

Exhibit C

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

In the matter of the application of:

TOP INDUSTRIES (PLN160801)

RESOLUTION NO. 18-004

Resolution by the Monterey County Hearing Body:

- 1) Finding that a change of use within existing greenhouses and an existing metal building are Categorically Exempt per Section 15301 of the CEQA Guidelines; and
- 2) Approving a Use Permit to allow 89,376 square feet of canopy area for mixed-light cannabis cultivation within existing greenhouses, 65,556 square feet of canopy area for nursery operations within existing greenhouses, and non-volatile manufacturing within an existing 5,301 square foot metal building in the Farmland zoning district.

[PLN160801, Top Industries, 145 Zabala Road, Salinas, Greater Salinas Area Plan (APN: 107-051-002)]

The Top Industries application (PLN160801) came on for public hearing before the Monterey County Planning Commission on January 10, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission 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) An application for a Use Permit to allow commercial cannabis cultivation, non-volatile manufacturing, and nursery operation at 145 Zabala Road, Salinas was filed on May 19, 2017 and was deemed complete on July 18, 2017.
 - b) 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;
 - Greater Salinas 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.
 - c) The property is located at 145 Zabala Road, Salinas (Assessor’s Parcel Number 107-051-002), Greater Salinas Plan area. The parcel is zoned

Farmland, 40 acres per unit (F/40), which allows commercial cannabis cultivation, nurseries and non-volatile manufacturing, subject to a Use Permit in each case. Therefore, the project is an allowed land use for this site.

- d) The proposed application involves use of existing greenhouses and an existing metal building on the site. New development is limited to security equipment and upgrades to existing facilities.
- e) Location: The cultivation, nurseries, and manufacturing are proposed within existing greenhouses and an existing metal building in the Farmland zoning district. The property is located more than 600 feet from the nearest school, public park or drug recovery facility.
- f) Unique Identifiers: Cultivation Plan page 22 describes how the applicant would implement a Unique Identifier program that is capable of tracking each plant and room. The Unique Identifier program would be linked with the appropriate track and trace program as well as the produce recall procedures if necessary.
- g) Security: The Safety and Security Plan Operation Plan provides a detailed description of security measures to be implemented on-site. The proposed security measures have been reviewed by the RMA and Monterey Regional Fire, and include 24-hour on-site security guards, procedural safeguards, an eight-foot perimeter fence with secured gate access and barbed wire, video surveillance, electronic security systems, and emergency response plans.
- h) Pesticides and Fertilizers: Environmental Plan pages 8 through 12 describe how measures would be taken to avoid the need for use of pesticides using facility controls and cultivation techniques that are created to avoid common pests and fungi in cannabis plants. If needed, any fungicide used at the site would be a certified organic product. The greenhouse operators would register with the Agricultural Commissioner's office for the storage and use of pesticides.
- i) Water conservation measures: Environmental Plan page 6 describes how the applicant would use a pulse watering technique of spaghetti tube irrigation. This system would water plants frequently with small amounts of water. This allows the growing medium to be thoroughly wet without runoff. In addition, WaterSense labeled products will be used when feasible to promote efficient use of water throughout the site.
- j) Energy Efficiency: Environmental Plan pages 4 and 5 describe the commercial cannabis operation's energy management plan. The applicant would utilize Fluence LED lighting for the greenhouse supplemental needs. By utilizing these unique LED lights, the applicant would reduce power consumption and impact on the grid. These lights would only use 2.1 amps per light and roughly 500 watts, opposed to the traditional High Intensity Discharge lights that typically use 1,000 watts and twice as many amps. Additionally, the applicant plans to reinvest into solar panels over the next five years. In the interim, the property's electrical account will enroll in PG&E's "Solar Choice" program.
- k) Visibility: Cultivation Plan page 3 includes a statement from the applicant that no cannabis plants or visual markers indicating that

cannabis is cultivated on the site will be visible from offsite. An eight-foot privacy and security fencing is proposed around the perimeter of the site that would screen view of plants and operations from off-site.

- l) Canopy size: The project would cultivate a total of 154,932 square feet (89,376 mixed-light and 65,556 nursery). Monterey County is not equipped to determine if the applicant would be cultivating elsewhere in the State but the County will require that any tenant at the site obtain a State license. The state will verify state-wide canopy area criteria at that time.
- m) Any cultivation or nursery business operating at the site will be required to obtain the appropriate Commercial Cannabis Business Permits pursuant to Chapter 7.90 of the Monterey County Code, a Business License pursuant to Chapter 7.100 of the Monterey County Code, and proper cultivation, nursery, non-volatile manufacturing, and self-transportation licenses from the State. These other 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) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN160801.

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: RMA- Planning, Monterey Regional Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, Sheriff’s Office, Agricultural Commissioner’s Office, and Water Resources Agency. 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: Environmental Plan page 19 details the FogCo misting technology the applicant would use to mitigate any odor issues from operation.
 - 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. (See also Finding 1 with relevant evidence.)
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN160801.

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 the Planning, Monterey Regional Fire Protection District, Public Works, Environmental Health Bureau, Sheriff's Office, Agricultural Commissioner's Office, and Water Resources Agency. 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 facilities are available including an onsite well, septic-systems, and PG&E utilities. The water and septic systems have been tested to ensure they comply with the relevant health standards.
 - 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 (See also Finding 1 with relevant evidences).
 - d) Any business conducting a commercial cannabis activity at the site will be required to obtain appropriate Commercial Cannabis Business Permits pursuant to Chapter 7.90 of the Monterey County Code, a Business License pursuant to Chapter 7.100 of the Monterey County Code, and appropriate licenses from the State. These other licenses and entitlements will ensure ongoing monitoring of compliance with the plans and operational requirements.
 - e) The Agricultural Commissioner's Office will inspect packaging, labeling, and weighing devices used onsite.
 - f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN160801.

4. **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. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff researched County records to assess if any violation exists on the subject property. There are no known violations on the parcel.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160801.

5. **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 commercial cannabis activities.

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

in Section 21.67.050 of the Inland Zoning Ordinance Title 21 (See also Finding 1 with relevant evidences).

- b) Any business conducting a commercial cannabis activity at the site will be required to obtain appropriate Commercial Cannabis Business Permits pursuant to Chapter 7.90 of the Monterey County Code, a Business License pursuant to Chapter 7.100 of the Monterey County Code, and appropriate licenses from the State. These other licenses and entitlements will ensure ongoing monitoring of compliance with the plans and operational requirements on the local and State level. Failure to obtain and maintain all required permits, licenses, and entitlements may be ground for revocation of this permit.

6. **FINDING:** **REQUIRED SET BACKS:** - The commercial cannabis activities will not be located within six hundred feet from any school, public park, or drug recovery facility.

- EVIDENCE:**
- a) The cultivation will be located at 145 Zabala Road, Salinas (Assessor's Parcel Number: 107-051-002).
 - b) The nearest school is Alisal High School, which is more than 2 miles away from the project site.
 - c) There are no parks or known drug recovery facilities in the area.

7. **FINDING:** **LESS THAN SIGNIFICANT IMPACTS:** - The commercial cannabis activities, as approved and conditioned, will not result in significant unavoidable impacts on the environment.

- EVIDENCE:**
- a) The project would allow a commercial cannabis cultivation and nurseries within existing greenhouses and non-volatile manufacturing within an existing metal building. The only physical improvements would include security equipment and upgrades to existing facilities.
 - b) The project has incorporated water conservation measures and energy efficiency measures to minimize any potential increase in use of these resources that might occur as a result of conducting the proposed commercial cannabis activities at the site.
 - c) As proposed and conditioned, the project can be categorically exempt from the California Environmental Quality Act (See Finding 13).

8. **FINDING:** **WATER EFFICENCY:** - As proposed, the cultivation includes adequate measures to minimize use of water for cannabis cultivation at the site.

- EVIDENCE:**
- a) Plans and materials contained in the file (PLN160801) include measures to minimize water use for cultivation. The site would be equipped with irrigation lines for a pulse watering technique, which would water plants frequently with small amounts of water. This allows the growing medium to be thoroughly wet without runoff.
 - b) The project is located within Zone 2C of the Salinas Valley Groundwater Basin Management Area. Activities proposed at the site are similar in nature and intensity to the historic use of the property and measures have been incorporated in the proposal to improve water efficiency of operations at the site. With water efficiency measures incorporated, use of the existing facilities for commercial cannabis

activities are not anticipated to result in increased demands on the groundwater aquifers.

- c) Adequate water quantity and quality are available for the proposed use by the on-site well water system.

9. **FINDING:** **ENERGY EFFICENCY:** - As proposed, the project includes adequate measures to address the projected energy demand for commercial cannabis activities at the site.

- EVIDENCE:**
- a) The applicant would utilize Fluence LED lighting for the greenhouse supplemental needs. By utilizing these unique LED lights, the applicant would reduce power consumption and impact on the grid. These lights would only use 2.1 amps per light and roughly 500 watts, opposed to the traditional High Intensity Discharge lights that typically use 1,000 watts and twice as many amps.
 - b) Additionally, the applicant plans to reinvest into solar panels over the next five years. In the interim, the property's electrical account will enroll in PG&E's "Solar Choice" program.

10. **FINDING:** **QUALITY CONTROL:** - Adequate measures are proposed to ensure that cannabis products produced at the site meets the industry standards.

- EVIDENCE:**
- a) The Cultivation and Manufacturing Plan submitted for the project describes how the facility will be kept in clean, contaminant free and how products will be inspected and tested through the required licensed cannabis distribution system. If necessary, procedures for the recall of cannabis or cannabis products produced on-site have been provided. Laboratory testing is further detailed in the Product Safety Labeling Plan.
 - 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.

11. **FINDING:** **PUBLIC HAZARDS:** - Adequate measures are proposed to ensure that the manufacturing facility does not pose a significant threat to the public or to neighboring uses from explosion or from the release of harmful gases, liquids, or substances.

- EVIDENCE:**
- a) The applicant's Non-Volatile Manufacturing Plan details the extraction process, packaging, training programs, personal protective equipment, sanitation, and equipment that will be used onsite. The Environmental Plan details pesticide management and fertilizer management practices.
 - b) The applicant's Hazardous Material Questionnaire indicates that hazardous materials (in quantities of 55 gallons or above for liquids, 500 pounds and above for solids, and or 200 cubic feet and above for compresses gases) will be utilized on the property. The questionnaire also indicates that acutely hazardous materials will be used. Businesses storing hazardous materials are required to register with the County Health Department and maintain an up-to-date Business

Response Plan. The applicant would be required to comply with the County Health Department's Hazardous Material requirements.

- c) Non-volatile manufacturing method known as "Rosin" is proposed on-site. "Rosin press" manufacturing does not require the use of any solvent or chemicals. The process does require air compression however, the pounds per square inch (PSI) of pressure required for the process are not required at a rate that would pose a hazard off-site. On-site, the operation will be contained within an existing metal building that will be upgraded to meet building, fire, and environmental health standards for the use proposed.

12. **FINDING:**

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

EVIDENCE:

- a) Plans and materials contained in file PLN160801 include descriptions of security measures. Security measures will be implemented 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) Third-party background checks would be performed on all employees, volunteers, principals, directors, board members, and contractors or vendors who would work regularly within the facility or will be employed at the facility for an extended period of time. No one who has been convicted of a felony will be employed and contractors or vendors who would work regularly within the facility or will be employed at the facility for an extended period of time and have been convicted of a felony would not be engaged.
- c) Any commercial cannabis business operating at the site will be required to obtain appropriate Commercial Cannabis Business Permits pursuant to Chapter 7.90 of the Monterey County Code, a Business License pursuant to Chapter 7.100 of the Monterey County Code, appropriate licenses from the State. These other licenses and entitlements will ensure ongoing monitoring of compliance with the plans and operational requirements on the local and State level.
- d) Violations of Federal Enforcement priorities may be grounds for revocation of this permit.

13. **FINDING:**

CEQA (Exempt): - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

- a) California Environmental Quality Act (CEQA) Guidelines Section 15301, categorically exempts permitting, licensing, and minor alterations of existing structures and facilities involving negligible or no expansion of use beyond that existing.
- b) The project entails a change in agricultural use within an existing greenhouses and related facilities at the site. The site has historically

been used for cultivation of cutflowers and this Use Permit would authorize the use of the same facilities for cultivation and processing of cannabis. Physical development is limited to installing security equipment and upgrades to existing facilities.

- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is not in a particularly sensitive environment, will not result in cumulatively considerable impacts, will not impact a hazardous waste site or historical resources, and will not damage scenic resources.
- d) The applicant has proposed appropriate operational plans and details to minimize nuisances in the vicinity including odor and security measures (See the preceding Findings and Evidence).
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN160801.

14. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors
- EVIDENCE:**
- a) Section 21.80.040.D of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
 - b) The project is not located in the Coastal Zone.

DECISION

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

1. Find that a change of use within existing greenhouses and warehouses is Categorically Exempt per Section 15301 of the CEQA Guidelines; and
2. Approve a Use Permit to allow 89,376 square feet of canopy area for mixed-light cannabis cultivation within existing greenhouses, 65,556 square feet of canopy area for nursery operations within existing greenhouses, and non-volatile manufacturing within an existing 5,301 square foot metal building in the Farmland zoning district, in substantial conformance with the attached sketch the attached Operations Plan, and subject to the attached conditions all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 10th day of January, 2018 upon motion of Commissioner Getzelman, seconded by Commissioner Ambriz, by the following vote:

AYES: Ambriz, Diehl, Duflock, Getzelman, Mendez, Padilla, Wizard
NOES: None
ABSENT: Roberts, Vandever
ABSTAIN: None



Jacqueline R. Onciano, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON

JAN 17 2018

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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 **JAN 29 2018**

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 RMA-Planning and RMA-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.

Monterey County RMA Planning

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

PLN160801

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN160801) allows commercial cannabis activities at 145 Zabala Road, Salinas including mixed-light cultivation areas with an expected combined canopy size of 89,376 square feet within existing green houses, non-volatile manufacturing within an existing 5,301 square foot building, and nursery operations with an expected canopy size of 65,556 square feet within existing greenhouses in the Farmlands Zoning (F/40) District. The property is located at 145 Zabala Rd (Assessor's Parcel Number 107-051-002-000), Greater Salinas 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:
"A Use Permit (Resolution Number 18-004) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 107-051-002-000 on January 10, 2018. The permit was granted subject to 13 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

3. 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.

4. PDSP001 - OPERATIONAL COMPLIANCE INSPECTIONS

Responsible Department: RMA-Planning

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

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

5. PDSP002 - INSPECTION OF RECORDS

Responsible Department: Code Enforcement

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 21.67 from any enforcement officer of the County or their designee.

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

6. PDSP003 - COMMERCIAL CANNABIS PERMIT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Any person, business, or entity cultivation and/or manufacturing cannabis on the property shall obtain a valid and fully executed commercial cannabis 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, the cultivator and manufacturer shall obtain all required commercial cannabis business permits.

7. PDSP004 - GROUNDS FOR REVOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The 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 or licenses in good standing with the County or State shall be grounds for the suspension or revocation of this Use Permit.

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

8. PDSP005 - COMPLIANCE WITH OPERATIONS PLANS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The cultivation and manufacturing activities shall be maintained in accordance with the operation plans as approved by the County

Compliance or Monitoring Action to be Performed: Ongoing during cannabis operations. Cannabis operations shall comply with the operations plans attached to this Use Permit.

9. EHSP01 - DEED RESTRICTION AND DECLARATION FOR A NON-PUBLIC WATER SYSTEM (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The proposed project does not currently require a water system permit based on the definition of a public water system in California Health and Safety Code, section 116275(h). Prior issuance of business license, Owner/Applicant shall record a "Declaration for a Non-Public Water System" deed restriction on a form prepared by the Environmental Health Bureau (EHB) and approved by County Counsel. In the event that the Non-Public Water System facility begins to serve at least 25 individuals daily at least 60 days out of the year, Owner/Applicant must apply for and obtain a Public Water System permit from EHB.

Compliance or Monitoring Action to be Performed: Prior to issuance of cannabis business permit, the applicant shall provide a legal description for the parcel and a copy of the Grant Deed to the EHB. The EHB will prepare the deed restriction form. The property owner shall sign and notarize the deed restriction form obtained from the EHB. Record the notarized deed restriction with the Monterey County Recorder. Proof of recordation shall be provided to the EHB.

10. EHSP02 - Water Treatment (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: A residential building shall be provided with an adequate supply of potable water pursuant to Section 601.1 of the Uniform Plumbing Code. Install and maintain a point of entry or point of use water treatment system and notify all occupants of the proper operation and maintenance.

Compliance or Monitoring Action to be Performed: On an ongoing basis, provide potable drinking and cooking water to the residential unit. Install and maintain a point of use or point of entry water treatment system to bring the Nitrate levels under the State Maximum Contaminate Level.

11. EHSP03 - NOTIFICATION AT WATER FIXTURES (Non-Standards)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: All water sinks and faucets located in areas that are accessible to employees and/or guests shall be posted with a minimum 5" x 7" sign and 18-point font indicating that the water is not suitable for drinking and shall include the following language:

"DO NOT DRINK THIS WATER / PROHIBIDO BEBER EL AGUA

Water quality analysis of this water has indicated nitrate levels that exceed 10 mg/L (as NO₃-N)

- Water containing nitrates in excess of 10 mg/L NO₃-N presents a risk to the human health when used for drinking or culinary purposes.
- Pregnant woman and children under the age of 6 months run the greatest risk of experiencing possible health problems, i.e. "Blue Baby Syndrome". The presence of nitrates in the blood reduces its oxygen carrying capacity.
- Do not use this water in the preparation of food, juices or baby formulas. Be advised that boiling the water will not eliminate the problem but rather increases the concentration of nitrates.
- This water is not routinely monitored by the Monterey County Health Department, Environmental Health Bureau, for bacteria, nitrates or other potential contaminants."

All water taps, hose bibs and garden valves in the commercial/operational areas of the facility shall be labeled with a placard that includes the universal symbol for "do not drink" and includes essentially the following warning language in both English and Spanish: "DO NOT DRINK. PROHIBIDO BEBER."

In the event a new water source that meets water quality and quantity standards is proposed to serve all or a portion of the project, the applicant may request, at the applicant's expense, that the Environmental Health Bureau reevaluate these requirements to post signs or placards with regard to restrictions on drinking the water.

Compliance or Monitoring Action to be Performed: Prior to issuance of cannabis business permit, the property owner shall submit the signs and placards for review and approval by the Environmental Health Bureau (EHB). The approved signs and placards shall be posted at all sinks, faucets, water taps and/or garden valves located in areas that are accessible to employees and/or guests. Provide proof of posting to EHB.

This condition shall be ongoing.

12. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

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)

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 County Counsel 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.

13. PDSP006 - ODOR CONTROL

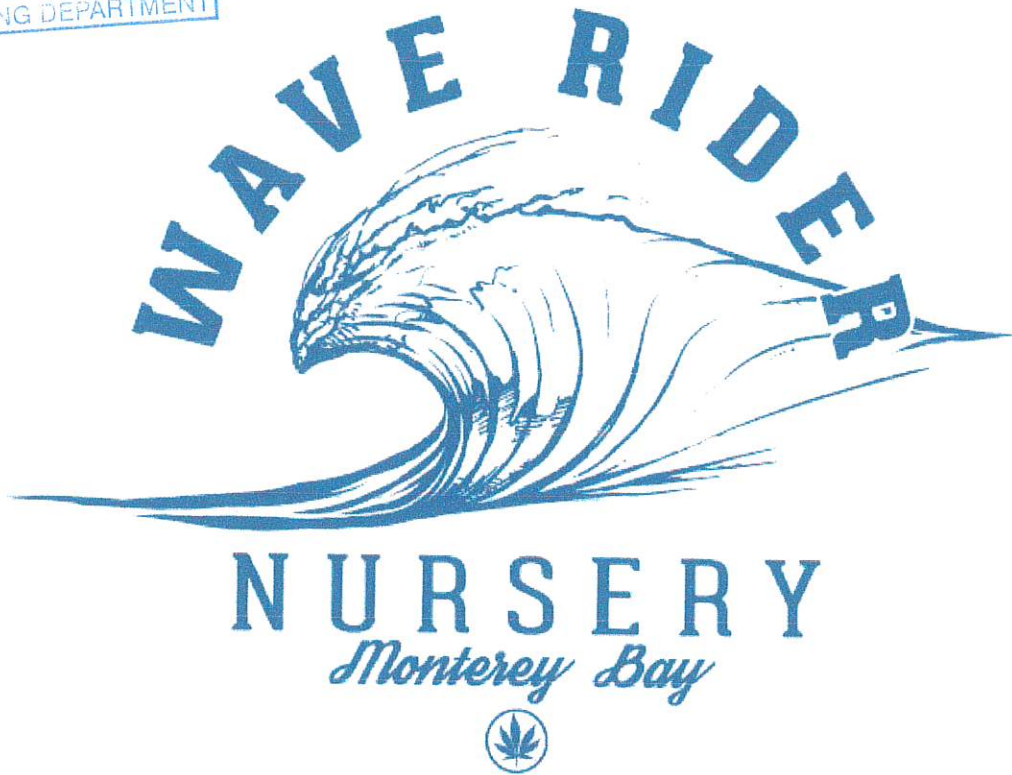
Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The property owner shall ensure that any cannabis businesses operating on-site conforms to Section 7.90.100.A.7 of the Monterey County Code, which requires odor prevention devices and techniques are installed and maintained, through the operational life of the business, to ensure that odors from cannabis are not detectable off-site or as Section 7.90.100.A.7 may be amended.

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, indicating and 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 through the life of the operation(s).

PLN 160801



**CANNABIS USE PERMIT
FOR MONTEREY COUNTY**



USE PERMIT APPLICATION CHECKLIST

<u>REQUIREMENT</u>	<u>LOCATION</u>
Notarized, written authorization from all persons and entities having a right, title or interest in the property that is the subject of the application consenting to the application and the operation of the proposed commercial medical cannabis activity on the subject property.	Applicant Information Tab/Folder
The name and address of all persons and entities responsible for the operation of the commercial medical cannabis activity, including managers, corporate officers, any individual with an ownership interest, any member of a board of directors, any general or limited partner, and/or any member of a decision making body for the commercial medical cannabis activity.	Applicant Information Tab/Folder
Site plans, floor plans, conceptual improvement plans, and a general description of the nature, size, and type of commercial medical cannabis activity(ies) being requested.	Site and Floor Plans Tab/Folder
On-site security measures both physical and operational and, if applicable, security measures for the delivery of cannabis associated with the commercial medical cannabis business;	Security Plan



Standard operating procedures manual detailing how operations will comply with State and local regulations; how safety and quality of products will be ensured; record keeping procedures for financing, testing, and adverse effect recording; and product recall procedures;	Cultivation Plan and Product Safety Plan
Proposed hours of operation;	Security Plan, Page 15
Waste disposal information;	Environmental Plan, Page 17
A water management plan including the proposed water supply and proposed conservation measures;	Environmental Plan, Page 6
Product supply chain including information on where cultivation occurs, where the product is processed or manufactured, any required testing of cannabis or cannabis products, transportation, and packaging and labeling criteria;	Site and Floor Plans, Product Safety & Labeling Plan
Record keeping policy;	Cultivation Plan, Page 22
Track and trace measures;	Cultivation Plan, Page 22
Sustainability measures including water efficiency measures, energy efficiency measures, high efficiency mechanical systems, and alternative fuel transportation methods;	Environmental Plan

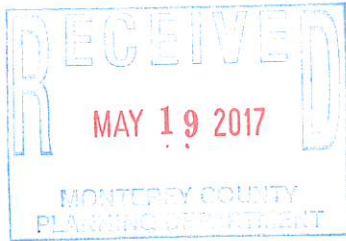
Odor prevention devices;	Environmental Plan
Size, height, colors, and design of any proposed signage at the site;	Site and Floor Plans
Parking plan	Site and Floor Plans
Identify number of employees	Environmental Plan, Page 7
Water Source/System, Septic, Leach Line	Environmental Plan, Page 6 Site Plans
Well water quality and quantity	Site Plans
Run-off from irrigation of plants	Environmental Plan, Page 6 & 19
Hazmat Questionnaire	Environmental Tab/Folder
Identify types and quantities of substances needed (pesticides, fertilizers) including where and how they will be stored	Environmental Plan, Page 9 & 14 Site Plans
Identify trash enclosure area and size	Site Plans
Development Project Application	Application Tab/Folder

December 9, 2016

To whom it may concern,

As the managing member of Top Industries, LLC, which holds title to the greenhouse facility at 145 Zabala Road in Salinas, California, I consent to the application and the operation of the proposed commercial medical cannabis activity to be located on the subject property. Please contact me with any concerns or questions.

TOP INDUSTRIES, LLC, a California limited liability company



By: [Signature]
Printed Name: Christopher Boggs
Title: Managing Member

DN160801

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF Monterey)

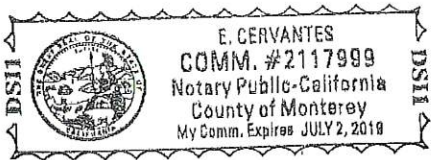
On December 9, 2016, before me, E. Cervantes, a Notary Public, personally appeared Christopher Boggs, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]

Notary Public in and for said County and State



Statement of Maintained Compliance

I, Christopher Boggs, have hired a compliance director to help ensure that my property at 145 Zabala Road, Salinas CA 93908 will remain fully compliant with both local and State law. With my oversight and the help of the compliance director we will ensure that all necessary permits, licenses and entitlements are obtained and maintained for the property at all times.

As of now, the only operator will be my partners, Winston and Drew Carson, along with myself. We will be operating under Wave Rider Nursery and obtain all necessary business licenses, permits and eventually State licenses when available.

As it currently stands, the property will seek to obtain one Type 3B business permit and seven Type 2B. There will also be an application for one Type 4 nursery and one Type 6 non-volatile manufacturing business permit.

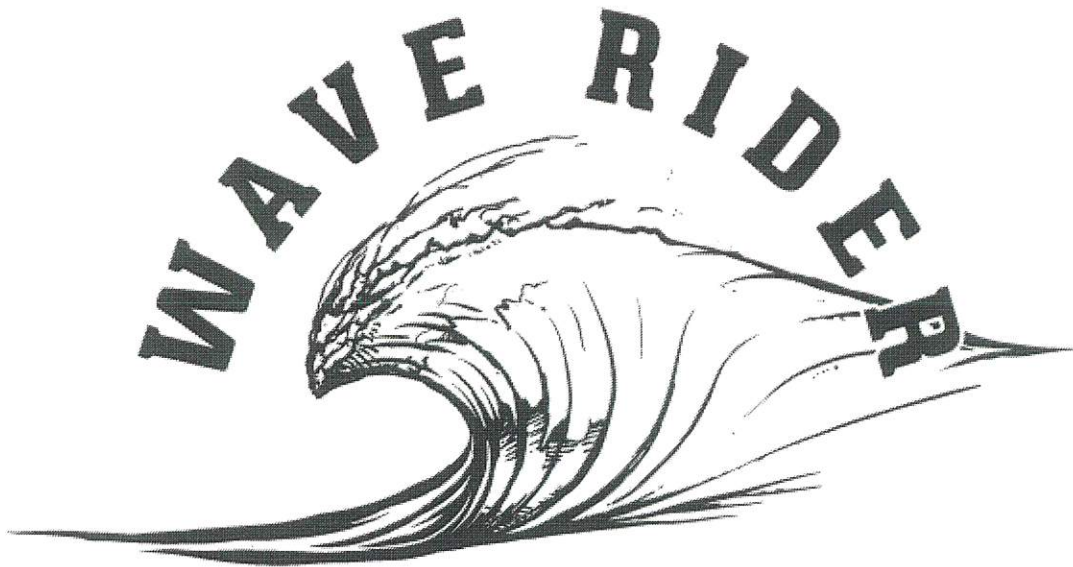
If the any portion of the property is ever leased to another entity, other than Wave Rider Nursery, I will also verify and ensure that all necessary permits, licenses and entitlements are obtained and maintained with Monterey County and the State of California.

Chris Boggs, Top Industries LLC





PLN160801



NURSERY
Monterey Bay



10801174

WAVE RIDER NURSERY
OWNER & MANAGEMENT
PERSONNEL

NAME AND ADDRESSES OF ALL PERSONS AND ENTITIES RESPONSIBLE:

Full Name: Winston D. Carson

Address: 20 Palma Ave. La Selva Beach, CA 95076

Phone Number: 831-535-2810

E-Mail: winston@waveridernursery.com



Full Name: Richard D. Carson

Address: 222 Mt. Madonna Rd. Watsonville, CA 95076

Phone Number: 831-707-4046

E-Mail: richard@waveridernursery.com

Full Name: Christopher G. Boggs

Address: PO BOX 10489, Salinas, CA 93912

Phone Number: 805-712-3103

E-Mail: chris@waveridernursery.com

MONTEREY COUNTY BUILDING INSPECTION DEPARTMENT

12/11/84 84-11046

PROPERTY LOCATION: _____

LOT _____ BLOCK _____ TRACT/SUBD. _____

STREET (ADDRESS) **145 Zabala Road** ASSESSOR'S PARCEL NO. **107-051-02**

NEAREST CROSS STREET **Old Stage Road** POST OFFICE **Salinas**

OWNER **T. Kuramura** PHONE **422-2968**

MAILING ADDRESS **23760 Potter Road** CITY **Salinas, CA**

ARCHITECT OR ENGINEER **Michael Vance** PHONE _____

CONTRACTOR **Conley Manufacturing** PHONE **714-627-0981**

USE OF STRUCTURE **Greenhouse A**

TYPE OF IMPROVEMENT: SOLAR
 PLUMBING ELEC MECH GRADING CU YDS. _____
 BUILD REMODEL ADD TO REPAIR MOVE CONVERT DEMOLISH

TOTAL = 37848

SIZE: SQ. FT. _____ NO. OF STORIES _____ NO. OF FAMILIES _____

DATE ISSUED 1-10-85	PERMIT NO. 030810	AREA 3	CODE 3280
SCT BACKS (IN FEET)		VALUATION 56772	
FRONT 30'	SIDE 20'	SIDE 20'	REAR 20'
ZONE 40 AC. FB5 MIN		RECEIPT NO. 37771	
<input checked="" type="checkbox"/> CATEGORICALLY EXEMPT <input type="checkbox"/> ASSESSMENT REQ'D. <input checked="" type="checkbox"/> NCS, DEC. ADOPTED OR CMO 1-10-85 <input type="checkbox"/> CERTIFIED EIR REV.		FEES: PLAN CHECK \$ _____ RESIDENTIAL 304.00 COMMERCIAL _____ GRADING _____ PLUMBING _____ ELECTRICAL _____ MECHANICAL _____ STRONG MOTION FEE 3.99 PLAN MAINT. FEE <1.00 TOTAL = 308.99	
APPLICATION APPROVED BY <i>[Signature]</i> FOR BUILDING INSPECTOR			
THE ABOVE APPROVAL GRANTS PERMISSION TO DO THE WORK COVERED BY THIS APPLICATION IN ACCORDANCE WITH PLANS AS APPROVED AND ALL APPLICABLE COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS GOVERNING LOCATION, CONSTRUCTION AND OCCUPANCY OF BUILDING.			
EXPIRATION OF PERMIT THIS PERMIT EXPIRES IF THE BUILDING OR WORK AUTHORIZED HEREIN IS NOT COMMENCED WITHIN 180 DAYS FROM DATE OF APPROVAL, OR IF WORK IS SUSPENDED FOR A PERIOD OF 180 DAYS OR ABANDONED, AFTER EXPIRATION, THIS PERMIT MUST BE RENEWED BEFORE THE WORK MAY BE COMMENCED AGAIN.			

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class **B** Lic. Number **323391**

Contractor **CONLEY MFG.**

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 - commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's license Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).

I am exempt under Sec. _____ B. & P.C. for this reason _____

Applicant _____ Date _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab C.):

Policy No. **P22904** Company **ZENITH INS. CO.**

Certified copy is hereby furnished
 Certified copy is filed with the county building inspection department or county **MONTEREY** department.

Applicant *[Signature]* Date **1/10/85**

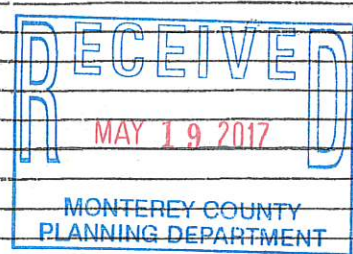
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California.

Owner _____ Date _____

REQUIRED FOR CLEARANCE	OK TO ISSUE
ZONING	OK 1-8-85 EVB
MINOR SUBDIVISION	OK 1-8-85 EVB
HEALTH	N/A
ENCROACHMENTS	OK 18 Jan 85
BUILDING INSPECTOR	OK 1-10-85 EVB
OWNER-BUILDER VERIFICATION	_____
FINANCING AGENCY	NONE
BRANCH	_____
ADDRESS	_____



NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

MONTEREY COUNTY BUILDING INSPECTION DEPARTMENT

12/11/84 84-A1

PROPERTY LOCATION: **Parcel A**

LOT BLOCK TRACT/SUBD. **145 Zabala Road**

STREET (ADDRESS) **145 Zabala Road** ASSessor's PARCEL NO. **107-051-02**

NEAREST CROSS STREET **Old Stage Road** POST OFFICE **Salinas**

OWNER **T. Kuramura** PHONE **422-2960**

MAILING ADDRESS **29760 Potter Road** CITY **Salinas, CA**

ARCHITECT OR ENGINEER **Michael Vance** PHONE

CONTRACTOR **Conley Manufacturing** PHONE **714-627-0981**

USE OF STRUCTURE **Greenhouse**

TYPE OF IMPROVEMENT: SOLAR
 PLUMBING ELEC. MECH. GRADING CU. YDS.
 BUILD REMODEL ADD TO REPAIR MOVE CONVERT DEMOLISH

SIZE: SQ. FT. NO. OF STORIES NO. OF FAMILIES

TOTAL 37848

DATE RECD **1-10-85** PERMIT NO. **030810** AREA **3** CODE **3280**

SET BACKS (IN FEET): FRONT **30'** SIDE **20'** REAR **20'**

VALUATION **36772**

FEE SCHEDULE: PLAN CHECK **304.00** RESIDENTIAL **3.99** COMMERCIAL **3.99** GRADING PLUMBING ELECTRICAL MECHANICAL STRONG MOTION FEE **3.99** PLAN MAINT. FEE **< 1.00**

RECEIPT NO. **39771**

CATEGORICALLY EXEMPT
 ASSESSMENT REQ'D.
 NEG. DEC. ADOPTED **OK CIVIC 1-10-85**
 CERTIFIED EIR REV.

APPLICATION APPROVED BY *[Signature]* FOR BUILDING INSPECTOR

OTHER PERMITS	PERMIT NUMBER	FEE
POWER POLE		
GRADING		
PLUMBING		
ELECTRICAL		
MECHANICAL		
SOLAR		

RECEIVED
 MAY 19 2017
 MONTEREY COUNTY PLANNING DEPARTMENT

OFFICE RECORD OF INSPECTIONS

BUILDING	ELECTRICAL	PLUMBING	PLASTERING
FOUNDATION FORMS <i>X245</i>	TEMPORARY SERVICE	ROUGH PLUMBING	LATH-EXTERIOR
GARAGE FORMS	UNDERGROUND OR		LATH-INTERIOR
CONCRETE SLAB FLOOR	UNDER CONCRETE	ROUGH HEATING	LATH-SHOWER & TUB
CONCRETE BLOCKS	ROUGH ELECTRIC	GAS PRESSURE	SHEET ROCK NAILING
	ELECT. SERVICE	SEWER	FIRE SEPARATION
	FINAL ELECTRIC	FINAL PLUMBING	SCRATCH
ROOF SHEATHING		FINAL HEATING	OTHER
UNDERFLOOR FRAMING	ELECTRIC METER AUTH.	FINAL GAS	ALTER
FRAMING <i>8/18/85</i>	PG & E CALLED	SEPTIC TANK	REPAIR
INSULATION		GAS METER AUTH.	MOVE
ROOFING		PG & E CALLED	GRADING
FIREPLACE FOUNDATION			
THROAT/DAMPER			
COMBUSTION AIR			
CHIMNEY			
ENCROACHMENT			

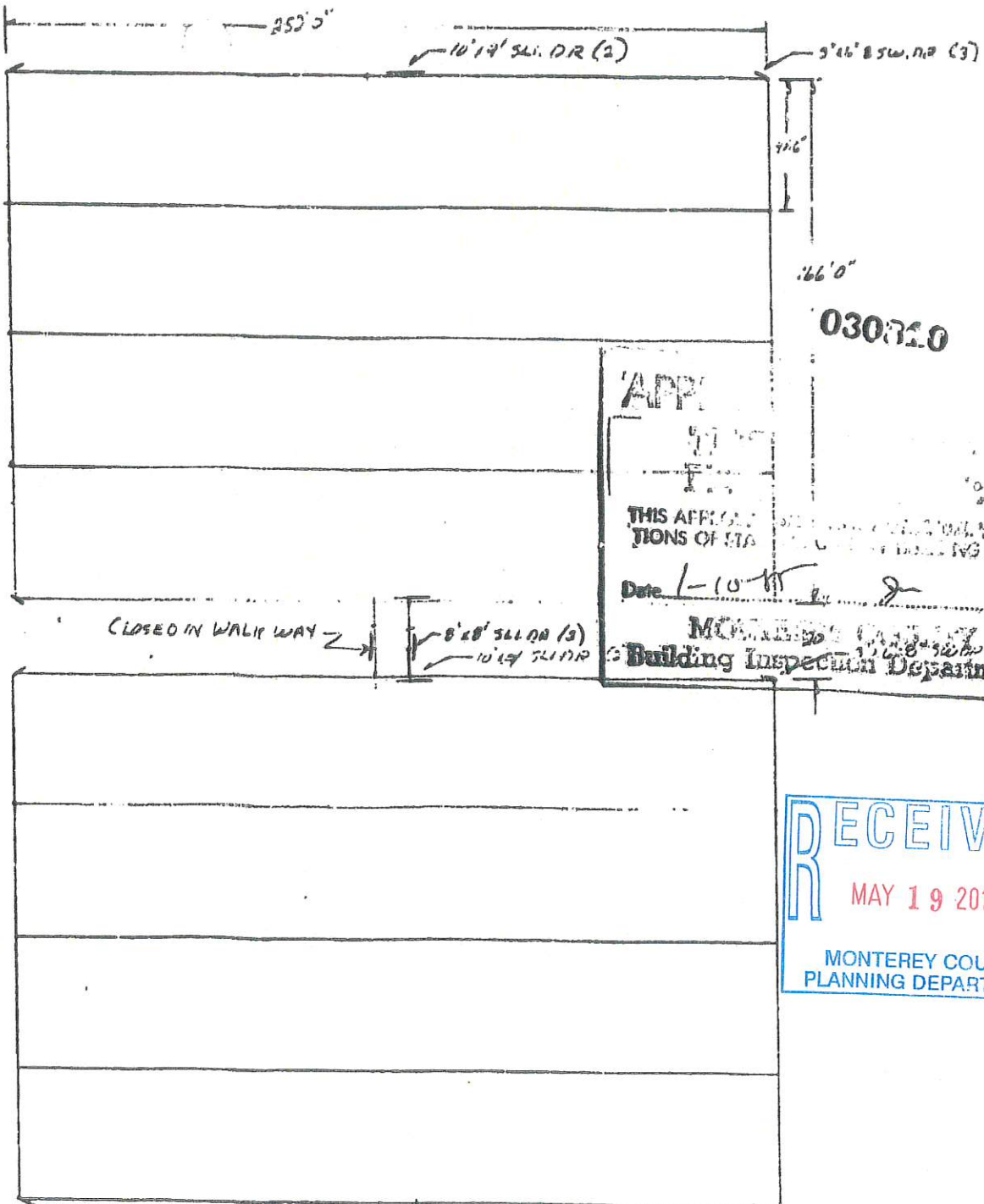
OK TO OCCUPY DATE **8/2/85** FINAL INSPECTION *[Signature]* DATE **8/2/85**

OWNER **KURAMURA, T./CONLEY MFG. (145 Zabala Rd.)** GENERAL CONTRACTOR **Greenhouse** PROPERTY FILE NO. **1/10/85** PERMIT NO. **B-30810**

PC # 84 JTL

URAMUSA

142/128
51



030710

APPR
 THIS AFFIDAVIT OF VIOLATIONS OF STATE BUILDING LAWS
 Date 1-10-17
 Monterey County Building Inspection Department

RECEIVED
 MAY 19 2017
 MONTEREY COUNTY PLANNING DEPARTMENT

AGRICULTURAL GRADING REQUIRED
 SURVEYOR D. CLARK WHITTLE

MONTEREY COUNTY BUILDING INSPECTION DEPARTMENT

12/11/84 84-1046 X

PROPERTY LOCATION: LOT BLOCK TRACT/SUBD.

