

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

In the matter of the application of:

VALLEY MIST LLC, (PLN160801-AMD1)

RESOLUTION NO. 24-013

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and there are no exceptions to the exemption per Section 15300.2 of the CEQA Guidelines; and
- 2) Approving a Minor Amendment to a previously approved Use Permit (PLN160801, Planning Commission Resolution No. 18-004) allowing 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. This amendment increases the canopy area by 65,000 square feet and results in a total canopy square footage of approximately 220,000 square feet, which will be within the existing greenhouse footprint. All previously approved components would remain.

[145 Zabala Road, Salinas (Assessor's Parcel Number 107-051-002-000), Greater Salinas Area Plan]

The VALLEY MIST LLC, application (PLN160801-AMD1) came on for an administrative hearing before the Monterey County Chief of HCD-Planning on February 21, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the Monterey County HCD Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **PROCESS:** – The County has received and processed an amendment to PLN160801.
EVIDENCE: a) An application for an Amendment was submitted on October 17, 2023.
b) On January 10, 2018, the Planning Commission approved PLN160801 in Resolution No. 18-004 for 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.

- c) No previous extensions or amendments of PLN160801 have been requested by or granted to the Applicant.
- d) The proposed amendment would increase the previously approved 155,000 square foot canopy area by 65,000 square feet and be located within existing greenhouse footprint. This would result in a total of 220,000 square feet of commercial cannabis canopy area. The amendment would not result in new impacts not previously considered in the original approval and therefore is of a minor nature.
- e) The following conditions of approval from PLN160801 Planning Commission Resolution No. 18-004 have been carried forward to this Amendment, PLN160801-AMD1.

Condition Nos. 4, 5, 6,7, 8, 12 and 13: During cannabis operations the owner shall allow access to the site if requested by the County and pay any required inspection fees, During cannabis operations the owner shall allow access to cannabis business records and pay any required inspection fees, Obtain a valid commercial cannabis permit, Obtain and Maintain all required permits in good standing with County or State, Compliance with the operations plans attached to the Use Permit and Odor Control.

Additionally, conditions from PLN160801 that were met were not carried forward to permit PLN160801-AMD1.

As approved and amended, the Minor Amendment under HCD-Planning File No. PLN160801-AMD1 will become the operative entitlement, and all conditions of approval will be cleared under PLN160801-AMD1. Additionally, HCD – Planning Condition Nos. 1, 2, and 3; and HCD – Environmental Health Bureau has added new conditions to reflect the proposed project scope for the amendment. Added condition EHB (Condition No.4).

- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment found in Project Files PLN160801 and PLN160801-AMD1.

2. FINDING:

CONSISTENCY: The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for increasing canopy area.

EVIDENCE:

- a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - 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.

- b) The subject property is located at 145 Zabala Road, Salinas (Assessor's Parcel Number 107-051-002-000), Greater Salinas Area Plan. The subject property 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.
- c) The Amendment would increase the canopy area by 65,000 square feet. The amendment is seeking to expand the canopy square footage to a total of 220,000 square feet which will be within the existing greenhouse footprint. All previously approved components would remain.
- d) Location: In accordance with Title 21, Section 21.67.050.B.4, and as demonstrated in Finding No. 6, the property is located more than 600-feet from the nearest school, public park, and drug recovery facility.
- e) Parking. The increased canopy size will not require additional employees. Therefore, the existing 46 parking spaces, including 2 ADA parking spaces, are adequate to serve the project.
- f) Additional Permits and Licenses: Cultivation at the site will be required to obtain the appropriate Commercial Cannabis Business Permits pursuant to Chapter 7.90 of the Monterey County Code and Business License pursuant to Chapter 7.100 of the Monterey County Code and the project has been conditioned accordingly. These licenses and entitlements will ensure ongoing monitoring of compliance with the plans and operational requirements. Failure to obtain and maintain all required permits, licenses, and entitlements may be ground for revocation of this permit.
- g) The project planner conducted a site inspection on December 13, 2023 to verify that the project on the subject parcel conforms to the plans listed above.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment found in Project Files PLN160801 and PLN160801-AMD1.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Monterey County Regional Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. 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: In accordance with Title 21, Section 21.67.050.D.11, odor prevention devices and techniques, such as a ventilation system with carbon filters, shall be incorporated to ensure that odors from cannabis are not detectable offsite.

