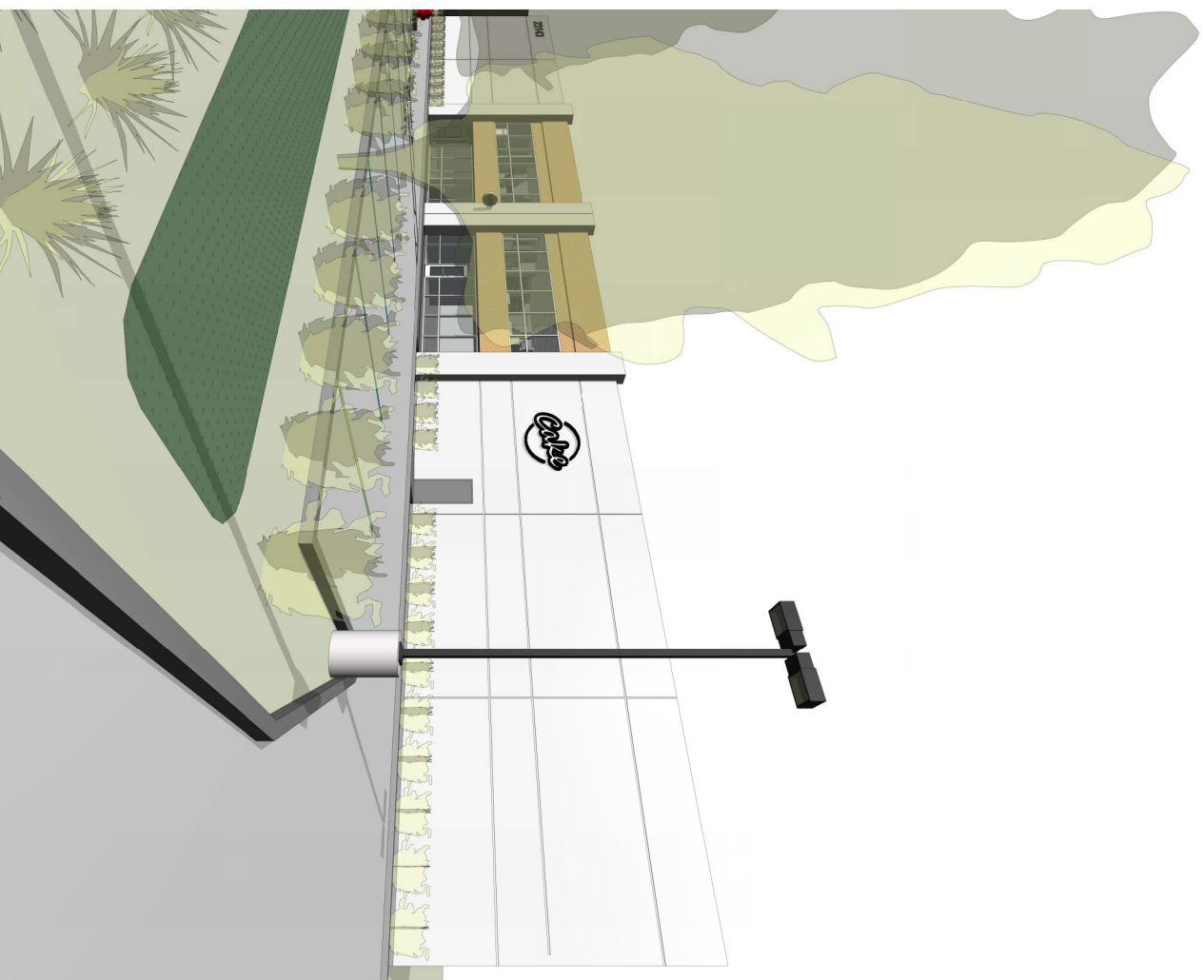




CONDITIONAL USE PERMIT:
CAKE ENTERPRISES
 23143 TEMESCAL CANYON RD, SUITE C
 CORONA CA 92883
 APN: 283-160-037



HELEO III
 ARCHITECTURE AND DESIGN



AMENDMENT BLOCK:
 2015-2021
 CUP APPLICATION SUBMITTAL 5-17-21

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PROJECT NO:
 2105
CHECKED BY:
 CHUCKER

PROJECT ADDRESS:
 23143 TEMESCAL CANYON RD, SUITE C,
 CORONA CA 92883
DRAWN BY:
 ANJHO

ISSUE DATE:
 5/17/2021 5:04:27 PM

PROJECT TITLE:
 23143 TEMESCAL CANYON RD CONDITIONAL
 USE PERMIT
ASSessor'S PARCEL NUMBER:
 283-160-037

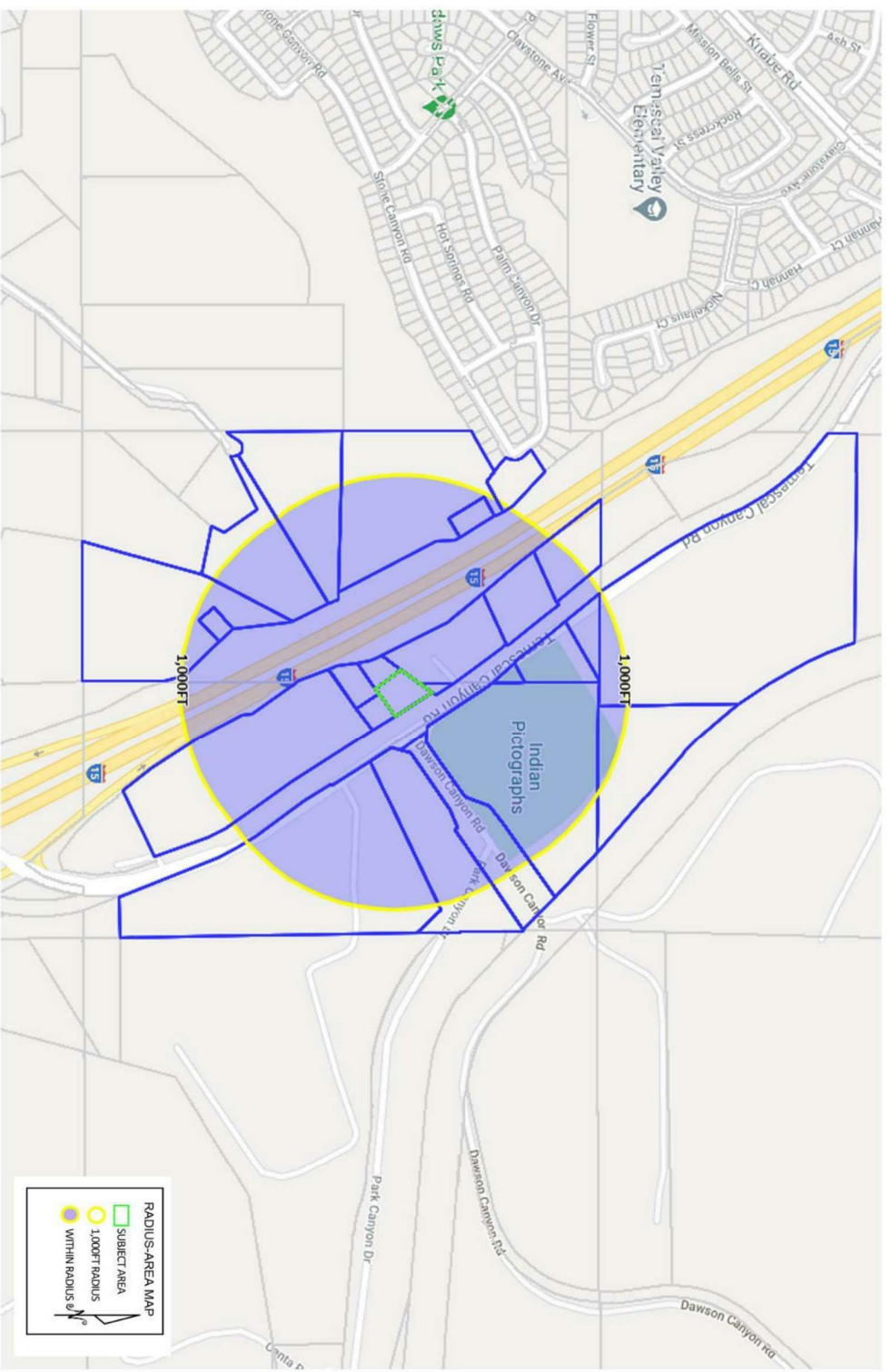
SCALE:
 N

DRAWING TITLE:
 TITLE SHEET

A00

SENSITIVE USE PLAN NOTES

NONE WITHIN 600' OR 100'