STREET (ADDRESS) 145 Zabala Road ASSESSOR'S PARCEL NO. 107-051-02

NEAREST CROSS STREET Old Stage Road POST OFFICE Salinas

OWNER T. Kuramura PHONE 422-2930

MAILING ADDRESS 23760 Potter Road Salinas, CA

ARCHITECT OR ENGINEER Michael Vance PHONE

CONTRACTOR Conley Manufacturing 714-627-0981

USE OF STRUCTURE Greenhouse B

TYPE OF IMPROVEMENT: SOLAR

PLUMBING ELEC MECH GRADING CU. YDS.

BUILD REMODEL ADD TO REPAIR MOVE CONVERT DEMOLISH

TOTAL = 37848

SIZE (L SQ. FT) NO. OF STORIES NO. OF FAMILIES

DATE ISSUED 1-10-85 PERMIT NO. 030811X AREA 3 CODE 3286

SET BACKS (IN FEET): FRONT 30 SIDE 20 SIDE 20 REAR 20

VALUATION 56772

FEE: PLAN CHECK \$ 258.40

RESIDENTIAL 304.00

COMMERCIAL 304.00

GRADING

PLUMBING

ELECTRICAL

MECHANICAL

STRONG MOTION FEE 3.99

PLAN MAINT. FEE 41.00

TOTAL: 567.39

RECEIPT NO. PC-39546 39771

CATEGORICALLY EXEMPT

ASSESSMENT REQ'D.

NEG. DEC. ADOPTED okano 1-10-85

CERTIFIED EIR REV.

APPLICATION APPROVED BY [Signature] FOR BUILDING INSPECTOR

THE ABOVE APPROVAL GRANTS PERMISSION TO DO THE WORK COVERED BY THIS APPLICATION IN ACCORDANCE WITH PLANS AS APPROVED AND ALL APPLICABLE COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS GOVERNING LOCATION, CONSTRUCTION AND OCCUPANCY OF BUILDING.

EXPIRATION OF PERMIT

THIS PERMIT EXPIRES IF THE BUILDING OR WORK AUTHORIZED HEREIN IS NOT COMMENCED WITHIN 180 DAYS FROM DATE OF APPROVAL. IF WORK IS SUSPENDED FOR A PERIOD OF 180 DAYS OR ABANDONED, AFTER EXPIRATION, THIS PERMIT MUST BE RENEWED BEFORE THE WORK MAY BE COMMENCED AGAIN.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class B Lic. Number 323391

Contractor CONLEY MFG.

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractors' License Law (Chapter 9 - commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).

I am exempt under Sec. _____ B. & P.C. for this reason _____

Applicant _____ Date _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab C.):

Policy No. P22904 Company ZENITH INS. CO.

Certified copy is hereby furnished

Certified copy is filed with the county building inspection department or county _____ department.

Applicant [Signature] Date 1-10-85

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Owner _____ Date _____

REQUIRED FOR CLEARANCE	OK TO ISSUE
ZONING	OK
MINOR SUBDIVISION	OK
HEALTH	N/A
ENCROACHMENTS	OK
BUILDING INSPECTOR	OK
OWNER-BUILDER VERIFICATION	OK
FINANCING AGENCY	NONE
BRANCH	
ADDRESS	

RECEIVED MAY 19 2017 MONTEREY COUNTY PLANNING DEPARTMENT

1-8-85 ELS

1-8-85 ELS

1-10-85 [Signature]

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

MONTEREY COUNTY BUILDING INSPECTION DEPARTMENT

12/11/84 84-1046 X

PROPERTY LOCATION: **145 Zabala Road**
 LOT: **145** BLOCK: **145** TRACT/SUBD: **Parcel B**
 STREET (ADDRESS): **145 Zabala Road** ASSESSOR'S PARCEL NO: **107-051-02**
 NEAREST CROSS STREET: **Old Stage Road** POST OFFICE: **Salinas**
 OWNER: **T. Kuramura** PHONE: **422-2968**
 MAILING ADDRESS: **23760 Potter Road** CITY: **Salinas, CA**
 ARCHITECT OR ENGINEER: **Michael Vance** PHONE: **714-627-0981**
 CONTRACTOR: **Conley Manufacturing** PHONE: **714-627-0981**
 USE OF STRUCTURE: **Greenhouse**
 TYPE OF IMPROVEMENT: SOLAR
 PLUMBING ELEC. MECH. GRADING CL. YDS.
 BUILD REMODEL ADD TO REPAIR IN. V. CONVERT DEMOLISH
 TOTAL = 37848
 SIZE: SQ. FT. NO. OF STORIES NO. OF FAMILIES

DASH VALUE: **1-10 85** PERMIT NO: **030811** AREA: **3** COST: **3280**

SET BACKS (IN FEET): FRONT: **30** SIDE: **20** SIDE: **20** REAR: **20**

VALUATION: **36772**

FEE TYPE: **RESIDENTIAL**

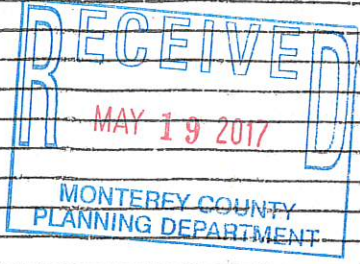
FEES: PLAN CHECK: **298.00**
 RESIDENTIAL: **304.00**
 COMMERCIAL: **304.00**
 GRADING: **3.99**
 PLUMBING: **1.00**
 ELECTRICAL: **1.00**
 MECHANICAL: **1.00**
 STRONG MOTION FEE: **3.99**
 PLAN MAINT. FEE: **1.00**
TOTAL: 1912.98

RECEIPT NO: **PC-39546**
39771

CATEGORICALLY EXEMPT
 ASSESSMENT REQ'D.
 NEG. DEC. ADOPTED **OK 8/85**
 CERTIFIED EIR REV. **1-20 85**

APPLICATION APPROVED BY: *[Signature]*
 FOR BUILDING INSPECTOR

OTHER PERMITS	PERMIT NUMBER	FEE
POWER POLE		
GRADING		
PLUMBING		
ELECTRICAL		
MECHANICAL		
SOLAR		



OFFICE RECORD OF INSPECTIONS

BUILDING	ELECTRICAL	PLUMBING	PLASTERING
FOUNDATION FORMS <i>1-25-151085</i>	TEMPORARY SERVICE	ROUGH PLUMBING	LATH-EXTERIOR
GARAGE FORMS	UNDERGROUND OR		LATH-INTERIOR
CONCRETE SLAB FLOOR	UNDER CONCRETE	ROUGH HEATING	LATH-SHOWER & TUB
CONCRETE BLOCKS	ROUGH ELECTRIC		SHEET ROCK NAILING
		GAS PRESSURE	FIRE SEPARATION
	ELECT. SERVICE	SEWER	SCRATCH
ROOF SHEATHING	FINAL ELECTRIC	FINAL PLUMBING	
UNDERFLOOR FRAMING	ELECTRIC METER AUTH.	FINAL HEATING	OTHER
FRAMING <i>8/7/85 J.V.</i>	PG & E CALLED	FINAL GAS	ALTER
INSULATION		SEPTIC TANK	REPAIR
ROOFING		GAS METER AUTH.	MOVE
FIREPLACE FOUNDATION		PG & E CALLED	GRADING
THROAT/DAMPER			
COMBUSTION AIR			
CHIMNEY			

ENCROACHMENT: *OK by 2/10/85*

OK TO OCCUPY: DATE: **8/7/85** FINAL INSPECTION: *[Signature]* DATE: **8/7/85**

OWI: **KURAMURA, T./CONLEY MFG. (145 Zabala Rd. Salinas)** GENERAL CONTRACTOR: **Greenhouse** PROPERTY FILE NO.: **1/10/85** PERMIT NO.: **B-30811**

MONTEREY COUNTY BUILDING INSPECTION DEPARTMENT

PC 11/19/86 PCS 86-1010x

PROPERTY LOCATION:
 LOT BLOCK TRACT/SUBD.
 STREET (ADDRESS) 145 Zabala Road ASSESSOR'S PARCEL NO.
 NEAREST CROSS STREET Old Stage Road POST OFFICE Salinas
 OWNER Bay Breeze Co. PHONE 422-8755
 MAILING ADDRESS 145 Zabala Road Salinas, CA 93908
 ARCHITECT OR ENGINEER I.B.G. PHONE 449-3340
 CONTRACTOR I.B.G. PHONE
 USE OF STRUCTURE Greenhouse *Greenhouse C*
 TYPE OF IMPROVEMENT: SOLAR
 PLUMBING ELEC MECH GRADING CU YDS
 BULK REMODEL ADD TO REPAIR MOVE CONVERT DEMOLISH
 SIZE: Total 42336 SQ FT. NO. OF STORIES NO. OF FAMILIES

DATE ISSUED 2/10/87 PERMIT NO. 347761 S AREA 3 CODE 328c

SET BACKS (IN FEET)
 FRONT SIDE SIDE REAR
 VALUATION 63,504
 FEES:
 PLAN CHECK \$ 507.34
 RESIDENTIAL 596.88
 COMMERCIAL
 GRADING
 PLUMBING
 ELECTRICAL
 MECHANICAL
 STRONG MOTION 4.48
 PLAN MAINT. FEI 11.00
 1119.70

RECEIPT NO. PC-52231
 F-65 40 AC MIN 53148

CATEGORICALLY EXEMPT
 ASSESSMENT REQ'D.
 NEG. DEC. ADOPTED
 CERTIFIED EIR REV.

APPLICATION APPROVED BY *Paul Campos*
 FOR BUILDING INSPECTOR

THE ABOVE APPROVAL GRANTS PERMISSION TO DO THE WORK COVERED BY THIS APPLICATION IN ACCORDANCE WITH PLANS AS APPROVED AND ALL APPLICABLE COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS GOVERNING LOCATION, CONSTRUCTION AND OCCUPANCY OF BUILDING.

EXPIRATION OF PERMIT
 THIS PERMIT EXPIRES IF THE BUILDING OR WORK AUTHORIZED HEREIN IS NOT COMMENCED WITHIN 180 DAYS FROM DATE OF APPROVAL, OR IF WORK IS SUSPENDED FOR A PERIOD OF 180 DAYS OR ABANDONED. AFTER EXPIRATION, THIS PERMIT MUST BE RENEWED BEFORE THE WORK MAY BE COMMENCED AGAIN.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ Lic. Number _____
 Contractor *Ted Nitzel 2/10/87*

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 - commencing with Section 7000) of Division 3 of the Business and Professions Code; or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractor(s) to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. _____ B. & P.C. for this reason _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab C.):

Policy No. _____ Company _____
 Certified copy is hereby furnished
 Certified copy is filed with the county building inspection department or _____ department

Applicant *Ted Nitzel* Date *2/10/87*

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Owner _____ Date _____

REQUIRED FOR CLEARANCE

ZONING OK 12-2-86 WANDA

MINOR SUBDIVISION *SCHOOL FEES - OK AT 2/10/87* OK 12-2-86 WANDA

HEALTH MONTEREY COUNTY PLANNING DEPARTMENT

NOTICE: STATE LAW PROHIBITS USE OF SOLDER CONTAINING MORE THAN 0.20 PERCENT LEAD FOR ENCRUSTINGS IN ANY PRIVATE OR PUBLIC ROLE WATER SUPPLY SYSTEM. OK 04

FLOOD CONTROL OK 12-2-86

BUILDING INSPECTOR 2/10/87

OWNER-BUILDER VERIFICATION *Paul Campos*

FINANCING AGENCY

BRANCH

ADDRESS



NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

PG 11/19/86

PCS 86-1010

MONTEREY COUNTY BUILDING INSPECTION DEPARTMENT

PROPERTY LOCATION:

LOT BLOCK TRACT/SUBD.

STREET (ADDRESS) ASSESSOR'S PARCEL NO.

145 Zabala Road 107-051-02

NEAREST CROSS STREET POST OFFICE

Old Stage Road Salinas

OWNER PHONE

Bay Breeze Co. 422-8755

MAILING ADDRESS CITY

145 Zabala Road Salinas, CA 93908

ARCHITECT OR ENGINEER PHONE

I.B.G. 449-3340

CONTRACTOR PHONE

I.B.G.

USE OF STRUCTURE

Greenhouse

TYPE OF IMPROVEMENT:

SOLAR

PLUMBING ELEC. MECH. GRADING CU. YDS.

BUILD REMODEL ADD TO REPAIR MOVE CONVERT DEMOLISH

SIZE: Total 42336

NO. OF STORIES NO. OF FAMILIES

DATE ISSUED	PERMIT NO.	AREA	CODE
2/10/87	34776 S	9	328c

SET BACKS (IN FEET)				VALUATION
FRONT	SIDE	SIDE	REAR	63,504
ZONE				FEE:
BLOG. TYPE				PLAN CHECK \$ 507.34
RECEIPT NO. PG-52231				RESIDENTIAL 596.88
F-65 1.1 AC 53148				COMMERCIAL
<input type="checkbox"/> CATEGORICALLY EXEMPT				GRADING
<input type="checkbox"/> ASSESSMENT REQ'D.				PLUMBING
<input type="checkbox"/> NEG. DEC. ADOPTED				ELECTRICAL
<input type="checkbox"/> CERTIFIED EIR REV.				MECHANICAL
APPLICATION APPROVED BY Paul [Signature]				STRONG MOTION FEE 4.48
FOR BUILDING INSPECTOR				PLAN MAINT. FEE 11.00
				TOTAL \$



NOTICE: STATE LAW PROHIBITS USE OF SOLDER CONTAINING MORE THAN 0.20 PERCENT LEAD FOR JOINTS & FITTINGS IN ANY PRIVATE OR PUBLIC POTABLE WATER SUPPLY SYSTEM.

OFFICE RECORD OF INSPECTIONS

BUILDING	ELECTRICAL	PLUMBING	PLASTERING
FOUNDATION FORMS 2-12-87 (95)	TEMPORARY SERVICE	ROUGH PLUMBING 8-14-87 MJA	LATH-EXTERIOR
GARAGE FORMS	UNDERGROUND OR		LATH-INTERIOR
CONCRETE SLAB FLOOR	UNDER CONCRETE	ROUGH HEATING 8-14-87 MJA	LATH-SHOWER & TUB
CONCRETE BLOCKS	ROUGH ELECTRIC 8-14-87 MJA	GAS PRESSURE 8-14-87 MJA	SHEET ROCK NAILING
	ELECT. SERVICE		FIRE SEPARATION
	FINAL ELECTRIC 8-14-87 MJA	SEWER	SCRATCH
ROOF SHEATHING		FINAL PLUMBING 8-14-87 MJA	
UNDERFLOOR FRAMING	ELECTRIC METER AUTH.	FINAL HEATING 8-14-87 MJA	OTHER
FRAMING 8-14-87 MJA	PG BE CALLED	FINAL GAS 8-14-87 MJA	ALTER
INSULATION		SEPTIC TANK	REPAIR
ROOFING		GAS METER AUTH.	MOVE
PIPEPLACE FOUNDATION		PG & E CALLED	GRADING
THROAT/DAMPER			W/ [Signature]
COMBUSTION AIR			W/ [Signature]
CHIMNEY			
ENCROACHMENT OH 12-3-86			

OK TO OCCUPY [Signature] DATE 8-14-87 GENERAL CONTRACTOR

FINAL INSPECTION [Signature] DATE 8-14-87 PERMIT NO.

OWNER: Bay Breeze Co./I.B.G. (145 Zabala Rd.) Greenhouse

PROPERTY: FILE NO. DATE PERMIT NO.

2-10-87 B-34776

White - City/County
Canary- HSD (Retain)
Pink - Project Owner

86-1010

SALINAS UNION HIGH SCHOOL DISTRICT &
FEEDER ELEMENTARY SCHOOL DISTRICTS
CERTIFICATE OF COMPLIANCE PERMANENT RECORDS
(Government Code §53080)
TO BE MICROFILMED

PERMIT # 34776

Project Name: BAY BREEZE GREENHOUSE
Project Address: 145 Zabala Road, Salinas Ca. 93908
Project Owner's Name: Tat Kuramura Phone No: 422-8755
Project Description: 42,336 sqft of greenhouse

Building Type: Residential (Inc. No. Dwelling Units)
 Commercial
New Addition



Tract No. _____ Lot No. _____
Assessor's Parcel No. 107-051-02
(If Schedule "A" is used, show Assessor's Parcel No. for each lot if one exists or Assessor's Parcel No. for parcels before sub-divided.)

Total square feet of building area: 42,336 sqft

Certification of Applicant/Owner. The person signing certifies that the above information is correct and makes this statement under penalty of perjury and further represents that he/she is authorized to sign on behalf of the owner/developer.

Dated: Jan. 12, 1987 Signature: Tat Kuramura (applicant)
City/County Certification: [Signature]
Planning Tech.
(Signature)
(Title)

(TO BE COMPLETED BY SCHOOL DISTRICT)

School district requirements for the above project have been or will be satisfied in accordance with one of the following (circle one):

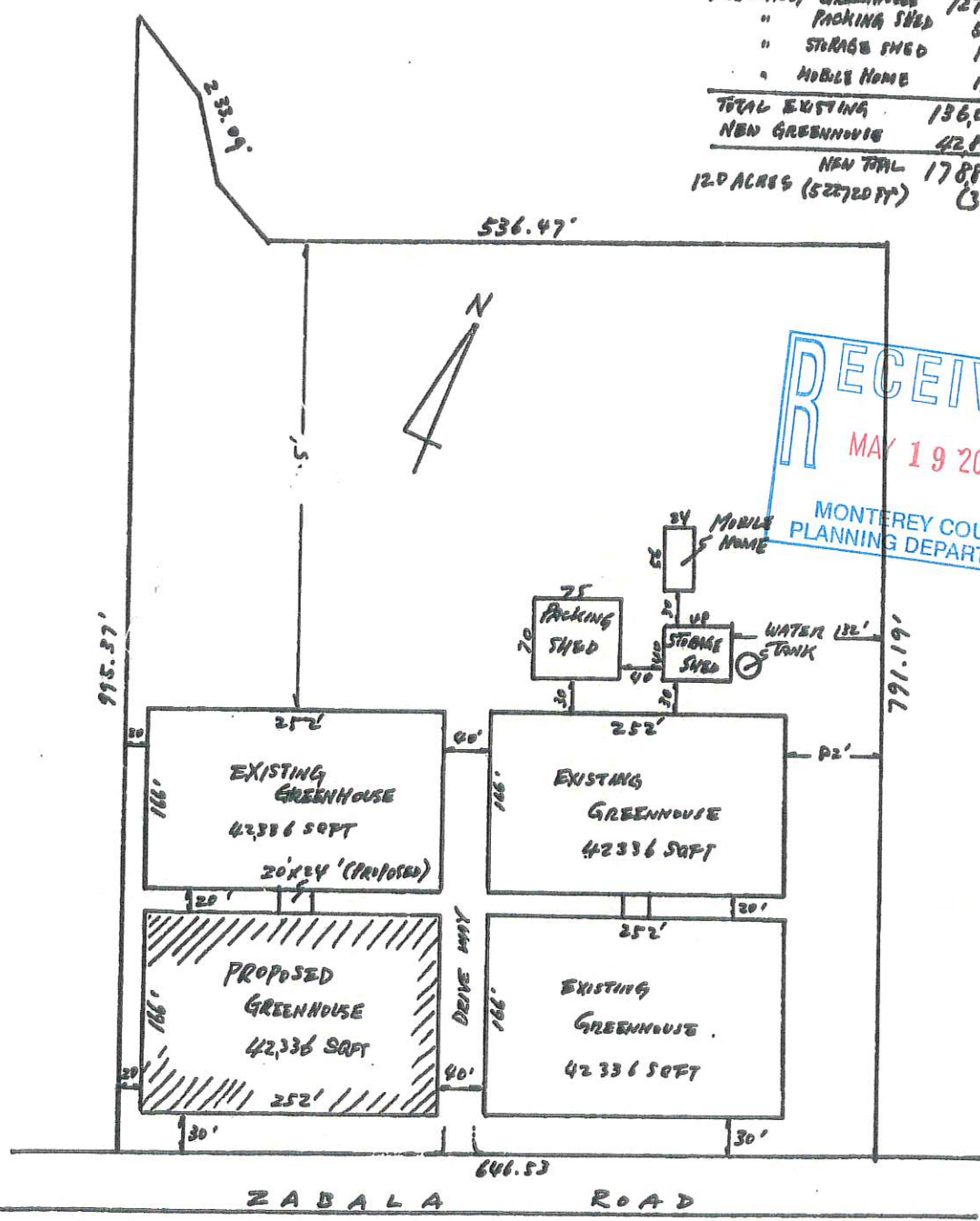
Gov. Code 53080 (AB 2926) Gov. Code 65970 (SB 201) Agreement existing prior to 1/1/87 Not subject to fee requirements

Total number of sq. ft. 42,336
Amount per sq. ft. \$.25 (District Seal)
Amount collected \$ 10,584.00

School District Official [Signature]
Title Mgr Fiscal Svcs Date 2-10-87

Note: AB 2926 and SB 201 fees are capped at \$1.50 per square foot for residential construction. AB 2926 is capped at \$0.25 per square foot for commercial and industrial projects.

EXISTING GREENHOUSE	127,488 SQFT
" PACKING SHED	5,250 "
" STORAGE SHED	1,920 "
" MOBILE HOME	1,344 "
TOTAL EXISTING	136,002 SQFT
NEW GREENHOUSE	42,816 "
NEW TOTAL	178,818 SQFT
12.0 ACRES (522,720 SF)	(34%)



RECEIVED

MAY 19 2017

MONTEREY COUNTY
PLANNING DEPARTMENT

BAY BREEZE CO.
 145 ZABALA RD
 SALINAS, CA 93908
 TATS KURAMURA
 422-8755

APN 107-051-02
 12.0 ACRES

11-3-'86

MONTEREY COUNTY BUILDING INSPECTION DEPARTMENT

PC 01/06/86 PCS 86-011 X

PROPERTY LOCATION:

LOT BLOCK TRACT/SUBD.

STREET (ADDRESS) ASSESSOR'S PARCEL NO.

145 Zabala Road 107-051-02

NEAREST CROSS STREET POST OFFICE

Alisal Road Salinas

OWNER PHONE

Bay Breeze Company 422-8755

MAILING ADDRESS CITY

145 Zabala Road Salinas, CA 93908

ARCHITECT OR ENGINEER PHONE

I.B.G. 449-3340

CONTRACTOR PHONE

I.B.G. 449-3340

USE OF STRUCTURE

Greenhouse **Greenhouse D**

TYPE OF IMPROVEMENT: SOLAR

PLUMBING ELEC MECH GRADING CU YDS

BUILD REMODL ADD TO REPAIR MOVE CONVERT DEMOLISH

SIZE Total 42336 NO. OF STORES NO. OF FAMILIES

DATE ISSUED	PERMIT NO.	AREA	CODE
2-21-86	032901 X S	3	328c

SET BACKS (IN FEET)				VALUATION
FRONT	SIDE	REAR	REAR	
30'	20'	20'	20'	63,504
FEEES:				
PLAN CHECK				\$ 345.31
RESIDENTIAL				
COMMERCIAL				406.25
GRADING				
PLUMBING				
ELECTRICAL				
MECHANICAL				
STRONG MOTION FEE				4.48
PLAN MAINT. FEE				9.00
TOTAL \$				765.04

RECEIPT NO. 46-134

CATEGORICALLY EXEMPT

ASSESSMENT REQ'D.

NEG. DEC. ADOPTED 2/21/86

CERTIFIED EIR REV. W/ Code

APPLICATION APPROVED BY *[Signature]* FOR BUILDING INSPECTOR

THE ABOVE APPROVAL GRANTS PERMISSION TO DO THE WORK COVERED BY THIS APPLICATION IN ACCORDANCE WITH PLANS AS APPROVED AND ALL APPLICABLE COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS GOVERNING LOCATION, CONSTRUCTION AND OCCUPANCY OF BUILDING.

EXPIRATION OF PERMIT: THIS PERMIT EXPIRES IF THE BUILDING OR WORK AUTHORIZED HEREIN IS NOT COMMENCED WITHIN 180 DAYS FROM DATE OF APPROVAL, OR IF WORK IS SUSPENDED FOR A PERIOD OF 180 DAYS OR ABANDONED, AFTER EXPIRATION, THIS PERMIT MUST BE RENEWED BEFORE THE WORK MAY BE COMMENCED AGAIN.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class B Lic. Number 292267

Contractor I.B.G.

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 - commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).

I am exempt under Sec. _____ B. & P.C. for this reason _____

Applicant _____ Date _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab C.).

Policy No. W3714-03962 LIBERTY MUT.

Certified copy is hereby furnished

Certified copy is filed with the county building inspection department or county _____ department

Applicant [Signature] Date 2-21-86

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

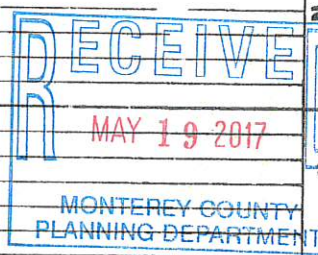
(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California.

Owner _____ Date _____

REQUIRED FOR CLEARANCE		OK TO ISSUE
ZONING		OK 2/12/86
MINOR SUBDIVISION		OK 2/12/86
HEALTH	FIRE DEPT OK PER PHONE 2-21-86 STEVE GORDON	N/A
ENCROACHMENTS	FLOOD CONTROL OK PER FRED GELBER 2/14/86	
BUILDING INSPECTOR	<u>[Signature]</u> 1/7/86	OK 2-21-86 GJ
OWNER-BUILDER VERIFICATION		
FINANCING AGENCY	SUMITOMO BANK	
BRANCH	SAN JOSE	
ADDRESS		

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.



MONTEREY COUNTY BUILDING INSPECTION DEPARTMENT

PC 01/06/86 PCS 86-0117

PROPERTY LOCATION:
 LOT BLOCK TRACT/SUBD.
 STREET (ADDRESS) 145 Zabala Road
 ASSESSOR'S PARCEL NO. 107-051-02
 NEAREST CROSS STREET Alisal Road
 POST OFFICE Salinas
 OWNER Bay Breeze Company
 PHONE 422-8755
 MAILING ADDRESS 145 Zabala Road Salinas, CA 93908
 ARCHITECT OR ENGINEER I.B.G.
 PHONE 449-3340
 CONTRACTOR I.B.G.
 PHONE 449-3340
 USE OF STRUCTURE Greenhouse
 TYPE OF IMPROVEMENT:
 PLUMBING ELEC MECH GRADING CU. YDS.
 BUILD REMODEL ADD TO REPAIR MOVE CONVERT DEMOLISH
 SIZE: Total 42336 SQ. FT. NO. OF STORIES NO. OF FAMILIES

DATE ISSUED 2-21-86 PERMIT NO. 032511 AREA 3 CODE 328c

SET BACKS (IN FEET)
 FRONT 30' SIDE 20' SIDE 20' REAR 20'
 VALUATION 69,504
 FEES:
 PLAN CHECK \$ 345.91
 RESIDENTIAL 406.25
 COMMERCIAL
 GRADING
 PLUMBING
 ELECTRICAL
 MECHANICAL
 STRONG MOTION FEE 4.48
 PLAN MAINT. FEE 9.00
 TOTAL \$

RECEIPT NO. PC-45852
 4/6-1/34
 CATEGORICALLY EXEMPT
 ASSESSMENT REQ'D.
 NEG. DEC. ADOPTED
 CERTIFIED EIR REV. W/Cond

APPLICATION APPROVED BY [Signature] FOR BUILDING INSPECTOR

RECEIVED
 MAY 19 2017
 MONTEREY COUNTY PLANNING DEPARTMENT

OTHER PERMITS	PERMIT NUMBER	FEE
POWER POLE		
GRADING		
PLUMBING		
ELECTRICAL		
MECHANICAL		
SOLAR		

OFFICE RECORD OF INSPECTIONS

BUILDING	ELECTRICAL	PLUMBING	PLASTERING
FOUNDATION FORMS <i>4/18/86 J.W.</i>	TEMPORARY SERVICE	ROUGH PLUMBING	LATH-EXTERIOR
GARAGE FORMS	UNDERGROUND OR		LATH-INTERIOR
CONCRETE SLAB FLOOR	UNDER CONCRETE	ROUGH HEATING	LATH-SHOWER & TUB
CONCRETE BLOCKS	ROUGH ELECTRIC <i>8-4-86 U.A.</i>	GAS PRESSURE <i>8-4-86 P.O.</i>	SHEET ROCK NAILING
<i>Gold End Footings 4/18/86 J.W.</i>	ELECT. SERVICE	10 lb Yard <i>5/19/86 J.O.</i>	FIRE SEPARATION
	FINAL ELECTRIC	SEWER	SCRATCH
ROOF SHEATHING		FINAL PLUMBING	
UNDERFLOOR FRAMING	ELECTRIC METER AUTH.	FINAL HEATING	OTHER
FRAMING	PG & E CALLED	FINAL GAS	ALTER
INSULATION		SEPTIC TANK	REPAIR
ROOFING		GAS METER AUTH.	MOVE
FIREPLACE FOUNDATION		PG & E CALLED	GRADING
THROAT/DAMPER			<i>IS</i>
COMBUSTION AIR			<i>1/2/86 J.O.</i>
CHIMNEY			
ENCROACHMENT			

OK TO OCCUPY OWNER: Bay Breeze Co./I.B.G. (145 Zabala Rd) Greenhouse

DATE GENERAL CONTRACTOR: 10-14-86

FINAL INSPECTION: [Signature] DATE: 10-14-86

PROPERTY FILE NO. DATE PERMIT NO. 2-21-86 B-32901

8-21-86

Bay Breeze

Not ready for final inspection.

Richard Chandler



TU
DP-2

OK Par
HWIC

September 24, 1986

Mr. Dave Vanetten
County of Monterey
Dept. of Building Inspections
P. O. Box 1208
Salinas, CA 93902

Dear Mr. Vanetten:

This letter is in reply to your concern regarding the construction practice of placing utility lines on the truss bottom chords of IBG greenhouses. The truss bottom chords were designed to carry reasonable point loads such as water lines and electrical conduit. It is assumed that the lines are placed in the immediate vicinity of the truss panel points so that the bottom chord bending stresses will be kept to a minimum.

I trust that this practice meets your approval. If additional information is required, please feel free to call.

Sincerely,

Carl Radtke

Carl Radtke
Greenhouse Division

CR/jm



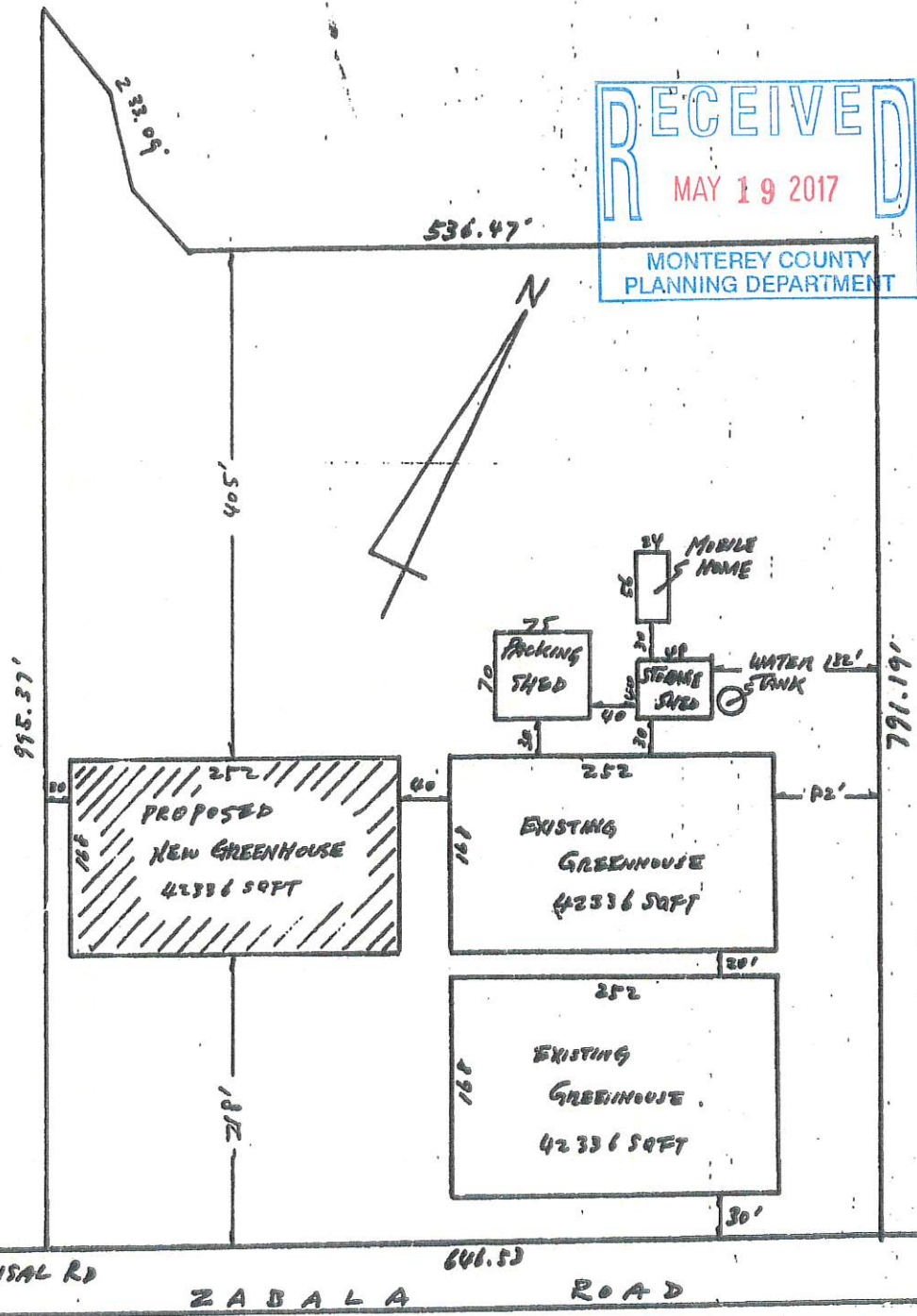
PERMANENT RECORDS
TO BE MICROFILMED
PERMIT# 32901

IBG INTERNATIONAL

GLAZED STRUCTURE SPECIALISTS SINCE 1914 / P.O. Box 100, Wheeling, IL 60090 U.S.A. / Telephone 312-634-3131 / Telex 254401

107-20-15

RECEIVED
MAY 19 2017
MONTEREY COUNTY
PLANNING DEPARTMENT



BAY BREEZE CO.
145 ZABALA RD
SALINAS, CA 93908
TATS KURAMURA
422-8755

APN 107-051-02
12.0 ACRES

AI



MONTEREY COUNTY BUILDING INSPECTION DEPARTMENT

PC 05/02/88. PCS 88-0386

DATE ISSUED: 9/6/88 PERMIT NO: 37954

PROPERTY LOCATION: LOT: 145 Zabela ASSESSOR'S PARCEL NO: 107-051-02

STREET ADDRESS: 145 Zabela NEAREST CROSS STREET: Alisal Road

OWNER: Bay Breeze (Kuramura) CITY: Salinas PHONE: 422-8755

MAILING ADDRESS: 145 Zabela Salinas, CA 93908

ARCHITECT OR ENGINEER: TBE PHONE: 757-7607

CONTRACTOR: TBE

USE OF STRUCTURE: Greenhouse

TYPE OF IMPROVEMENT: ADDITION ALTERATION REPAIR DEMOLITION OTHER

VALUATION: 95,256

FEES: PLAN CHECK \$ 660.34 RESIDENTIAL 776.88 COMMERCIAL GRADING PLUMBING ELECTRICAL MECHANICAL STRONG MOTION FEE 6.72 PLAN MAINT. FEE TOTAL \$ 1443.94

RECEIPT NO. PC-63338

APPROVED BY: [Signature]

EXPIRATION OF PERMIT: THIS PERMIT EXPIRES IN THE BUILDING OR WORK AUTHORIZED HEREIN IS NOT COMMENCED WITHIN 180 DAYS FROM DATE OF APPROVAL, OR IF WORK IS SUSPENDED FOR A PERIOD OF 180 DAYS OR ABANDONED, AFTER EXPIRATION, THIS PERMIT MUST BE REAPPLIED BEFORE THE WORK MAY BE COMMENCED AGAIN.

REQUIRED FOR CLEARANCE

ZONING: DE AFTER 5/23/88. OK 5/23/88

MINOR SUBDIVISION: OK 5/13/88

HEALTH: /

ENCROACHMENTS: FIRE-OK 4/27/88. OK 5-11-88

BUILDING INSPECTOR: PS, 9/15/88

OWNER-BUILDER VERIFICATION: [Signature]

FINANCING AGENCY: [Blank]

BRANCH: [Blank]

ADDRESS: [Blank]

SCHOOL FEES: SALINAS - 1/10

DATE PAID: [Blank]

RECEIPT: [Blank]

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter V commencing with Section 7000 of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Contractor Class: B License Number: 403293

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7011.3, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its being licensed pursuant to the provisions of the Contractors' License Law (Chapter V commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7011.3 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7014, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within the year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7014, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. B. & P.C. for this reason: [Blank]

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C).

Certified copy is hereby furnished

Certified copy is filed with the county building inspection department or county department

Applicant: Ted Alisal Date: 9-6-88

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California.

