

Exhibit A

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**Before the Chief of Planning in and for the
County of Monterey, State of California**

In the matter of the application of:

Tsuji Eugene Tr & Tsuji Arlene (AKA Gold Coast Gardens LLC) (PLN170263)

RESOLUTION NO. 22-

Resolution by the Monterey County Chief of Planning:

- 1) Considering the North Monterey County Cannabis Facilities Projects Initial Study/Negative Declaration (IS/ND) (HCD-Planning File No. REF220024, SCH No. 2022030457), per California Environmental Quality Act (CEQA) Guidelines Section 15164; and
- 2) Approving an Administrative Permit to allow the establishment of a commercial cannabis activities consisting of mixed-light cultivation, nursery, non-volatile manufacturing, self-distribution, and third party processing within 90,429 square feet of existing greenhouse and warehouse space.

[PLN170263, Gold Coast Gardens LLC, 723 San Juan Road, Royal Oaks, CA (APN: 117-401-004-000)]

Gold Coast Gardens, LLC application (PLN170263) came on for public hearing before the Monterey County Chief of Planning on December 21, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY:** The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - North County Area Plan; and
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
b) The project consists of commercial cannabis cultivation, nursery, third party processing and self-distribution within an existing greenhouse space established before January 1, 2016, consistent with establishment regulations contained in Title 21 Section 21.67.050.B.1.

- c) The subject property is located at 723 San Juan Road, Royal Oaks (Assessor's Parcel Number 117-401-004-000), North County Area Plan. The subject property is located in the "F/40", Farmland Zoning District and allows indoor, mixed-light, or nursery cannabis cultivation pursuant to Title 21 Section 21.30.040.
- d) Site Configuration: The application involves establishment of a commercial cannabis facility, inclusive of cultivation, distribution, third party processing and nursery, within existing greenhouse and warehouse space (approximately 90,429 square feet) within the Farmlands Zoning District. No conflicts exist within the Monterey County Code (MCC) for this project. Pursuant to MCC Chapter 7.90 and 21.67, the Mixed-Light cannabis cultivation (Type 1B, 2B, and 3B) in existing structures and processing in the warehouse building is an allowed use for this property.
- e) Location: In accordance with Title 21 Section 21.67.050.B.4, and as demonstrated in Finding No. 5, the property is located more than 600-feet from the nearest school, public park, and drug recover facility (see Finding 5).
- f) Lot Legality: The subject property is shown in its current size and configuration as Lot 17 in Volume 2, Book 117, page 40 of the County of Monterey Assessor's Map. The origin of this map was recorded in Reel 1092. Pg 16 of the Monterey County Official Records. The parcel is shown on a record of survey completed on December 28, 1976, where the lot is shown in the legal configuration as stated in the grant deed. Therefore, the County recognizes the property as a legal lot of record.
- g) Unique Identifiers: In accordance with Title 21 Section 21.67.050.B.5, the Operation Plan will implement a Unique Identifier program that can track each batch or crop back to its source. The Unique Identifier program will be linked with the appropriate track and trace program with batch records as well as the produce recall procedures if necessary. In addition, package labels will include a list of pharmacologically active ingredients and identify the source and manufacture date of the product.
- h) Security: The Operation Plan provides a detailed description of security measures to be implemented in accordance with Title 21 Section 21.67.050.B.6. New outdoor lighting, minimal motion-sensing detectors and security cameras are on site to deter trespassing and theft of cannabis and cannabis products.
- i) Pesticides and Fertilizers: In accordance with Title 21 Section 21.67.050.B.7, the Operation Plan includes measures taken to avoid the need for use of pesticides using facility controls and cultivation techniques that are created to avoid common pests and fungi in cannabis plants. The applicant will implement an integrated pest management (IPM) program to control pests. If fungicide or pesticides are needed at any time, the product and use shall be in conformance with the rules in place for safety of use and storage.
- j) Water Conservation Measures: Consistent with Title 21 Sections 21.67.050.B.8 and 21.67.050.C.4, the cultivation includes adequate

measures to minimize use of water for cannabis cultivation at the site such as drip irrigation to prevent irrigation run-off to increase efficiency.

- k) Energy Efficiency: Consistent with the requirement specified in accordance with Title 21 Sections 21.67.050.B.9 and 21.67.050.C.5, the project includes adequate measures to address the projected energy demand for cannabis cultivation at the site. The commercial cannabis operations will require some use of artificial lighting as well as use of mechanical systems for environmental controls which could increase energy demands and result in increased greenhouse gas emissions. Therefore, the Operation Plan includes the installation of energy efficient equipment such as artificial lighting, only including Type 1A, 1C, 2A, 3A and 4 state license types, and an efficient air pressurized odor control system. Renewable energy systems shall be designed to have a generation potential equal to or greater than one-half of the anticipated energy demand.
- l) Visibility: In accordance with Title 21 Section 21.67.050.B.10, no plants or advertisements of cannabis plants or products will be visible from off-site. A 6-foot tall chain link fence will surround the property to help shield the facility as well.
- m) Canopy Size: State law currently restricts cultivation by any permittee or licensee to a total of 4 acres (174,240 square feet) state-wide. The proposed plans show a cultivation area of approximately 2 acres (90,429 square feet). Therefore, the canopy size will be below the State required limitation, consistent with Title 21 Section 21.67.050.B.11. The application materials include statements that the applicant is not currently cultivating elsewhere in the State.
- n) Additional Permits and Licenses: Cultivation at the site will be required to obtain the appropriate Commercial Cannabis Business Permits pursuant to Chapter 7.90 of the Monterey County Code and Business License pursuant to Chapter 7.100 of the Monterey County Code. These licenses and entitlements will ensure ongoing monitoring of compliance with the plans and operational requirements. Failure to obtain and maintain all required permits, licenses, and entitlements may be ground for revocation of this permit.
- o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN170263.

2. **FINDING:** **SITE SUITABILITY:** The site is physically suitable for the proposed use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, North County Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau and the Agricultural Commissioner's Office. There has been no indication from these departments/agencies that the site is not suitable for the proposed use. Recommendations have been incorporated as conditions of approval.
 - b) Odor: The unique air pressurized system is designed to use negative and positive air pressure to prevent odors from escaping and prevent

contaminants from entering the sterile environment. No cannabis activities take place outside of this area.

- c) Operational plans including security, tracking, reporting, sustainability measures, and other relevant information are proposed to address regulatory requirements and minimize impacts at the site and the surrounding areas (also see Finding No. 1).
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN170263.

3. FINDING:

HEALTH AND SAFETY: The establishment, maintenance, or operation of the project applied for will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

- a) The project was reviewed by HCD-Planning, North County Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau and the Agricultural Commissioner's Office. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Necessary public facilities are available including domestic water provided by both an on-site private water well and domestic water is serviced by the Pajaro Sunny Mesa Community Services District (PSMCSD) via service connection and meter located near the site entrance. In addition, two existing 5,000-gallon water storage tanks on-site would be used for the proposed cannabis operations. Wastewater would be contained in an on-site septic system and pumped and hauled out to an approved wastewater treatment facility by a registered liquid waste hauler. The Environmental Health Bureau has determined the proposed utilities are sufficient and will support the project.
- c) Operational plans including security, tracking, reporting, sustainability measures, and other relevant information are proposed to address regulatory requirements and minimize impacts at the site and in the surrounding areas (also see Finding No. 1).
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN170263.

4. FINDING:

STATE AND COUNTY REQUIREMENTS: As proposed, the applicant has demonstrated that they can and will comply with all the requirements of the State and County for the cultivation of cannabis.

EVIDENCE

- a) Operational plans including security measures, track and trace programs, monitoring and reporting requirements, packaging and labeling standards, sustainability measures, and other relevant information are proposed to address regulatory requirements contained

in Title 21 Section 21.67.050 (also see Finding No. 1). Required conditions of approval specified in Title 21 Section 21.67.050.D have been incorporated.

- b) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN170263.

5. FINDING: **REQUIRED SETBACKS:** The cultivation will not be located within a six-hundred-foot radius of a school providing instruction in kindergarten or any grades 1 through 12, a child care center, a youth center, a playground, or a drug recovery facility that is in existence at the time of approval of permits by the Appropriate Authority.

- EVIDENCE:**
- a) The cultivation and manufacturing operation will be located at 745 San Juan Road.
 - b) The closest public park is Kirby Park, located approximately 20,000 feet South of the subject property.
 - c) The closest school is Pajaro Middle School, located over 4,000-feet southwest of the subject property.
 - d) The closest drug recovery facility is Alto Counseling Center, located over 4,000-feet Northwest of the subject property.
 - e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN170263.

6. FINDING: **QUALITY CONTROL:** Adequate measures are proposed to ensure that cannabis cultivated at the site meets the industry standards.

- EVIDENCE:**
- a) The operations plan indicates that all cannabis and cannabis products shall be tested by a registered testing laboratory, prior to retail sale or dispensing. In accordance with State regulations, the applicant will outsource testing of all cannabis or cannabis products only to a licensed testing laboratory.
 - b) Operational standards that ensure testing of each batch of cannabis produced at the site will be addressed through the Commercial Cannabis Business Permit required pursuant to Chapter 7.90 of the Monterey County Code.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN170263.

7. FINDING: **FEDERAL COMPLIANCE:** The cultivation will provide adequate measures that address the federal enforcement priorities for cannabis activities including restricting access to minors, prohibiting use or possession of firearms for security purposes at the premises, and ensuring that cannabis and cannabis products are supplied from permitted and licensed sources.

- EVIDENCE:**
- a) Plans and materials contained in file PLN170263 include descriptions of security measures that restrict youth access to the site. Unique identifiers, track and trace systems, and adequate records will be kept providing on-going evidence of non-diversion requirements. On-site security is prohibited from carrying lethal weapons.

- b) Background checks of all persons with 10 percent or more interest in the cannabis businesses will be conducted. Any known association with organized crime may be grounds for denial of business permits and State licenses required to operate the dispensary.
- c) Violations of Federal Enforcement priorities may be grounds for revocation of this permit.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN170263.

8. FINDING:

CEQA (IS/ND) – The project is consistent with the previously adopted North Monterey County Cannabis Facilities Projects Initial Study/Negative Declaration (IS/ND). Pursuant to Section 15162 of the CEQA Guidelines, the HCD Chief of Planning finds that the project does not require subsequent environmental review based on the following findings:

- 1) No substantial changes are proposed in the project which will require major revisions to the previous IS/ND and due to involvement of new significant environmental effects or a substantial increase in the severity of previously identified impacts;
- 2) No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions to the previous IS/ND and due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; and
- 3) No new information of substantial importance has been provided which was not known at the time of the previous IS/ND was adopted.

Pursuant to CEQA Guidelines Section 15164, the HCD Chief considers the adopted IS/ND with this project.

- EVIDENCE:**
- a) The Multi-Site Cannabis IS/ND (HCD-Planning File No. REF220024), adopted by the Board of Supervisors on October 4, 2022 (Board of Supervisor Resolution No. 22-384), evaluated potential cumulative effects of 5 sites that proposed to cultivate cannabis within existing greenhouses or buildings.
 - b) The project consists of establishment a commercial cannabis mixed-light cultivation, nursery, third party processing, self-distribution, non-volatile manufacturing in existing greenhouses on site. The existing structures on the same site will operate as cannabis cultivation and will not change the nature or intensity of the use. The existing structures include three greenhouses totaling 90,429 square feet, one 4,946 square foot agricultural support building and one 440 square foot office building. No new structures are proposed as a part of the project.
 - c) Pursuant to Section 15168(c)(4) of the CEQA Guidelines, there is no new information of substantial importance that was not acknowledged when the IS/MND adopted. According to CEQA Consistency Checklist for Cannabis Cultivation Facilities (attached to this

resolution and incorporated herein by reference), no substantial changes occur with respect to the circumstances under the IS/ND. The proposed project was analyzed and mitigated, as required in the previously identified significant effects at the time the IS/ND was adopted.

- d) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial modifications proposed in the project that would require major revision to the previously adopted IS/ND.
- e) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is not in a particularly sensitive environment, would not result in cumulatively considerable impacts, would not impact a hazardous waste site or historical resources, and would not damage scenic resources.
- f) The materials upon which the County's decision is based are located in HCD-Planning, 1441 Schilling Place, 2nd Floor, Salinas, CA.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN170263.

9. FINDING:

APPEALABILITY - The decision on this project may be appealed to the Planning Commission.

EVIDENCE:

Pursuant to Monterey County Code Section 21.80.040.A, an appeal may be made to the Planning Commission by any public agency or any person aggrieved from discretionary decisions of the Director of Planning.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Chief of Planning does hereby:

- A. Consider the North Monterey County Cannabis Facilities Projects Initial Study/Negative Declaration (IS/ND) (HCD-Planning File No. REF220024, SCH No. 2022030457), per California Environmental Quality Act (CEQA) Guidelines Section 15164; and
- B. Approve an Administrative Permit to allow the establishment of a commercial cannabis activities consisting of mixed-light cultivation, nursery, non-volatile manufacturing, self-distribution, and third party processing within 90,429 square feet of existing greenhouse and warehouse space.

All of which are subject to 12 conditions of approval and in conformance with the attached plans attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 21st day of December, 2022.

Craig Spencer
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN170263

1. PD001 - SPECIFIC USES ONLY

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: This Administrative permit (PLN170263) allows the establishment of a commercial cannabis mixed-light cultivation, nursery, self-distribution, third party processing, and non-volatile manufacturing within existing greenhouse space (approximately 90,429 square feet). The property is located at 723 San Juan Road, Royal Oaks, CA (Assessor's Parcel Number 117-401-004-000), North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Administrative Permit (Resolution Number ***) was approved by Chief of Planning for Assessor's Parcel Number 117-401-004-000 on December 21, 2022. The permit was granted subject to 12 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the HCD Chief of Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

4. PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The owner and permittees shall allow access to the premises and access to records if requested by the County, its officers, or agents, and shall pay for an annual inspection and submit to inspections from the County or its officers to verify compliance with all relevant rules, regulations, and conditions.

Compliance or Monitoring Action to be Performed: Ongoing during cannabis operations. The owner and/or permittee shall allow access to the site if requested by the County and pay any required inspection fees.

5. PDSP002 – INSPECTION OF RECORDS

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The applicant, owner, and permittees agree to submit to and pay for, inspection of the operations and relevant records or documents necessary to determine compliance with Chapter 21/20.67 from any enforcement officer of the County or their designee.

Compliance or Monitoring Action to be Performed: On-going during cannabis operations. The owner and/or permittee shall allow access to cannabis business records and pay any required inspection fees.

6. PDSP003 – COMMERCIAL CANNABIS PERMIT

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Any person, business, or entity operating a commercial cannabis activity on the property shall obtain a valid and fully executed Commercial Cannabis Business Permit pursuant to Chapter 7.90 of the Monterey County Code prior to commencing commercial cannabis activities at the site and must maintain such permits in good standing in order to continue operations.

Compliance or Monitoring Action to be Performed: Within 90 days of approval of a Use Permit/Coastal Development Permit, the person, business, and/or entities operating commercial cannabis activities shall obtain all required Commercial Cannabis Business Permits.

7. PDSP004 – GROUNDS FOR REVOCATION

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The property owner shall be responsible for ensuring that all commercial cannabis activities at the site operate in good standing with all permits and licenses required by the Monterey County Code and State law. Failure to take appropriate action to evict or otherwise remove permittees and persons conducting commercial cannabis activities at the site who do not maintain permits and licenses in good standing with the County and State shall be grounds for the suspension or revocation of this permit.

Compliance or Monitoring Action to be Performed: On-going during cannabis operations at the site. The owner shall ensure that all commercial cannabis operations have obtained and maintain all required permits, licenses, and entitlements or take appropriate actions to evict operators who do not maintain appropriate permits, licenses, and entitlements.

8. PDSP005 – COMPLIANCE WITH OPERATIONS PLANS

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The commercial cannabis activities shall be maintained in accordance with the operation plans approved by the County.

