zone	I-H Zone	
Cultivator	Greenhouse, Type A	X	X	X	X	P	P	Sec. 20.44.170(i)
Cultivator	Greenhouse, Type B	X	X	X	X	P	P	Sec. 20.44.170(i)
Cultivator	Greenhouse, Type C	X	X	X	X	P	P	Sec. 20.44.170(i)
Nursery	Greenhouse, Type D	X	X	X	X	P	P	Sec. 20.44.170(i)
Manufacturing	Manufacturing, non-volatile	X	X	X	X	P	P	Sec. 20.44.170(h)
Manufacturing	Manufacturing, volatile	X	X	X	X	P	P	Sec. 20.44.170(h)
Dispensary [1][2]	Pharmaceutical, medical	P	P	P	P	P	X	Sec. 20.44.170(f)
Dispensary [1][2]	Retail, non-medical/combined	P	P	P	P	P	X	Sec. 20.44.170(f)
Testing Laboratory	No Retail	P	P	P	X	P	P	Sec. 20.44.170(j)
Distribution [3]	Freight/Transport	X	X	P	X	P	P	Sec. 20.44.170(k)

## **Footnotes**

1. Only five (5) dispensaries shall operate within the Merced City Limits. At least one (1) of those dispensaries shall also dispense medicinal cannabis goods. If State law allows medical and adult use dispensaries on the same premises, the City of Merced would allow a combined use, but in no case shall more than five (5) dispensaries of any kind be allowed within the City of Merced at any one time.
2. Dispensaries (medical or adult use) are prohibited in the City Center area between 19th and 16th Streets and O Street and Martin Luther King Jr. Way, including properties fronting on either side of each of the above streets.
3. Only allowed in General Commercial (C-G) zones if it meets the provisions of Section 20.44.170 (K)(10).
4. If listed as 'Permitted' in a specific zone above, then that use is also 'Permitted' in Planned Development (P-0) zones that have the equivalent General Plan land use designation as that zone.
5. No cannabis dispensary may be located within a 1,000-foot radius from a school or within a 600-foot radius from a day care center, youth center, library or public park that is in existence at the time the Application for a Commercial Cannabis Business Permit is submitted to the City, as required in Merced Municipal Code Section 20.44.170(E)(3)(f). No cultivation facility, manufacturing facility, testing facility or any other commercial cannabis business facility may be located within a 600-foot radius from a school, day care center, youth center, library, or public park that is in existence at the time the Application for a Commercial Cannabis Business Permit is submitted to the City, as required in Merced Municipal Code Section 20.44.170(E)(3)(f).

### **Land Use Classifications:**

Greenhouse, Commercial A - Permitted cultivation area:  
0 to 5,000 square feet

Greenhouse, Commercial B - Permitted cultivation area:  
5,001 to 10,000 square feet

Greenhouse, Commercial C - Permitted cultivation area:  
10,000 to 22,000 square feet

Greenhouse, Commercial D - Permitted cultivation area:  
22,000 square feet

### **B. Cultivation of Cannabis for Personal Use in Residential Zones**

1. When authorized by State regulations, an authorized resident shall be allowed to cultivate cannabis only in a private residence in a residential zone, only indoors, and only for personal use, subject to the following regulations:

a. The cannabis cultivation area shall be located indoors within a residential structure and shall not exceed fifty square feet and not exceed ten feet in height, nor shall it come within twelve (12) inches of the ceiling or any cultivation lighting, nor shall it exceed the limits set forth in Section 20.44.170(B)(1)(j) below. Cultivation in a greenhouse or other legal accessory structure on the property of the residence, but not physically part of the home, is permitted as long as it is fully enclosed, secure, not visible from a public right-of-way, and meeting all requirements in this Chapter. Additionally, all structures must meet setback, height limitations, and be constructed in accordance with all local requirements as well as all applicable Building Codes.

b. If the resident is not the property owner, they must have the property owner's express written authorization to conduct cannabis cultivation. Nothing contained herein shall limit the property owner's right to



deny or revoke permission to allow cannabis cultivation as set forth by State law.

c. The use of gas products such as, but not limited to CO<sub>2</sub>, butane, methane, or any other flammable or non-flammable gas for marijuana or cannabis cultivation or processing is prohibited.

d. There shall be no exterior visibility or evidence of cannabis cultivation outside the private residence from the public right-of-way, including but not limited to any marijuana or cannabis plants, equipment used in the growing and Cultivation operation, and any light emanating from cultivation lighting.

e. The authorized resident shall reside full-time on the property where the cannabis cultivation occurs.

f. The residence shall include fully functional and usable kitchen, bathroom, and bedroom areas for their intended use by the resident authorized grower, and the premises shall not be used primarily or exclusively for cannabis cultivation.

g. The cannabis cultivation area shall be in compliance with the current adopted edition of the California Building Code including § 1203.4 Natural Ventilation or § 402.3 Mechanical Ventilation (or equivalent), as amended from time to time.

h. The Building Official may require additional specific standards to meet the California Building Code and Fire Code, including but not limited to, installation of fire suppression sprinklers.

i. The cannabis cultivation area shall not result in a nuisance or adversely affect the health, welfare, or safety of the resident or nearby residents by creating dust, glare, heat, noise, noxious gasses, odors, smoke, traffic,

vibration, or other impacts, or be hazardous due to use or storage of materials, processes, products or wastes.

j. No more than six (6) cannabis plants, mature or immature, for personal use, are permitted per residence for indoor personal cultivation under this Chapter, unless permitted under State regulations.

k. Cannabis in excess of twenty-eight and one-half (28.5) grams produced by plants kept for indoor personal cultivation under this Chapter must be kept in a locked space on the grounds of the private residence not visible from the public right-of-way.

i. The authorized grower shall not provide any cannabis in any form to animals or any minors that are not authorized users under Medical Marijuana Regulation and Safety Act or the Adult Use of Marijuana Act. Anyone found in violation shall be prosecuted pursuant to State regulations.

ii. Outdoor cultivation of cannabis is expressly prohibited in all zones and districts of the City of Merced.

### **C. Definitions**

The definitions are incorporated herein as fully set forth and are applicable to this ordinance. All definitions are intended to comply with those set forth by the State of California for all commercial cannabis activities.

1. **‘Applicant’** means a person who is required to file an application for a permit under this chapter, including an individual owner, managing partner, officer of a corporation, or any other operator, manager, employee, or agent of a dispensary.

2. **‘Cannabis’** means all parts of the Cannabis sativa Linnaeus, Cannabis Indica, or Cannabis ruderalis, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. ‘Cannabis’ also means the separated resin, whether crude or purified, obtained from marijuana. ‘Cannabis’ also means marijuana as defined by Section 11018 of the California Health and Safety Code as enacted by Chapter 14017 of the Statutes of 1972. ‘Cannabis’ does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. For the purpose of this chapter, ‘cannabis’ does not mean industrial hemp as that term is defined by Section 81000 of the California Food and Agricultural Code or Section 11018.5 of the California Health and Safety Code.

3. **‘Cannabis waste’** means waste that is not hazardous waste, as defined in Public Resources Code section 40191, that contains cannabis and that has been made unusable and unrecognizable in the manner prescribed by the State.

4. **‘Canopy’** means all of the following:

a. The designated area(s) at a licensed premises that will contain mature plants at any point in time;

b. Canopy shall be calculated in square feet and measured using clearly identifiable boundaries of all area(s) that will contain mature plants at any point in time, including all of the space(s) within the boundaries;

c. Canopy may be noncontiguous but each unique area included in the total canopy calculation shall be separated by an identifiable boundary such as an interior wall or by at least 10 feet of open space; and

d. If mature plants are being cultivated using a shelving system, the surface area of each level shall be included in the total canopy calculation.

5. **‘City’** means the City of Merced.

6. **‘Commercial cannabis business permit (CCBP)’** means a permit issued by the City pursuant to this chapter to a commercial cannabis business.

7. **‘Commercial cannabis activity’** includes the cultivation, possession, manufacture, processing, storing, laboratory testing, labeling, distribution, delivery, or sale of cannabis or a cannabis product, except as set forth in Section 19319 of the Business and Professions Code, related to qualifying patients and primary caregivers.

8. **‘Commercial vehicle’** means a vehicle as defined in Vehicle Code section 260.

9. **‘Concentrated cannabis product’** means a consolidation of cannabinoids made by dissolving cannabis in its plant form into a solvent.

10. **‘Cultivation’** means any activity involving the propagation, planting, growing, harvesting, drying, curing, grading, or trimming of cannabis.

11. **‘Customer’** means a natural person 21 years of age or over or a natural person 18 years of age or older who possesses a physician's recommendation.

12. **‘Day Care Center’** means any child day care facility other than a family day care home, and includes infant centers, preschools, extended day care facilities,



and school age child care centers as defined in Health and Safety Code Sections 1596.76, 1596.7915, 1576.750, and 1596.78.

13. **‘Delivery’** means the commercial transfer of marijuana or marijuana products to a customer. ‘Delivery’ also includes the use by a retailer of any technology platform owned and controlled by the retailer, or independently licensed under this division, that enables customers to arrange for or facilitate the commercial transfer by a licensed retailer of marijuana or marijuana products.

14. **‘Delivery employee’** means an individual employed by a licensed dispensary who delivers cannabis goods from the permitted dispensary premises to a medical cannabis patient or primary caregiver or qualified purchaser at a physical address.

15. **‘Dispensary’** means a premises where cannabis, cannabis products, or devices for the use of cannabis or cannabis products are offered, either individually or in any combination for retail sale, including an establishment that delivers cannabis or cannabis products as part of a retail sale.

16. **‘Display’** means cannabis goods that are stored in the licensed dispensary's retail area during the hours of operation.

17. **‘Display case’** means container in the licensed dispensary retail area where cannabis goods are stored and visible to customers.

18. **‘Distribution’** means the procurement, sale, and transport of cannabis or cannabis products between entities licensed pursuant to the Medical and Adult Use of Cannabis Regulation and Safety Act and any subsequent State of California legislation regarding the same.

19. **‘Edible cannabis product’** means manufactured cannabis that is intended to be used, in whole or in part, for human consumption. An edible cannabis product is not considered food as defined by Section 109935 of the California Health and Safety Code or a drug as defined by Section 109925 of the California Health and Safety Code.

20. **‘Fully Enclosed and Secure Structure’** means a fully-enclosed space within a building that complies with the California Building Code (‘CBSC’), as adopted in the City of Merced, or if exempt from the permit requirements of the CBSC, that has a complete roof, a foundation, slab or equivalent base to which the floor is secured by bolts or similar attachments, is secure against unauthorized entry, is accessible only through one or more lockable doors, and is not visible from a public right-of-way. Walls and roofs must be constructed of solid materials that cannot be easily broken through such as two inch by four inch nominal or thicker studs overlaid with three-eighths inch or thicker plywood or the equivalent. Plastic sheeting, regardless of gauge, or similar products do not satisfy this requirement. If indoor lighting or air filtration systems are used, they must comply with the California building, electrical, and fire codes as adopted in the City of Merced.

21. **‘Free sample’** means any amount of cannabis goods provided to any person without cost or payment or exchange of any other thing of value.

22. **‘Greenhouse’** means a facility in which plants are grown and is inclusive of facilities using solely artificial light and facilities using mixed-light. In order to be lawful and permitted in the City of Merced, a greenhouse must be a ‘Fully Enclosed and Secure Structure’ as defined above in 20.44.170(C), Subsection 20.

23. **‘Indoors’** means within a fully enclosed and secure structure as that structure is defined above in 20.44.170(C), Subsection 20.

24. **‘License’** means a state license issued under this division, and includes both an A-license and an M-license, as well as a testing laboratory license.

25. **‘Limited-access area’** means an area in which cannabis goods are stored or held and which is only accessible to a licensee and the licensee's employees and contractors.

26. **‘Medical’** or **‘Medicinal’** have the same meaning under the terms of this ordinance.

27. **‘Medical cannabis goods’** means cannabis, including dried flower, and manufactured cannabis products.

28. **‘Medical cannabis patient’** is a person whose physician has recommended the use of cannabis to treat a serious illness, including cancer, anorexia, AIDS, chronic pain, spasticity, glaucoma, arthritis, migraine, or any other illness for which cannabis provides relief.

29. **‘Manufacturer’** means a licensee that conducts the production, preparation, propagation, or compounding of cannabis or cannabis products either directly or indirectly or by extraction methods, or independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis at a fixed location that packages or repackages cannabis or cannabis products or labels or relabels its container.