RADIUS-AREA MAP

- SUBJECT AREA
- 1,000FT RADIUS
- WITHIN RADIUS 9'

Scale: 1" = 100'



AMENDMENT BLOCK
SUBJECT AREA
CUP APPLICATION SUBMITTAL 5-17-21

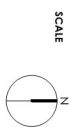
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PROJECT NO. 2105
CHECKED BY CHUCKER

PROJECT ADDRESS 23143 TEMESCAL CANYON RD, SUITE C, COORONA, CA 92683
DRAWN BY ANJUN

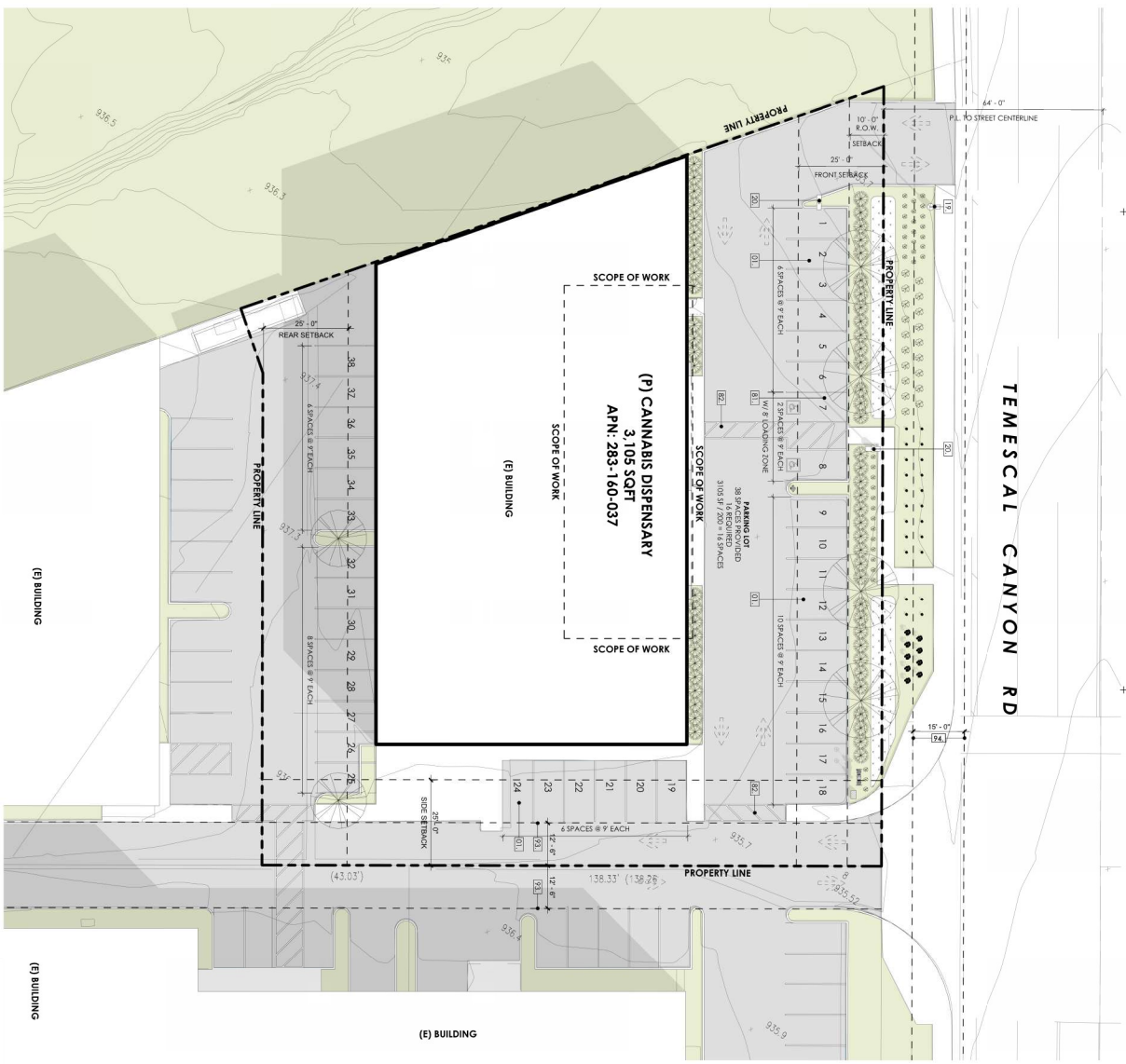
ISSUE DATE 5/17/2021 9:55:02 PM

PROJECT TITLE 23143 TEMESCAL CANYON RD CONDITIONAL USE PERMIT
ASSIGNOR'S PARCEL NUMBER 289-150-007



SCALE
DRAWING TITLE SENSITIVE USE MAP'S

TEMESCAL CANYON RD



KEYNOTE LEGEND

- 01. (E) PARKING STALLS (TPP)
- 19. (E) STREET LIGHT
- 20. (P) LIGHT POST
- 81. (E) ACCESSIBLE PARKING
- 82. (E) ACCESSIBLE PATH OF TRAVEL (TPP)
- 93. EASEMENT 1, PRIVATE ACCESS EASEMENT, EASEMENT FOR PRIVATE DRIVE, EASEMENT FOR EMERGENCY ACCESS EASEMENT PER PHB 208/90-53
- 94. EASEMENT 2, AN EASEMENT IN FAVOR OF THE DRAINAGE PURPOSES, FOR INSTRUMENT NO. 1999-4453787, O.R.

PARKING ANALYSIS

EXISTING PARKING:	38
STANDARD PARKING:	38
ADA PARKING:	02



AMENDMENT BLOCK: 2025-07-21
CUP APPLICATION SUBMITTAL: 5-17-21

IMPORT NOTICE:
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PROJECT NO: 2105
CHECKED BY: CHANDLER

PROJECT ADDRESS: 23143 TEMESCAL CANYON RD, SUITE C, CORONA, CA 92783
DRAWN BY: ANDREW

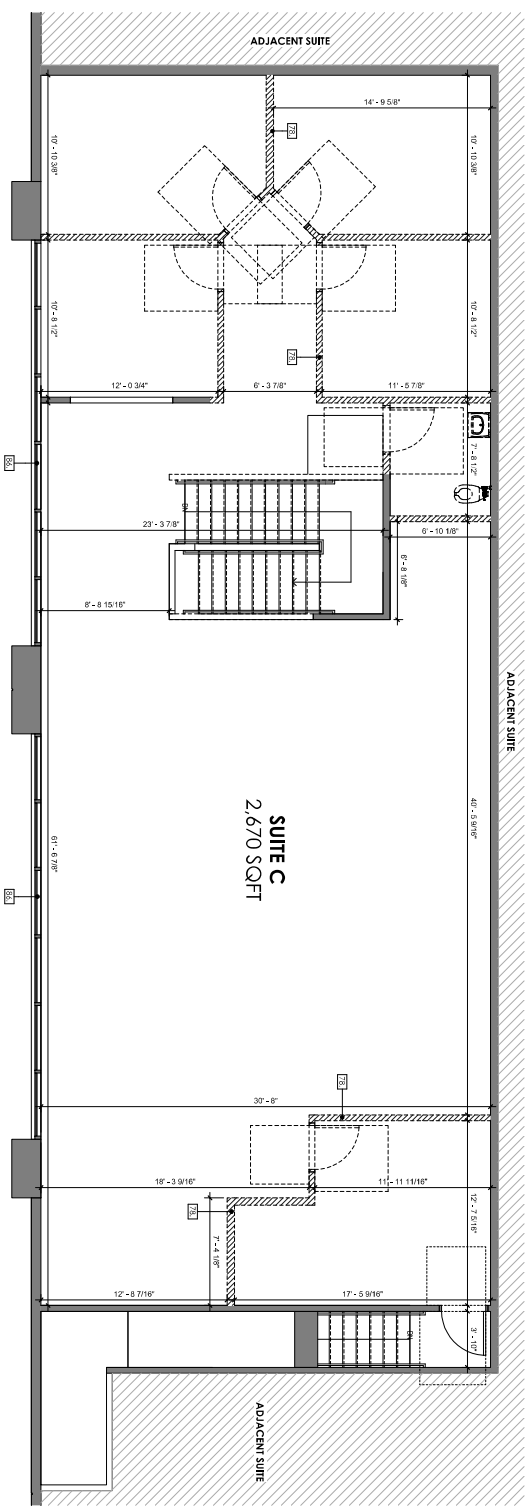
ISSUE DATE: 5/17/2021 9:50:38 PM

PROJECT TITLE: 23143 TEMESCAL CANYON RD CONDITIONAL USE PERMIT ASSessor'S PARCEL NUMBER: 285-160-037

SCALE: 1/8" = 1'-0"
N

DRAWING TITLE: PROPOSED SITE PLAN
EXHIBIT A'