Compliance or Monitoring Action to be Performed: On-going during cannabis operations. Cannabis activities shall comply with the operations plans attached to this permit and as may be approved under a Commercial Cannabis Business Permit.

9. PDSP006 – ODOR CONTROL

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The property owner shall ensure that any cannabis business operating on-site confirms to Section 7.90.100.A.8 of the Monterey Code, as may be amended. Odor prevention devices and techniques, such as ventilation system with a carbon filter, shall be incorporated to ensure that odors from cannabis are not detectable off-site.

Compliance or Monitoring Action to be Performed: Prior to issuance of Commercial Cannabis Business Permits, the owner/applicants shall provide plans and information to the satisfaction of the Chief of Planning, describing how odors will be controlled and how the odor control devices will be maintained.

Odor prevention devices shall be maintained in accordance with approved odor control plans during the life of the operations.

10. EHSP01 - ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM PERMIT (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The Environmental Health Bureau has determined that a conventional onsite wastewater treatment system ("OWTS" or septic system) on the subject property could not meet minimum standards specified by the Monterey County Local Agency Management Program (LAMP) for OWTS and Monterey County Code, Chapter 15.20, specifically minimum vertical separation to groundwater. The applicant has demonstrated that adequate area exists to accommodate an alternative OWTS and a preliminary design has been submitted.

Compliance or Monitoring Action to be Performed: Prior to issuance of the Commercial Cannabis Business Permit (CNB), the applicant shall submit a revised Onsite Wastewater Treatment System Design (OWTS) and supporting documentation to the Environmental Health Bureau for review and approval. The applicant shall obtain a permit from EHB to install the OWTS and complete the necessary improvements prior to issuance of the CNB.

11. EHSP02 – ONSITE CROSS-CONNECTION CONTROL SURVEY (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The proposed commercial cannabis operation will receive domestic water service from Pajaro/ Sunny Mesa Community Services District (PSMCSD) and irrigation from a well located on the property. To prevent backflow of water utilized for onsite cultivation and manufacturing activities into the onsite domestic supply, a cross-connection control survey shall be completed by a qualified professional to identify potential cross-connections and recommend mitigations.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits for proposed processing Building F or for tenant improvements to support non-volatile manufacturing existing processing/distribution Building D, the applicant shall submit to the following information to the Environmental Health Bureau (EHB) for review and acceptance:

- a detailed site plan, specifying any and all equipment that will receive water from or be connected to the onsite domestic water supply; and
- a cross-connection control survey that has been completed by a qualified professional that identifies potential cross-connections and recommends mitigations.

Prior to occupancy, submit to the following information to the Environmental Health Bureau (EHB) for review and acceptance:

- a final cross-connection control survey that has been completed by a qualified professional that confirms that all cross-connections have been mitigated.

12. CC01 INDEMNIFICATION AGREEMENT

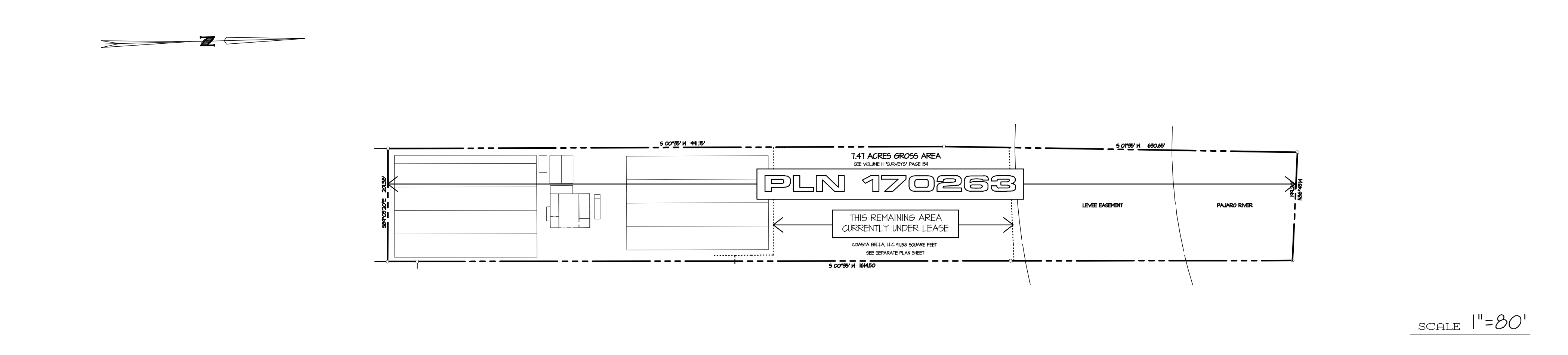
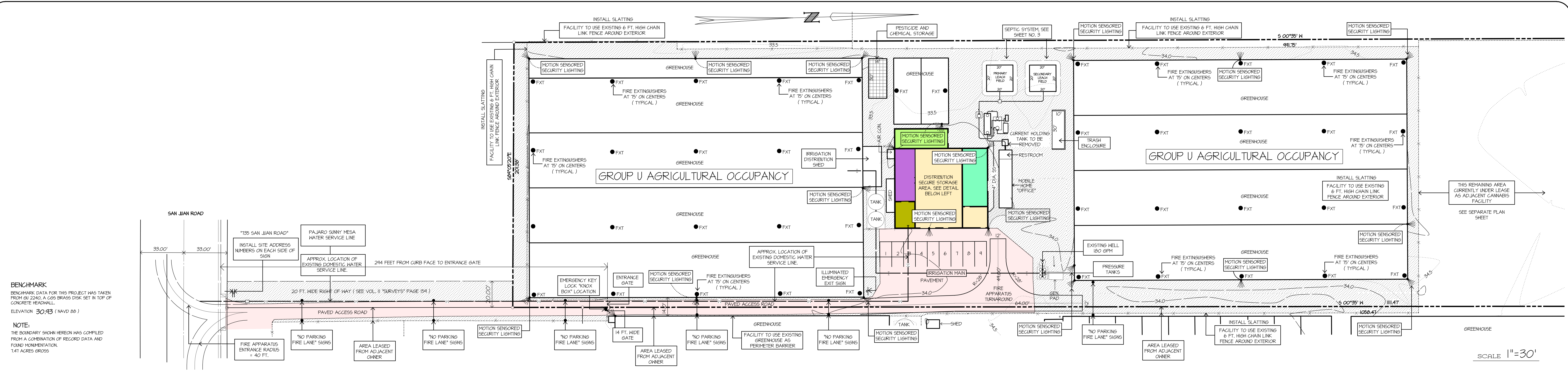
Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

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EMPLOYEES
THE PROJECTED NUMBER OF EMPLOYEES AT THIS FACILITY IS 10.

WATER
POTABLE WATER IS PROVIDED BY PAJARO SUNNY MESA WATER COMPANY VIA SERVICE CONNECTION AND METER NEAR SITE ENTRANCE.

WATER SAMPLES WERE TAKEN FROM THE EXISTING ON SITE WELL ON OCTOBER 23, 2017. SAMPLES WERE TESTED BY SOIL CONTROL LAB, 42 HANGAR WAY, WATSONVILLE, CA. UNDER WORK ORDER # 1100645. LAB RESULTS WERE REPORTED NOVEMBER 10, 2017 A COPY OF WHICH WILL BE ENCLOSED WITH THE APPLICATION MATERIALS.

A WELL PUMP TEST WAS PERFORMED BY MAGGIORA BROS., 545 AIRPORT BOULEVARD, WATSONVILLE, CA. IN MAY, 2018. WELL OUTPUT WAS 180 GPM. PUMP TEST REPORT WAS NOT AVAILABLE AT THE TIME OF THIS APPLICATION. GPM TAKEN FROM OWNER. (TO BE VERIFIED).

GATES
ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FEET FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FEET WIDE. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40-FOOT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.

EMERGENCY ACCESS
THE EMERGENCY ACCESS KEY BOX (KNOX BOX) SHALL BE INSTALLED AND MAINTAINED. THE TYPE AND LOCATION SHALL BE APPROVED BY THE FIRE DEPARTMENT. THE FIRE DEPARTMENT SHALL BE NOTIFIED WHEN LOCKS ARE CHANGED SO THAT THE EMERGENCY ACCESS KEY BOX CAN BE UPDATED WITH CURRENT KEYS.

PERMANENT ADDRESS NUMBERS
ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS.

LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4-INCH HEIGHT, 1/2-INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD.

IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE.

EXIT SIGNS
EMERGENCY EXIT SIGNS WILL BE ILLUMINATED AND INSTALLED AT ALL EXITS.

FIRE SUPPRESSION
SPRINKLERS
THE WAREHOUSE AND OFFICE BUILDINGS SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. THE APPLICANT WILL OBTAIN PERMITS FOR FIRE SPRINKLER SYSTEMS PRIOR TO INSTALLATION.

FIRE EXTINGUISHERS
PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED PER CALIFORNIA FIRE CODE SECTION 906. THE PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN THE GREENHOUSES AND IN THE METAL BUILDINGS.

FUEL MANAGEMENT PLAN VEGETATION CONTROL
REDUCE THE INTENSITY OF A WILDFIRE BY REDUCING THE VOLUME AND DENSITY OF FLAMMABLE VEGETATION. ALL PARCELS ONE ACRE AND LARGER SHALL PROVIDE A MINIMUM THIRTY (30) FOOT SETBACK FOR BUILDINGS AND ACCESSORY BUILDINGS FROM ALL PROPERTY LINES AND/OR THE CENTER OF THE ROAD.

DISPOSAL OF FLAMMABLE VEGETATION AND FUELS, INCLUDING CHIPPING, BURYING, BURNING OR REMOVAL TO A LANDFILL SITE APPROVED BY THE LOCAL JURISDICTION OF FLAMMABLE VEGETATION AND FUELS CAUSED BY SITE DEVELOPMENT AND CONSTRUCTION, ROAD AND DRIVEWAY CONSTRUCTION AND FUEL MODIFICATION SHALL BE COMPLETED PRIOR TO COMPLETION OF ROAD CONSTRUCTION OR FINAL INSPECTION OF A BUILDING PERMIT.

THIS SHADING DENOTES AREAS OF VEGETATION CONTROL AS REQUIRED BY THE FUEL MANAGEMENT PLAN.

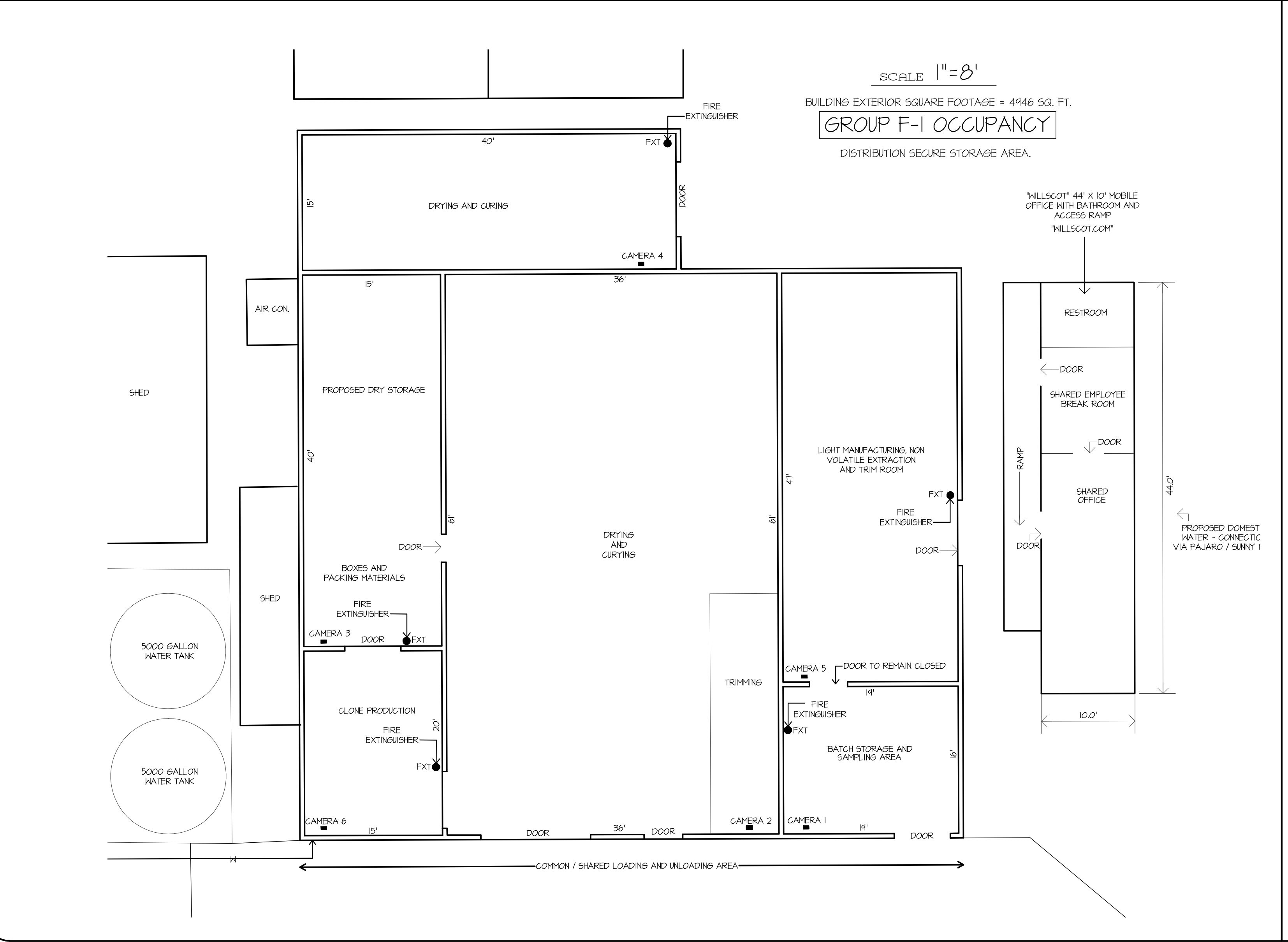
ALARM SYSTEM
BUILDINGS THAT ARE PROTECTED WITH A FIRE SPRINKLER SYSTEM DESIGNED WITH MORE THAN 20 SPRINKLERS SHALL BE PROTECTED WITH A FIRE ALARM SYSTEM THAT IS MONITORED BY A FIRE ALARM COMPANY.

THE BUILDING(S) SHALL BE FULLY PROTECTED WITH AN APPROVED CENTRAL STATION, PROPRIETARY STATION, OR REMOTE STATION AUTOMATIC FIRE ALARM SYSTEM AS DEFINED BY NFPA 72. PLANS AND SPECIFICATIONS FOR THE FIRE ALARM SYSTEM SHALL BE SUBMITTED BY A CALIFORNIA LICENSED C-10 CONTRACTOR TO THE FIRE CODE OFFICIAL AND APPROVED PRIOR TO REQUESTING A ROUGH SPRINKLER OR FRAMING INSPECTION.

AN ACCESSIBLE PATH OF TRAVEL IN ACCORDANCE WITH CALIFORNIA BUSINESS CODE SECTION 11B WILL BE PROVIDED IN ALL AREAS OF ALTERATION.

FLOOD PLAN
THIS PROPERTY IS SHOWN AS BEING ENTIRELY WITHIN SPECIAL FLOOD HAZARD AREA ZONE AO ON FEMA DIGITAL FLOOD MAPS 06053C00386 AND 06053C00406. ZONE AO 100 YEAR FREQUENCY FLOOD DEPTH IS SHOWN AS 1 FOOT.
THIS FLOOD HAZARD INFORMATION IS DERIVED DIRECTLY FROM THE AUTHORITATIVE NFH WEB SERVICES PROVIDED BY FEMA.
THE INFORMATION WAS EXPORTED ON 1/24/2018 AT 11:05:52 PM AND DOES NOT REFLECT CHANGES OR AMENDMENTS SUBSEQUENT TO THIS DATE AND TIME.
THE NFH AND EFFECTIVE INFORMATION MAY CHANGE OR BECOME SUPERSEDED BY NEW DATA OVER TIME.

