

# Exhibit B

This page intentionally left blank.



COUNTY OF MONTEREY  
USE PERMIT APPLICATION

723 SAN JUAN ROAD

CULTIVATION, NURSERY, AND  
DISTRIBUTION

GOLD COAST GARDENS, LLC  
APPLICANT

PLN170263



# Contents

1	Project Setting.....	1
1.1	Project Location .....	1
1.2	Existing/Historic Uses .....	1
1.3	Zoning and Land Use Designation.....	1
1.4	Surrounding Uses .....	2
2	General Development Plan.....	2
2.1	Proposed Use.....	2
2.2	Existing and Proposed Improvements.....	3
2.3	Schedule of Operation.....	7
2.4	Description of Operation.....	7
2.5	Energy .....	9
2.6	Water Source.....	9
2.7	Wastewater Treatment and Disposal.....	10
2.8	Solid Waste Disposal.....	10
2.9	Storing, Handling and Use of Hazardous Substances.....	13
2.10	Odor Management Plan .....	14
3	Operations Plan .....	15
3.1	Standard Operating Procedures .....	15
3.2	Regulatory Compliance.....	15
3.3	Facility Maintenance and Policies .....	17
3.4	Quality Control Procedures .....	18
3.5	Packaging and Labeling .....	23
3.6	Inventory Control and Storage.....	24
3.7	Transport .....	31
3.8	Vendors.....	34
3.9	Recordkeeping .....	34
4	Project Plans.....	35
5	Security Plan.....	36
6	Hazardous Materials Questionnaire.....	39

7	Water Quality .....	40
8	Well Completion Report .....	41
9	Water Service Provider .....	42

# 1 Project Setting

Gold Coast Gardens, LLC (Applicant) is requesting a conditional use permit (CUP) and commercial cannabis business permit to allow a cannabis facility with cannabis cultivation (Type 1B, 2B, and/or 3B), nursery (Type 4), processing, and distribution (Type 11).

## 1.1 Project Location

The project site is a 7.5-acre parcel located at San Juan Road (APN 117-401-004-000; address 723 San Juan Rd), east of the town of Pajaro in the community of Royal Oaks in northern Monterey County. The site consists of one parcel. Applicant is leasing the property.

## 1.2 Existing/Historic Uses

The property is currently used for nursery, cultivation, processing, and distribution of cannabis.

The site is currently developed with two greenhouses of 44,000 SF each and number of additional agricultural support structures including a 4,850 SF agricultural support building and a single-family residential unit. The greenhouses are currently used by the applicant for a commercial cannabis cultivation and nursery operation. The site, existing greenhouses and ancillary buildings have historically been used for years for cut flower cultivation and related uses. The existing agricultural support building is and will be used for processing and distribution of cannabis products.

## 1.3 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, nursery, manufacturing and distribution uses, subject to a Conditional Use Permit pursuant to chapter 21.67. The surrounding zoning is also F/40.

A portion of the site is located in the RC/40 (Rural Conservation, 40-acre minimum) zoning district. This portion of the site is at the rear of the property near the Pajaro River. No uses are proposed on the RC portion of the site.

The project is located in the North County Land Use 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.

## 1.4 Surrounding Uses

This area of Monterey County is part of the Pajaro River Valley which contains a mix of small agricultural parcels and rural residential properties. Numerous greenhouse operations previously used for the cut flower industry exist in the area creating an agricultural setting with related support facilities and single-family residential units. The site is bordered by active agriculture and cannabis operations within greenhouses.

The site is surrounded by several proposed cannabis operations and other farming businesses of similar nature and intensity. Pursuant to 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. A single-family residence also exists on the adjacent property to the south.

The adjacent parcel to the east is owned by the same property owner as the subject parcel. Access to the subject parcel is located on the east side of the parcel. Because both parcels are under the same ownership, no access easement is necessary. A separate use permit application has been submitted for the adjacent site for proposed cannabis uses.

## 2 General Development Plan

### 2.1 Proposed Use

Applicant is requesting a conditional use permit (CUP) and commercial cannabis business permit to allow a cannabis facility. Pursuant to current Monterey County Code (MCC) chapters 7.90 and 21.67, Applicant proposes mixed-light cannabis cultivation (Type 1B, 2B and/or 3B) and nursery (Type 4) in existing structures, processing, and distribution (Type 11) of Applicant's products to other licensed cannabis facilities.

Applicant proposes the mixed light cannabis cultivation and nursery in two greenhouses of 44,000 SF each and number of additional agricultural support structures including a 4,850 SF agricultural support building.

The rear portion (north) is leased to a separate operator. The other operator is proposing a 4,450-SF building used for processing and 28 parking spaces, including 1 paved accessible parking space.

Applicant proposes to produce the following products at the facility:

- Cannabis Seeds and Clones
- Cannabis Flower
- Cannabis Trim

## 2.2 Existing and Proposed Improvements

### Existing and Proposed Structures

The site is currently developed with two greenhouses of 44,000 SF each and number of additional agricultural support structures including a 4,850 SF agricultural support building and a single-family residential unit. The greenhouses are currently used by the applicant for a commercial cannabis cultivation and nursery operation. The site has historically been used for cut flower cultivation. The existing agricultural support building is and will be used for processing and distribution of cannabis products. A single-family residence also exists on the property. All of the existing greenhouses and ancillary buildings have been used for years for cut flower cultivation and related uses.

Applicant proposes cannabis cultivation in the existing greenhouses only; cannabis processing (drying, curing, trimming), and distribution are proposed in the existing agricultural building on the site.

The rear portion (north) is leased to a separate operator. The other operator is proposing a 4,450-SF building used for processing and 28 parking spaces, including 1 paved accessible parking space.

The following table and the site plan provide a summary of the existing and proposed structures and proposed uses.

<b>Building No.</b>	<b>Building</b>	<b>Status</b>	<b>Size</b>	<b>Occupancy Type</b>	<b>Proposed Use</b>
A	Greenhouse A	Existing	44,000 SF	U	Nursery/ Cultivation
D	Greenhouse B	Existing	44,000 SF	U	Nursery/ Cultivation
C	Distribution	Existing	4,850 SF	F-1	Processing and Distribution
F	Processing	Proposed	4,450	F-1	Processing
B	Greenhouse C	Existing	2,088 SF	U	Nursery

## Other Existing and Proposed Improvements

The existing improvements include a private well on the same property for irrigation purposes. Water for irrigation at the project site is provided by an on-site well, and domestic water is serviced by Pajaro Sunny Mesa. Two existing water storage tanks exist will be used for the proposed cannabis operation.

A 6-foot-high chain link security fence with razor wire top encloses the property with Knox Box access.

Access to the site is via an existing private 80-foot wide driveway and road along the east boundary of the property off of San Juan Road. The adjacent parcel to the east is owned by the same property owner as the subject parcel. Because both parcels are under the same ownership, no access easement is necessary.

Minimal motion-sensored, downward facing (shielded) lighting is used for security purposes. The property has 10 security cameras for monitoring of the parking area, exterior, and greenhouse interior.

Other existing improvements on the site include pavement, power pole, ancillary buildings, and two 5,000-gallon fertigation tanks.

## Site Development

### Structure Setbacks

The project site is large, consisting of 7.5 acres, and all structures are set back from property lines or roadways. Per MCC 21.30.060, Site Development Standards for F zones, setbacks for main structures meet or exceed the guidelines.

### Landscaping

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

### Site Drainage

There will be no changes to the existing drainage pattern as a result of the proposed project. No drainage improvements are necessary or proposed at this time. The applicant will inspect and maintain the drainage culverts as necessary.

### 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.

## **Site Access**

### **Driveways**

Access to the site is via a private 80-foot wide driveway and road along the east boundary of the property off of San Juan Road. The adjacent parcel to the east is owned by the same property owner as the subject parcel. Because both parcels are under the same ownership, no access easement is necessary.

### **Fencing and Gates**

There is an existing 6-foot-high chain link fence with razor wire top enclosing the property.

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.

An accessible path of travel in accordance with California Business Code Section 11B will be provided in all areas of alteration. Accessible paths of travel are indicated on the site plan.

## **Emergency Access**

### **Emergency Access Key Box**

As shown on the site plan, emergency access key switches (“Knox Box”) will be installed at all electric emergency access gates or a location to be approved by the fire district for storing keys to the buildings.

The emergency access key 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**

There are two tenants proposed. 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 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.

## 2.3 Schedule of Operation

We plan to begin construction of new greenhouses as soon as the County permits us to do so. We plan to begin submitting plans as soon as possible.

Use Permit Application Submittal	July 2018
Use Permit Application Resubmittal	January 2019
Use Permit Approval and Issuance	March 2019
Improvements – septic, building	March – June 2019
Commercial Cannabis Business Permit Issuance	July 2019

## 2.4 Description of Operation

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

Applicant proposes commercial cannabis cultivation, nursery, processing and distribution as currently allowed by County municipal code.

### Cultivation

Initially, it is anticipated that the cultivation operations will be mixed light in existing structures. However, in the future, the cultivation may or may not be conducted within new structures as allowed by ordinance amendment.

Drying, curing, trimming, extraction and distribution activities will occur in the existing processing building on site.

## Distribution

Applicant proposes to distribute its own product to licensed cultivators, manufacturers, distributors, and retailers using a Type 11 license from the State of California. Per the current Monterey County Code, Applicant will distribute its own products only. In the event that MCC is amended to allow third-party distribution in the F/40 zone, Applicant would also propose to distribute products from third parties.

## Products

Applicant proposes to produce the following products at the building at the facility:

- Cannabis Seeds and Clones
- Cannabis Flower
- Cannabis Trim

No food processing, food packaging or food sales will occur on the site.

## Hours of Operation

The hours of operation during which staff will be present will be 24 hours per day, 7 days per week. Deliveries will be accepted during business hours Monday through Friday, 6:00 AM to 10:00 PM. The facility will be closed to the public; only scheduled, business-related deliveries or visitors will be permitted on site.

## Tenants

Applicant proposes to have two tenants on the project site.

## Traffic

The proposed agricultural use is consistent with the previous and existing agricultural use and there is no significant building expansion; therefore, a traffic impact analysis will not be required at this time.

## Number of Employees

Applicant anticipates 10 employees for the proposed nursery, cultivation, manufacturing and distribution use.

## Visitors

The facility will be closed to the public; only scheduled, business-related deliveries or visitors will be permitted on site. The facility has approximately six visitors per week.

## Deliveries

Applicant shall accept shipments of cannabis goods from licensed transporters and distributors and related non-cannabis supplies and materials between the hours of 6:00 AM to 10:00 PM. Shipments of cannabis goods shall be received in the designated receiving area.

The frequency of deliveries of supplies or products, which includes mail, delivery of supplies and vendors, will be approximately 2 to 5 vehicle deliveries per week.

The type of delivery vehicles will be cars, cargo vans, pickup trucks, small delivery trucks and refrigerated semi-trailers depending on the type and size of delivery. It is anticipated that most deliveries of products and supplies into and out of the facility will be relatively small and that delivery vehicles would be no larger than a small truck. The loading space and area are adjacent to the processing, extraction and distribution building.

## 2.5 Energy

The property currently is serviced by PG&E.

## 2.6 Water Source

### Water Source and Capacity

The project site is located with Zone 2C of the Salinas Valley groundwater basin. There is a presumption of long-term water supply in this zone; therefore, the proposed project is not subject to 2010 General Plan policy PS-3.1, which requires that new development requiring a discretionary permit and that will use water demonstrate proof of a long-term sustainable water supply to serve the development.

The property is served by an on-site well as well as Pajaro Sunny Mesa Community Services District. Water quality tests for the on-site well show that the water meets Title 22 drinking water standards. Applicant will have signs on all taps indicating potable and non-potable water.

### Water Conservation

Pursuant to MCC chapter 21.67.050.B.8, water conservation measures shall be incorporated in order to minimize use of water where feasible. Applicant uses drip irrigation.

## 2.7 Wastewater Treatment and Disposal

Per MCC section 15.20, septic wastewater is calculated at 15 gallons per day × 2 per person, and the leach field is sized at 0.3 gallons per SF per day.

Existing and proposed septic improvements including leach fields and septic tanks are shown on the septic plan.

## 2.8 Solid Waste Disposal

Waste Management disposes of the waste once per week. The waste disposal and recycling area is indicated on the site plan.

Waste generation is as follows:

- Harvest/production (three times per year)
  - 2 cubic yards per week solid waste and recyclable waste
  - 8 cubic yards per week green waste
- Non-production
  - 2 cubic yards per week solid waste and recyclable waste

### Regular Waste

All waste will be disposed of per local, California and federal regulations. Appropriately sized containers with appropriate enclosures will be used for each type of respective waste. Scheduling with local waste removal agencies will ensure timely pick up and prevent overflow.

Waste Management is currently providing waste disposal and recycling services for non-cannabis waste. Regular waste is stored in a waste receptacle on site until it is transported by Waste Management.

### Recycling

Recyclable waste is separated in a separate receptacle and also is hauled by the Applicant to a waste management facility.

### Green Waste

Because trim will be sold to licensed manufacturers for extraction and used by Applicant for extraction, it is anticipated that there will be very little green waste. There will be no psychoactive waste contained in the green waste. Any green waste will be composted on site.

## Cannabis Waste

Applicant's waste disposal procedure references California Code of Regulations (CCR) Title 16, Division 42 ("division"). Applicant shall comply with all applicable waste management laws including, but not limited to, Division 30 of the Public Resources Code. The procedures will be updated pursuant to state and local regulations. As a licensed cultivator, nursery, manufacturer and/or distributor, Applicant shall adhere to these procedures.

### **Destruction of Cannabis Products Prior to Disposal**

No cannabis goods shall be disposed of as cannabis waste unless the cannabis goods have been removed from their packaging and rendered unrecognizable and unusable.

Applicant shall not sell cannabis waste.

### **Separation and Storage**

Cannabis waste will be separated into (1) cannabis material for production (extraction), (2) biodegradable and recyclable product or (3) material with any cannabis residue to be disposed of in a secured container. Because all parts the cannabis plant will be used for flower or extraction, it is anticipated that there will be no psychoactive cannabis waste.

Non-cannabis (regular) and cannabis waste will be kept separate at the facility at all times for proper disposal as appropriate. The proposed facility will maintain separately marked containers for cannabis waste and non-cannabis waste. To allow for easy identification and recognition of the different streams, waste collection containers will be color coded.

Compostable waste will be managed onsite, and non-compostable waste will be either delivered or picked up weekly and taken to a facility approved by the County of Monterey. To the extent that there is any psychoactive waste, it will be separated, rendered to be unusable and unrecognizable, and then composted or disposed of through the private waste disposal service.

The Applicant shall dispose of cannabis waste in a secured waste receptacle or in a secured area on the licensed premises. "Secure waste receptacle" or "secured area" means that physical access to the receptacle or area is restricted to the licensee and its employees and the local agency, local agency franchiser, or permitted private waste hauler. Public access to the designated receptacle or area is prohibited.

If the Applicant is composting cannabis waste on the licensed premises, the Applicant shall do so in compliance with Title 14 of the California Code of Regulations at Chapter 3.1 (commencing with Section 17850).

If a local agency, a local agency franchiser, or permitted private waste hauler is being used to collect and process cannabis waste, the Applicant shall do all the following:

1. Provide the Bureau of Cannabis Control (“Bureau”) with the name of the entity hauling the waste;
2. Obtain documentation from the entity hauling the waste that indicates the date and time of each collection of cannabis waste at the licensed premises; and
3. Obtain a copy of the certified weight ticket, or other documentation prepared by the entity hauling the waste confirming receipt of the cannabis waste at one, or more, of the following solid waste facilities:
  - a. A manned fully permitted solid waste landfill or transformation facility;
  - b. A manned fully permitted composting facility or manned composting operation;
  - c. A manned fully permitted in-vessel digestion facility or manned in-vessel digestion operation;
  - d. A manned fully permitted transfer/processing facility or manned transfer/processing Operation; or
  - e. A manned fully permitted chip and grind operation.

If the Applicant is self-hauling cannabis waste to one or more solid waste facilities, the Applicant shall obtain for each delivery of cannabis waste a copy of a certified weight ticket or receipt documenting delivery from the solid waste facility. Only the Applicant or its employees may transport self-hauled cannabis waste.

### **Destruction of Cannabis Products Prior to Disposal**

No cannabis goods shall be disposed of as cannabis waste pursuant to section 5055 of this division unless the cannabis goods have been removed from their packaging and rendered unrecognizable and unusable.

The Applicant shall not sell cannabis waste.

### **Track and Trace**

Pursuant to State regulations, all cannabis waste containing psychoactive material will be tagged with unique identification data which will be logged and maintained.

If cannabis goods are being destroyed or disposed of, the Applicant shall record in the track and trace system the following additional information:

1. The name of the employee performing the destruction or disposal.
2. The reason for destruction or disposal.
3. The name of the entity being used to collect and process cannabis waste, pursuant to section 5055.

## 2.9 Storing, Handling and Use of Hazardous Substances

Hazardous substances kept at the facility include fertilizers, pesticides, CO<sub>2</sub>, ethanol, and household cleaning agents such as bleach.

### Hazardous Substances

#### Fertilizers

Synthetic and natural fertilizers will be used in the cultivation area and will be stored in a separated area. Synthetic and natural pesticides to be used shall have active ingredients that are not illegal to use in the State of California because the residue is within the amount allowed to remain on the treated crop with “reasonable certainty of no harm” as set by the U.S. Environmental Protection Agency (EPA). Some of the pesticides may have bacterial-based insect pathogens or contain active ingredients that are food-grade essential oils. Approximately 200 to 300 pounds of fertilizer is kept on site.

#### Pesticides

Applicant does not anticipate the use of pesticides in its cultivation and nursery operation. Applicant will implement an integrated pest management (IPM) program to control pests.

The program will include prevention of infestation through practices to prevent the introduction of pests into the grow room. Measures that may be proposed include fans to blow air outward when doors are opened, sealing of cracks, air filters, employee locker rooms for changing of clothes and/or showering before entering the cultivation area, and regular cleaning and maintenance of the facility.

To the extent that pests are introduced into the facility, Applicant will take specimens of the pests for identification purposes and then apply a pesticide that specifically targets the type of pest to be controlled. The pesticide to be used shall have active ingredients that are not illegal to use in the State of California because the residue is within the amount allowed to remain on the treated crop with “reasonable certainty of no harm” as set by the U.S. Environmental Protection Agency (EPA). Some of the pesticides may have bacterial-based insect pathogens or contain active ingredients that are food-grade essential oils. The pesticide would be applied to the part of the plant affected by the type of pest.

## **Cleaning Agents**

Hazardous materials include household grade cleaning agents.

## **Storage**

Pesticide and agricultural chemical storage is located on the site plan.

Pursuant to MCC chapter 21.67.050.B.7, pesticides and fertilizers shall be labeled and stored to avoid contamination through erosion, leakage, or inadvertent damage from animals.

## **Hazardous Waste Disposal**

It is anticipated that all hazardous materials will be used for the operation and that there will be no hazardous byproduct from the cultivation or manufacturing operation. Therefore, it is anticipated that there will be no hazardous waste. To the extent that there is hazardous waste, such waste will be transported to a hazardous waste facility for proper disposal. All hazardous materials will be disposed in accordance with local and state laws. Facilities will be provided inside designated area for proper disposal of unused fertilizer/ pesticide mixes.

## **2.10 Odor Management Plan**

The keys to Applicant's odor control program are proper ventilation, odor control equipment that has specifications that are adequate for the size of the operation, and regular inspection and maintenance.

### **Ventilation**

The ventilation system needs to be properly designed taking into consideration the square footage and number of plants. A properly sized, installed and maintained ventilation system can help resolve two issues. First, having the grow rooms properly balanced will inhibit odors from escaping. Applicant will work with a reputable contractor for assistance with the design of the ventilation system.

### **Carbon Filtration**

The most effective and least energy intensive odor control technology for greenhouses is activated carbon filtration. This technique involves forcing the air circulating within the ventilation system through an activated carbon filter in order to filter out "scrub" odors and pathogens from the ventilated air. This method is highly effective and can be used in combination with other technologies such as an electrostatic precipitator.

The size and layout of the cultivation operation will determine the requirements for the carbon filtration system. Larger scale operations will require the use of larger fans and more carbon.

## Maintenance

As filters age and the activated carbon becomes clogged with impurities, it will be necessary to replace the carbon; filters will be regularly inspected and replaced per the manufacturer's recommendation. In addition, the dust collector "sock" associated with the carbon filter should be changed out every 6 to 8 months for proper air flow.

# 3 Operations Plan

## 3.1 Standard Operating Procedures

Applicant has a comprehensive operational manual that details policies and procedures for personnel and training. The operational manual includes policies and procedures for the purchasing and processing all products; regulatory compliance; quality control; inventory control; and staff descriptions. In addition, the employee handbook contains Applicant's employee policies and procedures as well as training guidelines.

