

Exhibit A

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DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:

**LUIZ TONY G & LINA M LUIZ TRS (AKA COASTA BELLA LLC) (PLN170284)
RESOLUTION NO. ----**

Resolution by the Monterey County HCD Chief of Planning:

- 1) Considering the North Monterey County Cannabis Facilities Projects Initial Study/Negative Declaration (IS/ND) (HCD-Planning File No. REF220024, SCH No. 2022030457), per California Environmental Quality Act (CEQA) Guidelines Section 15162; and
- 2) Approving an Administrative Permit to allow commercial cannabis cultivation and nursery within an existing 18,628 square foot greenhouse.

[PLN170284, TONY AND LINA LUIZ, 755 SAN JUAN ROAD, ROYAL OAKS, NORTH COUNTY AREA PLAN (APN: 117-401-020-000)]

The Coasta Bella, LLC application (PLN170284) came on for public hearing before the Monterey County HCD Chief of Planning on December 21, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County HCD Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY:** The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - North County Area Plan; and
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
b) Allowed Use. The subject property is located at 755 San Juan Road, Royal Oaks, North County Area Plan, APN: 117-401-020-000. The parcel is zoned Farmland 40 Acres Minimum, or "F/40". The project consists of cannabis cultivation within an existing greenhouse space.

Development within “F” district allows indoor, mixed-light, or nursery cannabis cultivation, subject to the granting of an Administrative Permit. The project is consistent with the regulations for cannabis cultivation, pursuant Title 21 Section 21.67.050.B.1 The proposed application involves the establishment of a commercial cannabis facility within existing greenhouse space established before January 1, 2016. No conflicts exist within the Monterey County Code (MCC) for this project, pursuant to MCC Chapter 7.90 and 21.67, the Mixed-Light cannabis cultivation (Type 1B, 2B, and 3B), nursery (Type 4) in existing structures, processing, and self-distribution of applicant’s products to other licensed cannabis facilities. Therefore, the project is an allowed land use for this site subject to an Administrative Approval.

- c) Lot Legality. The subject property (0.83 acres), APN 117-401-020-000, is identified in its current configuration and size as Parcel D, on the Parcel Map of Lands of Mike Milladin, Et Al, filed for record on December 15, 1972 (Volume 3, Parcel Maps, Monterey County, Page 88). Therefore, the County recognizes the subject property as a legal lot of record.
- d) Development Standards. The subject property was developed prior to 1988 when the County required neither building permits nor zoning or planning review for greenhouses. The existing greenhouse on the property built in the absence of any planning/zoning requirements do not comply with current setback and coverage requirements. Therefore, is considered a legal non-conforming structure.
- e) Location. In accordance with Title 21 Section 21.67.050.B.4, and as demonstrated in Finding No. 5, the property is located more than 600-feet from the nearest school, public park, and drug recover facility.
- f) Unique Identifiers. In accordance with Title 21 Section 21.67.050.B.5, the Operation Plan describes how the applicant will implement a Unique Identifier program that is capable of tracking each batch or crop back to its source. The Unique Identifier program will be linked with the appropriate track and trace program. All cannabis will be entered into the track-and-trace system starting from seed.
- g) Security. The Operation Plan provides a detailed description of security measures to be implemented in accordance with Title 21 Section 21.67.050.B.6. On-site security guards, external security lighting with motion detectors, security cameras, and alarm system are on site to deter trespassing and theft of cannabis and cannabis products.
- h) Pesticides and Fertilizers. In accordance with Title 21 Section 21.67.050.B.7, the Operation Plan includes measures taken to comply with the rules in place for safety of use and storage.
- i) Water conservation measures. Consistent with Title 21 Sections 21.67.050.B.8 and 21.67.050.C.4, the cultivation includes adequate measures to minimize use of water for medical cannabis cultivation at the site such as drip irrigation to prevent irrigation run-off to increase efficiency.
- j) Energy Efficiency. The project is consistent with the requirement specified in accordance with Title 21 Sections 21.67.050.B.9 and

21.67.050.C.5. The commercial cannabis operations will require measures to increase the energy efficiency of the greenhouse operation. The Operation Plan, sustainability measures, includes repairing all holes, openings, and cracks in the greenhouse, cover structural elements with insulation, adding thermal screens, and sealing fans.