LIGHTING
MOTION SENSORED LIGHTING AT ALL ENTRANCES AND EXITS.



PARCEL AREA = 7.47 ACRES
PORTION LEASED TO COASTA BELLA LLC = 2.04 ACRES
LEVEE / RIVER AREA = 2.20 ACRES
CANNABIS FACILITY AREA = 3.18 ACRES

EXISTING LOT COVERAGE
BUILDING A = 46,071 SQUARE FEET
BUILDING B = 2,289 SQUARE FEET
BUILDING C = 4,946 SQUARE FEET
BUILDING D = 42,253 SQUARE FEET
BUILDING E = 440 SQUARE FEET

TOTAL BUILDINGS = 95,144 SQUARE FEET
~~CANNABIS FACILITY AREA = 138,520 SQUARE FEET~~ **PARCEL AREA = 325,393 SQUARE FEET**
EXISTING LOT COVERAGE = 29.4%

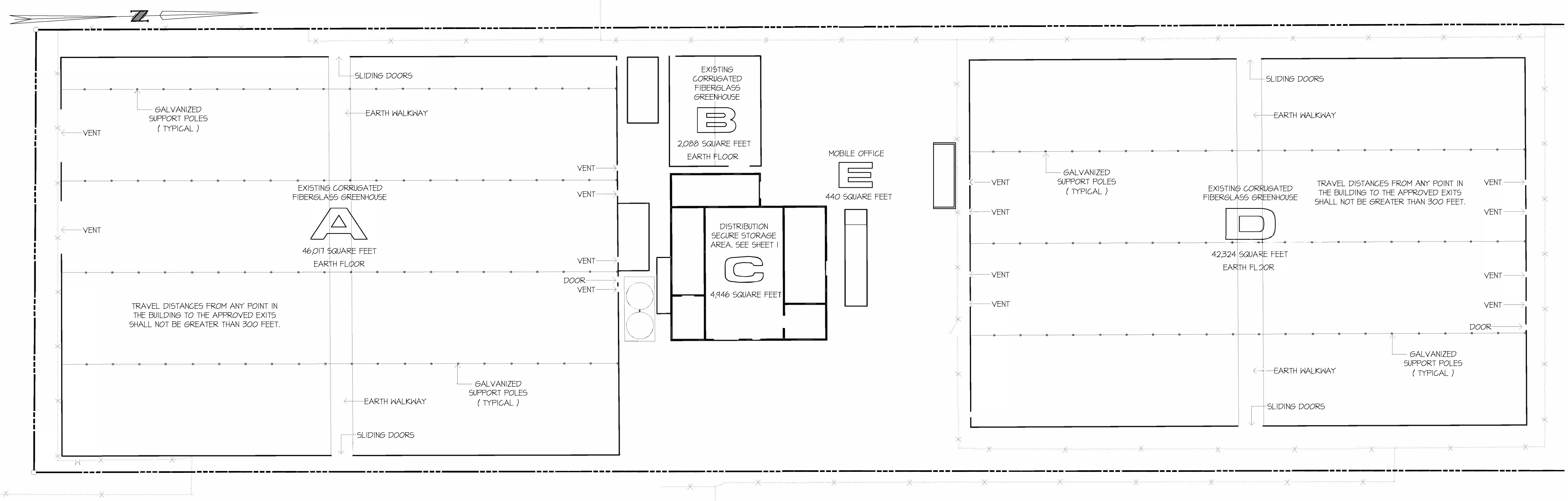
FLOOR AREA RATIO
95,304 ÷ 325,393 = 29.3%

IMPERVIOUS COVERAGE
TOTAL BUILDINGS, STRUCTURES AND ASPHALT = 2.43 ACRES
~~CANNABIS FACILITY AREA = 3.18 ACRES~~ **PARCEL AREA = 7.47 ACRES**
IMPERVIOUS COVERAGE = 32.5%

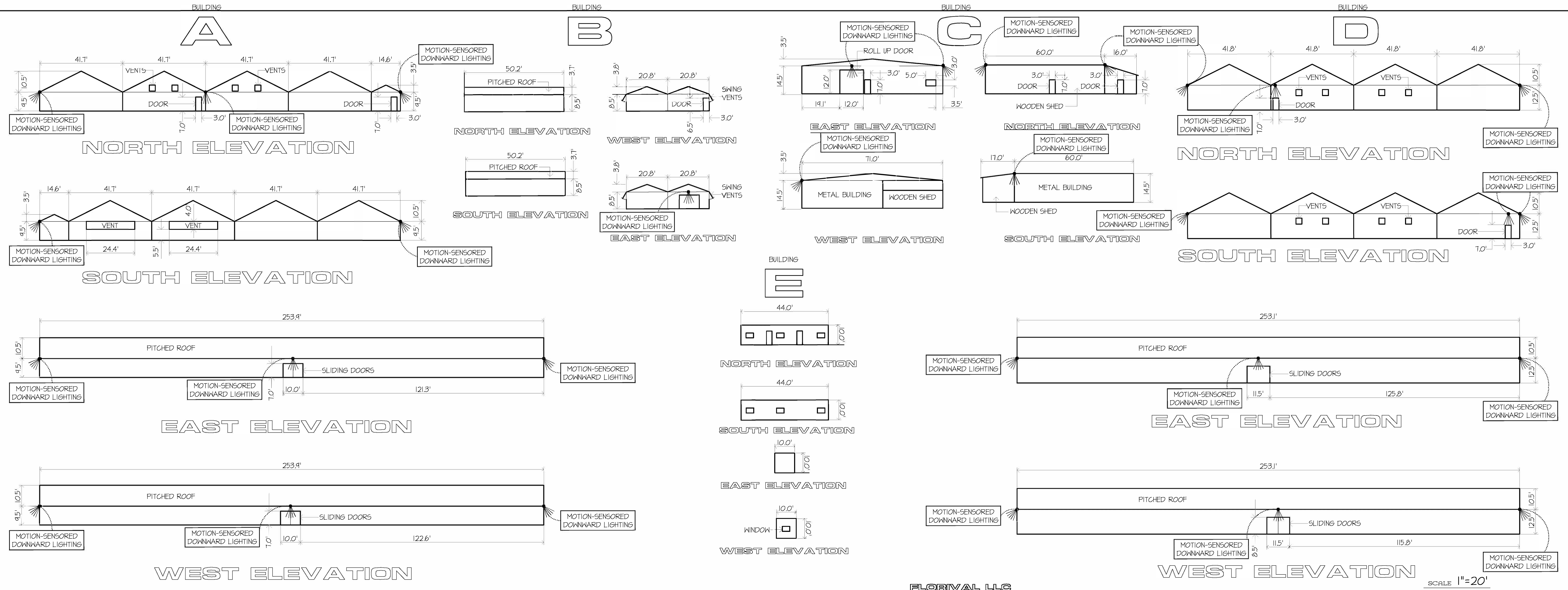
ADDRESS MAP

711 SAN JUAN ROAD	PLN 170263
	ADDRESS TO BE DETERMINED
	723 SAN JUAN ROAD
	735 SAN JUAN ROAD

FLORIVAL LLC

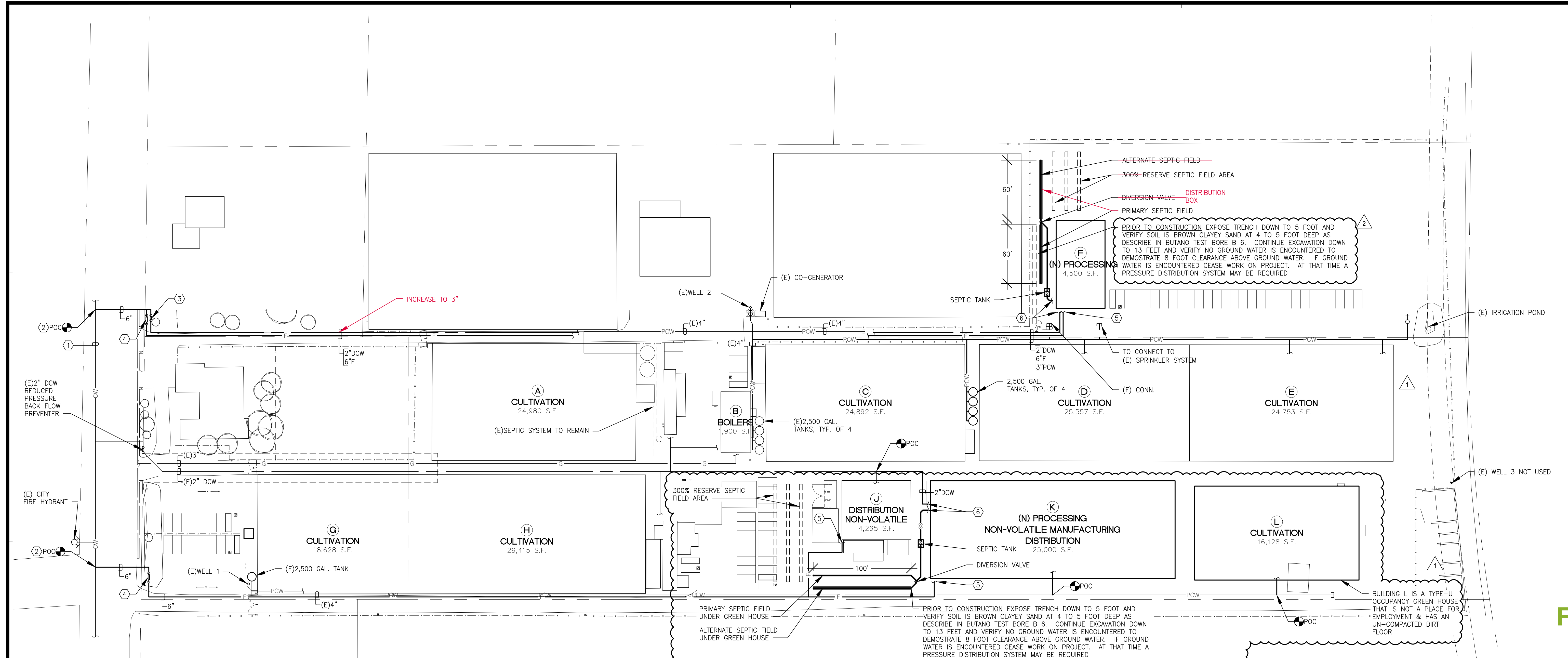


SCALE 1"=20'



SCALE 1"=20'

FLORIVAL LLC



SITE WATER SYSTEM DESCRIPTION

- (E) WELL 1 PUMP:** FEEDS AND MAINTAINS A WATER LEVEL IN A (E) 2,500 GAL. DEDICATED STORAGE TANK. A (E) IRRIGATION PUMP DRAWS WATER OUT THE DEDICATED STORAGE TANK AND FEEDS BUILDINGS G, H, K, & L WITH IRRIGATION WATER.
- (E) WELL 2 PUMP:**
 - FEEDS (2) IRRIGATION TANKS WHICH ARE NEXT TO AND SERVE CULTIVATION BUILDING A
 - FEEDS (4) 2,500 GAL. STORAGE TANKS WHICH ARE NEXT TO AND SERVE CULTIVATION BUILDING C
 - FEEDS (4) 2,500 GAL. STORAGE TANKS WHICH ARE NEXT TO CULTIVATION BUILDING D AND SERVE BUILDINGS D & E
- (E) WELL 3 PUMP:** IS NOT USED.
- PAJARO DOMESTIC WATER SYSTEM**
 - AN (E) 2" REDUCED PRESSURE BACKFLOW PREVENTER AT THE SAN JUAN ROAD ENTRANCE CONNECTING THE PAJARO WATER MAIN TO A (E) 2" DOMESTIC SITE WATER MAIN THAT SERVES THE (2) TRAILERS, BOILER BUILDING B, BUILDING J, AND A (N) CONNECTION TO BUILDING K.
- FIRE PROTECTION:**
 - (1) NEW 6" DOUBLE CHECK DETECTOR WITH FIRE DEPT CONN & 6" FIRE LINE WILL CONNECT TO THE PARJO/SUNNY MESA WATER SYSTEM LINE AND RUN TO BUILDING F ON THE SAME LOT AS BUILDING F.
 - (1) NEW 6" DOUBLE CHECK DETECTOR WITH FIRE DEPT CONN & 6" FIRE LINE WILL CONNECT TO THE PARJO/SUNNY MESA WATER SYSTEM LINE AND RUN ON TO BUILDINGS J & K ON THE SAME LOT AS BUILDINGS J&K.

PRELIMINARY FIRE CALCULATIONS BUILDING K:

PROCESS METAL BUILDING K FOR CANNABIS PROCESSING

BUILDING K WILL BE USED FOR CANNABIS DRYING ON SITE. THE CANNABIS WILL BE DRIED ON RACKS NOT OVER 12 FT TALL. THIS BUILDING WILL ALSO HAVE NON-VOLATILE PROCESSING.

OCCUPANCY: ORDINARY HAZARD GROUP 2
 MINIMUM DESIGN AREA: 1,500 FT²
 DENSITY: 0.20 GPM/FT²
 COMBINED HOSE FLOW HYDRAULICALLY CALCULATED = (1,500 FT²)(0.20 GPM/FT²) + 250 GPM = 550 GPM

PRELIMINARY FIRE CALCULATIONS BUILDING F:

PROCESS METAL BUILDING F FOR CANNABIS PROCESSING

BUILDING F WILL BE USED FOR CANNABIS PROCESSING ON SITE. THE CANNABIS WILL BE DRIED ON RACKS NOT OVER 12 FT TALL.

OCCUPANCY: ORDINARY HAZARD GROUP 2
 MINIMUM DESIGN AREA: 1,500 FT²
 DENSITY: 0.20 GPM/FT²
 COMBINED HOSE FLOW HYDRAULICALLY CALCULATED = (1,500 FT²)(0.20 GPM/FT²) + 250 GPM = 550 GPM

BUILDING F PRELIMINARY SEPTIC CALCULATIONS:

ON SITE WASTEWATER TREATMENT SYSTEM (OWTS)

- CURRENT EMPLOYEE COUNT = 5
- FUTURE EMPLOYEES = 5
- TOTAL EMPLOYEE COUNT = 10

WASTEWATER GENERATION ESTIMATE: OWTS

35 (10 EMPLOYEES)((15 GAL/DAY)/ FACTORY NO SHOWER WORKER EMPLOYEE)
 525 (150 GAL/DAY) (2 DAY RETENTION) = 300 GALLONS

ACTUAL SEPTIC TANK TO BE USED IS 1,000 GAL. WHICH GIVES 6 DAY RETENTION = 1500 GAL, 3 DAY RETENTION

PERCOLATION RATES (SEE GEOTECHNICAL REPORT PERCOLATION RESULTS)
 B6 @ 5' DEEP = 11.5 MIN/IN

APPLICATION RATE FOR 11.5 MIN/IN = 0.7 GPD/SQFT (SEE TABLE 5-4 FROM MOCO LAMP DOCUMENT)

LEACH FIELD SIZING (IF ORIGINAL FIELD FAILS)

REQUIRED ABSORPTION AREA = (450 GAL/DAY)/(0.7 GPD/FT²) = 215 FT²

LEACH LINE SIZES: (2) 3'W x 60'L x 4'D TRENCHES W/ 2' ACTIVE WALLS

LEACH LINE PERCOLATION AREA = (2)(60')(2) SIDES + (1)(60')(3') BOTTOM = 420 FT² EA. FOR PRIMARY & ALTERNATE FIELDS

BUILDING K PRELIMINARY SEPTIC CALCULATIONS:

ON SITE WASTEWATER TREATMENT SYSTEM (OWTS)

- CURRENT EMPLOYEE COUNT = 13
- FUTURE EMPLOYEES = 2
- TOTAL EMPLOYEE COUNT = 15

WASTEWATER GENERATION ESTIMATE: OWTS

(15 EMPLOYEES)((15 GAL/DAY)/ FACTORY NO SHOWER WORKER EMPLOYEE) = 225 GAL/DAY

SEPTIC TANK SIZING

(225 GAL/DAY)(2 DAY RETENTION) = 450 GALLONS

ACTUAL SEPTIC TANK TO BE USED IS 1,000 GAL. WHICH GIVES 4 DAY RETENTION

PERCOLATION RATES (SEE GEOTECHNICAL REPORT PERCOLATION RESULTS)
 B6 @ 5' DEEP = 11.5 MIN/IN

APPLICATION RATE FOR 11.5 MIN/IN = 0.7 GPD/SQFT (SEE TABLE 5-4 FROM MOCO LAMP DOCUMENT)

LEACH FIELD SIZING

REQUIRED ABSORPTION AREA = (225 GAL/DAY)/(0.7 GPD/FT²) = 322 FT²

LEACH LINE SIZES: (2) 3'W x 100'L x 4'D TRENCHES W/ 2' ACTIVE WALLS

LEACH LINE PERCOLATION AREA = (2)(100')(2) SIDES + (1)(100')(3') BOTTOM = 700 FT² EA. FOR PRIMARY & ALTERNATE FIELDS

RESERVE AREA: 300% RESERVE AREA SHOWN.