30. **‘Manufacturing’** or **‘manufacturing operation’** means all aspects of the extraction and/or infusion processes, including processing, preparing, holding, storing, packaging, or labeling of cannabis products.

Manufacturing also includes any processing, preparing, holding, or storing of components and ingredients.

31. **‘Nonvolatile solvent’** means any solvent used in the extraction process that is not a volatile solvent. For purposes of this chapter, a nonvolatile solvent includes carbon dioxide used for extraction, or as it may be defined and amended by the State.

32. **‘Operating hours’** means the hours within a day during which a permitted retail sales outlet may allow qualified cannabis purchasers and primary caregivers to enter the dispensary premises and purchase cannabis goods.

33. **‘Owner’ or ‘Ownership interest’** means an interest held by a person or entity who is an owner as defined by State of California commercial cannabis regulations or who has a financial interest in the commercial cannabis business of 5% or more. In the event an entity holds a financial interest in the commercial cannabis business of 5% or more, any person who holds a financial interest in said entity of 5% or more is also considered an ‘owner’ of the commercial cannabis business.

34. **‘Package’ and ‘Packaging’** means any container or wrapper that may be used for enclosing or containing any cannabis goods for final retail sale. ‘Package’ and ‘packaging’ does not include a shipping container or outer wrapping used solely for the transport of cannabis goods in bulk quantity to a licensee.

35. **‘Patient or qualified patient’** shall have the meaning given that term by California Health and Safety Code and possesses a valid physician's recommendation.

36. **‘Person’** includes any individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust,

receiver, syndicate, or any other group or combination acting as a unit, and the plural as well as the singular.

37. **‘Pest’** means undesired insect, rodent, nematode, fungus, bird, vertebrate, invertebrate, weed, virus, bacteria, or other microorganism that is injurious to human health.

38. **‘Physician’s recommendation’** means a recommendation by a physician and surgeon that a patient use cannabis provided in accordance with the Compassionate Use Act of 1996 (Proposition 215), found at Section 11362.5 of the Health and Safety Code.

39. **‘Premises’** means the designated structure(s) and land specified in the application that are in possession of and used by the applicant or licensee to conduct the commercial cannabis activity.

40. **‘Pre-roll’** means dried cannabis flower rolled in paper prior to retail sale.

41. **‘Primary Caregiver’** has the same meaning as that term is defined in Section 11362.7 of the Health and Safety Code.

42. **‘Private security officer’** has the same meaning as that term as defined in the State of California Business and Professions Code section 7574.01.

43. **‘Publicly owned land’** means any building or real property that is owned by a city, county, state, federal, or other government entity.

44. **‘Purchase’** means obtaining cannabis goods in exchange for consideration.

45. **‘Purchaser’** means a person who is engaged in a transaction with a licensee for purposes of obtaining cannabis goods.



46. **‘Quarantine’** means the storage or identification of cannabis goods, to prevent distribution or transfer of the cannabis goods, in a physically separate area clearly identified for such use.

47. **‘Retail area’** means a building, room, or other area upon the licensed dispensary premises in which cannabis or other goods are sold or displayed.

48. **‘School’** means those sites upon which full-time instruction in any of grades K through 12 is provided where the primary purpose is education, as determined in the sole discretion of the City Council, and which are identified as a school on the City’s official ‘List of Schools’ as provided in Section 20.44.170(E)(3)(f)(i). ‘School’ does not include any private site upon which education is primarily conducted in private homes.

49. **‘Security monitoring’** means the continuous and uninterrupted attention to potential alarm signals that can be transmitted from a security alarm system for the purpose of summoning law enforcement.

50. **‘Selection Panel’** means the group consisting of the City Manager, Chief of Police, and Director of Development Services, or their designees, convened for the purpose of evaluating applicants based on the merit-based scoring system, and making recommendations to the Planning Commission with respect to issuance of Commercial Cannabis Business Permits.

51. **‘Sell,’ ‘sale,’ and ‘to sell’** include any transaction whereby, for any consideration, title to cannabis is transferred from one person to another, and includes the delivery of cannabis goods pursuant to an order placed for the purchase of the same and soliciting or receiving an order for the same, but does not include the return of cannabis goods by a licensee to the licensee from whom such cannabis goods were purchased.

52. **‘Sublet’** means to lease or rent all or part of a leased or rented property.

53. **‘State’** means the State of California.

54. **‘Testing Laboratory’** means a facility, entity, or site that offers or performs tests of cannabis or cannabis products, and that is accredited as operating to ISO standard 17025 by an accrediting body, and registered with the State Department of Public Health.

55. **‘Vehicle alarm system’** is a device or series of devices installed to discourage theft of the commercial vehicle or its contents and is intended to summon general attention or to summon law enforcement as a result of an indication of an attempted breach of the commercial vehicle.

56. **‘Volatile solvent’** means any solvent that is or produces a flammable gas or vapor that, when present in the air in sufficient quantities, will create explosive or ignitable mixtures. Examples of volatile solvents include but are not limited to, butane, hexane, propane, and ethanol, or as it may be defined and amended by the State.

57. **‘Wholesale’** means the sale of cannabis goods to a distributor for resale to one or more dispensaries.

58. **‘Youth Center’** means any public or private facility that is primarily used to host recreational or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club activities, video arcades with over 10 or more video games on the premises, or similar amusement park facilities, or as otherwise described in Health and Safety Code Section 11353.1(e)(2).

#### **D. Compliance with State and Local Licensing Requirements**

Any dispensary, cultivation facility, manufacturing facility, testing facility or any other commercial cannabis activity as defined by the State of California or the City of Merced shall operate in conformance with all regulations and standards set forth in this Section of the Municipal Code to assure that the operations of the dispensary, cultivation facility, manufacturing facility, distribution facility, testing facility or any other commercial cannabis activity as defined by the State of California or allowed by the City of Merced are in compliance with local and State law and are established to mitigate any adverse secondary effects from its operations.

Cannabis operators shall be required to obtain a State license once they become available, and shall comply with any applicable State licensing requirements, such as operational standards and locational criteria.

Multiple cannabis uses and licenses proposed on any one site shall occur only if authorized by the State and the City of Merced and only if all uses proposed are allowed pursuant to the City's Zoning Code.

#### **E. General Provisions for Commercial Cannabis Activities in the City of Merced**

##### **1. Commercial Cannabis Business Permit Required**

a. Each business shall have a Commercial Cannabis Business Permit specific to the business activity defined by the State pertaining to that activity and whether the activity is medical or non-medical or any other commercial cannabis activity the State may define and as they may be amended. Following is a list of current license types:

- i. Cultivation
- ii. Distribution
- iii. Manufacturing
- iv. Retail sales (Dispensary)
- v. Testing

b. It shall be unlawful for any person, association, partnership, corporation, or other entity to engage in, conduct or carry on, in or upon any premises within the City of Merced, any commercial cannabis business without a Commercial Cannabis Business Permit. A cannabis business shall register and obtain a Commercial Cannabis Business Permit from the City of Merced prior to operation. The Commercial Cannabis Business Permit applicant shall pay an annual non-refundable regulatory fee in an amount and at a frequency established by the City Council by resolution.

c. A copy of the Commercial Cannabis Business Permit shall be displayed at all times in a place visible to the public.

d. A Commercial Cannabis Business Permit shall be valid for one (1) year or until December 31 of each year, unless sooner revoked. In the event a Commercial Cannabis Business Permit is issued on or after October 1, said permit shall be valid until December 31 of the following calendar year. No permit granted herein shall confer any vested right to any person or business for more than the above-referenced period.

e. A Commercial Cannabis Business Permit shall not be issued to an individual or a business entity owned or managed in whole or in part by an individual or a business entity employing an individual who has a

previous conviction for or has entered a plea of nolo contendere/no contest to any of the following:

- i. A felony offense listed in California Health and Safety Code Section 11590.
- ii. A felony offense listed in California Penal Code Section 667.S(c).
- iii. A felony offense listed in California Penal Code Sections 1197.2(c) or Section 1192.8.
- iv. A felony or misdemeanor offense that substantially relate to the qualifications, functions, or duties of the business or profession.
- v. A felony conviction involving fraud, deceit, or embezzlement.
- vi. A felony or misdemeanor offense involving the sale or giving to a minor of controlled substances, cannabis, alcohol, or tobacco.

A Commercial Cannabis Business Permit may be issued, at the discretion of the City, to an individual with a conviction listed above provided a period of ten (10) years has elapsed in which the individual has remained free of criminal convictions or violations of parole or probation, and the individual has either obtained a certificate of rehabilitation pursuant to Penal Code Section 4852.01 or received expungement pursuant to California Penal Code Section 1203.4.

f. The Commercial Cannabis Business Permit shall be issued to the specific person/persons/entity listed on the Cannabis Permit Application.

g. A Commercial Cannabis Business Permit is not transferable except under the terms of Merced



Municipal Code Section 20.44.170(L)(7), and does not run with the land or with the business.

## 2. Maintenance of Records and Reporting

All records for the commercial cannabis business of the following activities shall be maintained and available to the City of Merced for at least 7 years. Records shall be produced within 24 hours of a request by an authorized City of Merced representative:

- a. The business shall obtain and maintain a valid Seller's Permit from the State Board of Equalization.
- b. Financial records include, but are not limited to: bank statements, sales invoices, receipts, tax records, and all records required by the California State Board of Equalization under Title 18 California Code of Regulations Section 1968.
- c. Personnel records, including each employee's full name, address, phone number, social security, or individual tax payer identification number, date of beginning employment, and date of termination of employment if applicable.
- d. Training records, including but not limited to the content of the training provided and the names of the employees that received the training.
- e. Contracts with other licensees regarding commercial cannabis activity.
- f. Permits, licenses, and other local authorizations to conduct the licensee's commercial cannabis activity, including BOE sellers permit.

- g. Security records.
  - h. Records shall be kept in a manner that allows the records to be produced for the City in either hard copy or electronic form, whichever the City requests.
  - i. Proof of building ownership or landlord letter acknowledging business type.
  - j. Proof of insurance.
3. Operational Standards for All Commercial Cannabis Business Activities
- a. Interior and exterior locations of the business property shall be monitored at all times by closed circuit cameras for security purposes. The cameras and recording system shall be of adequate quality, color rendition and resolution to allow the sufficient identification of any individual committing a crime on the location premises. Cameras shall record 24 hours a day at a minimum of 20 frames per second.
  - b. The applicant shall conduct and pay for any required CEQA reviews and analyses, and pay for all costs, including those of the City, associated with project review under CEQA.
  - c. The surveillance system storage device or cameras shall be transmission control protocol/TCP capable of being accessed through the internet by the Merced Police Department or their designee on request.
  - d. All controlled access areas, security rooms and all points of ingress/egress to limited access areas and all point of sale (POS) areas shall have fixed camera coverage capable of identifying activity occurring within a minimum of twenty (20) feet. Camera video recordings shall be maintained unaltered in a secure location for a

period of not less than thirty (30) calendar days, and be available for inspection at any time. The City of Merced or law enforcement may request the recordings in connection with an investigation. If the recordings are not voluntarily provided, the City or law enforcement may seek a warrant or court order for the recordings

e. All commercial cannabis businesses shall create and maintain an active account within the State's track and trace system prior to commencing any commercial cannabis activity. In the event of system failure, the business shall keep a hard copy record and transfer the information to the track and trace system within 24 hours of the system being available.

f. No cannabis dispensary may be located within a 1,000-foot radius from a school or within a 600-foot radius from a day care center, youth center, library or public park that is in existence at the time the Application for a Commercial Cannabis Business Permit is submitted to the City. No cultivation facility, manufacturing facility, testing facility or any other commercial cannabis business facility may be located within a 600-foot radius from a school, day care center, youth center, library, or public park that is in existence at the time the Application for Commercial Cannabis Business Permit is submitted to the City. For purposes of this subsection only, a public park shall not include any park designated in Merced Municipal Code Section 9.70.030 as a bike path. The distance specified in this section shall be the horizontal distance measured in a straight line from the property line of the sensitive use noted above to the closest property line of the lot on which the commercial cannabis business shall be located without regard to intervening structures.