- c) Operational plans including security, tracking, reporting, sustainability measures, and other relevant information are proposed to address regulatory requirements and minimize impacts at the site and in the surrounding areas (also see Finding No. 1).
- d) Staff conducted a site inspection on December 13, 2023 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed amendment found in Project Files PLN160801 and PLN160801-AMD1

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, Monterey County Regional Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. 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) The Operational Plan includes security, tracking, reporting, sustainability measures, and other relevant information to address regulatory requirements and minimize impacts at the site and in the surrounding areas (also see Finding No. 1).
 - 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 application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed amendment found in Project Files PLN160801 and PLN160801-AMD1.

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 cultivation of cannabis.

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

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

EVIDENCE: a) The cultivation, manufacturing and processing operation will be located at 145 Zabala Road, Salinas. The nearest school is Alisal High School, which is more than 2 miles away from the project site. There are no parks or known drug recovery facilities in the area.

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

EVIDENCE: a) 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.
b) The Onsite Security Measures and Standard Operating Procedures document prepared 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.

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

EVIDENCE: a) Plans and materials contained in file PLN160801-AMD1 include descriptions of security measures that restrict youth access to the site. Unique identifiers, track and trace systems, and adequate records will be kept providing on-going evidence of non-diversion requirements. On-site security is prohibited from carrying lethal weapons.
b) Background checks of all persons with 10 percent or more interest in the cannabis businesses will be conducted. Any known association with organized crime may be grounds for denial of business permits and State licenses required to operate the dispensary.
c) 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.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and Building Services records and is not aware of any violations existing on subject property.
 - b) HCD Planning staff conducted a site inspection on December 13, 2023 and researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment found in Project Files PLN160801 and PLN160801-AMD1

10. FINDING: **CEQA**– 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 consists of increasing the cannabis cultivation canopy area within existing square footage of greenhouse structures utilizing a rolling bench method. This allows an increase in canopy size without the need to provide additional employees, reduces water waste and optimizes water use.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is not in a particularly sensitive environment, would not impact a hazardous waste site or historical resources, and would not damage scenic resources. Recent environmental review data in the area consists of a Programmatic Initial Study prepared by the County of Monterey for the Multiple Cannabis Cultivation Facilities for which a Mitigated Negative Declaration (MND) was adopted by the Board of Supervisors on November 17, 2020 (State Clearinghouse No. 2020060325, HCD-Planning File No. REF150048, Board of Supervisor Resolution No. 20-381). The MND identified traffic impacts to 10 intersections and 3 roadway segments under cumulative plus project conditions and incorporation of 3 mitigation measure would reduce those impacts to a less than significant level. At the time of preparation of that MND, the environmental baseline included operation of the project as approved under Planning Commission Resolution No. 18-004. Using the trip generation methodology of the Programmatic MND, cannabis

cultivation would be 0.27¹ average daily trips (ADT) per every 1,000 square feet of cultivation canopy. Using this rate, the amendment would potentially have an added ADT of 17 trips. However, as discussed in preceding Evidence “b”, there would be no increase in employee population. Therefore, the increased ADT would be limited to product delivery and based on the insignificant increase of traffic resulting for this amendment, the project would not result in a cumulative impact per CEQA Guidelines Section 15300.2(b).

- d) The materials upon which the County’s decision is based are located in HCD-Planning, 1441 Schilling Place, 2nd Floor, Salinas, CA.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment found in Project Files PLN160801 and PLN160801-AMD1.

11. FINDING:

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

EVIDENCE:

- a) Pursuant to Title 21 Section 21.80.040.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Planning Commission.

¹ The average daily trip rate identified in the Programmatic MND included all vehicle trips such as residential commutes, employee commutes, and deliveries.

DECISION

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

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and there are no exceptions to the exemption per Section 15300.2 of the CEQA Guidelines; and
2. Approve a Minor Amendment to previously approved Use Permit (PLN160801, Planning Commission Resolution No. 18-004) allowing 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. This amendment increases the canopy area by 65,000 square feet and results in a total canopy square footage of approximately 220,000 square feet, which will be within the existing greenhouse footprint. All previously approved components would remain.