GENERAL NOTES:

- PROVIDE DO NOT DRINK SIGN LIKE SHOWN ON DETAIL 3/SU.01 AT ALL IRRIGATION WATER TAPS

SHEET NOTES:

- PAJARO/SUNNY MESA (E) WATER LINE
- 6" WATER CONNECTION TO (E) WATER LINE BY PER PARJO/SUNNY MESA COMMUNITY SERVICE DISTRICT REQUIREMENTS
- 2" REDUCED PRESSURE BACK FLOW PREVENTER
- 6" DOUBLE CHECK DETECTOR W/ FIRE DEPARTMENT CONNECTION
- TO BUILDING FIRE RISER
- TO BUILDING RESTROOMS, SEE ARCH DRAWINGS FOR FLOOR PLANS

REVISIONS	DATE	BY	DESCRIPTION
	03/28/18	RR	USE PERMIT SUBMITTAL
	01/24/19	RR	PLAN CHECK RESPONSE 1
	08/09/21	RR	PLAN CHECK RESPONSE 2

BELLI ARCHITECTURAL GROUP
 831.424.4620
 235 MONTEREY STREET, SUITE B, SALINAS, CA 98901
 BELLIAG.COM

COASTA BELLA, LLC
 735, 745, 755 SAN JUAN ROAD
 ROYAL OAKS, CA 95076

SU.1

DATE: 3/28/18
 SCALE: AS NOTED
 DRAWN: RR
 JOB: 18004
 SHEET: SU.1

USE PERMIT FOR: COASTA BELLA, LLC

TBD, 735, 745, 755 SAN JUAN ROAD
ROYAL OAKS, CA 95076

#PLN170282

PROJECT DATA

PROPERTY OWNER: EUGENE & ARLENE TSUJI
735 SAN JUAN ROAD
ROYAL OAKS, CA 95076

PROJECT ADDRESS: TBD, 735, 745, 755 SAN JUAN ROAD
ROYAL OAKS, CA 95076

PARCEL SIZE: TBD: 309,990 S.F. (7.1 ACRES)
735: 152,389 S.F. (3.5 ACRES)
745: 144,183 S.F. (3.3 ACRES)
755: 36,154 S.F. (.8 ACRES)

FLOOR AREA RATIO: TBD: 100,244 S.F. (32%)
735: 102,082 S.F. (67%)
745: 74,808 S.F. (51%)
755: 18,628 S.F. (51%)

IMPERVIOUS COVERAGE: TBD: BUILDINGS: 100,244 S.F.
OTHER: 4,450 S.F.
TOTAL: 104,694 S.F. (34%)

735: BUILDINGS: 102,082 S.F.
OTHER: 2,933 S.F.
TOTAL: 105,015 S.F. (69%)

745: BUILDINGS: 74,808 S.F.
OTHER: 9,940 S.F.
TOTAL: 84,748 S.F. (59%)

755: BUILDINGS: 18,628 S.F.
OTHER: 4,450 S.F.
TOTAL: 23,078 S.F. (64%)

OPERATOR: COASTA BELLA, LLC
2520 SAN JUAN ROAD
HOLLISTER, CA 95023

APN: TBD: 117-401-004-00
735: 117-401-021-000
745: 117-401-022-000
755: 117-401-020-000

ZONING: F/40

USE DESIGNATION: FARMLAND (40-160 ACRE)

JURISDICTION: COUNTY OF MONTEREY

USE: GREENHOUSE CULTIVATION

LANDSCAPING AREA: N/A

TREE REMOVAL: NONE

GRADING VOLUMES: TBD

PARKING PROPOSED: 73 SPACES

INCLUDES ADA PKG: 6 (6 VAN ACCESSIBLE)

WATER SERVICE: NONE

SEWER SERVICE: NONE

PROJECT DESCRIPTION: USE EXISTING GREENHOUSES AND ACCESSORY STRUCTURES AND REBUILD PREVIOUSLY ESTABLISHED GREENHOUSES, ADD NEW AC ONLY FOR ADA PARKING, AND BUILD NEW METAL BUILDINGS FOR CULTIVATION, PROCESSING, MANUFACTURING, AND DISTRIBUTION OF CANNABIS IN SIMILAR MANNER AS PREVIOUSLY USED FOR THE CULTIVATION AND PROCESSING OF CUT FLOWERS.

CODES: 2016 CBC - CALIFORNIA BUILDING CODE 2016 CEC - CALIFORNIA ELECTRICAL CODE
2016 CPC - CALIFORNIA PLUMBING CODE 2016 CFC - CALIFORNIA FIRE CODE
2016 CMIC - CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA TITLE 24 ENERGY REQUIREMENTS
2016 CALIFORNIA AMENDMENTS

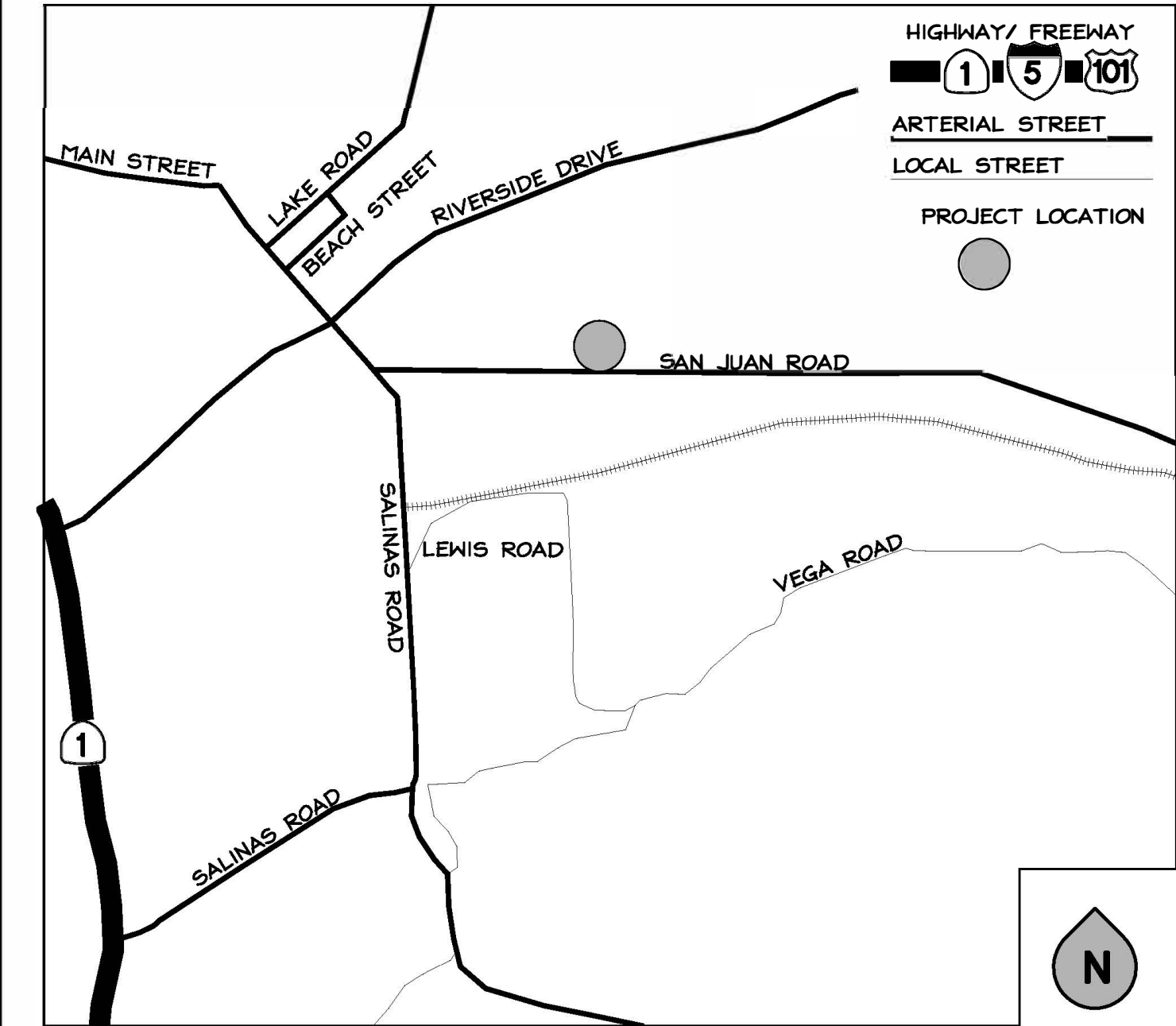
PROJECT BUILDING DATA

BLDG	USE DESCRIPTION	CONSTRUC. TYPE	OCCUPANCY GROUP	STORIES	BUILDING HEIGHT	TOTAL BUILDING AREA
(A)	CULTIVATION	II-B	U	I	35'-0"	24,980 S.F.
(B)	PROCESSING	V-B	F-1	I	35'-0"	1,900 S.F.
(C)	CULTIVATION	II-B	U	I	35'-0"	24,892 S.F.
(D)	CULTIVATION	II-B	U	I	35'-0"	25,557 S.F.
(E)	CULTIVATION	II-B	U	I	35'-0"	24,753 S.F.
(F)	PROCESSING	II-B	F-1	I	35'-0"	4,500 S.F.
(G)	CULTIVATION	II-B	U	I	35'-0"	18,628 S.F.
(H)	CULTIVATION	II-B	U	I	35'-0"	29,415 S.F.
(J)	DISTRIBUTION	V-B	F-1	I	35'-0"	4,265 S.F.
(K)	DISTRIBUTION MANUFACTURING PROCESSING	V-B	F-1	I	35'-0"	25,000 S.F.
(L)	CULTIVATION	II-B	U	I	35'-0"	16,128 S.F.
TOTAL BUILDING AREA						200,018 S.F.

GREENHOUSE AREA

	EXISTING	REMOVED	NEW	TOTAL
GREENHOUSE PREVIOUSLY ESTABLISHED **	24,000 S.F.	24,000 S.F.	-	-
GREENHOUSE PREVIOUSLY ESTABLISHED **	52,200 S.F.	52,200 S.F.	-	-
GREENHOUSE (A)	24,980 S.F.	-	-	24,980 S.F.
GREENHOUSE (C)	24,892 S.F.	-	-	24,892 S.F.
GREENHOUSE (D)	25,557 S.F.	-	-	25,557 S.F.
GREENHOUSE (E)	24,753 S.F.	-	-	24,753 S.F.
GREENHOUSE (G)	18,628 S.F.	-	-	18,628 S.F.
GREENHOUSE (H)	29,415 S.F.	-	-	29,415 S.F.
GREENHOUSE (L)	-	-	16,128 S.F.	16,128 S.F.
TOTALS	224,225 S.F.	76,000 S.F.	16,128 S.F.	164,353 S.F.

** NOTE PREVIOUSLY ESTABLISHED GREENHOUSES ARE FROM OLD PLANS THEY DO NOT CURRENTLY EXIST. SEE A.1 FOR OLD FOOTPRINT



PROJECT TEAM

OPERATOR
COASTA BELLA, LLC
CONTACT: RAY SHOTT
PHONE: (831) 902-8105

ARCHITECT
BELLI ARCHITECTURAL GROUP
CONTACT: LINO BELLI
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CIVIL
C3 ENGINEERING
CONTACT: JENNIFER RUDOLPH
PHONE: (831) 724-5300

SITE UTILITY
RRC ENGINEERS
CONTACT: TIM RYAN
PHONE: (831) 443-5514

SHEET INDEX

T1.1 TITLE SHEET

ARCHITECTURAL

A0.1 FIRE ACCESS PLANS
A1.1 SITE PLAN
A2.1 GREENHOUSE FLOOR PLANS - BUILDINGS "A" & "C"
A2.2 GREENHOUSE FLOOR PLANS - BUILDINGS "D" & "E"
A2.3 FLOOR PLANS - BUILDINGS "F" & "J"
A2.4 GREENHOUSE FLOOR PLANS - BUILDINGS "G" & "H"
A2.5 PROCESSING FLOOR PLAN - BUILDING "K"
A2.6 GREENHOUSE FLOOR PLAN - BUILDING "L"
A4.1 BUILDING "F" EXTERIOR ELEVATIONS
A4.2 BUILDING "K" EXTERIOR ELEVATIONS

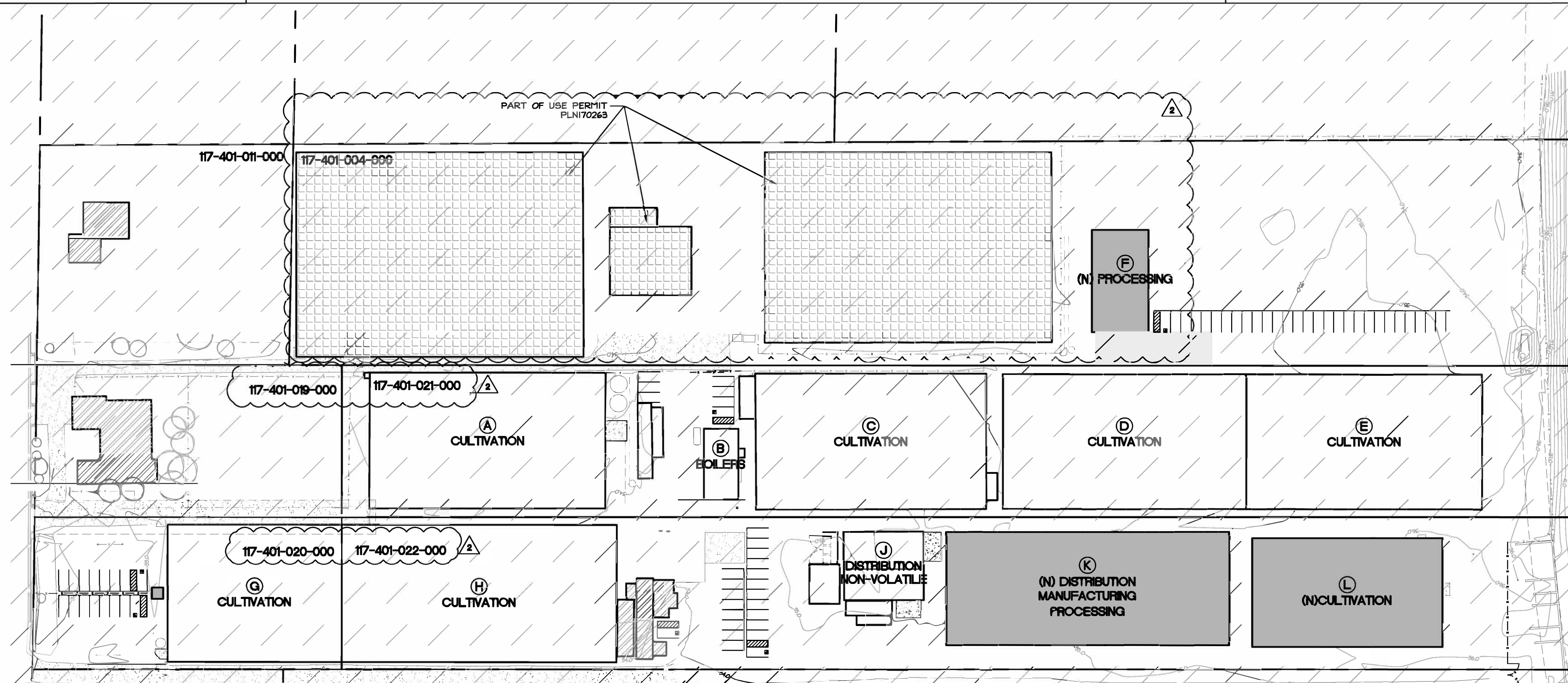
GRADING & DRAINAGE

C1 SITE PLAN
C2 GRADING AND DRAINAGE PLAN-A
C3 GRADING AND DRAINAGE PLAN-B
C4 GRADING AND DRAINAGE PLAN-B
C5 EROSION CONTROL PLAN