(i) The City shall establish an official "List of Schools" which are located within the City of Merced by resolution of the City Council after a public hearing. Said list shall be updated on an

annual basis on or before January 31<sup>st</sup> of each year, and/or whenever a commercial cannabis business permit for a dispensary becomes available.

g. No physical modification of the permitted premises is allowed without written prior permission by the City of Merced and payment of any additional fees required by the City.

h. All commercial cannabis activities shall provide adequate off-street parking and comply with the City of Merced Municipal Code requirements in Chapter 20.38 Parking and Loading, to service customers without causing negative impact.

i. The commercial cannabis business shall provide adequate handicapped parking per the requirements in the California Building Code.

j. The commercial cannabis business shall provide adequate interior and exterior lighting for safety and security as determined by the Police Chief or designee.

k. The commercial cannabis business shall minimize nuisances such as trash, litter, and graffiti.

l. Any and all signage, packaging, and facilities shall not be 'attractive', as it is defined by the State, to minors.

m. All commercial cannabis facilities shall be required to provide an air treatment system that ensures off-site odors shall not result from its operations. This requirement at a minimum means that the facility shall be designed to provide sufficient odor absorbing ventilation and exhaust systems so that any odor generated inside the location is not detected outside the building, on adjacent properties or public rights-of-way, or within any other unit located within the same building as the facility if the



use occupies only a portion of a building. The air treatment system must also prevent the build-up of mold within the facility.

n. A permitted commercial cannabis business entity shall have 180 days after permit issuance by the City of Merced to begin initial operations, unless otherwise approved by the Development Services Director or designee. A permitted commercial cannabis business entity that remains inoperative for more than 60 calendar days after initial operations begin shall be deemed 'abandoned' and the permit shall be forfeited. A business may temporarily suspend operations for a period of time as may be reasonably required to affect upgrades, modifications, repairs, or other property issue mitigations as approved by the Development Services Director or designee.

o. The cannabis business shall comply with all State and City of Merced regulations regarding testing, labeling and storage of all cannabis products.

p. The cannabis business shall meet all State and local regulations for the disposal of all cannabis materials and materials used in conjunction with processing, distributing and cultivating of cannabis as well as any unsold cannabis or cannabis products.

q. The cannabis business shall conform to all State regulations regarding the use of appropriate weighing devices.

r. The cannabis business shall conform to all State and local regulations regarding water usage. No liquids of any kind shall be discharged into a public or private sewage or drainage system, watercourse, body of water or into the ground, except in compliance with applicable regulations of the California Regional Water Quality Control Board (California Administrative Code, Title 23, Chapter 3).

s. The cannabis businesses' electrical and plumbing shall comply with State and local regulations.

t. The cannabis business shall maintain a comprehensive general liability combined single occurrence insurance policy issued by an 'A' rated insurance carrier in an amount no less than two million dollars and naming the City of Merced as additional insured.

u. No free samples of any cannabis or cannabis product may be distributed at any time.

v. All agents, private security officers or other persons acting for or employed by a licensee shall display a laminated identification badge at least 2" X 2" in size, issued by the licensee. The badge, at a minimum, shall include the licensee's 'doing business as' name and license number, the employees first and last name, and a color photo of the employee that shows the full front of the employee's face.

w. The commercial cannabis business shall have a centrally-monitored fire and burglar alarm system which shall include all perimeter entry points and perimeter windows.

x. A licensee shall ensure a licensed alarm company operator or one or more of its registered alarm agents installs, maintains, monitors and responds to the alarm system. The alarm company shall obtain a City of Merced business license.

y. Meet all State deadlines for applying for a State license and receive a State license within six (6) months after the date the State begins issuing licenses. This may be waived if the State has longer delays in issuing licenses of the type the commercial cannabis business seeks. The permittee must inform the City in writing within 10 days of receipt of a State license. Said



notification shall be addressed to the Director of Development Services or designee at 678 W. 18th St., Merced, CA 95340.

z. All persons hiring employees to engage in commercial cannabis activities shall document compliance with the following employee safety practices:

- i. Emergency action response planning as necessary
- ii. Employee accident reporting and investigation policies
- iii. Fire prevention
- iv. Hazard communication policies, including maintenance of material safety data sheets
- v. Materials storage and handling policies
- vi. Personal protective equipment policies
- vii. Operation manager contacts
- viii. Emergency responder contacts
- ix. Poison control contacts

aa. All persons with ownership interest; and all employees agents, officers or other persons acting for or employed by a permittee must be at least 21 (twenty-one) years of age.

#### **F. Additional Regulations for Dispensary and Retail Sales of Cannabis**

1. Only five (5) dispensaries shall operate within the Merced City Limits, regardless of the location's compliance with any other Section specified in this ordinance. At least one (1) of those dispensaries shall



also dispense medicinal cannabis goods. If State law allows medical and adult use dispensaries on the same premises, the City of Merced would allow a combined use, but in no case shall more than five (5) dispensaries of any kind be allowed within the City of Merced.

2. No retail cannabis facility may engage in check cashing activities at any time.

3. Only one dispensary permit per person with ownership interest is allowed in the City of Merced. Any person with community property rights of an ownership interest is considered a person with ownership interest in this section.

4. Restrooms shall remain locked during business hours and not open to the public.

5. The total number of dispensaries in operation shall be determined based on the number of locations which have been issued a Commercial Cannabis Business Permit for a dispensary by the City.

6. Display of cannabis products shall be limited to only an amount necessary to provide a visual sample for customers.

7. At all times, when the cannabis dispensary is open to the public, the dispensary shall provide at least one security guard who is registered with Bureau of Security and Investigative Services, and possesses a valid and current security guard registration card on their person while on-duty.

8. Security guards are permitted, but not mandated, to carry firearms.

9. All cannabis products available for sale shall be securely locked and stored



10. The security guard and cannabis dispensary personnel shall monitor the site and the immediate vicinity of the site to ensure that patrons immediately leave the site and do not consume cannabis in the vicinity of the dispensary or on the property or in the parking lot.

11. Medical Cannabis Dispensaries shall maintain the full name, address and telephone number(s) of all patient members to whom the business provides medical cannabis, and a copy of a physician-issued recommendation card or State-issued card for all patient members.

12. Dispensaries shall also record on the video surveillance system point-of-sale areas and areas where cannabis goods are displayed for sale.

13. Any commercial cannabis retail or medical retail sales facility shall be open to the public a minimum of 40 hours per week, unless otherwise specified in the Commercial Cannabis Business Permit.

14. Hours of operation in Commercial Office (C-O) zones shall be limited to no earlier than 8 a.m. Pacific Time and no later than 7 p.m. Pacific Time. Hours of operation in all other zones shall be limited to no earlier than 8 a.m. Pacific Time and no later than 9 p.m. Pacific Time, unless zoning regulations specify more restrictive hours.

15. Exterior signage shall be limited to one wall sign not to exceed twenty (20) square feet in area. Interior signage or advertising may not be visible from the exterior. No temporary signs (banners, A-frames, etc.) or window signs are allowed.

16. On-site consumption of cannabis or cannabis products is specifically prohibited on the premises at all times. The following information shall be provided on a sign posted in a conspicuous location inside the cannabis



dispensary: 'Smoking, ingesting or consuming cannabis on this property or within 100 feet of the business is prohibited.'

17. An adult use license shall not sell cannabis products to persons under 21 years of age or allow any person under 21 years of age on its premises, unless such licensee also holds a medicinal license and the licensee holds a CCBP for both adult use and medicinal cannabis. A medicinal licensee may sell cannabis products to and allow on the premises, any person 18 years of age or older who possesses a valid government issued identification card, and either a valid county-issued identification card under Section 11362.712 of the Health and Safety Code or a valid physician's recommendation for himself or herself or for a person for whom he or she is a primary caregiver.

18. Adequate signage shall clearly state that the City of Merced has not tested or inspected any cannabis product for pesticides, or other regulated contaminants, distributed at this location.

19. No recommendations from a doctor for medical cannabis shall be issued on-site.

20. Shipments of cannabis goods may only be accepted during regular business hours.

21. There shall be no on-site sales of alcohol or tobacco products, and no on-site consumption of food, alcohol or tobacco by patrons.

22. Inventory shall be secured and locked in a room, safe, or vault, and in a manner reasonably designed to prevent diversion, theft, and loss during non-business hours.

23. No cannabis product shall be visible from the exterior of the business.



24. All required labelling shall be maintained on all product, as required by State regulations, at all times.

25. The business shall post signs that spell out the 'Prohibited Conduct Involving Marijuana and Marijuana Products' contained in Health and Safety Code Section 11362.3 in a conspicuous manner on the business premises for the education of patrons. The City shall develop a standard format and content for such signs.

26. The use of vending machines (i.e. a machine that dispenses articles when a coin, bill, or token is inserted) to dispense cannabis is strictly prohibited.

27. No drive-through facilities shall be allowed and no cannabis shall be sold through a drive- through facility.

#### **G. Additional Regulations for Commercial Cannabis Delivery Services**

1. Commercial cannabis deliveries may be made only from a commercial cannabis dispensary permitted by the City in compliance with this ordinance, and in compliance with all State regulations.

2. All employees who deliver cannabis shall have valid identification and a copy of the dispensary's Commercial Cannabis Business Permit at all times while making deliveries.

3. All commercial cannabis businesses shall provide proof of insurance in a minimum amount of \$1,000,000 for any and all vehicles being used to transport cannabis goods.

4. Deliveries may only take place during the hours of 8:00 a.m. and 7:00 p.m. daily.

5. A customer requesting delivery shall maintain a physical or electronic copy of the delivery request and



shall make it available upon request by the licensing authority and law enforcement officers, only as required by State regulations.

6. The following applies to all deliveries of cannabis products:

a. May only be made to a physical address in California; and

b. A licensed delivery employee shall not leave the State of California while possessing cannabis products.

7. A dispensary shall maintain a list of all deliveries, including the address delivered to, the amount and type of product delivered, and any other information and for the duration of time required by State regulations.

8. A cannabis business shall only deliver cannabis in aggregate amounts as ordered by the customer. A cannabis business shall ensure compliance with State delivery limits as they regard the amount of cannabis and cannabis products.

9. A manifest with all information required in this section shall accompany any delivery person at all times during the delivery process and delivery hours.

10. Any delivery method shall be made in compliance with State regulations and as it may be amended, including use of a vehicle that has a dedicated GPS device for identifying the location of the vehicle (cell phones and tablets are not sufficient).

11. The maximum limit of any cannabis goods carried by the delivery vehicle may not exceed \$3,000 at any time.

12. Each delivery request shall have a receipt prepared by the dispensary with the following information:

- a. Name and address of the licensed dispensary;
- b. The name of the employee who delivered the order;
- c. The date and time the delivery request was made;
- d. The complete delivery address;
- e. A detailed description of the cannabis goods requested for delivery including the weight or volume, or any accurate measure of the amount of cannabis goods requested;
- f. The total amount paid for the delivery including any fees or taxes; and
- g. At the time of the delivery, the date and time delivery was made, and the signature of the person who received the delivery.

13. The delivery business shall provide a flyer that spells out the 'Prohibited Conduct Involving Marijuana and Marijuana Products' contained in Health and Safety Code Section 11362.3 to all delivery customers. The City shall develop a standard format and content for such flyers.

#### **H. Additional Requirements for Manufactured Cannabis Businesses**

1. A licensed cannabis manufacturing facility may conduct all activities permitted by the State. This includes, but is not limited to, volatile and non-volatile extractions, repackaging and relabeling, and infusions.



2. Any manufacturing activity that will be conducted by the licensee shall be included on the application. No additional manufacturing activity can be conducted without applying for and receiving written permission from the City of Merced for that additional activity.
3. At all times, the cannabis manufacturing facility will be compliant with all State regulations for cannabis manufacturing including Health and Safety Code 11362.775 and as it may be amended.
4. Inspections by the City Fire Chief or designee may be conducting anytime during the business's regular business hours.
5. Cannabis manufacturing facilities shall not contain an exhibition or product sales area or allow for retail distribution of products at that location.
6. All cannabis manufacturing activities shall occur indoors within a fully enclosed and secured structure and also within a secure fence at least eight (8) feet in height that fully encloses the premises. The fence must include a lockable gate(s) that is locked at all times, except for during times of active ingress/egress. Said fence shall not violate any other ordinance, code section, or provision of law regarding the height, location, materials, or other fencing restrictions and shall not be constructed or covered with plastic or cloth. All screening shall conform to the requirements of applicable area, community, specific and design plans. Notwithstanding the foregoing fencing requirements, the Director of Development Services shall have the discretion to grant an exception in the event fencing which fully encloses the premises is impossible or impractical, and there are other appropriate security measures in place on the premises. Outdoor manufacturing of cannabis is expressly prohibited.