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

PASSED AND ADOPTED this 21st day of February 2024.

DocuSigned by:
Melanie Beretti
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Melanie Beretti, AICP
Acting, HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON **FEBRUARY 27, 2024**.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **MARCH 8, 2024**.

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

NOTES

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

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

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

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

County of Monterey HCD Planning

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

PLN160801-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Minor Amendment permit (PLN160801-AMD1) allows an Amendment to a previously approved Use Permit (PLN160801, Planning Commission Resolution No. 18-004) allowing 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. The property is located at 145 Zabala Rd (Assessor's Parcel Number 107-051-002-000), Greater Salinas Area Plan/Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Minor Amendment (Resolution Number 24-013) was approved by the HCD Director or Designee for Assessor's Parcel Number 107-051-002-000 on February 21, 2024. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

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

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

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

4. EHSP01 – Water Treatment System Installation (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The site receives domestic water service from Top Industries WS (LPA No. 2704623), permitted through the Environmental Health Bureau (EHB) as a Non-Transient, Non-Community Water System with Treatment for a Primary Drinking Water Standard. An EHB-approved water treatment system has been installed; however, final start-up procedures remain in progress. The applicant shall submit documentation to the satisfaction of EHB that that the water treatment system has been successfully brought online and is producing water that meets primary drinking water standards.

Compliance or Monitoring Action to be Performed: Prior to issuance of a Cannabis Business Permit that includes use of the expanded canopy area proposed under PLN160801-AMD1, the applicant shall submit documentation to the satisfaction of EHB that that the water treatment system has been successfully brought online and is producing water that meets primary drinking water standards.

5. PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS

Responsible Department: Planning

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

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

6. PDSP002 – INSPECTION OF RECORDS

Responsible Department: Planning

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

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

7. PDSP003 – COMMERCIAL CANNABIS PERMIT

Responsible Department: Planning

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

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

8. PDSP004 – GROUNDS FOR REVOCATION

Responsible Department: Planning

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

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

9. PDSP005 – COMPLIANCE WITH OPERATIONS PLANS

Responsible Department: Planning

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

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

10. PDSP006 – ODOR CONTROL

Responsible Department: Planning

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

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

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

PLN160801-AMD1
LSB ENTERPRISE, LLC
 145 ZABALA ROAD
 SALINAS, CA 93908

PROJECT DATA

PROPERTY OWNER: VALLEY MIST LLC
 PO BOX 6729
 SALINAS, CA 93912

TENANT: LSB ENTERPRISE 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. AMENDMENT TO UPDATE CANNOPY SQUARE FOOTAGE TO ENTIRE FOOTPRINT OF EXISTING GREENHOUSE.

PROJECT TEAM

OPERATOR:
 LSB ENTERPRISE LLC
 CONTACT: CHRIS ROSS
 PHONE: (831) 712-9100

CONSULTANT:
 EM CONSULTING LLC
 CONTACT: JOEY ESPINOZA
 PHONE: (831) 210-0285
 EMAIL: joey@cannabispermits.com

