

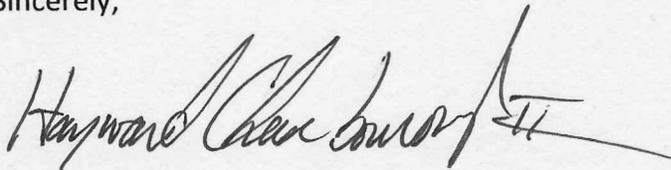
HARVEST

Mr. Michael Hren,

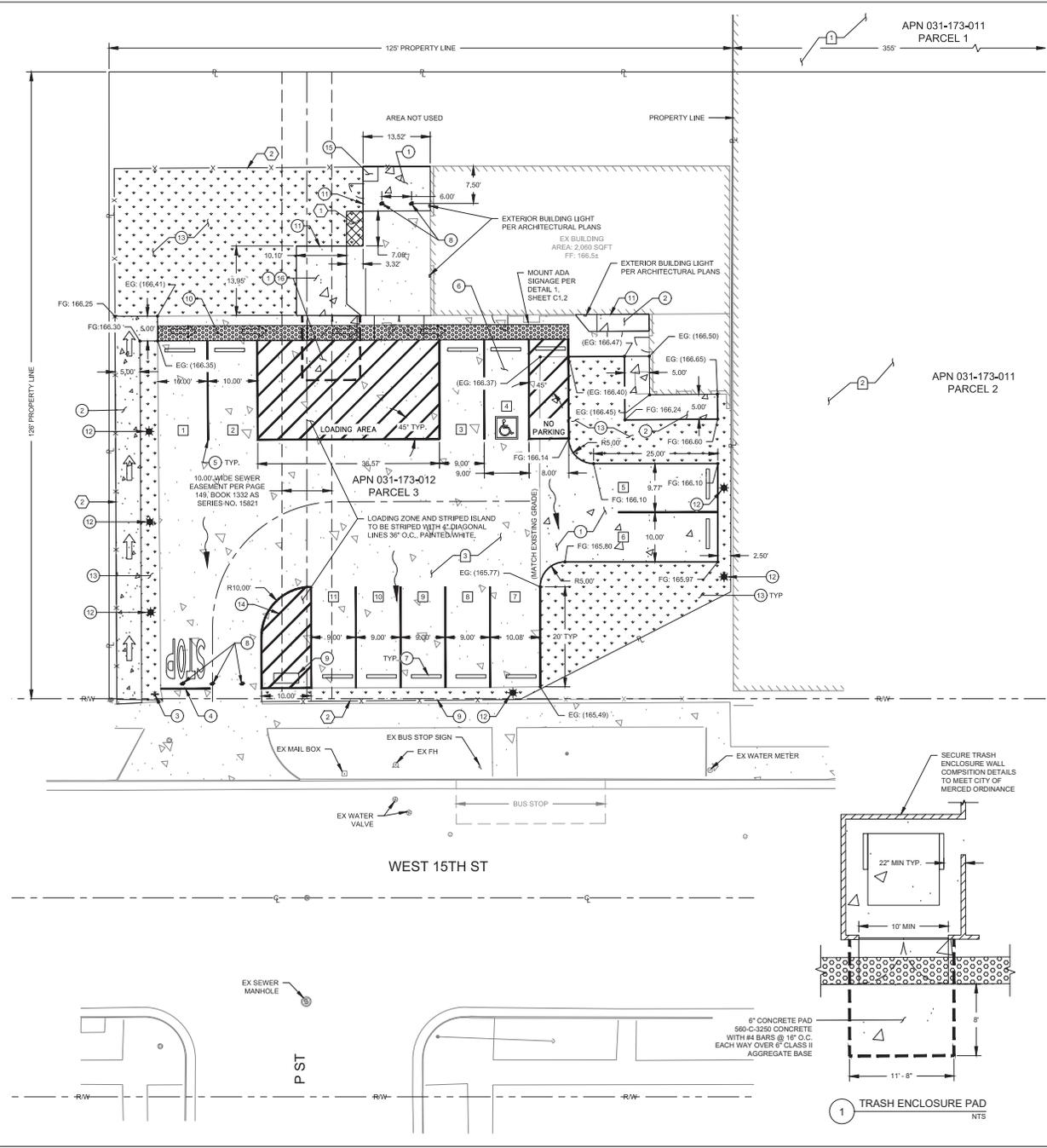
Harvest of Merced, LLC., hereby requests an amendment to its Commercial Cannabis Business Permit ("CCBP") #18-14R in accordance with its lot line adjustment.

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



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 A CITY OF MERCED STANDARD DESIGN SCG-1 (SIDEWALK ONLY, NO CURBS 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 WOOD FENCE 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.