Owner: [Blank] Date: [Blank]

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

RECEIVED
MAY 19 2017
MONTEREY COUNTY
PLANNING DEPARTMENT

NO. 05/02/15 107-051-02

PROPERTY LOCATION: 145 Zabala
Block: 145 Zabala Tract/Subd. 107-051-02
Assessor's Parcel No. 107-051-02
Nearest Cross Street: Alisal Road
Post Office: Salinas
Owner: Day Brown (Kiranura) 422-8755
Mailing Address: 145 Zabala Salinas, CA 95008
City: Salinas
Architect or Engineer: IDP 757-7607
Contractor: TBC
Use of Structure: Greenhouse
Type of Improvement: PLUMBING ELECTRICAL MECHANICAL ROOFING FLOORING PAINTING EXTERIOR INTERIOR OTHER

DATE ISSUED: 6/15/15
VALUATION: 95,256
FEES: PLAN CHECK 660.50
RESIDENTIAL 776.00
COMMERCIAL
GRADING
PLUMBING
ELECTRICAL
MECHANICAL
STRONG MOTION FEE 6.72
PLAN MAINT. FEE
TOTAL \$

RECEIPT NO. PC-63335
66153
APPLICATION APPROVED BY: [Signature]
THE PUBLIC WORKS DIRECTOR

OTHER PERMITS:	PERMIT NUMBER	FEE
POWER POLE		
GRADING		
PLUMBING		
ELECTRICAL		
MECHANICAL		
SOLAR		

OFFICE RECORD OF INSPECTIONS

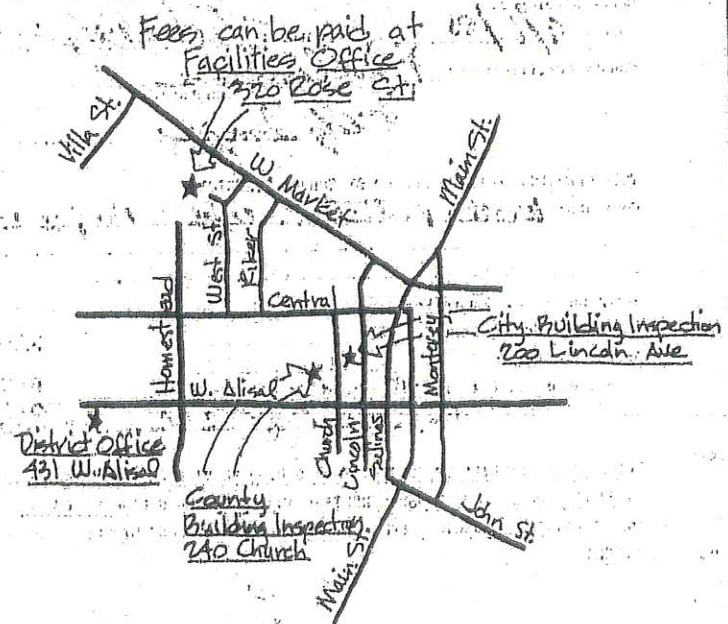
BUILDING	ELECTRICAL	PLUMBING	PLASTERING
FOUNDATION FORMS 5-13-15	TEMPORARY SERVICE	ROUGH PLUMBING 6-28-15	LATH-EXTERIOR
GARAGE FORMS	UNDERGROUND OR	ROUGH HEATING 6-28-15	LATH-INTERIOR
CONCRETE SLAB FLOOR	UNDER CONCRETE	GAS PRESSURE 6-28-15	LATH-SHOWER & TUB
CONCRETE BLOCKS	ROUGH ELECTRIC 6-28-15	SEWER	SHEET ROCK NAILING
	ELECT. SERVICE 6-28-15	FINAL PLUMBING 6-28-15	FIRE SEPARATION
	FINAL ELECTRIC	FINAL HEATING 6-28-15	SCRATCH
ROOF SHEATHING	ELECTRIC WATER AUTH. PG & E CALLED 6-28-15	FINAL GAS 6-28-15	OTHER
UNDERLOOR FRAMING		SEPTIC TANK	ALTER
TRusses		GAS MISC. AUTH. PG & E CALLED 6-28-15	REPAIR
INSULATION			MOVE
ROOFING			GRAB
FIREPLACE FOUNDATION			PS, 6/15/15
THROAT/DAMPEN			
COMBUSTION AIR			
CHIMNEY			
ENCLOS. AMENITY			

OK TO OCCUPY: [Signature] DATE: 6-28-15
OWNER: Day Brown (Kiranura) / T.B.G. 145 Zabala Greenhouse
GENERAL CONTRACTOR: TBC
PROPERTY VALUE: 95,256
DATE: 6-28-15
PERMIT NO.: PC-63335

RECEIVED
MAY 19 2017
MONTEREY COUNTY
PLANNING DEPARTMENT

STATE OF CALIFORNIA
COUNTY OF MONTEREY
PLANNING DEPARTMENT
COMMUNITY DEVELOPMENT DIVISION
1000 N. MONTEREY AVENUE
MONTEREY, CALIFORNIA 93940
PHONE (408) 939-2000
FAX (408) 939-2001
WWW.MONTEREYCOUNTYPLANNING.COM

SCHOOL FACILITY FEES ARE THE RESULT OF ASSEMBLY BILL 2926 AND WERE ENACTED INTO STATE LAW ON JANUARY 1, 1987. IT WAS AN ATTEMPT TO RELATE THE COST OF NEW SCHOOL FACILITIES TO THE SQUARE FOOTAGE OF NEW RESIDENTIAL AND COMMERCIAL/INDUSTRIAL CONSTRUCTION. SCHOOL DISTRICTS MAY BE FINANCIALLY PENALIZED BY THE STATE IF THE MAXIMUM FEES ALLOWABLE ARE NOT COLLECTED. THE SALINAS UNION HIGH SCHOOL DISTRICT COLLECTS THE FEE AND DISTRIBUTES AN APPROPRIATE SHARE TO THE VARIOUS FEEDER ELEMENTARY SCHOOL DISTRICTS.



320000 01

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MAY 19 2017
MONTEREY COUNTY
PLANNING DEPARTMENT

White - County
Canary - Project Owner
Pink - HSD

**SALINAS UNION HIGH SCHOOL DISTRICT
FEEDER ELEMENTARY SCHOOL DISTRICTS
CERTIFICATE OF COMPLIANCE
(Government Code § 53080)**

320 Rose Street
Salinas, CA 93901
(408) 422-7858

Project Address: 145 ZAPATA
Project Owner's Name: PAUL BEEBE Phone No: 422-875
Project Description: GREENHOUSE
Building Type: Commercial Residential Addition
No. of Dwelling Units: 0
Additional Information: NEW UNIT

Value of Development Project: \$ 95,256
Assessor's Parcel No. 107-051-02 Tax Code Rate Area _____
Square footage created by this permit: 107,504

Certification of Applicant/Owner: The person signing certifies that the above information is correct and makes this statement under penalty of perjury and further represents that he/she is authorized to sign on behalf of the Owner/Developer.

Dated: 9/6/88
County Certification: [Signature]
Title: _____

THE FOLLOWING TO BE COMPLETED BY SCHOOL DISTRICT:
Comments: Weather protected, No fee charged

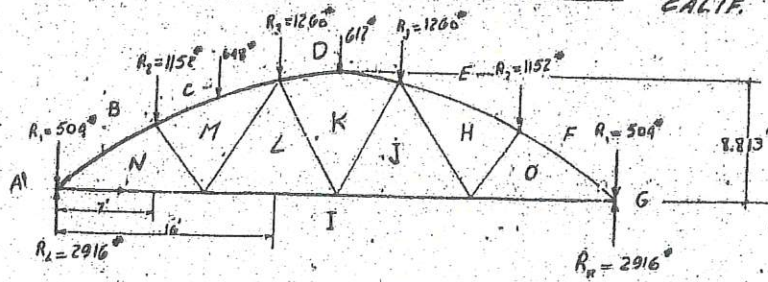
Total Number of Square Feet: 107,504
FACILITIES/PLANNING
SEP 06 1988
RECEIVED
School District Official: [Signature] Date: 9/6/88
Title: Director
RETURNED CHECKS WILL BE SUBJECT TO A \$10.00 SERVICE CHARGE. FEES ARE \$1.53 PER SQUARE FOOT FOR RESIDENTIAL AND \$2.00 PER SQUARE FOOT FOR COMMERCIAL AND INDUSTRIAL PROJECTS. FEES MAY BE PAID IN CASH OR BY CHECK TO THE COUNTY TREASURER, 320 ROSE STREET, SEE MAP ON REVERSE.

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MONTEREY COUNTY
PLANNING DEPARTMENT

4'-6" WIDE ARCH III A DAY BREEZE GREENHOUSES

10 PSF L.L. + 2 PSF D.L.

SALINAS, CALIF.

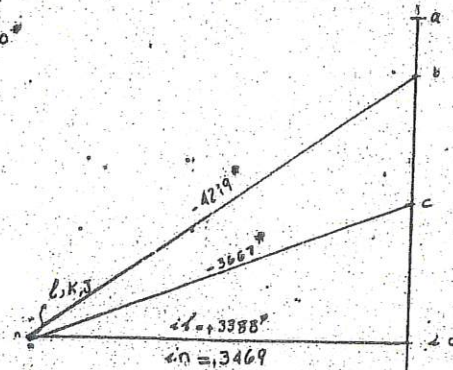


$M_1 = 12 \text{ PSF} \times 12' = 144 \text{ #/ft}$
 $R_1 = 144 \text{ Plf} \times 3.5' = 504 \text{ #}$
 $R_2 = 144 \text{ Plf} \times 8 = 1152 \text{ #}$
 $R_3 = 144 \text{ Plf} \times 8.75 = 1260 \text{ #}$

UBC-1902

Purl.

SCALE $\Rightarrow 1'' = 1 \text{ kIP}$



$n_m = -50$
 $L_m = +45$

note:

- toward the joint (compression) = (-)
- ← away from the joint (tension) = (+)

IEG INTERNATIONAL
APTAKSIC ROAD
PRAIRIE VIEW, IL 60069



DWR
3-31-88

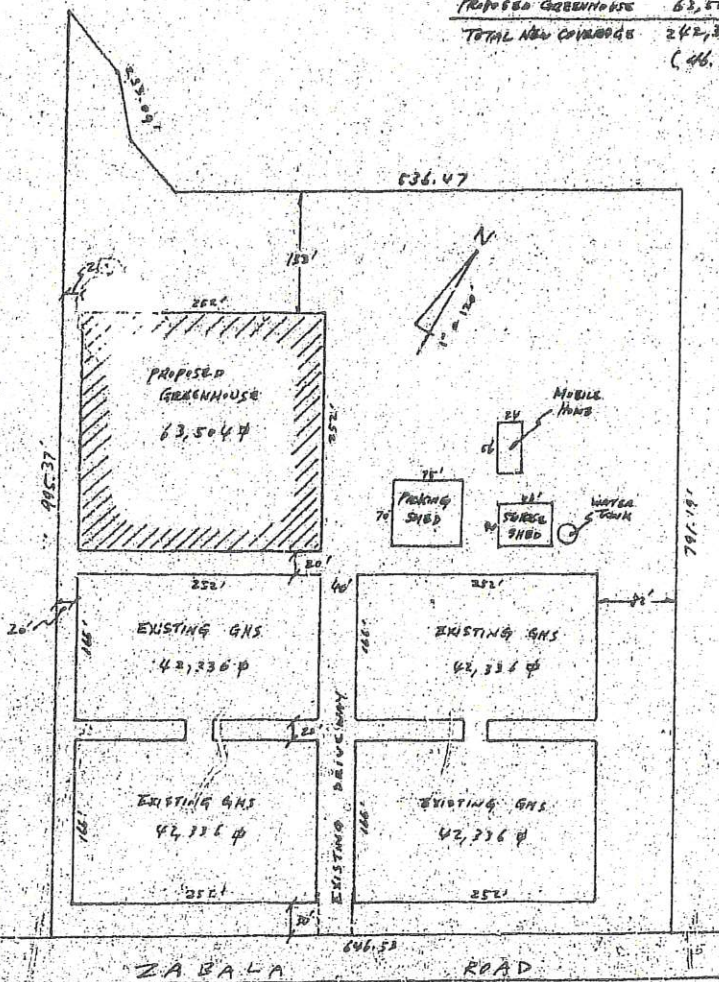
RECEIVED
MAY 19 2017
MONTEREY COUNTY
PLANNING DEPARTMENT

BAY BREEZE GREENHOUSE

115 ZABALA RD
SALINAS, CA 93908
TATE KURAHARA

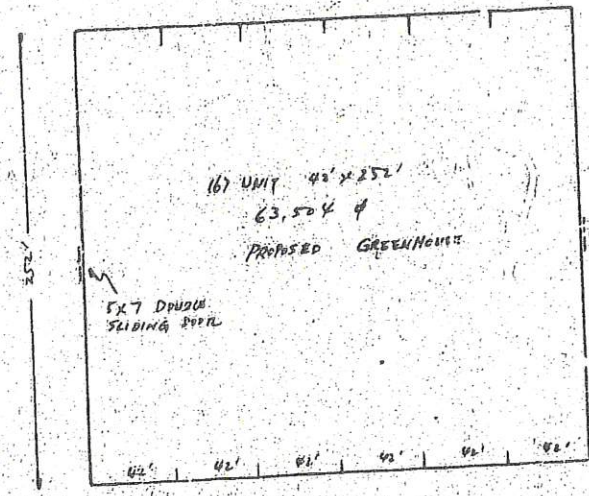
A.P. NO. 107-051-02
12.0 ACRES = 522,720 sq ft

EXISTING GREENHOUSES	170,304 sq ft
EXISTING STRUCTURES	8,514 sq ft
PROPOSED GREENHOUSES	63,504 sq ft
TOTAL NEW COVERAGES	242,322 sq ft (46.4%)

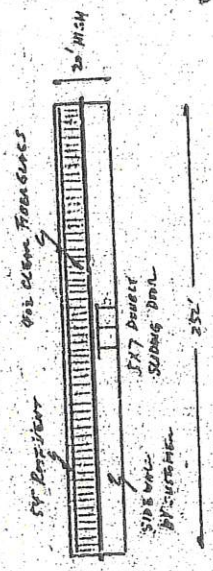


RECEIVED
MAY 19 2017
MONTEREY COUNTY
PLANNING DEPARTMENT

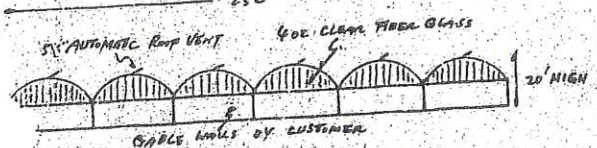
3-22-PP



5x7 DOUBLE SLIDING DOOR



(SIDE VIEW)

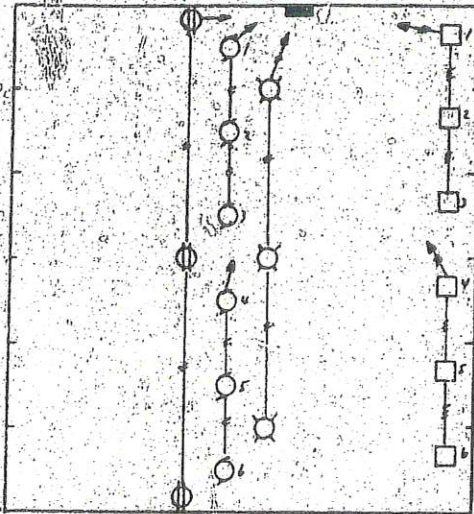


(GABLE VIEW)

BAY BREEZE GREENHOUSE
145 ZABALA RD.
SALINAS, CA 95908
ARN. 107-0517-02

RECEIVED
MAY 19 2017
MONTEREY COUNTY
PLANNING DEPARTMENT

ELECTRIC LAYOUT



- ▭ SUB PANEL
20AMP 50'100/110V
- ROOF VENT HEAT
1/2HP 115V 5.0A
- ▣● GAS-FIRED
UNIT HEATER
3/4HP 1/4 BLOWER
- SERVICE LIGHT
10W 110V INCAND.
- | 110V OUTLET

LOAD SCHEDULE (AMP)

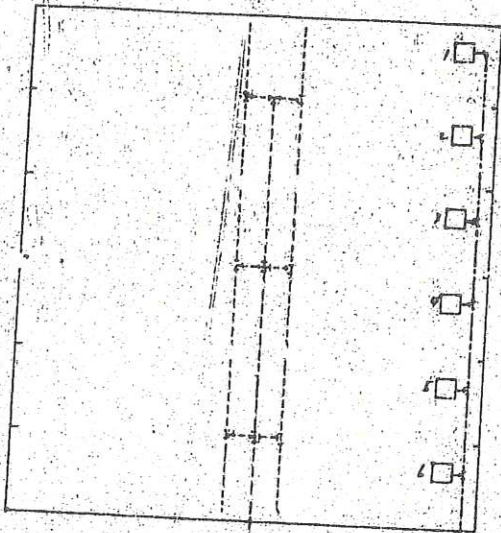
	ΦA	ΦB	ΦC
ROOF VENT 0,3,5	17.4		
ROOF VENT 4,5,8		17.4	
UNIT HE 1,2,3	18.0	18.0	18.0
UNIT HE 4,5,8	18.0	18.0	18.0
SERVICE LIT.	24.0		
TOTAL	57.4	35.4	36.0 (AMP)

BAY BREERE GREEN HOLE
145 ZADALA RD
SALINAS, CA 93908
APN 107-051-02

RECEIVED
MAY 19 2017

MONTEREY COUNTY
PLANNING DEPARTMENT

PLUMBING LAYOUT



1. □ GAS FIRED UNIT
HEATING
400,000 BTU

--- LOW PRESSURE
GAS LINE

--- IRRIGATION PIPE
PVC SCH 40

2\"/>

2\"/>

TO EXISTING
WATER LINE

TO EXISTING
GAS SERVICE

BAY PREEZE GREENHOUSE
145 ZARALA RD
SALINAS, CA 93908
APN 107-051-02

MONTEREY COUNTY BUILDING INSPECTION DEPARTMENT

PC 01/07/86 PCS 86-022 1/2

PROPERTY LOCATION:
 LOT BLOCK TRACT/SUDD.
 STREET (ADDRESS) 145 Zahala Road
 ASSESSOR'S PARCEL NO. 107-051-02
 NEAREST CROSS STREET POST OFFICE
 Alisal Road Salinas
 OWNER PHONE
 T. Kuramura 422-2968
 MAILING ADDRESS CITY
 145 Zahala Road Salinas, CA 93908
 ARCHITECT OR ENGINEER PHONE
 CONTRACTOR PHONE
 Owner/Builder
 USE OF STRUCTURE Mobile Home
 Site for Mobilehome on Use Permit & Installation
 TYPE OF IMPROVEMENT: SOLAR
 PLUMBING ELEC. MECH. GRADING CU YDS.
 BULD REMODEL ADD TO REPAIR MOVI CONVERT DEMOLISH
 SIZE: SQ. FT. NO. OF STORIES NO. OF FAMILIES

DATE ISSUED 2/10/86 PERMIT NO. 032567 1/2 S
 AREA 3 CODE 701
 SET BACKS (IN FEET)
 FRONT 30 SIDE 20 SIDE 20 REAR 20
 VALUATION
 FEES:
 PLAN CHECK \$ 80.00
 RESIDENTIAL
 COMMERCIAL
 GRADING 27.00
 PLUMBING 22.50
 ELECTRICAL
 MECHANICAL
 STRONG MOTION FEE
 PLAN MAINT. FEE
 TOTAL \$ 129.50
 RECEIPT NO. PC-NO FEE 46317
 CATEGORICALLY EXEMPT
 ASSESSMENT REQ'D.
 NEG DEC. ADOPTED
 CERTIFIED EIR REV.

APPLICATION APPROVED BY Paul Abadilla
 FOR BUILDING INSPECTOR
 THE ABOVE APPROVAL GRANTS PERMISSION TO DO THE WORK COVERED BY THIS APPLICATION IN ACCORDANCE WITH PLANS AS APPROVED AND ALL APPLICABLE COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS GOVERNING LOCATION, CONSTRUCTION AND OCCUPANCY OF BUILDING.
 EXPIRATION OF PERMIT
 THIS PERMIT EXPIRES IF THE BUILDING OR WORK AUTHORIZED HEREIN IS NOT COMMENCED WITHIN 180 DAYS FROM DATE OF APPROVAL, OR IF WORK IS SUSPENDED FOR A PERIOD OF 180 DAYS OR ABANDONED. AFTER EXPIRATION, THIS PERMIT MUST BE RENEWED BEFORE THE WORK MAY BE COMMENCED AGAIN.

LICENSED CONTRACTORS DECLARATION
 I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 License Class _____ Lic. Number _____
 Contractor _____

OWNER-BUILDER DECLARATION
 I hereby affirm that I am exempt from the Contractor's license law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires it: applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractors' License Law (Chapter 9 - commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.):
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's license law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. However, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's license law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).

I am exempt under Sec. 7044 B.&P.C. for this reason
 Applicant T. Kuramura Date 2-10-86

WORKERS' COMPENSATION DECLARATION
 I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab C.):
 Policy No. _____ Company _____
 Certified copy is hereby furnished
 Certified copy is filed with the county building inspection department or county _____ department.
 Applicant _____ Date _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
 This section need not be completed if the permit is for one hundred dollars (\$100) or less.
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 Owner T. Kuramura Date 2-10-86

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

REQUIRED FOR CLEARANCE

ZONING	2A-6376 - Conditions	OK TO ISSUE
	Handwritten notes	OK
	JAN 9 Kris	KID
		1/16/86
MINOR SUBDIVISION	229 72	OK
		KID
		1/16/86
HEALTH	C621 MJ	
	1/30/86	
ENCROACHMENTS		OK
		SA
		20 June 86
BUILDING INSPECTOR		OK
		2/10/86
		REBS
OWNER-BUILDER VERIFICATION		OK
FINANCING AGENCY	NONE	
BRANCH		
ADDRESS		

RECEIVED
 MAY 19 2017
 MONTEREY COUNTY PLANNING DEPARTMENT

MONTEREY COUNTY BUILDING INSPECTION DEPARTMENT

PG 01/07/86 PCS 85-022 X

PROPERTY LOCATION: LOT, BLOCK, TRACT/SUBD.

STREET ADDRESS: 145 Zabala Road

ASSESSOR'S PARCEL NO.: 107-051-02

NEAREST CROSS STREET: Alisal Road

POST OFFICE: Salinas

OWNER: T. Kur

PHONE: 422-2968

CITY: Salinas, CA 93908

CONTRACTOR: Owner/Builder

USE OF STRUCTURE: Site for Mobilehome on Use Permit & Installation

TYPE OF IMPROVEMENT: SOLAR, PLUMBING, ELEC., MECH., GRADING, CU. YDS., BUILD, REMODEL, ADD TO, REPAIR, MOVE, CONVERT, DEMOLISH

SIZE: SQ. FT., NO. OF STORIES, NO. OF FAMILIES

DATE ISSUED: 2/10/86

PERMIT NO.: 2-10-86

AREA: 3

CODE: 701

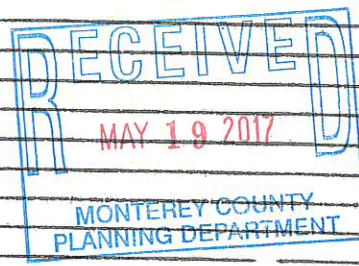
SET BACKS (IN FEET): FRONT, SIDE, SIDE, REAR

VALUATION: FEES: PLAN CHECK \$ 80.00, RESIDENTIAL, COMMERCIAL, GRADING 27.00, PLUMBING 22.50, ELECTRICAL, MECHANICAL, STRONG MOTION FEE, PLAN MAINT. FEE, TOTAL \$

RECEIPT NO. PC-NO 428 46317

CATEGORICALLY EXEMPT
 ASSESSMENT REQ'D.
 NEG. DEC. ADOPTED
 CERTIFIED EIR REV.

APPLICATION APPROVED BY: Paul Abadilla FOR BUILDING INSPECTOR



OFFICE RECORD OF INSPECTIONS

BUILDING	ELECTRICAL	PLUMBING	PLASTERING
FOUNDATION FORMS	TEMPORARY SERVICE	ROUGH PLUMBING	LATH-EXTERIOR
GARAGE FORMS	UNDERGROUND OR		LATH-INTERIOR
CONCRETE SLAB FLOOR	UNDER CONCRETE	ROUGH HEATING	LATH-SHOWER & TUB
CONCRETE BLOCKS	ROUGH ELECTRIC	GAS PRESSURE 3/20/86 J.W.	SHEET ROCK NAILING
	ELECT. SERVICE		FIRE SEPARATION
	FINAL ELECTRIC 3/20/86 J.W.	BEWER	SCRATCH
ROOF SHEATHING	ELECTRIC METER AUTH. 3/20/86 J.W.	FINAL PLUMBING 3/20/86 J.W.	
UNDERFLOOR FRAMING 3/20/86 J.W.	PG & E CALLED 3/20/86 J.W.	FINAL HEATING 3/20/86 J.W.	OTHER
FRAMING		FINAL GAS 3/20/86 J.W.	ALTER
INSULATION		SEPTIC TANK 2-26-86 M.T.	REPAIR
ROOFING		GAS METER AUTH. 3/20/86 J.W.	MOVE
FIREPLACE FOUNDATION		PG & E CALLED 3/20/86 J.W.	GRADING
THROAT/DAMPER			
COMBUSTION AIR			
CHIMNEY			

ENCROACHMENT: OK TO OCCUPY 5/20/86 J.W.

OWNER: Kuramura T./OB

GENERAL CONTRACTOR: [Signature]

FINAL INSPECTION: [Signature]

DATE: 3/20/86

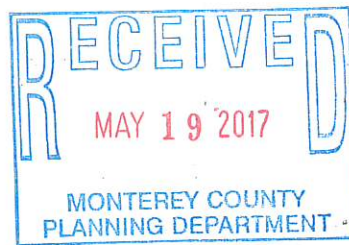
PROPERTY FILE NO., DATE, PERMIT NO.

2-27-86

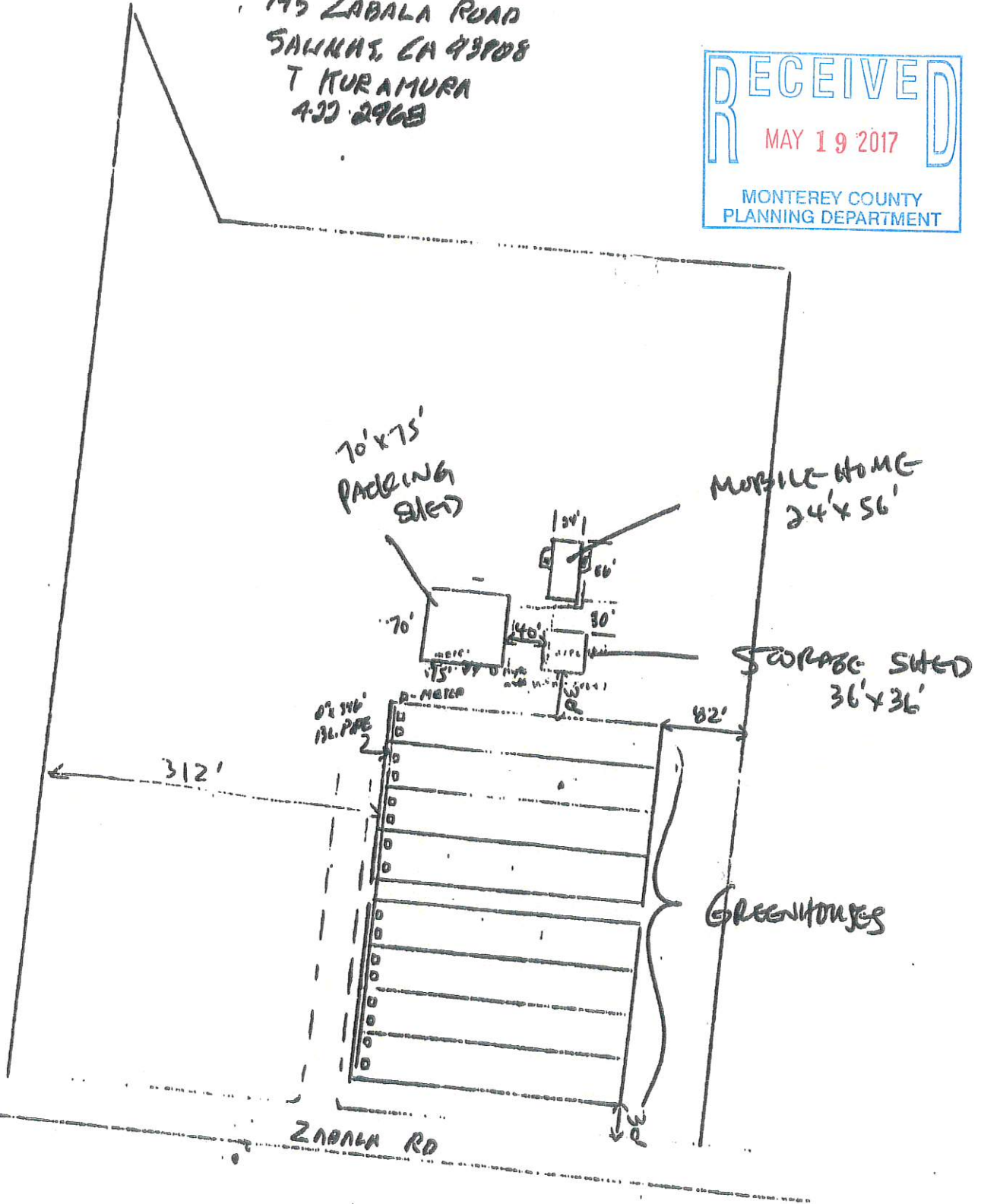
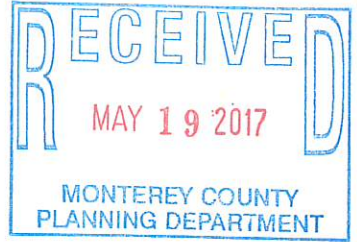
Kuramura

Not ready for gas pressure inspection.

Mark Woodard



BAY BREEZE CO. INC
195 ZABALA ROAD
SALINAS, CA 93908
T KURAMURA
433 2968



MONTEREY COUNTY BUILDING INSPECTION DEPARTMENT

01/30/85 85-78Y

PROPERTY LOCATION: 145 Zabala Road

LOT BLOCK TRACT/SUBD: 107-051-02

STREET (ADDRESS): Old Stage Road

ASSESSOR'S PARCEL NO: Salinas

NEAREST CROSS STREET: Old Stage Road

POST OFFICE: Salinas

OWNER: T. Kuramura

CITY: Salinas, CA

MAILING ADDRESS: 23760 Potter Road

ARCHITECT OR ENGINEER: George A. Lewis

CONTRACTOR: Agri-Comm. Builders

PHONE: 637-7493

USE OF STRUCTURE: **Metal Building**

Packing Shed

TYPE OF IMPROVEMENT: SOLAR PLUMBING DEC MECH GRADING CU YDS

BUILD MECHANICAL ADD TO REPAIR MOVE CONVERT DEMOLISH

TOTAL = 5250

SIZE: 50 FT NO OF STORIES NO OF FAMILIES

DATE ISSUED: 2-28-85 PERMIT NO: 031047X

AREA: 3 CODE: 3280

VALUATION: 95000

SET BACKS (IN FEET)			
FRONT	SIDE	REAR	
30'	20'	20'	20'

FEES:

PLAN CHECK \$ 444.13

RESIDENTIAL COMMERCIAL \$ 522.50

GRADING _____

PLUMBING _____

ELECTRICAL _____

MECHANICAL _____

STRONG MOTION FEE 6.65

PLAN MAINT FEE <6.50>

TOTAL: 979.28

RECEIPT NO: PC-40079

40360

CATEGORICALLY EXEMPT

ASSESSMENT REQ'D.

NEG. DEC. ADOPTED *8/20/85*

CERTIFIED EIR REV. *2-25-85*

APPLICATION APPROVED BY: *[Signature]*

FOR BUILDING INSPECTOR

THE ABOVE APPROVAL GRANTS PERMISSION TO DO THE WORK COVERED BY THIS APPLICATION IN ACCORDANCE WITH PLANS AS APPROVED AND ALL APPLICABLE COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS GOVERNING LOCATION, CONSTRUCTION AND OCCUPANCY OF BUILDING.

EXPIRATION OF PERMIT

THIS PERMIT EXPIRES IF THE BUILDING OR WORK AUTHORIZED HEREIN IS NOT COMMENCED WITHIN 180 DAYS FROM DATE OF APPROVAL, OR IF WORK IS SUSPENDED FOR A PERIOD OF 180 DAYS OR ABANDONED. AFTER EXPIRATION, THIS PERMIT MUST BE RENEWED BEFORE THE WORK MAY BE COMMENCED AGAIN.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class: B Lic. Number: 413458

Contractor: AGRI-COMM BUILDERS

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractors' License Law (Chapter 9 - commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. _____ B. & P. C. for this reason _____

Applicant: _____ Date: _____

REQUIRED FOR CLEARANCE	OK TO ISSUE
ZONING	OK 2-19-85 WANDA
MINOR SUBDIVISION	OK 2-19-85 WANDA
HEALTH	
ENCROACHMENTS	OK 2-19-85
BUILDING INSPECTOR	OK 2-28-85 <i>[Signature]</i>
OWNER-BUILDER VERIFICATION	
FINANCING AGENCY	NONE
BRANCH	
ADDRESS	

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to sell insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab C.).

Policy No: 398-84 Company: STATE FUND

Certified copy is hereby furnished

Certified copy is filed with the county building inspection department or county department

Applicant: *[Signature]* Date: 2/27/85

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Owner: _____ Date: _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

MONTEREY COUNTY BUILDING INSPECTION DEPARTMENT

01/30/85

85-78

DATE ISSUED 2-28-85	PERMIT NO 071047	AREA 3	CODE 3280
------------------------	---------------------	-----------	--------------

PROPERTY LOCATION: 145 Zabala Road

LOT: [] BLOCK: [] TRACT/SUBD: []

STREET (ADDRESS): 145 Zabala Road

ASSESSOR'S PARCEL NO: 107-051-02

NEAREST CROSS STREET: Old Stage Road

POST OFFICE: Salinas

OWNER: T. Kuramura

PHONE: []

MAKING ADDRESS: 23760 Potter Road

CITY: Salinas, CA

ARCHITECT OR ENGINEER: George A. Lewis

PHONE: []

CONTRACTOR: Agri-Comm. Builders

PHONE: 637-7493

USE OF STRUCTURE: Packing Shed

TYPE OF IMPROVEMENT: SOLAR PLUMBING REC MECH GRADING CU YDS BUND BRACKEN ADD TO REPAIR MOVE CONVERT DEMOLISH

TOTAL: 5250

SIZE: SQ FT NO OF STORIES NO OF FAMILIES

SET BACKS (IN FEET)

FRONT	SIDE	SIDE	REAR
30'	20'	20'	20'

VALUATION: 95000

FEES:

PLAN CHECK: 444.15

RESIDENTIAL COMMERCIAL: 522.50

GRADING: []

PLUMBING: []

ELECTRICAL: []

MECHANICAL: []

STRONG MOTION FEE: 6.85

PLAN MAINT. FEE: <60>

TOTAL: []

RECEIPT NO: PC-40079

40360

CATEGORICALLY EXEMPT

ASSESSMENT REQ'D.

NEG. DEC. ADOPTED

CERTIFIED EIR REV.

APPLICATION APPROVED BY: [Signature]

FOR BUILDING INSPECTOR

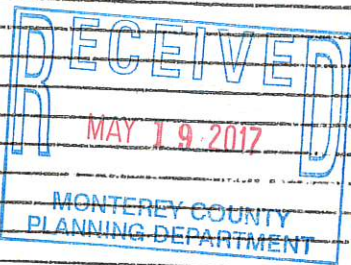
5/4/85 NW Not Ready for Framing

6/1/85 NW No shaps at headers

Test on plumbing DWV

OK Exhaust ducts on bathroom fans

7/17/85 NW still need above items



OFFICE RECORD OF INSPECTIONS

BUILDING	ELECTRICAL	PLUMBING	PLASTERING
FOUNDATION FORMS	TEMPORARY SERVICE	ROUGH PLUMBING U.S. 4/12/85	LATH-EXTERIOR
GARAGE FORMS	UNDERGROUND OR	ROUGH HEATING 9/12/85	LATH-INTERIOR
CONCRETE SLAB FLOOR 4/12/85	UNDER CONCRETE	GAS PRESSURE	LATH-SHOWER & TUB
CONCRETE BLOCKS	ROUGH ELECTRIC 8/2/85	SEWER	SHEET ROCK NAILING 8/15/85
All of Concrete Slab 4/1/85	ELECT SERVICE	FINAL PLUMBING 11/13/85	FIRE SEPARATION
ROOF SHEATHING	FINAL ELECTRIC 11/13/85	FINAL HEATING 11/13/85	SCRATCH
UNDERFLOOR FRAMING	ELECTRIC METER AUTH	FINAL GAS	OTHER
FRAMING 8/2/85	PG & E CALLED	SEPTIC TANK OK 10/14/85	ALTER
INSULATION 8/2/85		GAS METER AUTH	REPAIR
ROOFING		PG & E CALLED	MOVE
FIREPLACE FOUNDATION			GRADING
THROAT/DAMPER			
COMBUSTION AIR			
CHIMNEY			
ENCROACHMENT OK 4 Feb 85			

OK TO OCCUPY: []

DATE: 11/13/85

FINAL INSPECTION: [Signature]

DATE: 11/13/85

KURAMURA, T./AGRI-COMM. BUILDERS (145 Zabala Rd.)

Packing Shed 2/28/85 B-31047

7-30-85

Kuramura

- ch Need 4 X 12 header log bolted to metal bracket at head of stairs on right side.
- ch Why is sub-floor running in same direction as joists.
- ch Need plumbing holding water to r vent.
- ch Need insulation behind shower on exterior wall.
- ch Need at 6 16 D's for stud to header at door.
- ch Need trimmer nailed to stud properly at door.
- ch Need to know if S7/22 where installed.

Richard Fouse

10/18/85

1. PTR valve must drain to outside.
2. Leak at water heater.
3. Seal opening in siding at bathroom vent.
4. Floor drain must be connected. J. Woodard



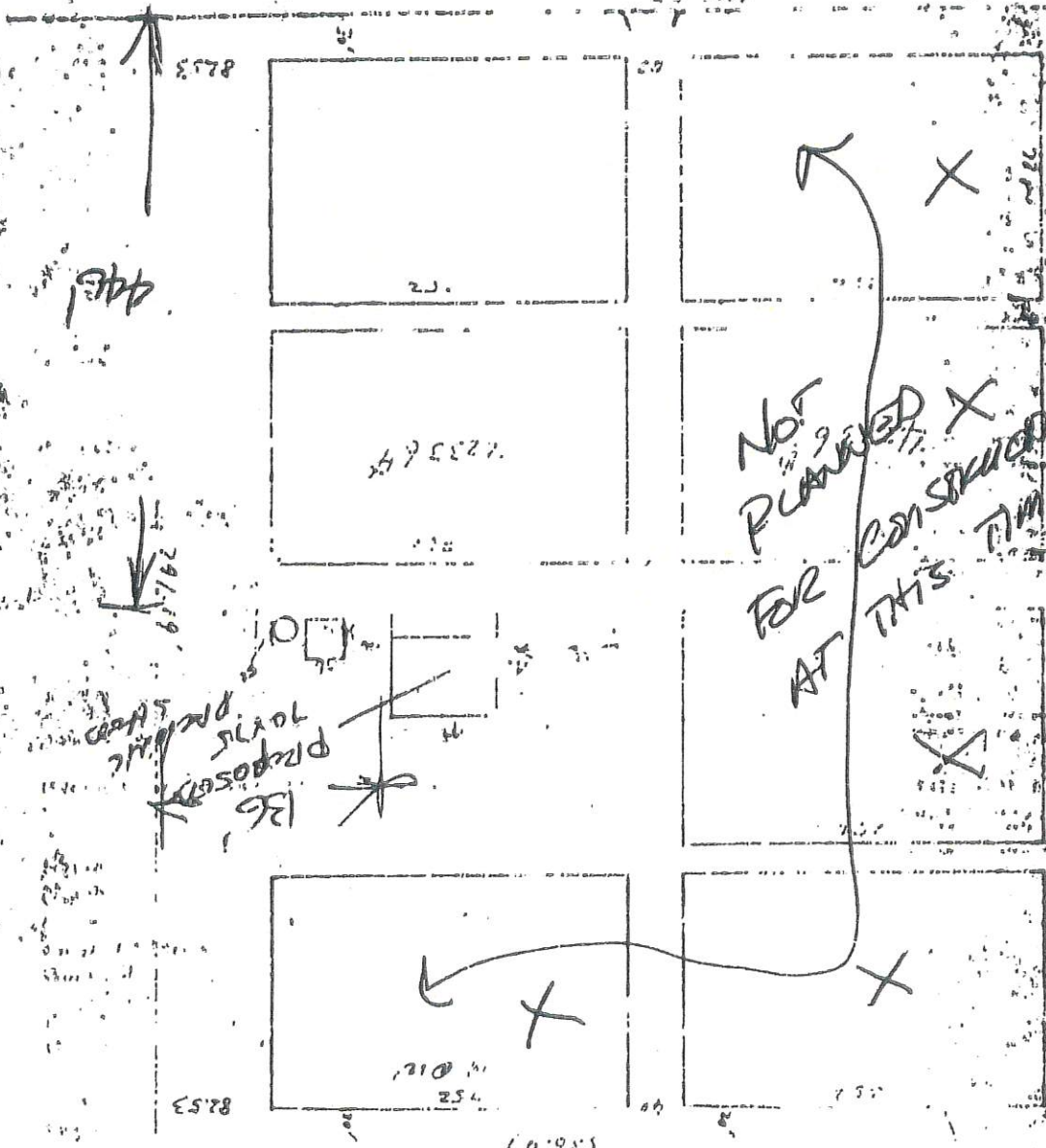
RECEIVED
MAY 19 2017
MONTEREY COUNTY
PLANNING DEPARTMENT

Date 2-28-88
MO.
Building Inspection Department

11-28-88

12-0-1988

41017



8253

536.07

MONTEREY COUNTY BUILDING INSPECTION DEPARTMENT

12/11/84 84-1047
 PROPERTY LOCATION:
 LOT BLOCK TRACT/SUBD.
 STREET (ADDRESS) 145 Zabala Road
 ASSESSOR'S PARCEL NO 107-051-02
 NEAREST CROSS STREET POST OFFICE
 Old Stage Road Salinas
 OWNER PHONE
 T. Kuramura 422-2968
 MAILING ADDRESS CITY
 26760 Potter Road Salinas, CA
 ARCHITECT OR ENGINEER PHONE
 Michael Vance
 CONTRACTOR PHONE
 Conley Manufacturing Company 714-627-0981

DATE ISSUED	PERMIT NO.	AREA	CODE
1-10-85	030812x	3	328c
SET BACKS (IN FEET)		VALUATION 23548	
FRONT	SIDE	SIDE	REAR
30	20	20	20
ZONE FRS		RECEIPT NO. PC-39546	
35' H		39771	
<input checked="" type="checkbox"/> CATEGORICALLY EXEMPT <input type="checkbox"/> ASSESSMENT REQ'D. <input type="checkbox"/> NEG. DEC. ADOPTED <input type="checkbox"/> CERTIFIED EIR REV.			
FEES:		TOTAL \$ 307.01	
PLAN CHECK		\$ 139.83	
RESIDENTIAL		164.50	
COMMERCIAL			
GRADING			
PLUMBING			
ELECTRICAL			
MECHANICAL			
5" KING MOTION FEE		1.68	
PLAN MAINT. FEE		1.00	

USE OF STRUCTURE
 Storage warehouse **Pump House**
 TYPE OF IMPROVEMENT: SOLAR
 PLUMBING ELEC. MECH GRADING C/I YES
 BUILD REMODEL ADD TO REPAIR MOVE CONVERT DEMOLISH
 TOTAL 1296
 SIZE: SQ. FT. NO. OF STORIES NO. OF FAMILIES

APPLICATION APPROVED BY *[Signature]* FOR BUILDING INSPECTOR
 THE ABOVE APPROVAL GRANTS PERMISSION TO DO THE WORK COVERED BY THIS APPLICATION IN ACCORDANCE WITH PLANS AS APPROVED AND ALL APPLICABLE COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS GOVERNING LOCATION, CONSTRUCTION AND OCCUPANCY OF BUILDING.
 EXPIRATION OF PERMIT
 THIS PERMIT EXPIRES IF THE BUILDING OR WORK AUTHORIZED HEREIN IS NOT COMMENCED WITHIN 180 DAYS FROM DATE OF APPROVAL, OR IF WORK IS SUSPENDED FOR A PERIOD OF 180 DAYS OR ABANDONED. AFTER EXPIRATION, THIS PERMIT MUST BE RENEWED BEFORE THE WORK MAY BE COMMENCED AGAIN.