## **I. Additional Requirements for Cannabis Cultivation Businesses**

1. The cannabis business shall register with the Department of Pesticide Regulation if using any pesticides.
2. From a public right-of-way, there shall be no exterior evidence of marijuana cultivation.
3. The Building Official may require additional specific standards to meet the California Building Code and Fire Code, including but not limited to installation of fire suppression sprinklers.
4. Compliance with Section 13149 of Water Code as enforced by the State Water Resources Control Board.
5. All outdoor lighting used for security purposes shall be shielded and downward facing.
6. The use of generators for cultivation is prohibited, except for temporary use in the event of a power outage or emergency.
7. Cannabis plants shall not be visible from offsite or the public right-of-way. All cannabis cultivation activities shall occur within a fully enclosed and secured structure and within a secure fence at least eight (8) feet in height that fully encloses the premises. The fence must include a lockable gate(s) that is locked at all times, except for during times of active ingress/egress. Said fence shall not violate any other ordinance, code Section, or provision of law regarding the height, location, materials, or other fencing restrictions and shall not be constructed or covered with plastic or cloth. All screening shall conform to the requirements of applicable area, community, specific and design plans. Notwithstanding the foregoing fencing requirements, the Director of Development Services shall have the



discretion to grant an exception in the event fencing which fully encloses the premises is impossible or impractical, and there are other appropriate security measures in place on the premises. Outdoor cultivation of cannabis is expressly prohibited.

**J. Additional Requirements for Cannabis Testing Laboratory Businesses**

1. A licensed cannabis testing facility shall comply with all State regulations.
2. Any cannabis testing facility shall maintain all certifications required by the State.
3. A licensed cannabis testing facility business, its owners and employees may not hold an interest in any other cannabis business except another testing business.
4. Inspections by the City Fire Chief or designee may be conducted anytime during the business's regular business hours.

**K. Additional Requirements for Cannabis Distribution Businesses**

1. A licensed cannabis distribution facility shall comply with all State regulations.
2. Any cannabis distribution facility shall provide proof of a bond of at least five thousand dollars to cover the costs of destruction of cannabis or cannabis products if necessitated by a violation of licensing requirements.
3. Inspections by the City Police Chief or designee may be conducted anytime during the business's regular business hours.

4. A distributor shall ensure that all cannabis goods batches are stored separately and distinctly from other cannabis goods batches on the distributor's premises.

5. A distributor shall ensure a label with the following information is physically attached to each container of each batch:

a. The manufacturer or cultivator's name and license number;

b. The date of entry into the distributor's storage area;

c. The unique identifiers and batch number associated with the batch;

d. A description of the cannabis goods with enough detail to easily identify the batch; and

e. The weight of or quantity of units in the batch.

6. A distributor shall store harvest batches and edible cannabis products that require refrigeration at 35 to 42 degrees Fahrenheit. In addition, a distributor shall store harvest batches in a darkened area with no more than 60% humidity.

7. A distributor shall store medical cannabis goods in a building designed to permit control of temperature and humidity and shall prevent the entry of environmental contaminants such as smoke and dust. The area in which medical cannabis goods are stored shall not be exposed to direct sunlight. A distributor may not store medical cannabis goods outdoors.

8. Employee breakrooms, eating areas, changing facilities, and bathrooms shall be completely separated from the storage areas.



9. All cannabis distribution activities shall occur within a fully enclosed and secured structure and within a secure fence at least eight (8) feet in height that fully encloses the distribution area. The fence must include a lockable gate(s) that is locked at all times, except for during times of active ingress/egress. Said fence shall not violate any other ordinance, code Section, or provision of law regarding the height, location, materials, or other fencing restrictions and shall not be constructed or covered with plastic or cloth. All screening shall conform to the requirements of applicable area, community, specific and design plans. Notwithstanding the foregoing fencing requirements, the Director of Development Services shall have the discretion to grant an exception in the event fencing which fully encloses the premises is impossible or impractical, and there are other appropriate security measures in place on the premises.

10. If located in a General Commercial (C-G) zone,

- a. The cannabis distribution business shall be located on a parcel no less than 20,000 square feet in size; and
- b. All loading and unloading activities shall take place within the secured fenced area required above.

#### **L. Commercial Cannabis Business Permit Selection Process**

##### **1. Selection Process for Dispensaries/Retail Sales (Limited Number of Permits Available)**

a. The Commercial Cannabis Business Permit selection process will be conducted in two phases, Phase 1 and Phase 2. In Phase 1, each Applicant interested in operating a commercial cannabis business will pay an application fee in an amount established by the City Council by resolution. The application will be reviewed

for completeness by the Director of Development Services or designee.

b. A pre-application conference with the Director of Development Services is strongly encouraged. A pre-application conference can be scheduled by calling 209-385-6858 during regular City of Merced business hours.

c. The City of Merced has established a merit based scoring system to objectively award permits as described in the application documents in Phase 2 to be used in the event that there are more applications than there are Commercial Cannabis Business Permits for a specific license type, such as for retail dispensaries.

d. The initial application period shall be 21 calendar days from the date the applications are released. Should the 21st day fall on a day when City Hall is closed, the application period shall be extended to the next open day at 4:00 p.m. Following the application period, the Director of Development Services or designee shall stop accepting applications and review all applications received as described in Phase 1. The Director of Development Services or designee will evaluate the applications received and determine the eligibility of each application. Each application that is complete and in compliance with the application requirements in Phase 1 shall be placed on the 'Qualified Commercial Cannabis Business Application List-Dispensaries/Retail Sales' and shall be notified in writing that they are a 'Qualified Commercial Cannabis Business Applicant- Dispensaries/Retail Sales'. The qualified applicants will be entered into the Phase 2 review process.

e. If any of the items listed in the application process are not met, the Director of Development Services shall notify the applicant of the deficiency within thirty (30) calendar days, after which the applicant



will have 10 calendar days from receipt of notice to correct the deficiency. Should the 10th day fall on a day when City Hall is closed, the correction period shall be extended to the next open day at 4:00 p.m. If the deficiency is not corrected within 10 calendar days, the Director of Development Services may deny the permit and notify the applicant of this determination in writing within 10 calendar days following the Director of Development Services decision.

f. Commercial Cannabis Business Permit-Dispensaries/Retail Sales Selection - Phase 1 - Initial Review.

The Director of Development Services or designee(s) shall determine whether each application demonstrates compliance with the minimum requirements and be placed on the 'Qualified Applicant List for Dispensaries/Retail Sales' and entered into the Phase 2 review process. These requirements include but are not limited to:

- i. All Application documents required in the City's Phase 1 application package;
- ii. Application was submitted during the application period.
- iii. Application forms are filled out completely;
- iv. Business Owner(s)/Applicant(s) referenced on the application provide a Live Scan that was conducted within 14 days prior to submitting the application;
- v. Phase 1 application fee is paid; and
- vi. A signed statement that the proposed location of the commercial cannabis business on the application meets the zoning

criteria established in this ordinance including, but not limited to, any and all sensitive use separation criteria required by this ordinance.

g. Commercial Cannabis Business Permit-  
Dispensaries/Retail Sales Selection - Phase 2 - Final  
Review and Scoring.

Phase 2 requirements include, but are not limited to:

- i. Phase 2 application fee is paid and a comprehensive background check of any person or entity holding an ownership interest of 5% or more, is completed to the satisfaction of the Chief of Police. Upon completion of the comprehensive background check, the Chief of Police shall have the discretion to disqualify an applicant if any of the following are discovered:
  - a. Any civil judgment(s) against any owner for torts involving dishonesty, including, but not limited to, fraud, embezzlement, theft, and breach of fiduciary duties;
  - b. Any outstanding liens and/or judgments against any owner for unpaid state, federal, or local taxes; or
  - c. Any material misrepresentation made by the applicant in the application for a Commercial Cannabis Business Permit.

In the event an applicant is disqualified by the Chief of Police as provided herein, the applicant shall be given written notice of the disqualification within (10) ten days of such decision. Thereafter, the application will be removed from the Phase 2 process. The decision of the



Chief of Police shall be final and there shall be no further right to appeal said decision.

- ii. The Building Official or designee has inspected all structures in which the use is located to determine that all applicable standards and requirements are met. If a building permit is required for site improvements, Permit issuance will be deferred until a certificate of occupancy or other building permit approval is issued. Additionally, the Building Official has determined that there are no notices of nuisance or other code compliance issues recorded or on the property.
- iii. The Zoning Administrator or designee has issued a Provisional Zoning Clearance documenting compliance with the following:
  - a. The use is permitted in the Zoning District;
  - b. The location of the cannabis business meets the distance requirements from sensitive uses;
  - c. All land use permits, if any, have been approved and all conditions of approval have been met or are in good standing;
  - d. No zoning violations exist on the property;
  - e. A planning and/or building permit with a receipt proving payment for processing from the City of Merced Planning Department for the property location the commercial cannabis business will occupy; and

- f. The Provisional Zoning Clearance shall be subject to final approval by the Planning Commission.
- iv. The Director of Development Services or designee, after reviewing the applications approved in Phase 1 and the aforementioned information, will convene a Selection Panel composed of the City Manager, Chief of Police, and the Director of Development Services, or their designees. The Selection Panel will review all application documents required in the City's Phase 1 application package plus an additional background check of all owners conducted to the satisfaction of the Chief of Police, and individually score each application in accordance with the merit based scoring system established by Resolution of the City Council. A complete description of the merit based system and all merit based considerations shall be included with the application forms. An average score for each applicant based upon the merit based scoring of the Selection Panel shall be calculated and the applications shall be ranked from highest to lowest in accordance with the average score. The applications, in order of ranking, shall then be placed on the Qualified Commercial Cannabis Business Application List-Dispensaries/Retail Sales in the order of ranking. The Selection Panel will recommend the highest ranked applicant(s) on the Qualified Commercial Cannabis Business Application List-Dispensaries/Retail to the Planning Commission for the issuance of a Commercial Cannabis Business Permit – Dispensaries/Retail Sales. The number of applicants recommended to the Planning



Commission by the Selection Panel shall be the same number of Commercial Cannabis Business Permits – Dispensaries/Retail Sales then available.

a. The Qualified Commercial Cannabis Business Application List – Dispensaries/Retail that was established on September 20, 2018, shall be valid until September 20, 2019. Should a new Commercial Cannabis Business Permit-Dispensaries/Retail become available, whether by creation of a new permit or by vacancy of an existing permit, before September 20, 2019, the highest ranking applicant on the Qualified Commercial Cannabis Business Application List-Dispensaries/Retail shall be recommended to the Planning Commission for issuance of a Commercial Cannabis Business Permit-Dispensaries/Retail. The Qualified Commercial Cannabis Business Application List-Dispensaries/Retail established on September 20, 2018, shall have no further force and effect after September 20, 2019 and the City shall have no further obligations to applicants on said list.

b. Should a Commercial Cannabis Business Permit-Dispensaries/Retail become available after September 20, 2019, whether by creation of a new permit or by vacancy of an existing permit, then a new application period shall be opened as provided in Section 20.44.170(L)(1).

c. Except as provided in subsection 20.44.170(L)(1)(g)(iv)(a) above, the Qualified Commercial Cannabis Business Application List-Dispensaries/Retail shall be

valid for a period not to exceed 180 days from the date the last available Commercial Cannabis Business Permit-Dispensaries/Retail is issued by the Planning Commission. The City shall have no further obligations to applicants on the Qualified Commercial Cannabis Business Application List-Dispensaries/Retail after 180 days have elapsed since the last available Commercial Cannabis Business Permit was issued.

h. Commercial Cannabis Business Permit-Dispensaries/Retail Sales Selection - Phase 2 – Planning Commission

The Planning Commission will review the Commercial Cannabis Business Permit- Dispensaries/Retail Sales application(s) recommended by the Selection Panel as provided herein, and all other relevant information, and determine if a CCBP should be granted, granted with conditions, denied, or modified. Prior to issuing a Commercial Cannabis Business Permit-Dispensaries/Retail Sales, the Planning Commission will provide all public notices and conduct a public hearing as described in the City of Merced Municipal Code Section 20.70.010 through Sections 20.70.040. No Commercial Cannabis Business Permit- Dispensaries/Retails Sales shall be issued otherwise.

