

# Exhibit C

This page intentionally left blank.

# 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): \_\_\_\_\_
2. Business Licensing (CNB) Case Number(s): \_\_\_\_\_
3. Project Applicant(s): \_\_\_\_\_
4. Property Owner(s): \_\_\_\_\_
5. Project Address and Tax Assessor Parcel Number(s): \_\_\_\_\_  
\_\_\_\_\_
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.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

---

---

---

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.

---

---

---

## **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? \_\_\_\_\_ gallons ☐ N/A
3. Is new or replacement irrigation going to be installed? ☐ Yes ☐ No If yes, provide details below:
- \_\_\_\_\_
4. Is a new or replacement septic system proposed? ☐ Yes ☐ No If yes, what size? \_\_\_\_\_ gallons
5. Are new permanent bathrooms proposed? ☐ Yes ☐ No If yes, how many? \_\_\_\_\_
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:
- \_\_\_\_\_
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.):
- \_\_\_\_\_

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:

---

---

---

---

12. Does the project include demolition of existing structures? ☐ Yes ☐ No If yes, provide the square footage of demolition: \_\_\_\_\_

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: \_\_\_\_\_

14. Hours of operation: \_\_\_\_\_

15. Delivery Hours: \_\_\_\_\_

16. Number of regular employees: \_\_\_\_\_ Number of seasonal employees: \_\_\_\_\_

### **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? \_\_\_\_\_

---

<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? \_\_\_\_\_

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.)?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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? \_\_\_\_\_

## 6 Site Description

Cultivar (Applicant) is requesting a conditional use permit (CUP) and commercial cannabis business permit to allow a cannabis facility with cannabis cultivation (Type 1A, 1B, 2A, 2B, 3A and/or 3B), nursery (Type 4), and manufacturing operations (Type 6 or 7), and distribution (Type 11).

### Project Location

The proposed project consists of one 10-acre parcel located at 26800 Encinal Road Salinas, 93908 (APN 137-061-029-000) in unincorporated Monterey County.

Cultivar leases its facilities from the property owners, Ramon and Evangelina Del Real.

### Existing/Historic Uses

The site is currently and has historically been used for the cultivation of vegetable crops.

### Surrounding Uses

The surrounding uses are farming and related uses. The site is surrounded by several proposed cannabis operations. Pursuant to Monterey County Code (MCC) Section 21.67.050.B.4, the proposed location is not located within 600 feet of a school, public park or drug recovery facility.

### Zoning and Land Use Designation

The project is located in the F/40 (Farming, 40-acre minimum) zoning district. The purpose of the F/40 district is to preserve and enhance the use of prime, productive and unique farmlands in the County of Monterey while also providing opportunity to establish necessary support facilities for those agricultural uses. Uses allowed in the F/40 zoning district with a use permit include mixed light cannabis cultivation and cannabis nursery uses pursuant to chapter 21.67. The surrounding zoning is also F/40.

The project is located in Greater Salinas planning area of the general plan and is designated as Farmlands 40 Acre Minimum. The surrounding general plan land use designations are the same as the project site.

## 7 Project Description

### Existing and Proposed Structures

#### Previously Established Structures

Currently there are three cold-frame greenhouses on the site that total 150,638 square feet (SF) of greenhouse space. The property also once contained approximately 121,472 SF more of greenhouses, which were demolished in 2004 to 2005 due to poor condition. The area where the demolished greenhouses previously stood is now open. Cultivar, Inc. will apply to rebuild those greenhouses within in a second phase within 2 to 3 years of the commencement of becoming operational. All of the greenhouses were installed with permits from the County in the 1960s and 1970s. The total square footage of previously permitted

and constructed structures is 263,680 SF of greenhouses and 20,966 SF of other structures for a total of 284,646 SF.

Once the demolished greenhouses are rebuilt, the total square footage will be 256,785 SF of greenhouses and 27,560 SF of other structures for a total of 284,345 SF.

### **Existing Structures**

Currently existing are one greenhouse at 45,760 SF approximately (GH-2), one greenhouse at 33,280 SF approximately (GH-4A), one greenhouse at approximately 69,995 SF (GH-5), one two story warehouse ("A"-WH-1) of approximately 11,647 SF to be used as a packing shed, warehouse, office and storage with 3 cold rooms, one warehouse ("B" - WH-2) of approximately 6,567 SF used as a packing shed, office, and storage with cooling capabilities, one storage shed 812 sq. ft. ("C"), one boiler shed 1,200 sq. ft. ("D" - BOILER ROOM), one storage shed 218 sq. ft. ("E"), one break room 219 SF, two mobile homes (SFH-2-500 SF and SFH-3-1,365 SF), and one main residence (SFH-3) of 3,647 SF at the rear of property. A current total of 175,210 SF of coverage.