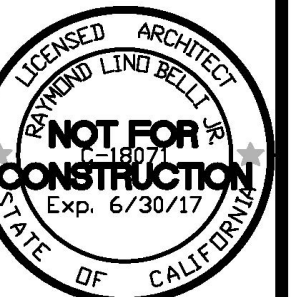
SITE UTILITY

SU0.1 LEGENDS, NOTES & DOCS
SU0.2 SEPTIC REPORT
SU1.1 SITE PLAN

1 PARCEL MAP
SCALE: 1" = 60'-0"



REVISIONS	DATE	DESCRIPTION
1	9/4/18	SM INCOMPLETE LETTER 8/19/18
2	1/24/19	SS PLAN CHECK RESPONSE



BELLI ARCHITECTURAL GROUP 831 . 424 . 4620
235 MONTEREY STREET, SUITE B, SALINAS, CA 95901
BELLIAAG.COM



TITLE SHEET
USE PERMIT FOR:
COASTA BELLA, LLC
735, 745, 755 SAN JUAN ROAD
ROYAL OAKS, CA 95076

DATE: 2/22/18
SCALE: AS NOTED
DRAWN: JC
JOB: 18004
SHEET: T1.1
OF: SHEETS

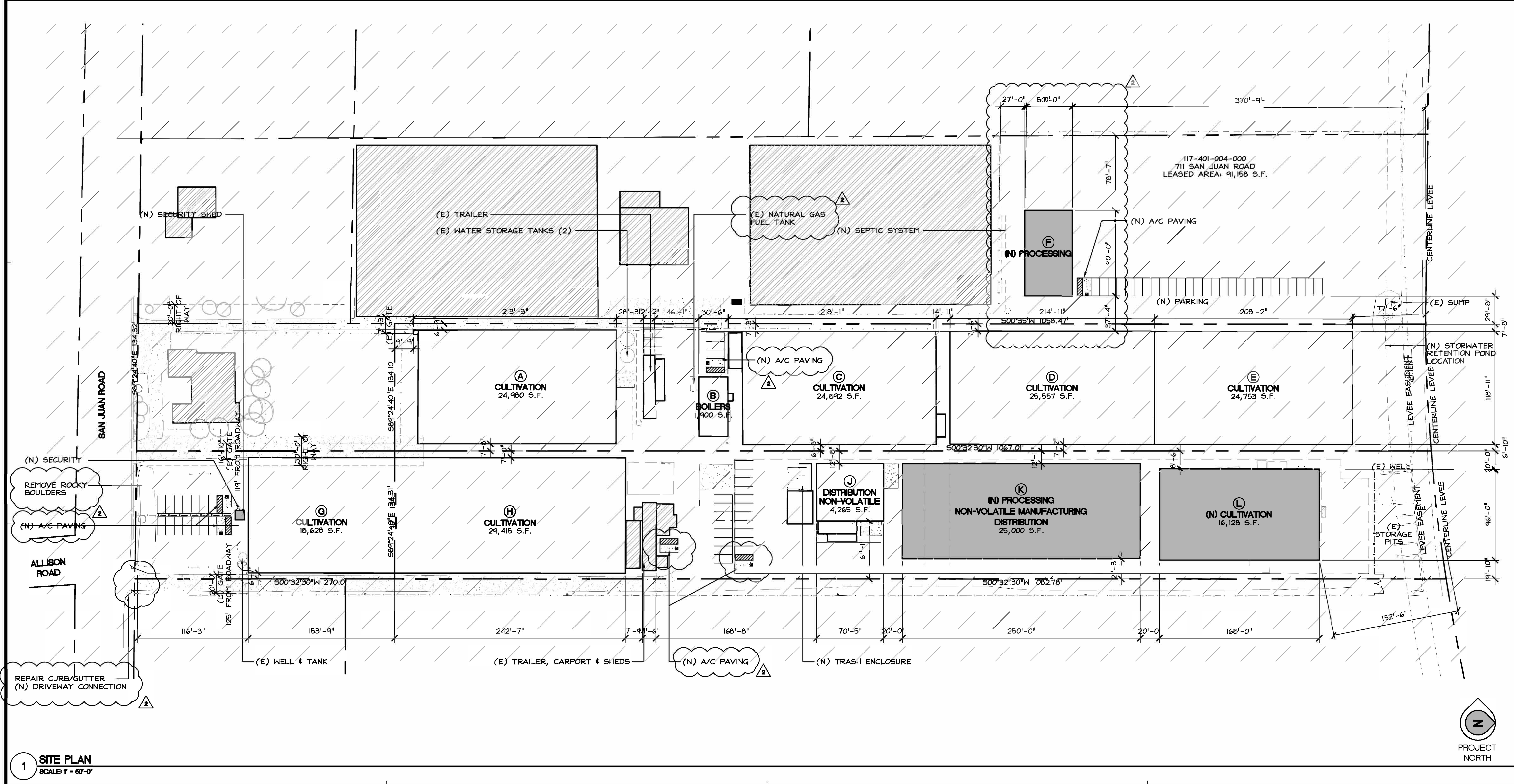
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LEGEND

---	(E) PROPERTY LINE	[White Box]	(E) BUILDING	[Stippled Box]	(E) A/C PAVING
-x-x-	(E) FENCE	[Grey Box]	(N) BUILDING	[Dotted Box]	(E) CONCRETE PAVING
-x-x-	(N) FENCE/GATE	[Grid Box]	PREVIOUSLY ESTABLISHED GREENHOUSE TO BE REBUILT	[Dotted Box]	(E) LANDSCAPING
---	PREVIOUSLY ESTABLISHED GREENHOUSE FOOTPRINT	[Hatched Box]	(E) ADJACENT BUILDING	[Diagonal Lines]	FLOOD ZONE
---	ACCESSORY STRUCTURES TO BE REMOVED				

NOTES

- (N) BUILDINGS TO BE ELEVATED ABOVE FLOOD PLAIN.
 - SITE ELEVATION AT (N) BUILDINGS: ±35'-0"
- ACCESSIBLE PARKING SYMBOL**
- 3'-0" X 3'-0" SQUARE WITH BLUE THERMOPLASTIC BACKGROUND (COLOR #15090 IN FEDERAL STANDARDS) TO BE CENTERED IN ADA PARKING STALL.
 - THE INTERNATIONAL WHEELER CHAIR SYMBOL TO BE WHITE THERMOPLASTIC AND OF 4" WIDE STROKES.
- ACCESSIBLE PARKING SIGN**
- 1'-0" X 1'-6" ADA PARKING SIGN TO BE MOUNTED ON A 2" DIAMETER GALVANIZED PIPE AND SECURED BY A 1'-0"W X 2'-3"D 2000 PSI CONCRETE FOOTING.
 - 0.25" ALUMINUM SIGN WITH REFLECTORIZED PAINTED FINISH.
 - PROVIDE SIGN BELOW AT VAN PARKING, 12"x8"
 - PROVIDE SIGN "MINIMUM FINE \$250" PER C.B.C. IIB-502.6.2



1 SITE PLAN
SCALE: 1" = 50'-0"

REVISIONS	DATE	DESCRIPTION
1	9/4/18	SM INCOMPLETE LETTER 8/19/18
2	1/24/19	SS PLAN CHECK RESPONSE

NOT FOR CONSTRUCTION
Exp. 6/30/17
STATE OF CALIFORNIA

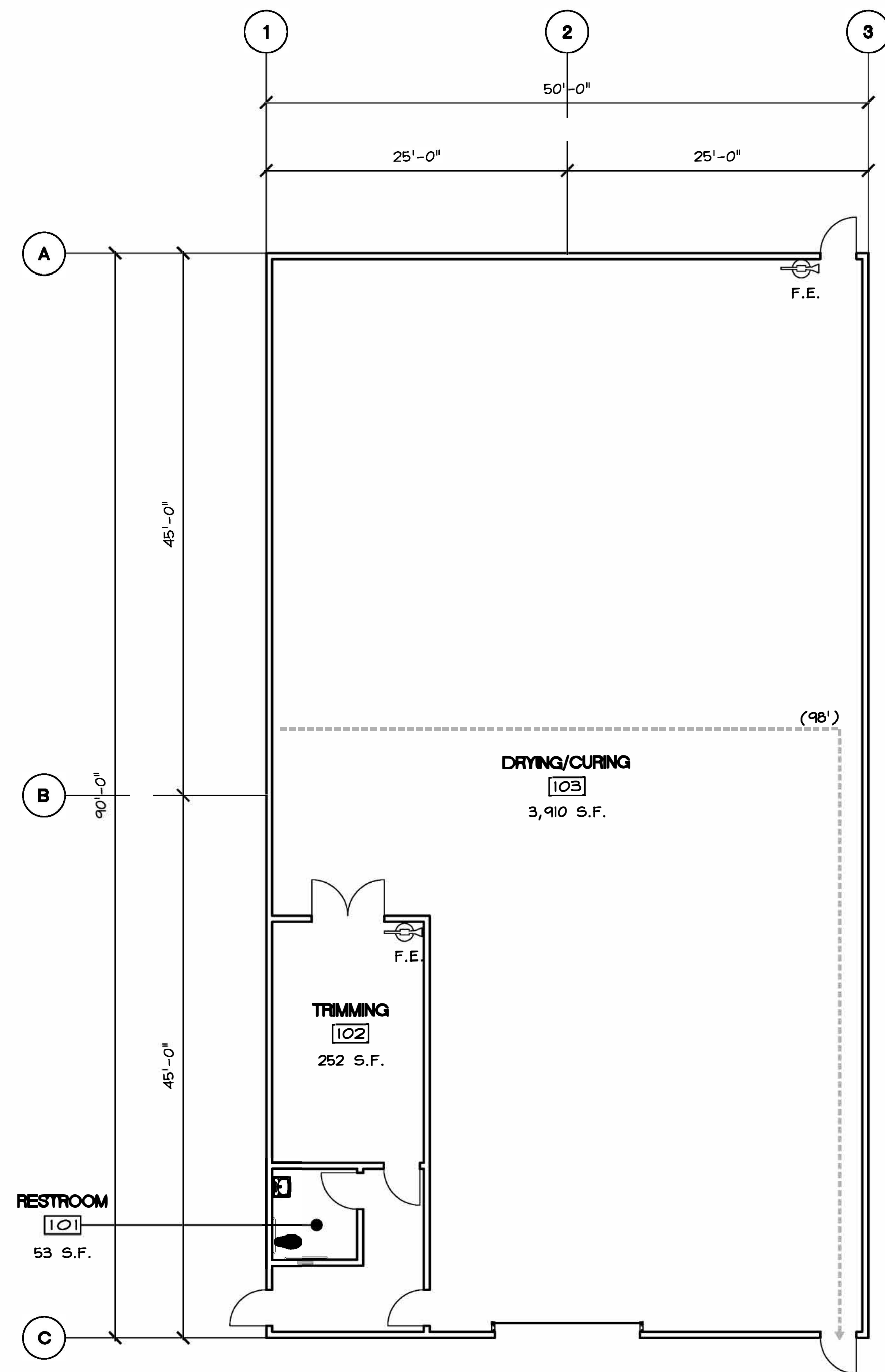
BELLI ARCHITECTURAL GROUP 831 . 424 . 4620
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
BELLIAAG.COM

Bella architectural group

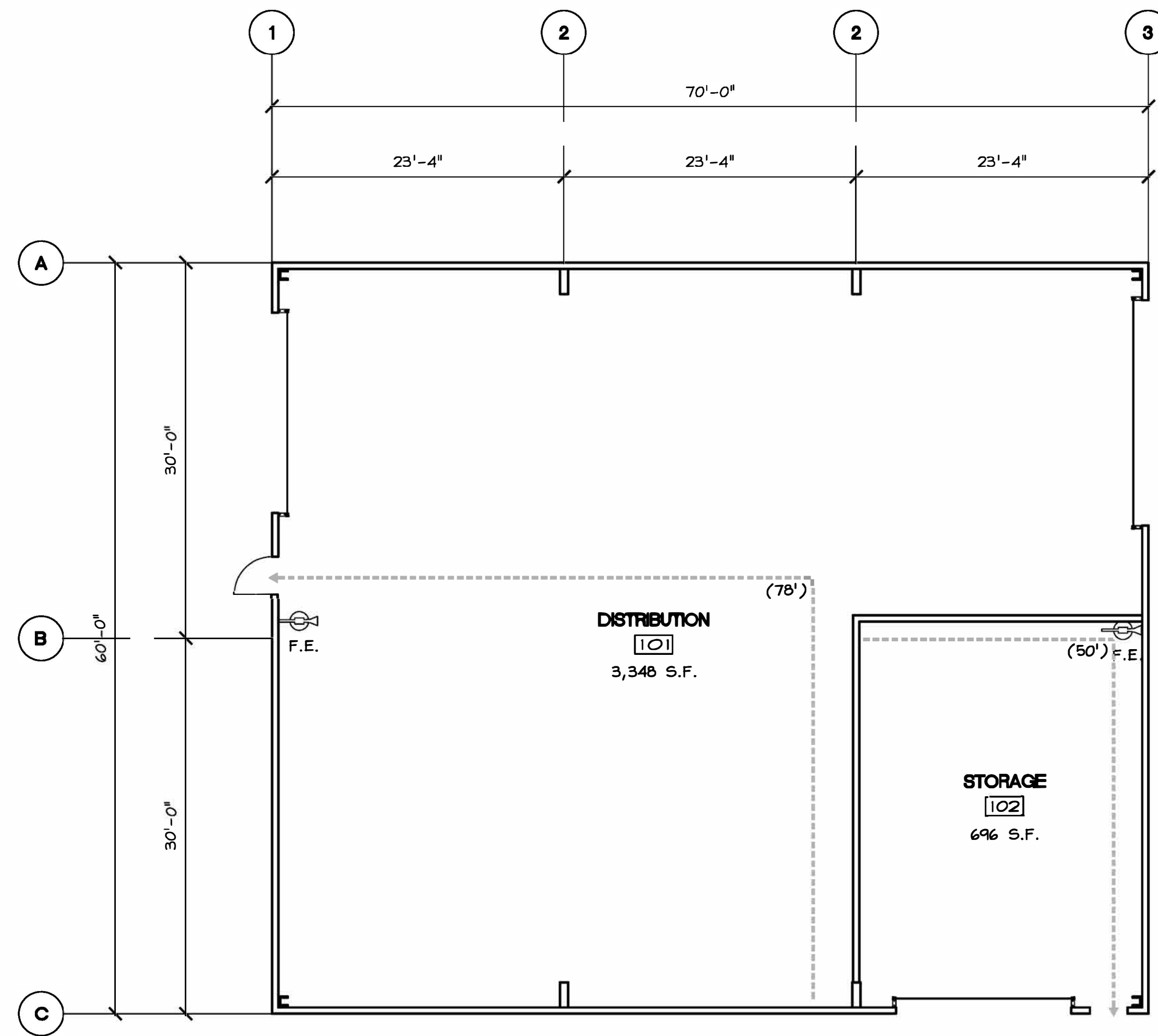
SITE PLAN
USE PERMIT FOR:
COASTA BELLA, LLC
735, 745, 755 SAN JUAN ROAD
ROYAL OAKS, CA 94076

DATE: 2/22/18
SCALE: AS NOTED
DRAWN: JC
JOB: 18004
SHEET: **A11**
OF SHEETS

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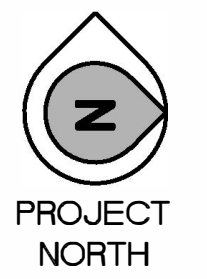


1 (N) PROCESSING FLOOR PLAN - BUILDING 'F'
SCALE: 1/8" = 1'-0"



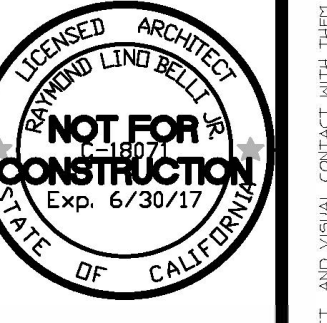
- NOTE:**
1. THE MAXIMUM TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING TO AN APPROVED EXIT SHALL NOT EXCEED 300'-0".
 2. ONE EXIT IS REQUIRED FOR EACH 15,000 S.F. OF AREA OR FRACTION THEREOF.
 3. 2A:10BC FIRE EXTINGUISHER W/ VALID CERTIFICATION TAGS ATTACHED: (1) PER 3,000 S.F. OR FRACTION THEREOF; MAX. TRAVEL DISTANCE 75'-0"; MOUNTED ON A WALL W/ TOP NOT MORE THAN 5'-0" A.F.F.