**2. Selection Process for All Other Commercial Cannabis Business Permits (No Limits On the Number of Permits Available)**

a. The Commercial Cannabis Business Permit-All Other Cannabis Businesses selection process will be conducted in two phases, Phase 1 and Phase 2. In Phase 1, each Applicant interested in operating a commercial cannabis business will pay an application fee in an amount established by the City Council by resolution. The application will be reviewed for completeness by the Director of Development Services or designee.



b. A pre-application conference with the Director of Development Services is strongly encouraged. A pre-application conference can be scheduled by calling 209-385-6858 during regular City of Merced business hours.

c. The initial application period shall be 21 calendar days from the date the applications are released. Should the 21st day fall on a day when City Hall is closed, the application period shall be extended to the next open day at 4:00 p.m. Following the application period, the Director of Development Services or designee shall stop accepting applications and review all applications received as described in Phase 1. The Director of Development Services or designee will evaluate the applications received and determine the eligibility of each application. Each application that is complete and in compliance with the application requirements in Phase 1 shall be placed on the 'Qualified Commercial Cannabis Business Application List-All Other Cannabis Businesses' and shall be notified in writing that they are a 'Qualified Commercial Cannabis Business Applicant-All Other Cannabis Businesses'. The qualified applicants will be entered into the Phase 2 review process. The Director of Development Services shall maintain the 'Qualified Application List for All Other Cannabis Businesses'.

d. If any of the items listed in the application process are not met, the Director of Development Services shall notify the applicant of the deficiency within thirty (30) calendar days, after which the applicant will have 10 calendar days from receipt of notice to correct the deficiency. Should the 10th day fall on a day when City Hall is closed, the correction period shall be extended to the next open day at 4:00 p.m. If the deficiency is not corrected within 10 calendar days, the Director of Development Services may deny the permit and notify the applicant of this determination in writing within 10 calendar days following the Director of

Development Services decision. A new application, with new fees, would then be required for any subsequent consideration of that same or similar proposal at the same location.

e. Commercial Cannabis Business Permit-All Other Cannabis Businesses Selection - Phase 1 - Initial Review

The Director of Development Services or designee(s) shall determine whether each application demonstrates compliance with the minimum requirements and be placed on the 'Qualified Applicant List for All Other Cannabis Businesses' and entered into the Phase 2 review process. These requirements include, but are not limited to:

- i. All Application documents required in the City's Phase 1 application package;
- ii. Application was submitted during the application period;
- iii. Application forms are filled out completely;
- iv. Business Owner(s) I Applicant(s) referenced on the application provides a Live Scan that was conducted within 14 days prior to submitting the application;
- v. Phase 1 application fee is paid; and
- vi. A signed statement that the proposed location of the commercial cannabis business on the application meets the zoning criteria established in this ordinance including, but not limited to, any and all sensitive use separation criteria required by this ordinance.



**f. Commercial Cannabis Business Permit-  
All Other Cannabis Businesses Selection - Phase 2 -  
Final Review**

Phase 2 requirements include, but are not limited to:

- i. Phase 2 application fee is paid and a comprehensive background check of any person or entity holding an ownership interest of 5% or more, is completed to the satisfaction of the Chief of Police. Upon completion of the comprehensive background check, the Chief of Police shall have the discretion to disqualify an applicant if any of the following are discovered:
  - a. Any civil judgment(s) against any owner for torts involving dishonesty, including, but not limited to, fraud, embezzlement, theft, and breach of fiduciary duties;
  - b. Any outstanding liens and/or judgments against any owner for unpaid state, federal, or local taxes; or
  - c. Any material misrepresentation by the applicant in the application for a Commercial Cannabis Business Permit.

In the event an applicant is disqualified by the Chief of Police as provided herein, the applicant shall be given written notice of the disqualification within ten (10) days of such decision. Thereafter, the application will be removed from the Phase 2 process. The decision of the Chief of Police shall be final and there shall be no further right to appeal said decision.

- ii. The Building Official or designee has inspected all structures in which the use is located to determine that all applicable standards and requirements are met. If a building permit is required for site improvements, Permit issuance will be deferred until a certificate of occupancy or other building permit approval is issued. Additionally, the Building Official has determined that there are no notices of nuisance or other code compliance issues recorded or on the property.
- iii. The Zoning Administrator or designee has issued a Provisional Zoning Clearance documenting compliance with the following:
  - a. The use is permitted in the Zoning District;
  - b. The use meets the distance requirements from sensitive uses;
  - c. All land use permits, if any, have been approved and all conditions of approval have been met or are in good standing;
  - d. No zoning violations exist on the property;
  - e. A planning and/or building permit with a receipt proving payment for processing from the City of Merced Planning Department for the property location the commercial cannabis business will occupy; and
  - f. The Provisional Zoning Clearance shall be subject to final approval by the Planning Commission.



- iv. The Director of Development Services or designee, after reviewing the applications approved in Phase 1 and reviewing the foregoing information will make a recommendation to the Planning Commission to approve or reject the application for the Commercial Cannabis Business Permit for All Other Cannabis Businesses.

g. Commercial Cannabis Business Permit-All Other Cannabis Businesses Selection - Phase 2 – Planning Commission

The Planning Commission will review the Commercial Cannabis Business applications for All Other Cannabis Businesses recommended by the Director of Development Services and all other relevant information and determine if a CCBP should be granted, granted with conditions, denied, or modified. Prior to issuing a Commercial Cannabis Business Permit for All Other Cannabis Businesses, the Planning Commission will provide all public notices and conduct a public hearing as described in the City of Merced Municipal Code Section 20.70.010 through Sections 20.70.040. No Commercial Cannabis Business Permit shall be issued otherwise.

3. Minor Modifications to Pending Application for Commercial Cannabis Business Permit (All Types).

a. Applicants may make a written request to the Director of Development Services for a minor modification to a Commercial Cannabis Business Permit application at any point in the application process.

b. The Director of Development Services shall have the discretion to approve minor modifications to the application. Minor modifications to an application include, but are not limited to, the following:

- i. A change to the name of the proposed business and/or entity;
- ii. A change in the organizational structure of a proposed business;
- iii. A change of owner or ownership interest, provided that any change in ownership affecting a financial interest of 5% or more shall require a new and separate background investigation, payment of fees for the costs for investigation, and must meet the requirements of Section 20.44.170(E)(1)(e);
- iv. A change in building elevations, floor plans, or site plans;
- v. A change in operational procedures or security plans or procedures;
- vi. Modifications to the parcel upon which the proposed Commercial Cannabis Business will be located, provided that the modifications do not otherwise render the parcel nonconforming to the underlying zoning district standards.

c. The Director of Development Services will review any proposed modifications to the application and shall provide a written determination within thirty (30) days from the day the written request is received by the City. The decision of the Director of Development Services shall be final and there shall be no further right to appeal.

#### 4. Appeal of Denial of Commercial Cannabis Business Permit (All Types)



The Planning Commission will review the Commercial Cannabis Business applications and all other relevant information, and determine if a CCBP should be granted, as provided in Sections 20.44.170(L)(1)(h) and 20.44.170(L)(2)(g) herein. If the Planning Commission determines that the permit shall not be granted, the reasons for denial shall be provided in writing to the applicant. Any decision of the Planning Commission may be appealed to the City Council.

a. A written appeal shall be filed within five (5) business days (excluding official city holidays) following a Planning Commission decision.

b. When an appeal has been filed, the matter shall be scheduled for a public hearing before the City Council within thirty (30) calendar days of receiving the appeal.

c. Notice of the hearing of the appeal shall be provided to the applicant at least ten (10) calendar days prior to the public hearing.

d. Any interested person may appear and be heard regarding the appeal.

e. A matter being heard on appeal may be continued for good cause.

f. The City Council's review shall be a de novo review. At the conclusion of the hearing, the City Council will make its own determination to grant or deny the permit. The decision of the City Council shall be the City's final decision in this regard and shall be dispositive of the matter subject to judicial review under the provisions of California Code of Civil Procedure Sections 1094.5 and 1094.6.

## 5. Commercial Cannabis Business Permit Annual Renewal (All Types)

a. Applications for the renewal of a permit shall be filed with the Director of Development Services at least sixty (60) calendar days before the expiration of the current permit. Any permittee allowing their permit to lapse or which permit expired during a suspension shall be required to submit a new application, pay the corresponding original application fees and be subject to all aspects of the selection process.

b. Any person desiring to obtain a renewal of their respective permit shall file a written application under penalty of perjury on the required form with the Director of Development Services who will conduct a review. The application shall be accompanied by a nonrefundable filing fee established by the City Council to defray the cost of the review required by this Section. An applicant shall be required to update the information contained in their original permit application and provide any new and/or additional information as may be reasonably required by the Director of Development Services in order to determine whether said permit should be renewed. The Development Services Director, in consultation with the Selection Panel if they were involved in the original review, will review all Commercial Cannabis Business renewal applications and all other relevant information, and determine if a renewal CCBP should be granted.

c. The Director of Development Services or designee may deny the annual renewal of a Commercial Cannabis Business Permit if the permittee or the permittee's agent or employee has committed any one of the following acts:

- i. Any act which would be considered a ground for denial of the permit in the first instance;
- ii. Violates any other provision of this section or any City of Merced or State



law, statute, rule or regulation relating to the business's permitted activity;

- iii. Engages in or permits misconduct substantially related to the qualifications, functions or duties of the permittee;
- iv. Conducts the permitted business in a manner contrary to the health, safety, or welfare of the public;
- v. Fails to take reasonable measures to control patron conduct, where applicable, resulting in disturbances, vandalism, or crowd control problems occurring inside of or outside the premises, traffic control problems, or creation of a public or private nuisance, or obstruction of the operation of another business;
- vi. Violates or fails to comply with the terms and conditions of the permit; or
- vii. Fails to pay all applicable City, State, or Federal taxes and fees.

6. Appeal of Denial of Commercial Cannabis Business Permit Renewal (All Types)

a. The Development Services Director, in consultation with the Selection Panel if they were involved in the original review, will review all Commercial Cannabis Business renewal applications and all other relevant information, and determine if a renewal CCBP should be granted. If the Development Services Director determines that the permit shall not be granted, the reasons for denial shall be provided in writing to the applicant. The applicant shall have fourteen (14) calendar

days from the date of the receipt of the written denial to correct the reasons for denial and request in writing reconsideration of permit issuance. Following review of the amended permit application, the Development Services Director will approve or deny the permit by providing written notice to the applicant.

b. Any decision of the Development Services Director may be appealed to the Planning Commission. An appeal shall be filed within five (5) business days (excluding official city holidays) following a decision by the Director of Development Services.

- i. When an appeal has been filed, the matter shall be scheduled for a public hearing before the Planning Commission within thirty (30) calendar days of receiving the appeal.
- ii. Notice of the hearing shall be provided to the applicant at least ten (10) calendar days prior to the public hearing.
- iii. Any interested person may appear and be heard regarding the appeal.
- iv. The Planning Commission's review of the appeal shall be limited to review of the Development Services Director decision and shall not be a de novo review.
- v. A matter being heard on appeal may be continued for good cause.
- vi. The decision of the Planning Commission may be appealed to the City Council.



- a. A written appeal shall be filed within five (5) business days (excluding official city holidays) following a Planning Commission decision.
- b. When an appeal has been filed, the matter shall be scheduled for a public hearing before the City Council within thirty (30) calendar days of receiving the appeal.
- c. Notice of the hearing of the appeal shall be provided to the applicant at least ten (10) calendar days prior to the public hearing.
- d. Any interested person may appear and be heard regarding the appeal.
- e. A matter being heard on appeal may be continued for good cause.
- f. The City Council's review shall be a de novo review. At the conclusion of the hearing, the City Council will make its own determination to grant or deny the permit. The decision of the City Council shall be the City's final decision in this regard and shall be dispositive of the matter subject to judicial review under the provisions of California Code of Civil Procedure Sections 1094.5 and 1094.6.