Applicant's standard operating procedures are detailed in its operational manual. Below are a few of Applicant's operating procedures described below.

## 3.2 Regulatory Compliance

The Operations Plan provides procedures to ensure Applicant's compliance with state law and County of Monterey Municipal Code.

The cannabis facility will take all necessary and reasonable steps to address all concerns identified in the "Memorandum for all United States Attorneys," issued by the U. S. Department of Justice on August 19, 2013, from James M. Cole, Deputy Attorney General (known as the "Cole Memo") including:

1. The distribution of cannabis to minors;
2. Revenue from the sale or distribution of cannabis from going to criminal enterprises, gangs and cartels;
3. The diversion of cannabis from California to any other state;
4. State-authorized cannabis activity from being used as a cover or pretext for the trafficking of other illegal drugs or other illegal activity;
5. Violence and the use of firearms in the cultivation, manufacture, and distribution of cannabis;
6. Drugged driving and the exacerbation of other adverse public health consequences associated with cannabis use;
7. Growing of cannabis on public lands and the attendant public safety and environmental dangers posed by cannabis production on public lands; and
8. Preventing cannabis possession or use on federal property.

## State Compliance

Applicant will comply with the Medical and Adult Use Cannabis Regulation and Safety Act (MAUCRSA) and implementing regulations, which has been passed by the State of California Legislature and became effective in 2018.

## Local Compliance

Applicant will comply with all applicable sections of the County of Monterey Municipal Code, including Chapter 21.67.050 – Regulations for cannabis cultivation, as follows:

1. Within the F zoning district, indoor and mixed-light cultivation and nurseries may be permitted provided that the cultivation occurs only within a greenhouse or industrial building that was permitted or legally established prior to January 1, 2016.
2. Within the LI, HI, and AI zoning districts, indoor and mixed-light cultivation and nurseries may be permitted provided that the cultivation occurs only within a greenhouse or industrial building that was permitted or legally established prior to January 1, 2016.
3. In no case shall a building intended for residential use be used for the cultivation of cannabis.
4. Cannabis cultivation shall not be located within six hundred (600) feet of a school, public park, or drug recovery facility.
5. Until a track and trace program for the identification of permitted cannabis plants at a cultivation site is created by the California Department of Food and Agriculture, cultivators shall implement a County approved unique identification protocol. Unique identifiers shall be attached at the base of each plant and shall be traceable through the supply chain back to the cultivation site. Once a state program has been established, all cultivation activities permitted under this Chapter shall comply with the state requirements for unique identifiers and the trace and track program.
6. Security measures sufficient to restrict access to only those intended and to deter trespass and theft of cannabis or cannabis products shall be provided and maintained. If on-site security is utilized, such on-site security shall not use or possess firearms or other lethal weapons.
7. Pesticides and fertilizers shall be properly labeled and stored to avoid contamination through erosion, leakage, or inadvertent damage from rodents, pests, or wildlife.

8. Water conservation measures, water capture systems, or grey water systems shall be incorporated in cannabis cultivation operations in order to minimize use of water where feasible.
9. On-site renewable energy generation shall be required for all indoor (cultivation activities using artificial lighting only including Type 1A, 1C, 2A, 3A and 4 state license types) cannabis cultivation activities. Renewable energy systems shall be designed to have a generation potential equal to or greater than one-half of the anticipated energy demand.
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.
11. The owner shall ensure that the total canopy size of cannabis cultivated at the site does not exceed the cumulative canopy size authorized by State law or regulation. The owner and its licensees and permittees, operating on a site permitted pursuant to this Chapter, and with a commercial cannabis permit required pursuant to Chapter 7.90 of the Monterey County Code, shall ensure that the total canopy size of cannabis cultivation does not individually exceed the amounts authorized by County permits and State law.
12. Unless restricted under the terms or conditions of a Use Permit, permittees who hold a Use Permit for cannabis cultivation or nursery operations may transport their own cannabis grown onsite to another permitted and licensed cannabis business at an offsite facility provided the cultivation or nursery permittee hold a Type 11 state license or other applicable state license that allows for the transportation of cannabis. A separate Use Permit under this Section shall not be required for permittees that transport their own cannabis grown onsite to another permitted and licensed cannabis business at an offsite facility. Failure to adhere to County or State laws and regulations for cannabis transportation may be grounds for suspension or revocation of a Use Permit pursuant to Section 21.67.110 of the Monterey County Code.

### 3.3 Facility Maintenance and Policies

The interior and exterior of the facility, including driveways, sidewalks, parking strips, fire access roads and streets on or adjacent to the premises shall be kept in a clean and safe condition.

### 3.4 Quality Control Procedures

References to the Applicant or Company include its employees and agents. This procedure references California Code of Regulations (CCR) Title 16, Division 42 (“division”). Applicant shall comply with all applicable laws including, but not limited to. The procedures will be updated pursuant to state and local regulations.

Cannabis products, except for immature cannabis plants and seeds, are subject to quality assurance and testing prior to sale at a retailer, microbusiness, or nonprofit. As a licensed distributor, Applicant shall adhere to these procedures. As a licensed cultivator, nursery or manufacturer, Applicant shall ensure that products are distributed by a licensed distributor. The licensed distributor may be Applicant or a third party.

#### Vendor Criteria

For each batch of medicinal cannabis product received by a supplier, there shall be an appropriate laboratory determination of satisfactory conformity to its finished product specification prior to release. Products failing to meet the established specifications or any other relevant quality criteria shall be rejected.

#### Batch and Sample Storage

Applicant shall store the cannabis batches on the premises before testing and continuously until either of the following occurs:

1. The cannabis batch passes the testing requirements and is transported to a licensed retailer.
2. The cannabis batch fails the testing requirements pursuant to this division and is destroyed or transported to a manufacturer for remediation as allowed by the Bureau of Cannabis Control (“Bureau”) or the Department of Public Health.

All cannabis goods batches are stored separately and distinctly from other cannabis goods batches.

Applicant shall ensure a label with the following information is physically attached to each container of each batch:

1. The manufacturer or cultivator’s name and license number, who provided the batch;
2. The date of entry into the distribution premises storage area;
3. The unique identifiers and batch number associated with the batch;
4. A description of the cannabis goods with enough detail to easily identify the batch;
5. The weight of or quantity of units in the batch; and

6. The best-by, sell-by, or expiration date of the batch, if any.

## Licensed Testing Laboratory

Applicant shall arrange for a testing laboratory to obtain a representative sample of each cannabis batch at Applicant's licensed premises. Applicant shall contact a licensed testing laboratory and arrange for one of the following to occur:

1. A laboratory agent to come to Applicant's licensed premises to select a random sample for laboratory testing; or
2. Applicant to transport the entire batch to the laboratory, and a laboratory agent to select a random sample at the laboratory.

## Testing Sample

Applicant shall observe the laboratory agent select the random samples. For harvest batches, Applicant shall ensure that samples be taken from batches that do not exceed 10 pounds. The sampling shall occur on video with the batch number stated at the beginning of the video and a visible time and date indication on the video recording footage.

Applicant shall ensure that the batch size from which the sample is taken meets the requirements of this division. An employee of Applicant shall be physically present to observe the laboratory employee obtain the sample of cannabis goods for testing and shall ensure that the increments are taken from throughout the batch. Applicant shall not assist the laboratory employee nor touch the cannabis goods or the sampling equipment while the laboratory employee is obtaining the sample.

The sampling shall be video recorded with the batch number stated at the beginning of the video and a visible time and date indication on the video recording footage. The video recordings shall be maintained for 180 days.

After the sample has been selected, both the distributor and the laboratory employee shall sign and date the chain of custody form, attesting to the sample selection having occurred.

After the sample has been selected, both Applicant and the laboratory agent shall sign and date a document, attesting to the sample selection having occurred.

After obtaining the sample, the testing laboratory representative shall maintain custody of the sample and transport it to the testing laboratory.

## Testing

In accordance with State regulations, all cannabis and cannabis products shall be tested by a registered testing laboratory, prior to retail sale or dispensing, as follows:

1. Cannabis from dried flower shall, at a minimum, be tested for concentration, pesticides, mold, and other contaminants.
2. Cannabis extracts shall, at a minimum, be tested for concentration and purity of the product.

Regular evaluations of the quality of cannabis products should be conducted with the objective of verifying the consistency of the process and ensuring its continuous improvement.

In accordance with State regulations, Applicant will outsource testing of all cannabis or cannabis products only to a licensed testing laboratory. Applicant's licensed suppliers/vendors will outsource testing to licensed laboratories.

In accordance with State regulations, the licensed testing laboratory shall not handle, test, or analyze cannabis or cannabis products unless the licensed testing laboratory meets all of the following:

1. Is registered by the State Department of Public Health.
2. Is independent from all other persons and entities involved in the cannabis industry.
3. Follows the methodologies, ranges, and parameters that are contained in the scope of the accreditation for testing cannabis or cannabis products. The testing lab shall also comply with any other requirements specified by the State Department of Public Health.
4. Notifies the State Department of Public Health within one business day after the receipt of notice of any kind that its accreditation has been denied, suspended, or revoked.
5. Has established standard operating procedures that provide for adequate chain of custody controls for samples transferred to the licensed testing laboratory for testing.

In accordance with State regulations, the licensed testing laboratory shall issue a certificate of analysis for each lot, with supporting data, to report both of the following:

1. Whether the chemical profile of the lot conforms to the specifications of the lot for compounds, including, but not limited to, all of the following:
  - a. Tetrahydrocannabinol (THC).
  - b. Tetrahydrocannabinolic Acid (THCA).
  - c. Cannabidiol (CBD).
  - d. Cannabidiolic Acid (CBDA).

- e. The terpenes described in the most current version of the cannabis inflorescence monograph published by the American Herbal Pharmacopoeia.
  - f. Cannabigerol (CBG).
  - g. Cannabinol (CBN).
  - h. Any other compounds required by the State Department of Public Health.
2. That the presence of contaminants does not exceed the levels that are the lesser of either the most current version of the American Herbal Pharmacopoeia monograph or the State Department of Public Health. For purposes of this paragraph, contaminants includes, but is not limited to, all of the following:
    - a. Residual solvent or processing chemicals.
    - b. Foreign material, including, but not limited to, hair, insects, or similar or related adulterant.
    - c. Microbiological impurity, including total aerobic microbial count, total yeast mold count, *P. aeruginosa*, *aspergillus* spp., *s. aureus*, aflatoxin B1, B2, G1, or G2, or ochratoxin A.
    - d. Whether the batch is within specification for odor and appearance.

In accordance with State regulations, residual levels of volatile organic compounds shall be below the lesser of either the specifications set by the United States Pharmacopoeia (U.S.P. Chapter 467) or those set by the State Department of Public Health. Cannabis products, except for immature cannabis plants and seeds, are subject to quality assurance and testing prior to sale at a retailer, microbusiness, or nonprofit licensed.

## Laboratory Testing Results

Upon issuance of a certificate of analysis by the testing laboratory that the cannabis batch has passed the testing requirements pursuant to this division, Applicant shall conduct a quality assurance review before distribution to ensure the labeling and packaging of the cannabis and cannabis products conform to the requirements of Chapter 6 of division 42.

After testing, all cannabis and cannabis products fit for sale may be transported only from Applicant's premises to the premises of a licensed retailer, microbusiness, or nonprofit.

Cannabis or cannabis products shall not be sold pursuant to a license unless a representative sample of the cannabis or cannabis products has been tested by a licensed testing laboratory.

A sample "passes" a laboratory test when the sample meets the specifications above.

When a batch from a manufactured or harvest batch passes, the cannabis products may be transported to one or more dispensaries.

A sample “fails” a laboratory test when it does not meet the specifications above. If a failed sample was collected from a batch and the batch could be remediated pursuant to section 5727 of this division, Applicant may remediate under its cultivation or manufacturing license or may transport or arrange for the transportation of the batch to a licensed cultivator or manufacturer for remediation.

Applicant shall not destroy a batch that failed laboratory testing and cannot be remediated under its distribution license.

## Quality-Assurance Review

When Applicant receives a certification of analysis stating that the sample meets specifications required by law, Applicant shall ensure the following before transport to one or more dispensaries:

1. The certificate of analysis received from the testing laboratory is the certificate of analysis that corresponds to the batch;
2. The label on the cannabis products is consistent with the certificate of analysis regarding cannabinoid content and contaminants required to be listed by law;
3. The packaging complies with applicable packaging laws including, but not limited to, Business and Professions Code section 26120;
4. The packaging is tamper evident. “Tamper evident” means a one-time-use seal is affixed to the opening of the package, allowing a person to recognize whether or not the package has been opened;
5. The weight or count of the cannabis batch comports with that in the track and trace system. Applicant shall use scales as required by the Act; and
6. All events up to this point have been entered into the track and trace system.

### 3.5 Packaging and Labeling

Applicant will adhere to State regulations and Monterey County code (Chapter 7.90.120 – Packaging and labeling requirements) for cannabis product packaging and labeling as follows:

1. Packages shall not be attractive to children.
2. Product labels shall include the following information displayed in a clear and legible font:
  - a. Manufacture date and source.
  - b. The statement “SCHEDULE 1 CONTROLLED SUBSTANCE.”
  - c. The statement “KEEP OUT OF REACH OF CHILDREN AND ANIMALS.” in bold print.
  - d. The statement “FOR MEDICAL USE ONLY” (if medical cannabis).
  - e. The statement “THE INTOXICATING EFFECTS OF THIS PRODUCT MAY BE DELAYED BY UP TO TWO HOURS.”
  - f. The statement “THIS PRODUCT MAY IMPAIR THE ABILITY TO DRIVE OR OPERATE MACHINERY. PLEASE USE EXTREME CAUTION.”
  - g. Packages containing only dried flower, will have a net weight of the cannabis written on the package.
  - h. A warning if nuts or other known allergens are used to make the product.
  - i. List of pharmacologically active ingredients, including, but not limited to, tetrahydrocannabinol, cannabidiol, and other cannabinoid content, the THC and other cannabinoid amount in milligrams per serving, servings per package, and the THC and other cannabinoid amount in milligrams for the package total.
  - j. Clear indication, in bold typeface, that the product contains cannabis.
  - k. Identification of the source and date of cultivation and manufacture.
  - l. Only generic food names may be used to describe edible cannabis products.
3. At any time between 8:00 a.m. and 8:00 p.m. and without notice, County officials may enter the premises and inspect the permittee’s cannabis products for the purpose of observing compliance.

## 3.6 Inventory Control and Storage

Applicant's inventory procedures include:

- A description of the procedure for receiving shipments of inventory.
- Where the applicant's inventory will be stored on the premises and how records of the inventory will be maintained.
- The procedure for performing inventory reconciliation and for ensuring that inventory records are accurate.

### Receiving Shipments

Applicant shall receive a shipment of cannabis goods only from licensed cultivators, manufacturers, distributors, and testing laboratories.

Applicant shall accept shipments of cannabis goods only between the hours of 6:00 AM to 10:00 PM.

During business hours, shipments of cannabis goods shall be received in the designated receiving area.

Upon pick-up or receipt of cannabis goods for transport, storage, or inventory, Applicant shall ensure that the cannabis goods received are as described in the shipping manifest, and shall record acceptance and acknowledgment of the cannabis goods in the track and trace system.

Upon receiving the shipment, Applicant shall report the amount and/or weight of cannabis goods received. This will be in compliance with any State, County or City track and trace or seed to sale network or database.

If there are any discrepancies between the type or quantity specified in the shipping manifest and the type or quantity received by Applicant, Applicant shall record and document the discrepancy in the track and trace system and in any relevant business record.

### Storage

Applicant may store cannabis products on the licensed premises.

1. Cannabis products must be stored indoors.
2. Applicant shall ensure all cannabis batches are stored separately and distinctly from other cannabis batches on the premises.
3. Applicant shall ensure a label with the following information is physically attached to each container of each batch:
  - a. The manufacturer or transporter's name and license number;
  - b. The date of entry into the storage area;
  - c. The unique identifiers and batch number associated with the batch;

- d. Description of product with enough detail to easily identify the batch; and
  - e. Weight of or quantity of units in the batch.
4. Cannabis products shall be stored in a building designed to permit control of temperature and humidity and shall prevent the entry of environmental contaminants such as smoke and dust. The area in which cannabis products are stored shall not be exposed to direct sunlight. Cannabis products may not be stored outdoors.
5. Employee break rooms, changing facilities, and bathrooms shall be completely separated from the storage areas.
6. Harvest batches and edible cannabis products shall be stored at 35 to 42 degrees Fahrenheit. In addition, harvest batches shall be stored in a darkened area with no more than 60% humidity.

## Inventory Reconciliation

Applicant shall reconcile all inventories of cannabis goods at least once every 14 days.

Applicant shall keep an inventory log containing the following information for each batch:

1. The manufacturer or cultivator's name and license number, who provided the batch;
2. The date of entry into the Applicant's premises;
3. The unique identifiers and batch number associated with the batch;
4. A description of the cannabis products with enough detail to easily identify the batch;
5. The weight of or quantity of units in the batch;
6. The best-by, sell-by, or expiration date of the batch, if any; and
7. Where on the premises the batch is kept

If Applicant finds a discrepancy between the inventory of stock and the inventory log or track and trace system that is outside of normal weight loss caused by moisture loss, Applicant shall commence a full audit of the batch in which the discrepancy was found.

## Track and Trace System Reconciliation

In addition to other inventory reconciliation requirements under this division, Applicant shall reconcile the physical inventory of cannabis goods at the licensed premises with the records in the track and trace database at least once every 14 days. If Applicant finds a discrepancy between its physical inventory and the track and trace system database, Applicant shall conduct an audit, and notify the Bureau of any reportable activity pursuant to section 5036.

### **Significant Discrepancy in Inventory**

Applicant shall notify the bureau within 24 hours if, after the audit, there is a significant discrepancy in inventory.

A significant discrepancy in inventory means a difference in actual inventory compared to records pertaining to inventory of at least \$5,000 or 2 percent of the average monthly sales of Applicant, whichever is less.

Average monthly sales shall be calculated by taking a per month average of the total sales for the previous 6 months. If Applicant has not been in operation for at least 6 months, only the months in which Applicant was operating shall be used in determining average monthly sales.

For the purposes of this section, Applicant's acquisition price shall be used to determine the value of cannabis goods in Applicant's inventory.

### **Notification of Theft, Loss, and Criminal Activity**

If the account manager finds evidence of theft or diversion, Applicant shall immediately report the theft or diversion to the Bureau.

Applicant shall notify the Bureau and local law enforcement within 24 hours of discovery of any of the following situations:

1. Applicant discovers a significant discrepancy as defined in section 5034 of this division in its inventory.
2. Applicant becomes aware of or has reason to suspect diversion, theft, loss, or any other criminal activity pertaining to the operations of Applicant.
3. Applicant becomes aware of or has reason to suspect diversion, theft, loss, or any other criminal activity by an agent or employee of Applicant pertaining to the operations of Applicant.
4. Applicant becomes aware of or has reason to suspect the loss or unauthorized alteration of records related to cannabis goods, customers, or Applicant's employees or agents.
5. Applicant becomes aware of or has reason to suspect any other breach of security.

The notification to the Bureau pursuant to this section shall be in writing and include the date and time of occurrence of the theft, loss, or criminal activity, the name of the local law enforcement agency that was notified, and a description of the incident including, where applicable, the item(s) that were taken or lost.

## Track and Trace Reporting

Applicant shall record in the track and trace system, all commercial cannabis activity, including any:

1. Packaging of cannabis goods.
2. Sale of cannabis goods.
3. Transportation of cannabis goods to Applicant.
4. Receipt of cannabis goods.
5. Return of cannabis goods.
6. Destruction and disposal of cannabis goods.
7. Laboratory testing and results.
8. Any other activity as required pursuant to this division, or by any other licensing authority.

The following information shall be recorded for each activity entered in the track and trace system:

1. Name and type of the cannabis goods.
2. Unique identifier of the cannabis goods.
3. Amount of the cannabis goods, by weight or count.
4. Date and time of the activity or transaction.
5. Name and license number of other licensees involved in the activity or transaction.
6. If the cannabis goods are being transported:
  - a. Applicant shall transport pursuant to a shipping manifest generated through the track and trace system, that includes items (1) through (5) above, as well as:
    - i. The name, license number, and premises address of the originating licensee.
    - ii. The name, license number, and premises address of Applicant transporting the cannabis goods.
    - iii. The name, licensee number, and premises address of the destination licensee receiving the cannabis goods into inventory or storage.
    - iv. The date and time of departure from the licensed premises and approximate date and time of departure from each subsequent licensed premises, if any.
    - v. Arrival date and estimated time of arrival at each licensed premises.
    - vi. Driver's license number of the personnel transporting the cannabis goods, and the make, model, and license plate number of the vehicle used for transport.
  - b. Upon pick-up or receipt of cannabis goods for transport, storage, or inventory, Applicant shall ensure that the cannabis goods received are as described in the shipping manifest, and shall record acceptance and acknowledgment of the cannabis goods in the track and trace system.