LICENSED CONTRACTORS DECLARATION
 I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class B Lic. Number 323391
 Contractor CONLEY MFG.

OWNER-BUILDER DECLARATION
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractors' License Law (Chapter 9 - commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).
 I am exempt under Sec. _____ B.&P.C. for this reason _____

Applicant _____ Date _____

WORKERS' COMPENSATION DECLARATION
 I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab C.):
 Policy No. 222904 Company ZENITH INS. CO.
 Certified copy is hereby furnished
 Certified copy is filed with the county building inspection department of county MONTEREY department.
 Applicant [Signature] Date 1/16/85

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less).
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California.

Owner _____ Date _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

REQUIRED FOR CLEARANCE	OK TO ISSUE
ZONING	OK
MINOR SUBDIVISION	OK EUP 1/10/85
HEALTH	OK EUP 1/10/85
ENCROACHMENTS	OK 14 Jan 85
BUILDING INSPECTOR	OK 1-10-85 [Signature]
OWNER-BUILDER VERIFICATION	
FINANCING AGENCY	NOVE
BRANCH	
ADDRESS	

RECEIVED
 MAY 19 2017
 MONTEREY COUNTY PLANNING DEPARTMENT

MONTEREY COUNTY BUILDING INSPECTION DEPARTMENT

12/11/85 84-1047

PROPERTY LOCATION:

LOT BLOCK TRACT/SUBD.

STREET (ADDRESS) 145 Zabala Road ASSESSOR'S PARCEL NO. 107-051-02

NEAREST CROSS STREET POST OFFICE
Old Stage Road Salinas

OWNER PHONE
T. Kuramura 422-2968

MAILING ADDRESS CITY
26760 Potter Road Salinas, CA

ARCHITECT OR ENGINEER PHONE
Michael Vance

CONTRACTOR PHONE
Conley Manufacturing Company 714-627-0981

USE OF STRUCTURE
Storage warehouse

TYPE OF IMPROVEMENT: SOLAR
 PLUMBING ELEC. MECH. GRADING CU, VPS.
 BUILD REMODEL ADD TO REPAIR MOVE CONVERT DEMOLISH

TOTAL 1296

SIZE: SQ. FT. NO. OF STORES NO. OF FAMILIES

DATE ISSUED 1-10-85 PERMIT NO. 030812 AREA 3 CODE 328

SET BACKS (IN FEET)
FRONT 30 SIDE 20 REAR 20

VALUATION 23548

FEE SCHEDULE:
PLAN CHECK 199.83
RESIDENTIAL 166.50
COMMERCIAL 166.50
GRADING
PLUMBING
ELECTRICAL
MECHANICAL
STRONG MOTION FEE 1.68
PLAN MAINT. FEE 1.00
TOTAL \$

ZONE FKS EIR/DWE 35' H

RECEIPT NO. 20-39546 39771

CATEGORICALLY EXEMPT
 ASSESSMENT REQ'D.
 NEG. DEC. ADOPTED
 CERTIFIED EIR REV.

APPLICATION APPROVED BY [Signature] FOR BUILDING INSPECTOR

OTHER PERMITS	PERMIT NUMBER	FEE
POWER POLE		
GRADING		
PLUMBING		
ELECTRICAL		
MECHANICAL		
SOLAR		



OFFICE RECORD OF INSPECTIONS

BUILDING	ELECTRICAL	PLUMBING	PLASTERING
FOUNDATION FORMS 1-27/85	TEMPORARY SERVICE	ROUGH PLUMBING	LATH-EXTERIOR
GARAGE FORMS	UNDERGROUND OR		LATH-INTERIOR
CONCRETE SLAB FLOOR	UNDER CONCRETE	ROUGH HEATING	LATH-SHOWER & TUB
CONCRETE BLOCKS	ROUGH ELECTRIC 8/18/85	GAS PRESSURE	SHEET ROCK NAILING
	ELECT. SERVICE		FIRE SEPARATION
	FINAL ELECTRIC 8/18/85	SEWER	SCRATCH
ROOF SHEATHING		FINAL PLUMBING	
UNDERFLOOR FRAMING	ELECTRIC METER AUTH.	FINAL HEATING	OTHER
FRAMING 8/18/85	PG&E CALLED	FINAL GAS	ALTER
INSULATION		SEPTIC TANK	REPAIR
ROOFING		GAS METER AUTH.	MOVE
FIRPLACE FOUNDATION		PG & E CALLED	GRADING
THROAT/DAMPER			
COMBUSTION AIR			
CHIMNEY			

ENCROACHMENT

OK TO OCCUPY _____ DATE _____ FINAL INSPECTION [Signature] DATE 8/17/85

OWNER: KURAMURA, T./CONLEY MFG. CO. (145 Zabala Rd.) GENERAL CONTRACTOR: Storage Warehouse 1/10/85 PROPERTY FILE NO. B-30812 PERMIT NO. 030812

**SITE AND FLOOR
PLANS ATTACHED
SEPARATELY
TOO LARGE TO FIT
INSIDE BINDER**

PLN160801



Wave Rider Nursery

MMJ Cultivation Site

Legend



Google earth

© 2016 Google

300 ft



RECEIVED
MAY 19 2017
MAY COUNTY
DEPARTMENT

PLN160801

1 3B licenses [21,876 sq ft]

7 2B licenses [92 benches / 9,936 sq ft per license] on license will only be 7,884sq ft
 65,556 sq feet of veg space [607 tables of veg]

1	16	61	76	91	106	121	136
2	17	62	77	92	107	122	137
3	18	63	78	93	108	123	138
4	19	64	79	94	109	124	139
5	20	65	80	95	110	125	140
6	21	66	81	96	111	126	141
7	22	67	82	97	112	127	142
8	23	68	83	98	113	128	143
9	24	69	84	99	114	129	144
10	25	70	85	100	115	130	145
11	26	71	86	101	116	131	146
12	27	72	87	102	117	132	147
13	28	73	88	103	118	133	148
14	29	74	89	104	119	134	149
15	30	75	90	105	120	135	150

1	24	39	54	69	84	99	114	129	144	159	174	189	204	219	234	249	264	279	294	309	324	339	354	369	384	399	414	429	444	459	474	489	504	519	534	549	564	579	594	609	624	639	654	669	684	699	714	729	744	759	774	789	804	819	834	849	864	879	894	909	924	939	954	969	984	999	1014	1029	1044	1059	1074	1089	1104	1119	1134	1149	1164	1179	1194	1209	1224	1239	1254	1269	1284	1299	1314	1329	1344	1359	1374	1389	1404	1419	1434	1449	1464	1479	1494	1509	1524	1539	1554	1569	1584	1599	1614	1629	1644	1659	1674	1689	1704	1719	1734	1749	1764	1779	1794	1809	1824	1839	1854	1869	1884	1899	1914	1929	1944	1959	1974	1989	2004	2019	2034	2049	2064	2079	2094	2109	2124	2139	2154	2169	2184	2199	2214	2229	2244	2259	2274	2289	2304	2319	2334	2349	2364	2379	2394	2409	2424	2439	2454	2469	2484	2499	2514	2529	2544	2559	2574	2589	2604	2619	2634	2649	2664	2679	2694	2709	2724	2739	2754	2769	2784	2799	2814	2829	2844	2859	2874	2889	2904	2919	2934	2949	2964	2979	2994	3009	3024	3039	3054	3069	3084	3099	3114	3129	3144	3159	3174	3189	3204	3219	3234	3249	3264	3279	3294	3309	3324	3339	3354	3369	3384	3399	3414	3429	3444	3459	3474	3489	3504	3519	3534	3549	3564	3579	3594	3609	3624	3639	3654	3669	3684	3699	3714	3729	3744	3759	3774	3789	3804	3819	3834	3849	3864	3879	3894	3909	3924	3939	3954	3969	3984	3999	4014	4029	4044	4059	4074	4089	4104	4119	4134	4149	4164	4179	4194	4209	4224	4239	4254	4269	4284	4299	4314	4329	4344	4359	4374	4389	4404	4419	4434	4449	4464	4479	4494	4509	4524	4539	4554	4569	4584	4599	4614	4629	4644	4659	4674	4689	4704	4719	4734	4749	4764	4779	4794	4809	4824	4839	4854	4869	4884	4899	4914	4929	4944	4959	4974	4989	5004	5019	5034	5049	5064	5079	5094	5109	5124	5139	5154	5169	5184	5199	5214	5229	5244	5259	5274	5289	5304	5319	5334	5349	5364	5379	5394	5409	5424	5439	5454	5469	5484	5499	5514	5529	5544	5559	5574	5589	5604	5619	5634	5649	5664	5679	5694	5709	5724	5739	5754	5769	5784	5799	5814	5829	5844	5859	5874	5889	5904	5919	5934	5949	5964	5979	5994	6009	6024	6039	6054	6069	6084	6099	6114	6129	6144	6159	6174	6189	6204	6219	6234	6249	6264	6279	6294	6309	6324	6339	6354	6369	6384	6399	6414	6429	6444	6459	6474	6489	6504	6519	6534	6549	6564	6579	6594	6609	6624	6639	6654	6669	6684	6699	6714	6729	6744	6759	6774	6789	6804	6819	6834	6849	6864	6879	6894	6909	6924	6939	6954	6969	6984	6999	7014	7029	7044	7059	7074	7089	7104	7119	7134	7149	7164	7179	7194	7209	7224	7239	7254	7269	7284	7299	7314	7329	7344	7359	7374	7389	7404	7419	7434	7449	7464	7479	7494	7509	7524	7539	7554	7569	7584	7599	7614	7629	7644	7659	7674	7689	7704	7719	7734	7749	7764	7779	7794	7809	7824	7839	7854	7869	7884	7899	7914	7929	7944	7959	7974	7989	8004	8019	8034	8049	8064	8079	8094	8109	8124	8139	8154	8169	8184	8199	8214	8229	8244	8259	8274	8289	8304	8319	8334	8349	8364	8379	8394	8409	8424	8439	8454	8469	8484	8499	8514	8529	8544	8559	8574	8589	8604	8619	8634	8649	8664	8679	8694	8709	8724	8739	8754	8769	8784	8799	8814	8829	8844	8859	8874	8889	8904	8919	8934	8949	8964	8979	8994	9009	9024	9039	9054	9069	9084	9099	9114	9129	9144	9159	9174	9189	9204	9219	9234	9249	9264	9279	9294	9309	9324	9339	9354	9369	9384	9399	9414	9429	9444	9459	9474	9489	9504	9519	9534	9549	9564	9579	9594	9609	9624	9639	9654	9669	9684	9699	9714	9729	9744	9759	9774	9789	9804	9819	9834	9849	9864	9879	9894	9909	9924	9939	9954	9969	9984	9999	10014	10029	10044	10059	10074	10089	10104	10119	10134	10149	10164	10179	10194	10209	10224	10239	10254	10269	10284	10299	10314	10329	10344	10359	10374	10389	10404	10419	10434	10449	10464	10479	10494	10509	10524	10539	10554	10569	10584	10599	10614	10629	10644	10659	10674	10689	10704	10719	10734	10749	10764	10779	10794	10809	10824	10839	10854	10869	10884	10899	10914	10929	10944	10959	10974	10989	11004	11019	11034	11049	11064	11079	11094	11109	11124	11139	11154	11169	11184	11199	11214	11229	11244	11259	11274	11289	11304	11319	11334	11349	11364	11379	11394	11409	11424	11439	11454	11469	11484	11499	11514	11529	11544	11559	11574	11589	11604	11619	11634	11649	11664	11679	11694	11709	11724	11739	11754	11769	11784	11799	11814	11829	11844	11859	11874	11889	11904	11919	11934	11949	11964	11979	11994	12009	12024	12039	12054	12069	12084	12099	12114	12129	12144	12159	12174	12189	12204	12219	12234	12249	12264	12279	12294	12309	12324	12339	12354	12369	12384	12399	12414	12429	12444	12459	12474	12489	12504	12519	12534	12549	12564	12579	12594	12609	12624	12639	12654	12669	12684	12699	12714	12729	12744	12759	12774	12789	12804	12819	12834	12849	12864	12879	12894	12909	12924	12939	12954	12969	12984	12999	13014	13029	13044	13059	13074	13089	13104	13119	13134	13149	13164	13179	13194	13209	13224	13239	13254	13269	13284	13299	13314	13329	13344	13359	13374	13389	13404	13419	13434	13449	13464	13479	13494	13509	13524	13539	13554	13569	13584	13599	13614	13629	13644	13659	13674	13689	13704	13719	13734	13749	13764	13779	13794	13809	13824	13839	13854	13869	13884	13899	13914	13929	13944	13959	13974	13989	14004	14019	14034	14049	14064	14079	14094	14109	14124	14139	14154	14169	14184	14199	14214	14229	14244	14259	14274	14289	14304	14319	14334	14349	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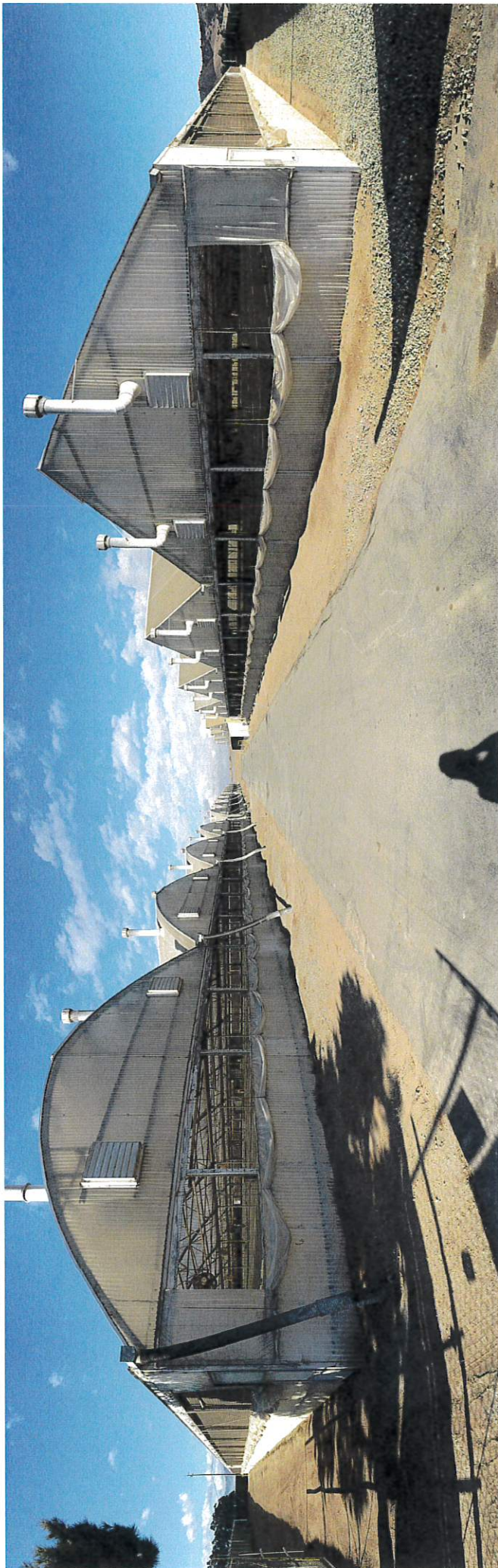


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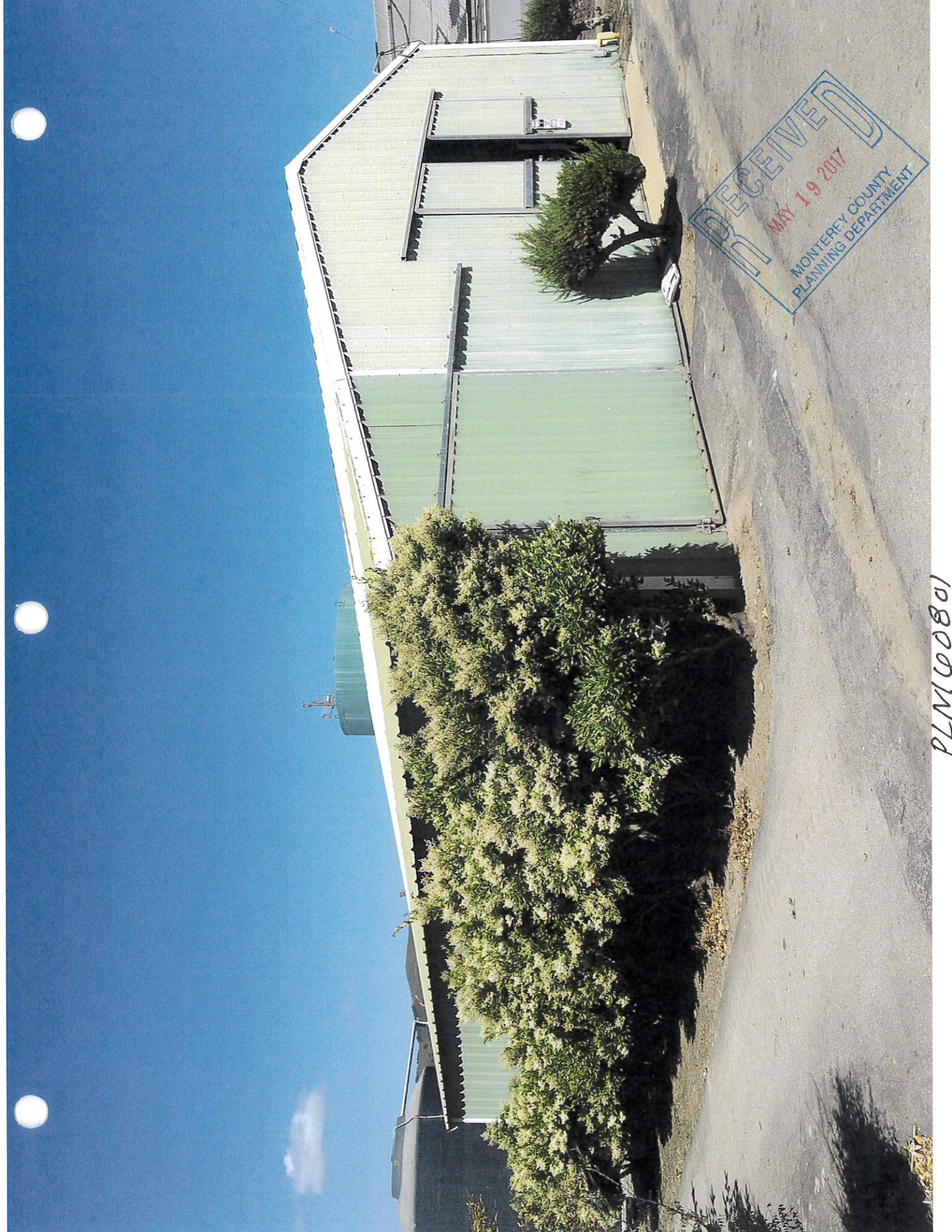
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WAVE RIDER NURSERY
ENVIRONMENTAL PLAN

TABLE OF CONTENTS

TABLE OF CONTENTS	2
ENVIRONMENTAL PLAN	4
INTRODUCTION	4
ENERGY MANAGEMENT	5
Supplemental Lighting and Energy Demand	5
Renewable Energy	5
Energy Audits	6
WATER MANAGEMENT	7
Water Sources	7
Water Conservation Irrigation	7
Protecting Groundwater from Contamination	7
Protecting Groundwater from Contamination Checklist:	8
Employees and Visitors	8
PESTICIDE MANAGEMENT	9
Introduction	9
Pesticide Storage	9
Storage Practices	9
Pesticide Handling	10
Guidelines for Mixing Safely	10
Pesticide Mixing and Loading Sites	11
Washing and Rinsing Operations	11
Emergency Response Plan	11
Personal Safety	12
Pesticide Spills and other Accidents	12
Site Security	12
Pesticide Disposal	13
Pest Management Practices	13
Recycle Pesticide Containers	13
FERTILIZER MANAGEMENT	14
Storage Location	14
Containers	15
Damaged Containers	15

Containment	15
Fire Prevention and Suppression	15
Inventory and Recordkeeping	15
Lighting	16
Monitoring	16
Security	16
Signage	16
Temperature Control	16
Ventilation	16
Storage and Record Keeping	16
Spill Prevention and Preparedness	16
Delivery System	17
WASTE MANAGEMENT	18
Plant Debris	18
Mandatory Garbage Removal	18
Chemical Disposal	18
RECYCLING	19
ODOR MANAGEMENT	20
HISTORICAL USES OF PROPERTY	21

ENVIRONMENTAL PLAN

This is the written Environmental Plan for Wave Rider Nursery (“We”, “Us”, “Our”, “Applicant”, “WR”). This plan addresses and meets the application of the Monterey County Cannabis Program Rules and Regulations (“County”).

INTRODUCTION

A main focus for Wave Rider Nursery is to limit the impact that our facility will have on the environment. A internal preliminary evaluation has been made of possible significant impacts to the environment and mitigation measures that can be incorporated into the planning, design and construction of the proposed facility. The primary purpose of this Environmental Plan is to demonstrate how Wave Rider Nursery will comply with the County’s environmental rules and regulations pertaining to the proposed cultivation facility.

The tenant improvement of this existing greenhouse facility for commercial cannabis production will be completed with sustainability as a primary focus. This facility is not only reusing an existing, underused greenhouse structure, but it will return much dignity and beauty to the area of Zabala Road and Old Stage Road. With the growing requirement for buildings to reduce the impact they have on the environment, from an energy and water consumption standpoint, this facility will respectfully attempt to go above and beyond what is possible to be good stewards to the environment.

This Environmental Plan will cover the most important aspects of cannabis cultivation and the environment. We will demonstrate how we plan to setup and operate our facility with environmentally good agricultural practices.

ENERGY MANAGEMENT

Wave Rider Nursery recognizes that the reduction of energy use and maximization of energy efficiency is a proven strategy for cutting and controlling costs while also being good stewards of the land. Several strategies will be explored to achieve maximum energy efficiency. These strategies include the following:

- Strategic Supplemental Lighting for Energy Demand
- The Use of Renewable Energy
- Performing Internal Energy Audits

Supplemental Lighting and Energy Demand

Wave Rider Nursery will be utilizing Fluence LED lighting for the greenhouse supplemental needs. By utilizing these unique LED lights we will drastically reduce our power consumption and impact on the grid. These LEDs will only use 2.1 amps per light and roughly 500 watts, as opposed to the traditional High Intensity Discharge lights that typically use 1,000 watts and about twice as many amps.

For a 22,000 sq ft canopy we estimate that roughly 220 lights would be needed. This mean WR would have 110,000 watts per 22,000 sq ft, which would be 1,320 kWh - 1,930 kWh, per day, depending on the time of year and zone in that the lights are located.

WR anticipates having the following State licenses: one type 3B, one type 4 and 7 type 2B. Based upon the license and the sizes the energy demand is expected to be roughly 9,240 kWh - 13,510 kWh per day when all license types are in operation.

By leveraging these energy efficient lights we will be able to take advantage of rebates from PG&E.

Renewable Energy

WR plans to implement alternative energy sources into our facility over the course of the next 5 years. One of our main reinvestments into our greenhouses will be solar panels to help decrease the amount of electricity pulled from the grid.

Although this is not currently a requirement on a local or State level, WR is committed to being as green friendly as possible in order to be a true steward of the land and have an operation that Monterey County will be proud of.

As the technology for alternative energy continues to change and improve, we will do the same. Our staff will attend many trade shows throughout the year in order to stay updated on the latest and greatest technologies available for alternative energy in cannabis cultivation.

Once issued a permit WR will be leveraging PG&E's "Solar Choice" program. With PG&E's Solar Choice and Regional Renewable Choice programs, WR has the option to purchase up to 100% of the electricity from a universal solar program generated within California, without needing to install private rooftop solar panels. These programs will help WR to lower the environmental footprint and promote renewable power generation, immediately.

Energy Audits

WR will conduct in house energy audits on the operation in order to constantly improve the energy efficiency. These audits will be meant to measure the actual usage and aide in improving the usage. It will also be used as a way to ensure proper protocols are being met, equipment is working optimally and all employees are following procedure.

WR has been in contact with the Energy Efficiency Engineer for PG&E, here in Salinas. We are working together to ensure that our property is as energy efficient as it can be at this point in the business.

WATER MANAGEMENT

Water Sources

WR has an on-site well at the 145 Zabala Rd location which we will be using for all of our watering needs at the facility. The well has a capacity of 440 GPM (gallons per minute) which is more than enough for our facility. This will ensure that our facility is self-sufficient because we will only use the water from our own well and not need any outside resources. Additionally, the Zabala Rd location has a total of 50,000 gallons of tank storage capacity which you will see displayed on our site plans.

For more detailed information regarding water quality, a Title 22 water test has been attached to these plans.

Water Conservation Irrigation

WR will be using a pulse watering technique which is an improved method of spaghetti tube irrigation. Instead of watering plants once or twice a day with a large amount of water, plants are watered more frequently with small amounts of water. This allows the water to be redistributed within the pots between waterings, resulting in a more uniform water distribution within the pots. That makes it possible to thoroughly wet the growing medium without irrigation run-off.

Our pulse watering systems will be designed more carefully than regular spaghetti tubing. In regular spaghetti tube systems, it is not uncommon that tubes on one end of a bench start dripping 10-15 seconds before tubes at the other end emit water. This may not be significant if the plants are watered for several minutes. However, with pulse irrigation, plants are watered multiple times per day for short periods and the system layout is designed so that all pots receive similar amounts of water.

By using the pulse irrigation we will be able to have zero water run-off because the plants will never be overwatered.

WR will make an effort to use WaterSense labeled products whenever possible. WaterSense is a U.S. Environmental Protection Agency (EPA) program designed to encourage water efficiency in the United States through the use of a special label on consumer products. It was launched in June 2006. Products with the [WaterSense label](#) have been certified to be at least 20% more efficient - without sacrificing performance.

Protecting Groundwater from Contamination

One of the areas most sensitive to contamination is the immediate source of water. In our case, this includes the private wellhead. WR is aware that wells provide a direct entry point for pollutants to the groundwater. Pesticide and fertilizer mixing and storage will take place away from the wellhead to reduce the chance of contamination. In fact, most liquid pesticide labels

now contain a chemigation provision that details system requirements. (See sections on “Fertilizer Management” and “Pesticide Management”).

Backflow Preventers: All potable water will be protected against backflow to ensure that contaminated water is not mixed with that used for human consumption. Water lines or hoses used to fill tanks during mixing will never be immersed in the solution because back-siphoning may occur. Backflow prevention devices will be tested annually; the date and results of the tests will be recorded and saved.

Protecting Groundwater from Contamination Checklist:

- Protect all potable water against backflow to ensure that contaminated water is not mixed with that used for human consumption. Install backflow preventers when chemicals are injected into the irrigation water regardless of source.
- Water lines or hoses used to fill tanks during mixing should never be immersed in the solution because back-siphoning may occur.
- Test backflow prevention devices annually. Record and save the date and results of the tests.
- Select the correct fertilizer for your cropping situation, apply the correct amount and monitor fertilizer injection system to ensure maximum efficiency.

Employees and Visitors

WR anticipates to have no more than 12 employees to run the normal day-to-day operations on the property. Occasionally there will be non-employee visitors to the facility which can include County officials, State officials, delivery of supplies and media members. For details on how they will be allowed on the property please reference our Security Plan.

WR will not have 25 or more employees more than 60 days out of the year.

Restrooms with flushable toilets will be located in our processing building as displayed on our site plan.

On-site Caretaker

The existing single family dwelling located at our property of 145 Zabala Road will remain as the same use. There will be an on-site caretaker for the single family dwelling which will leave the use as a residence.

PESTICIDE MANAGEMENT

Introduction

WR will obtain an operator ID and pesticide applicator permit from the Monterey County Ag Commissioners office. We will follow any and all directions from the AG Commissioner regarding our cultivation operation.

WR understands that poorly stored pesticides and improper mixing/loading practices can present a potential risk to our health and to the integrity of the environment. The quality of surface water, groundwater and soil can be degraded in areas where: pesticides are stored under inappropriate conditions, improperly mixed and loaded into application tanks, or where equipment is washed and rinsed after application. Accidents involving spills or leakages may have serious health and environmental consequences. The purpose of this section is to provide understanding to Monterey County officials looking for information on what WR techniques and approaches for the mixing, loading and storage of pesticides. The company's goal is to manage the storage areas and conduct the mixing/loading operations in ways that will help minimize exposure to pesticides and reduce the risks to public health and the environment.

Pesticide Storage

WR understands that safety is the key element in pesticide storage. The safest approach to any pesticide problem is to limit the amounts and types of pesticides stored. The storage facility will be locked and limit access to only those individuals who are properly trained in the use of pesticides.

Storage Practices

The storage area will be properly identified with signs such as "Pesticide Storage Area." In addition, a NFPA Hazardous Rating Placard (National Fire Protection Association) will be posted at entrances to the pesticide storage container. This will enable emergency responders to be able to make an assessment on how to respond to an incident (spill, fire, etc.) based on this placard.

WR plans to purchase an Outside Hazardous Chemical Storage container which has been displayed on our site plans. The hazmat storage container is made with double walled galvanized steel with 3 of insulated air space for extra strength and safety. The double walled container have been tested for Tornado Resistance, withstanding F-4 tornado force winds of 250 mph. The outer wall of the chemical storage center is made of all welded 16 or 12 gauge steel. The inner wall is constructed of 20 gauge steel. The hazardous materials storage

container includes a 12 gauge welded steel, liquid tight sump, removable galvanized steel grating and safety floor planking. Convection vents are located throughout. The base features 12 gauge galvanized steel forklift channels to assist in transporting the container. NFR warning labels, ratings and instructions are included. Finished in chemical, corrosion and UV resistant paint. Meets NFPA code 30, complies with OSHA and EPA regulations. FM approved, UL approved. WR has included an attachment to this plan that provides photos of the proposed chemical storage container.

A list (inventory) of the products being stored will be posted on the outside of the storage container. WR will also have Material Safety Data Sheets for stored pesticides available in a location adjacent and/or outside of the storage facility. Initially WR anticipates housing a few 15 gallon containers for pesticides.

Pesticides will be stored in accordance with their label requirements in their original container with the label clearly visible. Unless otherwise indicated on pesticide labels, temperatures in the storage area should be kept between 40° F and 100° F.

They will always be kept off the ground to prevent the accumulation of water in or under the containers.

Pesticides will not be stored in the same place as ammonium nitrate fertilizer.

Because shelf life is difficult to predict, pesticides will not be stored longer than two years and therefore the purchase date will be written on the pesticide container.

Pesticide Handling

Guidelines for Mixing Safely

- Obtain the proper training before mixing pesticides. See section on pesticide licensing.
- Wear personal protection equipment specified on the label.
- Mix in a well ventilated area.
- Measure using appropriate scale or measuring cup.
- Ideally your waist should be even with the opening of the tank.
- Pour pesticide down the side of the tank to avoid splashing.
- Make sure you have a solid footing while pouring.
- Do your calculations prior to mixing.
- Mix during daylight hours.
- Water supply is required to have a back flow prevention device - to prevent back flow into the water supply.
- Water should be carefully added to the pesticide mix by pouring down the side of the tank.

- Do not submerge the end of the water supply hose into the pesticide mix as it could back siphon. Pipe or hosing should be suspended over the opening of the tank
- Wash gloves before removing them.

Pesticide Mixing and Loading Sites

Mixing will not occur on gravel or other surfaces that allow spills to move quickly through the soil. Appropriate personal protective equipment (PPE) will be worn before opening a pesticide container. PPE will include chemical resistant gloves and front protection such as a bib top apron made of butyl, nitrile, or foil laminate material. A face shield, shielded safety glasses or goggles will be worn. When pouring any pesticide from its container, container and pesticide will be kept below face level. A respirator will ensure protection against dusts or vapors. A tank will never be left unattended while it is being filled. If the pesticide user should splash or spill pesticides on his/her person, he/she will stop the operation, wash thoroughly with a mild liquid detergent and water, put on clean PPE and clean up the spill.

All transfers of pesticides between containers, including mixing, loading and equipment cleaning, will be conducted over a spill containment surface designed to intercept, retain and recover spillage, leakage and wash water. Containment needs depend on the quantities of pesticides that are being mixed and loaded.

Washing and Rinsing Operations

Washing and rinsing of pesticide residues from application equipment, mixing equipment or other items used in storing, handling or transporting pesticides will occur on a pad. In order to reduce the need to frequently wash the application equipment and to avoid cross contamination, application equipment will be dedicated for use for certain types of pesticides. For example, if a backpack sprayer is used only for applying herbicides it would not necessarily be washed after each use. On the other hand if the backpack sprayer was used to apply both herbicides and insecticides it would be necessary to always clean the equipment to avoid cross contamination.

Emergency Response Plan

An emergency response plan will be developed. The plan will list actions to take and personnel to contact in the event of a spill or accident. The plan will begin with a current listing of the pesticides used or stored at the facility and will include the following information:

- Names and quantities of pesticides;
- Location of the property including a map with directions;
- Names, addresses and telephone numbers of the owner and key employees;
- Plan of the facility showing pesticides locations, flammable materials, electrical service, water supply, fuel storage tanks, fire hydrants, storm drains, and nearby wetlands, ponds, or streams;

- Location of emergency equipment supplies including breathing equipment and protective equipment; Copies of the emergency response plan should be located near the entrance to the pesticide facility and with business records. Copies should also be given to the local police department and fire department. Contacts should include the following: fire department; police; spill clean up firm; nearest hospital; MDAR Pesticides Program; board of health; owner of the facility. The plan should be available in both English and the language or languages understood by workers if this is not English.

Personal Safety

Personal protection equipment such as respirators, chemical resistant (CR) gloves, CR footwear, coveralls with long sleeves, protective eyewear, CR headgear, CR aprons and a first-aid kit will be available immediately outside the storage area. The first-aid kit includes the following items: adhesive strips, tape, eye pads, gauze bandages and tweezers. The phone number 800-222-1222 for the Poison Control Center will be posted in a prominent location.

It is essential that protective eyewear be worn during mixing/loading. The protective eyewear will consist of safety glasses that provide front, brow and temple protection, goggles or a face shield. Workers will be instructed in the correct procedure for the removal of contaminated clothing. Eye wash stations or portable eye wash bottles will be easily accessed by each person engaged in the operation and will be capable of flushing eyes for a minimum of fifteen minutes. Routine wash up facilities, equipped with soap, hand cleanser and single use paper towels will be available near the storage area.

Pesticide Spills and other Accidents

WR will utilize a pesticide storage container to house all pesticides. This will keep it locked and kept safe away from other chemicals. An absorbent material such as re-usable gelling agents, vermiculite, clay, pet litter or activated charcoal will be on hand along with a garbage can and shovel to quickly contain and clean up any spills. All discharges to the environment or spills will be recorded. The records will include the date and time of the incident and the cleanup.

Site Security

The storage cabinets will be kept locked and the door to the storage area will contain a weather proof sign warning of the existence and danger of pesticides inside. The door will be kept locked. The sign will be visible at a distance of twenty five feet and have a notice such as: **DANGER PESTICIDE STORAGE AREA, ALL UNAUTHORIZED PERSONS KEEP OUT, KEEP DOORS LOCKED WHEN NOT IN USE**

The sign will be posted in both English and Spanish.

Pesticide Disposal

Proper disposal of pesticides and their containers is an important phase of pesticide management. An improperly disposed product can be hazardous to people and the environment. WR will rinse liquid pesticide containers three times when emptied: fill the containers about one-third full and swish it around. Allow the containers to drain well between each rinse (30 or more seconds). The rinse material will be poured into a spray tank and applied our registered site. Triple-rinsed containers are considered non-hazardous and will be disposed of according to state recommendations. WR will never reuse an empty pesticide container. If an empty triple-rinsed container cannot be disposed of immediately, we will store it in a safe, locked area. Before throwing out powders or granular pesticide containers, we will be sure to remove all contents from the containers.

WR will always plan ahead in preparing spray mixtures. We will only mix the amount of pesticide you need to do the job. When cleaning equipment we will make sure rinse water will not collect or contaminate groundwater or surface water.

A pesticide product that can no longer be used according to the label instructions because it is no longer registered (or for some other reason) is considered hazardous waste. WR will use pesticides in the same year of purchase and store pesticides properly in order to avoid the accumulation of unusable pesticide products.

Pest Management Practices

While the State is working on creating specific regulations for pesticide use with cannabis we will follow the “Legal Pest Management Practices For Marijuana Growers in California” document as a guideline on what can and cannot be utilized for pest management in cannabis cultivation. This document is provided by the Medical Cannabis Cultivation Program (MCCP) on the Department of Pesticide Regulation (DPR) [website](#). We have included an attachment for reference.

Recycle Pesticide Containers

In an effort to utilize as many green practices as possible, WR will follow the Pesticide Container Collection and Recycling Procedures provided by the Monterey County Agriculture Commissioner's office and located on their [website](#). A copy of the document is attached for reference.