- k) Visibility. In accordance with Title 21 Section 21.67.050.B.10, no plants or advertisements of cannabis plants or products will be visible from off-site. The property will be enclosed with a 6-foot tall chain link fence with razor wire top.
- l) Canopy size: State law currently restricts cultivation by any permittee or licensee to a total of 4 acres state-wide. The applicant has a total cultivation area of approximately 164,353 square feet (Approx. 3.77 acres), across four parcels. Therefore, the canopy size will be below the State required limitation, consistent with Title 21 Section 21.67.050.B.11. The application materials include statements that the applicant is not currently cultivating elsewhere in the State.
- m) Additional Permits and Licenses. Cultivation at the site will be required to obtain the appropriate Commercial Cannabis Business Permits pursuant to Chapter 7.90 of the Monterey County Code and Business License pursuant to Chapter 7.100 of the Monterey County Code. These licenses and entitlements will ensure ongoing monitoring of compliance with the plans and operational requirements. Failure to obtain and maintain all required permits, licenses, and entitlements may be ground for revocation of this permit.
- n) Land Use Advisory Committee. The project was referred to the North County Advisory Committee and the project was unanimously supported as proposed. The project was also referred to the Agricultural Advisory Committee and was supported as proposed.
- o) The project planner conducted a virtual site inspection using Google Earth on November 1, 2022, to verify that the site conforms to the plans listed above.
- p) The application, project plans, and support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File No. PLN170284.

2. FINDING:

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

EVIDENCE:

- a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, North County Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau and the Agricultural Commissioner's Office. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- b) Odor. The unique air pressurized system is designed to use negative and positive air pressure to prevent odors from escaping and contaminants from entering the sterile environment. There will be no cannabis activities taking place outside of this area.

- c) Operational plans including security, tracking, reporting, sustainability measures, and other relevant information are proposed to address regulatory requirements and minimize impacts at the site and in the surrounding areas (also see Finding No. 1).
- d) The project planner conducted a virtual site inspection using Google Earth on November 1, 2022, to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN170284.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Environmental Services, HCD-Engineering Services, Environmental Health Bureau, North County Fire Protection District, and the Agricultural Commissioner’s Office. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facility available includes domestic water provided by an on-site private water well. The commercial cannabis operation on this site is currently limited to activity within the greenhouse structure and proposed no on-site wastewater treatment system (OWTS). The Environmental Health Bureau (EHB) has reviewed the project and has found it acceptable with a non-standard condition of approval, allowing interim use of portable toilets until such time that additional structures are occupied or constructed that necessitate the installation of fixed restrooms connected to an OWTS approved and permitted by EHB.
 - c) Operational plans including security, tracking, reporting, sustainability measures, and other relevant information are proposed to address regulatory requirements and minimize impacts at the site and in the surrounding areas (also see Finding No. 1).
 - d) Costa Bella, LLC will inspect packaging, labeling, and weighing devices used onsite.
 - e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN170284.

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

EVIDENCE Operational plans including security measures, track and trace programs, monitoring and reporting requirements, packaging and labeling standards, sustainability measures, and other relevant information are proposed to address regulatory requirements contained in Title 21 Section 21.67.050 (also see Finding No. 1). Required conditions of approval specified in Title 21 Section 21.67.050.D have been incorporated.

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

- EVIDENCE:**
- a) The cultivation and manufacturing operation will be located at 755 San Juan Road, Royal Oaks.
 - b) The closest public park is Kirby Park, located approximately 20,000 feet South of the subject property.
 - c) The closest school is Pajaro Middle School, located over 4,000-feet southwest of the subject property.
 - d) The closest drug recovery facility is Alto Counseling Center, located over 4,000-feet Northwest of the subject property.

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

- EVIDENCE:**
- a) Cannabis and cannabis products supplied by the applicant, except for immature cannabis plants and seeds, are subject to quality assurance and testing prior to the sale to a retailer, microbusiness, or nonprofit. The applicant, as a cultivator and not a distributor, will only sell to licensed distributors who are responsible for getting lab testing for the samples done.
 - b) Operational standards that ensure testing of each batch of cannabis produced at the site will be addressed through the Commercial Cannabis Business Permit required pursuant to Chapter 7.90 of the Monterey County Code.