- c. If there are any discrepancies between the type or quantity specified in the shipping manifest and the type or quantity received by Applicant, Applicant shall record and document the discrepancy in the track and trace system and in any relevant business record.
- 7. If cannabis goods are being destroyed or disposed of, Applicant shall record in the track and trace system the following additional information:
  - a. The name of the employee performing the destruction or disposal.
  - b. The reason for destruction or disposal.
  - c. The name of the entity being used to collect and process cannabis waste, pursuant to section 5055.
- 8. Description for any adjustments made in the track and trace system, including, but not limited to:
  - a. Spoilage or fouling of the cannabis goods.
  - b. Any event resulting in exposure or compromise of the cannabis goods.
- 9. Any other information as required pursuant to this division, or by any other applicable licensing authorities.

Unless otherwise specified, all transactions must be entered into the track and trace system by 11:59 PM on the day the transaction occurred.

Applicant shall only enter and record complete and accurate information into the track and trace system, and shall correct any known errors entered into the track and trace system immediately upon discovery.

## Track and Trace Requirements

Applicant will utilize the California Cannabis Track-and-Trace (CCTT) system, which is the program used statewide to record the inventory and movement of cannabis and cannabis products through the commercial cannabis supply chain—from cultivation to sale. All state-issued annual cannabis licensees are required to use the CCTT-Metric system to record, track, and maintain information about their cannabis and cannabis-product inventories and activities. A unique identifier (UID) is an alphanumeric code or designation used to uniquely identify cannabis and cannabis products on a licensed premises. UIDs are specifically provisioned as plant tags or package labels. Applicant will be responsible for assigning a CCTT-Metric nonrepeating UID to each immature lot, flowering plant, and distinct cannabis product. This assignment is accomplished by issuing encrypted radio-frequency identification tags to annual licensees. The assigned UIDs then track the cannabis and cannabis products when they are transferred from one licensee to another.

The CCTT will enable Applicant to track any products in case a consumer safety issue arises.

Applicant shall create and maintain an active and functional account within the track and trace system prior to engaging in any commercial cannabis activity, including the purchase, sale, test, packaging, transfer, transport, return, destruction, or disposal, of any cannabis goods.

Applicant shall designate one individual owner as the track and trace system account manager. The account manager may authorize additional owners or employees as track and trace system users and shall ensure that each user is trained on the track and trace system prior to its access or use.

The account manager shall attend and successfully complete all required track and trace system training, including any orientation and continuing education. If the account manager did not complete the required track and trace system training prior to receiving the annual license, the account manager shall sign up for and complete state mandated training, as prescribed by the Bureau, within five business days of license issuance.

The account manager and each user shall be assigned a unique log-on, consisting of a username and password. The account manager or each user accessing the track and trace system shall only do so under his or her assigned log-on, and shall not use or access a log-on of any other individual. No account manager or user shall share or transfer his or her log-on, username, or password, to be used by any other individual for any reason.

The account manager shall maintain a complete, accurate, and up-to-date list of all track and trace system users, consisting of their full names and usernames.

Applicant shall monitor all compliance notifications from the track and trace system, and timely resolve the issues detailed in the compliance notification.

Applicant shall keep a record, independent of the track and trace system, of all compliance notifications received from the track and trace system, and how and when compliance was achieved.

If Applicant is unable to resolve a compliance notification within three business days of receiving the notification, Applicant shall notify the Bureau immediately. Applicant is accountable for all actions its owners or employees take while logged into or using the track and trace system, or otherwise while conducting track and trace activities.

## Loss of Access

If at any point Applicant loses access to the track and trace system for any reason, Applicant shall prepare and maintain comprehensive records detailing all commercial cannabis activities that were conducted during the loss of access.

Applicant shall both document and notify the Bureau immediately:

1. When access to the system is lost;
2. When it is restored; and
3. The cause for the loss of access.

Once access is restored, all commercial cannabis activity that occurred during the loss of access shall be entered into the track and trace system within three business days of access being restored.

Applicant shall not transport, transfer or deliver any cannabis goods until such time as access is restored and all information recorded in the track and trace system. The inventory control and storage procedure and technology are designed to track data in each phase that is carried forward throughout the entire process chain of the seed-to-sale system – growth, harvesting, processing, packaging, order fulfillment, shipping, delivery and payment of the cannabis, so that the cannabis can be traced forward through the entire process and backward from the point of delivery back to the clone and mother from which the product was produced.

The cultivation procedures and the inventory control plan are fully integrated to prevent the unauthorized distribution of cannabis and the diversion of medical cannabis and medical cannabis products to nonmedical use.

## Records

Applicant shall maintain the following records:

1. Records relating to branding, packaging and labeling
2. Inventory logs and records
3. Transportation bills of lading and shipping manifests for completed transports and for cannabis goods in transit
4. Vehicle and trailer ownership records
5. Quality-assurance records
6. Records relating to destruction of cannabis products
7. Laboratory-testing records
8. Warehouse receipts

Records relating to tax payments collected and paid

Records will be kept for a minimum of seven (7) years at the facility and will be available for inspection.

## 3.7 Transport

As a licensed distributor, Applicant will transport the cannabis products from the facility to licensed cultivators, manufacturers, distributors, testing laboratories and retailers.

This procedure references California Code of Regulations (CCR) Title 16, Division 42 (“division”). Applicant shall comply with all applicable laws. The procedures will be updated pursuant to state and local regulations.

### Notification of Fleet

The facility shall maintain a database and provide a list of the individuals and vehicles authorized to conduct transportation on behalf of the facility to the State, County or City governing body. For purposes of this application, any vehicle transporting cannabis goods between legal authorized cannabis licensees shall be considered an extension of the licensed premises.

### Notification of Shipment

Upon transporting any cannabis goods between legal authorized cannabis licensees, Applicant shall notify any as required by law of the type and amount and/or weight of Cannabis and/or Cannabis products being transported, the names of transporters, information about the transporting vehicle, times of departure and expected delivery.

### Transportation Request

Applicant shall maintain a physical copy of any and all transportation request (and/or invoice) and shall make it available upon request of agents or employees of the State, County or City requesting documentation.

### Transportation Manifest

Prior to transporting cannabis goods, Applicant shall generate a shipping manifest through the track and trace system for the following activities:

1. Testing and sampling;
2. Sale of cannabis goods to a licensee;
3. Destruction or disposal of cannabis goods; and
4. Any other activity, as required pursuant to this division, or by any other licensing authority.

Applicant shall securely transmit the manifest to the Bureau of Cannabis Control (“Bureau”) and the licensee that will receive the cannabis goods prior to transporting the cannabis goods.

Applicant shall ensure and verify that the cannabis goods being taken into possession for transport at the originating licensed premises are as described and accurately reflected in the shipping manifest.

Applicant shall not take into possession or transport:

1. Any cannabis goods that are not on the shipping manifest; or
2. Any cannabis goods that are less than or greater than the amount reflected on the shipping manifest.

A complete printed transport manifest must be kept with the product at all times listing amount and/or weight of Cannabis and/or Cannabis products being transported. Manifest will include:

1. Transporting facility name, contact information of facility licensee representative, licensed premises address and license number of the licensee transporting the Cannabis items
2. Receiving facility name, contact information of the licensee representative, licensed premises address, and license number of the licensee receiving the delivery;
3. Product name and quantities (by weight or unit) of each Cannabis item contained in each transport
4. The date of transport and approximate time of departure
5. Arrival date and estimated time of arrival
6. Delivery vehicle make, model and license plate number
7. Name and signature of the licensee's representative accompanying the transport.

Applicant will not void or change a transportation manifest after departing from the originating licensed premises.

## Transportation Personnel

Individuals authorized to conduct transportation on behalf of Applicant shall

1. Be an employee of Applicant
2. Have a valid California Driver's License
3. Undergo a Fingerprint-Based Criminal History Records Check conducted by the City Police Department.
4. Be 21 years of age or older

## Transportation of Product

In order to prevent diversion of cannabis and cannabis product the facility will follow a strict policy of inventory control, which will include chain of custody reporting, weigh in and weigh out reporting, and eventually seed to sale product tracking. Cannabis or Cannabis products that are being transported will meet the following requirements:

1. A distribution employee transporting cannabis goods shall only travel between licensees shipping or receiving cannabis goods and its own licensed premises when engaged in the transportation of cannabis goods. The distribution employee may transport multiple shipments of cannabis goods at once in accordance with applicable laws.
2. During transportation, the individual conducting transportation on behalf of the facility shall maintain a copy of the facility's cannabis facility license and shall make it available upon request of agents or employees of the State, County or City requesting documentation.
3. Packages or containers holding cannabis goods shall not be tampered with, or opened, during transport.
4. Cannabis goods shall only be transported inside of a vehicle or trailer and shall not be visible or identifiable from outside of the vehicle or trailer.
5. Cannabis goods shall be locked in a box, container, or cage that is secured to the inside of the vehicle or trailer.
6. Vehicle transporting Cannabis or Cannabis products will travel directly from the shipping licensee to the receiving licensee and its own licensed premises and will not make any unnecessary stops in between except to other facilities receiving product.

## Transportation Vehicle

The facility shall transport cannabis products only in a vehicle that is:

1. Proof of ownership or a valid lease for any and all vehicles and trailers that will be used to transport cannabis goods;
2. The year, make, model, license plate number, and numerical Vehicle Identification Number (VIN) for any and all vehicles and trailers that will be used to transport cannabis goods
3. Proof of insurance for each vehicle and trailer used to transport cannabis goods at or above the legal requirement
4. At a minimum, all transport vehicles and trailers shall have a vehicle alarm system on. Motion detectors, pressure switches, duress, panic, and hold-up alarms may also be used.

## Receipt of Shipment

Upon receiving the shipment, Applicant or certified third-party lab receiving the product shall report the amount and/or weight of cannabis goods received. This will be in compliance with any State, County or City track and trace or seed to sale network or database.

## Records of Transportation

Records of all transportation will be kept for a minimum of three (3) years at the facility and will be available for inspection.

## Loss Reporting

Applicant will contact police immediately, or as soon as possible under the circumstances, if a vehicle transporting cannabis goods is involved in any accident that involves product loss.

## 3.8 Vendors

Applicant will verify that each vendor providing cannabis product for the operation has the requisite license from the State of California.

## 3.9 Recordkeeping

In accordance with MCC chapter 21.67.100.D.2 and State regulations, Applicant will keep accurate records of commercial cannabis activity.

Applicant will maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all cannabis products throughout the distribution chain until purchase by or distribution. The inventory control and reporting system shall comply with the track and trace program required by State regulations issued pursuant thereto.

Applicant shall have an electronic point of sale system that produces historical transactional data for review by the County of Monterey or designee for compliance and auditing purposes.

## 4 Project Plans

License	License Type	Building	Section	Canopy Dimensions	Aggregate Canopy	Harvest Storage Dimensions	Comments
CCL18-0000694	Nursery	1 3	1.1 1.2 3.1	1,000 SF 1,000 SF 1,675 SF	3,675 SF	N/A	All immature plants in Buildings 1 & 3. R&D / Seed Production in Building 3.
CCL18-0000695	Small Mixed-Light	1	1.1 1.2	110 x 30 (x2) 110 x 30	9,900 SF	5 x 20	No immature plants No processing / packaging
CCL18-0000696	Small Mixed-Light	1 2	2.1 2.2 2.3	110 x 30 110 x 30 110 x 30	9,900 SF	5 x 20	No immature plants No processing / packaging
CCL18-0000697	Small Mixed-Light	2	3.1 3.2	110 x 30 110 x 30 (x2)	9,900 SF	5 x 20	No immature plants No processing / packaging
CCL18-0000698	Small Mixed-Light	2	4.1 4.2	110 x 30 110 x 30 (x2)	9,900 SF	5 x 20	No immature plants No processing / packaging
LCA21-0003113	Specialty Mixed-Light	1	5.1	110 x 30	3,300 SF	5 x 20	No immature plants No processing / packaging
LCA21-0003114	Small Mixed-Light	1	5.1 5.2 5.2	110 x 30 110 x 30 110 x 30	9,900 SF	5 x 20	No immature plants No processing / packaging
CCL19-0005452	Processing	4	N/A	N/A	N/A	15 x 40 60 x 70	Processing and Packaging
C11-0000528	BCC - Distribution	4	N/A	N/A	N/A	N/A	Transport between licensees

# Exhibit 1 (BLD 1)

(Building A on PLN 170263)

Common Premises Entrance/Exit

**BUILDING 1 CULTIVATION**  
(Exhibit 1)  
(CCL 18-000695,  
CCL18-000696,  
21TMP-018203,  
21TMP-020157)

Cultivation 1.1 - 1.3 = 9,900 sqft  
Cultivation 2.1 = 3,300 sqft  
Cultivation 5.1 - 5.3 = 9,900 sqft  
Cultivation 6.1 = 3,300 sqft

**26400 Sq Ft.**

---

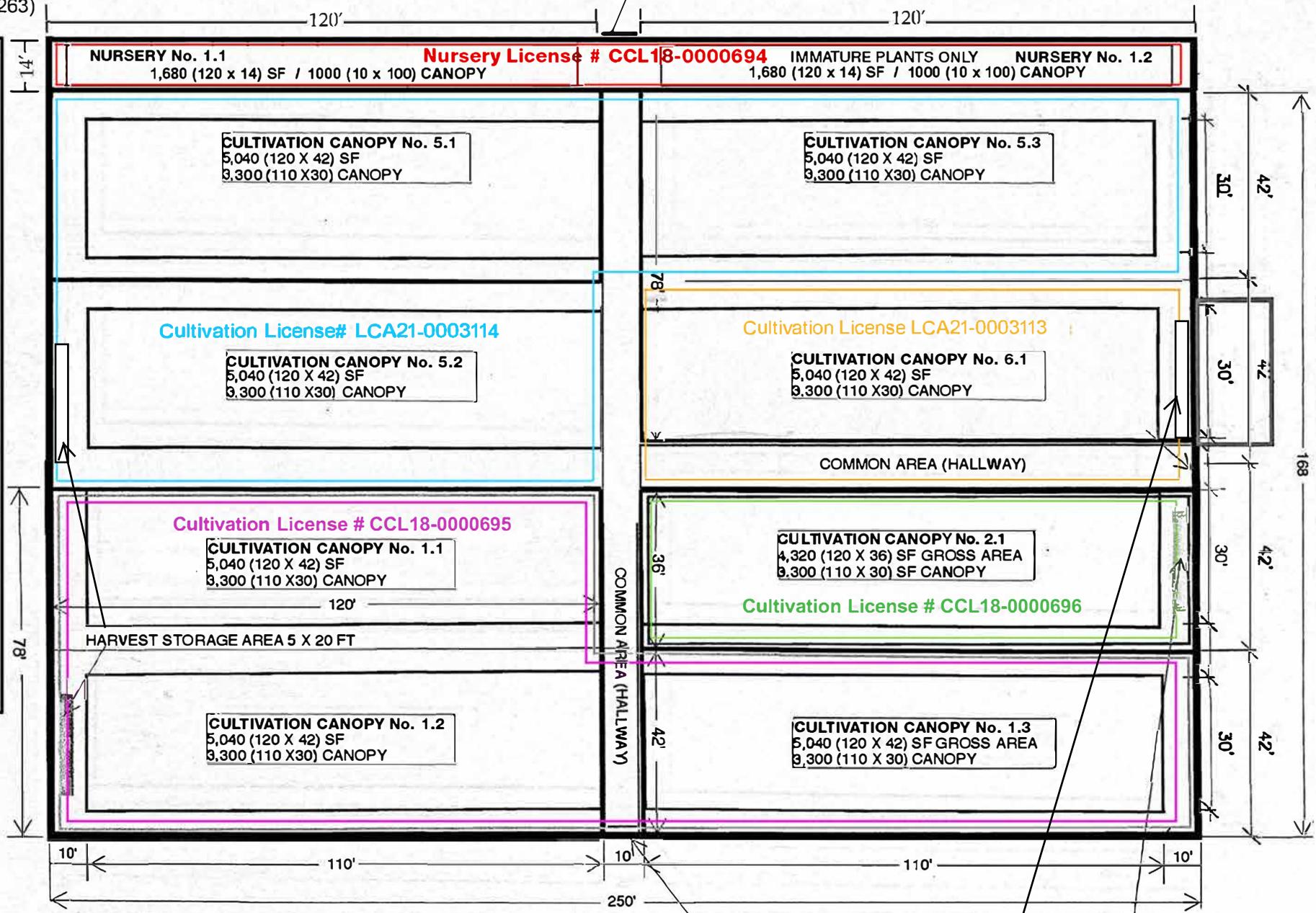
**BUILDING 1 NURSERY**  
(Exhibit 1)  
(CCL18-000694)

Nursery 1.1 + 1.2 = 2,000 sqft

---

**TOTAL CULTIVATION CANOPY FOR THE PREMISES**  
Building 1  
+  
Building 2

**52800 Sq Ft.**



**GOLD COAST GARDENS**  
**NURSERY/CULTIVATION PREMISES DIAGRAM**  
**BUILDING #1**  
723 SAN JUAN ROAD, PAJARO, CALIFORNIA  
SCALE 1"=30'

COMMON PREMISES ENTRANCE/EXIT

HARVEST STORAGE AREA 5 X 20 FT

COMMON PESTICIDE AND AGRICULTURAL CHEMICAL STORAGE 16' x 20'

# Exhibit 2 (BLD 2)

(Building D on PLN 170263)

**BUILDING 2 CULTIVATION**

(CCL18-0000696,  
CCL18-0000697,  
CCL18-0000698)

Cultivation 2.2 - 2.3 = 6,600 sqft  
Cultivation 3.1 - 3.3 = 9,900 sqft  
Cultivation 4.1 - 4.3 = 9,900 sqft