FERTILIZER MANAGEMENT

Fertilizer storage areas contain concentrated nutrients that must be stored and managed properly. WR plans to minimize potential problems through adequate environmental awareness, employee training, and emergency preparedness. Until specific regulations are created regarding the handling, storage, moving and disposal of fertilizers for cannabis operations, WR will adhere to the following guidelines for the proper storage and handling of greenhouse fertilizers. WR will follow any new regulations drafted by the local or State government. WR will continue to add, modify or delete the our existing procedures as new laws are implemented.

Storage Location

Fertilizer storage areas contain relatively large quantities of concentrated chemicals. WR procedures will minimize the risks in storage areas such as the release through broken, damaged, or leaking containers; loss of security leading to irresponsible use; accumulation of outdated materials leading to excessive quantity of fertilizer thus unnecessarily raising risk level.

WR will have the least amount of risk by having an area dedicated to fertilizer storage; separated from offices, surface water, neighboring dwellings and bodies of water; separate from pesticides and protected from extreme heat and flooding. The storage area will have an impermeable floor with secondary containment, away from plant material and high traffic areas. Clean-up equipment will be readily available.

Storage areas will not contain pesticides, or other greenhouse chemicals; storage areas may contain general greenhouse supplies; there will be no food, drink, tobacco products, or livestock feed present.

Storage areas will utilize the following:

- The use of pallets to keep large drums or bags off the floor. Shelves for smaller containers will have a lip to keep the containers from sliding off easily. WR will use steel shelves because they are easier to clean, compared to wood, if a spill occurs.
- If we ever need to store large bulk tanks, we will provide a containment area large enough to confine 125 percent of the contents of the largest bulk container.
- Preventing unauthorized use of fertilizers reduces the chance of accidental spills or theft. WR will keep the building or storage area locked and clearly labeled as a fertilizer storage area. There will be labels on the windows and doors of the building to give firefighters information about fertilizers and other products present during an emergency response to a fire or a spill. WR will keep a separate list of the chemicals and amounts stored.

- WR has adequate road access for deliveries and use, making the fertilizer storage accessible.
- Fertilizers will never be stored inside a well house.

If a container is accidentally ripped open or knocked off a shelf, the spill will be confined to the immediate area and promptly cleaned up. For liquid fertilizers we will utilize spill containment devices.

Containers

Fertilizer will be stored in their original containers unless damaged; labels will be visible and readable; food or beverage containers will never be used for storage. Labels will be in plain sight; no containers will come in contact with the floor; all containers will be stored up-right; aisles will be wide enough to comfortably accommodate workers.

WR anticipates housing four 55 gallon drums of fertilizer at any given time. The location of the containers and fertilizer storage is located on our site plans.

Damaged Containers

Containers will be checked often for damage; when damaged containers are noticed, contents will be repackaged and labeled or placed in suitable secondary containment which can be sealed and labeled.

Containment

There will be no floor drain; there will be containment systems routinely used for all open containers; damaged or leaking containers will be repaired and/or replaced as soon as possible; all spilled material will be cleaned up upon discovery; and cleanup materials will be discarded promptly and properly.

Fire Prevention and Suppression

WR will have fire detection and an alarm system; fire extinguishers will be immediately available.

Inventory and Recordkeeping

Inventory will be actively maintained as chemicals are added or removed from storage; containers will be dated when purchased; outdated materials will be removed on a regular basis; inventory will be controlled to prevent the accumulation of excess material that may become difficult to use. WR intends to have a total of four 55 gallon drums on site at all times and will replace empty drums as needed.

Lighting

Electrical lighting will be used to allow view into all areas and cabinets within the storage area.

Monitoring

WR will do a regular inspections of storage for 1) signs of container corrosion or other damage - leaking or damaged containers will be repackaged as appropriate, 2) faulty ventilation, electrical, and fire suppression systems.

Security

The storage room will be locked and access restricted to trained personnel only.

Signage

Signs posted will be posted; warning signs will be used as needed; emergency contact information will be posted.

Temperature Control

There will be active mechanical temperature control and no direct sources of heat (sunny windows, steam pipes, furnaces, etc.).

Ventilation

Mechanical ventilation will be used and maintained to assist with proper storage conditions for fertilizer inventory.

Storage and Record Keeping

Fertilizer stock tanks will be labeled with fertilizer formulation and concentration; records will be kept of fertilizer formulation, concentration, date, and location of application; records will be kept of media nutrient analyses.

Spill Prevention and Preparedness

Opening fertilizer product containers, measuring amounts, and transferring fertilizer to the delivery system involves some level of risk from spills. Secondary containment will be used for fertilizer stock tanks routinely; spill clean-up materials will be used for liquids (e.g., absorbent materials) and solids (e.g., shovel, dustpan, broom and empty and/or buckets) will be available within the general area. All fertilizer drums will be placed on a Poly Spill Containment Pallet.

Delivery System

The fertigation equipment will be checked monthly for accuracy; containment tanks, back flow preventors and any equipment that holds fertilizer in the dry or liquid form will be inspected; stock tanks will be inspected weekly for deterioration and cracks; the manufacturer recommendations will be followed when calibrating or working on fertilizer injector equipment; stock solution tanks and the areas surrounding fertilizer injectors and concentrated solutions will be kept clean and free of debris.

WASTE MANAGEMENT

Plant Debris

Wave Rider Nursery has established a commitment to minimal waste production. Through experienced growing and advanced horticultural practices Wave Rider Nursery seeks to minimize the margin of error when growing plants to limit plant waste. Until the County and/or the State has completed regulations outlining detailed procedures for waste disposal of cannabis we intend to compost all plant debris.

WR will utilize Monterey County Waste Management to haul away any excess composted waste.

Mandatory Garbage Removal

Monterey County requires that a business or industrial site participate in the mandatory program to remove garbage on a weekly basis. A container or open top roll off bin will be ordered to help remove waste and recycle items on a weekly basis. WR has been spoken with Monterey County Waste Management and confirmed they will be able to work with our property.

Chemical Disposal

Marijuana cultivation in itself offers no greater risk to the environment than virtually any other plant growing operation. That being said, we understand the importance of making sure that our disposal of pesticides, fertilizers and any other chemicals be done in a responsible manner. WR has contacted the Salinas Valley Solid Waste Authority (<http://svswa.org/>) and confirmed that they will accept any chemical waste that may come from our facility. This includes contaminated pesticides and fertilizers. While it is our goal to have zero waste of chemicals, we still want to have a procedure for handling the disposal of such chemicals in a responsible manner.

RECYCLING

In an effort to continue operating in a green and environmentally manner we will insure that we recycle as much of our waste as possible. We will separate waste bins to make sure that the items we are capable of recycling get disposed of in a responsible way.

Wave Rider Nursery will make every effort to do the following:

- Separation of recyclables from other solid waste;
- Ensuring an adequate number of containers for separated recyclables; and
- Follow the Pesticide Container Collection and Recycling Procedures provided by the Monterey County Agriculture Commissioner's office

We have displayed our waste and recycling areas on our site plans. Please reference them for more detail on location within the property.

ODOR MANAGEMENT

Wave Rider Nursery plans to use a FogCo misting technology to mitigate any odor issues that could arise from our operation. Fogco is a manufacturer of high pressure mist and fog systems for industrial, commercial, and residential markets.

Over the last 25 years, Fogco has developed an effective means of odor control. By injecting their proprietary blend of all natural and biodegradable ingredients into their high pressure fog system, they provide billions of atomized droplets that attach to and eliminate noxious odors, including the pungent odor associated with flowering marijuana plants. This is not a masking effort. It eliminates the molecules that contain the odor.

This system will plug into our exhaust fans of the greenhouses which will ensure that all air exiting will be treated. By doing this the only smell from the plants should be within the greenhouse while the outside of the premises is smell free.

HISTORICAL USES OF PROPERTY

Prior to Top Industries, LLC acquiring the 145 Zabala Road property, it was historically used to cultivate and process cut-flowers. These cut-flowers consisted mostly of orchids and the previous business was a wholesale nursery operator. The butler building was used as a packing shed to process the orchids.

The orchids were planted in pots that sat on top of the rolling and non-rolling benches which are heating with a coil below the pots. Horizontal airflow fans were used to help manage the flow of air within the greenhouses.

The previous operator used overhead sprinklers to water the plants which created run-off. As explained in our plans WR will utilize a pulse irrigation watering system that will not create any run-off. By using drip irrigation water will only be used for the growing medium and only what the plant needs will be dispersed.

Top Industries, LLC purchased the property in the Summer of 2016. The previous cut-flower business ceased operation in October of 2016.

All structures on the site will remain as they were and used in an identical way to the previous cut-flower operation. WR will not be proposing to build any new structures at this time.



WAVE RIDER NURSERY
CULTIVATION PLAN

TABLE OF CONTENTS

TABLE OF CONTENTS	2
CANNABIS CULTIVATION	3
Proposed Cultivation Location	3
License Types and Canopy Size	3
Where Cannabis will be Cultivated & Stored	4
Cannabis Storage Conditions	4
CULTIVATION OVERVIEW	5
Cultivation Process	14
Production Process	14
Supply Chain Process	14
The Breeding Process	14
The Cloning Process	15
The Vegetation Process	15
Topping	15
Fimming	15
Pruning	16
Bending	16
The Flowering Process	16
The Harvesting & Drying Process	16
The Trimming Process	16
The Curing Process	17
Cultivation Packaging	17
GREENHOUSE DESIGN	18
Cultivation Zones	18
Supplemental Lighting	18
HARVESTING CYCLES	19
Photoperiods	19
Vegetative Lighting Cycle	19
Photoperiod Lighting Cycle	19
Green Lights	20
Staggering Harvests	20
Weights and Measures For Harvested Product	21
Inventory Tracking and Accountability	22

CANNABIS CULTIVATION

This is the written Cultivation Plan for Wave Rider Nursery (“WR”). This plan addresses and meets the application requirements for the Monterey County Cannabis Rules and Regulations (“County”). Cannabis cultivation is our primary business operation. We have assembled renowned horticulturalists to assist in designing a cultivation process that is sustainable, environmentally friendly, and produces the highest quality cannabis possible.

Proposed Cultivation Location

The proposed cultivation location for Wave Rider Nursery is 145 Zabala Rd, Salinas CA 93908. The APN for this property is 107-051-002-000 and it is located in the Farmland zone. WR has provided a notarized written statement from the property owner which authorizes the use of the facility for cannabis activities. Cannabis plants and no visual markers indicating that cannabis is cultivated on the site will be visible from offsite. The proposed location is more than six hundred (600) feet from any school, public park, or drug recovery facility.

License Types and Canopy Size

We will work quickly and efficiently to develop a state of the art cultivation center if awarded a cultivation permit. The most important priority is to comply with both County and State regulations. WR has hired a full time Compliance Director to focus on the current and upcoming regulations from the State.

Below is a description of the type of State license(s) that will be required for the proposed operations pursuant to California Business & Professions Code Sections 19300, et seq., including a description of the proposed total canopy area of any cultivation or nursery operation:

- As listed on our site plans, greenhouse ‘A’ will be a mixture of nursery space and one type 3B. The total canopy anticipated for the Type 3B space within greenhouse ‘A’ is 21,876 sq ft.
- Greenhouse ‘B’ will have a mixture of nursery space and type 2B permits. Greenhouse ‘C’ will be virtually identical as displayed on our site plans.
- Greenhouse ‘D’ will be only type 2B permits with no nursery space inside of it.
- Greenhouse ‘E’ will only be nursery space.

- WR anticipates needing one Type 3B, seven Type 2B and one Type 4 in order to accommodate the property and remain compliant with both local and State regulations.
- The expected canopy size for cultivation is 89,376 sq ft based upon our plans and the existing grow benches within the greenhouses.
- The expected canopy size for the nursery is 65,556 sq ft based upon our plans and the existing grow benches within the greenhouses.
- Each greenhouse will be broken up into zones which will help distinguish the different permits. WR plans to establish a physical difference by numbering the benches inside the greenhouses and color coordinating those numbers with the different permits that will need to be issued.

Where Cannabis will be Cultivated & Stored

Consistent with our commitment to keep our employees and product safe, the processing building will be analyzed and upgraded as necessary to current code or County's requirements in order to achieve the necessary level of safety and protection consistent with the intended use. If required, any new construction, alteration and reconstruction will be designed in compliance with current applicable building, fire, electrical, mechanical, and plumbing codes. The design will incorporate the latest technologies to conserve energy, select the most environmentally friendly materials, and lessen our carbon footprint while optimizing the growing conditions for healthy plants.

As mentioned in the previous section we will be cultivating cannabis inside every greenhouse on the property. The fifth greenhouse, which is the last in the row to the left, will be used for our nursery operation. This will be where our seedlings and clones are located which will accommodate the vegetative stage of growth. The remaining four greenhouses will be used for the flowering phase with a small portion of it leveraged for veg growth, as displayed our site plan. No other building on the property will be used for cannabis cultivation; only the greenhouse structures will house the plants. The greenhouses will not be used to store or process product. Harvested plants will be moved to our processing building when ready for that stage.

Cannabis Storage Conditions

Cannabis will be cut, hang dried, trimmed and stored inside our processing building. These plants will be naturally dried in a temperature-controlled room with adequate air circulation. It is important that finished plants are not dried too quickly as this can affect a plant's smell and taste, but also that they do not dry too slowly as this can attract mildew and mold. The idea is to remove the water slowly enough to let biological processes take place that convert the sugars and starches into harmless and flavorful compounds. Sugar or starch will give a harsh smoke that irritates the lungs which is why

drying cannabis correctly is important. Trimming will be done in a sterile room full of ample lighting, tables and chairs. Trimming entails cutting off any remaining plant matter (leaves, stems, etc.) from the dried cannabis plant. Portions of the byproduct from the trimming process will be packaged and used for manufacturing. The waste from the trimming process will be safely disposed of as outlined in our Environmental Plan. After the final medicine is trimmed from the plant, it will be placed in bins to remove any remaining moisture before weighing, packaging and labeling. This room where marijuana is dried and stored will be highly secured. For more security information please see Security Plan.

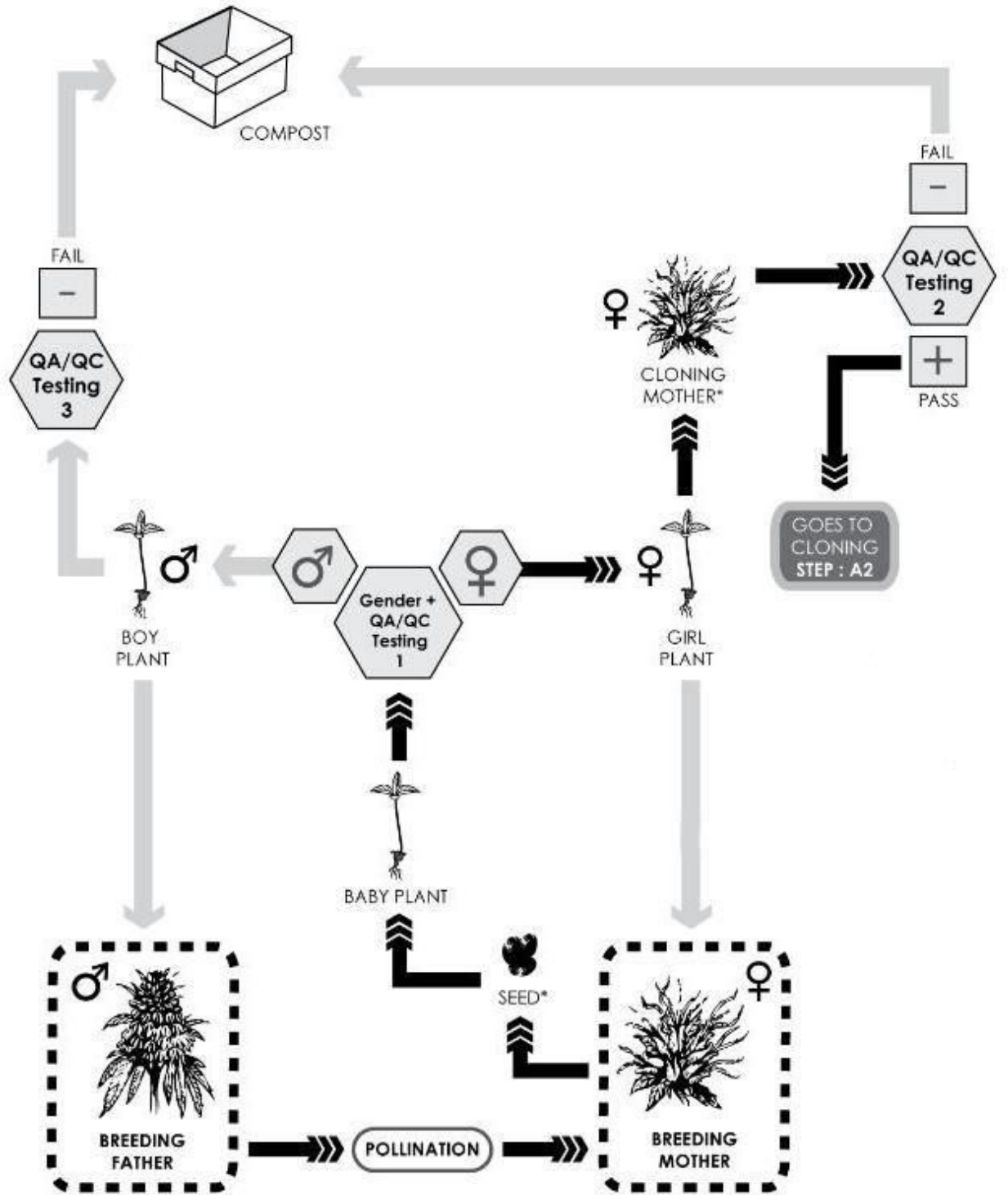
CULTIVATION OVERVIEW

To help the County conceptualize our cultivation process, we have provided a Cultivation Overview diagram that depicts a supply chain process. The diagram will walk you through the various stages of plant development as it travels down the supply chain from seed to sale. The complete process consists of nine (9) steps, the first seven (7) of which are referred to as the production process, and the remaining two (2) are included as a part of our overall supply chain process.

The Overview uses two different types of arrows to represent two different types of flows. The bold arrows with three (3) tips depict our supply chain flow, or the steps in which plants proceed down the supply chain to be packaged and sold. The faded gray arrows depict possible flows that aren't a part of the supply chain process. This represents the fact that we cannot always produce outcomes that are desirable, but they are still in fact possible.

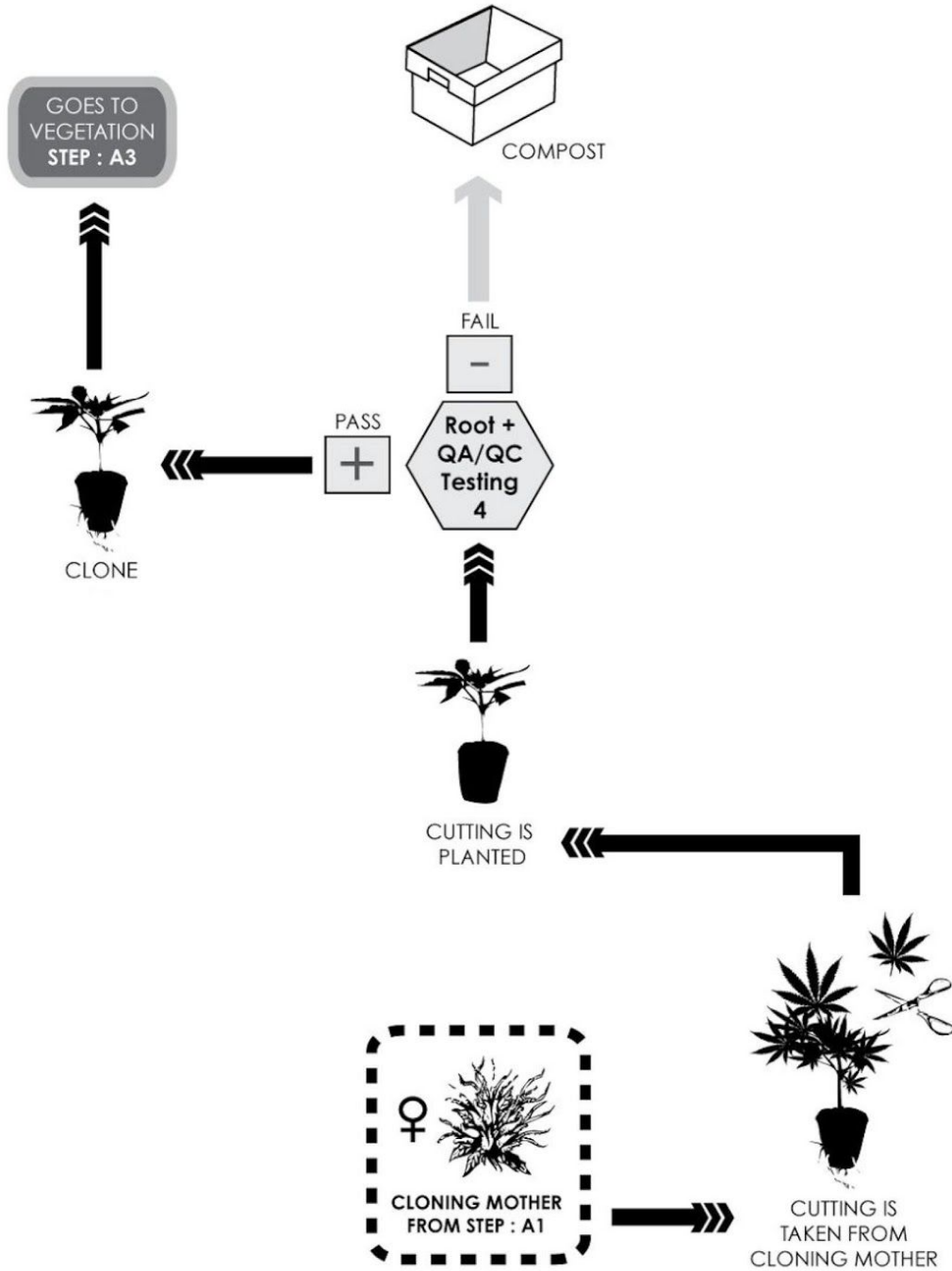
A detailed explanation of the Cultivation Overview is provided in the subsequent section. The technology, systems and techniques used to promote For each QA/QC Test, the details of such testing are described in our Product Safety Plan.

The diagrams are just used to provide an idea of a plant's flow; we understand there may be some discrepancies in the diagram with the County's rules as to disposal, edible & concentrate production, composting, testing, packaging, etc.



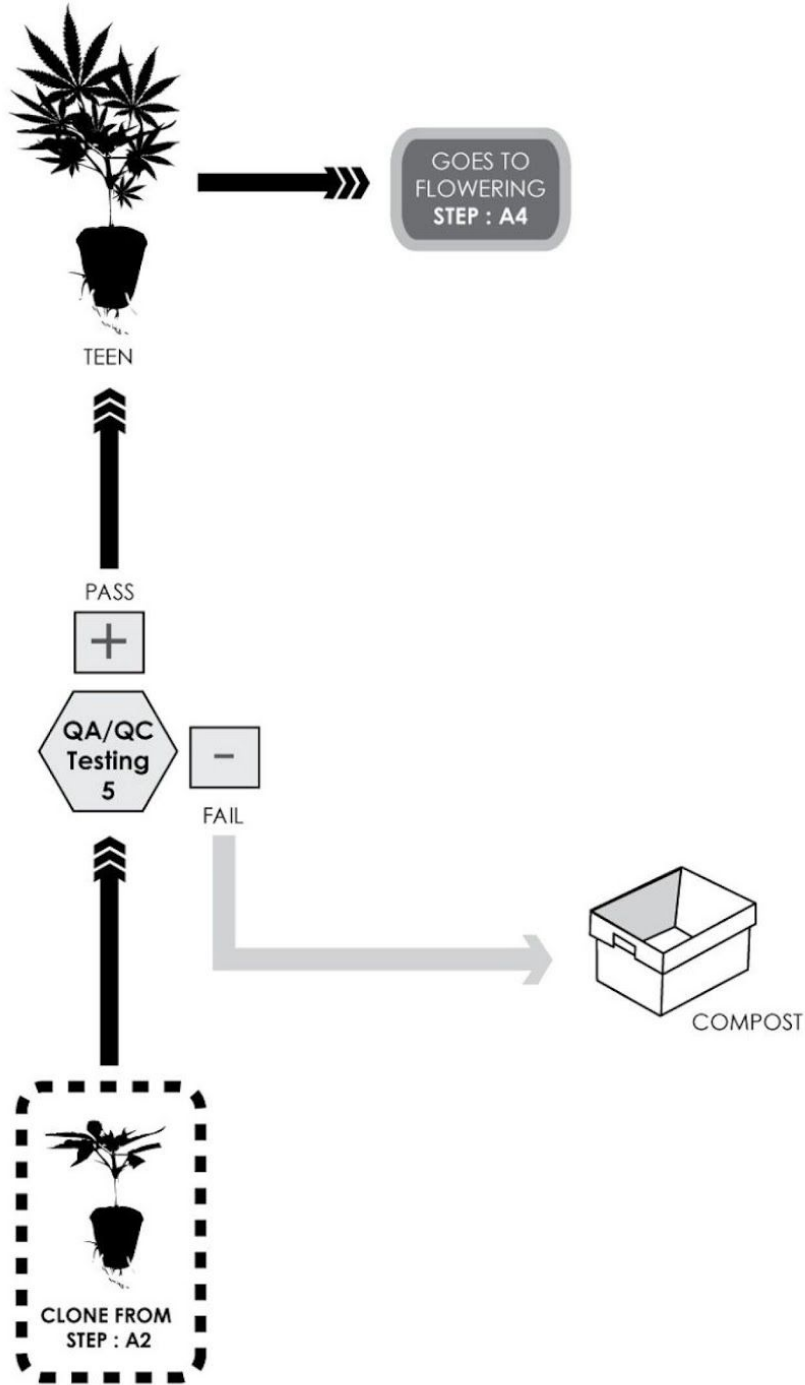
Breeding Process **STEP : A1**

* Seeds & Cloning Mother will also be packaged and sold (---) = Starting Point (---) = Possible Flows (---) = Supply Chain Flows



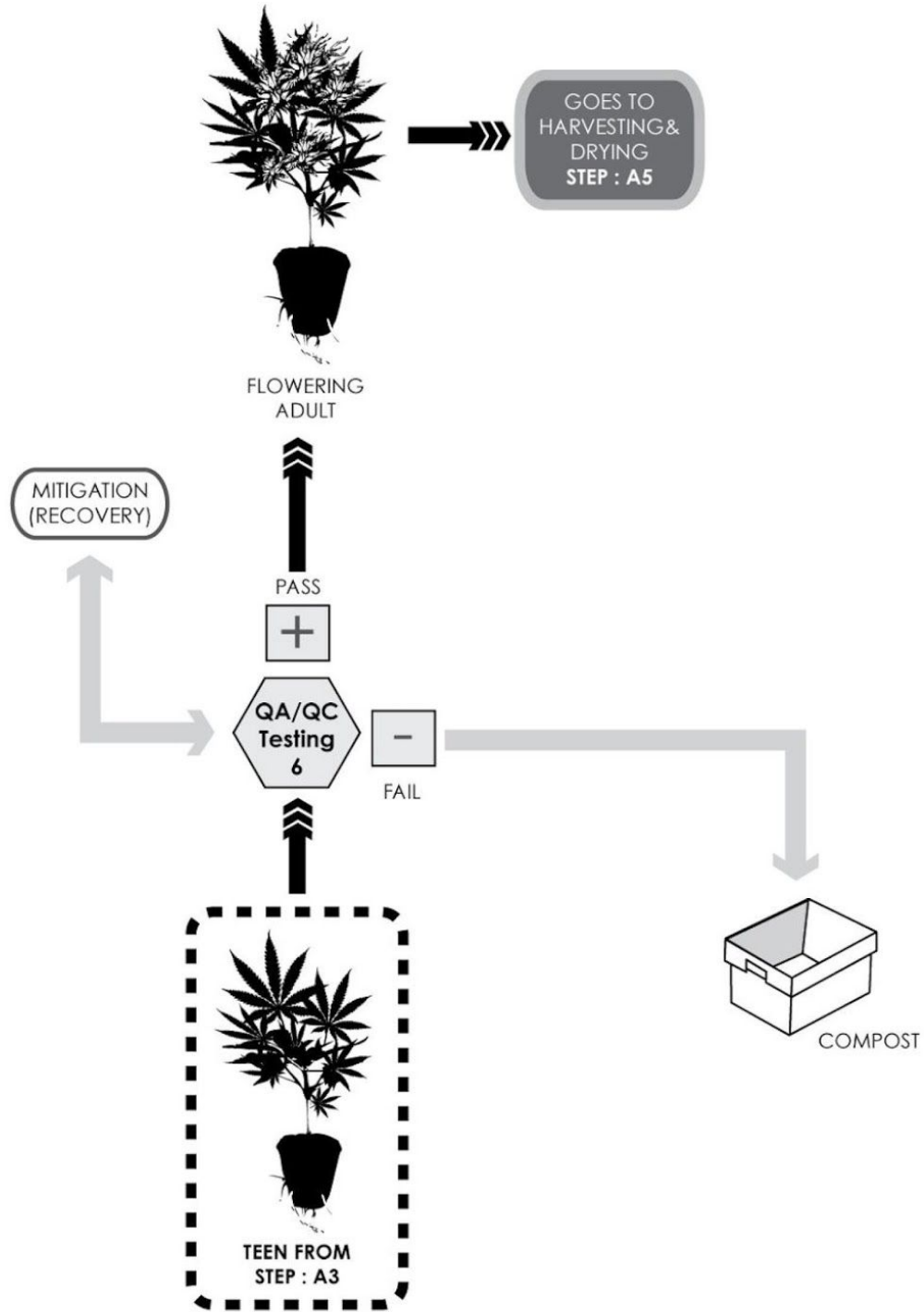
Cloning Process STEP : A2

(---) = Starting Point → = Possible Flows ≡≡≡ = Supply Chain Flows



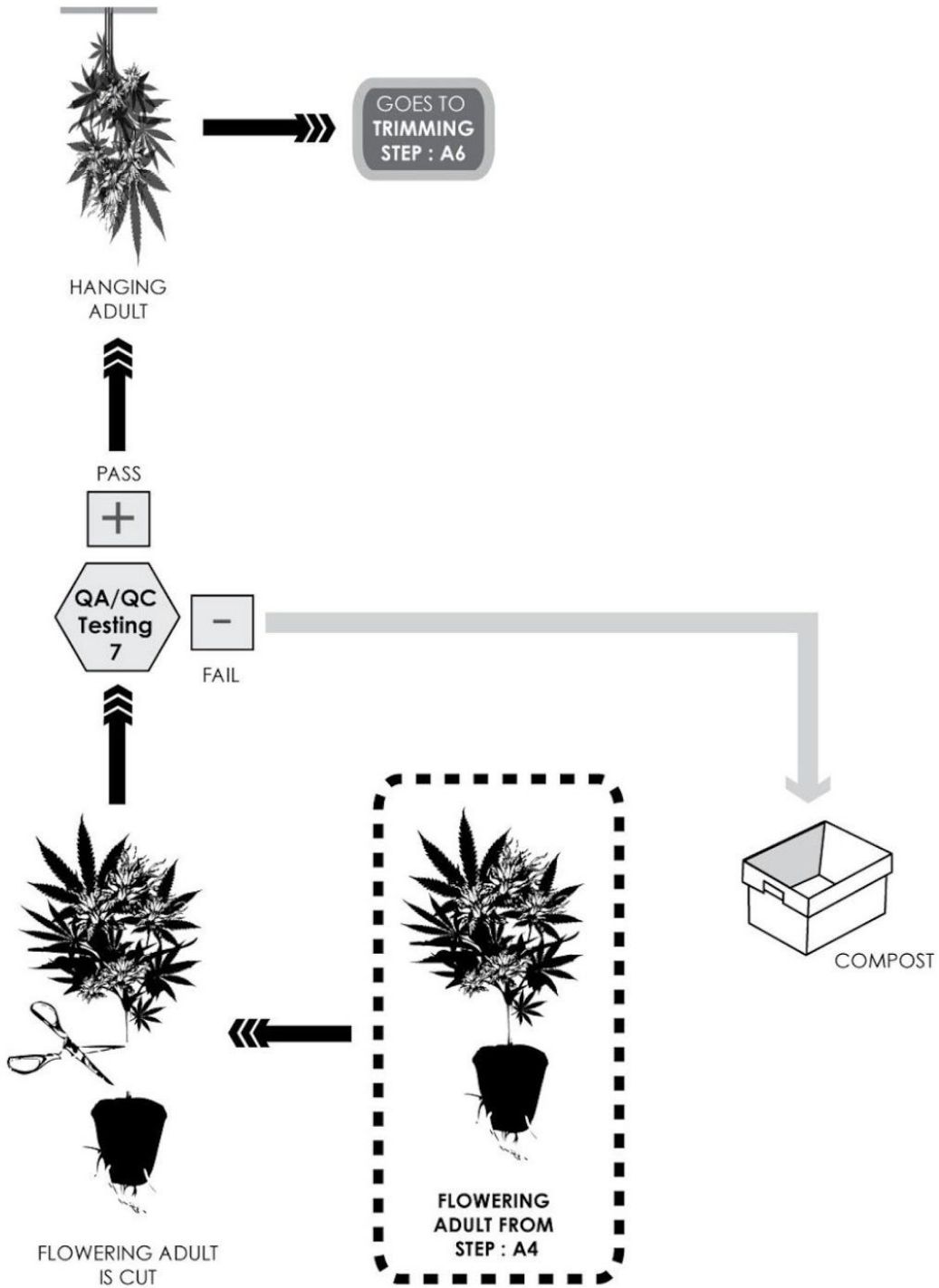
Vegetation Process STEP : A3

(---) = Starting Point → = Possible Flows ≡ = Supply Chain Flows



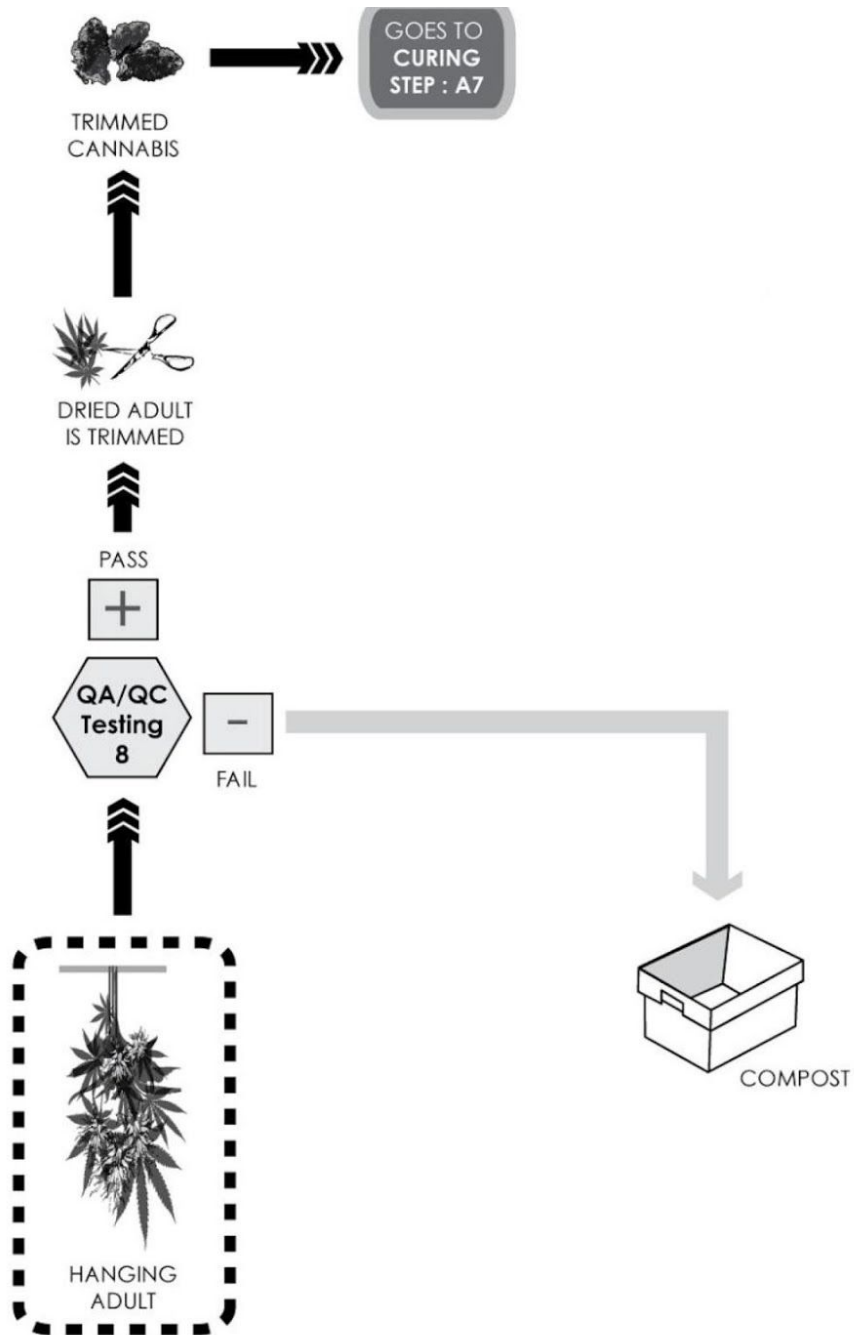
Flowering Process **STEP : A4**

(- - - -) = Starting Point → = Possible Flows ==> = Supply Chain Flows



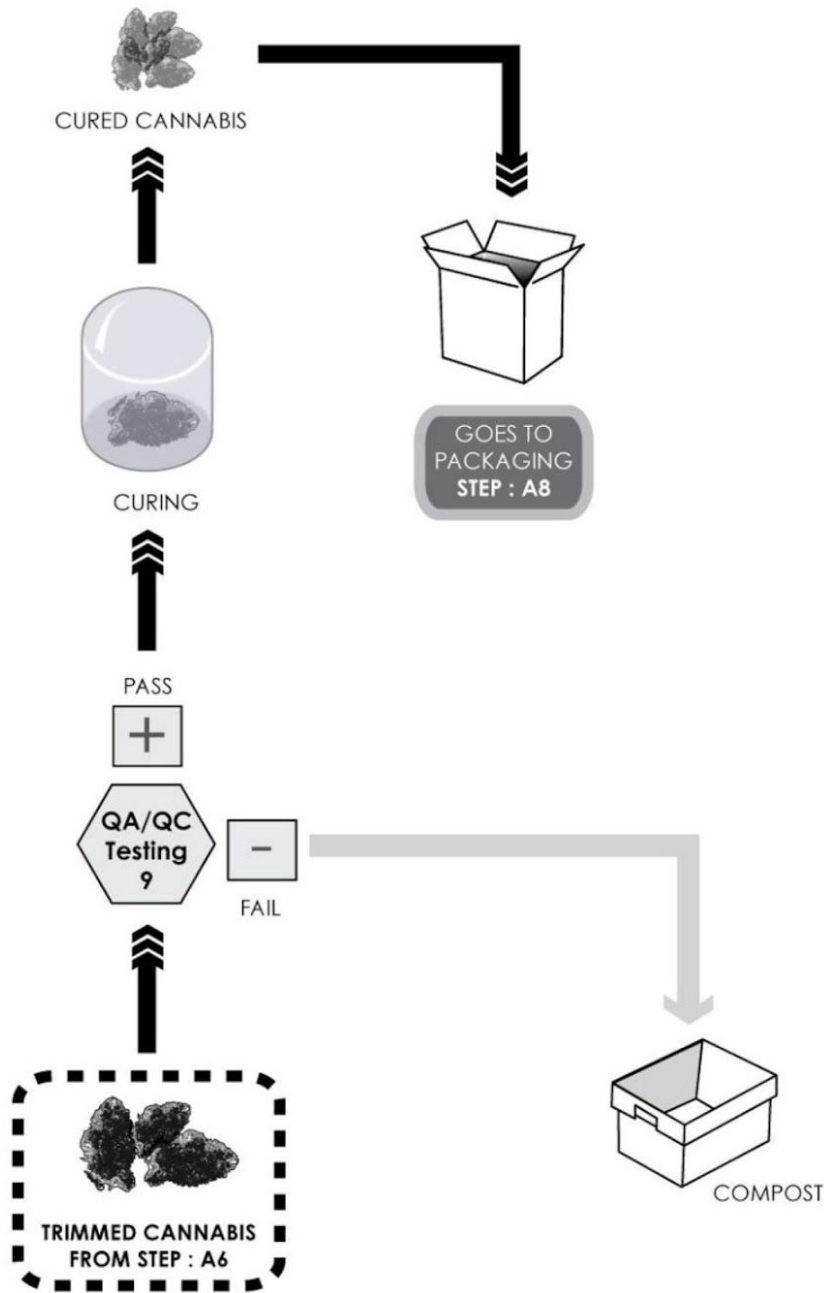
Harvesting & Drying Process STEP : A5

(---) = Starting Point → = Possible Flows >>> = Supply Chain Flows



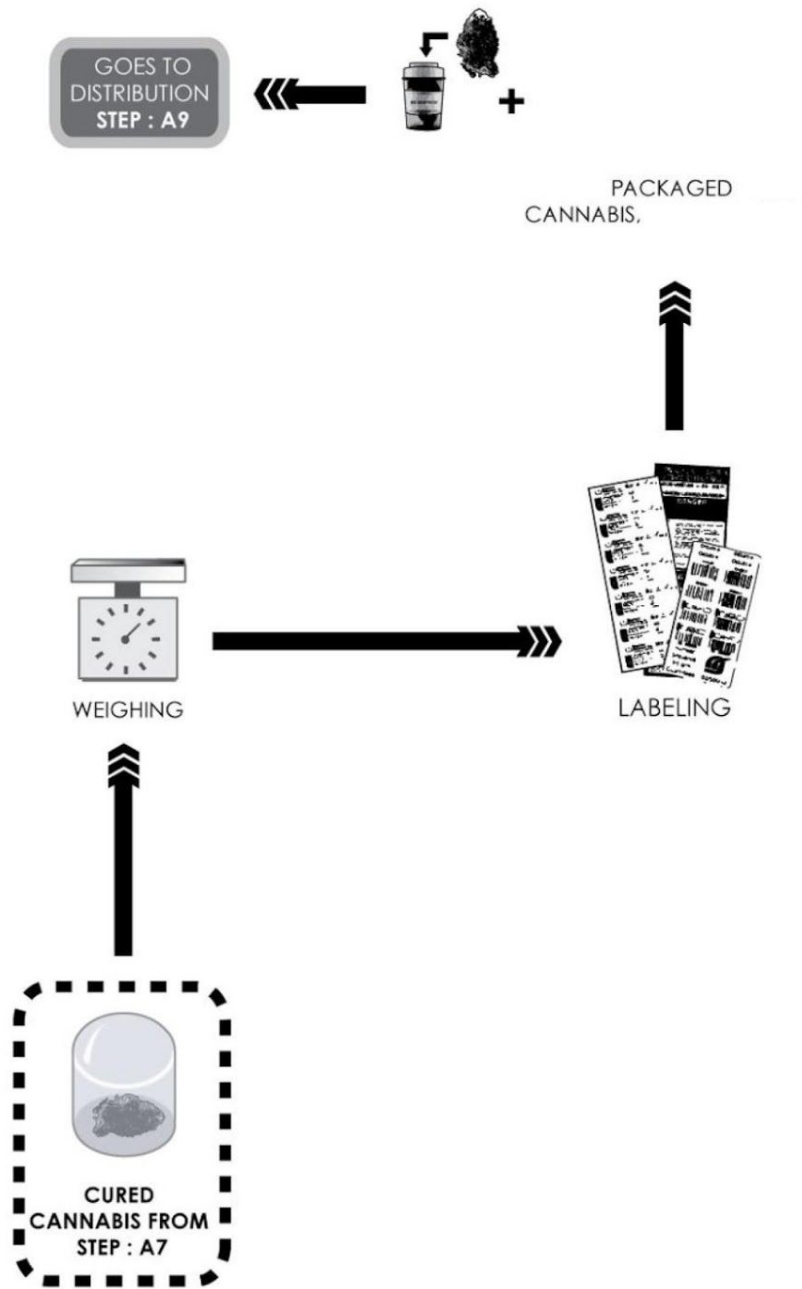
Trimming Process STEP : A6

(---) = Starting Point → = Possible Flows → = Supply Chain Flows



Curing Process STEP : A7

(---) = Starting Point → = Possible Flows >>> = Supply Chain Flows



Cultivation Packaging Process STEP : A8

= Starting Point = Possible Flows = Supply Chain Flows

Cultivation Process

We plan to streamline the plant production process so that it is entirely self-sustained and does not rely on bringing in outside plant matter. Our vision is to leverage the power of the sun while also utilizing artificial lighting to maximize our production and also minimizing the amount of power consumption grow lights use.

