

# Exhibit D

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# MONTEREY COUNTY



## HOUSING & COMMUNITY DEVELOPMENT PLANNING

1441 SCHILLING PLACE, 2<sup>nd</sup> FLOOR, SALINAS, CA 93901  
PHONE: (831) 755-5025 FAX: (831) 757-9516

### **Cannabis Cultivation Facilities Project Description Information (To be completed by Applicant)**

#### **A. Purpose**

To assist the County in determining the project's coverage under the previously prepared CEQA Programmatic Initial Study, the following information is required from project applicants. Please provide as much information as is readily available and attach additional pages if necessary.

#### **B.1 Project Description**

Please provide the following project information.

1. Planning File (PLN) Case Number(s): PLN170230
2. Business Licensing (CNB) Case Number(s): CNB190005
3. Project Applicant(s): Quail Creek Farms, Inc.
4. Property Owner(s): JMAHD Ventures, LLC
5. Project Address and Tax Assessor Parcel Number(s): 26900 Encinal Road, Salinas, CA 93908  
137-061-026-000
6. Site Description, including all known physical characteristics such as size, street frontage, existing infrastructure (well, septic, storm drain, etc), drainage, surrounding uses (neighboring properties), etc. Attach additional sheets if necessary.  
10 acre parcel zoned Farmland on Encinal Road. Property consists of a 1 acre greenhouse, a 1,200 sq. ft. nursery, a 5,000  
sq. ft. processing building with permanent restrooms and a 4,700 sq. ft. residence. Neighboring properties have multiple greenhouses  
on site. The source of water is a shared well which is about 1/2 mile North of the property, has an existing septic tank and drainage.

7. Project Description, including all known (planned) physical characteristics (e.g.; buildings, equipment, etc.), uses (e.g. (manufacturing, growing, etc.)), phasing, and any secondary, support, or off-site features necessary for its implementation (e.g. security, distribution, generator, cistern, etc.). Attach additional sheets if necessary.

Commerical cannabis operation consisting of up to 200,000 sq. ft. of mixed light cannabis cultivation nursery/plant propagation, non-volatile manufacturing, self and 3rd party processing.

8. Name the water, wastewater, energy, and other utility providers to the site? (Indicate if utilities systems are contained on-site, for example a groundwater well, septic system or electricity generator.) If off-site please provide the address and Tax Assessor's Parcel Number of the location of the off-site facility.

Encinal Water Association (groundwater well), PG&E (gas & electric), on-site septic system.

## **B.2 Specific Project Description Information Checklist**

1. Would the project require new or replacement wells?  Yes  No If yes, how many? \_\_\_\_\_
2. What size water storage tank is proposed for fire flow requirements? 40,000 gallons  N/A
3. Is new or replacement irrigation going to be installed?  Yes  No If yes, provide details below:  
Drip systems and fertilizer injecting dositrans.
4. Is a new or replacement septic system proposed?  Yes  No If yes, what size? 1,500 gallons
5. Are new permanent bathrooms proposed?  Yes  No If yes, how many? 2, in (N) 9k sq. ft. building
6. Are new washing facilities (for packaging facilities and manufacturing equipment) proposed?  
 Yes  No If yes, how many and what size? \_\_\_\_\_
7. Are electrical utility improvements required?  Yes  No If yes, provide details below:  
PG&E power upgrade will be required.
8. Are road improvements proposed?  Yes  No If yes, provide details below:  
\_\_\_\_\_
9. Are parking improvements proposed?  Yes  No If yes, provide details below (e.g. number of spaces, electric vehicle charging stations, etc.):  
Approximately 40 parking spaces throughout property.

10. Is new or improved fencing proposed?  Yes  No If yes, provide details below (e.g. new privacy/screening materials, locked gates, etc.):

\_\_\_\_\_

11. List any other infrastructure-related improvements or details associated with the project:

Fire and mechanical code upgrades to existing 5k sq. ft., F-1 occupancy, processing building.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

12. Does the project include demolition of existing structures?  Yes  No If yes, provide the square footage of demolition: approximately 199k sq. ft. of dilapidated greenhouses

Is the demolition square footage more than 50 percent of all existing structures?  Yes  No  N/A

13. Does the project include construction of new structures or rebuilding of greenhouses?  Yes  No  
If yes, provide the square footage of construction: approximately 169k sq. ft.

14. Hours of operation: 5AM- 11PM

15. Delivery Hours: 8AM-5PM

16. Number of regular employees: 49 Number of seasonal employees: 35

### B.3 Specific Air Quality Information Checklist

1. Would the project disturb or remove asbestos-containing materials (structures or boiler-related coatings/wrappings)?  Yes  No If yes, has the Monterey Bay Air Resources District (MBARD) been notified?  Yes  No  N/A If no, when will MBARD be notified? \_\_\_\_\_

2. For projects including demolition (as noted under Section B.2, question 12), will the demolition include removal of load-bearing structures?  Yes  No  
If yes, has MBARD been notified?<sup>1</sup>  Yes  No  N/A  
If no, when will MBARD be notified? \_\_\_\_\_

3. Would the project use portable equipment (generator sets, air compressors, etc.)?  Yes  No  
If yes, have Permits to Operate or Statewide Portable Equipment Registration been obtained from MBARD?  Yes  No  N/A  
If no, when will permits/registration be obtained? Temporary generators as needed.

<sup>1</sup> MBARD requires notification at least 10 working days prior to removal of load-bearing structures.

4. Would the project use stationary equipment (generators, hash oil processing, boilers greater than 2 MMBtu/hr for natural gas or 250,000 Btu/hr for non-natural gas fuels, etc.)?  Yes  No  
If yes, have Permits to Operate been obtained from MBARD?  Yes  No  N/A  
If no, when will permits be obtained? Until such time that manufacturing processes take place, permits will be secured.

5. What odor abatement measures are incorporated into project design (e.g. brand name and specifications of systems, method/type of abatement [carbon scrubbers, neutralizers], etc.)?

ProKure CLO2 extended release products.

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6. For odor control devices, fume hoods, and engine generator sets, has an Authority to Construct and Permit to Operate been obtained from MBARD?  Yes  No  N/A

If no, when will permits be obtained? \_\_\_\_\_