---

**26400 Sq Ft.**

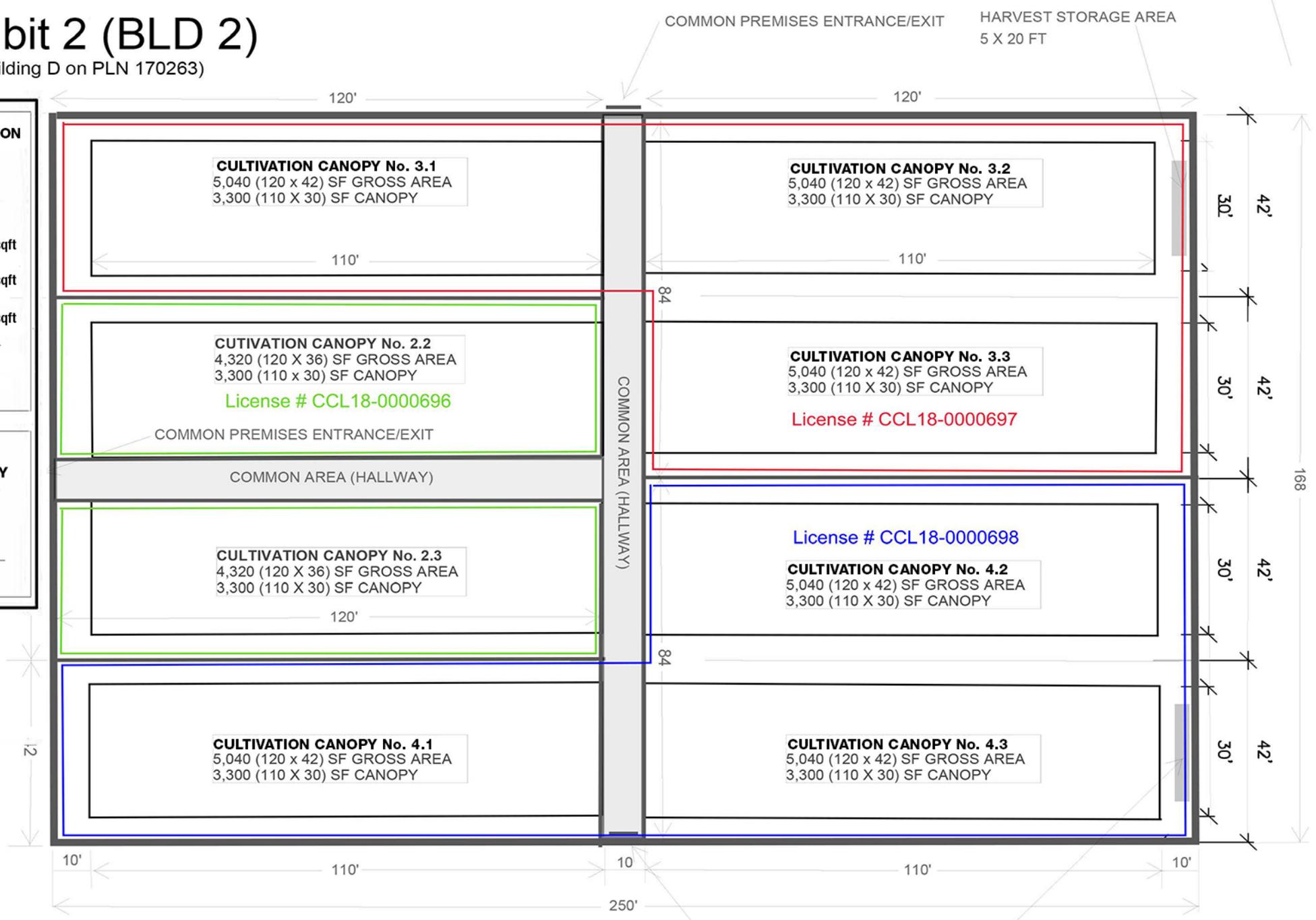
---

**TOTAL CULTIVATION CANOPY FOR THE PREMISES**

Building 1  
+  
Building 2

---

**52800 Sq Ft.**



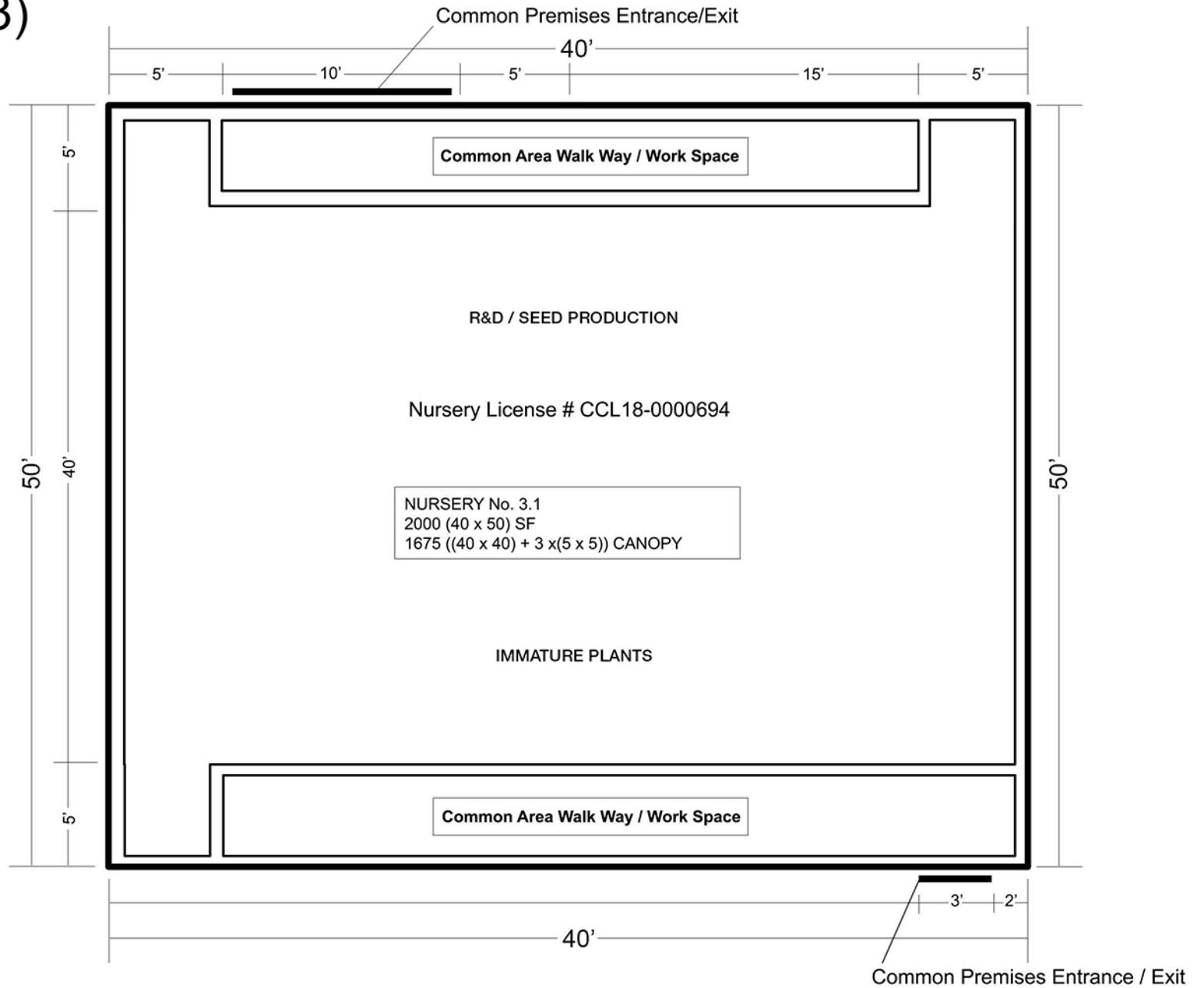
**GOLD COAST GARDENS**  
CULTIVATION PREMISES DIAGRAM  
BUILDING #2  
723 SAN JUAN ROAD, PAJARO, CALIFORNIA  
SCALE: 1"=30'

COMMON PREMISES ENTRANCE/EXIT HARVEST STORAGE AREA  
5 X 20 FT

# Exhibit 3 (BLD 3)

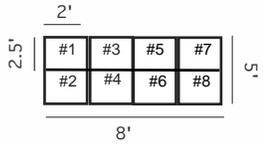
(Building B on PLN 170263)

<p><b>BUILDING 1 NURSERY</b> (Exhibit 1) CCL18-0000694 Nursery 1.1 + 1.2 = 2,000 sqft</p>
<p><b>BUILDING 3 NURSERY</b> (Exhibit 3) CCL18-0000694 Nursery 3.1 = 1,675 sqft</p>
<p><b>TOTAL NURSERY FOR THE PREMISES</b></p> <p>Building 1 + Building 3</p> <hr/> <p>3,675 Sq Ft.</p>



**GOLD COAST GARDENS**  
**NURSERY/CULTIVATION PREMISES DIAGRAM**  
**BUILDING #3**  
 723 SAN JUAN ROAD, PAJARO, CALIFORNIA  
 SCALE 1"=30'

Administrative Hold Area for all licenses.  
 Each license has a distinct storage area,  
 completely separate from each other.  
 (2' x 2.5' area for license)



- #1 - CCL18-0000695
- #2 - CCL18-0000696
- #3 - CCL18-0000697
- #4 - CCL18-0000698
- #5 - CCL18-0000694
- #6 - CCL19-0005452
- #7 - LCA21-0003113
- #8 - LCA21-0003114

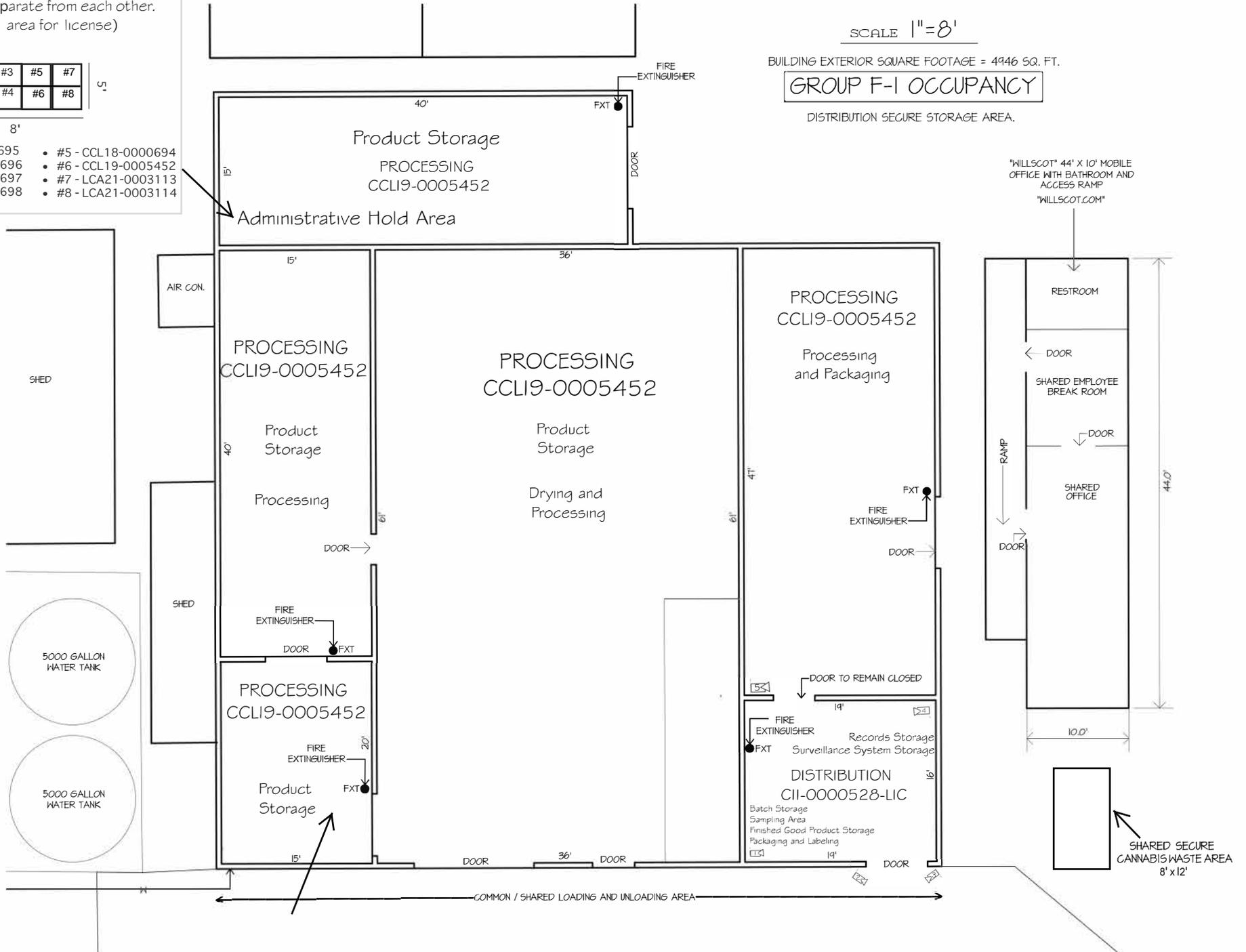
SCALE 1" = 8'

BUILDING EXTERIOR SQUARE FOOTAGE = 4946 SQ. FT.

**GROUP F-1 OCCUPANCY**

DISTRIBUTION SECURE STORAGE AREA.

"WILLSCOT" 44' x 10' MOBILE  
 OFFICE WITH BATHROOM AND  
 ACCESS RAMP  
 "WILLSCOT.COM"

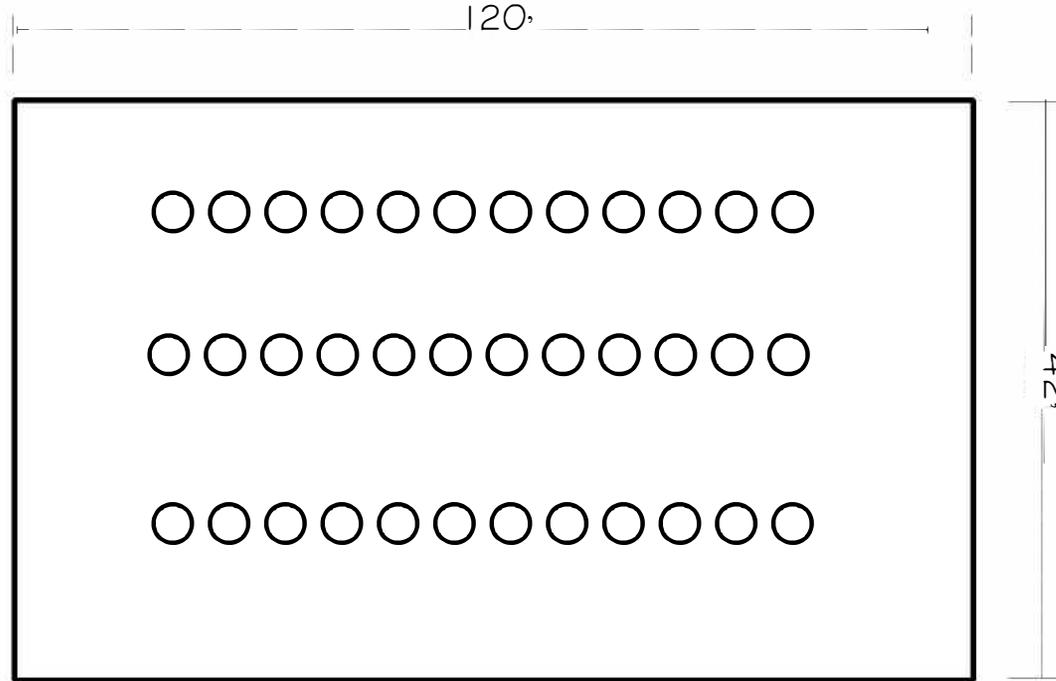




# LIGHTING DIAGRAM

723 San Juan Rd, Monterey County, Ca 95076

CANOPY AREA AS DEFINED FOR ALL GREENHOUSES IN  
THE PREMISES DIAGRAM

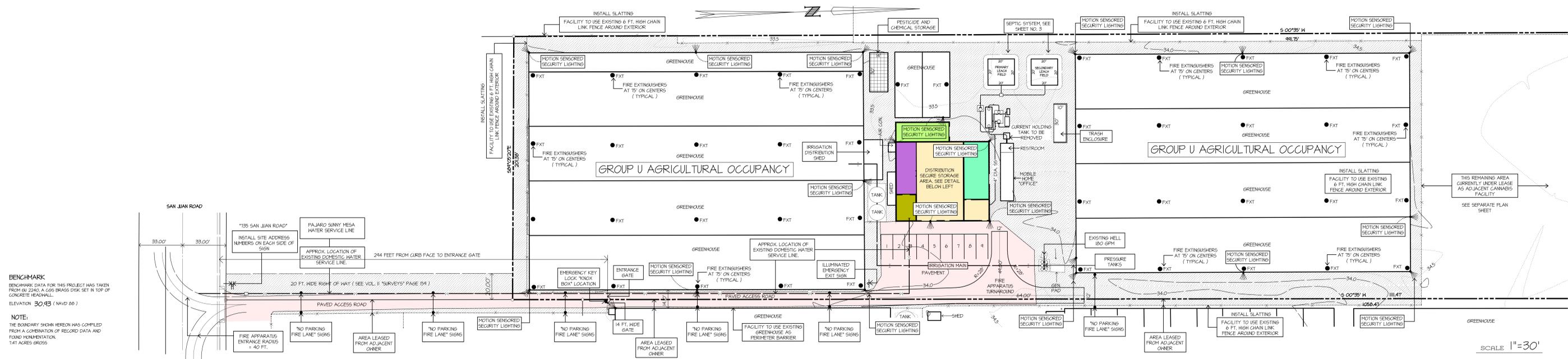


## Aggregate Wattage Per Canopy Area

36 Lights X 500 Watts Per Bulb = 18,000 Watts  
Each Cultivation area is 3,300 Sq Ft.  
18,000 Watts / 3,300 Sq Ft = 5.4 Watts/Sq Ft

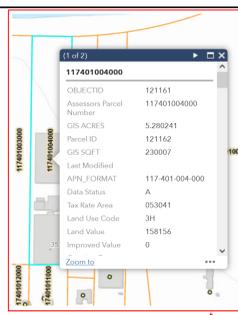
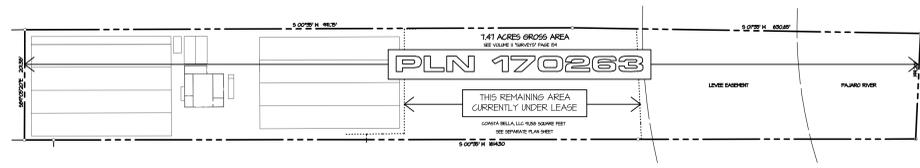
## Maximum Wattage of Each Light

○ = 500 Maximum Watts Per Light



**BENCHMARK**  
 BENCHMARK DATA FOR THIS PROJECT WAS TAKEN FROM 062424.A GCS BRASS DISK SET IN TOP OF CONCRETE HEADWALL.  
 ELEVATION 30.43 (NAVD 88)

**NOTE:**  
 THE BOUNDARY SHOWN HEREON WAS COMPILED FROM A COMBINATION OF RECORD DATA AND FIELD MEASUREMENT.  
 7.47 ACRES GROSS



**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 # 1100049. 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 BUILDING.

**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.

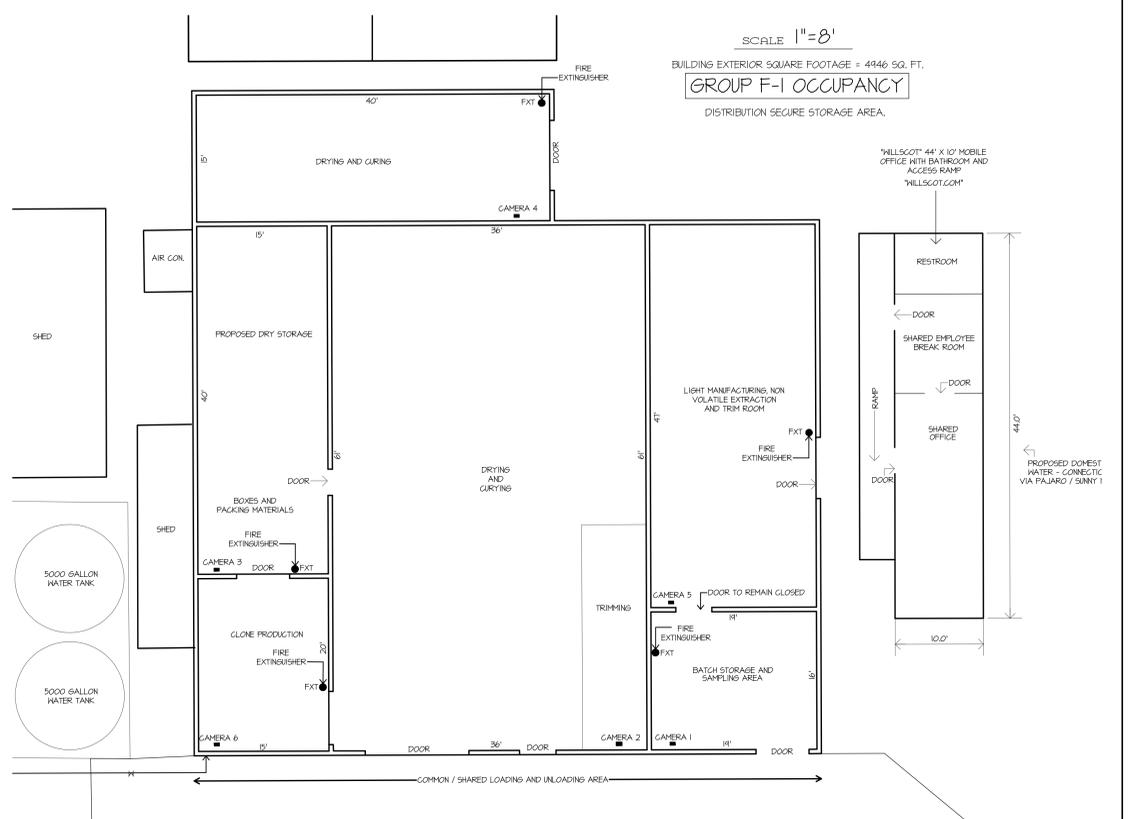
**FLOOD PLAN**  
 THIS PROPERTY IS SHOWN AS BEING ENTIRELY WITHIN SPECIAL FLOOD HAZARD AREA ZONE AO ON FEMA DIGITAL FLOOD MAPS 06053C00386 AND 06053C00406. ZONE AO 100 YEAR FREQUENCY FLOOD DEPTH IS SHOWN AS 1 FOOT.

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.