All of the plant material needs of the facility are fulfilled from existing plants, creating a perpetual plant production model that constantly recycles itself and begins from a single cannabis seed. By creating our own seeds, we are able to service all of our production, allowing us to avoid problems associated with bringing in outside plant matter and helping keep more jobs and production in the local community.

Production Process

The production process begins from Breeding (Seed creation) all the way to Curing (ready for Packaging). Steps covered in the *production process* include the:

- The Breeding Process
- The Cloning Process
- The Vegetation Process
- The Flowering Process
- The Harvesting & Drying Process
- The Trimming Process
- The Curing Process

Supply Chain Process

Additionally, the final three (3) steps are included as part of our supply chain process. The Testing Process is listed below. All of the production process steps, combined with the three (3) steps below, are considered to be our total *supply chain process*. The remaining 3 are:

- The Testing Process - Will be Contracted out to SC Labs.
- The Cultivation Packaging Process
- The Cultivation Distribution Process

The Breeding Process

Breeding Mothers and Breeding Fathers are the source of all Production for the WR and the first step of the production process. The Breeding Mother and Father, grown large

enough for mating, are arbitrarily induced into a *Photoperiod Lighting Schedule* (12 hours of light, 12 hours of darkness) in order to produce seeds. Unlike other female plants used within our facility, a Breeding Mother's purpose is to create seeds rather than Cannabis. The Breeding Mother is responsible for producing resin glands and flowers, while the Breeding Father releases pollen into the air that sticks to the resin on the Breeding Mother, resulting in offspring in the form of Cannabis Seeds. These seeds are planted to create new plants.

The Cloning Process

We intend to produce plants from seed rather than cloning. Cloning is when female plants are grown large enough under a *Vegetative Lighting Cycle* (18-24 hours of lighting) to be able to produce enough cuttings for new plants. Cuttings are areas of new growth on a mature Cloning Mother that are cut and then planted to make new plants. This Vegetative Reproduction process allows for the cutting to maintain the exact same genetic qualities as the Cloning Mother (which is why cuttings are often referred to as Clones). While the WR does not intend to use Vegetative Reproduction for creating plants, it will explore this option if necessary

The Vegetation Process

Vegetation is when small plants are grown into full size plants, under a Vegetative Lighting Cycle, so they are large enough for maximum flower production. Since a plant usually will grow an extra few inches in the Flowering Process, the optimal size for a Vegetative Plant is between 2' to 3', depending on the medicinal variety.

During the growth process, as a plant grows it is imperative that the plant is managed correctly through several techniques such as Topping, Fimming, Pruning, and Bending.

Topping

Topping involves locating the top of the plant and cutting the main stem just below the newest growth, making it a "headless" plant. The new branch will then form a "Y" shape, allowing for two new stems to grow. Whenever you cut one stem, the smaller leaves below the cut area begin to grow out new branches. So if you cut one stem it will turn it into two stems; cut those two stems, they will turn into four; and so on.

Fimming

Fimming is very similar to Topping, and involves removing the top new growth of a plant to force the hormones to expand down and outward. This causes the plant to grow more tops and flowering sites. Fimming can be done multiple times to one plant to increase the plant's yield capacity.

Pruning

Pruning is a process that is required when the plant is about 1' to 1½' tall. The lower region of the teen will be pruned of all leaves and smaller branches, promoting upward growth. This allows the plant to utilize its resources and energy toward growing its upper portion or the area that is more likely to produce flowers since it is closest to the grow light. The pruned plant matter will be sent to extractions or recycled as compost.

Bending

Bending is angling the teen toward a specific area of concentrated light that will allow maximum light penetration for the entire plant. As the teen's top branch turns toward the light, it allows the light to illuminate other areas of the plant that are not receiving as much lighting.

The Flowering Process

Flowering is a process when adult plants begin producing cannabis flowers. Once adult plants are placed into Flowering, the lighting cycle is changed from the Vegetative Lighting Cycle to the Photoperiod Lighting Schedule, or to 12 hours of daylight and 12 hours of darkness, to induce flowering. The flowering cycle of each Strain will range typically from fifty two (52) days to seventy two (72) days.

The Harvesting & Drying Process

Once a flowering plant has completed its Flowering Cycle, it is ready to be harvested or cut and hang dried. Harvesting is done in a temperature-controlled room with controlled humidity and adequate air circulation. It is important that the finished plants are not dried too quickly as this can affect the plant's smell and taste; but also that they do not dry too slowly as this can attract mildew and mold.

The finished plants are cut from their main branch and hung upside down on racks to dry out excess water weight. Each plant is placed at least four (4) feet above the ground and separated by a few inches. The plants are not vertically stacked on top of each other because that would impede the drying process and make the plants more susceptible to mold and mildew. After the plant is hung upside down the sun leaves that droop and cover the cannabis flowers are cut off.

The Trimming Process

After a hanging plant is fully dried it is ready to be trimmed. Trimming is done in a large sterile room full of ample lighting, tables and chairs. Trimming entails cutting off any remaining plant matter (leaves, stems, etc.) leaving the cannabis buds. Mostly hand instruments will be used for precision trimming. Automated machines are helpful for

initial manicuring and can save time, but hand instruments are still necessary for quality detailed finish work.

The Curing Process

The final step of the production process is Curing. The trimmed cannabis contained within the sealed curing bins is properly aerated to remove any remaining water. The lids of the curing bins are manually opened and closed, to slowly let out the remaining water weight and increase the flavor and aroma of the trimmed cannabis. The trimmed cannabis is rotated in the curing bin from time to time and turned over, to facilitate the curing process. The bins are opened and closed every 2-4 hours, typically, over the course of a week.

Cultivation Packaging

After the cannabis has finished curing it is brought into a temperature controlled room with minimal humidity and adequate air circulation efficient for the safekeeping and storage of our cannabis. The cannabis is then weighed, packaged, labeled, stored. Packaging and labeling is described in Product Safety & Labeling Plan.

GREENHOUSE DESIGN

We intend to utilize the best technology and facility designs to simplify and streamline the growing process. The best greenhouse design consists of applying today's advanced growing systems to increase the sustainable production of the plant, while minimizing the consumption of any resources that are used. By incorporating these elements, it will help us to succeed by advancing and maintaining the best horticultural practices.

While there are many different ways to grow a plant, the primary cultivation method we will utilize is a soil amended with dry organic nutrients. This method gives a plant exactly what it needs, when it needs it, in the amount that it needs, allowing the plant to be as healthy as is genetically possible while also achieving our goal of minimal waste.

Cultivation Zones

Each greenhouse will be broken up into different zones which will be equipped with horticultural lighting, environmental controls to maintain desired temperatures and humidity. Vegetation zones will require at least 18 hours of lighting per day, by utilizing the sun we will only need to use artificial lighting for 6-8 hours per day depending on the time of year. Flowering zones will require at least 12 hours of light per day, by utilizing the sun we will only need to use artificial lighting for 4 hours per day depending on the time of year.

There will be a clean water supply tank shared by all zones. This water supply will come from our own site well. Drip irrigation with timers will be run from the water supply to each table system.

Plants will be grown in soil and planted into a 2 gallon container. Each container will be amended with dry organic nutrients to the necessary amounts for the specific strain and stage of growth.

Please reference our Site Plans in order to see more detail on how the zones will be set up.

Supplemental Lighting

WR will be utilizing Fluence LED lighting for the greenhouse supplemental needs. For more details on Fluence LED and how it will improve our energy demand please see our Environmental Plan.

HARVESTING CYCLES

Harvesting Cycles are representations of the day and night cycles of the sun. As with all plants, they depend on these cycles to know when the season changes from seed to harvest. Light dep greenhouse gardening gives us the ability to control what plants perceive as seasonal cycles to allow for quicker harvests. The two methods explained below are ways that we can harvest plants more frequently: by changing *Photoperiods*, and by maintaining a constant supply of inventory through *staggering harvests*.

Photoperiods

Just like all living things, plants depend on the sun's cycles to trigger different life changes. Since cannabis is an annual plant, the changing of the sun from spring to summer to fall has different hours of daylight and darkness. A cannabis plant will be signaled that it is Spring or Summer by having longer periods of daylight in a single day, so the plant thereby remains in a vegetative state. As the days get shorter, the plant is signaled that it is Autumn and the end of the season; this causes the hormones to change in the cannabis plant, producing flowers, much like any seasonal vegetable.

A photoperiod is a light cycle that replicates the sun's hours of daylight and darkness. The two-photoperiod lighting cycles we use, as discussed in the Cultivation Process, are (A) Vegetative Lighting Cycle and (B) Photoperiod Lighting Cycle.

Vegetative Lighting Cycle

A Vegetative Lighting Cycle entails 18-24 hours of light, and 0-6 hours of darkness.

Photoperiod Lighting Cycle

A Photoperiod Lighting Schedule entails 12 hours of light, and 12 hours of darkness.

To maximize the amount of harvests within a calendar year, we plan to implement these photoperiods so a plant receives the minimum amount of Vegetative and Flowering times necessary for maximum growth and production. A plant will hit its maximum threshold and experience diminishing marginal returns if placed under a certain lighting cycle for too long. Generally, a plant should be in a Vegetative state of growth long enough to grow and produce ample flower sites, and stay in a Flowering state of growth long enough to finish its' flower production. Under this model we are able to harvest several times a year since we can manipulate photoperiods to have our plants perceive an accelerated seasonal change. We have based this assumption, as shown in the Proforma, with the ability to harvest 3 times a year.

Green Lights

To keep lighting schedules precise, we will utilize accurate automatic lighting timers to turn lights on and off. During darkness hours, it is imperative that there is complete darkness to prevent trauma to the plant or any interruption of its photoperiod cycle. This can cause a large amount of stress on the plant and confuse it. If there is an emergency and a horticulturalist needs to access the cultivation facility during darkness hours, green lights will be used, minimizing the impact on the plants. The green spectrum of light is the only spectrum that is not absorbed or recognized by the plants. Portable green LED lights will be available for personnel and also installed inside the room.

Staggering Harvests

We plan on staggering harvests so there is a steady flow of product and inventory. Since the average flowering time for the plant is 8-10 weeks depending on the medicinal variety, by having the Flowering Department divided into different zones we can strategically plan for each section to harvest with a three week offset. We elect this approach, as opposed to having all of the plants within the cultivation facility harvest at once, because then the labor and product does not volley between an overabundance during harvest and a shortage right before harvest. With staggered harvests, we can keep a constant and consistent supply chain flow.

WEIGHTS AND MEASURES FOR HARVESTED PRODUCT

WR will maintain all weighing devices in compliance with local, state or federal law and comply with Chapter 7.60 of the Monterey County Code regarding device registration with the County.

WR will also follow the California Weights and Measures Regulatory Requirements for Cannabis. This Requirements document covers the following areas:

- Scale Selection
- Scale Registration and Testing
- Service Agencies
- Packaging and Labeling Inspections
- Weighmasters

The document can be located on the MCCP (Medical Cannabis Cultivation Program) section of the CDFA [website](#). It has also been attached for reference.

INVENTORY TRACKING AND ACCOUNTABILITY

WR will use the seed to sale tracking software known as BioTrackTHC for the entire cultivation process. BioTrackTHC is used in many other legal states to keep operators transparent and compliant. As California begins to release information on specific requirements we will adjust our inventory tracking to stay compliant with any new regulations implemented.

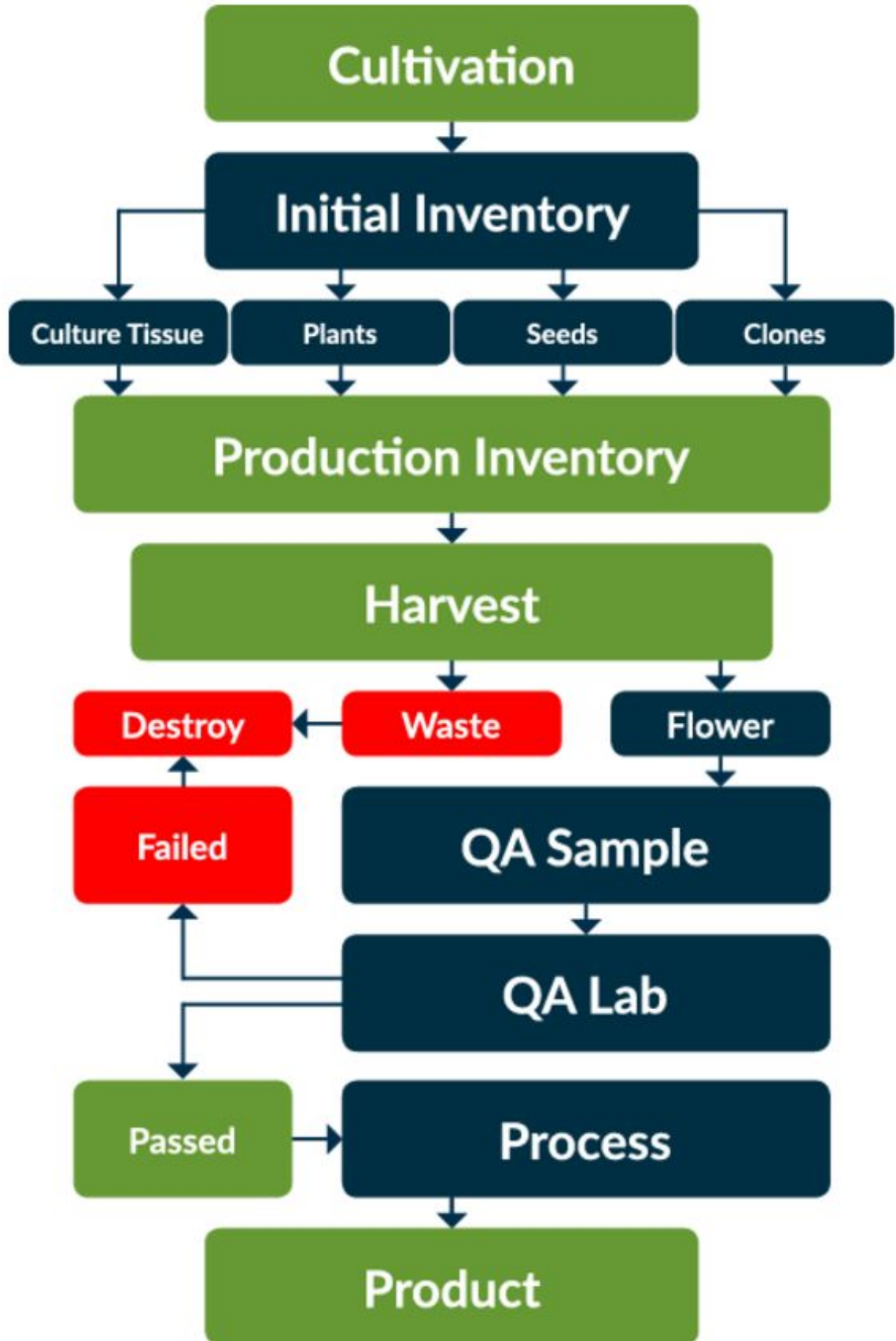
The system acts as a digital representation of the physical site with custom rooms and tables making it incredibly fast and easy to locate individual plants. With BioTrackTHC each individual plant and room is assigned a unique barcode, allowing effortless tracking of the lifecycle for every plant in the facility.

BioTrackTHC's industry leading seed-to-sale security protocols record activity by unique PIN or biometric finger print. This added level of security increases accuracy and transparency, while keeping employees accountable for every nutrient application and room to room movement. This will also allow WR to track which employee handled which plant(s), when they did something and why they did it, providing excellent accountability. Additionally with this system WR will be able to track inbound/outbound transfers through a securely encrypted connection. The entire chain of custody will be documented: starting from the seedlings or clones, transferring to the flowering houses, to the trimming/processing building (steel building on site) and finally, the finished weighed product. BioTrack will also generate a Transport Manifest which will accompany any and all product that leaves our facility. For more information on our transportation plans please see our Security Plan.

This system allows WR to easily maintain a compliant operation by recording flower, trim, and other byproduct weights; then, tracking converted items, like extracts for edibles, in one simple interface. BioTrackTHC makes it easy to trace converted products to the source material while recording the complete chain of custody in the event of a recall.

WR will utilize the 298 page BioTrackTHC manual which details how the system works and how to do specific tasks related to track and trace. This manual can be found here: <http://server.biotrackthc.net/biotrackthc.pdf>

Below is a flowchart that is meant to help demonstrate the flow of product, which will be recorded each step along the way:



Our goal is to leverage this software to keep our cultivation facility operating at the highest efficiency and also provide important information to both the County and State, as needed. This system will allow us to generate hundreds of different reports about our operation which can be provided to County officials and/or law enforcement at any time. For more detailed information regarding how the system works, what it looks like and it's features, please visit: <https://www.biotrack.com/tutorials/cultivation/>; which has a dozen videos demonstrating how to do specific tasks within the system. These tasks displayed on their site will become our standard operating procedures for handling inventory control.

Financial Record Keeping

WR will hire a bookkeeper to manage all finances related to the cannabis activity on the property. This bookkeeper will report to the CFO who is Chris Boggs, an owner of WR and owner of the 145 Zabala Road property. The software used for all financial record keeping will be Quickbooks. Data from BioTrack THC can be exported in an excel format which will then be imported into Quickbooks Financial. WR will keep detailed records of product sold, who the product was sold to, the price it was sold for, the cost to WR to produce and operating expenses. WR will keep all of these records stored on a secured server, on-site. The server files will be backed up daily to the cloud in order to protect the information and keep it readily available at all times. WR agrees to submit to, and pay for, inspections of the operations and relevant records or documents necessary to determine compliance with Chapter 21.65.050 from any enforcement officer of the County or their designee.



WAVE RIDER NURSERY
NON-VOLATILE
MANUFACTURING PLAN

Table of Contents

NON-VOLATILE MANUFACTURING PLAN FOR WAVE RIDER NURSERY	3
INTRODUCTION	3
EXTRACTION PROCESS	3
NON-VOLATILE PACKAGING	4
TRAINING PROGRAMS	4
PERSONAL PROTECTIVE EQUIPMENT	4
SANITATION	4
EQUIPMENT DETAILS	5

NON-VOLATILE MANUFACTURING PLAN FOR WAVE RIDER NURSERY

This is the written Manufacturing Plan for Wave Rider Nursery (“We”, “Us”, “Our”, “Applicant”). This plan addresses and meets the application of the Monterey County Cannabis Program Rules and Regulations (“County”).

INTRODUCTION

Wave Rider will abide by all regulations set forth by Monterey County and the State of California. As the State begins to release and pass more detailed regulations WR will modify our operational plans accordingly.

WR property is located in the Farmland (“F”) zone which allows for non-volatile manufacturing on site. WR plans to utilize a manufacturing method known as ‘Rosin’ which only uses heat and pressure to create a cannabis extract.

EXTRACTION PROCESS

WR will utilize a manufacturing method known as ‘Rosin’ which does not require the use of any solvent or chemicals. This method is considered to be one of the easiest and safest ways to create cannabis extracts.

WR will purchase a hydraulic rosin press which will utilize heated plates and an air compressor to set the PSI of the rosin press. The plates are able to be heated to a temperature that is set digitally with the machine. The air compressor works with the hydraulic mechanism of the rosin press so that we can set the pressure that the cannabis flowers are pressed at.

The cannabis flowers are placed inside a nylon, mesh which is then sandwiched between a piece of parchment paper. From there that is placed onto the rosin plates and then a foot pedal is pressed to activate the hydraulic pump which begins to press (squish) the cannabis flowers. With the combination of heat and pressure the essential oils of the plant begin to drip away from the plates and onto the parchment paper.

This oil that is created is then scraped and placed onto another piece of parchment paper that is used to group the oil together in one place. There is no other processes necessary other than simply packaging the oil.

The rosin process is simple, safe and solventless. There are no chemicals used at all during this procedure.

NON-VOLATILE PACKAGING

The rosin oil is simply placed onto a small 4"x4" piece of parchment paper. The paper is then folded to contain the rosin oil and the parchment is placed into a coin sized envelope. All labeling will follow Monterey County and State law, which is covered in our Product Safety and Labeling Plan.

TRAINING PROGRAMS

WR will ensure that all employees involved with the non-volatile manufacturing process are properly trained. The training will include the following topics:

1. Proper handling and safe use of the rosin press
2. How to use BioTrack THC in order to convert flowers and trim into the extract for tracking purposes.
3. Personal Protective Equipment
4. Sanitation

PERSONAL PROTECTIVE EQUIPMENT

SAFETY GLASSES ARE MANDATORY! The use of safety glasses is a standard throughout industrial production systems and hash oil workers will not be exempt. WR will pay for safety glasses, install signs requiring their use, and keep a bin of safety glasses next to the entrance to the rosin press area. Prescription glasses are usually NOT safety glasses. Safety glasses can be purchased that fit over prescription glasses.

Lab coats will be required for operators. Full-length pants, closed-top shoes and long sleeves will be worn at all times in the rosin press area. Long hair will be worn up, under a hat. Gloves will also be required to protect employees hands.

SANITATION

WR employees will be instructed on avoiding clutter, regular disinfection of surfaces, periodic deep cleaning, and personal hygiene.

Signs requiring employees to wash hands are posted in each restroom and each sink area. WR will enforce all hand-washing rules.

Wiping down of all working surfaces with commercially available disinfectant is required at least on a daily basis. Floors must be mopped with cleaning solution on a daily basis.

A deep cleaning of all equipment and surfaces is required, at least on a weekly basis. As well, all extraction equipment, and utensils used for drying or whipping of wax will be thoroughly washed between each use.

EQUIPMENT DETAILS

WR plans to purchase the “Rosin Technologies Pneumatic Heat Press” which is designed and engineered in the United States. The machine features adjustable and accurately calibrated heat plates, an air filter/regulator system for pressure control and an adjustable downstroke speed, this machine gives the operator the most precise technology available to control every aspect of the extraction. Rosin Technologies has assured operator safety through an OSHA certified two hand safety tie down design.

Equipment Specs:






Pneumatic Heat Press Features:

- Dual Heating Platens
- Digital Temperature Control
- Temperature Range: Room Temperature – 300° F or 149° C
- Adjustable Pressure
- Adjustable Downstroke Speed
- Up to 2,400 lbs of Force
- Open Workspace for Added Convenience
- OSHA Certified Two Hand Tie Down Safety Controls
- Two Removable Gray U-shaped Cooling Plates Included
- Voltage: 120, 220, 230 & 240 Volt Options Available
- Approx. Shipping Weight: 145 lbs

Recommended Parts Needed:

- Surge Protected Outlet
- 33 Gallon 1.7 HP Oil-Free Vertical Air Compressor 165 Max PSI
- ¼ in. x 25ft. Polyurethane Air Hose
- ¼ in. X ¼ in. NPT Female Industrial Steel Coupler
- ¼ in. X ¼ in. NPT Female Industrial Plug
- 25 lb or Thicker Silicone Parchment Paper Sheets
- Tea Bag Filters

Temperature Controller User Instructions:

- All Rosin Technologies Temperature Controllers are Preset to 220°F
- Press  Toggle Switch for Power
- Press /AT Button to Activate Temperature Control
- Press   Buttons to Raise & Lower Desired Temperature*
- Press /AT Button to Navigate Through Each Degree

- Press **SET** Button to Lock Desired Temperature In Place

Operator Instructions 1. Turn on Temperature controller and set desired temperature* (give time to settle on temp) 2. Set desired pressure 3. Place filled tea bag filter in between pre folded parchment paper 4. Place folded parchment paper between heat sources and press both triggers simultaneously 5. Hold triggers for desired amount of time 6. Immediately pull parchment away from heat source and put between cooling plates 7. Repeat process on same tea bag filter until satisfied.

Photos of the rosin equipment are attached to these plans.



WAVE RIDER NURSERY
PRODUCT SAFETY & LABELING
PLAN

TABLE OF CONTENTS

TABLE OF CONTENTS	2
PRODUCT SAFETY & LABELING PLAN	3
INTRODUCTION	3
PREVENTATIVE MEASURES AND GROWING CONDITIONS	5
Isolating Plants & Mitigation	5
Systematic Pruning	5
Introduction of Predator Species	6
Selecting Pest & Disease Resistant Strains	6
LABORATORY TESTING	7
Cannabinoid Profiling	7
Pesticide Testing	9
Microbiological Screening	9
Product Recall	9
PACKAGING AND LABELING	11
Protecting the Product	11
Providing Legal Disclosures to Promote Non-Diversion	11
Branding	12
Environmentally-Friendly Packaging	12
Labeling	12
CONCLUSION	14

PRODUCT SAFETY & LABELING PLAN

This is the written Product Safety Plan for Wave Rider Nursery LLC (“We”, “Us”, “Our”, “Applicant”, “Wave Rider Nursery”,). This plan addresses and meets the application for the Monterey County Cannabis Program Rules and Regulations (“County”).

INTRODUCTION

Product safety is a vitally important component of the cannabis industry because users with compromised immune systems utilize cannabis to improve their condition. As such, the medicine must be safe and free of contaminants to prevent further complications to patients with already weakened health. Too often this medicine that they rely on to provide treatment or relief contains mold, bacteria, pesticides or other harmful concerns. One of the most attributable causes is the lack of lab testing and quality assurance when distributing cannabis. Patients simply cannot afford to rely on a medicine for relief that is only exacerbating their existing health problems.

To address this concern, Wave Rider Nursery will hire a third party laboratory to test all of our cannabis before a cannabis user ever receives any of our products. The test results and data will be clearly labeled on our packaging so every patient knows that their medicine is safe for consumption. Some of these details are contained in our Cultivation Plan.

Additionally, Wave Rider Nursery will abide by strict product safety and testing standards that currently do not exist in the emerging cannabis industry. There are no federal guidelines defining acceptable levels of chemical or biological residues for cannabis. Moreover, there are no federal guidelines regarding appropriate analytical methods for detecting these residues in or on cannabis medicines. Wave Rider Nursery will self-impose product safety and testing protocols that will ensure all products produced by the proposed facility will be of known potency and free of chemical and biological contaminants. These protocols will produce a level of quality control far superior than existing industry standards.

The State of California is beginning to draft the regulations with distinctive testing protocols. WR will abide by all future regulations set by the State of California. We have hired a Compliance Officer to stay completely focused on the latest regulations at both the local, State and Federal level regarding cannabis.

The quality control process involves the examination of products and processes for certain minimum levels of quality. The goal of the quality control team is to identify products, or the processes used to develop products, that do not meet specified standards of quality. If a problem is identified, the job of the quality control team may involve stopping production temporarily and/or recalling finished products.

Wave Rider Nursery has an effective and environmentally sensitive approach to mold, disease and pests that emphasizes prevention, observation, and intervention. Wave Rider Nursery will employ this strategy to manage these problems in a manner that meets Organic Foods production Act standards, while minimizing the use of pesticides to reduce potential hazards for human, wildlife, and ecosystem health.

PREVENTATIVE MEASURES AND GROWING CONDITIONS

Wave Rider Nursery believes the best solution for controlling mold, disease, pests and heavy metals is not having them at all. Wave Rider Nursery believes that a strict policy of prevention is the number one way to control the invasion of any harmful organisms. Many of these problems can be avoided by just maintaining appropriate growing conditions, requiring clean environment protocols, and through environmental design. This holistic approach can reduce or eliminate the conditions that these pests and contaminants need for sustainment. Wave Rider Nursery believes a successful preventative design includes:

1. Isolating Plants & Mitigation
2. Systematic Pruning
3. Introduction of Predator Species
4. Selecting Pest & Disease Resistant Strains

Isolating Plants & Mitigation

Just as pests and contaminants can easily travel through humans and equipment, they can quickly spread across plants. That's why pests and contaminants often affect batches of plants at a time. When a single plant becomes affected, it's very easy for these problems to spread quickly to nearby plants. To combat this, Wave Rider Nursery will inspect plants regularly to detect problems early on; and if a problem is found, quickly work to quarantine the plant inside of our mitigation department. The mitigation department is an enclosed area that isolates compromised plants from the rest of the population. If the plant can be remediated or recovered, it is placed back into the production area it came from. If it cannot be corrected the plant will be recycled for compost. In an event that a plant is removed for mitigation, staff will be instructed to closely monitor other plants in the same lot to make sure the same problems do not occur.

Systematic Pruning

Yeast, mold, and bacteria require: water, a suitable temperature, and substrate to thrive. Decaying plant matter is an ideal substrate. Decaying plant matter provides food and shelter for many unwanted pests, as well as an area for them to breed. Systematic pruning of plants and removal of any plant material from trays, reservoirs, and surrounding work areas will prevent onset and spread of pests and microbiological contaminants.

Introduction of Predator Species

Use of predator species to control unwanted pests (known as Biological Pest Control) is an effective means of pest control that does not require the use of harmful chemicals. Ladybugs for example, and in particular their larvae, are voracious predators of aphids, mites, scale insects and small caterpillars. Various other insects and predatory mites feed on spider mites and provide a high level of natural control as well. Wave Rider Nursery will implement these biological controls to naturally prevent the onset and spread of unwanted pests in the proposed facility, thereby minimizing the need for chemical pesticides.

Selecting Pest & Disease Resistant Strains

A part of Wave Rider Nursery's Strain Development & Breeding Program will be to develop new Medicinal Varieties and modify existing strains for desired traits. Through selective breeding, Wave Rider Nursery can increase desired traits into a cultivator and reduce the chances of undesired traits. One of these desirable characteristics in a strain is pest and disease resistance. Wave Rider Nursery will utilize such strains to minimize the onset and spread of pests in the proposed facility.

LABORATORY TESTING

There are no federal guidelines defining acceptable levels of chemical or biological residues on dried cannabis flowers. Moreover, there are no state or federal guidelines regarding appropriate analytical methods for detecting these residues in or on cannabis medicines.

Currently, State Regulators are drafting the specific regulations for MCRSA (Medical Cannabis Regulation and Safety Act). Wave Rider Nursery will follow all new regulations imposed by the State of California for cannabis safety standards as they are released.

According to AB 266, once the State regulatory system is fully operational the Type 11 Distribution license will be required to work with a Type 8, Testing Laboratory license, for the batch testing of all cannabis products. Wave Rider Nursery anticipates receiving a local permit before the State's regulatory program is fully in operation. Wave Rider Nursery will work with SC Labs of Santa Cruz in California to test the finished product. Cannabis from dried flower shall, at a minimum, be tested for concentration, pesticides, mold, and other contaminants.

Below is more detailed information on the testing that will be done, courtesy of SC Labs:

Cannabinoid Profiling

Cannabinoid profiling informs patients about the concentration of active cannabinoids in their medicine. Researchers have identified over 70 cannabinoid compounds, many of which possess distinct medicinal benefits. This table provides an overview of the most common cannabinoid compounds and their pharmacological effects. You can see that while THC is the most well-known cannabinoid, it is only responsible for a fraction of cannabis' medicinal benefits. For this reason, we also test for CBD, CBDA, CBN, and THCA.

	THC	CBD	CBG	CBN	CBC	THCv	CBGA	CGCA	CBCA	THCA	CBDA
Relieves pain Analgesic	●	●		●	●		●				
Suppresses appetite/Helps with weight loss Anorectic						●					
Kills or slows bacteria growth Antibacterial		●	●						●		
Reduces blood sugar levels Anti-diabetic		●									
Reduces vomiting and nausea Anti-emetic	●	●									
Reduces seizures and convulsion Anti-epileptic		●				●					
Treats fungal infection Antifungal									●		
Reduces inflammation Anti-inflammatory		●	●		●		●	●		●	●
Aids sleep Anti-insomnia				●							
Reduces risk of artery blockage Anti-ischemic		●									
Inhibits cell growth in tumors/cancer cells Anti-proliferative		●	●		●					●	●
Treats psoriasis Anti-psoriatic		●									
Tranquilizing, used to manage psychosis Antipsychotic		●									
Suppresses muscle spasms Antispasmodic	●	●		●						●	
Relieves anxiety Anxiolytic		●									
Simulates appetite Appetite Stimulant	●										
Promotes bone growth Bone Stimulant		●	●		●	●					
Reduces function in the immune system Immunosuppressive		●									
Reduces contractions in the small intestines Intestinal Anti-prokinetic		●									
Protects nervous system degeneration Neuroprotective		●									

“At SC Labs, we utilize High Performance Liquid Chromatography, a diode array detector (HPLC/DAD), to provide full cannabinoid profiling. HPLC works by extracting a sample into a solvent, isolating the target compound, and employing a UV detector to measure concentration. Unlike gas chromatography, liquid chromatography does not heat the sample. HPLC is therefore still reliable when measuring heat sensitive compounds such as THCA and CBDA.”

As is the case with any pharmaceutical product, the active ingredients in cannabis should be clearly labeled. Cannabinoid profiling allows doctors to determine accurate dosage, ensures that providers can verify the quality of their products, and helps patients to select the right treatment for their symptoms. Researchers continue to make groundbreaking discoveries about the medical benefits of cannabinoids, but these revelations can only be harnessed when consumers, providers, and healthcare practitioners possess reliable data on the contents of their medicine.

Pesticide Testing

Our pesticide test can detect trace amounts of chemical pesticides in dried flowers and cannabis concentrates. SC Labs analyzes pesticides using High Performance Liquid Chromatography in tandem with Triple-Quadrupole Mass Spectrometry (HPLC-MS/MS) to identify and quantify trace pesticide, fungicide and PGR residues.

At SC Labs, their comprehensive screening is designed to produce rapid results and is consistent with EPA, ELAP, and international testing standards.

Once we begin to cultivate on our property we will visit the Ag Commissioners Office in order to register our Operator ID and report all pesticide use on our property. WR has been in contact with the Ag Commissioner Office to ensure we meet their comments from the DRC.

Microbiological Screening

SC Laboratories offers a full range of reliable microbial testing using 3M Petrifilm and Real-Time Polymerase Chain-Reaction (qPCR) technology. The same conditions that are ideal for the cultivation of cannabis can also be ideal for the germination of microorganisms such as bacteria and fungi (yeast & mold). If your cannabis is not properly tested, the medicine you are consuming can be contaminated with a variety of harmful pathogens, and for many patients ingesting contaminated medicine can lead to serious illness and health complications.

SC Labs can help WR identify and detect Yeast & Molds, E.coli, Coliforms and Enterobacteriaceae; such as Salmonella and Shigella, which have all been shown to be potential contaminants of cannabis.

3M Petrifilm plates are ISO 9002-certified for design and manufacturing and are included in the official methods of analysis of AOAC International. They are also recognized in the United States by the American Public Health Association; the USDA Agricultural Marketing, Food Safety & Inspection Service; and the US Food & Drug Administration.

Product Recall

Once a batch sample is submitted to SC Labs, WR will store the remaining batch on-site until the test results have been completed. If for any reason, the test results come back positive for pesticides or mold at unsafe levels, a product recall will be necessary.

If the test results indicate there are pesticides present than WR will take the batch that was tested and dispose of it according to our waste management procedures for all cannabis material. WR will take a note of the quantity and specific batch number by inputting this record into our track and trace system.