1 EXISTING / DEMO FLOOR PLAN LEVEL 2
SCALE: 1/4" = 1'-0"



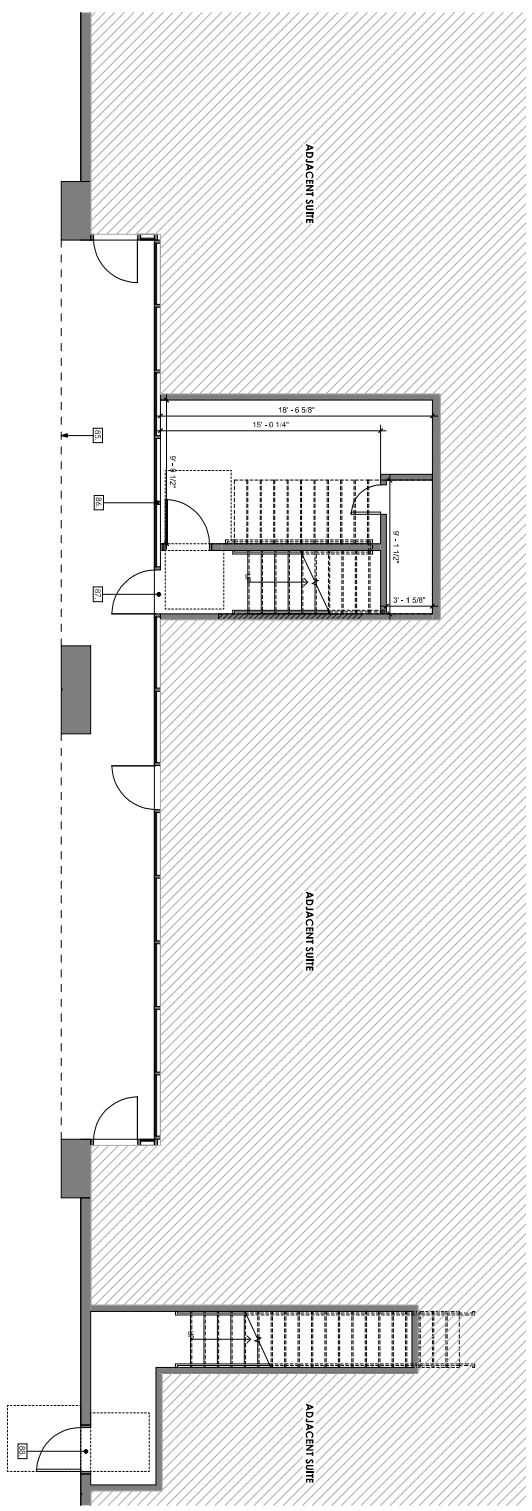
KEYNOTE LEGEND

- 78. (E) WALL PORTION TO BE DEMOLISHED
- 86. EDGE OF BUILDING ABOVE
- 87. (E) STOREFRONT
- 87. (E) RETAIL ENTRANCE
- 88. (E) EMPLOYEE ENTRANCE

FLOOR PLAN LEGEND

- EXISTING WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- EXISTING HALL WALLS TO REMAIN

2 EXISTING / DEMO FLOOR PLAN LEVEL 1
SCALE: 1/4" = 1'-0"



AMENDMENT BLOCK
REV. DATE DESCRIPTION
1 CIP APPLICATION SUBMITTAL 5-17-21

IMPORT NOTICE:
THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE PERMITTING PROCESS AND THE CITY OF PALM SPRINGS. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED HEREON.

PROJECT NO. 2105
CHECKED BY CHUCK COPELAND

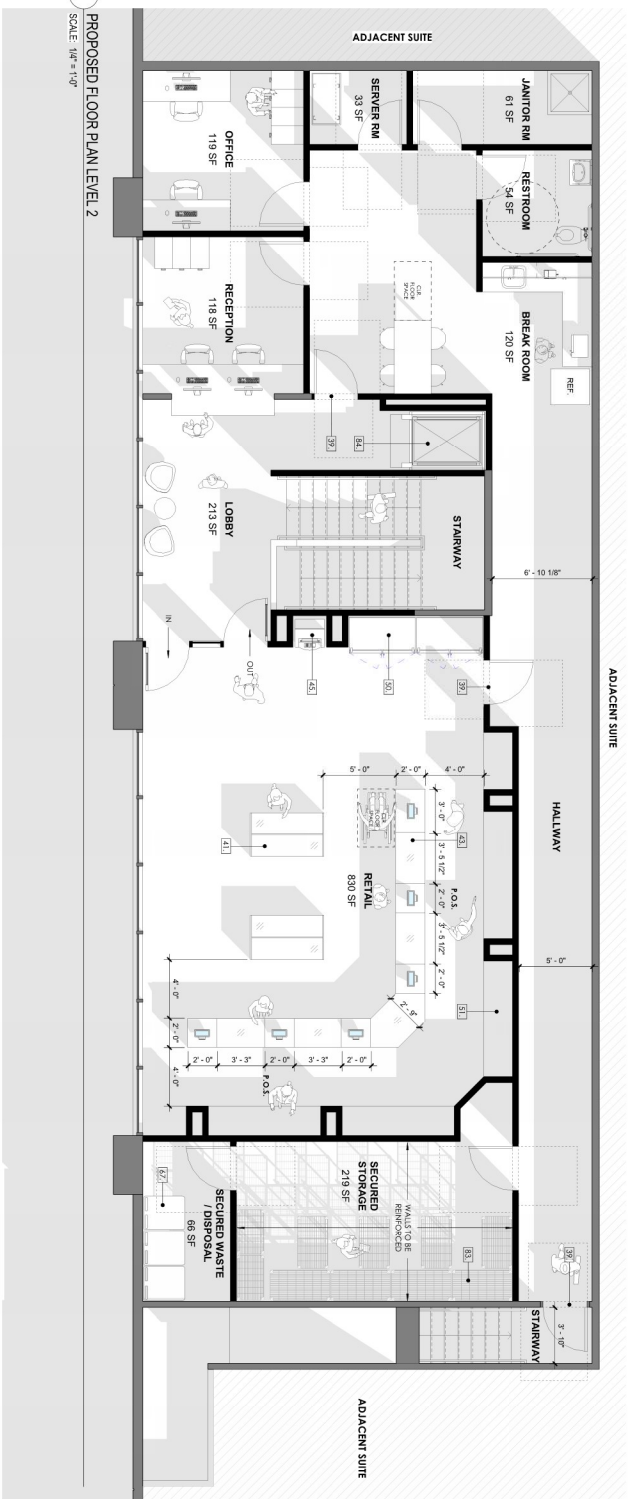
PROJECT ADDRESS 23143 TEMESCAL CANYON RD. SUITE C, CORONA, CA 92883
DRAWN BY ANDREW