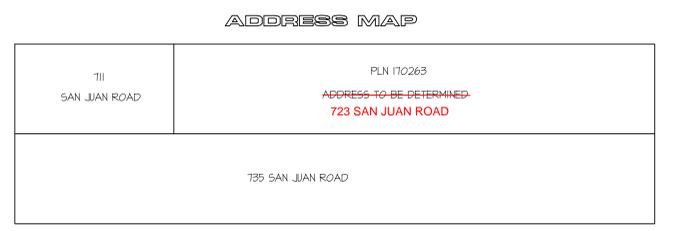
**PARCEL AREA = 7.47 ACRES - 5.28 ACRES**  
 PORTION LEASED TO COASTA BELLA LLC = 2.01 ACRES  
 LEVEE / RIVER AREA = 2.20 ACRES  
 CANNABIS FACILITY AREA = 3.18 ACRES - LICENSED AREA IS NOT THE ENTIRE PARCEL AREA

**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

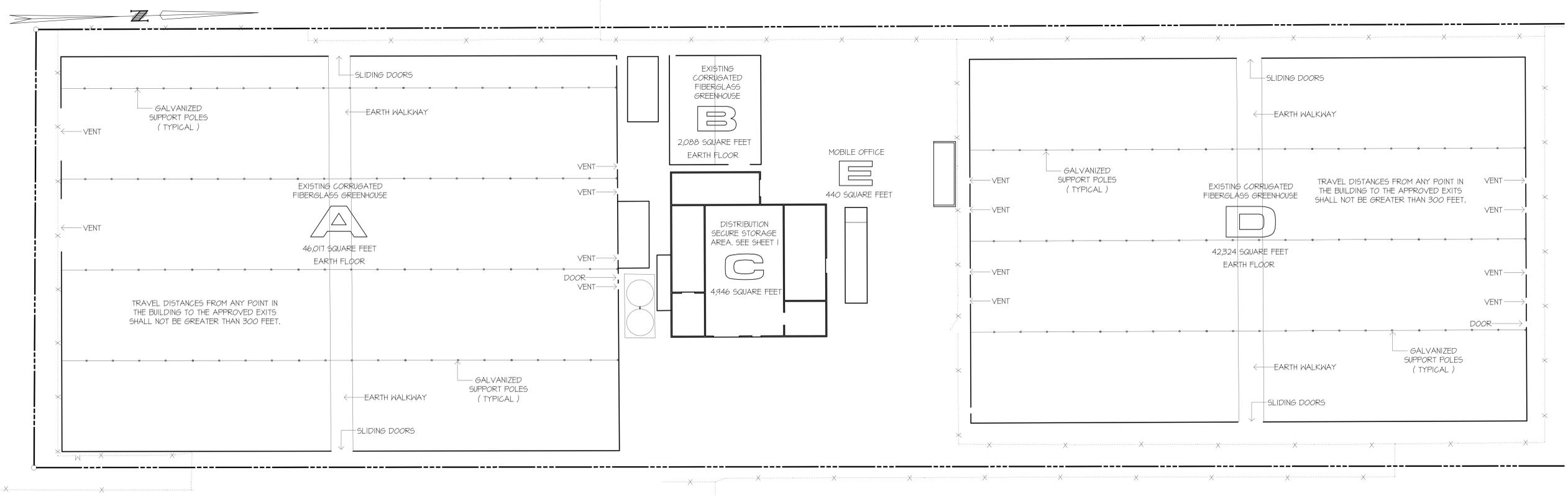
TOTAL BUILDINGS = 95,144 SQUARE FEET  
~~CANNABIS FACILITY AREA = 138,520 SQUARE FEET~~ **PARCEL AREA = 230,007 SQUARE FEET**  
 EXISTING LOT COVERAGE = 41.4%

**FLOOR AREA RATIO**  
 $95,304 \div 230,007 = 41.4\%$

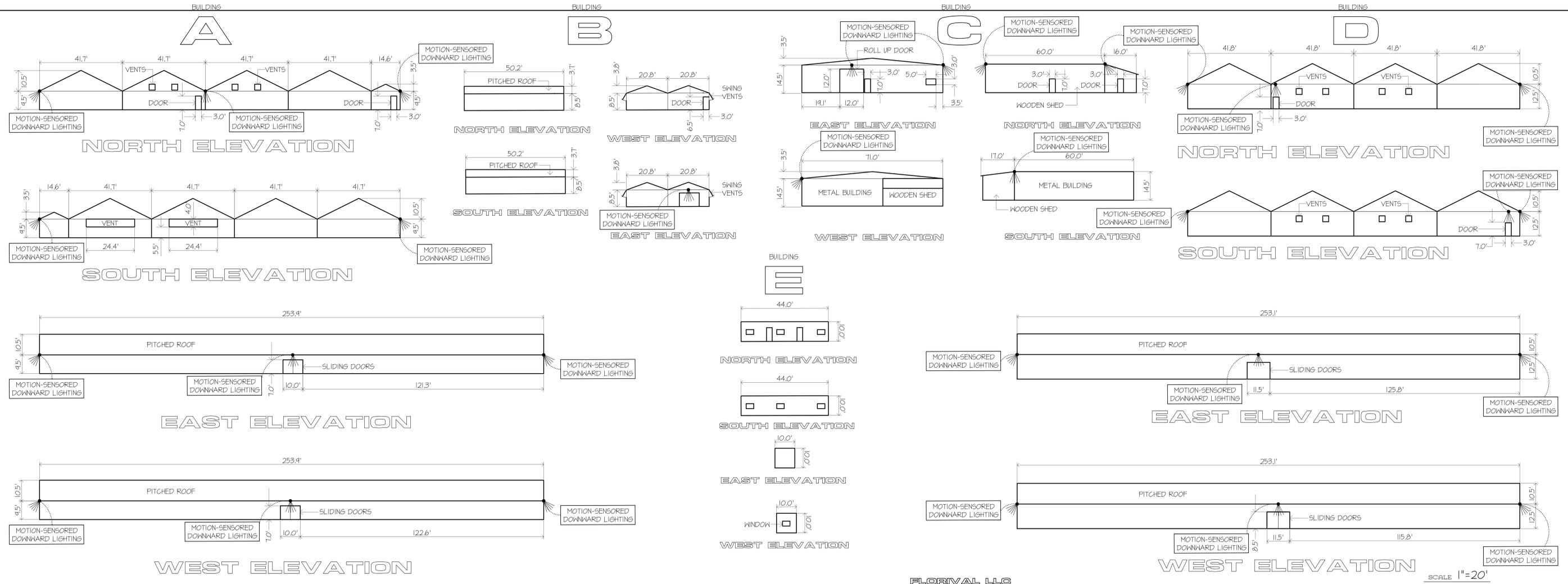
**IMPERVIOUS COVERAGE**  
 TOTAL BUILDINGS, STRUCTURES AND ASPHALT = 2.43 ACRES  
~~CANNABIS FACILITY AREA = 3.18 ACRES~~ **PARCEL AREA = 5.28 ACRES**  
 IMPERVIOUS COVERAGE = 46%



FLORIVAL LLC



SCALE 1"=20'



FLORIVAL LLC

SCALE 1"=20'



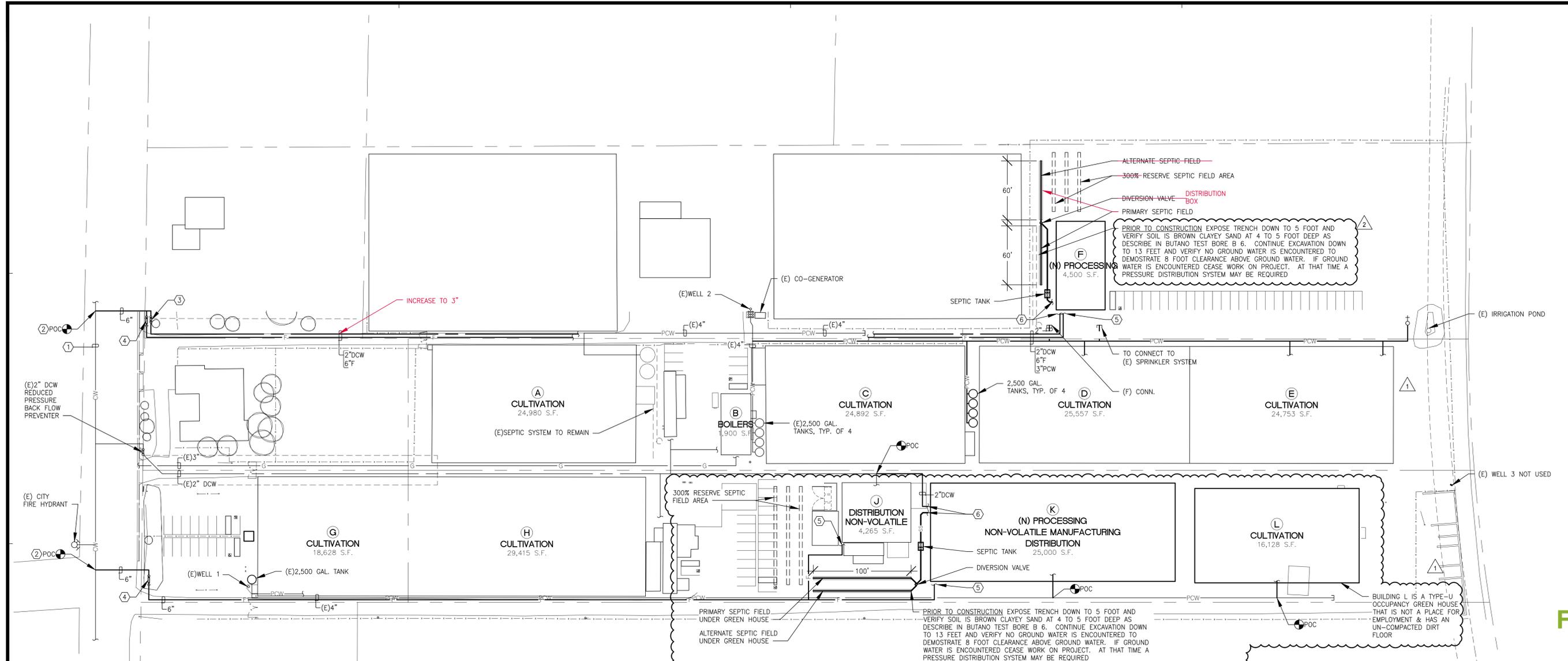
**H. D. PETERS CO.**  
ENGINEERING - SURVEYING - LAND PLANNING  
119 CENTRAL AVENUE - PO BOX 1000 BOX 119 BALDWIN CALIFORNIA 93822 PH (408) 434-3963 FAX (408) 434-2746

**SAN JUAN ROAD**  
MONTEREY COUNTY, CALIFORNIA  
A PORTION OF THAT 7.41 ACRE PARCEL PER VOLUME II "SURVEYS" PAGE 151  
ASSESSOR'S PARCEL NUMBER 111-401-004-000

**SITE PLAN FOR CUP**  
**PLN 170263**

SCALE AS SHOWN DRAWN STAFF JOB NO. 4223  
DATE DECEMBER, 2018 FILE NO. 4223 LAST VERSION DWG





**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 FT<sup>2</sup>  
 DENSITY: 0.20 GPM/FT<sup>2</sup>  
 COMBINED HOSE FLOW HYDRAULICALLY CALCULATED = (1,500 FT<sup>2</sup>)(0.20 GPM/FT<sup>2</sup>) + 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 FT<sup>2</sup>  
 DENSITY: 0.20 GPM/FT<sup>2</sup>  
 COMBINED HOSE FLOW HYDRAULICALLY CALCULATED = (1,500 FT<sup>2</sup>)(0.20 GPM/FT<sup>2</sup>) + 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/FT<sup>2</sup>) = 215 FT<sup>2</sup>

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 FT<sup>2</sup> 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/FT<sup>2</sup>) = 322 FT<sup>2</sup>

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 FT<sup>2</sup> 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
1	03/28/18	RR	USE PERMIT SUBMITTAL
2	01/24/19	RR	PLAN CHECK RESPONSE 1
3	08/09/21	RR	PLAN CHECK RESPONSE 2

APPROVED ARCHITECT  
 BELLI ARCHITECTURAL GROUP  
 235 MONTEREY STREET, SUITE B, SALINAS, CA 98901  
 BELLIA.COM



REGISTERED PROFESSIONAL ENGINEER  
 CIVIL ENGINEERING  
 RYAN REVERA  
 144 S. STANISLAUS ST. #200  
 SALINAS, CA 98901  
 (831) 288-6221  
 rrevera@rc-engineers.com  
 PROJECT # 20180657

REGISTERED PROFESSIONAL ENGINEER  
 CIVIL ENGINEERING  
 RYAN REVERA  
 144 S. STANISLAUS ST. #200  
 SALINAS, CA 98901  
 (831) 288-6221  
 rrevera@rc-engineers.com  
 PROJECT # 20180657

SITE PLAN  
 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: SU.1

OF SHEETS

For Review  
 10/21/2023 11:56:28 AM

# 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: 85,518 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

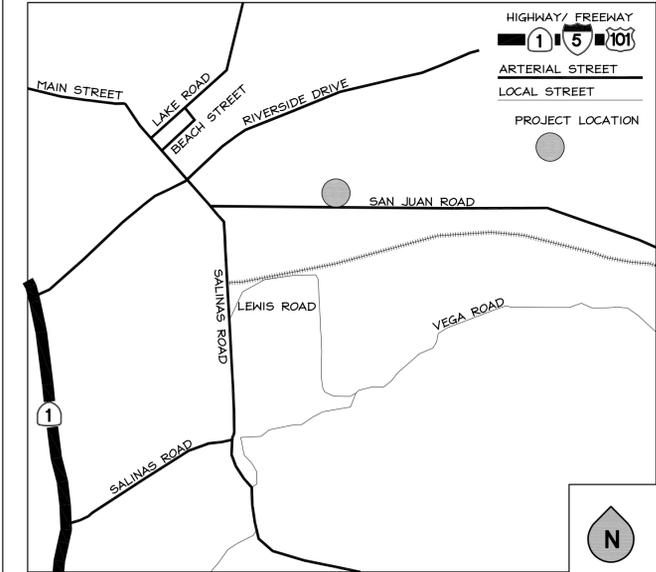
## PROJECT BUILDING DATA

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

## 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.
<b>TOTALS</b>	<b>224,225 S.F.</b>	<b>76,000 S.F.</b>	<b>16,128 S.F.</b>	<b>164,353 S.F.</b>

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



VICINITY MAP

NO SCALE

**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 CMC - CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA TITLE 24 ENERGY REQUIREMENTS  
2016 CALIFORNIA AMENDMENTS

## PROJECT TEAM

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

**ARCHITECT**  
BELLI ARCHITECTURAL GROUP  
CONTACT: LINO BELLI  
PHONE: (831) 424-4620  
FAX: (831) 424-4408

**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

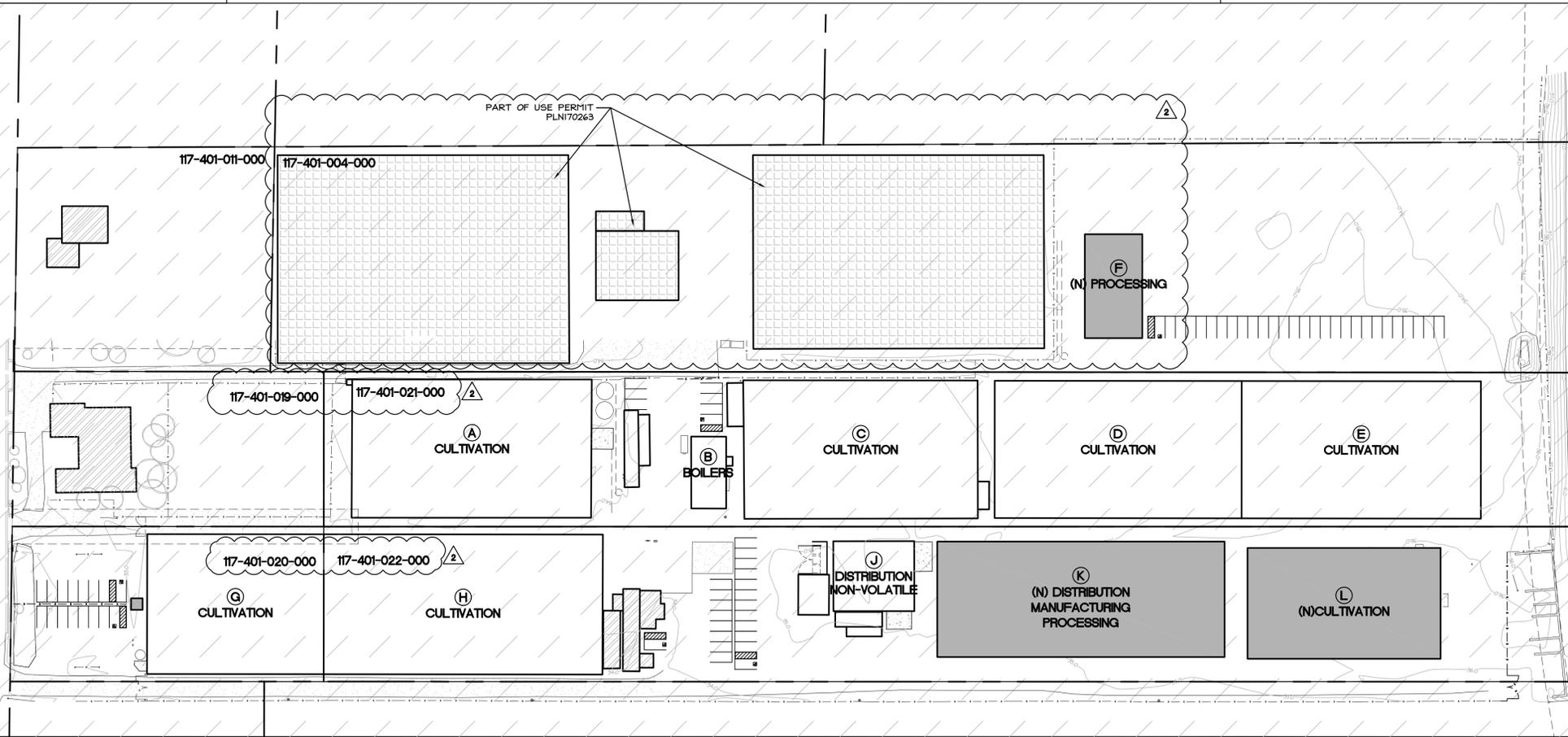
### GRADING & DRAINAGE

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"



PROJECT NORTH

REVISIONS	DATE	BY	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 93901  
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

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THESE CONTRIBUTOR'S PLANS FACE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

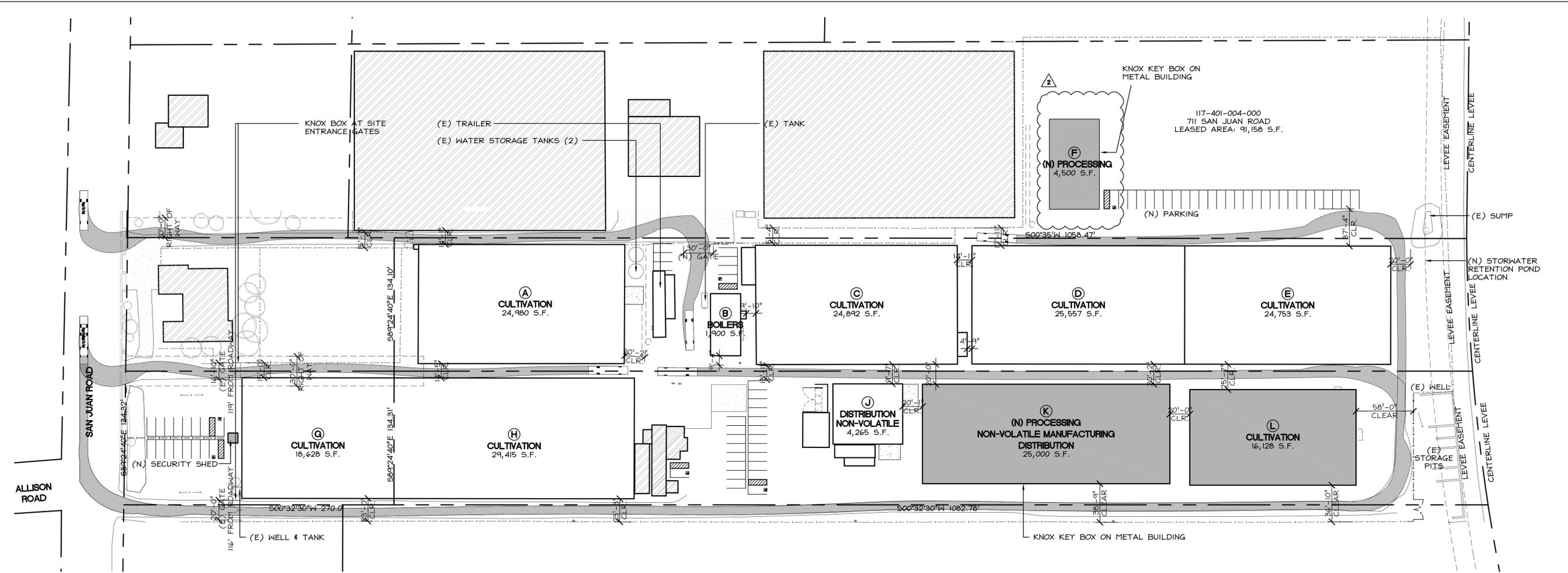


**LEGEND**

---	(E) PROPERTY LINE	[White Box]	(E) BUILDING	[Dotted Box]	(E) A/C PAVING
-x-x-	(E) FENCE	[Grey Box]	(N) BUILDING	[Stippled Box]	(E) CONCRETE PAVING
-x-x-	(N) FENCE/GATE	[Hatched Box]	(E) ADJACENT BUILDING	[Dotted Box]	(E) LANDSCAPING
---	PREVIOUSLY ESTABLISHED GREENHOUSE FOOTPRINT	[Hatched Box]	FIRE ACCESS ROUTE		
---	ACCESSORY STRUCTURES TO BE REMOVED				

**FIRE DEPARTMENT NOTES**

- ROAD ACCESS:** ACCESS ROADS SHALL BE REQUIRED FOR EVERY BUILDING WHEN ANY PORTION OF THE EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150'-0" FROM FIRE DEPARTMENT ACCESS. ALL ROADS SHALL BE CONSTRUCTED TO PROVIDE A MINIMUM WIDTH OF 20'-0" WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15'-0". THE ROADWAY SURFACE SHALL PROVIDE UNOBSTRUCTED ACCESS TO CONVENTIONAL DRIVE VEHICLES INCLUDING SEDANS AND FIRE APPARATUS AND SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS).
- FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM:** THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR TO THE FIRE CODE OFFICIAL AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A CONSTRUCTION PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.
- FIRE ALARM SYSTEM (COMMERCIAL):** 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.
- DEFENSIBLE SPACE REQUIREMENTS:** MANAGE COMBUSTIBLE VEGETATION FROM WITHIN 100'-0" OF STRUCTURE, OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. TRIM TREE LIMBS TO A MINIMUM OF 6'-0" FROM THE GROUND. REMOVE TREE LIMBS FROM WITHIN 10'-0" OF CHIMNEYS. ADDITIONAL AND/OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE CODE OFFICIAL MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION TO BE DETERMINED BY THE FIRE CODE OFFICIAL AND THE DIRECTOR OF THE RESOURCE MANAGEMENT AGENCY.
- ADDRESSES FOR BUILDINGS:** 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 THE SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.
- GATES:** ALL GATES PROVIDING ACCESS FROM THE ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30'-0" 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 BUT IN NO CASE LESS THAN 12'-0" WIDE. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40'-0" 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 KEY BOX:** 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 EMERGENCY ACCESS KEY BOX CAN BE UPDATED WITH CURRENT KEYS.