If the test results indicate there is mold present at an unsafe level, WR will first seek to work with a permitted manufacturer to have a portion of the batch processed into concentrate. During the extraction process it is common for mold spores to remain in the plant material and not be transferred into the concentrated byproduct. Of course once the extraction is complete and before the final product is ever sent to a dispensary the extraction will be tested to ensure no harmful molds are present. Should the extraction process eliminate the mold that was present in the batch, the concentrated product will move on in the supply chain. If, for any reason, the extraction process is unsuccessful in eliminating the safety concerns, a product recall will be implemented. All cannabis from the original batch will be disposed of according to our waste management procedures. WR will take note of batch number and quantity being disposed of by inputting a record into our track and trace system.

PACKAGING AND LABELING

Wave Rider Nursery's packaging will be designed for:

- Protecting the product;
- Providing safe and accurate packaging and labeling;
- Providing legal disclosures to promote Non-Diversion;
- Being environmentally friendly;
- Preventing children accessibility

Protecting the Product

After all of the trimmed cannabis from a single plant is weighed, it is carefully placed in a compostable plastic bag, called a BioBag, and vacuum-sealed to retain freshness and eliminate odor. It is then combined with other bags to reach as close as possible to a 1 lb increment.

Each package will have an unbroken seal that will alert dispensaries and distributors that it has been tampered with. This also serves as a seal of approval so dispensaries and distributors know this is a verifiable Wave Rider Nursery product that comes with the integrity associated with our name. If there is any doubt, each package has a serial number so dispensaries, distributors and law enforcement will be able to call our customer service line and inquire about any of our products.

Providing Legal Disclosures to Promote Non-Diversion

Each product by Wave Rider Nursery will have a standard legal disclosure. This legal disclosure may change from time to time depending on laws and company procedures. A sample of the legal disclosure is provided below:

- This product may only be possessed by a member of Wave Rider Nursery in good standing. It may not be transferred to any person who is not a Wave Rider Nursery member under any circumstances.
- This product may not be possessed, transported, or used outside of California
- This product may only be consumed by qualified patients as defined by California Marijuana Regulations.
- This product is for medical purposes only.
- Under federal law, the manufacture, distribution, or possession of marijuana is a criminal offense.
- The possession or use of this product carries with it an inherent risk of negative health consequences, criminal prosecution, and other possible risks.

Branding

Wave Rider Nursery is very keen on providing a reputable brand that stands for the integrity of our products and operations. Patients and dispensaries should be able to recognize the Wave Rider Nursery branding and understand that they are receiving the highest quality cannabis product available in the marketplace and that the product has been lab-tested and is safe for consumption and patient use. Additionally, our customers will know that by purchasing with Wave Rider Nursery they are doing business with a company that compensates their employees with living wages, is environmentally responsible, and gives back to their local community.

Environmentally-Friendly Packaging

The eco-friendly packaging will be responsibly designed, streamlined, biodegradable and easily recycled or reused. Greener packaging ensures our products are kept safely and delivered to our customers without sacrificing our environment in the process.

For all bags, Wave Rider Nursery intends to use an initial mock-plastic bag to hold cured cannabis called BioBags. BioBags are:

- 100% biodegradable
- Certified compostable bags made from the material Mater-Bi; the first “bag from corn” to achieve national distribution of retail products through natural food stores across the country
- Are certified Genetically Modified Organism (GMO) free
- Will decompose in a controlled composting environment in 10-45 days, leaving no harmful residues behind.

Labeling

We will follow all local and State laws regarding to labeling of our products. Based upon Monterey County and State regulations we will use the following for our labeling procedures:

- Cannabis packages and labels shall not be made to be attractive to children.
- All cannabis product labels shall include the following information, prominently displayed and in a clear and legible font:
 - Manufacture date and source.
 - The statement “SCHEDULE I CONTROLLED SUBSTANCE.”
 - The statement “KEEP OUT OF REACH OF CHILDREN AND ANIMALS” in bold print.
 - The statement “FOR MEDICAL USE ONLY.”

- o The statement “THE INTOXICATING EFFECTS OF THIS PRODUCT MAY BE DELAYED BY UP TO TWO HOURS.”
- o The statement “THIS PRODUCT MAY IMPAIR THE ABILITY TO DRIVE OR OPERATE MACHINERY. PLEASE USE EXTREME CAUTION.”
- o For packages containing only dried flower, the net weight of cannabis in the package.
- o A warning if nuts or other known allergens are used.
- o List of pharmacologically active ingredients, including, but not limited to, tetrahydrocannabinol (THC), cannabidiol (CBD), 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.
- o Clear indication, in bold type, that the product contains cannabis.
- o Identification of the source and date of cultivation and manufacture.
- o Any other requirement set by the bureau.
- o Information associated with the unique identifier issued by the Department of Food and Agriculture pursuant to Section 11362.777 of the Health and Safety Code.

Finally, the serial number of the cannabis will be placed on the package, for traceability, along with Wave Rider Nursery’s product seal.

CONCLUSION

Wave Rider Nursery is committed to providing patients with medicines that are of known potency and free of chemical and biological contaminants. This commitment is evidenced by the detailed product safety protocols highlighted in this section. Wave Rider Nursery has put together a comprehensive quality assurance plan that goes far and above any seen in the cannabis industry to-date. Wave Rider Nursery is confident that, among other things, our protocols will allow for high quality products that are free of molds, bacteria, pests, and harmful pesticides. Furthermore, Wave Rider Nursery is confident in our ability to transform the data generated from laboratory analyses into useful information, which is easily digestible and relevant. Through this process, Wave Rider Nursery will be able to inform the Department of Health and regulatory agencies on some of the most provocative issues surrounding the cannabis industry today: the establishment of best practices and standards.

USE PERMIT FOR: WAVE RIDER NURSERY LLC

145 ZABALA ROAD
SALINAS, CA 93908

PLANNING PERMIT #PLN160801

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

PROJECT DATA

PROPERTY OWNER: TOP INDUSTRIES, LLC
PO BOX 10489
SALINAS, CA 93912

TENANT: WAVE RIDER NURSERY LLC
PO BOX 10489
SALINAS, CA 93912

PROJECT ADDRESS: 145 ZABALA ROAD
SALINAS, CA 93908

APN: 107-051-002-000

LOT AREA: 530,996.4 S.F.
(12.19 ACRES)

JURISDICTION: COUNTY OF MONTEREY

ZONING: F/40

TOTAL FLOOR AREA: 244,511.2 SF (46%)

USE DESIGNATION: FARMLAND (40 ACRE)

EFFECTED FLOOR AREA: ALL

USE: GREENHOUSE CULTIVATION

LANDSCAPING AREA: NOT REQUIRED

PARKING PROPOSED: 46 SPACES

TREE REMOVAL: NONE

INCLUDES ADA PKG.: 2

GRADING VOLUMES: TBD

GENERAL PLAN LAND USE DESIGNATION: FARMLANDS 40-160 AC MIN

WATER SERVICE: NONE

SEWER SERVICE: NONE

PROJECT DESCRIPTION: USE EXISTING GREENHOUSES AND ACCESSORY STRUCTURES FOR CULTIVATION AND PROCESSING OF CANNABIS IN SIMILAR MANNER AS PREVIOUSLY USED FOR THE CULTIVATION AND PROCESSING OF CUT FLOWERS. PLACE NEW MODULAR GUARD SHACK, NEW SECURITY CAMERAS, AND NEW EXTERIOR LIGHTING.

PROJECT TEAM

OWNER:
TOP INDUSTRIES, LLC
CONTACT: WINSTON
PHONE: (831) 535-2810

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

SHEET INDEX

T1.1 TITLE SHEET

ARCHITECTURAL

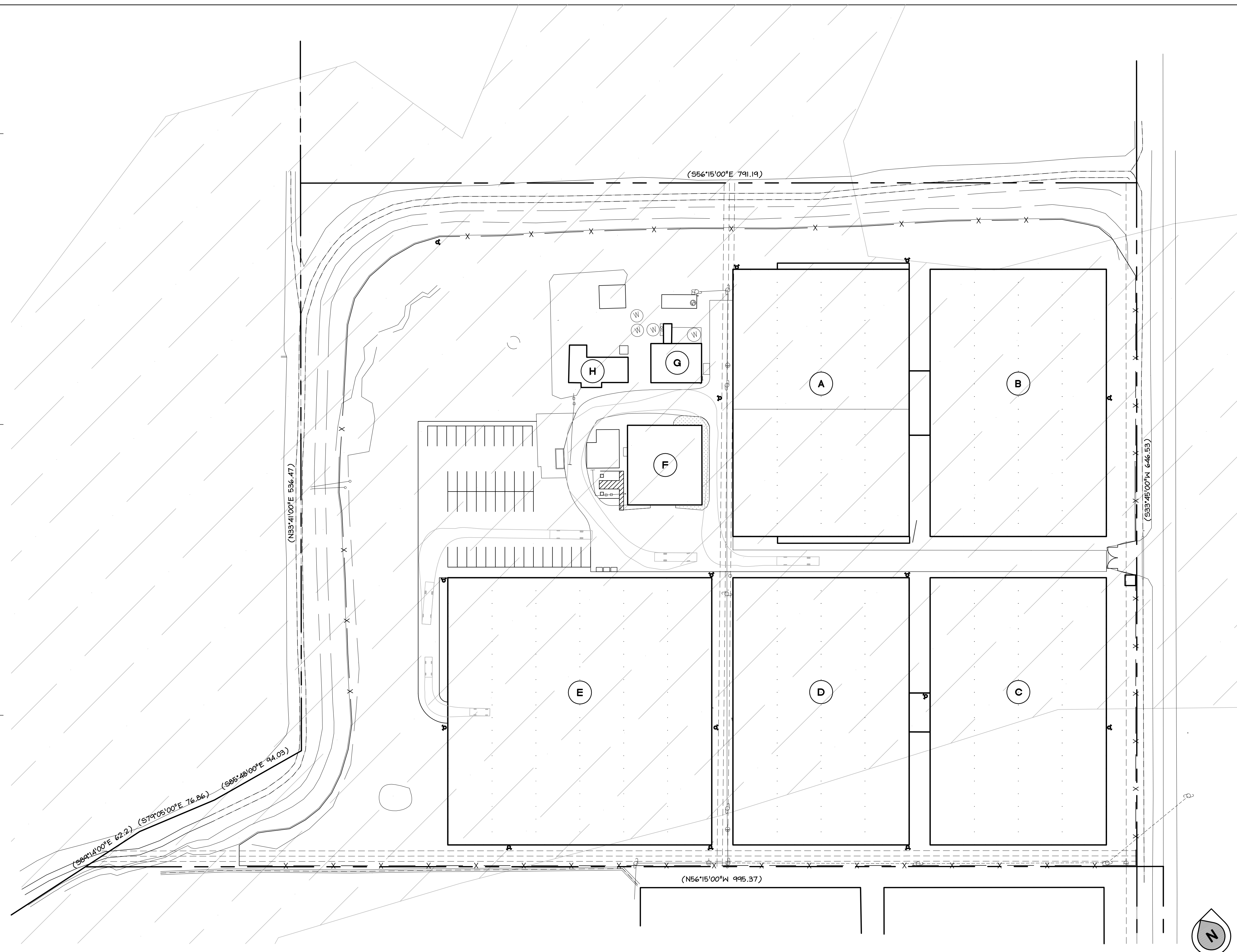
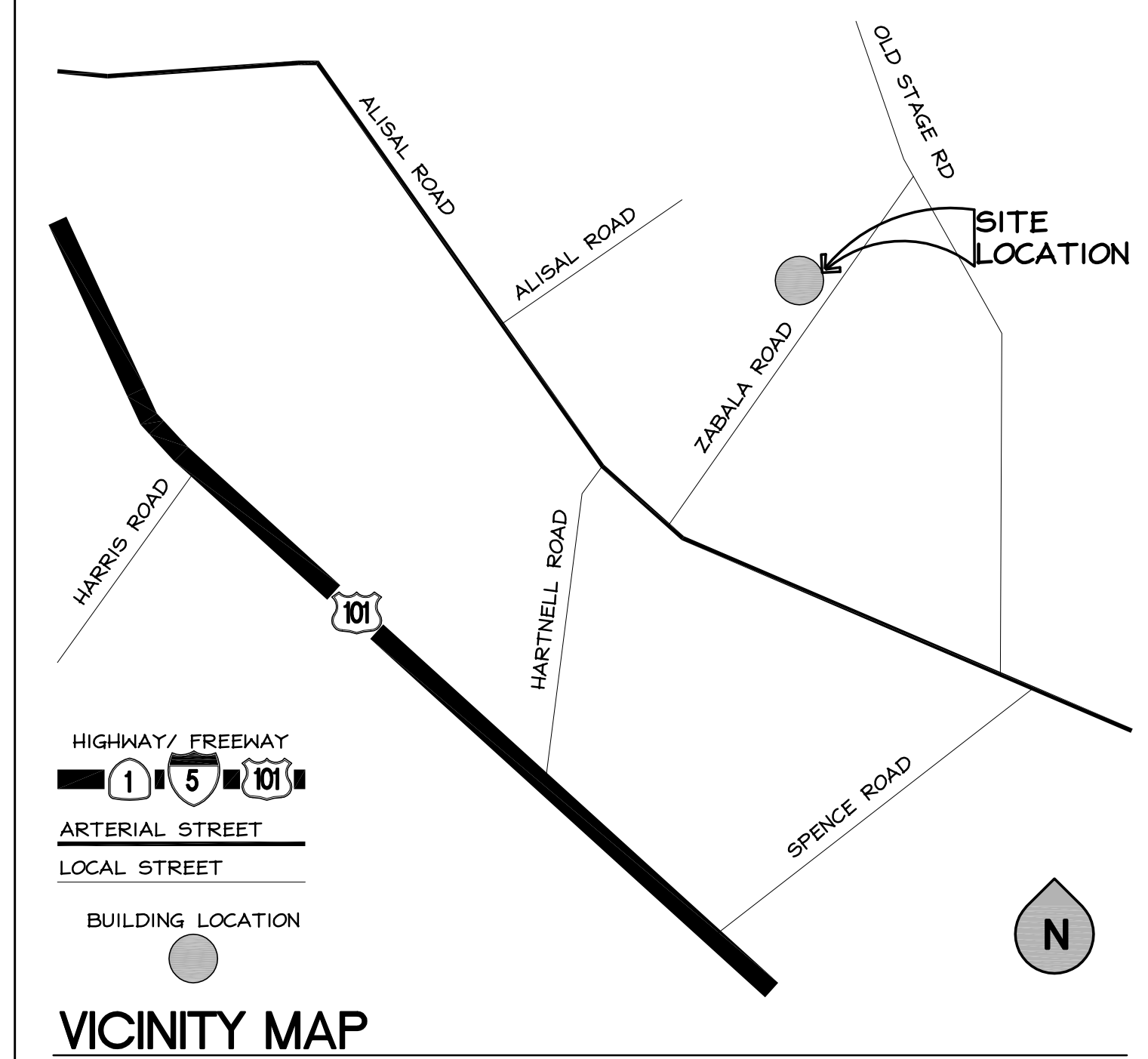
A0.1 FIRE ACCESS PLAN
A1.1 SITE PLAN
A2.1 GREENHOUSE FLOOR PLANS - SUITE "A" & "B"
A2.2 GREENHOUSE FLOOR PLANS - SUITE "D" & "C"
A2.3 GREENHOUSE FLOOR PLAN OF SUITE "E"
A2.4 FLOOR PLAN OF BUILDING "F"

SITE UTILITY

SU0.1 LEGEND, NOTES, AND DOCS
SU0.2 TITLE 22 WATER TEST
SU1.1 SITE PLAN
SU4.1 WATER BLOCK DIAGRAM

BUILDING TABLE

BLDG	DESCRIPTION	(E) OCC.	(N) OCC.	USE DESCRIPTION	GROSS S.F.
A	(E) GREENHOUSE	U	U	(E) CULTIVATION	42,141 SF
B	(E) GREENHOUSE	U	U	(E) CULTIVATION	42,261 SF
C	(E) GREENHOUSE	U	U	(E) CULTIVATION	42,142 SF
D	(E) GREENHOUSE	U	U	(E) CULTIVATION	42,100 SF
E	(E) GREENHOUSE	U	U	(E) CULTIVATION	63,098 SF
F	(E) METAL BUILDING	F-1	F-1	(E) OFFICES & PROCESSING & MANUFACTURING	5,301 SF
G	(E) PUMP HOUSE	S-1	S-1	(E) ACCESSORY BUILDING	1,914 SF
H	(E) CARE TAKER'S UNIT	R	R	(E) RESIDENCE	1,620 SF
TOTAL BUILDING AREA					240,577 SF



1 PARCEL MAP
SCALE 1" = 50'-0"

REVISIONS: DATE BY DESCRIPTION
4/20/17 KA 1st Permit Submittal

APPROVED ARCHITECT
LINO BELLI
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION
Exp. 6/30/17

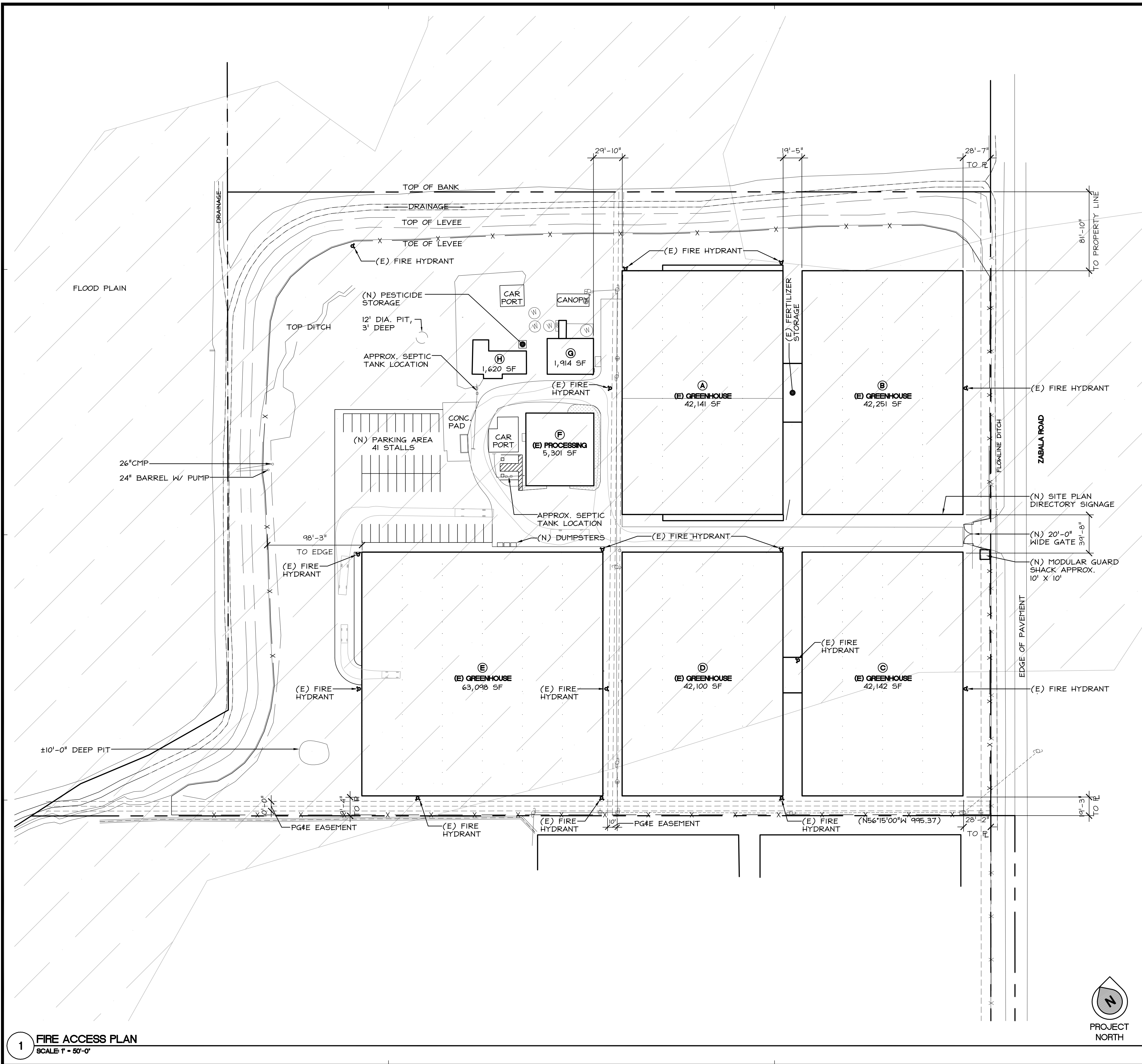
BELLI ARCHITECTURAL GROUP 831.424.4620
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
BELLIAG.COM

Belli architectural group

TITLE SHEET
USE PERMIT FOR:
WAVE RIDER NURSERY LLC
145 Zabalala Road
Salinas, CA 93908

DATE 4/20/2017
SCALE AS NOTED
DRAWN KA
JOB 17002
SHEET
T1.1
OF SHEETS

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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.

FUEL MANAGEMENT PLAN

- NO EXISTING NATURAL VEGETATION
- GREEN ZONE AND MANAGEMENT ZONE NOT APPLICABLE
- NO EXISTING TREES FOR REMOVAL/PRUNING

REVISIONS	DATE	BY	DESCRIPTION
	4/20/17	KA	1st Permit Submittal

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Exp. 6/30/17

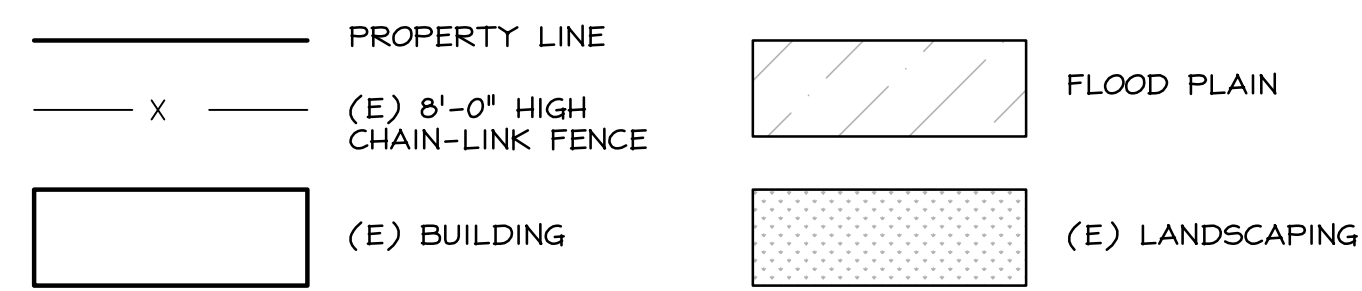
Belli Architectural Group
Belli Architectural Group
831 . 424 . 4620
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
BELLIAAG.COM

FIRE ACCESS PLAN
USE PERMIT FOR:
WAVE RIDER NURSERY LLC
145 Zabala Road
Salinas, CA 93908

DATE 4/20/2017
SCALE AS NOTED
DRAWN KA
JOB 17002
SHEET
A01
OF SHEETS

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LEGEND



PARKING SUMMARY

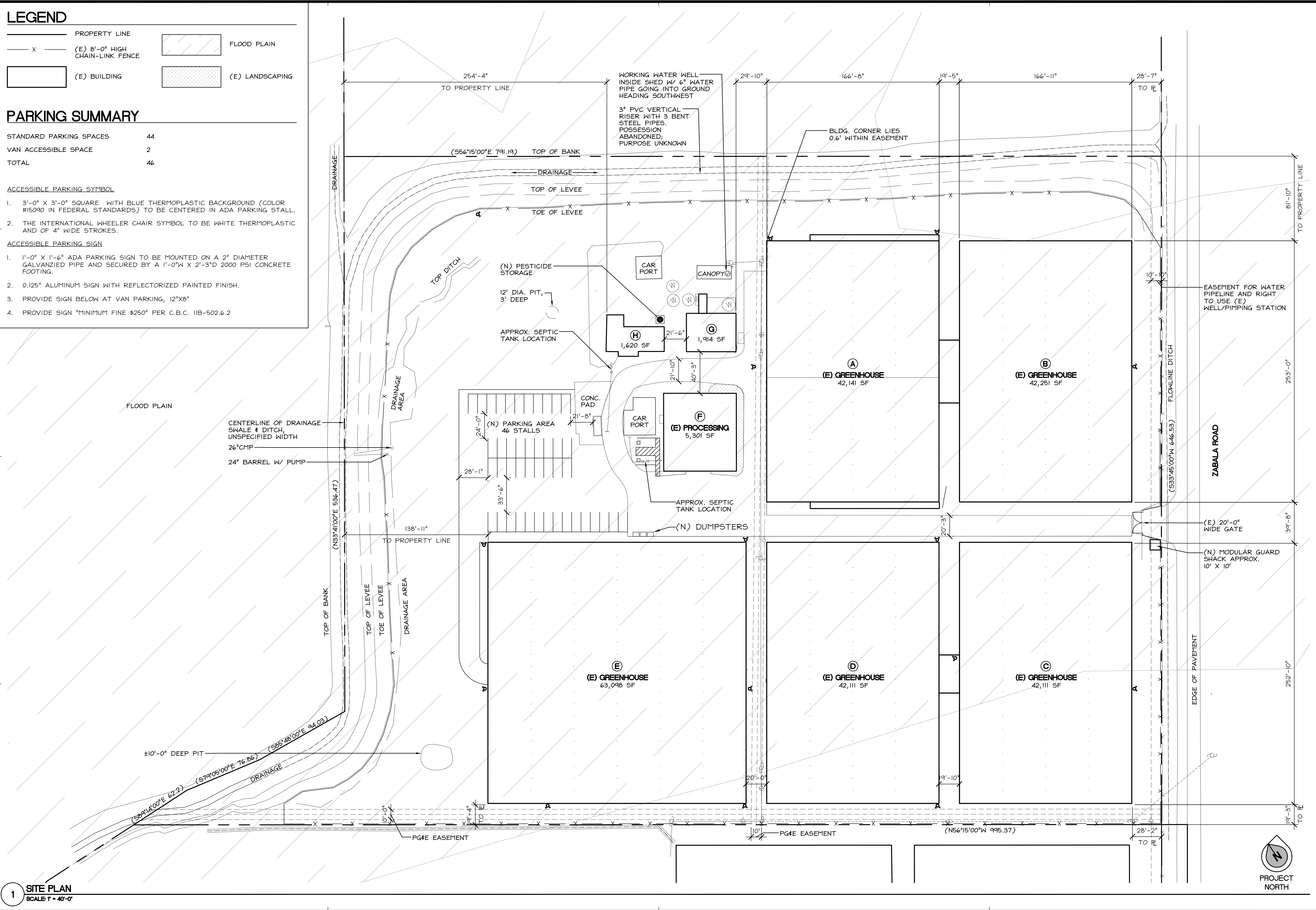
STANDARD PARKING SPACES	44
VAN ACCESSIBLE SPACE	2
TOTAL	46

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" X 2'-3" D 2000 PSI CONCRETE FOOTING.
- 0.125" ALUMINUM SIGN WITH REFLECTORIZED PAINTED FINISH.
- PROVIDE SIGN BELOW AT VAN PARKING, 12" X 8"
- PROVIDE SIGN "MINIMUM FINE \$250" PER C.B.C. 11B-502.6.2



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



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STATE OF CALIFORNIA

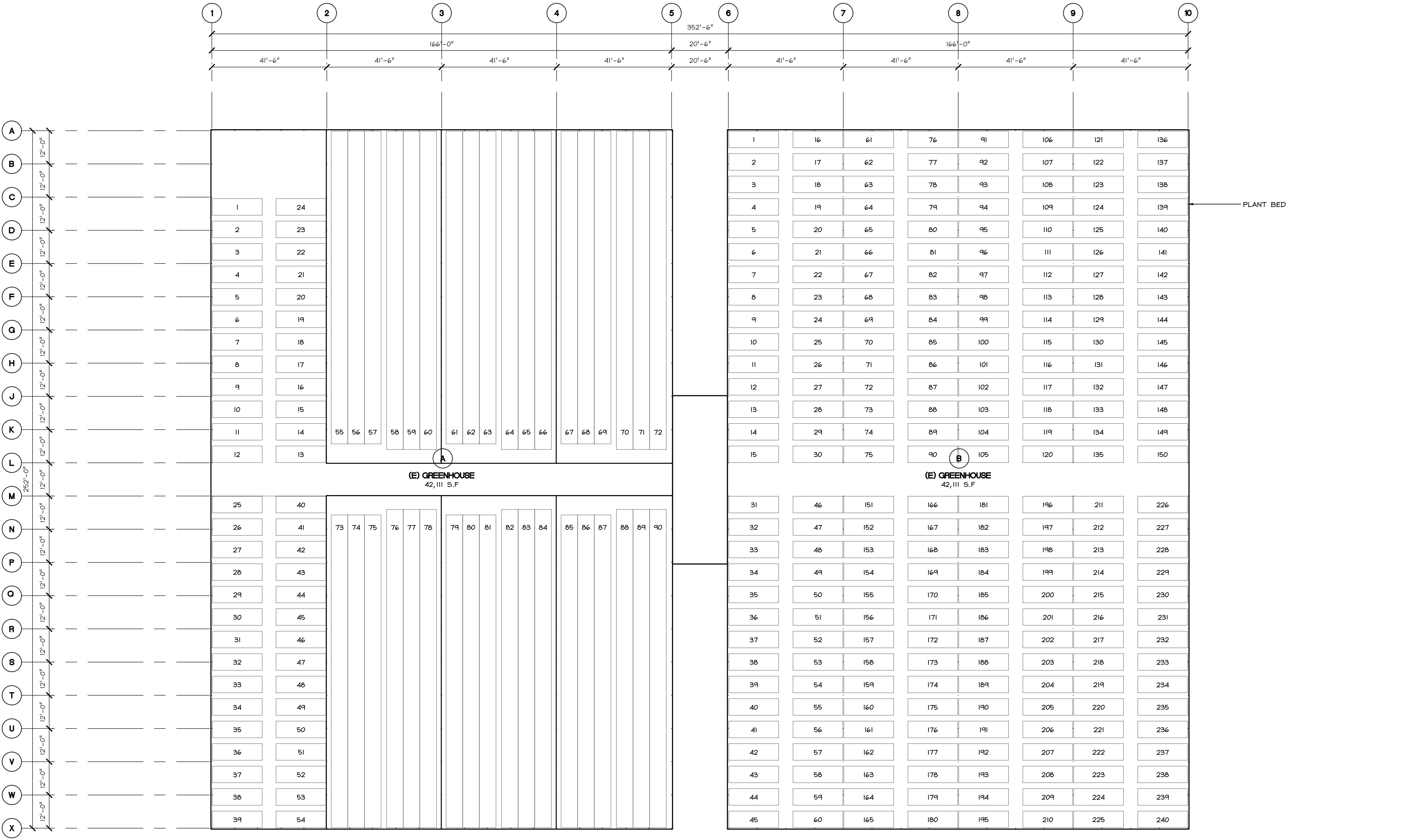
BELLI ARCHITECTURAL GROUP 831 . 424 . 4620
235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
BELLIA.G.COM

belli architectural group

SITE PLAN
USE PERMIT FOR:
WAVE RIDER NURSERY LLC
145 Zabala Road
Salinas, CA 93908

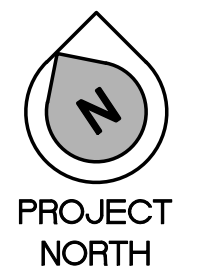
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A11
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1 GREENHOUSE FLOOR PLANS - SUITE 'A' AND 'B'

SCALE: 1/16" = 1'-0"



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 Exp. 6/30/17
 STATE OF CALIFORNIA

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 235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
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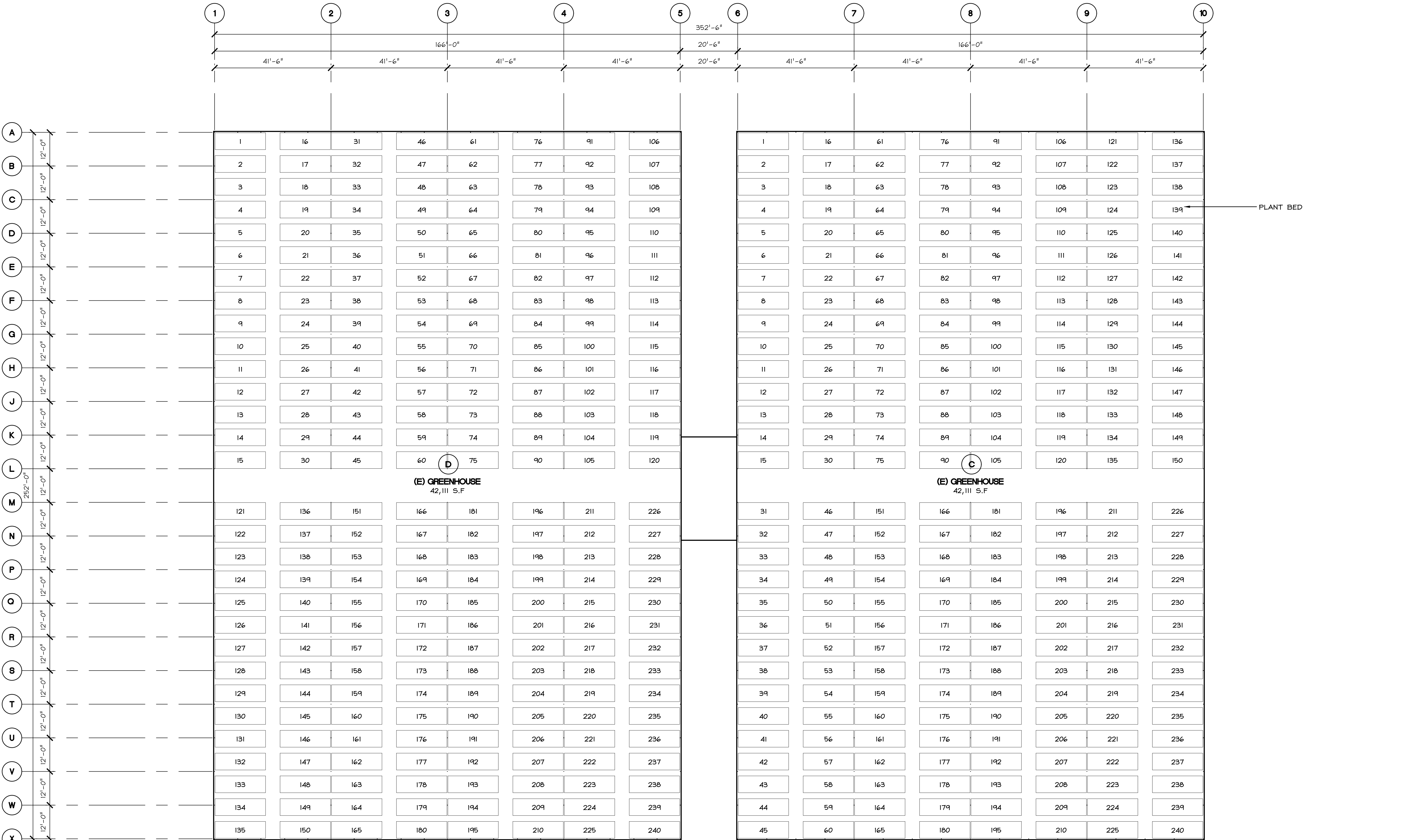
Belli architectural group

GREENHOUSE FLOOR PLANS - SUITE 'A' AND 'B'
 USE PERMIT FOR:
WAVE RIDER NURSERY LLC
 145 Zabalza Road
 Salinas, CA 93908

DATE 4/20/2017
 SCALE AS NOTED
 DRAWN KA
 JOB 17002
 SHEET **A2.1**

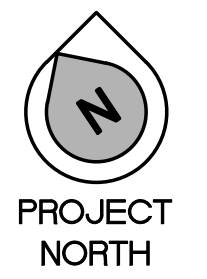
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1 GREENHOUSE FLOOR PLANS - SUITE 'D' AND 'C'

SCALE: 1/16" = 1'-0"



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

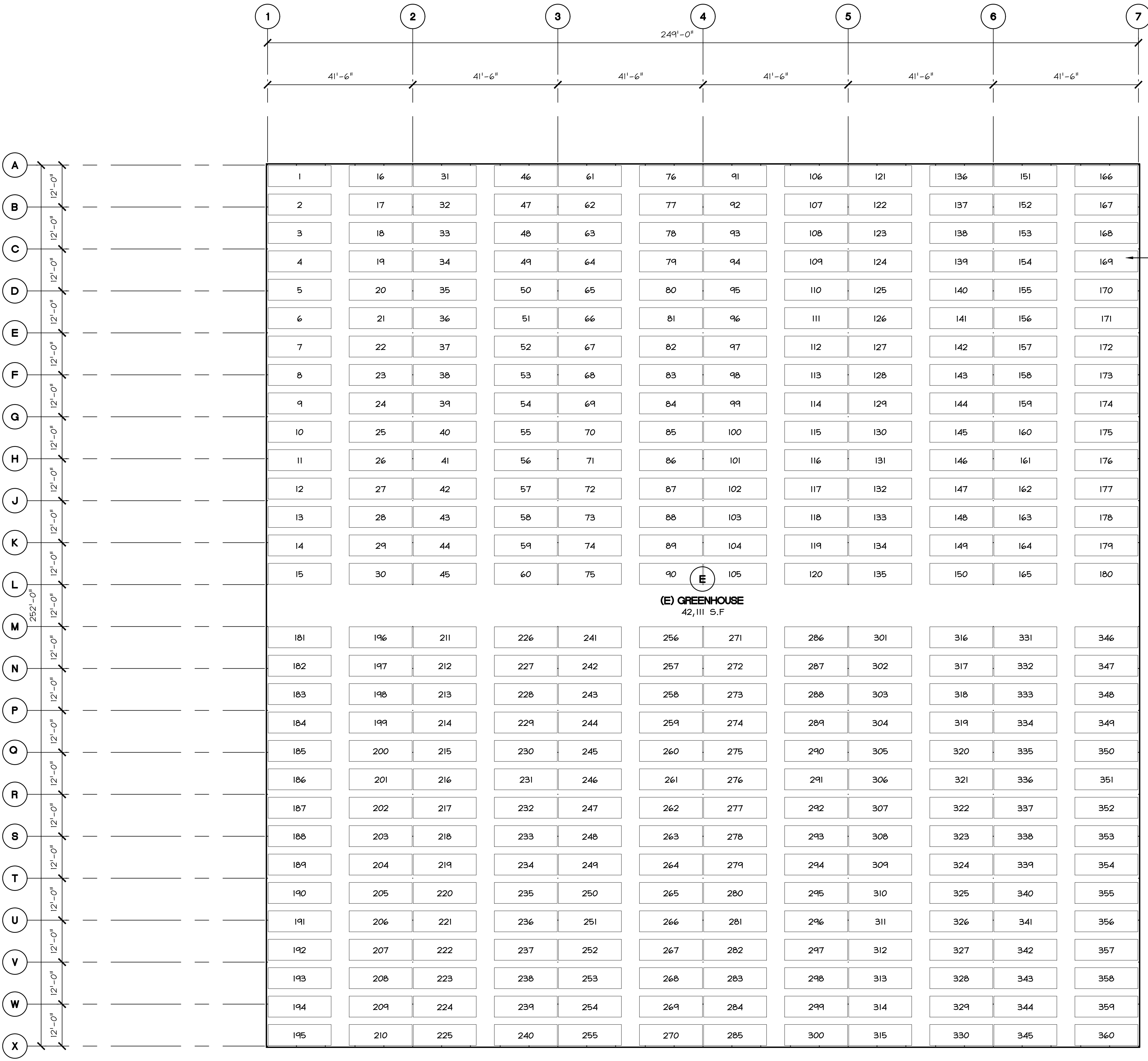
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GREENHOUSE FLOOR PLAN - SUITE "D" AND "C"
 USE PERMIT FOR:
WAVE RIDER NURSERY LLC
 145 Zabalza Road
 Salinas, CA 93908

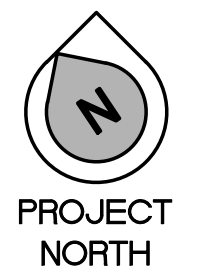
DATE	4/20/2017
SCALE	AS NOTED
DRAWN	KA
JOB	17002
SHEET	A2.2
OF	SHEETS

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(E) GREENHOUSE
42,111 S.F.