ISSUE DATE 5/17/2021 9:52:59 PM

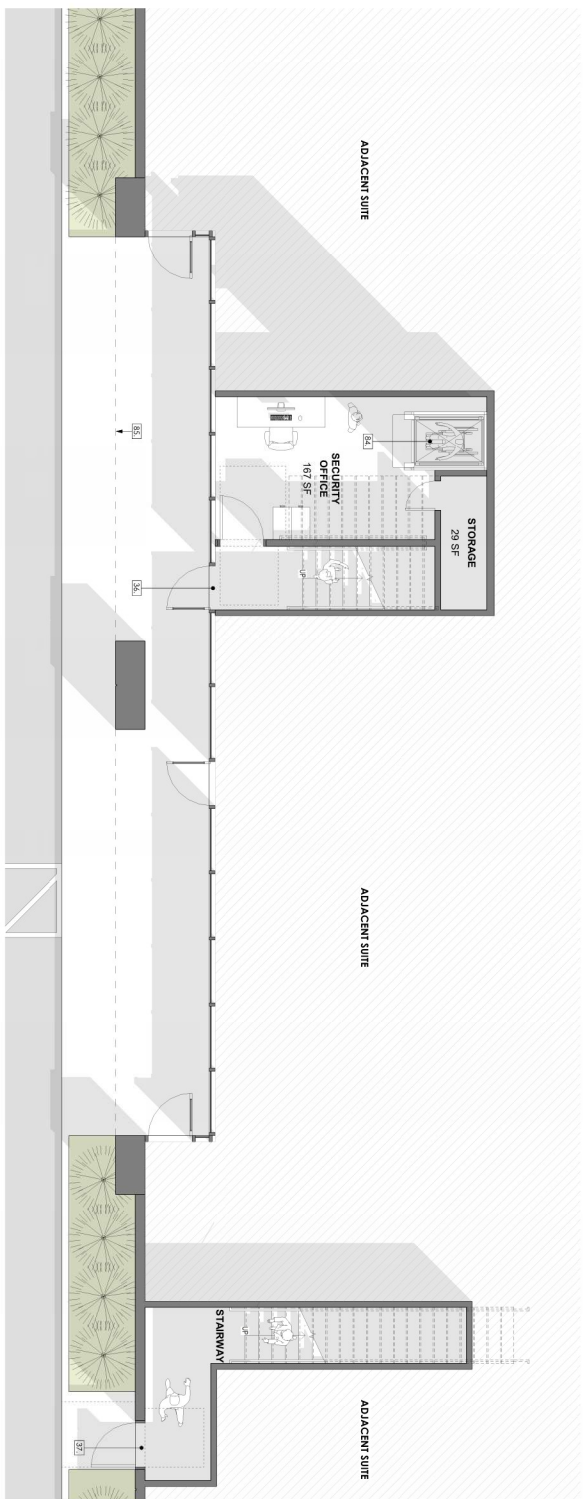
PROJECT TITLE 23143 TEMESCAL CANYON RD. CONDITIONAL USE PERMIT ASSessor'S PANCEL NUMBER: 2021-00-007

SCALE 1/4" = 1'-0"

DRAWING TITLE EXISTING / DEMO FLOOR PLAN



2 PROPOSED FLOOR PLAN LEVEL 2
SCALE: 1/4" = 1'-0"



1 PROPOSED FLOOR PLAN LEVEL 1
SCALE: 1/4" = 1'-0"

KEYNOTE LEGEND

- 36. (P) CUSTOMER ENTRANCE
- 37. DELIVERY / EMPLOYEE ENTRANCE (CONTROLLED ACCESS)
- 38. (P) BACK OF HOUSE ACCESS (CONTROLLED)
- 41. FLOATING DISPLAY
- 43. SALES COUNTER
- 45. (P) ATM
- 50. REFRIGERATOR
- 51. BACK PRODUCT DISPLAY
- 57. WASTE BINS
- 67. (P) STORAGE SHELVES, TYP.
- 82. (P) STORAGE SHELVES, TYP.
- 83. (P) STORAGE SHELVES, TYP.
- 84. (P) STORAGE SHELVES, TYP.
- 85. EDGE OF BUILDING ABOVE

FLOOR PLAN LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING HALF WALLS TO REMAIN
- PROPOSED WALLS



REF.	AMENITMENT BLOCK	DESCRIPTION	DATE
1	CUP APPLICATION SUBMITTAL		5-17-21

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PROJECT NO. 2105
CHECKED BY CHUCKER

PROJECT ADDRESS
23143 TEMERICAL CANYON RD, SUITE C
CORONA, CA 92883
DRAWN BY ADINA

ISSUE DATE
5/17/2021 5:55:43 PM

PROJECT TITLE
USE PERMIT
ASSISTANT'S PANEL NUMBER:
203-100-057

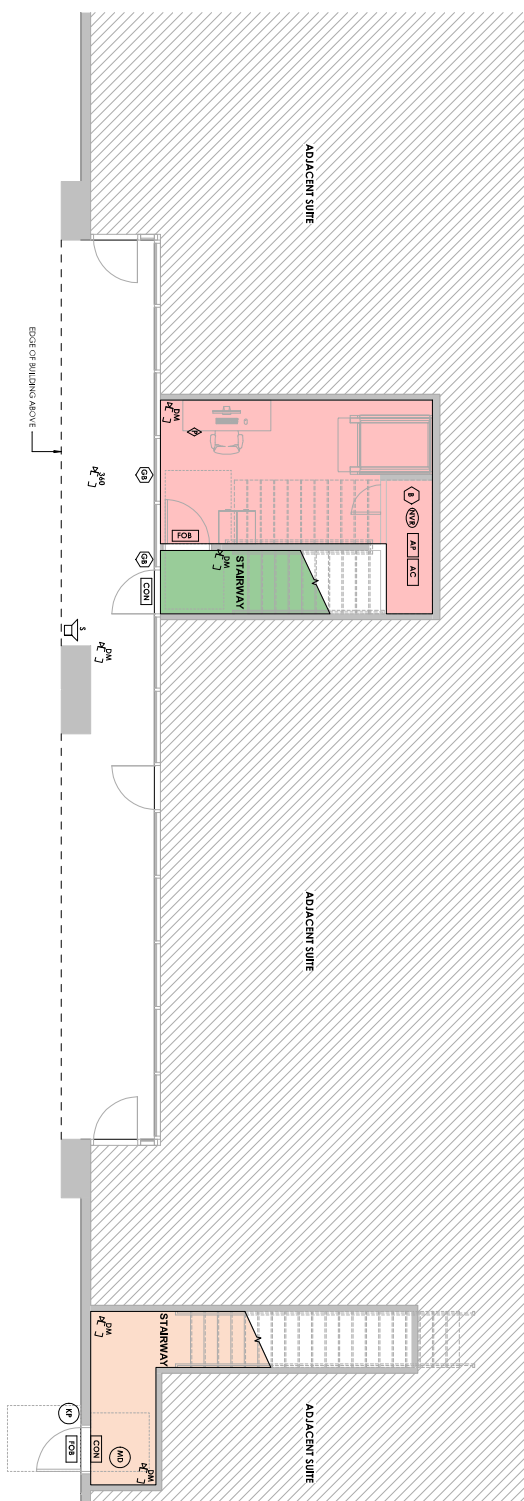
SCALE
1/4" = 1'-0"



DRAWING TITLE
PROPOSED FLOOR PLAN



2 PROPOSED SECURITY PLAN LEVEL 2
SCALE: 1/4" = 1'-0"



1 PROPOSED SECURITY PLAN LEVEL 1
SCALE: 1/4" = 1'-0"

KEYNOTE LEGEND

- 360 CAMERA
- INFRARED HD CAMERA
- SOUNDER
- ACCESS POWER
- ACCESS CONTROLLER
- MONITOR DIRECTOR (GIBLING AND WALL MOUNTED)
- KEY PAD
- CONTACT
- BACK UP BATTERY
- GLASS BREAK
- MIR
- FRANC
- SECURE FOR ENTRY
- REMOTE LOCK
- KEY ACCESS
- NOTE: THIS SYMBOL ACTIVATES SECURITY CAMERAS ON FLOOR TOP

ACCESS CONTROL LENDEND

- PUBLIC ACCESS
- UNID GATED PUBLIC ACCESS
- UNID UNMONITORED
- ACCESS
- AMMONID ACCESS



AMENDMENT BLOCK
REF. NO. CUP APPLICATION SUBMITTAL 5-17-21

IMPORT NOTICE:
THIS PLAN IS A REVISION OF THE ORIGINAL PLAN. ALL CHANGES ARE INDICATED BY A DASHED LINE. THE ORIGINAL PLAN IS ON FILE AT THE PROJECT OFFICE.