**1 FIRE ACCESS PLAN**  
SCALE: 1" = 50'-0"



REVISIONS/DATE	BY	DESCRIPTION
1/24/18	SS	PLAN CHECK RESPONSE
2		

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

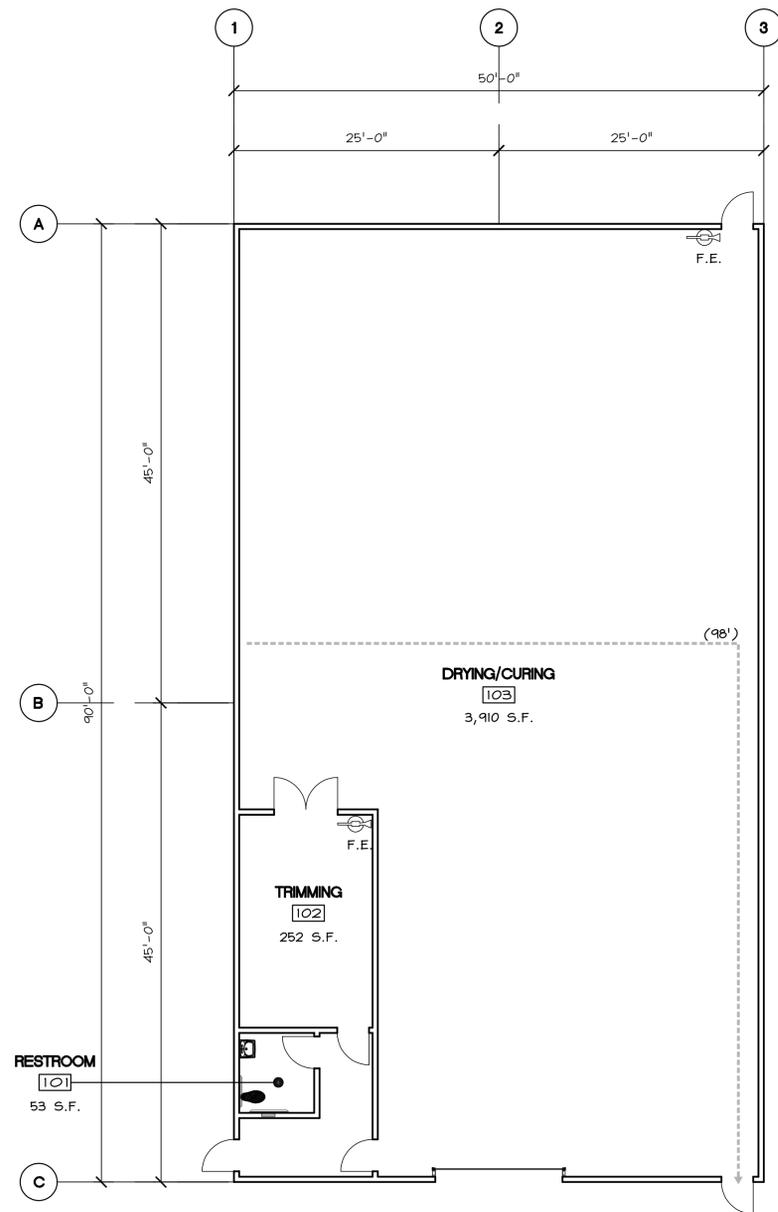
BELLI ARCHITECTURAL GROUP 831.424.4620  
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901  
BELLIAG.COM

**Bella** architectural group

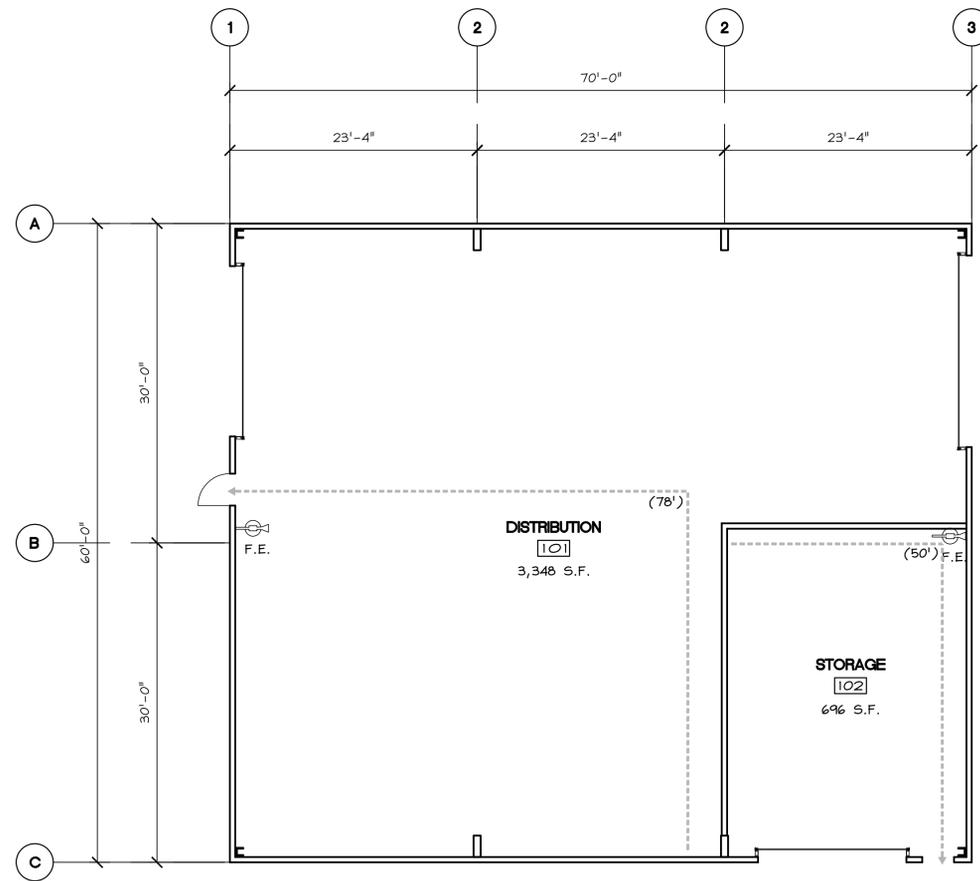
**FIRE ACCESS PLAN**  
USE PERMIT FOR:  
**COASTA BELLA, LLC**  
735, 745, 755 SAN JUAN ROAD  
ROYAL OAKS, CA 95076

DATE: 2/22/18  
SCALE: AS NOTED  
DRAWN: JC  
JOB: 18004  
SHEET: **A0.1**  
OF SHEETS

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THESE CONSTITUTES FORMAL EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



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"



REVISIONS	DATE	BY	DESCRIPTION



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

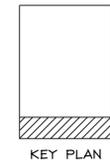
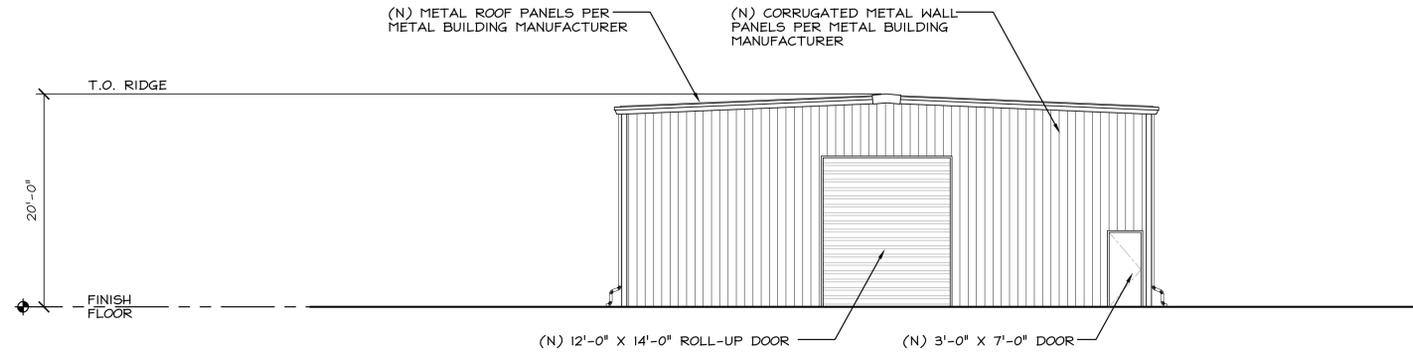


FLOOR PLANS - BUILDINGS 'F' & 'J'  
USE PERMIT FOR:  
**COASTA BELLA, LLC**  
735, 745, 755 SAN JUAN ROAD  
ROYAL OAKS, CA 94076

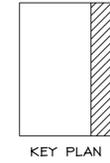
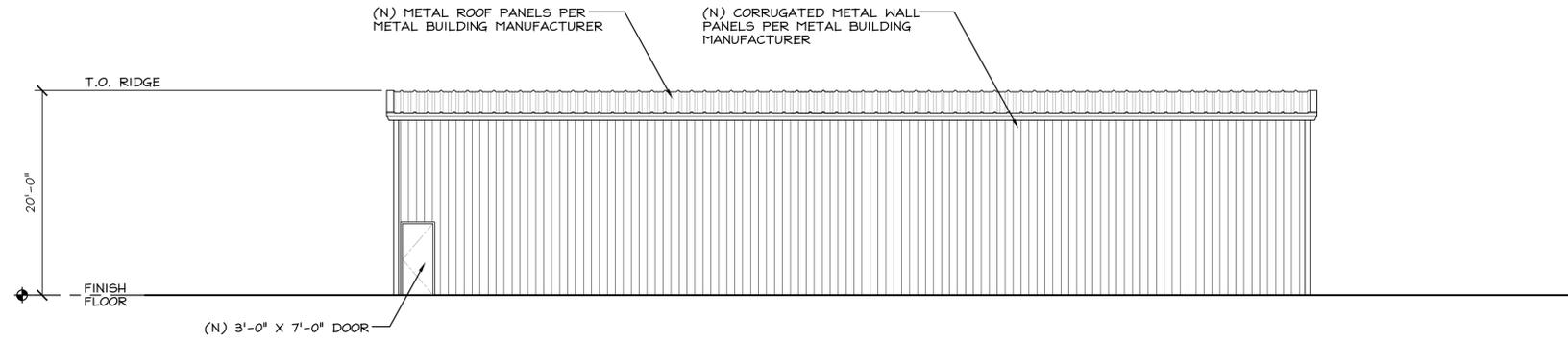
DATE	2/22/18
SCALE	AS NOTED
DRAWN	JC
JOB	18004
SHEET	A23
OF SHEETS	

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRAVE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

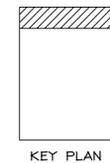
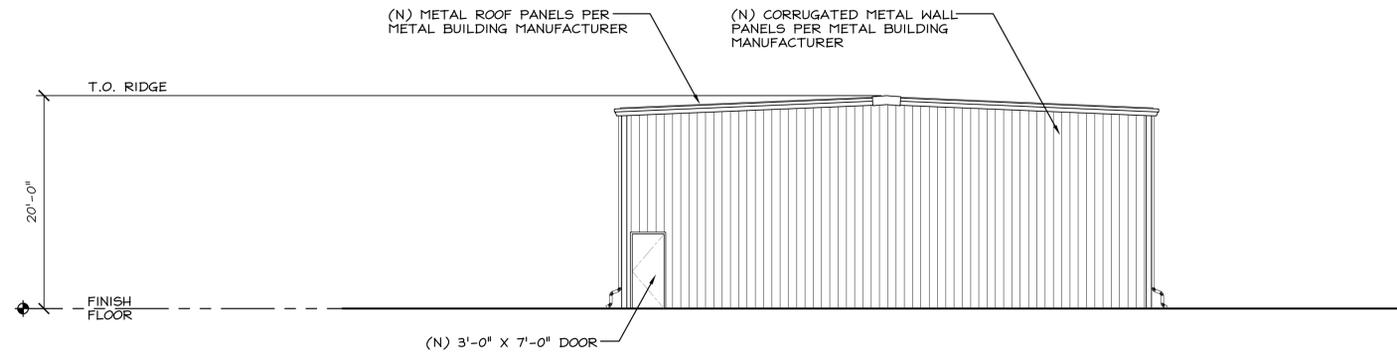
1 ELEVATION  
SCALE 1/8" = 1'-0"



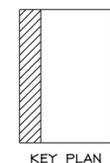
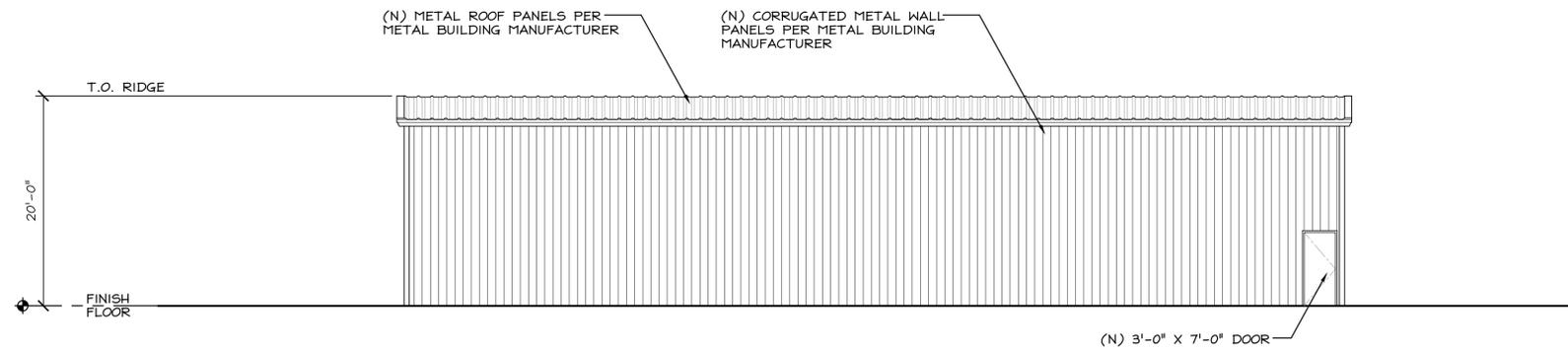
2 ELEVATION  
SCALE 1/8" = 1'-0"



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

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRAVE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

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 Kw/h:	\$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 Kw/h:	\$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 (LAFCO) 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
—MCP—	MCP	MOTOR CONTROL VALVE	PH	PHASE
—MCP—	MCP	MOTOR CONTROL VALVE	PSI	POUNDS PER SQUARE INCH
—MCP—	MCP	MOTOR CONTROL VALVE	P/T	PRESSURE/TEMPERATURE
—MCP—	MCP	MOTOR CONTROL VALVE	QTY	QUANTITY
—POC—	POC	POINT OF CONNECTION	REQD	REQUIRED
—PRV—	PRV	PRESSURE REGULATING VALVE	RM	ROOM
—RIS—	RIS	RISER	SM	SHEETMETAL
—RPBP—	RPBP	REDUCE PRESS BACKFLOW PREVENTER	SOV	SHUT-OFF VALVE
—RPBP—	RPBP	REDUCE PRESS BACKFLOW PREVENTER	SPEC	SPECIFICATION
—RPBP—	RPBP	REDUCE PRESS BACKFLOW PREVENTER	STD	STANDARD
—RPBP—	RPBP	REDUCE PRESS BACKFLOW PREVENTER	STRUCT	STRUCTURAL
—RPBP—	RPBP	REDUCE PRESS BACKFLOW PREVENTER	SS	STAINLESS STEEL
—RPBP—	RPBP	REDUCE PRESS BACKFLOW PREVENTER	TEMP	TEMPERATURE
—RPBP—	RPBP	REDUCE PRESS BACKFLOW PREVENTER	TYP	TYPICAL
—RPBP—	RPBP	REDUCE PRESS BACKFLOW PREVENTER	UON	UNLESS OTHERWISE NOTED
—RPBP—	RPBP	REDUCE PRESS BACKFLOW PREVENTER	W/	WITH
—RPBP—	RPBP	REDUCE PRESS BACKFLOW PREVENTER	WC	WATER COLUMN

REVISIONS	DATE	BY	DESCRIPTION
	03/28/18	RR	USE PERMIT SUBMITTAL
	07/24/19	RR	PLAN CHECK RESPONSE

APPROVED ARCHITECT  
LINDA BELLI  
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

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



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: EugeneTsun@gmail.com  
Reason for Inspection: Monterey County DEC & CUP

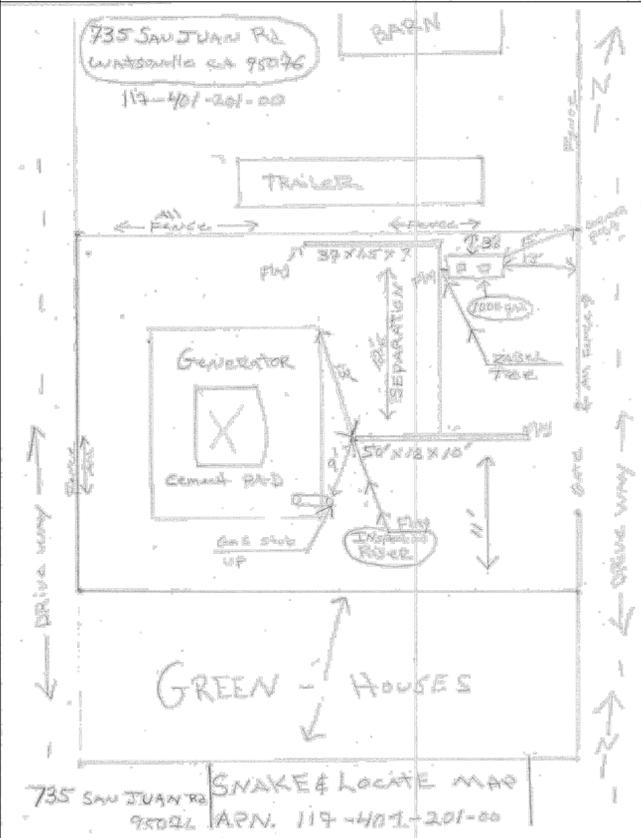
**Homeowner Questionnaire:**

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: Flow test ran over 35 min no backflow  
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

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

REGISTERED ARCHITECT  
BELL ARCHITECTURAL GROUP  
831-424-4620  
235 MONTEREY STREET, SUITE B, SALINAS, CA 95001  
BELLIA.COM