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

- EVIDENCE:**
- a) Plans and materials contained in file PLN170284 include descriptions of security measures that restrict youth access to the site. Unique identifiers, track and trace systems, and adequate records will be kept providing on-going evidence of non-diversion requirements. On-site security is prohibited from carrying lethal weapons.
 - b) Background checks of all persons with 10 percent or more interest in the cannabis businesses will be conducted. Any known association

with organized crime may be grounds for denial of business permits and State licenses required to operate the dispensary.

- c) Violations of Federal Enforcement priorities may be grounds for revocation of this permit.

8. FINDING: **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and Building Services records and is not aware of any violations existing on subject property.
 - b) A couple violations existed on the subject parcel related to an unpermitted autobody repair operation and unpermitted cannabis operation. The property owner abated the violations, and all cases are closed at the time of this permit.
 - c) Staff conducted a virtual site inspection using Google Earth on November 1, 2022 and researched County records to assess if any violation exists on the subject property.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File No. PLN170284.

9. FINDING: **CEQA (Consider the Previously-Adopted Initial Study/Negative Declaration)** – The project is consistent with the previously adopted North Monterey County Cannabis Facilities Projects Initial Study/Negative Declaration (IS/ND). Pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, when a negative declaration has been adopted for a project, no subsequent EIR shall be prepared for that project if the lead agency determines one or more of the following:

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

- EVIDENCE:**
- a) North Monterey County Cannabis Facilities Projects (IS/ND) (State Clearinghouse No. 2022030457, HCD-Planning File No. REF220024), adopted by the Board of Supervisors on October 4, 2022, and is herein incorporated by reference, evaluated potential cumulative effects of 5 sites that proposed to cultivate cannabis within existing greenhouses or industrial buildings.

- b) The project consists of establishment a commercial cannabis mixed-light cultivation and nursery in existing greenhouses on site. The existing structures on the same site will operate as cannabis cultivation and will not change the nature or intensity of the use. The existing structures include a 18,628 square feet of canopy area for cannabis cultivation.
- c) Pursuant to Section 15168(c)(4) of the CEQA Guidelines, there is no new information of substantial importance that was not acknowledged when the IS/ND adopted. According to CEQA Consistency Checklist for Cannabis Cultivation Facilities (attached to this resolution and incorporated herein by reference), no substantial changes occur with respect to the circumstances under the IS/ND. The proposed project was analyzed and mitigated, as required in the previously identified significant effects at the time the IS/ND was adopted.
- d) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial modifications proposed in the project that would require major revision to the previously adopted IS/ND.
- e) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is not in a particularly sensitive environment, would not result in cumulatively considerable impacts, would not impact a hazardous waste site or historical resources, and would not damage scenic resources.
- f) The materials upon which the County's decision is based are located in HCD-Planning, 1441 Schilling Place, 2nd Floor, Salinas, CA.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN170284.

10. FINDING:

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

EVIDENCE:

Pursuant to Title 21 Section 21.80.040(A), the Planning commission is the Appeal Authority to consider appeals from the discretionary decisions of the Director of Planning made pursuant to this Title. The decision of the Planning commission shall be final and may not be appealed.

DECISION

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

- A. Consider the North Monterey County Cannabis Facilities Projects Initial Study/Negative Declaration (IS/ND) (HCD-Planning File No. REF220024, SCH No. 2022030457), per California Environmental Quality Act (CEQA) Guidelines Section 15162; and
- B. Approve an Administrative Permit to allow commercial cannabis cultivation and nursery within an existing 18,628 square foot greenhouse.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 21st day of December 2022.

Craig Spencer
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

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

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

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN170284

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit (PLN170284) allows commercial cannabis cultivation and nursery within an existing 18,628 square foot greenhouse. The property is located at 755 San Juan Road, Royal Oaks (Assessor's Parcel Number 117-401-020-000), North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit (Resolution Number ***) was approved by the Chief of Planning for Assessor's Parcel Number 117-401-020-000 on December 21, 2022. The permit was granted subject to 14 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PW0001 – FRONTAGE IMPROVEMENTS

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Applicant/Owner shall remove all unpermitted rocks/boulders from right-of-way along the property frontages. Improve curb, gutter, install sidewalk and construct driveway connections, and pave-out along the frontage of San Juan Road. The design and construction is subject to the approval of the RMA. Encroachment Permits are required for all work within the public right-of-way.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit the design for review and approval of the RMA-PWF, obtain an encroachment permit from the RMA prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

5. PW0007 - PARKING STANDARD

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The parking stalls and circulation shall meet County standards, and shall be subject to the approval of the RMA.