2 DISTRIBUTION FLOOR PLAN - BUILDING 'J'
SCALE: 1/8" = 1'-0"



PROJECT NORTH

REVISIONS	DATE	BY	DESCRIPTION



BELLI ARCHITECTURAL GROUP 881 . 424 . 4620
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
BELLIAAG.COM



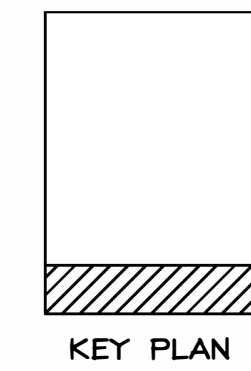
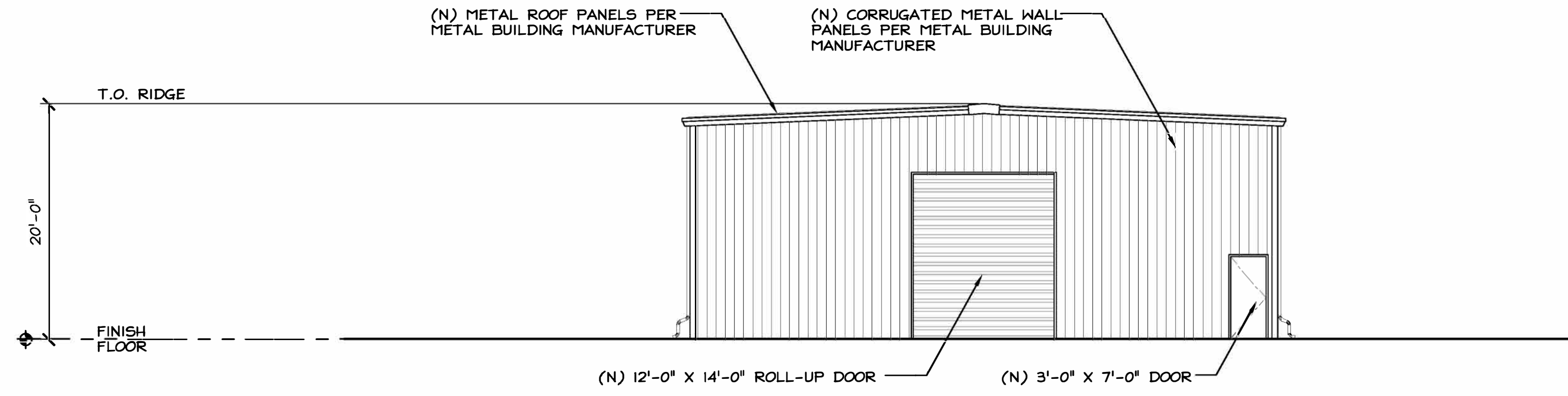
FLOOR PLANS - BUILDINGS 'F' & 'J'
USE PERMIT FOR:
COASTA BELLA, LLC
735, 745, 755 SAN JUAN ROAD
ROYAL OAKS, CA 94076

DATE	2/22/18
SCALE	AS NOTED
DRAWN	JC
JOB	18004
SHEET	A23

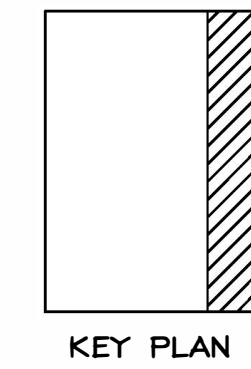
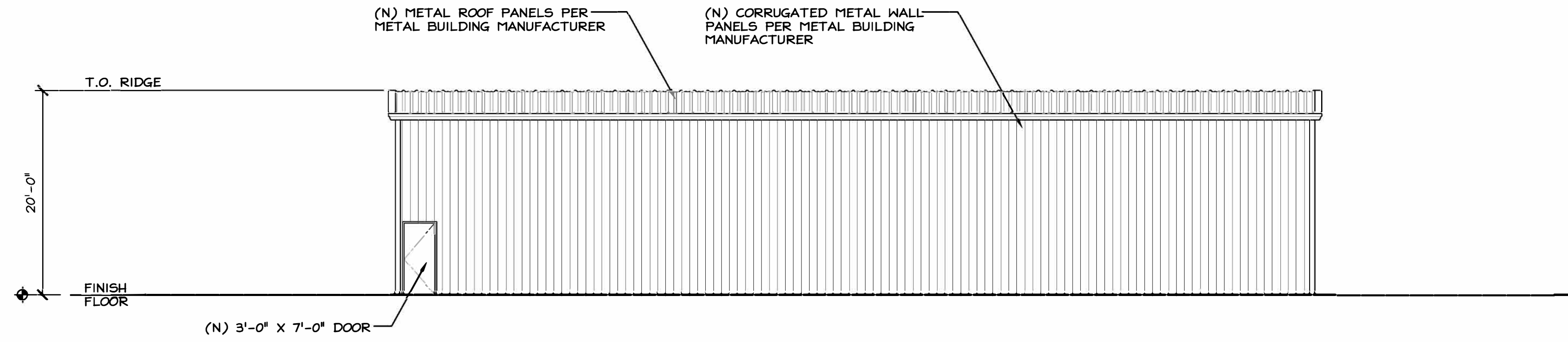
OF SHEETS

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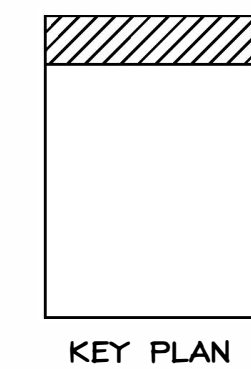
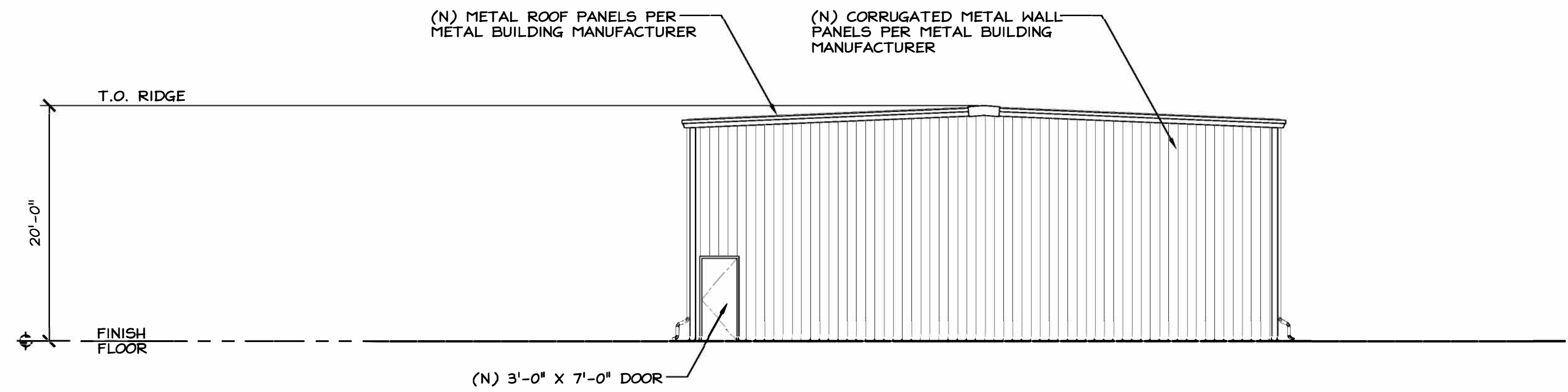
1 ELEVATION
SCALE 1/8" = 1'-0"



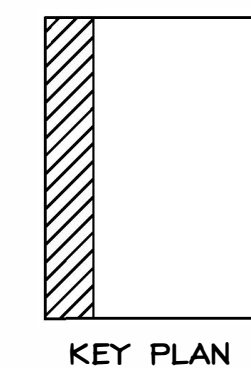
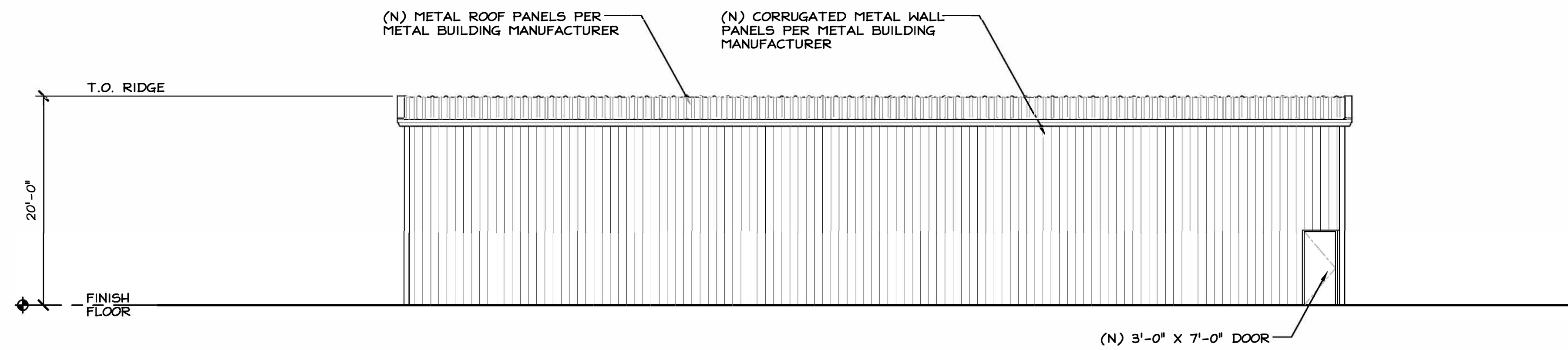
2 ELEVATION
SCALE 1/8" = 1'-0"



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



4 ELEVATION
SCALE 1/8" = 1'-0"



REVISIONS DATE BY DESCRIPTION



BELLI ARCHITECTURAL GROUP 831 . 424 . 4620
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
BELLIAAG.COM



BUILDING F EXTERIOR ELEVATIONS

USE PERMIT FOR:
COASTA BELLA, LLC
735, 745, 755 SAN JUAN ROAD
ROYAL OAKS, CA 94076

DATE 2/22/18
SCALE 1/8" = 1'-0"
DRAWN JC
JOB 18004

SHEET
A4.1

OF SHEETS

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Customer and Facility Data	
Pump/Location:	Coasta Bella Well/735 San Juan Road
GPS Coord.:	Long -121.7372 Lat 36.9061
Motor Make:	No Name Plate
Customer Addr.:	Coasta Bella LLC 735 San Juan Road Royal Oaks, CA 95076
Contact:	Ray Shott
Phone:	(831) 588-4830
Fax:	
Cell:	(831) 588-4830
Test Results	
Test Date:	12/11/2017
Run Number ('E' = used for cost anal):	E-1
1. Pumping Water Level (ft):	40
2. Standing Water Level (ft):	31
3. Draw Down (ft):	9
4. Recovered Water Level (ft):	31
5. Discharge Pressure at Gauge (psi):	80
6. Total Lift (ft):	225
7. Flow Velocity (ft/sec):	0.9
8. Measured Flow Rate (gpm):	44
9. Customer Flow Rate (gpm):	0
10. Specific Capacity (gpm/ft draw):	4.9
11. Acre Feet per 24 Hr:	0.2
Million Gallons per 24 Hr:	0.063
12. Cubic Feet per Second (cfs):	0.1
13. Horsepower Input to Motor:	13
14. Percent of Rated Motor Load (%):	70
15. Kilowatt Input to Motor:	10
16. Kilowatt Hours per acre-foot:	1,180
17. Cost to Pump an acre-foot:	\$354.02
18. Energy Cost (\$/hour):	\$2.87
19. Base Cost per Kwh:	\$0.300
20. Nameplate rpm:	3,450
21. rpm at Gearhead:	0
22. Overall Pumping Efficiency (%):	19

If a Flow Velocity (line 7) is less than 1 ft/second, the accuracy of the test is suspect.

Note any major difference between the "Measured" flow rate and the "Customer's" (lines 8,9).

All results are based on conditions during the time of the test. If these conditions vary from the normal operation of your pump, the results shown may not describe the pump's normal performance. Overall efficiency of this plant is considered to be very low assuming this run represents plant's normal operating condition.

This pump had a propeller type flow meter.

The overall pump efficiency is underestimated because computations do not include the pressure loss in the column, screen, foot Open hose bib to establish flow in system, due to 4" main break flow was restricted.

Estimated savings of 728 kWh/AF and \$1.77 annual energy costs from a retrofit.
Current OPE of 19% and estimated potential OPE of 56%.

1 WELL #1 PUMP TEST FOR 735
SU0.1 SCALE: NTS

Customer and Facility Data	
Pump/Location:	Coasta Bella Well 2 (PWMA 842/745 San Juan Road
GPS Coord.:	Long -121.7362 Lat 36.90457
Motor Make:	No Name Plate
Customer Addr.:	Coasta Bella LLC 735 San Juan Road Royal Oaks, CA 95076
Contact:	Ray Shott
Phone:	(831) 588-4830
Fax:	
Cell:	(831) 588-4830
Test Results	
Test Date:	12/11/2017
Run Number ('E' = used for cost anal):	E-1
1. Pumping Water Level (ft):	39
2. Standing Water Level (ft):	27.5
3. Draw Down (ft):	11
4. Recovered Water Level (ft):	27.5
5. Discharge Pressure at Gauge (psi):	40
6. Total Lift (ft):	131
7. Flow Velocity (ft/sec):	4.4
8. Measured Flow Rate (gpm):	219
9. Customer Flow Rate (gpm):	190
10. Specific Capacity (gpm/ft draw):	19.2
11. Acre Feet per 24 Hr:	1.0
Million Gallons per 24 Hr:	0.315
12. Cubic Feet per Second (cfs):	0.5
13. Horsepower Input to Motor:	15
14. Percent of Rated Motor Load (%):	79
15. Kilowatt Input to Motor:	11
16. Kilowatt Hours per acre-foot:	269
17. Cost to Pump an acre-foot:	\$80.72
18. Energy Cost (\$/hour):	\$3.25
19. Base Cost per Kwh:	\$0.300
20. Nameplate rpm:	3,450
21. rpm at Gearhead:	0
22. Overall Pumping Efficiency (%):	50

If a Flow Velocity (line 7) is less than 1 ft/second, the accuracy of the test is suspect.