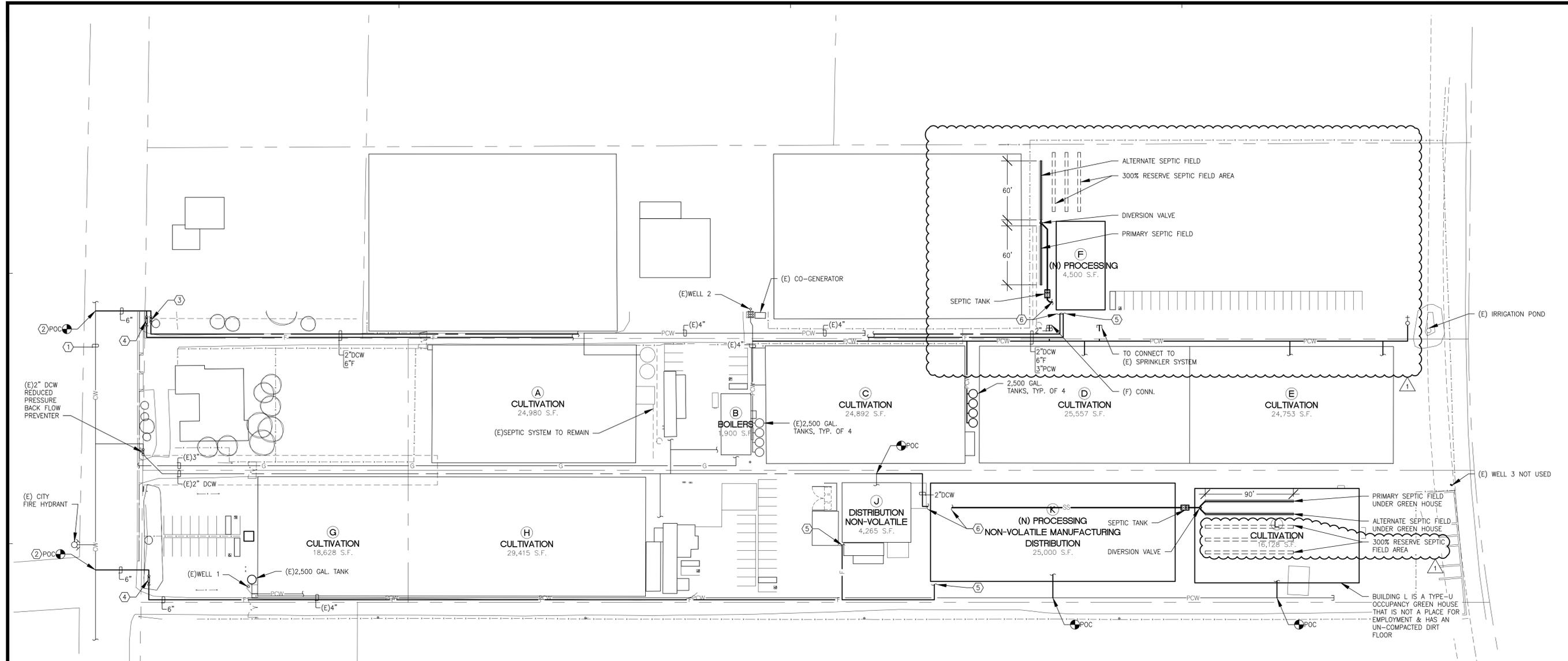
REGISTERED PROFESSIONAL ENGINEER  
RYAN REVERA  
CONSULTING ENGINEERS  
1445 SERRANO AVE  
SALINAS, CA 95076  
(831) 288-6221  
rrc@rc-engineers.com  
rrc-engineers.com  
PROJECT #: 20180057

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: SU0.2

PLOT DATE: 1/24/2019 11:55 AM R:\JRD\2018\20180057\Coasta\_Bella\_Permit\DRAWINGS\03\SU02.dwg

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND MODIFICATION THEREOF AT CONTRACTOR'S RISK. THE USER OF THESE PLANS AND SPECIFICATIONS SHALL BE RESPONSIBLE TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND MODIFICATION THEREOF AT CONTRACTOR'S RISK. THE USER OF THESE PLANS AND SPECIFICATIONS SHALL BE RESPONSIBLE TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND MODIFICATION THEREOF AT CONTRACTOR'S RISK.



**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 FT<sup>2</sup>  
 DENSITY: 0.20 GPM/FT<sup>2</sup>  
 COMBINED HOSE FLOW HYDRAULICALLY CALCULATED = (1,500 FT<sup>2</sup>)(0.20 GPM/FT<sup>2</sup>) + 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 FT<sup>2</sup>  
 DENSITY: 0.20 GPM/FT<sup>2</sup>  
 COMBINED HOSE FLOW HYDRAULICALLY CALCULATED = (1,500 FT<sup>2</sup>)(0.20 GPM/FT<sup>2</sup>) + 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/FT<sup>2</sup>) = 500 FT<sup>2</sup>

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 FT<sup>2</sup> 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/FT<sup>2</sup>) = 750 FT<sup>2</sup>

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 FT<sup>2</sup> 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 1

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

**RYAN REVERA**  
 CONSULTING ENGINEER  
 1414 S. STANISLAUS ST.  
 SALINAS, CA 98902  
 (831) 288-6221  
 rrevera@rc-engineers.com  
 www.rc-engineers.com  
 PROJECT # 20180057

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

**SU.1**

# MONTEREY COUNTY

## RESOURCE MANAGEMENT AGENCY

---



Carl P. Holm, AICP, Director  
John Guertin, Acting Deputy Director  
Daniel Dobrilovic, Acting Building Official  
Michael Novo, AICP, Director of Planning  
Benny J. Young, Interim Director of Public Works & Facilities

168 W. Alisal Street, 2<sup>nd</sup> Floor  
Salinas, CA 93901  
(831) 755-4800  
<http://www.co.monterey.ca.us/rma>

### Site Design and Runoff Reduction Checklist

#### Site Design and Runoff Reduction

Projects that create and/or replace > 2,500 square feet of impervious surface, collectively over the entire project site, including detached single-family home projects, shall implement all of the following *design strategies* in the design of the project:

Implemented

- Limited disturbance of creeks and natural drainage features
- Minimized compaction of highly permeable soils
- Limited clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection
- Minimized impervious surfaces by concentrating improvements on the least-sensitive portions of the site, while leaving the remaining land in a natural undisturbed state

And must minimize stormwater runoff by implementing one or more of the following site *design measures*:

Implemented

- Directed roof runoff into cisterns or rain barrels for reuse
- Directed roof runoff onto vegetated areas safely away from building foundations and footings, consistent with California building code
- Directed runoff from sidewalks, walkways, and/or patios onto vegetated areas safely away from building foundations and footings, consistent with California building code
- Directed runoff from driveways and/or uncovered parking lots onto vegetated areas safely away from building foundations and footings, consistent with California building code
- Constructed bike lanes, driveways, uncovered parking lots, sidewalks, walkways, and patios with permeable surfaces

Property Owner/Agent Name

Date Prepared

Property Owner/Agent Signature

Permit File Number

## 5 Security Plan

Applicant will maintain facility security as required by Business and Professions Code section 26070 and MCC chapter 7.90.

### Security Measures

Applicant shall provide adequate security on the premises, including lighting and alarms, to insure the safety of persons and to protect the premises from theft and other crimes. Applicant shall implement and maintain sufficient security measures to both deter and prevent unauthorized entrance into areas containing cannabis or cannabis products.

Security measures shall include, but are not limited to, the following:

1. Prevent individuals from loitering on the premises of the facility if they are not engaging in activity expressly related to the operations of the facility;
2. Establish limited access areas accessible only to authorized facility personnel;
3. Store all cannabis and cannabis products in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss, except for limited amounts of cannabis and cannabis products used for display purposes, samples or immediate sale;
4. Install security cameras on site; and
5. Provide for on-site security personnel meeting the requirements and standards contained within Chapter 7.30 of the Monterey County Code. On-site security shall not carry firearms or other lethal weapons.

### Entrance Security

Visitors to the facility will enter by vehicle through a locked security gate controlled by security personnel or an employee. Employees will have electric remote controlled access through the security gate.

### Limited Access Areas

“Limited-access” areas, accessible only by employees and contractors of Applicant, will be securely locked using commercial-grade, nonresidential door locks. A licensee shall also use commercial-grade, nonresidential door locks on all points of entry and exit to the licensed premises.

### Secure Storage

All cannabis and cannabis products shall be stored in a secured and locked safe room, safe or vault, and in a manner to prevent diversion, theft, and loss, except for limited amounts of cannabis used for display purposes, samples or immediate sale.

## **Security Camera Monitoring**

Applicant will install and maintain video monitoring equipment in proper working order. Security camera recording will be continuous, 24 hours per day, 7 days per week, to monitor interior and exterior areas of the facility as follows:

1. Areas where cannabis goods are weighed, packed, stored, loaded, and unloaded for transportation, prepared, or moved within the premises;
2. Limited-access areas;
3. Security rooms;
4. Areas storing a surveillance-system storage device with at least one camera recording the access points to the secured surveillance recording area; and
5. Entrances and exits to the premises, which shall be recorded from both indoor and outdoor vantage points.

The property will be monitored with a high-definition (HD) digital video surveillance system with a minimum camera resolution of  $1280 \times 720$  pixels or as required. Each camera shall be permanently mounted and in a fixed location. Each camera shall be placed in a location that allows the camera to clearly record activity occurring within 20 feet of all points of entry and exit on the licensed premises, and allows for the clear and certain identification of any person and activities in all areas required to be filmed.

Applicant shall be responsible for ensuring that the security surveillance camera's footage is remotely accessible. In addition, remote and real-time, live access to the video footage from the cameras shall be provided to the County of Monterey. Surveillance video recordings shall be maintained for a minimum of 30 days (or more per State regulations) and shall be made available to the County of Monterey upon request.

Camera locations will be indicated on the site plan for review by the County of Monterey.

## **Alarm System**

Applicant will have a professionally installed, maintained, and monitored alarm system. Sensors will be installed to detect entry and exit from all secure areas, and panic buttons installed in appropriate locations.

## **Background Check**

Every person listed as an owner, manager, supervisor, employee or volunteer, of Applicant must submit fingerprints and other information deemed necessary by the County of Monterey for a background check.

## **Contact**

Applicant shall provide the County with the name, telephone number, facsimile number, and e-mail address of a community relations contact to whom the public

can provide notice of problems associated with the commercial medical cannabis operation. Applicant shall make a good faith effort to resolve problems without the need for intervention by the County.

### **Notification**

Applicant shall notify the Monterey County Sheriff's Office and the licensing authority within twenty-four (24) hours after discovering any of the following:

1. Significant discrepancies identified during inventory;
2. Diversion, theft, loss, or any criminal activity involving the facility or any agent or employee of the facility;
3. Any other breach of security.

## 6 Hazardous Materials Questionnaire

Monterey County Health Department  
Environmental Health Bureau  
1270 Natividad Road  
Salinas, CA 93906  
(831) 755-4507  
Fax (831) 796-8698

Jurisdiction Name \_\_\_\_\_  
Use Permit # PLN170263  
Or  
Building Permit # \_\_\_\_\_  
Contact Name \_\_\_\_\_  
Phone # \_\_\_\_\_

### HAZARDOUS MATERIAL QUESTIONNAIRE

Business Name Gold Coast Gardens, LLC Type of Business Commercial Agriculture  
Site Location 735 San Juan Road City Royal Oaks APN: 117-401-004-000  
Mailing Address 735 San Juan Road, Royal Oaks, CA  
Business Contact Jon Friesell 408-799-9311  
*Name Phone Number*  
Property Owner Arlene Tsuji and Eugene Tsui 831-840-3711  
*Name Phone Number*

- 1. Will your business/proposed project be using any hazardous materials such as oil, fuels, solvents, compressed gases, acids, corrosives, pesticides, fertilizers, paints or other chemicals?  
 Yes  No
- 2. Will your business/proposed project be using hazardous materials in quantities of 55 gallons and above for liquids, 500 lbs. and above for solids and/or 200 cubic feet and above for compressed gases?  
 Yes  No
- 3. Will your business/proposed project be using any quantities of acutely hazardous materials such as ammonia, chlorine, sulfuric acid, formaldehyde, hydrogen peroxide, methyl bromide or other restricted pesticides?  
 Yes  No
- 4. Will your business/proposed project be using underground storage tanks to store hazardous materials?  
 Yes  No
- 5. Will your business/proposed project be generating any quantities of hazardous waste such as waste oil, waste solvents, etc?  
 Yes  No
- 6. Will your business/proposed project be emitting any hazardous air emissions?  
 Yes  No

**CERTIFICATION:**  
I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct to the best of my knowledge and belief.

ANY QUESTIONS REGARDING THIS FORM CAN BE DIRECTED TO:  
Monterey County Health Department  
Environmental Health Bureau  
1270 Natividad Road  
Salinas, CA 93906  
(831) 755-4507  
Fax (831) 796-8698

Executed AT: W. Watson  
City, State

Print Name of Owner/Operator: \_\_\_\_\_  
Signature of Owner/Operator: Jon Friesell

**For Local Jurisdiction Use Only:**

- 1. Is there a known or proposed school, hospital, day care, or long term care facility within 1,000 feet of this site location?  
 Yes  No
- 2. Is there a known or proposed school, hospital, day care, or long term care facility 1/4 mile of this site location?  
 Yes  No

Health Department Clearance  
  
Air Pollution District Clearance

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name and Title: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name and Title: \_\_\_\_\_

## 7 Water Quality

# SOIL CONTROL LAB

42 HANGAR WAY  
WATSONVILLE  
CALIFORNIA  
95076  
USA

Florival LLC  
P.O. Box 1902  
Aptos, CA 95001  
Attn: Jon Friesell

Work Order #: 7100695  
Reporting Date: November 10, 2017

Date Received: October 23, 2017  
Project # / Name: None / None  
Water System #: NA  
Sample Identification: 735 San Juan Rd., sampled 10/23/2017 3:30:00PM  
Sampler Name / Co.: Jon Friesell / Florival  
Matrix: Water  
Laboratory #: 7100695-01

	Results	Units	RL	State Drinking Water Limits 1	Analysis Method	Date Analyzed	Flags
<b>General Mineral</b>							
pH	7.4	pH Units	0.1	-	SM4500-H+ B	10/24/17	
Specific Conductance (EC)	1100	uS/cm	1.0	1600	SM2510B	10/24/17	
Hydroxide as OH	ND	mg/L	2.0	-	SM 2320B	10/24/17	
Carbonate as CO3	ND	mg/L	2.0	-	SM 2320B	10/24/17	
Bicarbonate as HCO3	530	mg/L	2.0	-	SM 2320B	10/24/17	
Total Alkalinity as CaCO3	430	mg/L	2.0	-	SM 2320B	10/24/17	
Hardness	560	mg/L	5.0	-	SM 2340 B	11/01/17	
Total Dissolved Solids	720	mg/L	10	1000	SM2540C	10/23/17	
Chloride	63	mg/L	1.0	500	EPA 300.0	10/24/17	
Sulfate as SO4	120	mg/L	1.0	500	EPA 300.0	10/24/17	
Fluoride	0.17	mg/L	0.10	2	EPA 300.0	10/24/17	
Calcium	130	mg/L	0.50	-	EPA 200.7	11/01/17	
Magnesium	60	mg/L	0.50	-	EPA 200.7	11/01/17	
Potassium	2.8	mg/L	0.50	-	EPA 200.7	11/01/17	
Sodium	46	mg/L	0.50	-	EPA 200.7	11/01/17	
Iron	220	ug/L	50	300	EPA 200.7	11/01/17	
Manganese	43	ug/L	20	50	EPA 200.7	11/01/17	
Copper	ND	ug/L	50	1000	EPA 200.7	11/01/17	
Zinc	960	ug/L	50	5000	EPA 200.7	11/01/17	
<b>Inorganics</b>							
Nitrate+Nitrite as N	ND	mg/L	0.10	10	EPA 300.0	10/24/17	
Arsenic	ND	ug/L	2.0	10	EPA 200.8	10/28/17	
Barium	120	ug/L	100	1000	EPA 200.7	11/01/17	
Boron	140	ug/L	100	-	EPA 200.7	11/01/17	

RL - are levels down to which we can quantify with reliability, a result below this level is reported as "ND" for Not Detected.

State Drinking Water Limits: - as listed by California Administrative Code, Title 22.

\* - a \* in the left hand margin of the report means that particular constituent is above the California Drinking Water Limits.



# SOIL CONTROL LAB

42 HANGAR WAY  
WATSONVILLE  
CALIFORNIA  
95076  
USA

Florival LLC  
P.O. Box 1902  
Aptos, CA 95001  
Attn: Jon Friesell

Work Order #: 7100695  
Reporting Date: November 10, 2017

Date Received: October 23, 2017  
Project # / Name: None / None  
Water System #: NA  
Sample Identification: 735 San Juan Rd., sampled 10/23/2017 3:30:00PM  
Sampler Name / Co.: Jon Friesell / Florival  
Matrix: Water  
Laboratory #: 7100695-01

	Results	Units	RL	State Drinking Water Limits <sup>1</sup>	Analysis Method	Date Analyzed	Flags
<b>Inorganics</b>							
Cadmium	ND	ug/L	1.0	5	EPA 200.8	10/28/17	
Chromium	1.5	ug/L	1.0	50	EPA 200.8	10/28/17	
Cyanide (total)	ND	ug/L	100	200	SM 4500-CN F	11/03/17	
Lead	ND	ug/L	5.0	15	EPA 200.8	10/28/17	
Mercury	ND	ug/L	1.0	2	EPA 245.1	10/26/17	
Selenium	ND	ug/L	5.0	50	EPA 200.8	10/28/17	
Silver	ND	ug/L	10	100	EPA 200.8	10/28/17	
MBAS (Surfactants)	ND	mg/L	0.025	0.5	SM5540C	10/24/17	
Aluminum	ND	ug/L	50	1000	EPA 200.7	11/01/17	
Antimony	ND	ug/L	6.0	6	EPA 200.8	10/28/17	
Beryllium	ND	ug/L	1.0	4	EPA 200.7	11/01/17	
Nickel	ND	ug/L	10	100	EPA 200.7	11/01/17	
Thallium	ND	ug/L	1.0	2	EPA 200.8	10/28/17	
Nitrite as N	ND	mg/L	0.10	1	EPA 300.0	10/24/17	
<b>General Physical</b>							
Color	ND	Color Units	3.0	-	SM 2120B	10/24/17	
Threshold Odor No.	ND	T.O.N.	1.0	-	SM 2150B	10/24/17	
Turbidity	1.3	NTU	0.10	-	SM 2130B	10/24/17	
Nitrate as N	ND	mg/L	0.10	10	EPA 300.0	10/24/17	

RL - are levels down to which we can quantify with reliability, a result below this level is reported as "ND" for Not Detected.

State Drinking Water Limits<sup>1</sup> - as listed by California Administrative Code, Title 22.

\* - a \* in the left hand margin of the report means that particular constituent is above the California Drinking Water Limits.



## 8 Well Completion Report

WATER WELL PERMIT

Permit No. W- 1240

MONTEREY COUNTY HEALTH DEPARTMENT

1270 Natividad Road, Salinas  
1200 Aguajito Road, Monterey  
County Office Building, King City

Receipt No. 32338

SITE LOCATION 735 San Juan Road APN 117-401-04  
OWNER Tsuji Nursery ADDRESS 735 San Juan Road  
CITY Watsonville, Ca 95076 PHONE 722-4355  
DRILLING CONTRACTOR Maggiore Bros. Drilling LICENSE # 249957

Date Issued 5/19/77

Expiration Date 5/19/1978

Issued by J.A.S.