**7. Modifications to Commercial Cannabis Business Permit (All Types)**

a. A Commercial Cannabis Permit holder may make a written request to the Director of Development Services for modification of an existing permit at any time.

b. The Director of Development Services shall have the discretion to approve minor modifications to the permit. Minor modifications to an application include, but are not limited to, the following:

- i. A change to the name of the proposed business and/or entity;
- ii. A change in the organizational structure of a proposed business;
- iii. A change of owner or ownership interest, provided that any change in ownership affecting a financial interest of 5% or more shall require a new and separate background investigation, payment of fees for the costs for investigation, and must meet the requirements of Section 20.44.170(E)(1)(e);
- iv. A change in building elevations, floor plans, or site plans;
- v. A change in operational procedures or security plans or procedures;
- vi. Modifications to the parcel upon which the proposed Commercial Cannabis Business will be located, provided that the modifications do not otherwise render the parcel nonconforming to the underlying zoning district standards.

c. Any change to the location of a Commercial Cannabis Business after issuance of a Commercial Cannabis Business Permit may require a new application



with payment of associated fees, at the discretion of the Director of Development Services. Any change to the location of a Commercial Cannabis Business shall be subject to approval by the Planning Commission. Prior to approval of a change in location of a Commercial Cannabis Business, the Planning Commission will provide all public notices and conduct a public hearing as described in the City of Merced Municipal Code Section 20.70.010 through 20.70.040.

d. The Director of Development Services will review any requests for modifications to the permit and shall provide a written determination within thirty (30) days from the day the written request is received by the City. The decision of the Director of Development Services shall be final and there shall be no further right to appeal.

#### 8. Revocation of Commercial Cannabis Business Permit (All Types)

a. The Director of Development Services or designee may suspend or revoke a Commercial Cannabis Business Permit when the permittee or the permittee's agent or employee has committed any one or more of the following acts:

- i. Any act which would be considered a ground for denial of the permit in the first instance.
- ii. Violates any other provision of this section or any City of Merced or State law, statute, rule or regulation relating to the business's permitted activity.
- iii. Engages in or permits misconduct substantially related to the qualifications, functions or duties of the permittee.

- iv. Conducts the permitted business in a manner contrary to the health, safety, or welfare of the public.
- v. Fails to take reasonable measures to control patron conduct, where applicable, resulting in disturbances, vandalism, or crowd control problems occurring inside of or outside the premises, traffic control problems, or creation of a public or private nuisance, or obstruction of the operation of another business.
- vi. Violates or fails to comply with the terms and conditions of the permit.
- vii. Fails to pay all applicable City, State, or Federal taxes and fees.

b. Prior to suspension or revocation of the applicable permit, the Director of Development Services shall conduct a hearing. Written notice of the time and place of such hearing shall be served upon the permittee at least ten (10) calendar days prior to the date set for such hearing. The notice shall contain a brief statement of the grounds to be relied upon for revoking or suspending the permit. Notice may be given either by personal delivery or by certified U.S. mail, postage prepaid.

c. Any decision of the Development Services Director may be appealed to the Planning Commission. An appeal shall be filed within five (5) business days (excluding official city holidays) following a decision by the Director of Development Services.

- i. When an appeal has been filed, the matter shall be scheduled for a public hearing before the Planning Commission within (thirty) 30 days of receiving the appeal.



- ii. Notice of the hearing shall be provided to the applicant at least (ten) 10 calendar days prior to the public hearing.
- iii. Any interested person may appear and be heard regarding the appeal.
- iv. The Planning Commission's review of the appeal shall be limited to review of the Development Services Director decision and shall not be a de novo review.
- v. A matter being heard on appeal may be continued for good cause.
- vi. The decision of the Planning Commission may be appealed to the City Council.
  - a. A written appeal shall be filed within five (5) business days (excluding official city holidays) following a Planning Commission decision.
  - b. When an appeal has been filed, the matter shall be scheduled for a public hearing before the City Council within thirty (30) calendar days of receiving the appeal.
  - c. Notice of the hearing of the appeal shall be provided to the applicant at least ten (10) calendar days prior to the public hearing.
  - d. Any interested person may appear and be heard regarding the appeal.
  - e. A matter being heard on appeal may be continued for good cause.

f. The City Council's review shall be a de novo review. At the conclusion of the hearing, the City Council will make its own determination to grant or deny the permit. The decision of the City Council shall be the City's final decision in this regard and shall be dispositive of the matter subject to judicial review under the provisions of California Code of Civil Procedure Sections 1094.5 and 1094.6.

**M. Limitations on the City's Liability**

To the fullest extent permitted by law, the City shall not assume any liability whatsoever, with respect to approving any Commercial Cannabis Business Permit pursuant to this ordinance or the operation of any cannabis facility approved pursuant to this chapter. As a condition of approval of a Commercial Cannabis Business Permit as provided in this chapter, the applicant or its legal representative shall:

1. Execute an agreement indemnifying the City from any claims, damages, injuries or liabilities of any kind associated with the registration or operation of the commercial cannabis facility or the prosecution of the applicant or permittee or its members for violation of federal or State laws;
2. Maintain insurance in the amounts and types that are acceptable to the City Attorney or designee;
3. Name the city as an additionally insured on all City required insurance policies;
4. Agree to defend, at its sole expense, any action against the City, its agents, officers, and employees



related to the approval of a Commercial Cannabis Business permit; and

5. Agree to reimburse the City for any court costs and attorney fees that the City may be required to pay as a result of any legal challenge related to the City's approval of a Commercial Cannabis Business Permit. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the operator of its obligation hereunder.

#### **N. Enforcement**

1. A violation of the regulations in this ordinance by an act, omission, or failure of an agent, owner, officer or other person acting in concert with or employed by a permittee within the scope of their employment or office, shall be deemed the act, omission, or failure of the permittee.

2. A permitted Commercial Cannabis Business shall notify the Police Chief or designee of the City of Merced upon discovery of any of the following situations:

a. A discrepancy of more than \$1,000 in inventory over a period of 24 hours or \$3,000 over period of 7 days.

b. A reason to suspect diversion, loss, theft or any other criminal activity pertaining to the operation of the commercial cannabis business.

c. The loss or alteration of records related to cannabis goods, registered medical cannabis patients, caregivers or dispensary employees or agents.

d. Any other reason to suspect any other breach of security.

3. Each and every violation of this Section shall constitute a separate violation and shall be subject to all remedies and enforcement measures authorized by the Municipal Code. Additionally, as a nuisance per se, any violation of this article shall be subject to injunctive relief, revocation of the business's Commercial Cannabis Business Permit, disgorgement and payment to the City of any and all monies unlawfully obtained, costs of abatement, costs of investigation, attorney fees, and any other relief or remedy available at law or equity. The City may also pursue any and all remedies and actions available and applicable under local and state laws for any violations committed by the cannabis business and/or any owner, agent, officer, or any other person acting in concert with or employed by the cannabis business.

4. City Officials or their designees may enter and inspect the location of any commercial cannabis business during normal business hours to ensure compliance with this Section. In addition, law enforcement may enter and inspect the location of any cannabis business and the recordings and records maintained as required by this Section, except that the inspection and copying of private medical records shall be made available to law enforcement only pursuant to a properly executed search warrant, subpoena, or court order. A person engaging in commercial cannabis business without a permit and associated unique identifiers required by this chapter shall be subject to civil penalties of up to twice the amount of the permit fee for each violation, and the department, state or local authority, or court may order the destruction of cannabis associated with that violation. A violator shall be responsible for the cost of the destruction of cannabis associated with the violation, in addition to any amount covered by a bond required as a condition of licensure. Each day of operation shall constitute a separate violation of this section.



## **O. Fees and Taxes**

All Cannabis Operations shall pay applicable fees and taxes, which may include one or more of the following:

1. Initial Application Fees. The Business Applicant shall submit a non-refundable fee to cover the cost of processing an initial application for the commercial cannabis business. These fees may be divided into two fees according to Initial Review (Phase 1) and Final Review (Phase 2).
2. Application Renewal Fees. The Business Owner shall submit a non-refundable fee to cover the cost of processing an application renewal annually.
3. Business License Fee. The Business Owner shall at all times maintain a current and valid business license and pay all business taxes required by the Merced Municipal Code.
4. Commercial Cannabis Regulatory Fee. The Business Owner shall pay an annual regulatory fee ('Regulatory Fee') to cover the costs of anticipated enforcement relating to the Cannabis Operation. The amount of the fee shall be set by Resolution of the City Council and be supported by the estimated additional costs of enforcement and monitoring associated with the Cannabis Operation. The Regulatory Fee shall be due and payable prior to opening for business and thereafter on or before the anniversary date. The Regulatory Fee may be amended from time to time based upon actual costs.
5. All required taxes including sales and use taxes, business, payroll etc.
6. Additional cannabis-specific gross receipts, excise, cultivation or any other tax approved by the voters of the City of Merced."

**SECTION 2. EFFECTIVE DATE.** This Ordinance shall be in full force and effect thirty (30) days after its adoption.

**SECTION 3. SEVERABILITY.** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

**SECTION 4. PUBLICATION.** The City Clerk is directed to cause a summary of this Ordinance to be published in the official newspaper at least once within fifteen (15) days after its adoption showing the vote thereon.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Merced on the 4th day of March, 2019, and was passed and adopted at a regular meeting of said City Council held on the 18th day of March, 2019, by the following called vote:

**AYES:** 7

**Council Members:** BLAKE, ECHEVARRIA, MARTINEZ,  
MCLEOD, MURPHY, SERRATTO, SHELTON

**NOES:** 0

**Council Members:** NONE

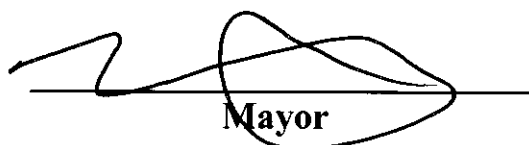
**ABSTAIN:** 0

**Council Members:** NONE

**ABSENT:** 0

**Council Members:** NONE

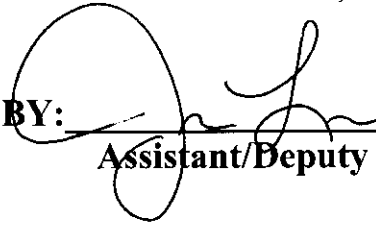
**APPROVED:**



Mayor



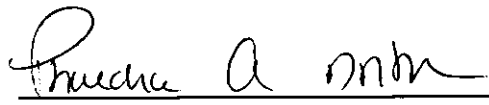
**ATTEST:**  
**STEVE CARRIGAN, CITY CLERK**

**BY:**   
Assistant/Deputy City Clerk

**(SEAL)**



**APPROVED AS TO FORM:**

 3-5-19  
City Attorney Date



City of Merced

[inspectionsservicesweb@cityofmerced.org](mailto:inspectionsservicesweb@cityofmerced.org)

## **Cannabis Related Occupancies – Commercial Building Permit Application Submittal Requirements**

The following regulations pertain to City of Merced Building Division and Fire Department requirements for the permit application, plan review, approval and inspection of cannabis-related occupancies. The requirements listed below are intended to assist the applicant with some of the requirements applicable to a Building Division permit submittal, and are not to be considered an all-inclusive listing of Building or Fire Department requirements for plan approval or permit issuance. Only items pertinent to each specific submittal are to be included. Every listed item will not necessarily be applicable to all projects.