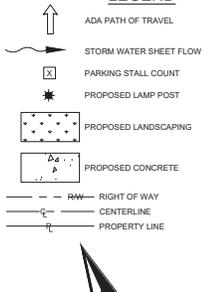
PARKING NOTES:

- 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

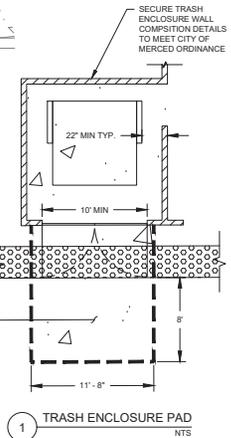


ABBREVIATIONS

(E.G. XXX.XX)	MATCH EXISTING ELEVATION
FG: XXXXX	FINISH GRADE ELEVATION
EG	EXISTING GRADE
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
OC	ON CENTER
R	RADIUS
RW	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.



NO.	DESCRIPTION	REV.	DATE
10			
09			
08			
07			
06			
05			
04			
03	For Permit	K.P.	04.16.2019
02	For Bid.	K.P.	02.29.2019
01	For Client Coordination	K.P.	02.20.2019

CLIENT
HARVEST

PROJECT
 MERCED
 863 WEST 15TH STREET
 MERCED, CALIFORNIA
 95340

DRAWING
 CIVIL SITE AND PRECISE GRADING PLAN

DRAWN BY	PAGE
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SCALE:	
1" = 10'	
DATE LAST MODIFIED:	
05.30.2019	

C1.1

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3/28/2019 Cannabis Ordinance Web Application

Planning Department Local Planning and Information Systems Phone: 209-385-4824

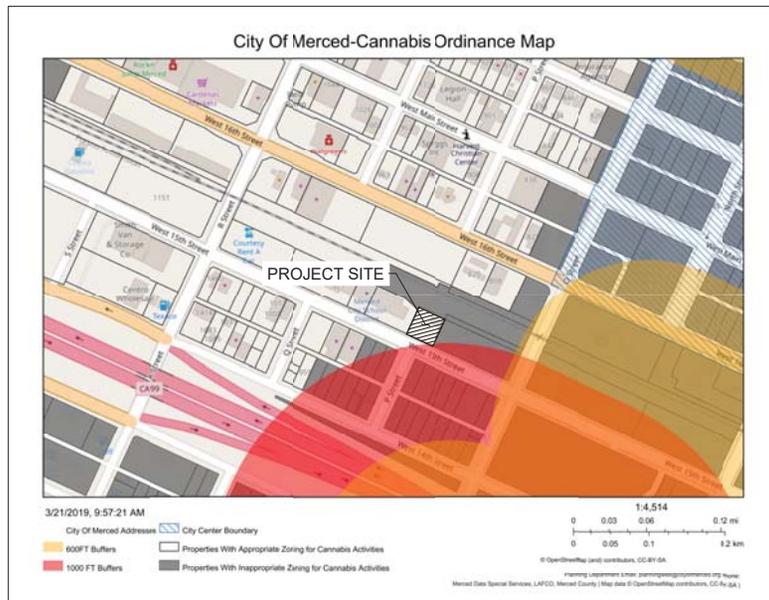
863 West 15th

Properties With Appropriate Zoning for Cannabis Activities: 863 W 15TH ST

General Plan Designation	GENERAL COMMERCIAL (CC)
Zoning Designation	GENERAL COMMERCIAL DISTRICT (CC-02)
Address	863 W 15TH ST
APN #	001-171-012
Commercial Cannabis Business Table	Not Allowed
Within 1000 FT of School	No
Within 400 FT of Church	No
Within 400 FT of Health Center	No
Within 400 FT of Day Care	No
Within 400 FT of Park	No
Within 400 FT of Library	No
Within City Center	No

West Coast Assessment of City, CA, CC-02, License, 863

https://merced.maps.arcgis.com/apps/webappviewer/index.html?id=eeacaa34fa9606d49b04afa71525e8ed



SEAL

WEST COAST CIVIL

10		
09		
08		
07		
06		
05		
04		
03	For Permit	K.P. 04-16-2019
02	For Bid	K.P. 02-25-2019
01	For Client Coordination	K.P. 02-20-2019
N.O.	DESCRIPTION	VER. DATE
		BY

ISSUES

CLIENT

HARVEST

PROJECT
 MERCED
 863 WEST 15TH STREET
 MERCED, CALIFORNIA
 95340

DRAWING

ORDINANCE MAP

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SCALE	
NTS	
DATE LAST MODIFIED	
03-28-2019	

C1.3

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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 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 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 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 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 Southeasterly lines) of the above described tract of land.

Parcel Three:

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.



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 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.