PROJECT NO. 2105
CHECKED BY CHUCKSON

PROJECT ADDRESS 23143 TEMECAL CANYON RD. SUITE C, CORONA, CA 92883
DRAWN BY ANDREW

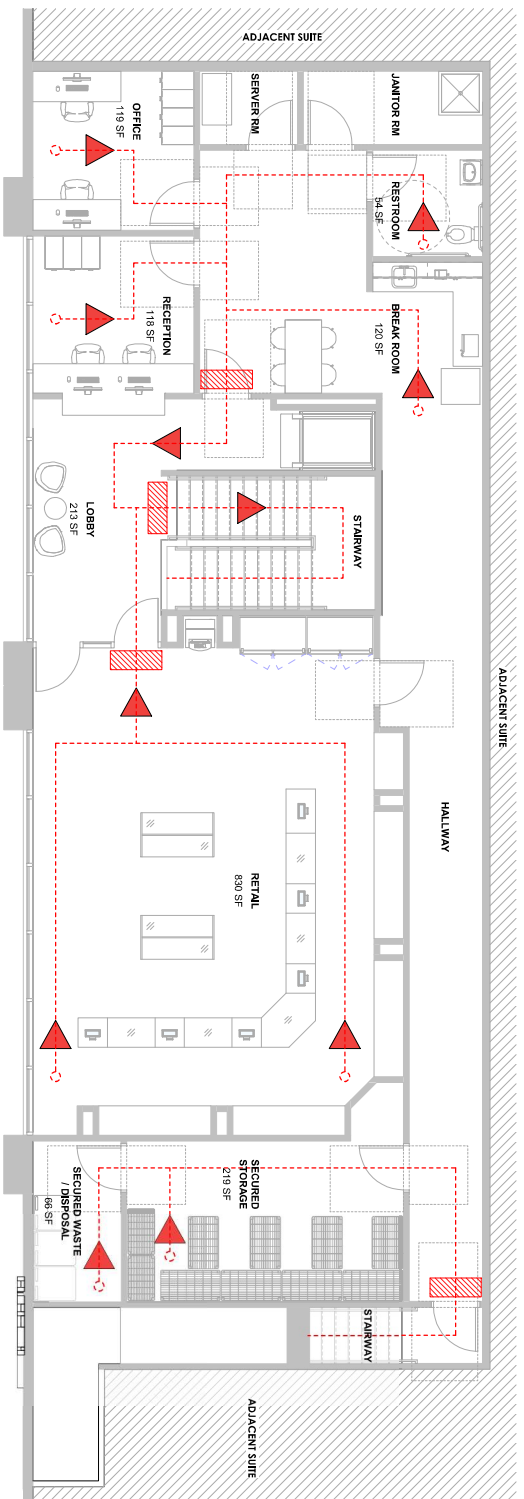
ISSUE DATE 5/17/2021 9:55:54 PM

PROJECT TITLE 23143 TEMECAL CANYON RD CONDITIONAL USE PERMIT ASSessor'S PANEL NUMBER: 205-06-057

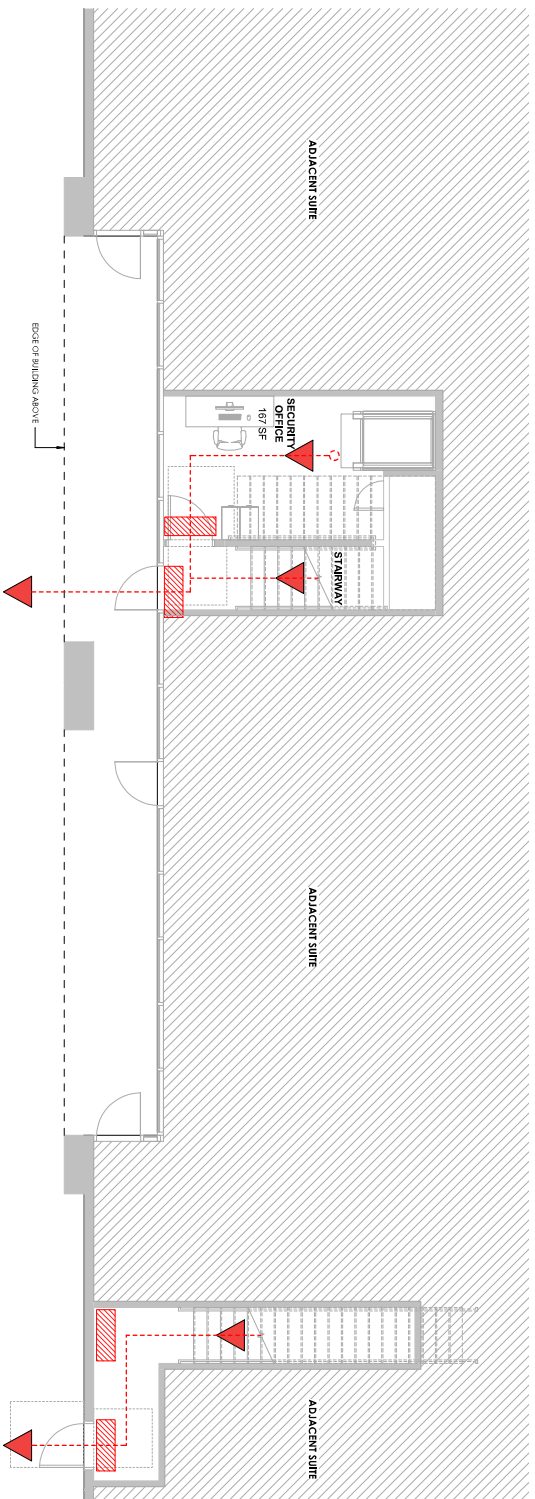
SCALE 1/4" = 1'-0"



DRAWING TITLE PROPOSED SECURITY PLAN



2 PROPOSED FIRE PROTECTION PLAN LEVEL 2
SCALE: 1/4" = 1'-0"



1 PROPOSED FIRE PROTECTION PLAN LEVEL 1
SCALE: 1/4" = 1'-0"

KEYNOTE LEGEND

- FIRE ENGINEER (E) (A) (B) (C)
- EMT (S) (S)
- FIRE SPRINKLER SYSTEM
- FIRE ALARM PANEL
- KNIFE BOX
- FIRE DEPARTMENT CONNECTION (FDC)
- EMERGENCY TROUBLE PATH
- SMOKE DETECTOR
- FALL STRIKER / FIRE ALARM



AMENDMENT BLOCK
CIP APPLICATION SUBMITTAL
5-17-21

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PROJECT NO. 2105
CHECKED BY CHANG

PROJECT ADDRESS
23143 TEMECAL CANYON RD. SUITE C
CORONA, CA 92883
DRAWN BY ANDREW

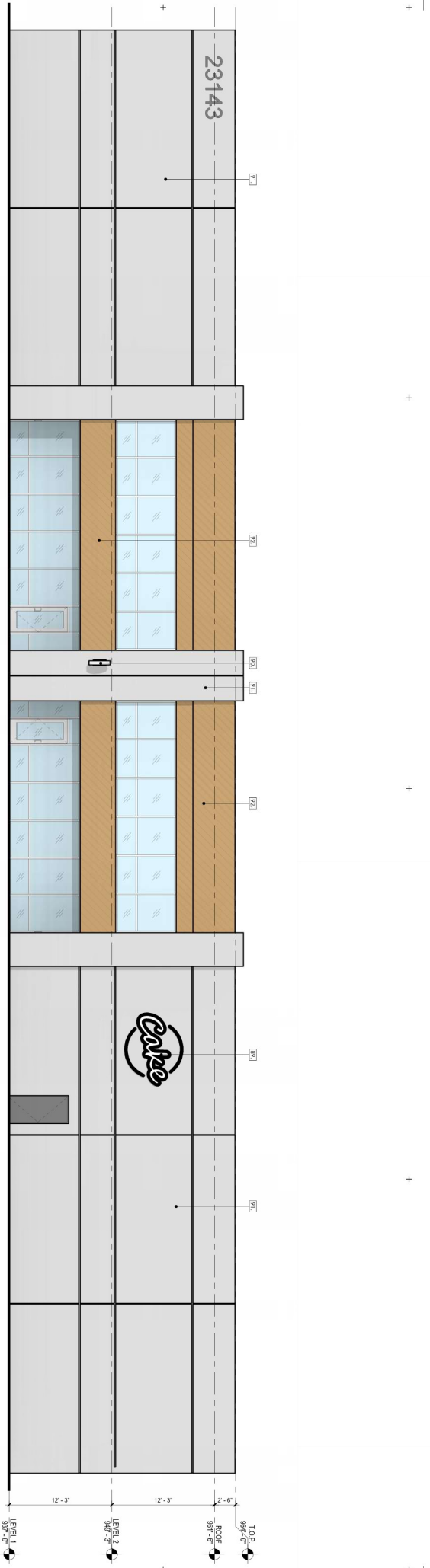
ISSUE DATE
5/17/2021 9:55:58 PM

PROJECT TITLE
23143 TEMECAL CANYON RD. CONDITIONAL
USE PERMIT
ASSISTANT'S PANEL NUMBER
205-100-007

SCALE
1/4" = 1'-0"