SHEET INDEX

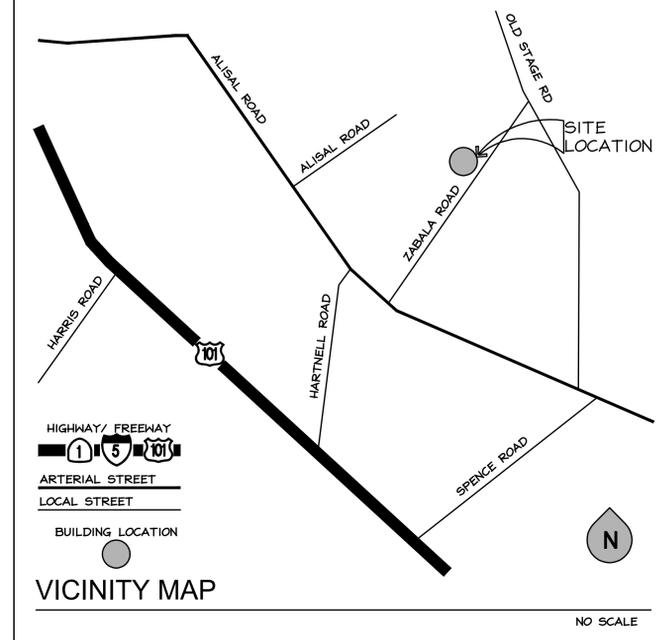
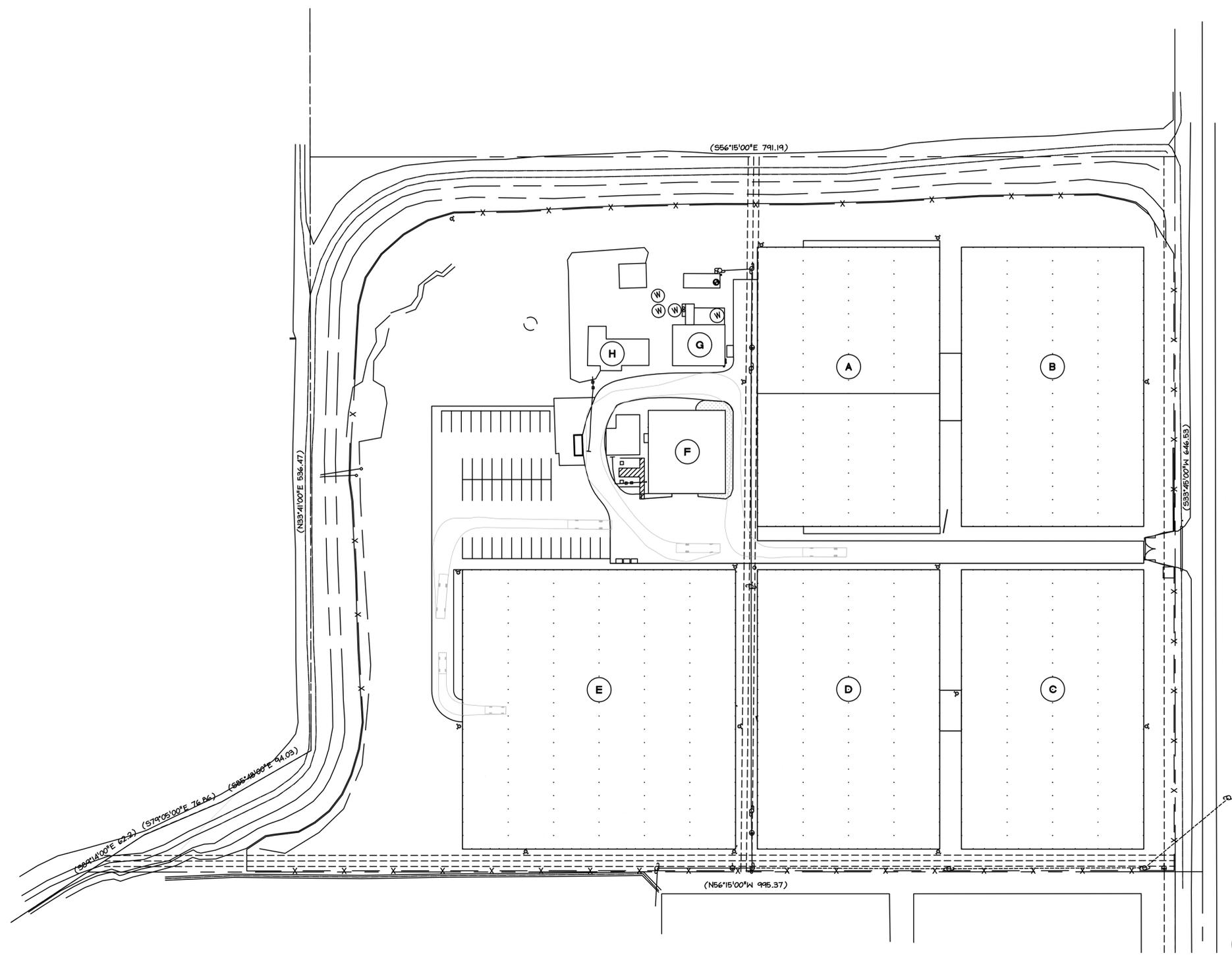
T1.1 TITLE SHEET