PLANT BED



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STATE OF CALIFORNIA

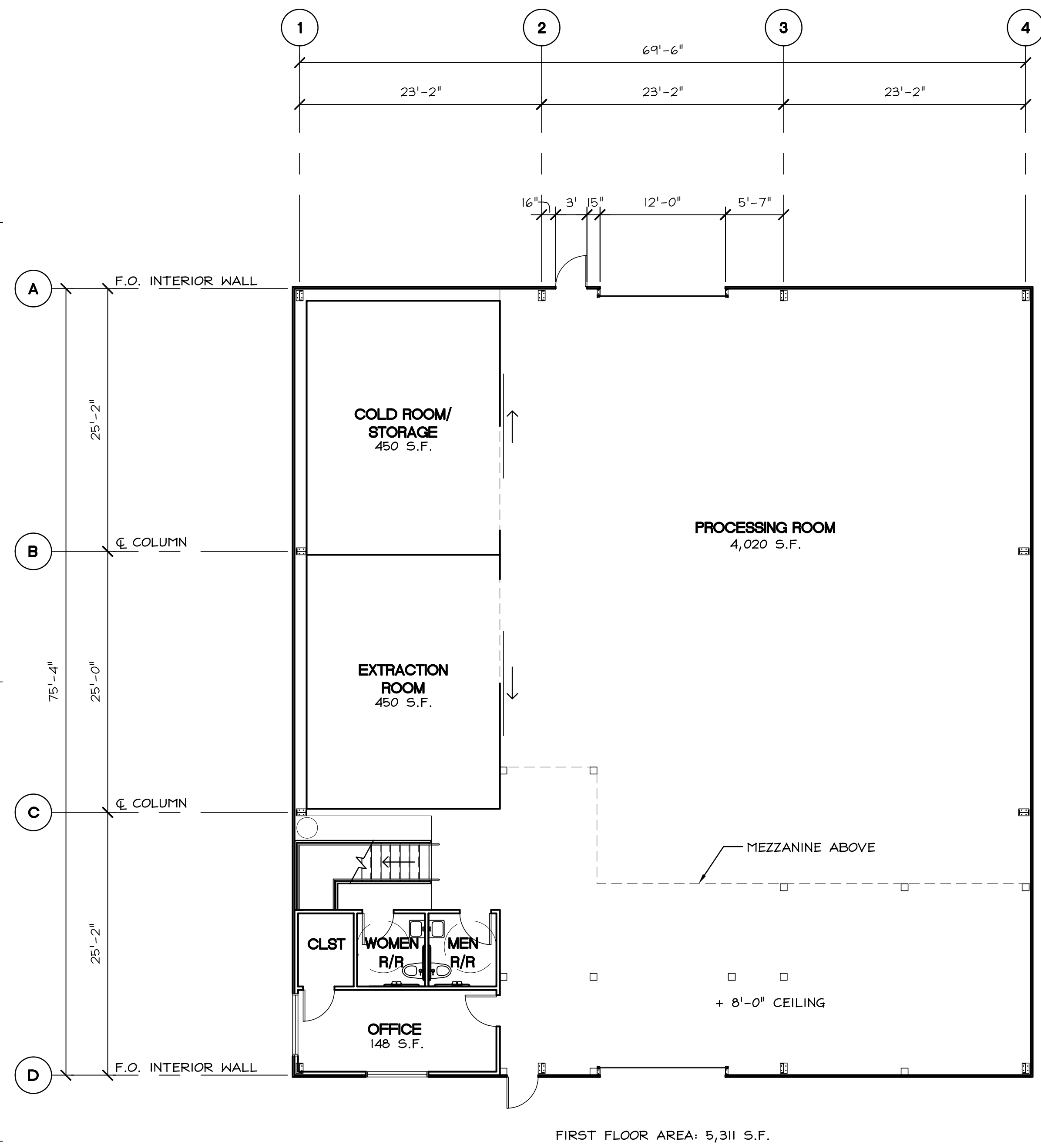
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235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
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GREENHOUSE FLOOR PLAN - SUITE 'E'
USE PERMIT FOR:
WAVE RIDER NURSERY LLC
145 Zabalza Road
Salinas, CA 93908

DATE 4/20/2017
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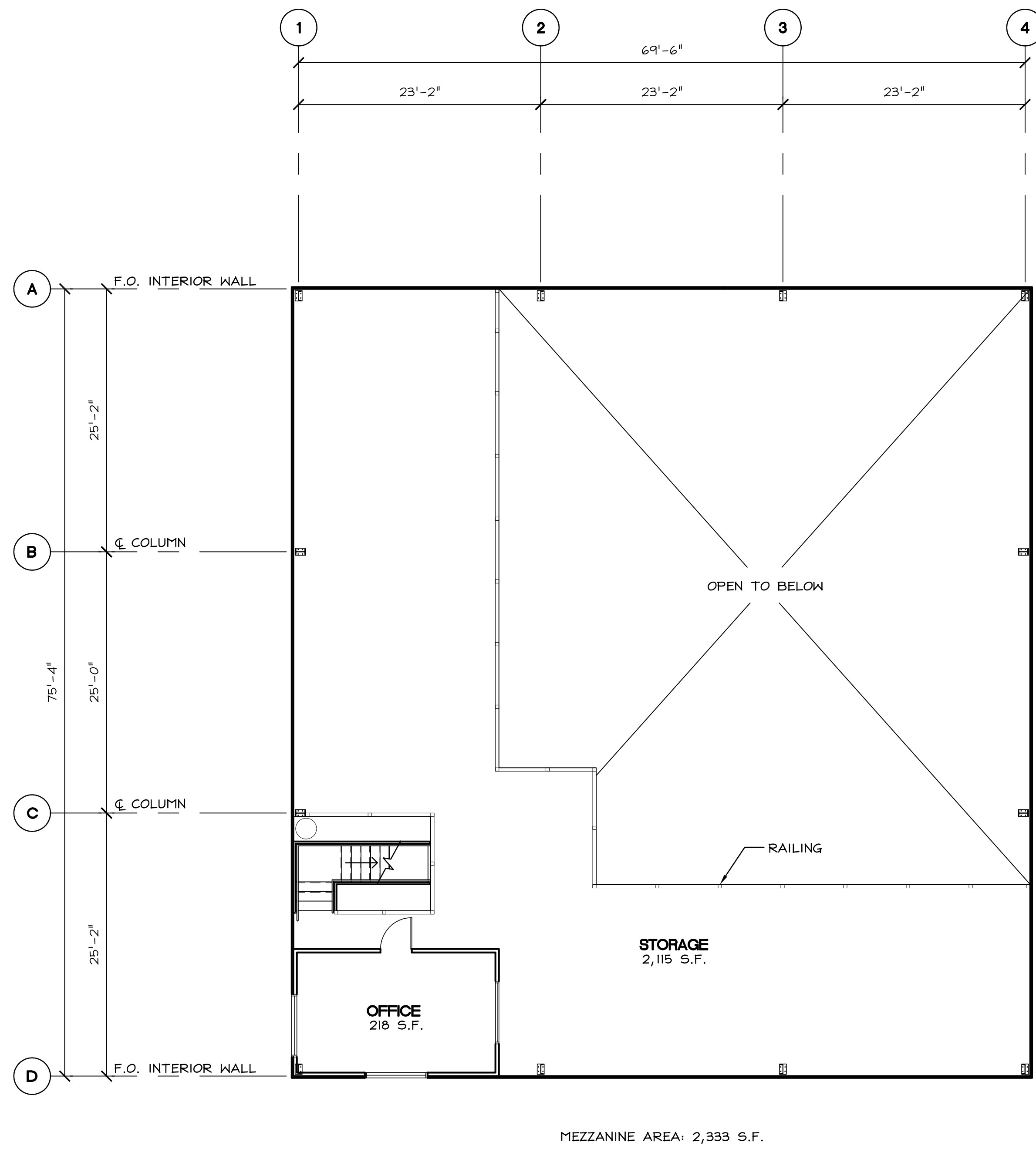


FIRST FLOOR AREA: 5,311 S.F.

1 FIRST FLOOR PLAN OF BUILDING 'F'
SCALE: 1/8" = 1'-0"

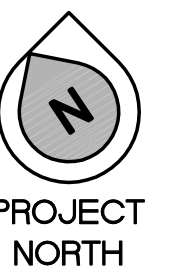


PROJECT
NORTH



MEZZANINE AREA: 2,333 S.F.

2 MEZZANINE FLOOR PLAN OF BUILDING 'F'
SCALE: 1/8" = 1'-0"



PROJECT
NORTH

REVISIONS	DATE	BY	DESCRIPTION
	4/20/17	KA	1st Permit Submittal



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235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
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FLOOR PLAN OF BUILDING 'F'
USE PERMIT FOR:
WAVE RIDER NURSERY LLC
145 Zabalza Road
Salinas, CA 93908

DATE	4/20/2017
SCALE	AS NOTED
DRAWN	KA
JOB	17002
SHEET	A2.4
OF	SHEETS

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REVISED (NO STANDARD) PUMP TEST TO SAVE WATER USE

JD'S PLUMBING, INC
For all your Plumbing Needs

PO Box 1249 Monterey, CA 93940
ids72115@gmail.com
831-540-5275

April 25, 2017

Wave Rider Nursery
145 Zabala Rd
Salinas, CA 93940

Re: Flow Test 145 Zabala Rd

Dear Bay Breeze Holding,

I performed a flow test at 145 Zabala Rd. My findings are as follows:

20,000 Gal Tank
20ft Tall
18ft 3inches Wide
18.4 if you wrap a rope

Started test at 12.4 Height ran the well for 10 minutes and had a finish height of 16.8, which resulted in 440gpm.

Thank you,
JD Smith
JD Smith
President

STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
WATER WELL DRILLERS REPORT No. **335169**

Do not fill in

Notice of Intent No. 15627 State Well No. _____
Local Permit No. or Date Bay Breeze Greenhouse Other Well No. _____

(1) OWNER: Bay Breeze Greenhouse (12) WELL LOG: Total depth 500 ft. Completed depth 540 ft.
Address 145 Zabala Rd Salinas, Ca. 93901 City _____
City _____ ZIP _____

(2) LOCATION OF WELL (See instructions):
County Monterey Owner's Well Number _____
Well address if different from above _____ Section _____
Township _____ Range _____
Distance from cities, roads, railroads, fences, etc. _____

(3) TYPE OF WORK:
New Well Deepening
Reconstruction
Horizontal Well
Destruction (Describe destruction materials and procedures in item 12)

(4) PROPOSED USE:
Domestic
Irrigation
Industrial
Test Well
Municipal
Other (Specify) _____

(5) EQUIPMENT:
Reverser
Cable Air
Other Backho

(6) CASING INSTALLED:
Sheet Plastic
From _____ ft. Gauge or Wall _____
0 540 22 240

(7) PERFORATIONS:
Type of hole _____
From _____ ft. Gauge or Wall _____
0 540 22 240

(8) GRAVEL PACK:
Type of gravel _____
Depth from _____ ft. to _____ ft.

(9) WELL SEAL:
Was surface sanitary and provided? Yes No If yes, to depth 200 ft.
Were struts sealed against pollution? Yes No Interval _____ ft.
Method of sealing Cement

(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? _____
Type of test Pump Bailer As lift
Depth to water at start of test _____ ft. At end of test _____ ft.
Discharge _____ 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 10/16/89 to _____ Completed 11/21/89 _____
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 _____
NAME Sulima Pump Co., Inc.
Address 772 Venetia Ave
City Salinas, Ca. 93901 ZIP _____
License No. 515945 Date of this report 11/16/89

DWR 188 (REV. 12-88) IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM 84 9035

PERRY LABORATORY
AGRICULTURAL ADVISING AND TESTING

424 AIRPORT BOULEVARD
WATSONVILLE, CA 95076
Telephone 831/722-7606
Fax 831/722-5853

February 16, 2017

Drew Carson
222 Mt Madonna Road
Watsonville, CA 95076

CHEMICAL WATER ANALYSIS

Chemical analyses on samples received: February 10, 2017

Sample Identification:	Guideline Values For Irrigation Water	Drew
CONSTITUENTS		
pH	6.0-7.8	6.87
Electrical Conductivity (dS/m)	<0.75	0.82
Calcium, Ca (meq/l)	<5.0	1.65
Magnesium, Mg (meq/l)	<2.0	2.35
Potassium, K (meq/l)	<0.1	0.08
Sodium, Na (meq/l)	<3.00	4.00
Chloride, Cl (meq/l)	<3.00	4.15
Carbonate, CO ₃ (meq/l)	<0.01	0.00
Bicarbonate, HCO ₃ (meq/l)	<1.50	2.05
Sulfate, SO ₄ -S (meq/l)	<5.20	0.75
Nitrate, NO ₃ (meq/l)	<0.73	0.99
Boron, B (ppm)	<0.50	0.10
Total Dissolved Solids, TDS (ppm)	<480	525
SAR, Sodium Adsorption Ratio	<6.0	2.83
Iron, Fe (ppm)	<0.20	0.01
Manganese, Mn (ppm)	<0.10	0.01
Zinc, Zn (ppm)	<0.10	0.04
Copper, Cu (ppm)	<0.10	0.01
Nitrate Nitrogen, NO ₃ -N (ppm)	<10.0	14

Respectfully submitted,
Clifford B. Low M.S.

SERVING AGRICULTURE SINCE 1938

WELL COMPLETION REPORT
Well WP0010364 12_10_2004

CLAY LAYER

200 FT SANITARY SEAL

THIS AG WATER REPORT HAS BEEN REPLACED WITH A TITLE 22 WATER REPORT ON SHEET SU0.2.

SITE LEGEND				
SYMBOL	ABBRV.	IDENTIFICATION	ABBRV.	IDENTIFICATION
CA	CA	COMPRESSED AIR	AD	ACCESS DOOR
CD	CD	CONDENSATE DRAIN	F	DEGREES FAHRENHEIT
CW	CW	COLD WATER (DOMESTIC)	AFF	ABOVE FINISH FLOOR
F	F	FIRE LINE	BHP	BRAKE HORSEPOWER
FDC	FDC	FIRE DEPARTMENT CONNECTION LINE	BLDG	BUILDING
FM	FM	FORCED MAIN	BTU	BRITISH THERMAL UNIT
G	G	GAS (PRESSURE < 14" W.C.)	CFH	CUBIC FEET PER HOUR
HPG	HPG	HIGH PRESSURE GAS (PRESSURE > 5PSI)	CI	CAST IRON
HW	HW	HOT WATER	CONC	CONCRETE
HWR	HWR	HOT WATER RETURN	CONT	CONTINUED
IW	IW	INDUSTRIAL WASTE (BELOW GROUND)	DWGS	DRAWINGS
MPG	MPG	MEDIUM PRESSURE GAS (15"WC - 5PSI)	(E)	EXISTING
SD	SD	STORM DRAIN	EAT	ENTERING AIR TEMPERATURE
SS	SS	SANITARY SEWER	ELEV	ELEVATION INVERT
W	W	SOIL OR WASTE (BELOW GROUND)	EQUIP	EQUIPMENT
V	V	VENT	EWT	ENTERING WATER TEMPERATURE
AV	AV	ANGLE VALVE	(F)	FUTURE
AVD	AVD	ANGLE VALVE DOWN	FFE	FINISHED FLOOR ELEVATION
BV	BV	BALL VALVE	FS	FLOOR SINK
BVAV	BVAV	BALANCE VALVE	FPM	FEET PER MINUTE
BT	BT	BUTTERFLY VALVE	FT	FEET
CS	CS	CAP (SCREWED)	FT HD	FEET HEAD
CHVA	CHVA	CHECK VALVE	FTR	FLUE THROUGH ROOF
FCO/GCO	FCO/GCO	FLOOR CLEAN OUT / GRADE CLEAN OUT	GPM	GALLONS PER MINUTE
CR	CR	CONCENTRIC REDUCER	GALV	GALVANIZED
DCBP	DCBP	DOUBLE CHECK BACKFLOW PREVENTER	HP	HORSEPOWER
ED	ED	ELBOW DOWN	IE	INVERT ELEVATION
FC	FC	FLEXIBLE CONNECTION	INV	INVERT
FD	FD	FLOOR DRAIN	LAT	LEAVING AIR TEMPERATURE
FS	FS	FLOOR SINK	LBS	POUNDS
FDC	FDC	FIRE DEPARTMENT CONNECTION	LWT	LEAVING WATER TEMPERATURE
FH	FH	FIRE HYDRANT	MBH	1000 BTU PER HOUR
GC	GC	GAS COCK	MCP	MECHANICAL CONTROL PANEL
GC	GC	GAS COCK	(N)	NEW
GPR	GPR	GAS PRESSURE REGULATOR	NC	NORMALLY CLOSED
GV	GV	GLOBE VALVE	NO	NORMALLY OPEN
GV	GV	GLOBE VALVE ON RISER	NTS	NOT TO SCALE
GV	GV	GLOBE VALVE	PD	PRESSURE DROP
HB	HB	HOSE BIBB	PSI	POUNDS PER SQUARE INCH
POC	POC	POINT OF CONNECTION	SOV	SHUT-OFF VALVE
PRV	PRV	PRESSURE REGULATING VALVE	SS	STAINLESS STEEL
R	R	RISER	TDH	TOTAL DYNAMIC HEAD
RPBP	RPBP	REDUCE PRESS BACKFLOW PREVENTER	TYP	TYPICAL
RPBP	RPBP	REDUCE PRESS BACKFLOW PREVENTER	W/	WITH
RPBP	RPBP	REDUCE PRESS BACKFLOW PREVENTER	WC	WATER COLUMN
SV	SV	SHUT OFF VALVE IN BOX		
SV	SV	SHUT OFF VALVE W/ HAND WHEEL		
S	S	STRAINER		
T	T	TEE DOWN		
TP	TP	TRAP PRIMER		
WCO	WCO	WALL CLEAN OUT		
WHA	WHA	WATER HAMMER ARRESTOR		

PROPOSED SITE WATER SYSTEM DESCRIPTION

THIS SITE IS SERVED BY 1 WELL, # WP 0010364. THIS WELL WAS DRILLED IN 1989 BY THE SALINAS PUMP COMPANY. IT HAS A SANITARY SEAL FOR THE FIRST 200 FEET. IT IS ALSO PROTECTED FROM GROUND WATER BY A YELLOW CLAY LAYER FROM 25 FEET TO 55 FEET AND A RED SANDY CLAY LAYER FROM 66 TO 87 FEET. PERFORATIONS START AT 240 FEET AND EXTEND TO 540 FEET. IT HAS A VERTICAL TURBINE PUMP INSTALLED THAT WAS TESTED BY TIMING HOW FAST IT FILED UP A STORAGE TANK FOR 10 MINUTES. THIS QUICK TEST INDICATES A FLOW OF 440 GPM WHICH IS FAR IN EXCESS OF THE SITE DEMAND. THIS PUMP/WELL WILL BE ADDED TO THE SITE EMERGENCY POWER GENERATOR. THIS WELL HAS SERVED THE SITE SINCE 1989.

THIS WELL PUMP AUTOMATICALLY MAINTAINS THE 20,000 GALLON STEEL SITE WATER TANK.

THERE IS AN ABANDONED IRRIGATION PUMP AND, RO SYSTEM AND (3) 10,000 GALLON STORAGE TANKS THAT ARE NOT IN USE AT THIS TIME AND ARE CURRENTLY VALVED OFF.

A PAIR OF 5 HP CENTRIFUGAL PUMPS DRAW WATER FROM THE 20,000 GALLON TANK AND PROVIDE SITE WATER FOR DOMESTIC AND IRRIGATIONS PURPOSES. IRRIGATION WATER WILL BE TAKEN FROM THE SITE DISTRIBUTION SYSTEM AT VARIOUS LOCATIONS. THE SITE DISTRIBUTION SYSTEM WILL BE PROTECTED FROM THE IRRIGATION TAKE OFFS BY MEANS OF REDUCED PRESSURE BACKFLOW PREVENTORS.

SITE FIRE WILL BE TAKEN FROM THE 20,000 GALLON STORAGE TANK VIA THE NEW PROPOSED 600 GPM NON UL LISTED FIRE PUMP. THIS PUMP IS ON THE EMERGENCY GENERATOR SYSTEM. THIS SYSTEM SUPPLIES 1 NEW SITE HYDRANT AND THE NEW FIRE SPRINKLER SYSTEM SERVING BUILDING F WHICH WILL HOUSE THE CANNABIS PROCESSING. THE MAIN TANK SYSTEM WILL BE PROTECTED FROM THIS FIRE SYSTEM BY A DOUBLE CHECK LOW HAZARD BACKFLOW DEVICE.

DOMESTIC WATER:

THE SITE HAS ONLY ONE CONNECTION SO A DOMESTIC WATER SYSTEM IS NOT REQUIRED NOR PROPOSED. THE PACKING ROOM (BUILDING F) DOES NOT HAVE A BREAK ROOM CONTAINING A SINK. CANNABIS AND GREEN HOUSE EMPLOYEES CURRENTLY ARE SUPPLIED BOTTLED WATER AND THIS PRACTICE WILL CONTINUE. DO NOT DRINK SIGNS HIGH NITRATE WATER. SEE DETAIL 1/SU 4.1 WILL BE POSTED AT ALL WATER OUTLETS OF THE SITE WATER SYSTEM. THE CARETAKERS RESIDENCE WILL ALSO BE PROVIDED BOTTLED WATER AND IT WILL BE PROTECTED WITH A POINT OF ENTRY (MOST LIKELY RO) SYSTEM TO REDUCE THE HIGH NITRATE LEVELS. ENCOUNTERED IN THE WELL WATER TESTS. THE CARE TAKERS RESIDENCE IS SERVED FROM THE SITE WATER SYSTEM.

REVISIONS DATE BY DESCRIPTION

5/11/17	TR	1st Permit Submittal
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NOT FOR CONSTRUCTION
Exp. 6/30/17

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PROJECT # 20170054

LEGEND, NOTES, & DOCS
USE PERMIT FOR:
WAVE RIDER NURSERY LLC
145 Zabala Road
Salinas, CA 93908

DATE 5/11/2017
SCALE AS NOTED
DRAWN TG / RR
JOB 17002
SHEET SU0.1

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MONTEREY COUNTY HEALTH DEPARTMENT
Consolidated Chemistry Laboratory
 1270 Natividad Road Salinas, CA 93906
 Phone (831)755-4516 Fax (831) 755-4652
 ELAP Certification Number: 1395

Dougherty Pump & Drilling, Inc.
 2108 San Miguel Canyon
 Salinas, CA 93907

Friday, May 05, 2017

Lab Number: **AB99694** Client code: **DOUGHERT**

Report approved by:

Donna Ferguson

Donna Ferguson, Ph.D., P.H.M.
 Laboratory Director

mg/L : Milligrams per liter (ppm) ug/L : Micrograms per liter (ppb) * : Primary Standards
 PQL : Practical Quantitation Limit MCL : Maximum Contaminant Level ** : Secondary Standards
 DLR : Detection Limit for Reporting ND : Not Detected NA : Not Applicable *** : Action Level



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Hardness	SM2340B-1997 mg/L	213	N/A	N/A	4/24/2017
Hydroxide Alkalinity (as OH)	Calculated mg/L	ND	N/A	N/A	4/20/2017
Iron	Attached Attached	Completed	Attached	Attached	4/25/2017
Lead (Pb)	EPA200.8 REV ug/L	ND	5	50*	0.5 4/21/2017
Magnesium	ASTM6919-09 mg/L	30	N/A	1	4/20/2017
Manganese (Mn)	EPA200.8 REV ug/L	ND	20	50**	0.5 4/21/2017
MBAS, calc as LAS, mol wt. 340	SM5540 C-200 mg/L	ND	0.050	0.5**	0.050 4/21/2017
Mercury (Hg)	EPA200.8 ug/L	ND	1	2*	0.25 4/21/2017
Nickel (Ni)	EPA200.8 REV ug/L	ND	10	100*	0.5 4/21/2017
Nitrate Nitrogen	EPA300.0 mg/L	19.1	0.4	10	0.2 4/21/2017
Nitrite as nitrogen	SM4500 NO2 mg/L	ND	0.4	1.0*	0.05 4/20/2017
NO3 (Nitrate)	EPA300.0 REV mg/L	85	2.0	45*	1 4/21/2017
Perchlorate	Attached Attached	Completed	Attached	Attached	5/2/2017
pH (Laboratory)	SM4500H+ B-2 Std Units	6.5	N/A	6.5-8.5**	N/A 4/20/2017
Potassium	ASTM6919-09 mg/L	2.2	N/A	0.1	4/20/2017
Selenium (Se)	EPA200.8 REV ug/L	ND	5	50*	5 4/21/2017
Silver (Ag)	EPA200.8 REV ug/L	ND	10	100**	5 4/21/2017
SO4 (Sulfate)	EPA300.0 REV mg/L	30	0.5	250**	0.5 4/21/2017
Sodium	ASTM6919-09 mg/L	108	N/A	1	4/20/2017
Thallium (Tl)	EPA200.8 REV ug/L	ND	1	2*	0.5 4/21/2017
Threshold odor number	SM2150-B TCN	ND	N/A	3**	1.0 4/20/2017
Total Alkalinity (as CaCO3)	SM2320 B-199 mg/L	100	N/A	1	4/20/2017
Total Dissolved Solids (TDS)	SM2540 C-199 mg/L	635	N/A	500**	5 4/20/2017
Turbidity (Laboratory)	SM2130 B-200 NTU	0.40	N/A	5*	0.05 4/20/2017
Zinc (Zn)	EPA200.8 REV ug/L	ND	50	5000**	5 4/21/2017

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HIGH NITRATE VALUE

COLIFORMS PRESENT



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Dougherty Pump & Drilling, Inc.
 2108 San Miguel Canyon
 Salinas, CA 93907

Friday, May 05, 2017

Lab Number: **AB99694** Client code: **DOUGHERT**

Sample Site:	145 ZABALA ROAD - SOURCE	Collection Date/Time:	4/20/2017 11:14				
Source Code:		Submital Date/Time:	4/20/2017 11:47				
Other ID:		Sample Collector:	FASNACHT M				
Sample Comments:	Special Drinking Water. Chlorine residual 0.0. Receiving temperature blank 8.3 °C.						
Analyte	Method	Unit	Result	DLR	MCL	PQL	Date Analyzed
Aluminum (Al)	EPA200.8 REV ug/L		ND	50	1000*	5	4/21/2017
Antimony (Sb)	EPA200.8 REV ug/L		ND	6	6*	0.5	4/21/2017
Arsenic (As)	EPA200.8 REV ug/L		3	2	10*	1	4/21/2017
Barium (Ba)	EPA200.8 REV ug/L		ND	100	1000*	0.5	4/21/2017
Beryllium (Be)	EPA200.8 REV ug/L		ND	1	4*	0.5	4/21/2017
Bicarbonate Alkalinity (as HCO3)	Calculated mg/L		122.0	N/A		1.0	4/20/2017
Cadmium (Cd)	EPA200.8 REV ug/L		ND	1	5*	0.5	4/21/2017
Calcium	ASTM6919-09 mg/L		36			1	4/20/2017
Calculated Langelier	Calculation CaCO3		-0.91	N/A			4/24/2017
Carbonate Alkalinity (as CO3)	Calculated mg/L		ND	N/A		1.0	4/20/2017
Chromium (Cr)	EPA200.8 REV ug/L		ND	10	50*	5	4/21/2017
Chromium VI	Attached ug/L		Completed	10	Attached		4/24/2017
Cl (Chloride)	EPA300.0 REV mg/L		175	N/A	250**	1	4/21/2017
Coliforms, E. coli	SM9223 #/100 mL		ABSENT	N/A	1/100 ML	1	4/20/2017
Coliforms, total	SM9223 #/100 mL		PRESENT	N/A	1/100 ML	1	4/20/2017
Color Determination	SM2120B-2001 Color Units		<2	N/A	15**	2	4/20/2017
Conductivity	SM2510 B-199 umho/cm		988	N/A	900**	2	4/21/2017
Copper (Cu)	EPA200.8 REV ug/L		ND	50	1000*	0.5	4/21/2017
Cyanide	Attached Attached		Completed	Attached	Attached		4/25/2017
F (Fluoride)	EPA300.0 REV mg/L		0.61	0.1	2*	0.10	4/21/2017

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 PQL : Practical Quantitation Limit MCL : Maximum Contaminant Level ** : Secondary Standards
 DLR : Detection Limit for Reporting ND : Not Detected NA : Not Applicable *** : Action Level

1 TITLE 22 WATER REPORTS
 SCALE: NONE

PROPOSED SITE WATER TREATMENT:

- SINCE THIS IS NOT FOR A WATER SYSTEM, ONLY 1 CONNECTION WITH NO SINK IN BREAK ROOM AND UNDER 25 EMPLOYEES A CENTRAL TREATMENT SYSTEM IS NOT PROPOSED. ALL OUTLETS WILL BE LABELED WITH CAUTION HIGH NITRATES PER DETAIL 1/SU4.1 AND EMPLOYEES AND VISITORS WILL BE PROVIDED BOTTLED WATER. THE CARE TAKERS RESIDENCE WILL BE PROVIDED BOTTLE WATER AND HAVE A POINT OF ENTRY TREATMENT SYSTEM.
- THE PRESENCE OF COLIFORMS WILL BE RETESTED AND THE SYSTEM WILL BE SHOCK TREATED WITH HYPOCHLORITE UNTIL A NEGATIVE TEST FOR COLIFORMS IS ACHIEVED.

REVISIONS: DATE BY DESCRIPTION

5/11/17	TR	1st Permit Submittal
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 Exp. 6/30/17

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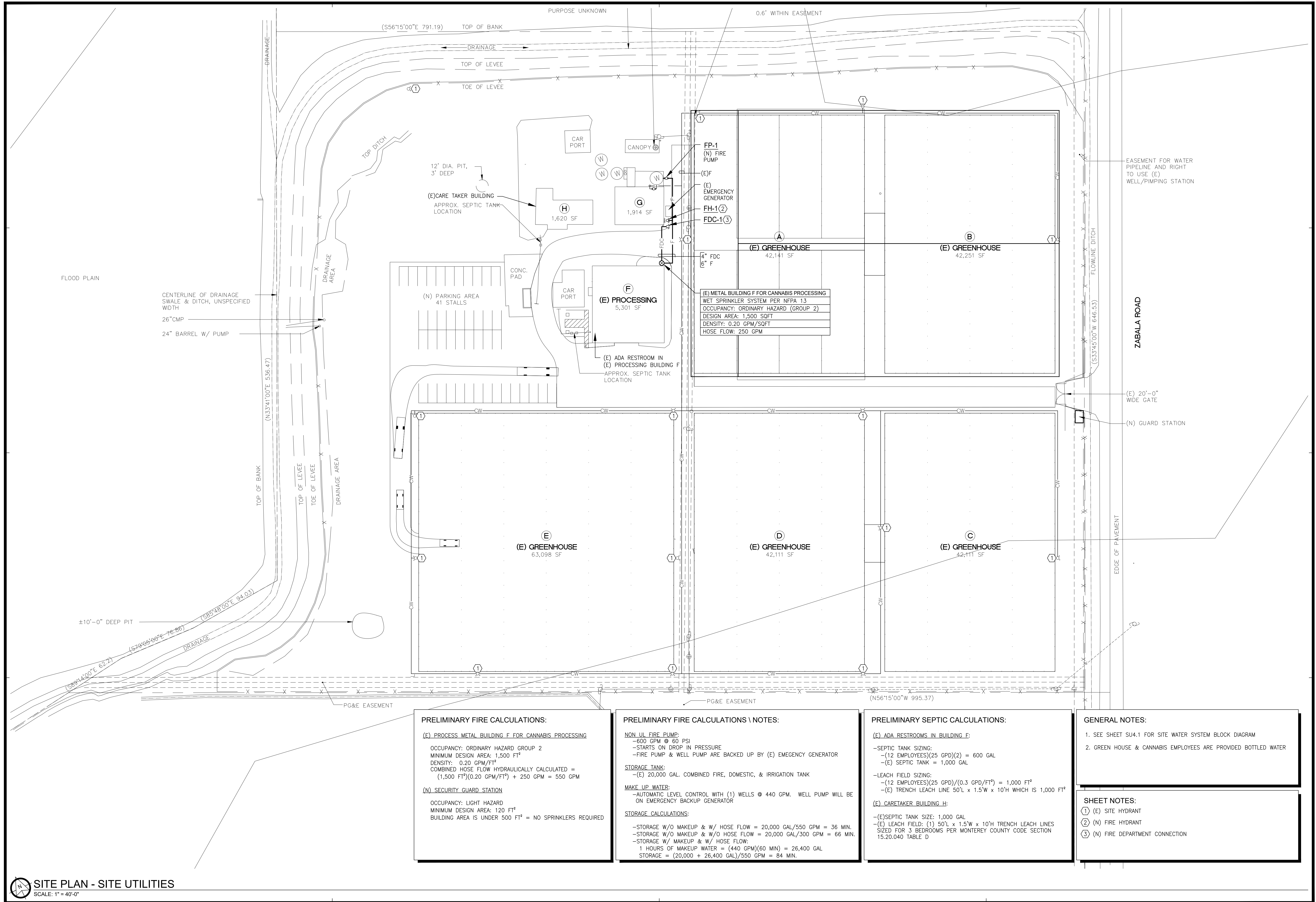
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 jim@irc-engineers.com
 root@irc-engineers.com
 PROJECT#: 20170054

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 Salinas, CA 93908

TITLE 22 WATER TEST
 USE PERMIT FOR:
WAVE RIDER NURSERY LLC
 145 Zabala Road
 Salinas, CA 93908

DATE: 5/11/2017
 SCALE: AS NOTED
 DRAWN: TG / RR
 JOB: 17002
 SHEET: SUO.2

OF SHEETS



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

REVISIONS	DATE	BY	DESCRIPTION
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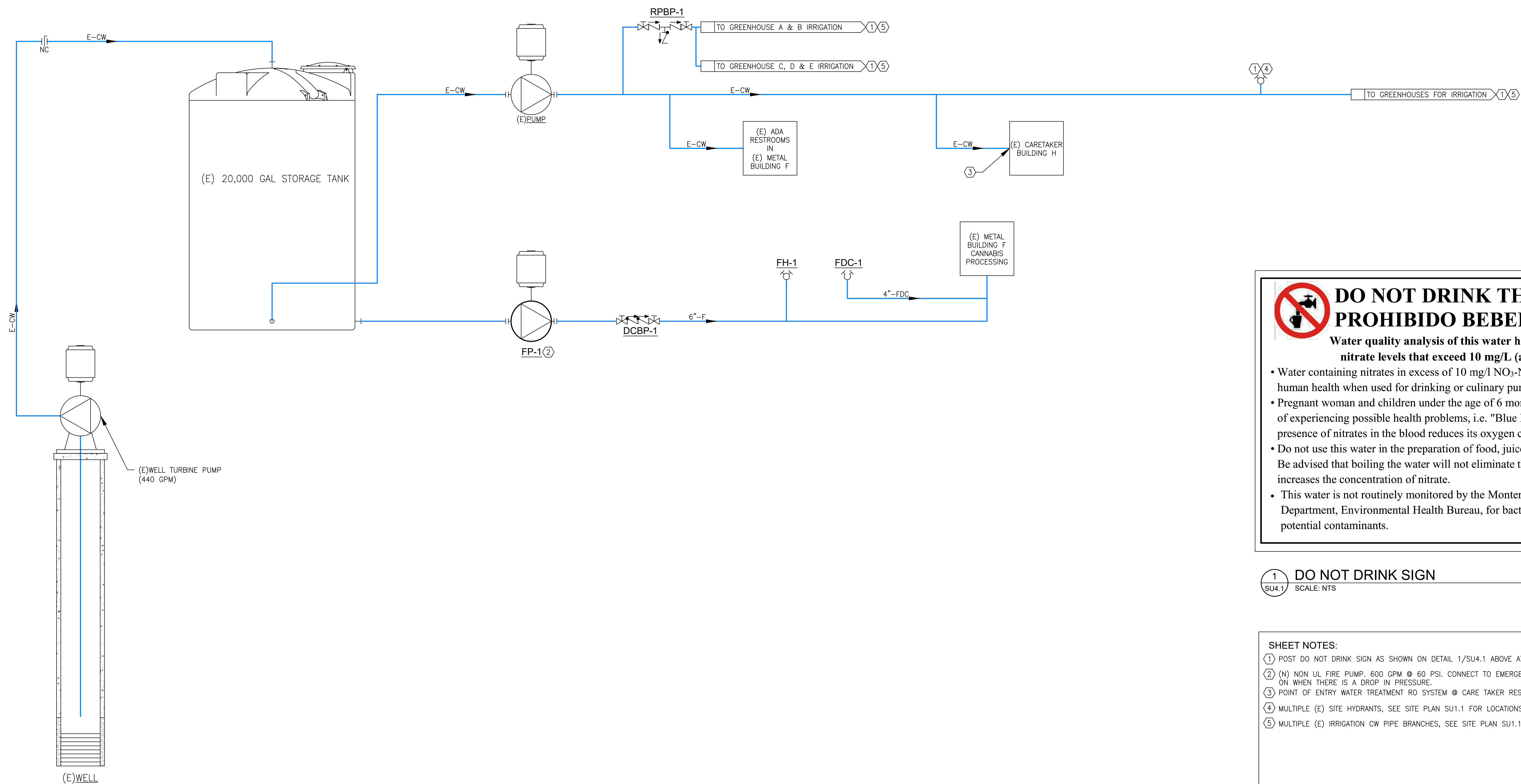
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WAVE RIDER NURSERY LLC
 145 Zabala Road
 Salinas, CA 93908

SITE PLAN
 USE PERMIT FOR:
WAVE RIDER NURSERY LLC
 145 Zabala Road
 Salinas, CA 93908

DATE	5/11/2017
SCALE	AS NOTED
DRAWN	TG / RR
JOB	17002
SHEET	SU.1

OF SHEETS



WATER SYSTEM BLOCK DIAGRAM
SCALE: NTS

DO NOT DRINK THIS WATER
PROHIBIDO BEBER EL AGUA

Water quality analysis of this water has indicated nitrate levels that exceed 10 mg/L (as NO₃-N)

- Water containing nitrates in excess of 10 mg/l NO₃-N presents a risk to the human health when used for drinking or culinary purposes.
- Pregnant woman and children under the age of 6 months run the greatest risk of experiencing possible health problems, i.e. "Blue Baby Syndrome". The presence of nitrates in the blood reduces its oxygen carrying capacity.
- Do not use this water in the preparation of food, juices or baby formulas. Be advised that boiling the water will not eliminate the problem but rather increases the concentration of nitrate.
- This water is not routinely monitored by the Monterey County Health Department, Environmental Health Bureau, for bacteria, nitrates or other potential contaminants.

1 DO NOT DRINK SIGN
SU4.1 SCALE: NTS

SHEET NOTES:

- POST DO NOT DRINK SIGN AS SHOWN ON DETAIL 1/SU4.1 ABOVE AT ALL WATER OUTLETS
- (N) NON UL FIRE PUMP, 600 GPM @ 60 PSI. CONNECT TO EMERGENCY GENERATOR. PUMP STARTS ON WHEN THERE IS A DROP IN PRESSURE.
- POINT OF ENTRY WATER TREATMENT RO SYSTEM @ CARE TAKER RESIDENCE
- MULTIPLE (E) SITE HYDRANTS, SEE SITE PLAN SU1.1 FOR LOCATIONS
- MULTIPLE (E) IRRIGATION CW PIPE BRANCHES, SEE SITE PLAN SU1.1 FOR LOCATIONS

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STATE OF CALIFORNIA

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WATER BLOCK DIAGRAM
USE PERMIT FOR:
WAVE RIDER NURSERY LLC
145 Zaboala Road
Salinas, CA 93908

DATE 5/11/2017
SCALE AS NOTED
DRAWN TG / RR
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SHEET
SU4.1
OF SHEETS

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