DRAWING TITLE
PROPOSED FIRE
PROTECTION PLAN



1 STREET ELEVATION
SCALE 3/8" = 1'-0"

KEYNOTE LEGEND

- 80. (P) BUILDING SIGNAGE
- 90. (P) BUILDING SIGNAGE
- 91. (E) CONCRETE
- 92. (P) WOOD SIDING

HELEO | III
ARCHITECTURE AND DESIGN



AMENDMENT BLOCK
CUP APPLICATION SUBMITTAL
5-19-21

IMPORT NOTICE:
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PROJECT NO. 2105
CHECKED BY: [Signature]

PROJECT ADDRESS
23143 TEMECAL CANYON RD, SUITE C,
CORONA, CA 92883
DRAWN BY: [Signature]

ISSUE DATE
5/17/2021 9:56:07 PM

PROJECT TITLE
23143 TEMECAL CANYON RD CONDITIONAL
USE PERMIT
ASSISTANT'S PANEL NUMBER: 205-06-03

SCALE
3/8" = 1'-0"

DRAWING TITLE
BUILDING ELEVATIONS

A10

COUNTY OF RIVERSIDE

TEMESCAL CANYON
 23143 TEMESCAL CANYON RD, CORONA CA 92883; APN: 283-160-037
 LANDSCAPE CONCEPT PLANS

APN NUMBERS ZONING

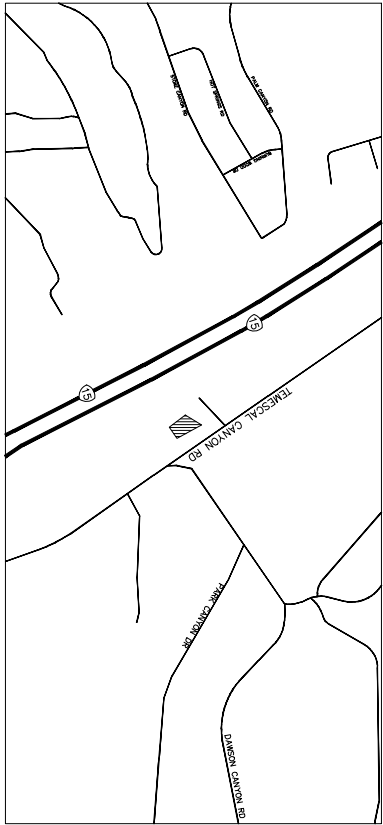
APN: 283-160-037 ZONING: L1.0
 0.82 AC. (35,719.2 SF) GROSS
 0.77 AC. (33,541.2 SF) NET
 MANUFACTURING-SERVICE
 COMMERCIAL ZONE(C)

PROJECT DESCRIPTION

PLANTING AND IRRIGATION RENOVATION FOR AN EXISTING LANDSCAPE.

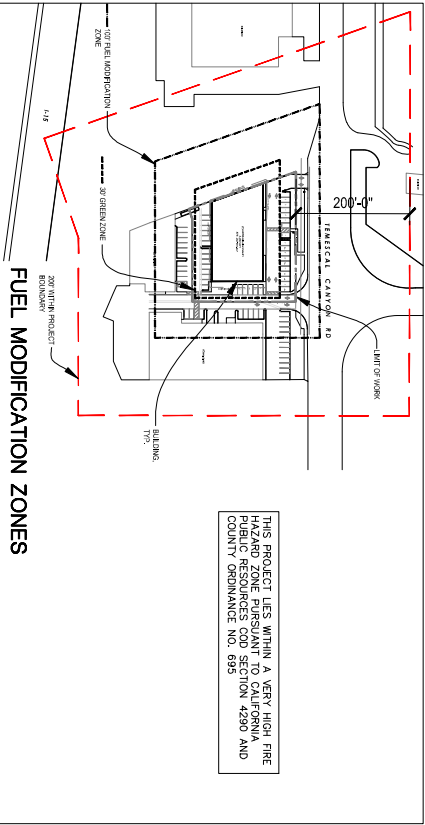
PROJECT DIRECTORY

ARCHITECT: INTERIUM AND DESIGN
 2159 INDIA ST SAN DIEGO, 92101
 619.393.6635
 cor@interium.co
 ONYXOS E. HERNANDEZ, PRINCIPAL
 LANDSCAPE ARCHITECT:
 SOTELO LANDSCAPE ARCHITECTS
 619.444.1977 | SAN DIEGO, CA 92103
 ongelina@sootelolandscape.com
 ANGELINA D. SOTELO, PRINCIPAL



VICINITY MAP

LEGEND: NO USHOP AREAS ON SITE OR WITHIN 200' OF THE PROJECT.



THIS PROJECT LIES WITHIN A VERY HIGH FIRE HAZARD ZONE PURSUANT TO CALIFORNIA COUNTY ORDINANCE NO. 895

MAINTENANCE QUANTITIES (ONSITE/ OFFSITE)

1. LANDSCAPED FLAT AREAS:	3,446	S.F.
2. LANDSCAPED SLOPE AREAS:	0	S.F.
3. WATER QUALITY SWALES:	9	S.F.
4. TOTAL NO. OF PALM TREES:	0	E.A.
5. TOTAL NO. OF PALM TRAILS:	0	L.F.
6. CONCRETE PAVED:	0	L.F.
7. WALL FACE GRANITE ABATEMENT:	0	L.F.
8. WALL FACE GRANITE ABATEMENT:	0	L.F.
9. WALL FACE GRANITE ABATEMENT:	0	L.F.
10. LANDSCAPE LIGHTING:	0	L.F.
11. OTHER:	0	L.F.
12. FUTURE MEDIAN:	0	L.F.
13. FUTURE MEDIAN:	0	L.F.

INDEX OF SHEETS

L1.0	TITLE SHEET
L1.1	LANDSCAPE CONCEPT AND SHADING PLAN

THESE ARE PRELIMINARY CONSTRUCTION PLANS. I, ARCHITECT, ENGINEER, LANDSCAPE ARCHITECT, OR OTHER PROFESSIONAL PERSON, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL PERSON IN THE STATE OF CALIFORNIA AND THAT I AM NOT PROVIDING THESE PLANS OR ANY PART THEREOF TO ANY OTHER PERSON OR ENTITY, NOR AM I TO BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT MY WRITTEN CONSENT. I AM NOT PROVIDING THESE PLANS OR ANY PART THEREOF TO ANY OTHER PERSON OR ENTITY, NOR AM I TO BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT MY WRITTEN CONSENT.

CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY ON-SITE OWNER OFF-SITE OWNER

COUNTY OF RIVERSIDE
 23143 TEMESCAL CANYON RD, CORONA CA 92883
 LANDSCAPE CONCEPT PLANS
 TITLE SHEET
 W.O.
 COUNTY FILE NO.
 SHEET NO. L1.0
 1 OF 2 SHS

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE EITHER AN AESTHETIC REVIEW OR A VISUAL QUALITY REVIEW. VISUAL QUALITY REVIEW HAS BEEN ISSUED.

NO PART OF THESE PLANS OR ANY INFORMATION CONTAINED HEREIN IS TO BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, ENGINEER, LANDSCAPE ARCHITECT, OR OTHER PROFESSIONAL PERSON.