Note any major difference between the "Measured" flow rate and the "Customer's" (lines 8,9).

All results are based on conditions during the time of the test. If these conditions vary from the normal operation of your pump, the results shown may not describe the pump's normal performance. Overall efficiency of this plant is considered to be far assuming this run represents plant's normal operating condition.

Recovered water level based on 5 minutes recovery, well could still be recovering.

This pump had a propeller type flow meter.

This pump has an adequate test section.

The overall pump efficiency is underestimated because computations do not include the pressure loss in the column, screen, foot Open hose bib to establish flow in system, due to 4" main break flow was restricted.

Estimated savings of 23 kWh/AF and \$0.28 annual energy costs from a retrofit.
Current OPE of 50% and estimated potential OPE of 56%.

2 WELL #2 PUMP TEST FOR 745 & 755
SU0.1 SCALE: NTS



3 DO NOT DRINK SIGNS @ IRRIGATION WATER TAPS
SU0.1 SCALE: NTS

PAJARO/SUNNY MESA
COMMUNITY SERVICES DISTRICT
136 San Juan Road Royal Oaks, CA 95076
(831) 722-1389 • (831) 663-2181 • Fax (831) 722-2137
info@pajarosunnymesa.com

December 13, 2017

Ray Shott
Coasta Bella LLC
2540 San Juan Road Unit B
Hollister, CA 95023

Re: **APN# 117-401-020-000, 117-401-021-000, 117-401-022-000**
Water Service

Dear Shott,

The Pajaro/Sunny Mesa Community Services District (PSMCS) water system was formed and has been in operation since 1986. The District was created by the Monterey County Local Agency Formation Commission (LAFCC) with the consolidation of Pajaro Community Services District, the Sunny Mesa Water District, and Monterey County Service Area No. 73. The District is a public agency governed by a five (5) member Board of Directors that serves without compensation.

The District provides reliable, high quality drinking water to 1,600 of residents of North Monterey County. It is the only public agency which provides public potable water services in the Pajaro, Elkhorn, and Prunedale areas.

The Pajaro Water System is regulated by State Water Resources Control Board. The water system has two groundwater wells, well #2 being primary source. The District provides potable water to the parcels referenced above.

Best regards,
Don Rosa
Don Rosa
General Manager

4 EXISTING PAJARO WATER SYSTEM
SU0.1 SCALE: NTS

SITE UTILITY LEGEND				
SYMBOL	ABBRV.	IDENTIFICATION	ABBRV.	IDENTIFICATION
—CD—	CD	CONDENSATE DRAIN	AFF	ABOVE FINISH FLOOR
—CW—	CW	COLD WATER (DOMESTIC)	BLDG	BUILDING
—F—	F	FIRE LINE	CI	CAST IRON
—FDC—	FDC	FIRE DEPARTMENT CONNECTION LINE	CLG	CEILING
—FM—	FM	FORCED MAIN	CONC	CONCRETE
—G—	G	GAS (PRESSURE < 14" W.C.)	CONT	CONTINUED
—HPG—	HPG	HIGH PRESSURE GAS (PRESSURE > 5PSI)	DN	DOWN
—IW—	IW	INDUSTRIAL WASTE (BELOW GROUND)	DWGS	DRAWINGS
—IWA—	IWA	INDUSTRIAL WASTE (ABOVE GROUND)	(E)	EXISTING
—MPG—	MPG	MEDIUM PRESSURE GAS (15"WC - 5PSI)	ELEV	ELEVATION INVERT
—PIW—	PIW	PUMPED INDUSTRIAL WASTE	EQUIP	EQUIPMENT
—PRW—	PRW	PUMPED RECYCLED WATER	EXP	EXPANSION
—SD—	SD	STORM DRAIN	(F)	FUTURE
—SS—	SS	SANITARY SEWER	FD	FLOOR DRAIN
—W—	W	SOIL OR WASTE (BELOW GROUND)	FFE	FINISHED FLOOR ELEVATION
—V—	V	VENT	FFM	FEET PER MINUTE
—BV—	BV	BALL VALVE	FT	FEET
—BALV—	BALV	BALANCE VALVE	FT HD	FEET HEAD
—BV—	BV	BUTTERFLY VALVE	GPM	GALLONS PER MINUTE
—CAP—	CAP	CAP (SCREWED)	GALV	GALVANIZED
—CHVA—	CHVA	CHECK VALVE	GA	GAUGE
—CONT—	CONT	CONTINUATION	ID	INSIDE DIAMETER
—FCO/GCO—	FCO/GCO	FLOOR CLEAN OUT / GRADE CLEAN OUT	IN	INCH
—CONC—	CONC	CONCENTRIC REDUCER	INV	INVERT
—DCBP—	DCBP	DOUBLE CHECK BACKFLOW PREVENTER	LWT	LEAVING WATER TEMPERATURE
—ELB—	ELB	ELBOW DOWN	MAX	MAXIMUM
—FC—	FC	FLEXIBLE CONNECTION	MBH	1000 BTU PER HOUR
—FD—	FD	FLOOR DRAIN	MCC	MOTOR CONTROL CENTER
—FS—	FS	FLOOR SINK	MCP	MECHANICAL CONTROL PANEL
—FDC—	FDC	FIRE DEPARTMENT CONNECTION	MIN	MINIMUM
—FH—	FH	FIRE HYDRANT	(N)	NEW
—GC—	GC	GAS COCK	NC	NORMALLY CLOSED
—GC—	GC	GAS COCK	NO	NORMALLY OPEN
—GPR—	GPR	GAS PRESSURE REGULATOR	NTS	NOT TO SCALE
—GV—	GV	GLOBE VALVE	OC	ON CENTER
—GV—	GV	GLOBE VALVE	OD	OUTSIDE DIAMETER
—HB—	HB	HOSE BIBB	PD	PRESSURE DROP
—MOTOR—	MOTOR	MOTOR CONTROL VALVE	PH	PHASE
—MOTOR—	MOTOR	MOTOR CONTROL VALVE	PSI	POUNDS PER SQUARE INCH
—MOTOR—	MOTOR	MOTOR CONTROL VALVE	P/T	PRESSURE/TEMPERATURE
—MOTOR—	MOTOR	MOTOR CONTROL VALVE	QTY	QUANTITY
—MOTOR—	MOTOR	MOTOR CONTROL VALVE	REQD	REQUIRED
—MOTOR—	MOTOR	MOTOR CONTROL VALVE	RM	ROOM
—MOTOR—	MOTOR	MOTOR CONTROL VALVE	SM	SHEETMETAL
—MOTOR—	MOTOR	MOTOR CONTROL VALVE	SOV	SHUT-OFF VALVE
—MOTOR—	MOTOR	MOTOR CONTROL VALVE	SPEC	SPECIFICATION
—MOTOR—	MOTOR	MOTOR CONTROL VALVE	STD	STANDARD
—MOTOR—	MOTOR	MOTOR CONTROL VALVE	STRUCT	STRUCTURAL
—MOTOR—	MOTOR	MOTOR CONTROL VALVE	SS	STAINLESS STEEL
—MOTOR—	MOTOR	MOTOR CONTROL VALVE	TEMP	TEMPERATURE
—MOTOR—	MOTOR	MOTOR CONTROL VALVE	TYP	TYPICAL
—MOTOR—	MOTOR	MOTOR CONTROL VALVE	UON	UNLESS OTHERWISE NOTED
—MOTOR—	MOTOR	MOTOR CONTROL VALVE	W/	WITH
—MOTOR—	MOTOR	MOTOR CONTROL VALVE	WC	WATER COLUMN

REVISIONS: DATE BY DESCRIPTION

03/28/18	RR	USE PERMIT SUBMITTAL
07/24/19	RR	PLAN CHECK RESPONSE

APPROVED ARCHITECT
BELL ARCHITECTURAL GROUP
C-18071
Exp. 6/30/17
STATE OF CALIFORNIA

BELLI ARCHITECTURAL GROUP 831.424.4620
235 MONTEREY STREET, SUITE B, SALINAS, CA 98001
BELLIA.COM

REGISTERED PROFESSIONAL ARCHITECT
M 23199
EXP 09-30-18
STATE OF CALIFORNIA

RYAN REVERA
CONSULTING
1414
Salinas, CA 98002
(831) 288-6221
rr@rre-engineers.com
rre-engineers.com
PROJECT # 20180057

LEGEND, NOTES & DOCS
USE PERMIT FOR:
COASTA BELLA, LLC
735, 745, 755 SAN JUAN ROAD
ROYAL OAKS, CA 95076

DATE 3/28/18
SCALE AS NOTED
DRAWN RR
JOB 18004
SHEET SU0.1
OF SHEETS



Monterey County Environmental Health Bureau
Environmental Health Review Services
1270 Natividad Road, Salinas, CA 93906
(831) 755-4507

Conventional Onsite Wastewater Treatment System Performance Evaluation

Street Address: 735 Juan Road APN: 117-401-021-000
City: Watsonville Date: 3/9/2018 Time: 11 am/pm
Owner: Eugene & Allison Tsun
Phone: 831-940-3711 Fax:
Email: Eugene.Tsun@gmail.com
Reason for Inspection: Monterey County DEC & CUP

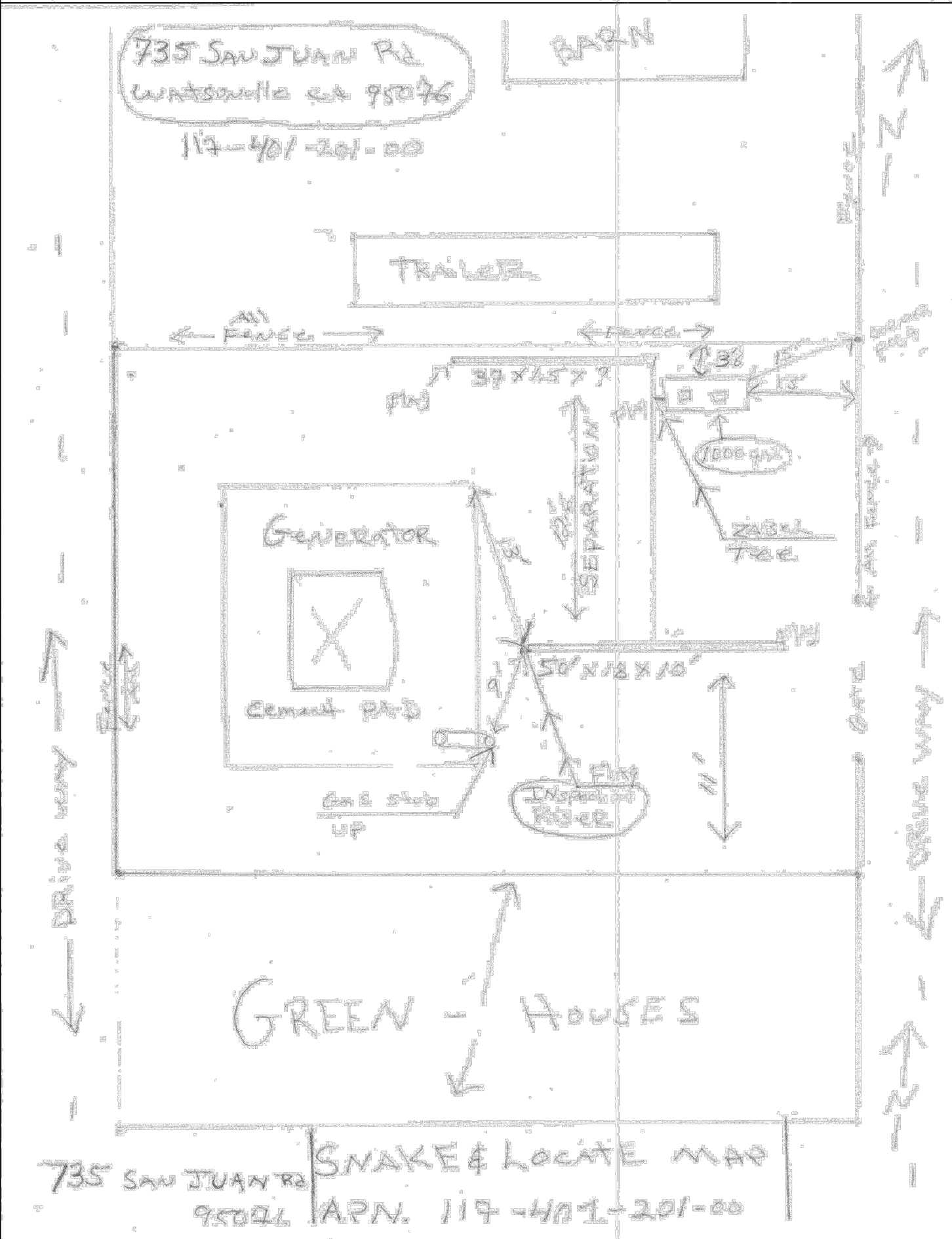
Homeowner Questionnaire:

Age of wastewater treatment system (years): 20+ yr
How many years have you owned the home? 45
The following are connected to the onsite wastewater treatment system:
 Water softener Garbage disposal Spa Tub Leaking Fixtures in home
In-home business: Yes No Type:
Number of people occupying dwelling: Currently: 4 Anticipated:
If currently unoccupied, for how long has it been vacant? (Months)
Current number of bedrooms in dwelling: 3
Has there ever been a backup in the house? Yes No Date:
List any known repairs made to the system: none

Has the system recently been inspected by others? Yes No
If so, who?
Did it fail? Yes No
Is there a service contract for system components? Yes No
Company: Jewell's Pumping
Date the tank last pumped: 3/8/18 Never to my knowledge
At what frequency? 1yr Company: Jewell's Pumping

Additional Comments:
Just started a pump schedule to find right time to Pump Tank to keep it working at it Best

The above information is true to the best of my knowledge.
Owner Signature: [Signature] Date: 3/20/18



OWTS 2 SEPTIC REPORT

OWTS Inspector to Fill out Remaining Form

System Type
System is: Conventional Gravity feed Pump System
 Pre-treatment Unit Installed* Manufacturer:
*Complete specific manufacture inspection report for the pre-treatment installed.

Tank Inspection (Observations prior to pumping the tank)
Tank Material: Concrete Fiberglass Plastic Redwood
Tank Manufacturer: not sure tom's
Tank Capacity: 1000
Lids at Grade? Yes No If No, How deep is lid buried? 12" to 18"
Risers on Tank? Yes No Evidence of infiltration in Risers? Yes No
Lids Secure? Yes No Lids in acceptable Condition? Yes No
Can surface water infiltrate into the tank? Yes No
Any indicators of previous failure? Yes No

If Yes, explain:
Liquid Level Relative to Outlet (in): At Above Below
Evidence liquid level has been higher? Yes No
Continuous inflow observed? Yes No Source: Groundwater Leaking Fixtures
Presence of flocculant in clear zone Yes No

Evaluation of layers in the tank:

Compartment	Scum Depth (in)	Scum Color	Clear Zone (in)	Clear Zone Color	Sludge Depth (in)	Sludge Color	Other	Other
Inlet	2	brown	24+	lite	4	black	Lite	normal
Outlet	n/a	n/a	24+	lite	2	black	Lite	

Comments: septic pump tank approx 6 mo before for real estate inspection no in depth info was taken. Tank was in fair shape and leach line took 30 min flow test
This Was Done Before this Evaluation Approx 6 Months

Tank Pumping
Gallons Pumped out: 1000
Effluent Filter Installed? Yes No Functioning Properly? Yes No
Effluent Filter Cleaned? Yes No Percent plugged? 100%
Baffle in Place? Yes No Baffle structurally sound? Yes No
Tank appears to be watertight (no visual leaks) Yes No Rebar exposed? Yes No
Corrosion present? Yes No Cracks present? Yes No
Root Intrusion? Yes No Fracture/Flaking? Yes No
Non-Concrete - Concaved/Bulging or other indication of structural failure? Yes No

Comments: Tanks in Fair shape

OWTS Inspector to Fill out Remaining Form

Checklist Summary
1. Tank is: Acceptable - Currently Functioning Properly
 Unacceptable Condition - Repairs can bring tank to Acceptable
Provide recommendations in comment:
 Unacceptable Condition - Failed
 Not Evaluated
Comments: Tank is working as it should/ Owner want tank pumped every year to be sure solids say on solid side of tank

2. Pump Tank is: N/A Acceptable Unacceptable Condition
Comments:

3. Dispersal System is: Acceptable - Currently Functioning Properly
 Inconclusive - More Information Required
Provide recommendations in comment:
 Unacceptable Condition - Failed
 Not Evaluated
Comments: After this Evaluation, Owner had these line Hydro-Jetted

Owner seems to want to keep his System running at it's best.

