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EXHIBIT B - CONDITIONS OF APPROVAL Minor Use Permit DRC2014-00070 (Ethnobotanica)

Approved Development

1. This approval authorizes the establishment of a Medical Marijuana Dispensary and construction of related tenant improvements in an existing 2,636 square-foot commercial/office suite.
2. The Medical Marijuana Dispensary shall comply with the following limitations on use:
 - i. Hours of operation are limited to 11 a.m. to 6 p.m. seven days per week.
 - ii. No person under age of 18 shall be permitted in the dispensary at any time except in the presence of his/her parent or guardian.
 - iii. No retail sales of paraphernalia as defined in Health and Safety Code Section 11364.5 are permitted at the dispensary.
 - iv. No cultivation of medical marijuana is permitted at the dispensary or on the dispensary property.
 - v. All staff/employees employed by the Medical Marijuana Dispensary must be 21 years of age or older.

Conditions required to be completed at the time of application for construction permits

Tenant Improvements

3. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
4. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

5. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, that shall be prepared by the CalFire for this proposed project.

Conditions to be completed prior to issuance of a construction permit

Fees

6. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.
7. **Prior to issuance of construction permits**, and in accordance with Title 13.01 of the County Code the applicant shall be responsible for paying to the Department of Public Works the South County Area 1 Road Improvement Fee for six (6) PM Peak Hour Trips (OEG Traffic Letter dated 4/24/15) prior to issuance of building permits and at the amount prevailing at the time of payment.

Drainage

8. **At the time of application for construction permits**, the applicant shall submit evidence to the Department of Public Works that all new structures comply with County flood hazard

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construction standards, Section 22.14.060. (The entire project site is located within a FEMA Flood Hazard Zone A designation as shown on FIRM Map Number 06079C1601F.)

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

Access

9. **Prior to occupancy or final inspection/establishment of the use**, construct onsite signs and pavement markings at the most northerly driveway to identify it for site egress (exit) only. No signs or pavement markings may be placed in the public right-of-way without a valid encroachment permit.

Fire Safety

10. **Prior to occupancy or final inspection/establishment of the use**, whichever occurs first, the applicant shall obtain final inspection and approval from CalFire of all required fire/life safety measures.
11. **Prior to occupancy or final inspection/establishment of the use**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
12. **Prior to occupancy or final inspection/establishment of the use**, whichever occurs first, the applicant shall notify Sheriff's Department informing it of the name, location and contact information for the owner/operator of the Dispensary. Name and phone number of Sheriff's Department contact must be provided so that notification can be confirmed.
13. **Prior to occupancy or final inspection/establishment of the use**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval. The conditions that must be completed prior to occupancy include but are not limited to the following:

The Dispensary, inside of the Dispensary itself, shall display in a manner legible and visible to its clientele:

- a. Notice that persons under the age of 18 (eighteen) are not allowed in the Dispensary except in the presence of his/her parent or guardian; and
- b. Notice that there is no consumption of medical marijuana in the vicinity of the Dispensary.

On-going conditions of approval (valid for the life of the project)

14. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc. without a valid Encroachment Permit issued by the Department of Public Works.
15. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage landscaping and irrigation systems in a viable condition and on a continuing basis into perpetuity.
16. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial

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site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

17. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.