DIGITAL STAMP
 NO PHOTOCOPIING
 1-800-277-2000
 A PUBLIC SERVICE BY
 LANDSCAPE ARCHITECTS ASSOCIATION

DATE	BY	DATE	BY

DATE	BY	DATE	BY



PREPARED BY:
 SOTELO LANDSCAPE ARCHITECTS
 SAN DIEGO, CA 92103
 619.719.6796
 CERT. NO. 52254, EXP. 12/2021 DATE: 04.29.21

BENCHMARK:
 SCALE: H: V:

COUNTY OF RIVERSIDE
 23143 TEMESCAL CANYON RD, CORONA CA 92883
 LANDSCAPE CONCEPT PLANS
 TITLE SHEET
 W.O.
 COUNTY FILE NO.
 SHEET NO. L1.0
 1 OF 2 SHS

PLANT LIST

ABBR	SIZE	TY	SCIENTIFIC NAME	COMMON NAME	SPACING (O.C.)	"W/C"
TEES	24" DB	5	ROBINIA BIRMANIA	CHINESE PLUME TREE	2'	M
UPRIGHT SCREENING SHRUBS	3" O.C.		LEUCOPHYA JAPONICA/TEXANA	TEXAS PRUNET	3.5'	M
LDL TEX	3" O.C.		NERIUM OLIVACEUM LITTLE RED	LITTLE RED OLIVAR	4'	L
YXL CON	3" O.C.		XANTOXIS CONGESTUM	SHINY XANTOXIS	4'	M
ACCENT PLANTS						
ADA ANG	3" O.C.	X	AGAVE AMSTIPICOLA VARIEGATA	VARIEGATED AGAVE/STRAWBERRY AND VANILLA	4'	M
DAI. THE	3" O.C.	X	DASYDRYDA VIREBARI	DESERT SPOON	5'	L
EDI. QDR	3" O.C.	X	EDYMPIA COTYLEDONIFERA	GOLDEN SHARP CACTUS	3'	L
HES. PAR	3" O.C.	X	HEPERALOE PARVIFLORA	RED YUCCA	3'	L
LOM. LON	3" O.C.	X	LOMBARDIA LONGICOLA BREEZE	DWARF MAI RUSH	3'	M
GROUNDCOVERS						
RGS. DP	3" O.C.	BT O.C.	ROSMARINUS OFFICINALIS PROSTRATUS	PROSTRATE ROSEMARY	6"	L

NOTE: THIS PLANTING PLAN SHALL CONFORM TO THE COUNTY OF RIVERSIDE ORD. NO. 889 FOR THE ENTIRE PLANTING PERIOD. PLANTING SHALL BE IN ACCORDANCE WITH THE PLANNING AND DESIGN STANDARDS, ETC. IN THIS PLAN AND ORD. NO. 889 THE MORE STRINGENT OF THE TWO SHALL APPLY.

NOTE: THIS PLANTING PLAN SHALL CONFORM TO THE COUNTY OF RIVERSIDE ORD. NO. 889 FOR THE ENTIRE PLANTING PERIOD. PLANTING SHALL BE IN ACCORDANCE WITH THE PLANNING AND DESIGN STANDARDS, ETC. IN THIS PLAN AND ORD. NO. 889 THE MORE STRINGENT OF THE TWO SHALL APPLY.

REVISAS COUNTY ORDINANCE 893 LANDSCAPE WATER USE CALCULATIONS
 Project Type: Commercial
 TEMESCAL CANYON
 APN: 283-160-037

1. Maximum Annual Water Allowance (AWA) = 1,200 gal/yr

2. Estimated Annual Water Use (EAU) = 7,200 gal/yr

3. Estimated Annual Water Use (EAU) = 7,200 gal/yr

4. Estimated Annual Water Use (EAU) = 7,200 gal/yr

5. Estimated Annual Water Use (EAU) = 7,200 gal/yr

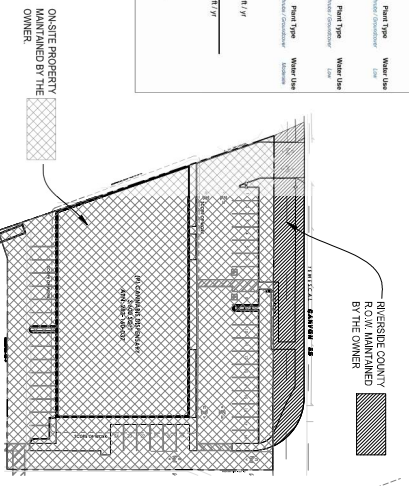
6. Estimated Annual Water Use (EAU) = 7,200 gal/yr

7. Estimated Annual Water Use (EAU) = 7,200 gal/yr

8. Estimated Annual Water Use (EAU) = 7,200 gal/yr

9. Estimated Annual Water Use (EAU) = 7,200 gal/yr

10. Estimated Annual Water Use (EAU) = 7,200 gal/yr



SHADING LEGEND:
 PARKING AREA SHADDED BY TREES OR CANOPY

SHADING SUMMARY

TOTAL PARKING SPACES	38 SPACES
TOTAL PARKING AREA (EXCLUDES DRIVE AISLES)	6,231 SF
40% SHADING REQUIRED	2,492.4 SF
PARKING AREA SHADDED BY TREES	2,492.4 SF
24% OF PARKING AREA	1,503.6 SF

TREES ARE SHOWN AT 15' SPACING (OBTAINED FROM THE RIVERSIDE COUNTY FREEDOM PLANT LIST). PER RIVERSIDE COUNTY ORDINANCE 248 SECTION 18.12

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

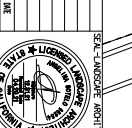


NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT BE CONSIDERED VALID UNLESS A SIGNING PERMIT HAS BEEN ISSUED.

DATE: 04/29/21

SCALE: H: 1" = 10' V: 1" = 10'

NO.	DATE	DESCRIPTION
1	04/29/21	ISSUED FOR PERMITTING



PREPARED BY: SOTERO LANDSCAPE ARCHITECTS
 SAN DIEGO, CA 92103
 619.719.6796

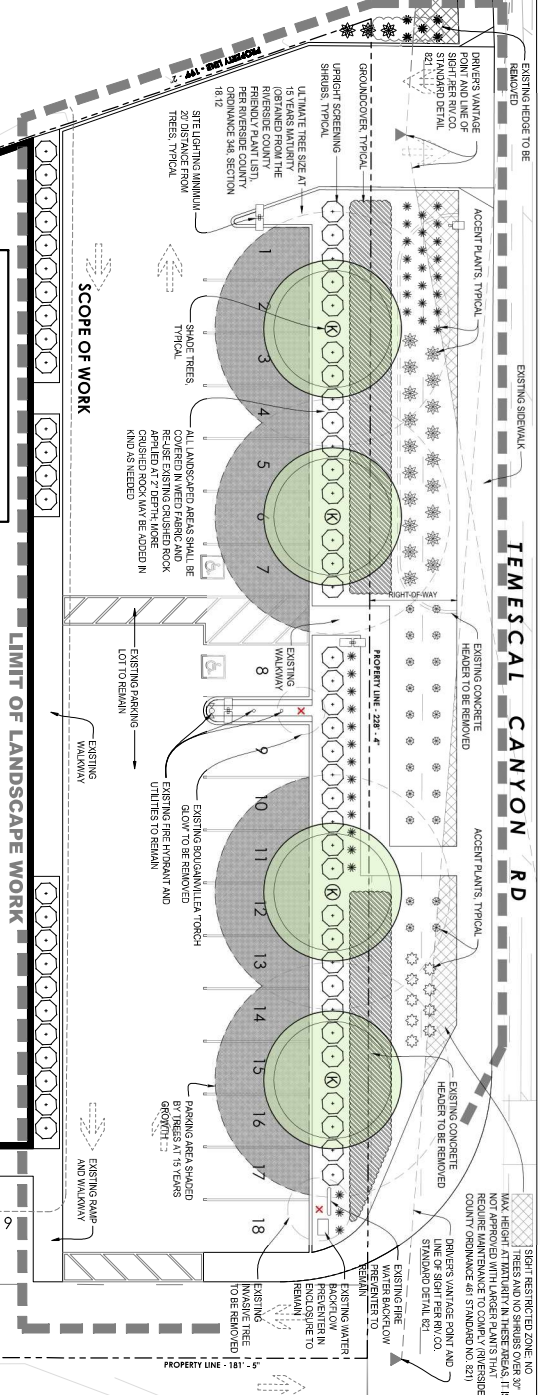
DATE: 04/29/21

SCALE: H: 1" = 10' V: 1" = 10'

COUNTY OF RIVERSIDE
 23143 TEMESCAL CANYON RD. CORONA CA 92883
 SOTERO LANDSCAPE ARCHITECTS, LLC
 COUNTY FILE NO. 1-07-2-SHTS

SHEET NO. 111

TEMESCAL CANYON RD



(P) CANNABIS DISPENSARY
 3,600 SQFT
 APN: 283-160-037

LANDSCAPE CONCEPT PLAN

SCALE: H: 1" = 10' V: 1" = 10'

CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY ON-SITE OWNER

DATE: 04/29/21

4 ODOR ABATEMENT PLAN

Community Veterans of Rivco believes the positive benefits of actively managing air and water quality translates to the health and wellbeing of its customers and employees. Community Veterans of Rivco wants to create a space that is comfortable for customers and free of allergens while preventing any odors from reaching the outside of the facility. It is the team’s ambition to reduce the impact on the surrounding community as a whole by eliminating undesirable odors, gases, or other potential hazards with relation to air quality.