Inspector Declaration
I, the undersigned inspector, certify that based on what I was able to observe onsite and the present condition of the onsite wastewater treatment system all of the above information is true and correct.

Inspecting Company: H-N-G Construction
Phone: 831-402-0285

Inspector Name: Ken Jewell Inspector NAWT I.D. #: 13508

Inspector Signature: [Signature]



Monterey County Environmental Health Bureau
Environmental Health Review Services
1270 Natividad Road, Salinas, CA 93906
(831) 755-4507

Pump Tank

Does the system contain a dosing or pump tank? Yes No
Type of pump: Ejector Pump Grinder Pump
Tank integrity sound (free of cracks, infiltration, etc.)? Yes No
Is the pump elevated off the bottom of the chamber? Yes No
Does the pump work? Yes No
If there is a check valve, is a purge hole present? Yes No
Is there a high water alarm? Yes No
Does the alarm work? Yes No
Estimated gallons between pump on and high water alarm:
Do electrical connections appear satisfactory? Yes No
Did you remove solids from the pump tank? Yes No

Dispersal System

Dispersal System is: Trench Seepage Pit Gravel-less Chambers Drip Disposal
Other:
Dispersal System Location:
 Installation Map Snaked and Located Probed onsite Unknown* (Comment required)
Is there:
Any indication of a previous failure? Yes No
Seepage visible in the disposal area? Yes No
Lush vegetation present? Yes No
Ponding water in the distribution media? Yes No
Uneven distribution of effluent in the field? Yes No
Odors present? Yes No
Determine approximate distance between water well and soil treatment area.
Approximate distance is (feet): Over 200'

Comments:
Hydraulic Load Test Performed Yes No
Flow Rate (gpm): 12 Minutes test run: 35 Total Gallons: 420
 Bladder-type device used Water added to outlet chamber of tank prior to pumping
Was backflow into the tank from the outlet pipe observed? Yes No
Estimate of water backflow after test: none
After test was seepage present in the dispersal area? Yes No
After test were odors present in the dispersal area? Yes No
Comments: Flow test ran over 35 min no backflow

REVISIONS DATE BY DESCRIPTION
03/28/18 RR USE PERMIT SUBMITTAL
01/24/19 RR PLAN CHECK RESPONSE

REGISTERED ARCHITECT
BELL ARCHITECTURAL GROUP
C-18071
Exp. 6/30/17
STATE OF CALIFORNIA

BELLI ARCHITECTURAL GROUP 831 . 424 . 4620
235 MONTEREY STREET, SUITE B, SALINAS, CA 95001
BELLIA.COM

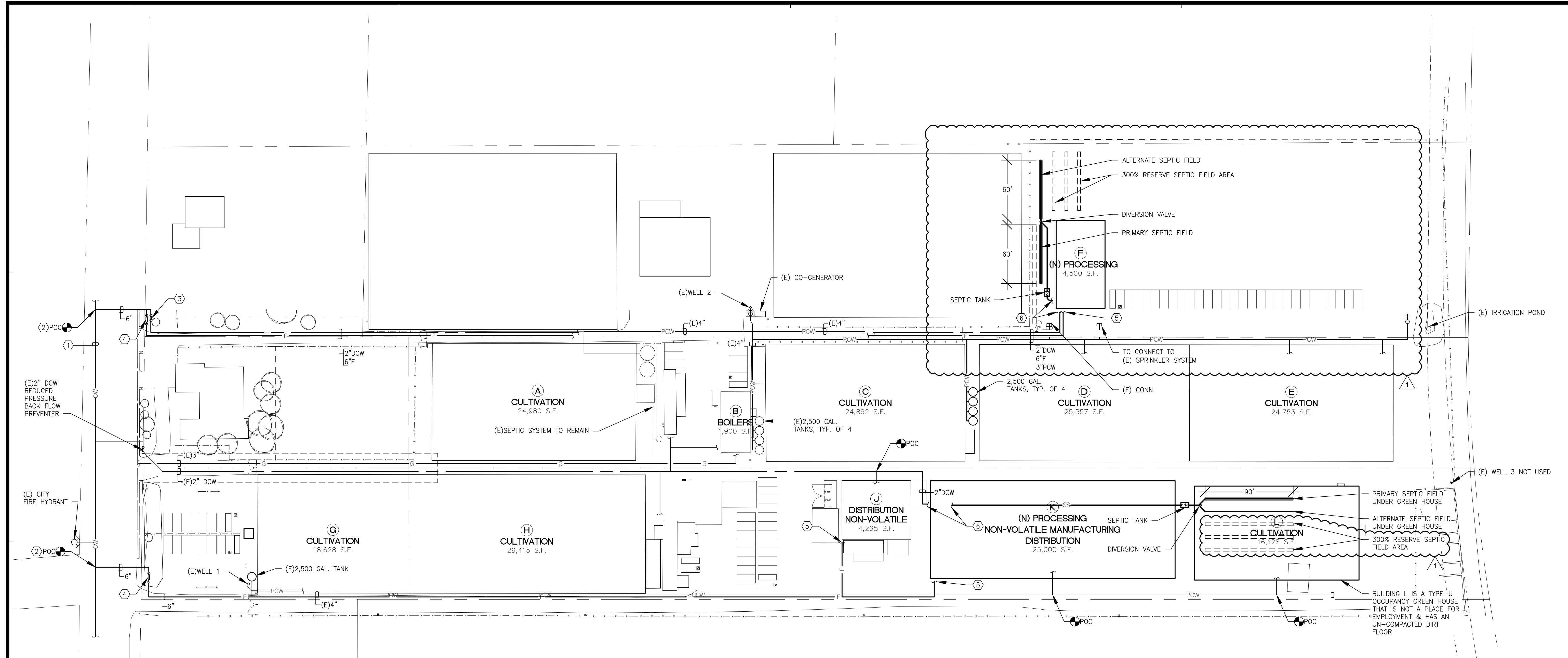
REGISTERED PROFESSIONAL ARCHITECT
M 23199
EXP 09-30-18
STATE OF CALIFORNIA

RYAN REVERA
CONSULTING
ARCHITECTS
144 S. STANISLAUS ST.
SALINAS, CA 95076
(831) 288-6221
rrc@rrc-engineers.com
rrc-engineers.com

RRCC ENGINEERS
WHERRY DESIGN
INDUSTRIAL DESIGN
ARCHITECTURE
1000 N. GARDEN ST.
SALINAS, CA 95076

SEPTIC REPORT
USE PERMIT FOR:
COASTA BELLA, LLC
735, 745, 755 SAN JUAN ROAD
ROYAL OAKS, CA 95076

DATE 3/28/18
SCALE AS NOTED
DRAWN RR
JOB 18004
SHEET SUO.2
SHEETS



SITE WATER SYSTEM DESCRIPTION

- (E) WELL 1 PUMP:** FEEDS AND MAINTAINS A WATER LEVEL IN A (E) 2,500 GAL. DEDICATED STORAGE TANK. A (E) IRRIGATION PUMP DRAWS WATER OUT THE DEDICATED STORAGE TANK AND FEEDS BUILDINGS G, H, K, & L WITH IRRIGATION WATER.
- (E) WELL 2 PUMP:**
 - FEEDS (2) IRRIGATION TANKS WHICH ARE NEXT TO AND SERVE CULTIVATION BUILDING A
 - FEEDS (4) 2,500 GAL. STORAGE TANKS WHICH ARE NEXT TO AND SERVE CULTIVATION BUILDING C
 - FEEDS (4) 2,500 GAL. STORAGE TANKS WHICH ARE NEXT TO CULTIVATION BUILDING D AND SERVE BUILDINGS D & E
- (E) WELL 3 PUMP:** IS NOT USED.
- PAJARO DOMESTIC WATER SYSTEM**
 - AN (E) 2" REDUCED PRESSURE BACKFLOW PREVENTER AT THE SAN JUAN ROAD ENTRANCE CONNECTING THE PAJARO WATER MAIN TO A (E) 2" DOMESTIC SITE WATER MAIN THAT SERVES THE (2) TRAILERS, BOILER BUILDING B, BUILDING J, AND A (N) CONNECTION TO BUILDING K.
 - SHEET NOTE #3 SHOWS A (N) 2" REDUCED PRESSURE BACKFLOW PREVENTER AT SAN JUAN ROAD CONNECTING THE PAJARO WATER MAIN TO A (N) 2" DOMESTIC SITE WATER MAIN THAT SERVES (N) BUILDING F
- FIRE PROTECTION:**
 - (1) NEW 6" DOUBLE CHECK DETECTOR WITH FIRE DEPT CONN & 6" FIRE LINE WILL CONNECT TO THE PAJARO/SUNNY MESA WATER SYSTEM LINE AND RUN TO BUILDING F ON THE SAME LOT AS BUILDING F.
 - (1) NEW 6" DOUBLE CHECK DETECTOR WITH FIRE DEPT CONN & 6" FIRE LINE WILL CONNECT TO THE PAJARO/SUNNY MESA WATER SYSTEM LINE AND RUN ON TO BUILDINGS J & K ON THE SAME LOT AS BUILDINGS J&K.

PRELIMINARY FIRE CALCULATIONS BUILDING K:

PROCESS METAL BUILDING K FOR CANNABIS PROCESSING

BUILDING K WILL BE USED FOR CANNABIS DRYING ON SITE. THE CANNABIS WILL BE DRIED ON RACKS NOT OVER 12 FT TALL. THIS BUILDING WILL ALSO HAVE NON-VOLATILE PROCESSING.

OCCUPANCY: ORDINARY HAZARD GROUP 2
 MINIMUM DESIGN AREA: 1,500 FT²
 DENSITY: 0.20 GPM/FT²
 COMBINED HOSE FLOW HYDRAULICALLY CALCULATED = (1,500 FT²)(0.20 GPM/FT²) + 250 GPM = 550 GPM

PRELIMINARY FIRE CALCULATIONS BUILDING F:

PROCESS METAL BUILDING F FOR CANNABIS PROCESSING

BUILDING F WILL BE USED FOR CANNABIS PROCESSING ON SITE. THE CANNABIS WILL BE DRIED ON RACKS NOT OVER 12 FT TALL.

OCCUPANCY: ORDINARY HAZARD GROUP 2
 MINIMUM DESIGN AREA: 1,500 FT²
 DENSITY: 0.20 GPM/FT²
 COMBINED HOSE FLOW HYDRAULICALLY CALCULATED = (1,500 FT²)(0.20 GPM/FT²) + 250 GPM = 550 GPM

BUILDING F PRELIMINARY SEPTIC CALCULATIONS:

ON SITE WASTEWATER TREATMENT SYSTEM (OWTS)

- CURRENT EMPLOYEE COUNT = 5
- FUTURE EMPLOYEES = 5
- TOTAL EMPLOYEE COUNT = 10

WASTEWATER GENERATION ESTIMATE: OWTS

(10 EMPLOYEES)((15 GAL/DAY)/ FACTORY NO SHOWER WORKER EMPLOYEE) = 150 GAL/DAY

SEPTIC TANK SIZING

(150 GAL/DAY)(2 DAY RETENTION) = 300 GALLONS

ACTUAL SEPTIC TANK TO BE USED IS 1,000 GAL. WHICH GIVES 6 DAY RETENTION

LEACH FIELD SIZING (IF ORIGINAL FIELD FAILS)

REQUIRED ABSORPTION AREA = (150 GAL/DAY)/(0.3 GPD/FT²) = 500 FT²

LEACH LINE SIZES: (2) 3'W x 90'L x 5'D TRENCHES W/ 3' ACTIVE WALLS

LEACH LINE PERCOLATION AREA = (2)(60')(3') SIDES + (1)(60')(3') BOTTOM = 540 FT² EA. FOR PRIMARY & ALTERNATE FIELDS

RESERVE AREA: AVERAGE 5'D PERCOLATION TEST = 6.94 MPI
 MOCO 15.20 REQUIRES 300% STANDBY AREA. 300% RESERVE AREA SHOWN.

BUILDING K PRELIMINARY SEPTIC CALCULATIONS:

ON SITE WASTEWATER TREATMENT SYSTEM (OWTS)

- CURRENT EMPLOYEE COUNT = 13
- FUTURE EMPLOYEES = 2
- TOTAL EMPLOYEE COUNT = 15

WASTEWATER GENERATION ESTIMATE: OWTS

(15 EMPLOYEES)((15 GAL/DAY)/ FACTORY NO SHOWER WORKER EMPLOYEE) = 225 GAL/DAY

SEPTIC TANK SIZING

(225 GAL/DAY)(2 DAY RETENTION) = 450 GALLONS

ACTUAL SEPTIC TANK TO BE USED IS 1,000 GAL. WHICH GIVES 4 DAY RETENTION

LEACH FIELD SIZING (IF ORIGINAL FIELD FAILS)

REQUIRED ABSORPTION AREA = (225 GAL/DAY)/(0.3 GPD/FT²) = 750 FT²

LEACH LINE SIZES: (2) 3'W x 90'L x 5'D TRENCHES W/ 3' ACTIVE WALLS

LEACH LINE PERCOLATION AREA = (2)(90')(3') SIDES + (1)(90')(3') BOTTOM = 810 FT² EA. FOR PRIMARY & ALTERNATE FIELDS

RESERVE AREA: AVERAGE 5'D PERCOLATION TEST = 6.94 MPI
 MOCO 15.20 REQUIRES 300% STANDBY AREA. 300% RESERVE AREA SHOWN.

GENERAL NOTES:

- PROVIDE DO NOT DRINK SIGN LIKE SHOWN ON DETAIL 3/SU.01 AT ALL IRRIGATION WATER TAPS

SHEET NOTES:

- PAJARO/SUNNY MESA (E) WATER LINE
- 6" WATER CONNECTION TO (E) WATER LINE BY PER PAJARO/SUNNY MESA COMMUNITY SERVICE DISTRICT REQUIREMENTS
- 2" REDUCED PRESSURE BACK FLOW PREVENTER
- 6" DOUBLE CHECK DETECTOR W/ FIRE DEPARTMENT CONNECTION
- TO BUILDING RISER
- TO BUILDING RESTROOMS, SEE ARCH DRAWINGS FOR FLOOR PLANS

REVISIONS	DATE	BY	DESCRIPTION
	03/28/18	RR	USE PERMIT SUBMITTAL
	01/24/19	RR	PLAN CHECK RESPONSE

BELLI ARCHITECTURAL GROUP 831 . 424 . 4620
 235 MONTEREY STREET, SUITE B, SALINAS, CA 98901
 BELLIAG.COM

REGISTERED PROFESSIONAL ARCHITECT	REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
RYAN REVERA	M 23199
EXP. 09-30-18	

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