Also 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



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 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 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 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 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 Southeasterly lines) 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



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 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: 451.82 Square Feet, more or less



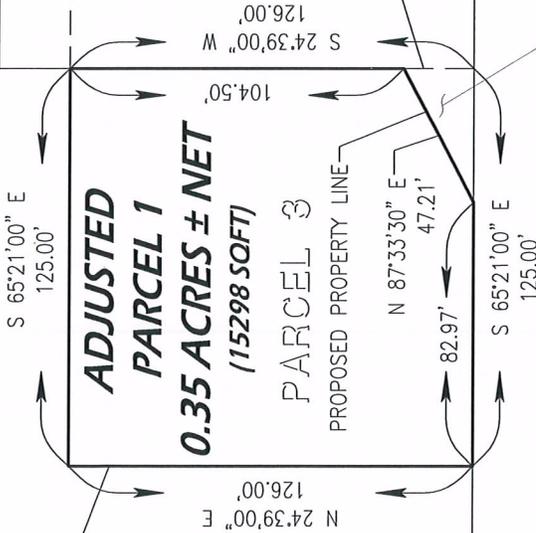
EXHIBIT 'B'

STREET

PARCEL 1

PARCEL 2

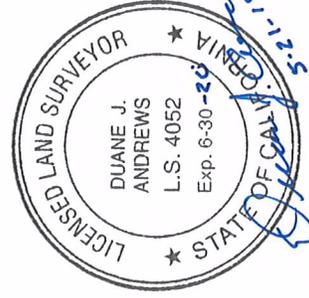
ADJUSTED PARCEL 2
1.22 ACRES ± NET
(52992 SQFT)



80

STREET

AREA OF ADJUSTMENT
451.82 SQFT±



BLOCK 208
 2 O.P., 12

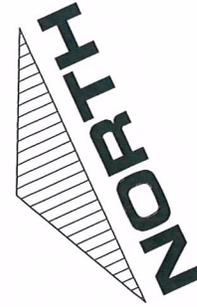


EXHIBIT 'B'

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

STREET

BLOCK 207
 2 O.P., 12

80

15TH STREET



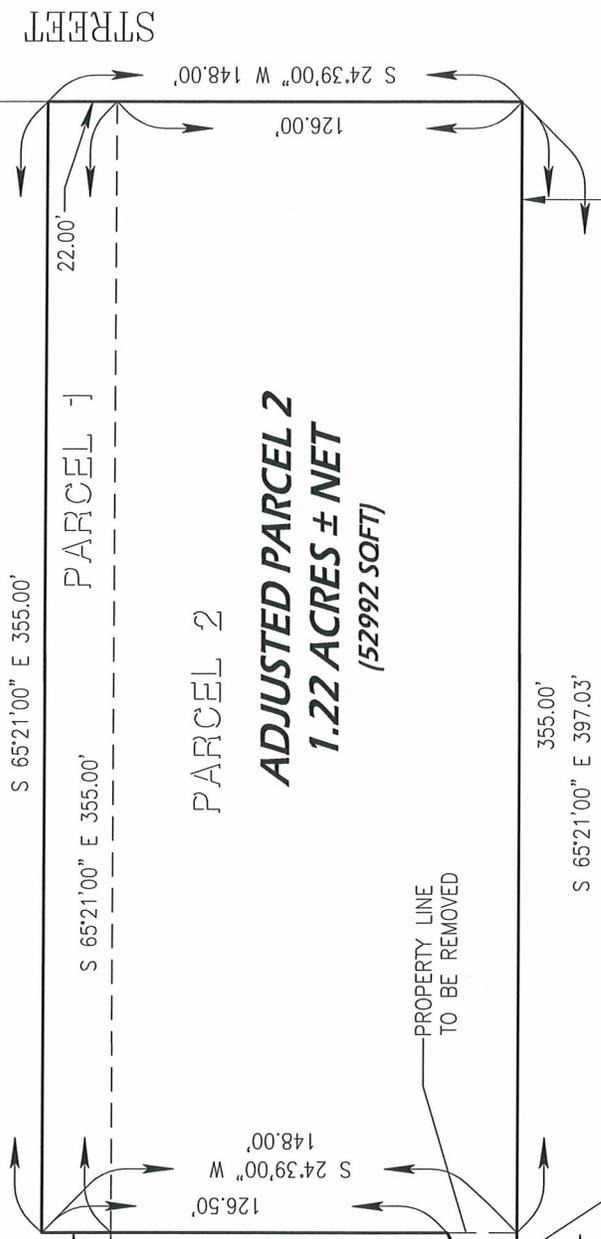
GOLDEN VALLEY
 ENGINEERING & SURVEYING

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

EXHIBIT 'B'



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

PARCEL 3

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

PROPOSED PROPERTY LINE
S 87°33'30" W
47.21'

**AREA OF ADJUSTMENT
451.82 SQFT±**



EXHIBIT 'B'

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Job No. 19111 Date: 5/16/19

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

N 24°39'00" E
21.50'

S 87°33'30" W
47.21'

N 65°21'00" W
42.03'

.08

AREA OF ADJUSTMENT
451.82 SQFT±

STREET

15TH

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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