Community Veterans of Rivco will incorporate the best available odor control technology and devices in the overall design of the facility to ensure that odors from cannabis are not detectable off-site. A sufficient odor absorbing ventilation and exhaust system will be provided so that odor generated inside the premises that is distinctive to its operation is not detected outside of the facility, anywhere on adjacent property or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as Community Veterans of Rivco’s facility.

4.1 POTENTIAL SOURCES OF ODOR

Community Veterans of Rivco intends to operate a cannabis retail dispensary which will offer cannabis and cannabis infused products. In accordance with local and state law Community Veterans of Rivco will maintain all product in sealed, smell proof packaging. Community Veterans of Rivco does not intend to cultivate or process cannabis products, and pursuant to 16 CCR § 5412, all packages that arrive to the facility will arrive in sealed retail packaging, which should minimize cannabis odor within or around the facility. However, Community Veterans of Rivco understands that cannabis products naturally have a unique aroma that some may find offensive. Community Veterans of Rivco team has crafted an odor mitigation strategy that will create an environment that will be pleasant for customers and prevent the facility from becoming a nuisance to the surrounding community.

4.2 ODOR CONTROL DEVICES AND TECHNIQUES

In accordance with Ordinance No. 348.4913 § 19.505(F), Community Veterans of Rivco will incorporate odor control devices and techniques within the facility and operational procedures to ensure that odors from cannabis are not detectable off-site.

4.2.1 Odor Absorbing Ventilation and Exhaust System

Community Veterans of Rivco will provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the commercial cannabis business that is distinctive to its operation is not detected outside of the facility, anywhere on adjacent property or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as Community Veterans of Rivco’s business. As such, Community Veterans of Rivco will install and take all measures, including installing equipment, to control odor.

In order to control nuisances such as odors, humidity and mold, Community Veterans of Rivco will have the following professionally installed:

- An exhaust air filtration system with odor control that prevents internal odors and pollen from being emitted externally;
- An air system that creates negative air pressure between the premises' interior and exterior, so that the odors generated inside the premises are not detectable outside the premises.

Section: Odor Abatement Plan

Subsection: Staff Odor Training and System Maintenance



Community Veterans of Rivco will install a high-quality ventilation and air purification system, to ensure there is no cannabis odor outside the building. We will use industry favored and proven effective ventilation and air purification systems that will aid in maintaining a comfortable environment both for customers as well as surrounding neighbors. Cannabis products will be in sealed, smell-proof jars and packaging, which will further contribute to air quality and odor control measures.

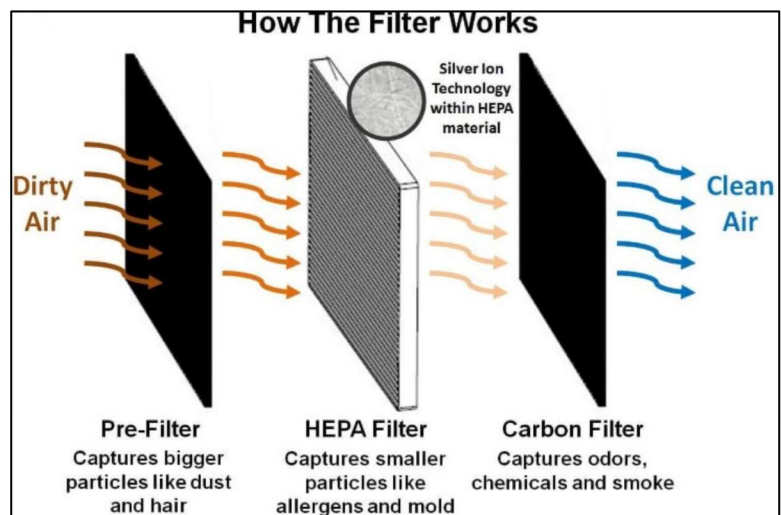
In order to provide an area that is safe and comfortable for employees as well as visitors, Community Veterans of Rivco will utilize a separate or zoned HVAC system capable of filtering the air. Such measures will include a comprehensive HVAC system that incorporates medical industry standard filtration, such as High Efficiency Particulate Air (HEPA) and High Efficiency Gas Absorption (HEGA) where appropriate. Similarly, any water entering the facility will also be filtered and, where appropriate, subjected to Ultraviolet (UV) purification. The goal is to reduce contaminants in the facility to prevent adulteration and ensure the highest quality products and experience for customers.

Community Veterans of Rivco will ensure that the HVAC system is an air system which creates negative air pressure to help contain odors generated inside from escaping the building and being detectable outside or by neighboring establishments.

Given the unique nature of commercial cannabis retail, it is Community Veterans of Rivco’s intention to reduce odors inside where possible and eliminate any and all distinct odors from being detectable outside of the facility. These concerns have been largely mitigated in the retail environment by the pre-packaging of all products that will be available for sale. Based on solutions implemented in other industries, increasing offerings of industry specific solutions and technology will allow Community Veterans of Rivco to stay in compliance with the County’s expectations.

This will be generally accomplished by utilizing multiple filtrations, odor absorption and carbon “scrubbers” to rid the system exhaust of any odors. Activated carbon is an extremely effective absorptive odor control substance. An ozone generator will be placed upstream of the carbon filters. Ozone (O3) is also an effective odor control mechanism. In this case, it is used to help control out- going airstream odors and recharge the activated carbon filter media, extending the life of the media.

By utilizing an efficient HVAC system that utilizes pre-filters, HEPA filters and Carbon Filters, Community Veterans of Rivco is confident that no odors will be detectable outside of the operation’s facility, anywhere on adjacent lots or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public.



4.3 STAFF ODOR TRAINING AND SYSTEM MAINTENANCE

Community Veterans of Rivco understands that even a great system can become ineffective without regular maintenance and proper upkeep. In order to preserve the effectiveness of the system, Community Veterans of Rivco has developed a routine maintenance schedule that will be overseen by the Director of Security, Eugene Lineham. In addition to his security role, Eugene will manage all facility maintenance and repair needs. Specific to the HVAC and odor control system, Community Veterans of Rivco has planned the following maintenance schedule.

Section: Odor Abatement Plan

Subsection: Staff Odor Training and System Maintenance



- 1 HVAC system scheduled maintenance and inspection will occur every 6 months.
- 2 HEPA, prefilters, and carbon filters will be replaced every 60 days.

While traditionally an HVAC system only requires annual service and inspection, Community Veterans of Rivco wants to ensure that all systems remain fully operational and effective at both maintaining a comfortable environment as well as minimizing odors within the facility.

HEPA, prefilters, and carbon filters are typically changed every six months for common use, however, to ensure that odors are never detectable, Community Veterans of Rivco feels it is important to change them in advance. These maintenance activities will be evaluated regularly and adjusted if odors become detectable within or around the facility. All repairs will be immediately scheduled with the HVAC professional upon discovery of faulty equipment.

4.3.1 Odor Control Administrative Controls

To ensure the efficacy of the odor control plan, Community Veterans of Rivco will maintain records of all maintenance and repair activities related to odor control equipment. Each service and filter replacement will be logged in the facility maintenance log noting the date, activity performed, and initials of the agent overseeing the activity. The Retail Store Manager will undergo training on facility maintenance activities and receive standard operating procedures on how to perform filter replacements in the event that Eugene is not available to perform a regularly scheduled activity.

The Maintenance Log will also note the next required date of service. The Retail Store Manager will be responsible for tracking service dates, managing professional service visits and repairs, and updating the maintenance log. Appointments and required equipment, such as replacement filters will be scheduled or ordered upon the determination of next requested service date to ensure that service dates are not extended to availability issues.

Maintenance Log (Example)

Date	Equipment Serviced	Service Performed	Date of Next Service Required
<i>1/1/21</i>	<i>HVAC System</i>	<i>Installation</i>	<i>6/1/21 – Routine Inspection</i>
<i>1/1/21</i>	<i>HVAC Filters</i>	<i>Installation</i>	<i>3/1/21 – Filter Replacement</i>
<i>3/1/21</i>	<i>HVAC Filters</i>	<i>Replacement</i>	<i>5/1/21 – Filter Replacement</i>