### **Proposed Demolition and New Structures**

Structures previously demolished or damaged due to weather elements include three greenhouses of 45,760 SF (GH-1), 41,600 SF (GH-3) and 33,280 SF (GH-4) for a total of 120,640 SF. Those greenhouses will be replaced with three greenhouses of 42,760 SF (GH-1) and 65,000 SF (GH-3) for a total of 107,760 SF of replacement greenhouses.

In addition, two mobile home structures of 500 SF and 1,365 SF will be demolished.

New structures include the replacement greenhouses noted above as well as a new packing/warehouse building (G) of 3,200 SF and a new guard post (H) of 50 SF.

### **Proposed Use**

Proposed use is a cannabis facility with cultivation (Type 1A, 1B, 2A, 2B, 3A and/or 3B), nursery (Type 4), non-volatile manufacturing (Type 6 or 7), and distribution (Type 11). The cultivation and nursery operations will be mixed-light (Type 1B, 2B and/or 3B) in existing and proposed greenhouses.



				g/ Processing	CNW III
Packing/ Processing Warehouse B	Existing	6,567	F-1	Non-Volatile Manufacturin g/ Processing	Cultivar Inc. and Del Real Inc.
Storage C	Existing	812	F-1	Irrigation/ Fertilization	
Boiler Shed D	Existing	1,200	U	Boiler/Utility / Storage	
Shed E	Existing	218	U	Storage/Elec trical	TBD
Break Room F	Existing	219	B	Break Room	
Packing/ Warehouse G	New	3,200	F-1	Processing	Cultivar, Inc.
Guard Post H	New	50	U	Security	N/A
Residence SFH-1	Existing	3,647	R-3	Residence/ Caretaker	TBD

## Site Development

### Structure Setbacks

The existing buildings have a front setback of 35 feet from Encinal Road and side setbacks of 10 feet and rear setbacks of 20 feet. In addition, the existing fencing is 6 feet high with barbed wire on top and is not subject to setbacks.

Pursuant to MCC section 21.61.050.B.10, Cannabis plants shall not be visible from offsite. No visual markers indicating that cannabis is cultivated on the site shall be visible from offsite.

### Landscaping

The property has a small area available for landscaping. Current landscaped areas are at entrance of property, at the residence and at the culvert at the rear of the property. At this time, the area is landscaped, and no changes are proposed.

Removal of existing trees is not proposed. Trees will be maintained as necessary to improve access and visibility.

### Site Drainage

No changes to existing drainage pattern are proposed. A grading and drainage plan is included in Section 8.

## **Parking**

There are currently 54 designated parking spaces, including 3 accessible parking spaces. There is plenty of open land space to accommodate all necessary parking needed for all operations proposed. Currently, there are about 12 employees, and the Applicant anticipates the same number of employees or fewer when it begins the proposed cultivation, nursery and manufacturing use.

## **Lot Coverage**

The lot coverage ratio, after the demolished greenhouses are rebuilt as proposed, is 64.4 percent. The property obtained approval from the County in 1984 for a variance (ZA05919) to allow the lot coverage of 66.07 percent to exceed the maximum 50 percent lot coverage.

## **Impervious Surface**

Impervious surface will be 12.7 percent paved areas and 65.6 percent structures for a total of 78.3 percent.

## **Interior Improvements**

Proposed improvements to include new walls, new electrical, lighting and plumbing, new accessible restrooms, office and administrative areas, storage/inventory areas. An accessible path of travel in accordance with California Business Code Section 11B will be provided in all areas of alteration.

## **Site Access**

### **Driveways**

Two paved driveways are used for ingress and egress located off Encinal Road. Driveway #1 is 13 feet in width. Main driveway is 24 feet in width. Following a site visit in 2017, Fire Department Chief Dorothy Priolo confirmed that the driveway is acceptable for emergency access.

### **Fencing and Gates**

The property is surrounded by 6-foot metal chainlink fencing with slats for coverage and barbed wire top around the perimeter of the property.

There are one gates as shown on the site plan:

- GATE 1: Main Entrance – Security check-in. Security personnel and guard booth location. All employees and visitor check-in and exit GATE 1.
- GATE 2: Emergency Entrance only.

No drainage improvements are necessary or proposed at this time. The applicant will inspect and maintain the drainage culverts as necessary.

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**

### **Emergency Access Key Box**

There are Knox lock keypads (4A and 4B) are installed at both gates at a location approved by the fire district for storing keys to the buildings.

The emergency access key box (“Knox Box”) has been installed and will be 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.

Fire engine turnaround is indicated on the site plan.

### **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 building.

### 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.

### Signage

At this time, the only signage proposed is for address identification and emergency ingress and egress purposes.

### Security and Lighting

Per Monterey County municipal code, security cameras and lighting shall be provided per the attached Security Plan. Lighting will be motion censored and shielded to minimize light pollution.