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permits Issuance, the Owner's/Applicant's engineer/architect shall prepare a parking plan and submit plans for review and approval.

6. EHSP01 – WASTEWATER OPERATIONS (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Commercial cannabis operations on this site are currently limited to activities within greenhouse structures determined by Monterey County HCD to be of Group U occupancy type. As a result, long term use of portable toilets shall be allowed until such time that additional structures are occupied or constructed that necessitate the installation of fixed restrooms connected to an onsite wastewater treatment system approved and permitted by the Environmental Health Bureau.

Compliance or Monitoring Action to be Performed: Prior to issuance of Commercial Cannabis Business Permit (CNB) and subsequent renewal, the applicant shall submit evidence of portable toilet service to the EHB for review and acceptance. Records of waste hauling and servicing of the portable toilets may be requested during routine inspections associated with the CNB. In the event that a CNB is no longer required, an operating permit may be required to be obtained from the EHB to ensure ongoing operation and maintenance of the portable toilets.

At such time that the commercial cannabis operation expands into structures where installation of fixed restrooms is required, an onsite wastewater treatment system (OWTS) application, feasibility report, design and all applicable fees shall be submitted to EHB for review and approval. The OWTS shall be installed in accordance with the approved permit and this condition shall no longer apply.

7. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

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

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

8. PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS

Responsible Department: RMA-Planning

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

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

9. PDSP002 – INSPECTION OF RECORDS

Responsible Department: RMA-Planning

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

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

10. PDSP003 – COMMERCIAL CANNABIS PERMIT

Responsible Department: RMA-Planning

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

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

11. PDSP004 – GROUNDS FOR REVOCATION

Responsible Department: RMA-Planning

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

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

12. PDSP005 – COMPLIANCE WITH OPERATIONS PLANS

Responsible Department: RMA-Planning

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

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

13. PDSP006 – ODOR CONTROL

Responsible Department: RMA-Planning

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

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

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

14. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

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

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

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

USE PERMIT FOR: COASTA BELLA, LLC

755 SAN JUAN ROAD
ROYAL OAKS, CA 95076

#PLN170284

PROJECT TEAM

OPERATOR
COASTA BELLA, LLC
CONTACT: RAY SHOTT
PHONE: (931) 902-8105

ARCHITECT
BELLI ARCHITECTURAL GROUP
CONTACT: LINDA BELLI
PHONE: (931) 424-4620
FAX: (931) 424-4408

CIVIL
CS ENGINEERING
CONTACT: JENNIFER RUDOLPH
PHONE: (931) 724-9300

SITE UTILITY
RJC ENGINEERS
CONTACT: TIM RYAN
PHONE: (931) 448-5514

PROJECT DATA

PROPERTY OWNER: TONY LUIZ
755 SAN JUAN ROAD
ROYAL OAKS, CA 95076

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

PARCEL SIZE: 36,184 S.F. (.8 ACRES)

FLOOR AREA RATIO: 0,628 S.F. (.618)

IMPERVIOUS COVERAGE: BUILDINGS: 18,628 S.F.
OTHER: 4,460 S.F.
TOTAL: 23,078 S.F. (.648)

PARKING PROPOSED: 14 SPACES

INCLUDES ADA PKG: 2

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

APN: 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

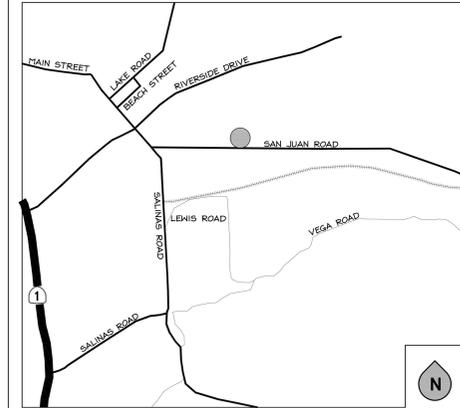
GRADING VOLUMES: TBD

WATER SERVICE: NONE

SEWER SERVICE: NONE

PROJECT BUILDING DATA

BLDG.	USE DESCRIPTION	CONSTRUC. TYPE	OCCUPANCY GROUP	STORIES	BUILDING HEIGHT	TOTAL BUILDING AREA
①	CULTIVATION	II-B	U	1	≤35'-0"	18,628 S.F.
TOTAL BUILDING AREA						18,628 S.F.