### **General Requirements**

1. A building permit is required to verify occupancy for a cannabis facility, even if no improvements to the property are proposed. The building permit application must meet the City's general building permit submittal requirements.
2. Construction plans and building permits are required per the California Building Code Section 105 when the owner or occupant intends to construct, enlarge, alter, remove, repair, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace an electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Building and/or Fire Code, or to cause this work to be done.
3. The plans must be prepared by a licensed professional registered with the State of California and must address specific requirements for the use as outlined in the codes and standards adopted by the City of Merced and the State of California.
4. An application for a building permit will not be accepted for a cannabis related business without approval for concurrent review or approval of a Commercial Cannabis Business Permit (CCBP). The CCBP process must be completed and approved prior to the issuance of the building permit.
5. All building permit design and supporting documentation is required to be prepared, stamped and signed by qualified design professionals licensed and registered by the State of California.
6. All construction and related work must be performed by contractors licensed by the State of California as general and/or specialty contractors for the specific discipline of work to be performed.
7. All design and construction shall be consistent with the provisions of the Merced Municipal Code and the current edition of the California Code of Regulations Title 24 as adopted by the California Building Standards Commission, and as amended by the City of Merced Municipal Code.
8. A City of Merced Building Permit Application form must be completed in its entirety and included with each submittal. <https://www.cityofmerced.org/depts/cd/building/applications/default.asp>
9. Codes and Standards regulating cannabis facilities currently adopted by the City of Merced include, but are not limited to:
  - A. *California Building Code (CBC)*
  - B. *California Electrical Code (CEC)*
  - C. *California Mechanical Code (CMC)*
  - D. *California Plumbing Code (CPC)*
  - E. *California Energy Code (CEC)*





## City of Merced

[inspectionsservicesweb@cityofmerced.org](mailto:inspectionsservicesweb@cityofmerced.org)

- F. *California Fire Code (CFC)*
- G. *California Existing Building Code (CEBC)*
- H. *California Green Building Standards Code (CalGreen)*
- I. *California Health and Safety Code (HS&C)*
- J. *California Existing Building Code (CEBC)*
- K. *National Fire Protection Association Standards (NFPA)*
- L. *Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA)*
- M. *City of Merced Municipal Code (CMMC)*

10. A location specific building permit application package is required for each individual building and building address. For a detail of commercial submittal package content review Commercial Plan Submittal Checklist [https://www.cityofmerced.org/depts/cd/building/download\\_information.asp](https://www.cityofmerced.org/depts/cd/building/download_information.asp) . Additional documentation may be required for structural modifications and/or additions to existing buildings or structures. All submittals are electronic. Electronic plan review instructions can be found on the city website [https://www.cityofmerced.org/depts/cd/building/electronic\\_plan\\_review/default.asp](https://www.cityofmerced.org/depts/cd/building/electronic_plan_review/default.asp) .
11. The plan review fees will be calculated after the city is in receipt of a full complete submittal. Applicant will be contacted with the amount due. Fees must be paid in full before the plans will be accepted for plan review.
12. Construction or work for which the permit is required shall be subject to inspection by the Building Official and such construction or work shall remain accessible and exposed for inspection purposes until approved. No construction shall commence prior to the issuance of a building permit.
13. No building or structure shall be used or occupied, and no change in the existing occupancy classification or the use in the same occupancy classification, of the building or structure or portion thereof shall be made, until the Building Official has issued a certificate of occupancy. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of applicable codes and standards or the other regulations of the City of Merced.
14. The owner/occupant is required to keep all City approved plans, specifications and related documents on the premises, in an easily accessible location for City inspection staff for the required inspections.
15. A copy of the approved plans shall be maintained on site for any future operational, or other related inspections after a Certificate of Occupancy is given.

### **Building Code Requirements**

*(Applicable to all occupancies and MAUCRSA permit types)*

1. The Occupancy and Construction Type of the proposed facility shall comply with the applicable provisions of CBC Chapters 3 and 6.
2. Means of egress shall comply with CBC Chapter 10.
3. The design for the occupant load is based on CBC Chapter 10, § 1004. Growing, storage and shipping areas are 300 sq. ft. per person; cannabis infused products, testing and business areas are 100 sq. ft. per person.
4. Interior finishes shall comply with CBC Chapter 8.
5. Access for persons with disabilities shall comply with the applicable provisions of CBC Chapter 11B.



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### **Fire Code Requirements**

*(Applicable to all occupancies and MAUCRSA permit types)*

All applicants will need to provide a detailed scope of work related to all business activities and products utilized in their business model or process. List license type proposed, storage configurations and hazardous materials to be utilized. Prior to finalization of building permit, operational permits will need to be secured with the Fire Department.

1. The smoking or carrying of a lighted pipe, cigar, cigarette or any other type of smoking paraphernalia or material is prohibited in the areas indicated in CFC § 310.
2. Storage of combustible materials in buildings shall be orderly. Storage shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur per CFC § 315.
3. Any security device or system that emits any medium that could obscure a means of egress in any building, structure or premise shall be prohibited per CFC § 316.5.
4. Reporting of emergencies, coordination with emergency response forces, emergency plans and procedures for managing or responding to emergencies shall comply with the provisions of CFC § 401.
5. Emergency evacuation drills complying with provisions of this section shall be conducted at least annually for Group F occupancies listed in section 404 or when required by the fire code official. Drills shall be designed in cooperation with the California Fire Code and local authorities per CFC § 405.
6. The provisions of CFC § 407 shall be applicable where hazardous materials subject to permits under CFC §5001.5 are used and/or stored on the premises or where required by the fire code official.
7. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the Fire Code Official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official per CFC §506.1
8. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in CFC § 903 and as amended by the Merced Municipal Code. A change in the occupancy of the space or an expansion of square footage could require the installation of a fire suppression system for the building.
9. Automatic fire-extinguishing systems, other than automatic sprinkler systems, shall be designed, installed, inspected, tested and maintained in accordance with the provisions of CFC § 903 and the applicable referenced standards.
10. Portable fire extinguishers shall be installed in F, B and U occupancy groups per CFC § 906. The size and distribution of portable fire extinguishers shall be in accordance with CFC § 906 and *California Code of Regulations, Title 19*.
11. Duct smoke detectors complying with UL 268A shall be installed in accordance with the CBC, CFC, CMC and NFPA 72 in the main supply air duct of each air-conditioning system having a capacity greater than 2,000 CFM.
12. An approved fire alarm system installed in accordance with the provisions of the CFC and NFPA 72 shall be provided in new buildings and structures in accordance with CFC § 907.2 and provide occupant notification in accordance with CFC § 907.6, unless other requirements are provided by another section of this code.
13. High-piled storage or rack storage in any occupancy group shall comply with CFC Chapter 32.
14. Storage, use and handling of compressed gases in compressed containers, cylinders, tanks, and systems shall comply with CFC Chapter 53 including those gases regulated elsewhere in the CFC. Partially full compressed gas container, cylinders or tanks containing residual gases shall be considered as full for purposes of the controls required.





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15. Compressed gases classified as hazardous materials shall also comply with CFC Chapter 50 for general requirements and the applicable sections of Chapters 58 (Flammable Gases), 60 (Highly Toxic and Toxic Materials), 63 (Oxidizer, Oxidizing Gases and Oxidizing Cryogenic Fluids) and 64 (Pyrophoric Materials).
16. The storage, use and handling of all hazardous materials shall be in accordance with CFC Chapter 50 (Hazardous Materials) and the applicable sections of Chapter 54 (Corrosive Materials), Chapter 55 (Cryogenic Fluids), Chapter 57 (Flammable and Combustible Liquids) and Chapter 58 (Flammable Gases and Flammable Cryogenic Fluids). The maximum allowable quantity of hazardous materials per control area will be established using CFC § 5003.1. Applicant will need to contact the Fire Department for hazardous materials storage, use and handling requirements.
17. Hazardous Materials Inventory Statement (HMIS) per CFC § 5001.5.2. An application for building permit shall include an HMIS. The HMIS shall include the following information:
  - A. Product name.
  - B. Component.
  - C. Chemical Abstract Service (CAS) number.
  - D. Location where stored or used.
  - E. Container size.
  - F. Hazard classification.
  - G. Amount in storage.
  - H. Amount in use-closed systems.
  - I. Amount in use-open systems.

The business will also need to comply with electronic reporting requirements specific to the California Environmental Reporting System. Applicants will need to contact the Fire Department for direction and permitting related to hazardous materials inventory reporting amounts.

18. Fumigation and insecticidal fogging operations within buildings, structures and spaces shall comply with CFC Chapter 26.

### **Electrical Code Requirements**

*(applicable to all occupancies and MAUCRSA permit types)*

1. All electrical system design and permitting is required to be performed by licensed engineers or architects registered in the State of California or qualified and experienced licensed electrical contractors if they are performing the actual installations (design-build).
2. All electrical system(s) installation is required to be completed by licensed electrical contractors.
3. The electrical system must be sized and installed in accordance with the California Electrical Code.
4. A single line diagram of the existing and proposed electrical system, including the main electrical service shall be provided in the submittal along with panel schedules and load calculations. CEC Article 215.5.
5. Electrical services which are 400 amps or greater must be designed by licensed electrical engineers registered in the State of California or qualified and experienced licensed electrical contractors if they are performing the actual installations (design-build).
6. All electrical equipment must be listed and labeled by an approved testing agency, CEC Article 110.3.



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### **Mechanical Code Requirements**

*(applicable to all occupancies and MAUCRSA permit types)*

1. The provisions of the CMC shall apply to the erection, installation, alteration, repair, relocation, replacement, addition to or the maintenance of mechanical systems.  
A ventilation system shall be required to filter contaminants to the exterior of the building and any adjoining property. The mechanical ventilation of exhaust system shall be installed to control, capture and remove emissions or other odors generated from product use or handling where required in accordance with the Building or Fire Code. The design of the system shall be such that the emissions or other odors are confined to the area in which they are generated by air currents, hoods, or enclosures and shall be exhausted by a duct system to a safe location or treated by removing contaminants.
2. Provide an exhaust system designed and constructed to capture sources of contaminants to prevent spreading of contaminants to other parts of the occupied spaces of the building (CMC Chapter 5).
3. Building elements separating the cannabis agricultural area from other occupied portions of the building must be air sealed to prevent odor migration into adjacent spaces.
4. The inlet for the ventilation system must be located in the area(s) of the highest contaminant concentration per CMC § 505.6.
5. Ventilation required. Every occupied space shall be ventilated by natural means in accordance with CMC § 402.2 or by mechanical means in accordance with CMC § 402.3.
6. Label information. A permanent factory-applied nameplate shall be affixed to appliances on which shall appear in legible lettering, the manufacturer's name or trademark, the model number, serial number and the seal or mark of the approved agency. A label shall also include all applicable information per CMC § 307.

### **Plumbing Code Requirements**

*(applicable to all occupancies and MAUCRSA permit types)*

1. New plumbing installations and alteration must meet requirements of the California Plumbing Code (CPC).
2. The number of required fixtures shall be calculated using CPC § 422.1, Table 422.1 and Table A.
3. The provisions of the CPC shall apply to the erection, installation, alteration, repairs, relocation, replacement, addition to or the maintenance of plumbing systems, nonflammable medical gas, carbon dioxide extraction systems, inhalation, anesthetic, vacuum piping, nonmedical oxygen systems, sanitary and condensate systems, vacuum collection systems, fuel gas distribution piping and equipment, gas water heaters and water heater venting.
4. Plan documents must identify the locations of plumbing fixtures and fixture types.
5. Plans shall identify the locations of water heater(s), water supply and distribution, indirect and special waste, sanitary discharge, vents, traps, backflow preventers and interceptors and separators.
6. Plumbing fixtures and fixture fittings must be designed for individuals with disabilities and with the appropriate standards.
7. Installed appliances regulated by this code shall be listed and labeled for the application in which they are installed and used, unless otherwise approved in accordance with the CPC.





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### **Energy Code Regulations**

*(applicable to all occupancies and MAUCRSA permit types)*

New, modified and altered building envelope, lighting and mechanical systems must be designed to comply with California Energy Code Nonresidential requirements. The City of Merced is located in Climate Zone 12. For purposes of energy design, the designer is responsible for specifying the building features that determine compliance with Building Energy Efficiency Standards and other applicable building codes. Alterations must comply with mandatory measures for the altered components.

1. The energy documents will be required for lighting, cooling, heating, water heating and building envelope modifications.
2. Building envelope, lighting and mechanical systems shall comply with the applicable requirements of the California Energy Code.

### **CalGreen Code Requirements**

*(applicable to all occupancies and MAUCRSA permit types)*

California Green Building Standards Code provides provisions to outline planning design and development methods for environmentally responsible site and building design to protect, restore and enhance the environmental quality of the site, building and respect the integrity of adjacent properties. Alterations and additions to existing buildings must include a Green Building Check List for non-residential construction if the valuation is \$200,000 or greater or if the addition is 1,000 square feet or larger.

### **MAUCRSA Permit Specific Requirements**

The requirements in this section are related to specific permit types as outlined in the *California State Medicinal and Adult Use Cannabis Regulation and Safety Act* (MAUCRSA)

### **Cultivation Facilities**

*(MAUCRSA permit types 1-4)*

1. Mixed use grow facilities are to meet CBC, Chapter 3 requirements based upon Use and Occupancy Classification for a Factory Industrial, F-1, Moderate-hazard Occupancy. CBC § 306.2.
2. Grow facilities such as greenhouses for the exclusive use of plant production may be classified as a U occupancy and shall be consistent with the requirements of CBC Appendix C.
3. Grow lights must be installed per the manufacturer's instructions and wired per CEC article 410.
4. NM cable (Romex) is not allowed for use in damp locations (grow rooms) (CEC § 334.10). Approved wiring methods utilized in grow facilities shall be in accordance with wet use "Wiring Methods and Materials", (CEC Chapter 3).
5. Cultivation facility exhaust outlets must be located 10' from the property lines, operable openings into the building and from mechanical air intakes (CMC § 506.9).