MCHD:mc  
6/73

ALPHA COPY

OFFICIAL RECEIPT

COUNTY OF MONTEREY

RECEIVED FROM Maggiore Drilling for: DATE 5-19 1944  
Tsuji Nursery  
STREET 735 San Juan Rd  
CITY Watsonville, Calif  
FOR

Water well construction  
permt:  
Site 735 San Juan Rd

OFFICE	MAIL	FIELD	CASH	CHECK	OTHER
PREVIOUS BALANCE				AMOUNT PRESENTED	30 00
AMOUNT PAID				AMOUNT OF PAYMENT	30 00
NEW BALANCE				CHANGE REFUNDED	

ON ACCOUNT NO. THE AMOUNT OF \$ 30 00

32338 REC'D BY J. Oliviero  
Flatpakit © Moore Business Forms, Inc. m FORM #111.7

1270 Natividad Road  
Salinas, CA. 93901  
(408) 757-1061

MONTEREY COUNTY HEALTH DEPARTMENT  
Division of Environmental Health

County Office Building  
King City, California 93930

Permit # \_\_\_\_\_

1200 Aguajito Road  
Monterey, California 93940  
(408) 373-0111

APPLICATION TO CONSTRUCT, REPAIR, OR DESTROY A

WATER WELL

FORM A

Application Date \_\_\_\_\_ Fee Paid \_\_\_\_\_  
Site Location 735 San Juan Road Assr's Parcel Number 117-401-04  
Owner Tsui Nursery c/o Setsuo Tsui Address 735 San Juan Road  
City Watsonville, CA 95076 Phone 722-4355  
Drilling Contractor Maggiore Bros. Drilling, Inc. License # 249957

DESIGN SPECIFICATIONS: Construction X Repair \_\_\_\_\_ Destruction \_\_\_\_\_

Intended Use \_\_\_\_\_ Distance from Well Site to: \_\_\_\_\_ Type of Well \_\_\_\_\_  
Domestic, private \_\_\_\_\_ Septic Tank Systems (ft.) \_\_\_\_\_ Rotary X  
Domestic, public \_\_\_\_\_ Cable \_\_\_\_\_  
Irrigation X Sewer (ft.) \_\_\_\_\_ Dug \_\_\_\_\_  
Industrial \_\_\_\_\_ Other \_\_\_\_\_

Other \_\_\_\_\_  
Construction Proposed Actual Casing  
Depth (ft.) 200\* or - \_\_\_\_\_ Single X Double \_\_\_\_\_ Estimated Work  
Diameter (in.) 10" \_\_\_\_\_ Material Steel \_\_\_\_\_ Start Will Call  
Width of Seal (in.) 3" \_\_\_\_\_ Type of Joint Welded \_\_\_\_\_ Finish \_\_\_\_\_  
Depth of Seal (ft.) 50' \_\_\_\_\_ Gravel Pack X \_\_\_\_\_

EXISTING WELLS ON PROPERTY

- Number of other wells on property 1
- Types of other wells on property: Domestic \_\_\_\_\_ Irrigation X Industrial \_\_\_\_\_
- Condition of other wells on property: In Use X To Be Abandoned \_\_\_\_\_  
Abandoned \_\_\_\_\_ Destroyed \_\_\_\_\_
- If new well replaces use on existing well, please indicate intentions for use of replaced well:  
A. To Be Abandoned \_\_\_\_\_ C. To Be Destroyed \_\_\_\_\_  
B. To Supplement New Well X D. Other \_\_\_\_\_

WELL DESTRUCTION

Depth of Well \_\_\_\_\_ Depth of Proposed Seal \_\_\_\_\_ Material(s) used to seal: \_\_\_\_\_  
No. of Water Formations Penetrated \_\_\_\_\_  
Cleaning of Well Required: Yes \_\_\_\_\_ No \_\_\_\_\_

I hereby agree to comply with all laws and regulations of the County of Monterey and the State of California pertaining to water well construction. I will contact the County Health Department when I commence the work. Within 15 days after completion of the work, I will furnish the Monterey County Health Department a well log and notify them before putting it into use.

I understand approval of the Water Well permit does not indicate whether this property is suitable for an individual sewage disposal system or that a permit to install such a system is granted.

Property Owner SETSUO TSUI Drilling Contractor WICKIE J. PAGON

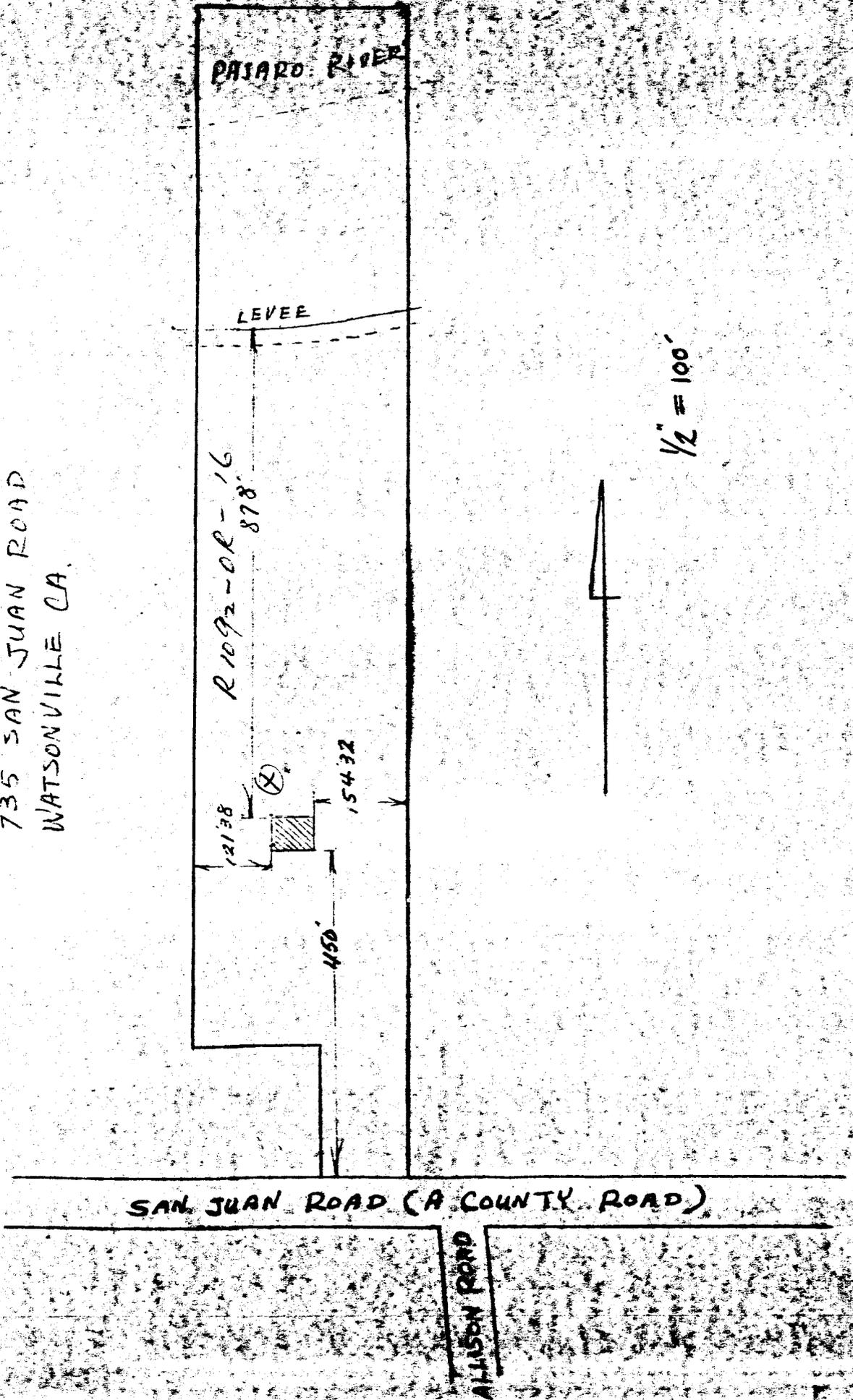
FOR OFFICE USE ONLY

Preliminary Inspection Date 5/19/77 Initial JS Comments \_\_\_\_\_  
Seal Inspection \_\_\_\_\_  
Final Inspection \_\_\_\_\_  
Receipt of Well Log \_\_\_\_\_  
Disposition of Other Wells: Abandoned \_\_\_\_\_ Destroyed \_\_\_\_\_ Supplement \_\_\_\_\_

# PLOT PLAN

TSUJI NURSERY

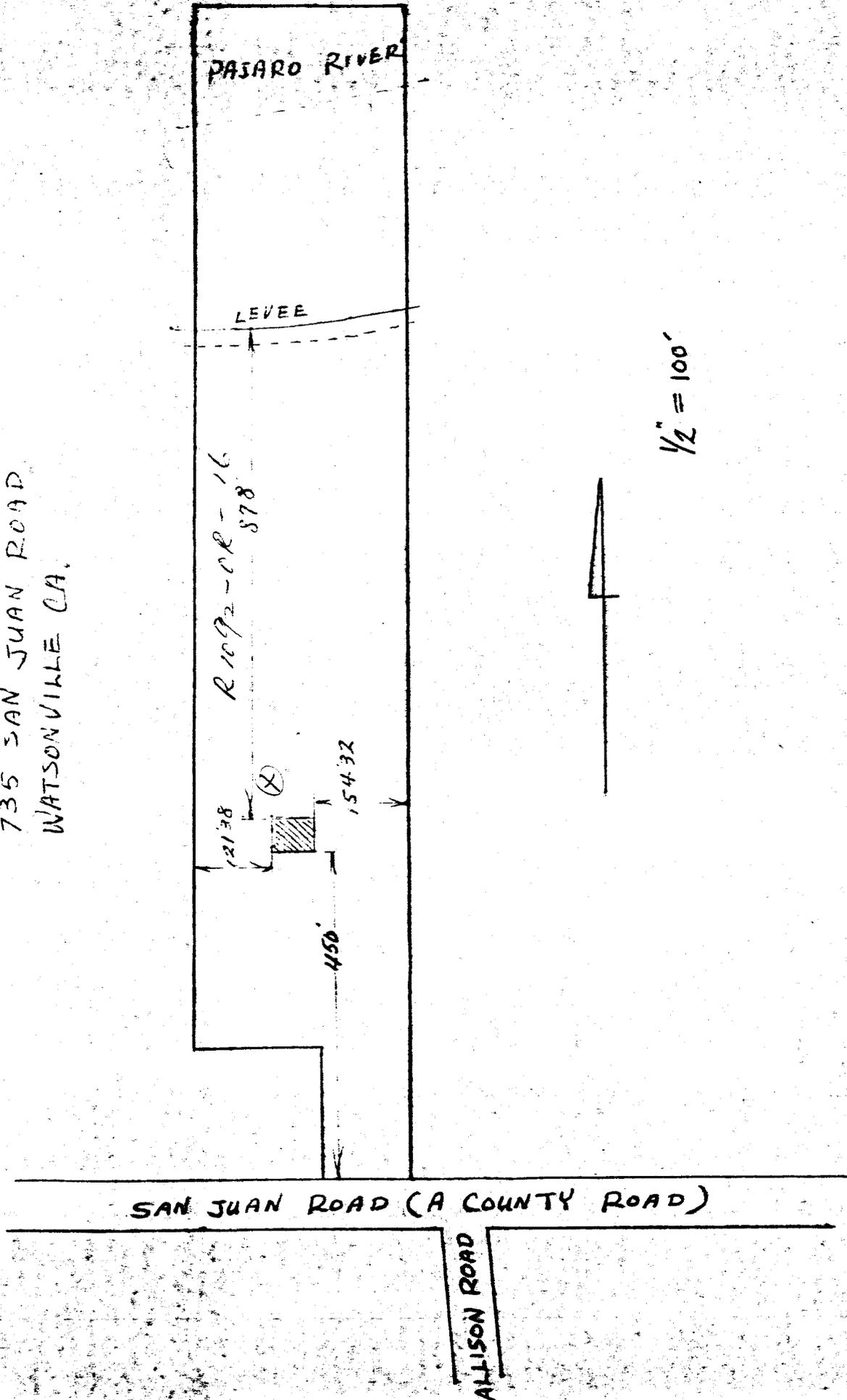
735 SAN JUAN ROAD  
WATSONVILLE CA.



# PLOT PLAN

TSUII NURSERY

735 SAN JUAN ROAD  
WATSONVILLE CA.



PASARO RIVER

LEVEE

R 1092 - CR - 16  
878'

121'38"

450'

154'32"

SAN JUAN ROAD (A COUNTY ROAD)

ALLISON ROAD

1/2" = 100'

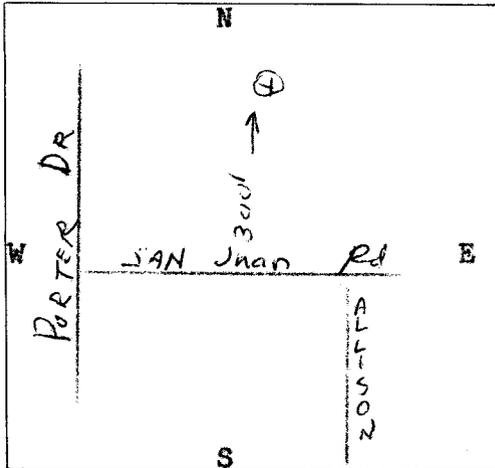
No. 45885

Notice of Intent No. \_\_\_\_\_  
Local Permit No. or Date **W-1240**

State Well No. \_\_\_\_\_  
Other Well No. \_\_\_\_\_

(1) OWNER: Name **Tsuji Nursery**  
Address **735 San Juan Road**  
City **Watsonville, CA** Zip **95076**  
(2) LOCATION OF WELL (See instructions):  
County **Monterey** Owner's Well Number **117-401-04**  
Well address if different from above \_\_\_\_\_  
Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_  
Distance from cities, roads, railroads, fences, etc. **50' W. on San Juan Rd**  
**from Allison -- 300' N. off road**

(12) WELL LOG: Total depth **350** ft. Depth of completed well **340** ft.  
from ft. to ft. Formation (Describe by color, character, size or material)  
**0 - 6 Sandy BK Loam**  
**6 - 15 Clay**  
**15 - 28 Brown Wet Sand**  
**28 - 40 Blue Sand**  
**40 - 50 Blue Sand & Gravel**  
**50 - 70 Fine Sand**  
**70 - 80 Coarse Sand**  
**80 - 180 Blue Clay & Sand**  
**180 - 340 Brown Sand**  
**340 - 350 Fine Sand**



(3) TYPE OF WORK:  
New Well  Deepening   
Reconstruction   
Reconditioning   
Horizontal Well   
Destruction  (Describe destruction materials and procedures in Item 12)  
(4) PROPOSED USE:  
Domestic   
Irrigation   
Industrial   
Test Well   
Stock   
Municipal   
Other

(5) EQUIPMENT:  
Rotary  Reverse   
Cable  Air   
Other  Bucket   
(6) GRAVEL PACK:  
Yes  No  Size **#8 Sand**  
Diameter of bore **18"**  
Packed from **0** to **350** ft.

(7) CASING INSTALLED:  
Steel  Plastic  Concrete   
(8) PERFORATIONS:  
**Johnson Irrigator**  
Type of perforation or size of screen

From ft.	To ft.	Dia. in.	Gage or Wall	From ft.	To ft.	Slot size
0	50	20	1/2			
0	340	10 3/4	1/2	182	202	40
				305	335	

(9) WELL SEAL:  
Was surface sanitary seal provided? Yes  No  If yes, to depth **50** ft.  
Were strata sealed against pollution? Yes  No  Interval \_\_\_\_\_ ft.  
Method of sealing **Grout**

(10) WATER LEVELS:  
Depth of first water, if known \_\_\_\_\_ ft.  
Standing level after well completion \_\_\_\_\_ ft.

(11) WELL TESTS:  
Was well test made? Yes  No  If yes, by whom **Maggiore Bros**  
Type of test **Pump**  **Bailer**   
Depth to water at start of test \_\_\_\_\_ ft. At end of test \_\_\_\_\_ ft.  
Discharge **400\*** gal/min after \_\_\_\_\_ hours. Water temperature \_\_\_\_\_  
Chemical analysis made? Yes  No  If yes, by whom \_\_\_\_\_  
Was electric log made? Yes  No  If yes, attach copy to this report

Work started **7-15** 19 **77** Completed **7-20** 19 **77**  
WELL DRILLER'S STATEMENT:  
This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.  
SIGNED \_\_\_\_\_ (Well Driller)  
NAME **Maggiore Bros. Drilling, Inc.**  
(Person, firm, or corporation) (Typed or printed)  
Address **595 Airport Boulevard**  
City **Watsonville, CA** Zip **95076**  
License No. **249957** Date of this report **Oct. 28, 1977**

CASING tomorrow  
Seal weds  
Melville ASAP

11:00

liz - OK'd 260' seal  
James said it will  
probably be poured

11:00 AM Wednesday  
mm

# ELECTRIC LOG BY

## JOHNSON-KECK™ DR-61 ELECTRICAL LOGGING SYSTEM

Well ISUSI MURPHY Owner \_\_\_\_\_  
 Location SAN JUAN RD Date \_\_\_\_\_  
 Borehole depth \_\_\_\_\_ ft. dia. \_\_\_\_\_ in. Casing depth \_\_\_\_\_ ft. dia. \_\_\_\_\_ in.  
 Mud resistivity \_\_\_\_\_ temperature \_\_\_\_\_ F  
 viscosity \_\_\_\_\_ sec weight \_\_\_\_\_ lb/gal type \_\_\_\_\_  
 Measuring point \_\_\_\_\_ ft. above/below ground level  
 Fluid level in hole \_\_\_\_\_ ft. Other logs \_\_\_\_\_  
 Driller DAVID M. E-log operator F. DEL RAZO

Spontaneous Potential (millivolts)					Depth (ft)	Resistivity (ohm-ft)							
-400	-200	0	200	400		(Circle one)							
-100	-50	0	50	100		Normal - Lateral	8000	16000	24000	32000			
					SP	1"=10'	2.5	10	2000	4000	6000	8000	
						1"=20'	10	100	200	400	600	800	
						1"=40'	.25	100	200	300	400	400	
					171	50	60	5	2				
					181	55	64	14	7				
					147	60	52	13	15				
					161	65	58	13	15				
					156	70	55	13	15				
					152	75	54	14	15				
					164	80	54	15	15				
					139	85	50	13	16				
					145	90	52	13	16				
					180	95	63	14	16				
					181	100	64	15	16				
					233	105	83	20	16				
					235	110	83	21	17				
					228	115	80	21	18				
					148	120	52	16	13				
					146	125	52	15	17				
					141	130	50	15	17				
					148	135	53	16	17				
					159	140	57	16	17				

162	145	58	18	18
230	150	101	26	18
242	155	105	30	17
240	160	86	27	20
241	165	86	26	21
235	170	83	26	21
244	175	88	26	21
249	180	86	26	21
238	185	85	26	21
237	190	85	25	21
233	195	83	25	21
234	200	83	25	21
230	205	82	24	21
232	210	82	25	21
237	215	87	25	21
240	220	85	25	21
241	225	86	26	22
239	230	85	25	21
241	235	86	25	21
252	240	89	26	22
253	245	89	26	22
242	250	86	25	22
243	255	86	25	22
251	260	89	25	22
235	265	88	24	22
236	270	93	25	22
	275			
	280			
	285			
	290			
	295			
	300			
	305			
	310			
	315			
	320			
	325			
	330			
	335			
	340			
	345			
	350			



735 SAN JUAN ROAD  
Tsuji Nursery  
Issued: 5-19-77

W 1240

Completed: 7-8-77



*Seal Completed*

735 San Juan Road

Tsuji Nursery

## 9 Water Service Provider

**Pajaro/Sunny Mesa C.S.D.**

Office located at: 136 San Juan Road, Royal Oaks CA 95076

Phone: (831) 722-1389 (831) 663-2181

Website: www.pajarosunnymesa.com

**WATER SERVICE BILL**

SERVICE ADDRESS	BILLING DATE	DUE DATE	TOTAL AMOUNT DUE
735 SAN JUAN ROAD	07/01/18	07/26/18	167.26
LLC. FLORIVAL P.O. BOX 1902 APTOS CA 95001-		TO AVOID PENALTY, PAYMENT MUST BE RECEIVED ON OR BEFORE DUE DATE	
		ACCOUNT NUMBER	AMOUNT PAID
		002-6610/FLO0016	

PAYABLE TO: **Pajaro/Sunny Mesa C.S.D.**

Mail to: 136 San Juan Road, Royal Oaks CA 95076

-----  
Detach and return above portion with your payment. Retain lower portion for your records**Pajaro/Sunny Mesa C.S.D.\* WATER SERVICE BILL**

136 San Juan Road, Royal Oaks CA 95076 (831) 722-1389 (831) 663-2181

Website: www.pajarosunnymesa.com

SERVICE ADDRESS	ACCOUNT NO.	FROM	TO	DAYS
735 SAN JUAN ROAD	002-6610/FLO0016	06/01/18	06/30/18	0030

CONSUMPTION	
PRIOR METER READ	8477
CURRENT METER READ	8493
USAGE THIS PERIOD	16
USAGE THIS PERIOD 2017	N/A

CHARGES	
PREVIOUS BALANCE	.00
PAYMENT RECEIVED	.00
CURRENT CHARGES	167.26
SVC. AVAIL. FEE	75.26
PVWMA CHARGE	9.92
WATER USAGES	82.08
TOTAL NOW DUE	167.26

A Message from  
Pajaro/Sunny Mesa C.S.D.**\*THIS BILL IS NOW DUE AND PAYABLE\***

*If this bill is not paid within 25 days of postmark date hereon, both a Basic Penalty and an Additional Penalty, in addition to costs of collection, shall be charged pursuant to Section 12-5 of District Rules Regulations. Services discontinued for non-payment will be charged a re-connection fee for each trip necessary to secure payment.*