VICINITY MAP

NO SCALE

SHEET INDEX

ARCHITECTURAL

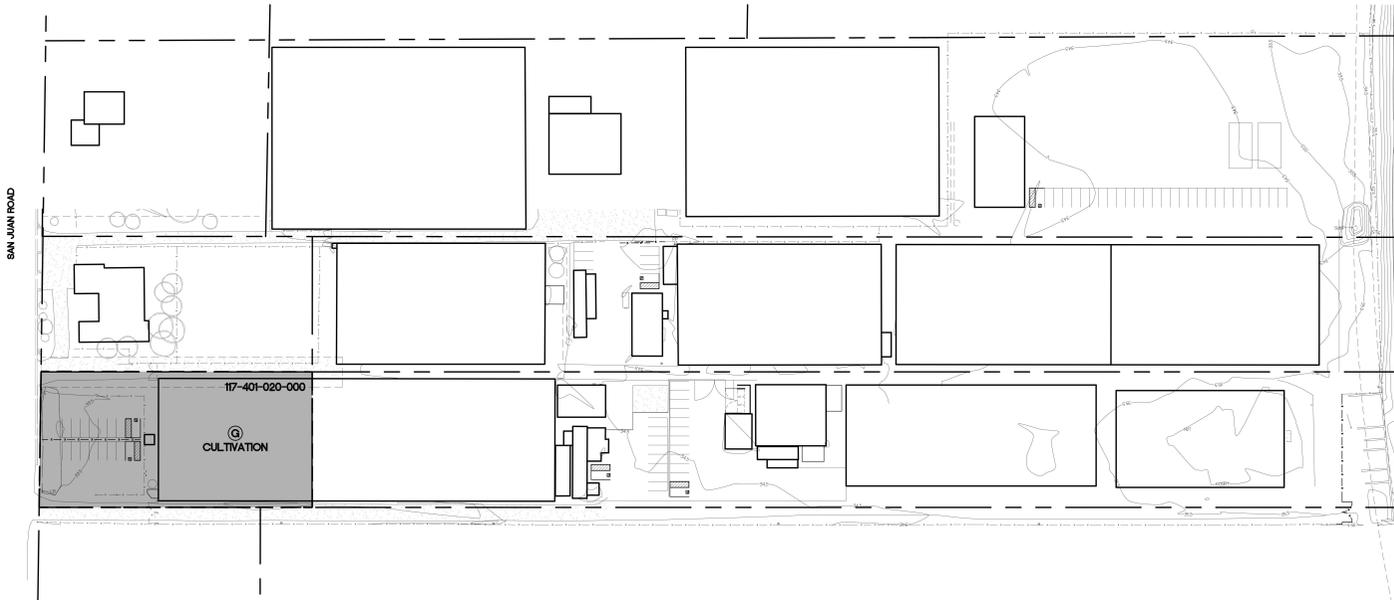
- T1.1 TITLE SHEET
- A0.1 FIRE ACCESS PLANS
- A1.1 SITE PLAN
- A2.1 GREENHOUSE FLOOR PLANS - BUILDINGS "G"
- A4.1 BUILDING "G" EXTERIOR ELEVATIONS