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### **Manufacturer Facility**

*(MAUCRSA permit type 6-7)*

1. Type 6 Manufacturing facilities are to meet CBC, Chapter 3 requirements based upon Use and Occupancy Classification for a Factory Industrial, F-1, Moderate-hazard Occupancy. CBC § 306.2.
2. Portions of the cannabis Infused Product facilities may be considered a Hazardous Location based on the method used for the THC extraction and the amount of hazardous material stored. Full disclosure of the extraction process will be required at the time of building permit submittal.
3. Cannabis manufacturing facilities shall submit as a part of their permit application a comprehensive description of the program and process proposed for the operation and production at the facility. The documentation shall, as applies, include all of the following:
  - A. A plan that specifies all means to be used for extracting, heating, washing, or otherwise changing the form of the cannabis plant or for testing any cannabis or cannabis product and safety measures for each such process.
  - B. A description of all toxic, flammable, or other materials regulated by a federal, state, or local government that will be used, kept, or created at the facility, the quantities and location of such materials, and the manner in which such materials will be stored.
  - C. A description of the processes used to extract or distill cannabis derivatives from their source and the processes used to incorporate cannabis derivatives into all retail cannabis products produced.
4. Concentrations of grease, smoke, heat, steam or products of combustion created when cannabis is manufactured into products including, but not limited to, foods, beverages, salves, inhalants and tinctures are to be contained as detailed in the CMC §§ 506 and 507 (Type I and Type II hoods).
5. Facilities used for processing cannabis into foods, beverages, salves, inhalants, tinctures or other forms for human consumption or use are subject to review and approval by the [California Department of Public Health, Manufactured Cannabis Safety Branch](#). A separate license application is required through their office.
6. Sanitation requirements for facilities used for processing cannabis into foods, beverages, salves, inhalants and tinctures shall meet the California Department of Public Health guidelines that are to be detailed on the drawings.
7. Infused product extraction and hazard containment equipment must be listed, labeled and installed per NEC 110.3.
8. Storage, use and handling of compressed gases in compressed gas containers, cylinders, tanks and systems shall comply with CFC, NFPA Standards, H&SC and CCR, including those gases regulated elsewhere in this code. Partially full compressed gas containers, cylinders or tanks containing residual gases shall be considered as full for the purposes of the controls required.

*Compressed gases classified as hazardous materials shall also comply with CFC Chapters 50 and 53 for general requirements and chapters addressing specific hazards, including Chapters 58 (Flammable Gases), 60 (Highly Toxic and Toxic Materials), 63 (Oxidizers, Oxidizing Gases and Oxidizing Cryogenic Fluids) and 41 (Pyrophoric Materials).*





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**Testing/Laboratory**

*(MAUCRSA permit type 8)*

1. Type 8 Testing/Laboratory facilities are to meet CBC, Chapter 3 requirements based upon Use and Occupancy Classification for a Business Group, B, Occupancy. CBC § 304.1.
2. Required hoods shall meet the requirements of CMC §§ 506, 507 and 508.
3. Hazardous materials storage, use, handling and wastes shall be permitted and reported through the Fire Department prior to operation.

**Dispensaries**

*(MAUCRSA permit type 10)*

Type 10 Dispensary facilities are to meet CBC, Chapter 3 requirements based upon Use and Occupancy Classification for a Mercantile Group, M, Occupancy. CBC § 309.1

## NOTICE OF EXEMPTION

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**To:** \_\_\_\_\_ Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

**From: (Public Agency)**  
City of Merced  
678 West 18th St.  
Merced, CA 95340

  X   County Clerk  
County of Merced  
2222 M Street  
Merced, CA 95340

**Project Title:** Commercial Cannabis Business Permit Application #18-14R (Environmental Review #18-27)

**Project Applicant:** Harvest of Merced, LLC.

**Project Location (Specific):** 863 W. 15<sup>th</sup> Street (APN: 031-173-012)

**Project Location - City:** Merced

**Project Location - County:** Merced

**Description of Nature, Purpose, and Beneficiaries of Project:** The project involves the application for a license to operate a dispensary for both medicinal and adult use cannabis, all in accordance with state and local regulations.

**Name of Public Agency Approving Project:** City of Merced

**Name of Person or Agency Carrying Out Project:** Harvest of Merced, LLC.

**Exempt Status:** (check one)

\_\_\_\_ Ministerial (Sec. 21080(b)(1); 15268);

\_\_\_\_ Declared Emergency (Sec. 21080(b)(3); 15269(a));

\_\_\_\_ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

  X   Categorical Exemption. State Type and Section Number: Section 15332, Class 32 – Projects characterized as in-fill development;

\_\_\_\_ Statutory Exemptions. State Code Number: \_\_\_\_\_.

\_\_\_\_ General Rule (Sec. 15061 (b)(3))

**Reasons why Project is Exempt:** Pursuant to the California Environmental Quality Act (CEQA), Guidelines Section 15332 Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, (e) The site can be adequately served by all required utilities and public services.

**Lead Agency:** City of Merced

**Contact Person:** Michael Hren, Principal Planner **Area Code/Telephone:** (209) 385-6858

**Signature:**   /s/ Michael Hren  

**Date:** 8/24/18 **Title:** Principal Planner

  X   Signed by Lead Agency

Date Received for Filing at OPR: \_\_\_\_\_  
(If applicable)

Authority Cited: Sections 21083 and 21110. Public Resources Code

Reference: Sections 21108, 21152, and 21152.1. Public Resources Code

ATTACHMENT L



**CITY OF MERCED**  
**Planning Commission**

**Resolution #\_\_\_\_\_**

**WHEREAS**, the Merced City Planning Commission at its scheduled meeting of June 5, 2019, held a public hearing and considered **Commercial Cannabis Business Permit #18-14R**, initiated by Harvest of Merced, LLC., on a property owned by Stephen G. Tinetti, trustee. This application is a request to permit the operation of a Retail Dispensary, including delivery services, for both medicinal and adult use cannabis and cannabis-related products on a 0.36 acre parcel in the General Commercial (C-G) Zone at 863 W. 15th Street.; also known as Assessor's Parcel No. 031-173-012; and,

**WHEREAS**, the Merced City Planning Commission concurs with Findings A through N of Staff Report #19-16; and,

**NOW THEREFORE**, the Merced City Planning Commission does resolve to hereby approve Commercial Cannabis Business Permit #18-14R, subject to the Conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

Upon motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and carried by the following vote:

AYES:       Commissioner(s)

NOES:       Commissioner(s)

ABSENT:   Commissioner(s)

ABSTAIN:   Commissioner(s)

**ATTACHMENT M**

PLANNING COMMISSION RESOLUTION #\_\_\_\_\_

Page 2

June 5, 2019

Adopted this 5<sup>th</sup> day of June 2019

\_\_\_\_\_  
Chairperson, Planning Commission of  
the City of Merced, California

ATTEST:

\_\_\_\_\_  
Secretary

Attachment:

Exhibit A – Conditions of Approval



**Conditions of Approval**  
**Planning Commission Resolution # \_\_\_\_\_**  
**Commercial Cannabis Business Permit #18-14R**

1. The proposed project shall be constructed/designed as shown on Exhibit 1 (site plan), Attachment C of Staff Report #19-16, and Exhibit 2 (floor plan), Attachment D of Staff Report #19-16, except as modified by the conditions.
2. All conditions and requirements contained in Merced Municipal Code (MMC) Section 20.44.170/Ordinance #2498 (Attachment J) shall apply. Particular attention shall be paid to MMC 20.44.170(F) “Additional Regulations for Dispensary and Retail Sales of Cannabis” and MMC 20.44.170(G) “Additional Regulations for Commercial Cannabis Delivery Services.”
3. The proposed project shall comply with all standard Municipal Code and Subdivision Map Act requirements as applied by the City Engineering Department.
4. All other applicable codes, ordinances, policies, etc. adopted by the City of Merced shall apply.
5. The developer/applicant shall indemnify, protect, defend (with counsel selected by the City), and hold harmless the City, and any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, developer/applicant shall indemnify, protect, defend (with counsel selected by the City), and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against any governmental entity in which developer/applicant’s project is subject to that other governmental entity’s approval and a condition of such approval is that the City indemnify and defend such governmental entity. City shall promptly notify the developer/applicant of any claim, action, or proceeding. City shall further cooperate fully in the defense of the action. Should the City fail to either promptly notify or cooperate fully,

EXHIBIT A  
OF PLANNING COMMISSION RESOLUTION # \_\_\_\_\_

the developer/applicant shall not thereafter be responsible to indemnify, defend, protect, or hold harmless the City, any agency or instrumentality thereof, or any of its officers, officials, employees, or agents.

6. The developer/applicant shall construct and operate the project in strict compliance with the approvals granted herein, City standards, laws, and ordinances, and in compliance with all State and Federal laws, regulations, and standards. In the event of a conflict between City laws and standards and a State or Federal law, regulation, or standard, the stricter or higher standard shall control. State Law shall prevail in regards to cannabis activities as permitted by State Law.
7. The proposed project shall comply with all applicable regulations of the State of California including, but not limited to, those found in the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA).
8. The applicants shall meet the standards of the City of Merced's "Commercial Building Permit Application Submittal Requirements" (Attachment K of Staff Report #19-16) at the time of submittal for building permits for tenant improvement.
9. The details of the property's fencing (if any), security, and screening are to meet the approval of the Director of Development Services and Chief of Police prior to the issuance of a Certificate of Occupancy.
10. The applicants shall keep on the premises of the proposed project site a physical copy of the approved plans, to be annotated and updated accordingly with any notes, changes, or requirements determined to be necessary by representatives of the City of Merced or any contractors that the City of Merced may employ for the purpose of site inspections. These plans shall be made available to the City's representatives, employees, agents, inspectors, or contractors upon request.
11. Fire sprinklers shall be modified or installed to accommodate the building configuration and process configuration prior to occupancy if required by the Chief Building Official.
12. Regulatory Fees, as per Resolution #2017-67, are to be paid prior to the issuance of a Certificate of Occupancy and annually thereafter on or before the anniversary date. The Regulatory Fee may be amended from time to time based upon actual costs. The amount of the fees shall be adjusted annually to account for inflation by using the Consumer Price



Index (CPI). In no event shall the fees in any year be less than the preceding year.

13. A Commercial Cannabis Business Permit is valid for one year or until December 31 of each year, unless sooner revoked. Applications for the renewal of a permit shall be filed with the Director of Development Services, in accordance with 20.44.170(L).4, “Commercial Cannabis Business Permit Renewal (All Types)”, at least sixty (60) calendar days before the expiration of the current permit. If the permittee allows their permit to lapse, they shall be required to submit a new application, pay corresponding fees and be subject to all aspects of the selection process.
14. As per Ordinance #2498, the use of vending machines to dispense cannabis is strictly prohibited. Any vending machines on the property must not contain cannabis or cannabis-based products.
15. The applicants shall provide or cause to be provided a trash enclosure on the property such that all waste is securely stored until it is removed from the premises. The details, including elevations, roofing, siting, and orientation of the enclosure, shall be responsive to input from the City’s Department of Public Works, to whom access to this enclosure shall be provided.
16. Key access and/or a Knox Box to the perimeter fence shall be provided to the City of Merced Fire Department, Department of Public Works, and Police Department.
17. As required by Merced Municipal Code Section 17.04.050 and 17.04.060, full public improvements shall be installed/repared if the permit value of the project exceeds \$100,000. Public improvements may include, but not be limited to, repairing/replacing the sidewalk, curb, gutter, and street corner ramp(s), so that they comply with ADA standards and other relevant City of Merced/State standards and regulations.
18. The parking lot shall be repaved and restriped in compliance with the City of Merced’s City Standard Designs.
19. If the applicants are unable to provide a FEMA flood elevation certificate showing that the top of the bottom floor and all equipment are at the required height as to not mandate mitigation measures if applicable, flood mitigation measures shall be required to meet the approval of the City flood plain manager and City Engineer.

20. There shall be no shared access to the building sharing a common wall with 863 W. 15th Street. Any existing shared access point must be sealed prior to the issuance of a Certificate of Occupancy.
21. The details of the final design of the exterior elevations and any signage shall be approved by Planning staff prior to issuance of a Certificate of Occupancy.

n:\shared:\planning\PC Resolutions: CCBP #18-14R Exhibit A