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

REVISION DATE BY DESCRIPTION



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



TITLE SHEET
USE PERMIT FOR: (PLN 170284)
COASTA BELLA, LLC
755 SAN JUAN ROAD
ROYAL OAKS, CA 95076

DATE: 12/22/19
SCALE: AS NOTED
DRAWN: JC
JOB: 18004
SHEET: T1.1
SHEETS

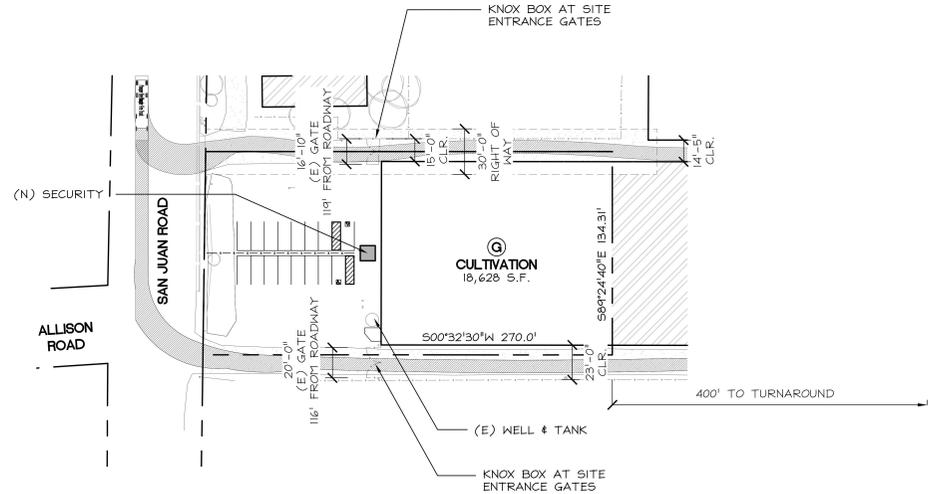
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LEGEND

---	(E) PROPERTY LINE	[Pattern]	(E) BUILDING	[Pattern]	(E) A/C PAVING
-x-x-	(E) FENCE	[Pattern]	(N) BUILDING	[Pattern]	(E) CONCRETE PAVING
-x-x-x-	(N) FENCE/GATE	[Pattern]	(E) ADJACENT BUILDING NOT IN SCOPE	[Pattern]	(E) LANDSCAPING
---	PREVIOUSLY ESTABLISHED GREENHOUSE FOOTPRINT	[Pattern]	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 IMPROSED 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" = 40'-0"



REVISION DATE	BY	DESCRIPTION
12/22/19	SS	PLAN CHECK RESPONSE



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



Bella architectural group

FIRE ACCESS PLAN
USE PERMIT FOR (PLN 170284)
COASTA BELLA, LLC
195 SAN JUAN ROAD
ROYAL OAKS, CA 93466

DATE	12/22/19
SCALE	AS NOTED
DRWN	JC
JOB	18004
SHEET	A01
OF	SHEETS

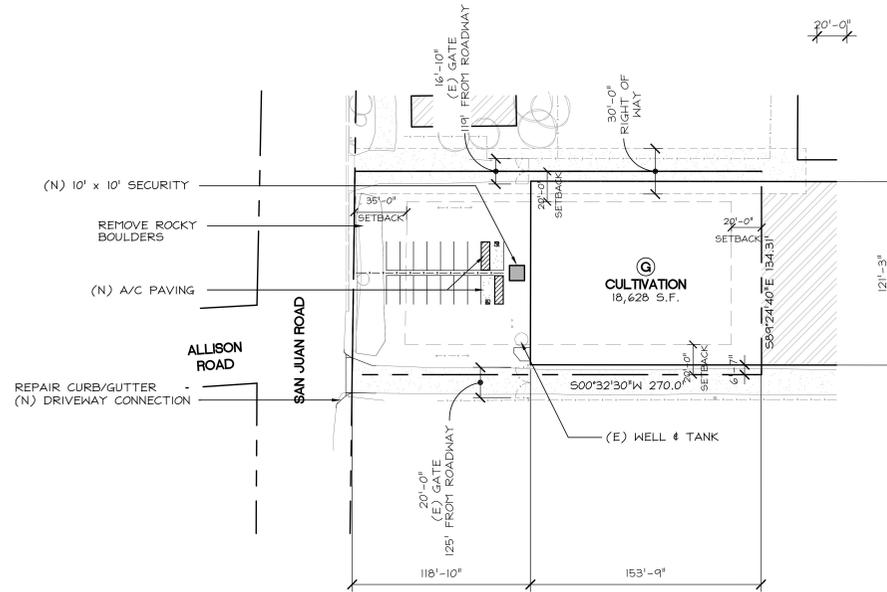
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LEGEND

---	(E) PROPERTY LINE		(E) BUILDING		(E) A/C PAVING
---	(E) FENCE		(N) BUILDING		(E) CONCRETE PAVING
---	(N) FENCE/GATE		(E) ADJACENT BUILDING NOT IN SCOPE		(E) LANDSCAPING
---	COUNTY SETBACK FOR MAIN STRUCTURES				FLOOD ZONE

NOTES

- (N) BUILDINGS TO BE ELEVATED ABOVE FLOOD PLAIN.
 - SITE ELEVATION AT (N) BUILDINGS: ±35'-0"
- ACCESSIBLE PARKING SYMBOL**
- 3'-0" X 3'-0" SQUARE WITH BLUE THERMOPLASTIC BACKGROUND (COLOR #15090 IN FEDERAL STANDARDS) TO BE CENTERED IN ADA PARKING STALL.
 - THE INTERNATIONAL WHEELER CHAIR SYMBOL TO BE WHITE THERMOPLASTIC AND OF 4" WIDE STROKES.
- ACCESSIBLE PARKING SIGN**
- 1'-0" X 1'-6" ADA PARKING SIGN TO BE MOUNTED ON A 2" DIAMETER GALVANIZED PIPE AND SECURED BY A 1'-0"W X 2'-3"D 2000 PSI CONCRETE FOOTING.
 - 0.125" ALUMINUM SIGN WITH REFLECTORIZED PAINTED FINISH.
 - PROVIDE SIGN BELOW AT VAN PARKING, 12"x8"
 - PROVIDE SIGN *MINIMUM FINE \$250* PER C.B.C. 11B-502.6.2



1 SITE PLAN
SCALE 1" = 40'-0"



PROJECT NORTH

REVISION DATE	BY	DESCRIPTION



Bella ARCHITECTURAL GROUP 831.424.4620
235 MONTEREY STREET SUITE B. SALINAS, CA 93901
BELLIA.GROUP

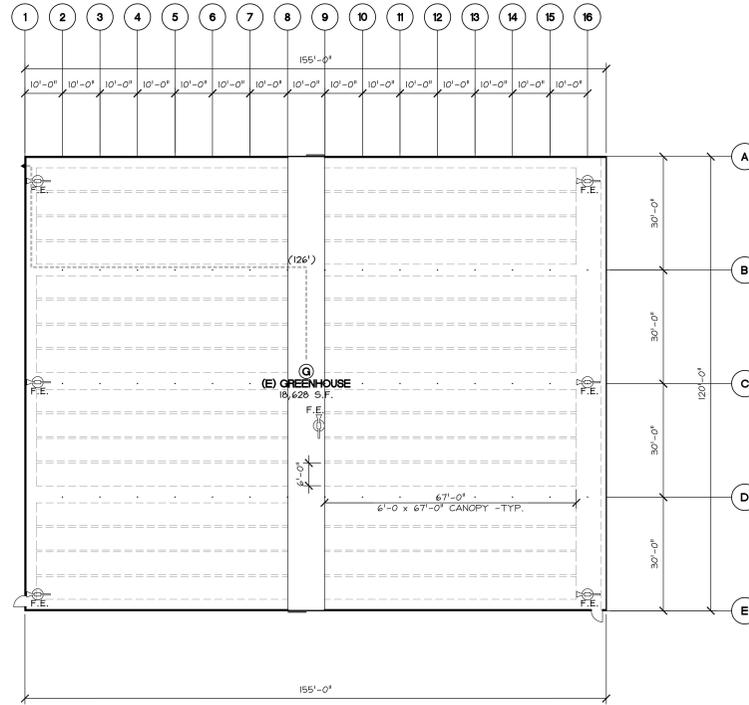


Bella
architectural group

SITE PLAN
USE PERMIT FOR: (PLN 170284)
COASTA BELLA, LLC
195 SAN JUAN ROAD
ROYAL CRUS, CA 95076

DATE	12/22/19
SCALE	AS NOTED
DRWN	JC
JOB	18004
SHEET	A11
TOTAL SHEETS	11

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- 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.

1 GREENHOUSE FLOOR PLANS - BUILDINGS 'G'
SCALE: 1/8" = 1'-0"



PROJECT
NORTH

REVISIONS	DATE	BY	DESCRIPTION



Bella ARCHITECTURAL GROUP, INC.
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
BELLIA.G.COM

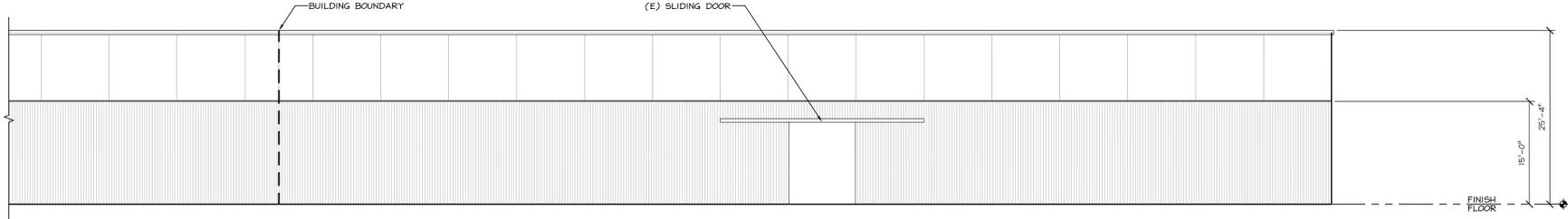


GREENHOUSE FLOOR PLANS - BUILDINGS 'G'
USE PERMIT FOR: (PLN 170284)
COASTA BELLA, LLC
155 SAN JUAN ROAD
ROYAL OAKS, CA 94766

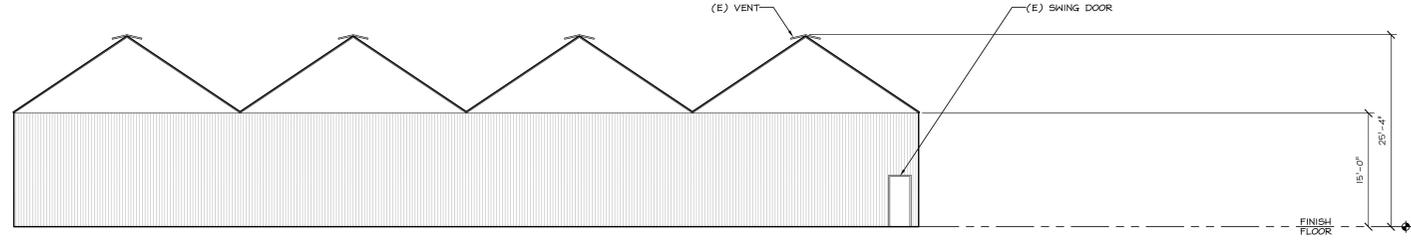
DATE	12/22/19
SCALE	1/16" = 1'-0"
DRAWN	JC
JOB	18004
SHEET	A24
TOTAL SHEETS	

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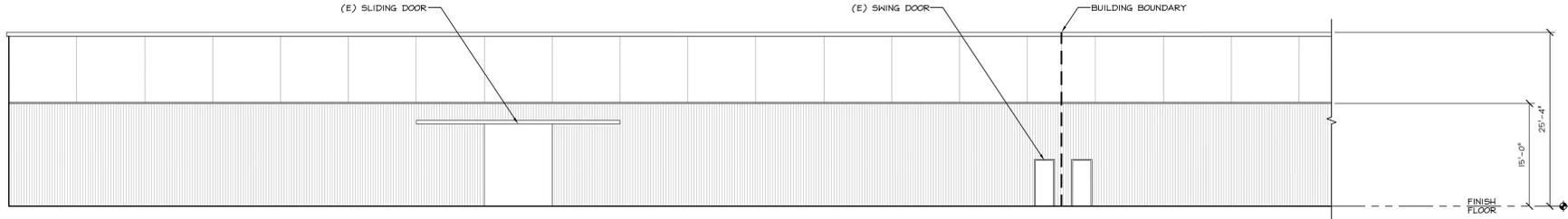
1 NORTH ELEVATION
SCALE 1/8" = 1'-0"



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



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



REVISIONS/DATE BY DESCRIPTION



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



BUILDING "G" EXTERIOR ELEVATIONS

USE PERMIT FOR: (PLN 170284)
COASTA BELLA, LLC
125 SAN JUAN ROAD
ROYAL OAKS, CA 92076

DATE	12/22/19
SCALE	AS NOTED
DRAWN	SM
JOB	18004
SHEET	A4.1
TOTAL SHEETS	5

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