ARCHITECTURAL

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"
 A2.5 FLOOR PLAN OF BUILDING "G"

BUILDING TABLE

BLDG	DESCRIPTION	(E) OCC.	(N) OCC.	USE DESCRIPTION	GROSS SF.
(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	5,301 SF
(G)	(E) METAL BUILDING	F-1	F-1	(E) DISTRIBUTION & PROCESSING	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"



HIGHWAY/FREEWAY
 ARTERIAL STREET
 LOCAL STREET

BUILDING LOCATION

VICINITY MAP

NO SCALE

TITLE SHEET
 PLN160801-AMD1
LSB ENTERPRISE, LLC
 145 Zabalala Road
 Salinas, CA 93908

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

LEGEND

- PROPERTY LINE
- X (E) 8'-0" HIGH CHAIN-LINK FENCE
- (E) BUILDING

PARKING SUMMARY

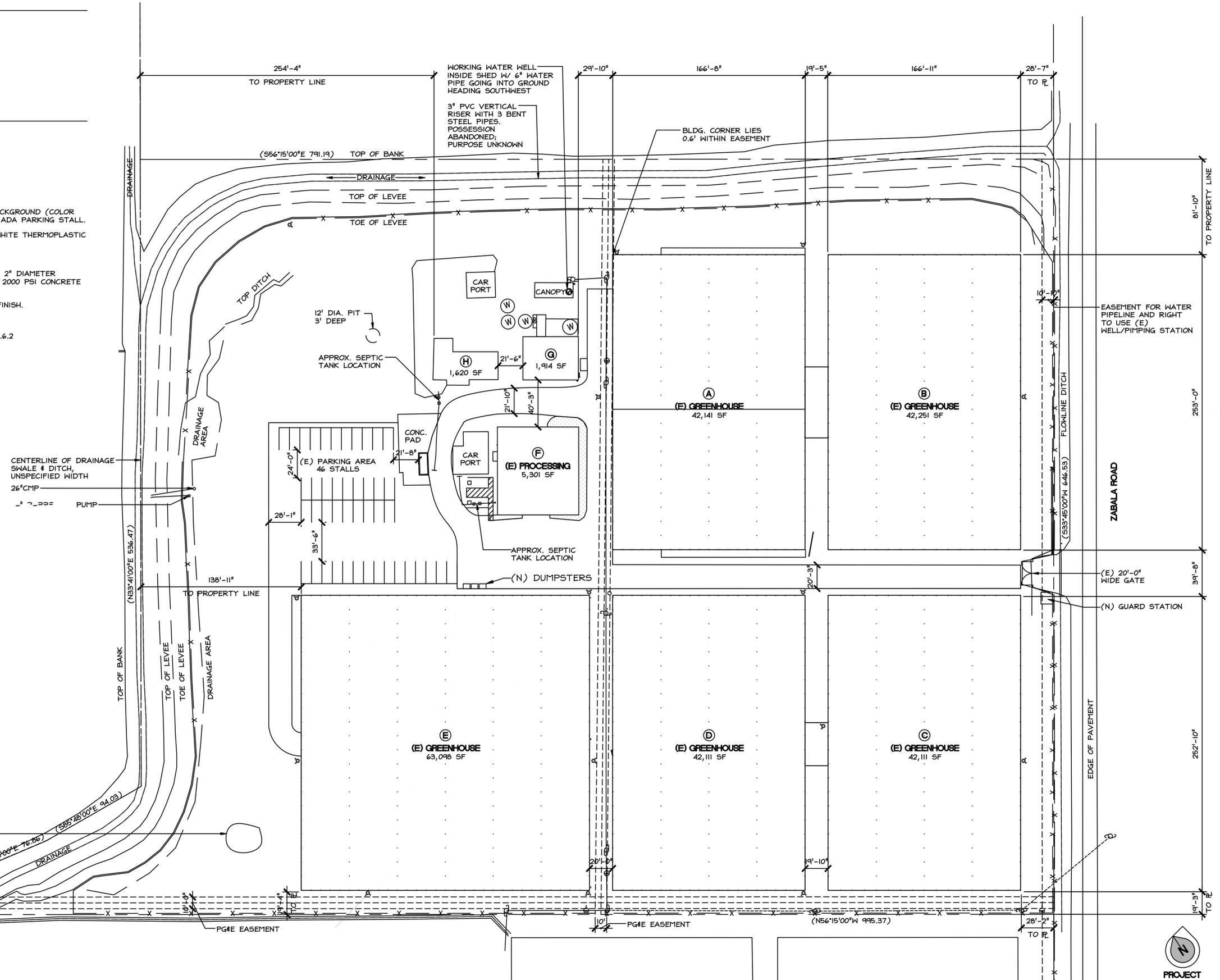
STANDARD PARKING SPACES	44
VAN ACCESSIBLE SPACE	2
TOTAL	46

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"

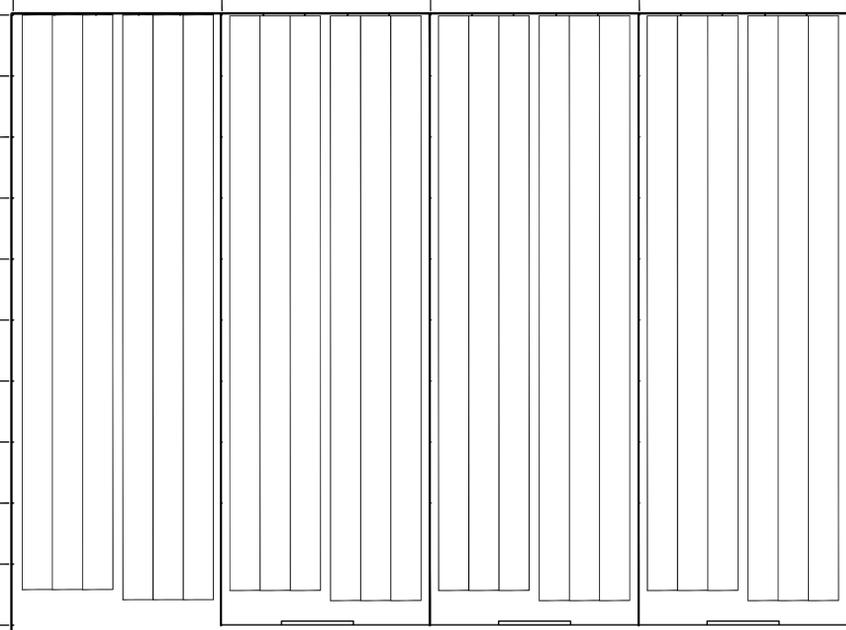
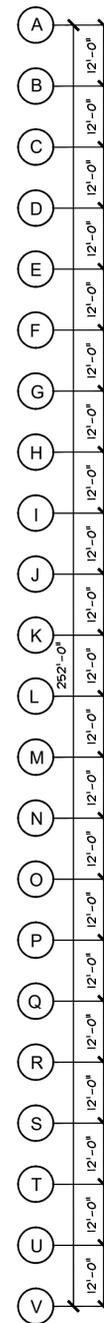
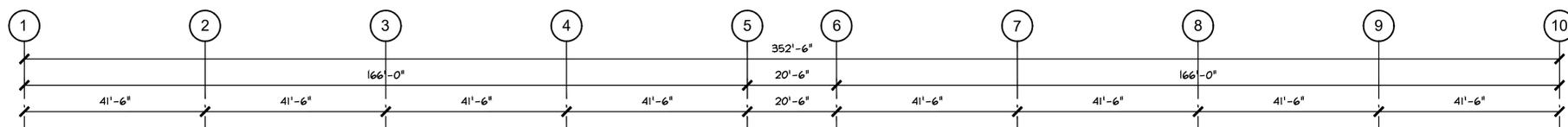


TITLE SHEET
 PLN160801-AMD1
LSB ENTERPRISE, LLC
 145 Zabala Road
 Salinas, CA 93908

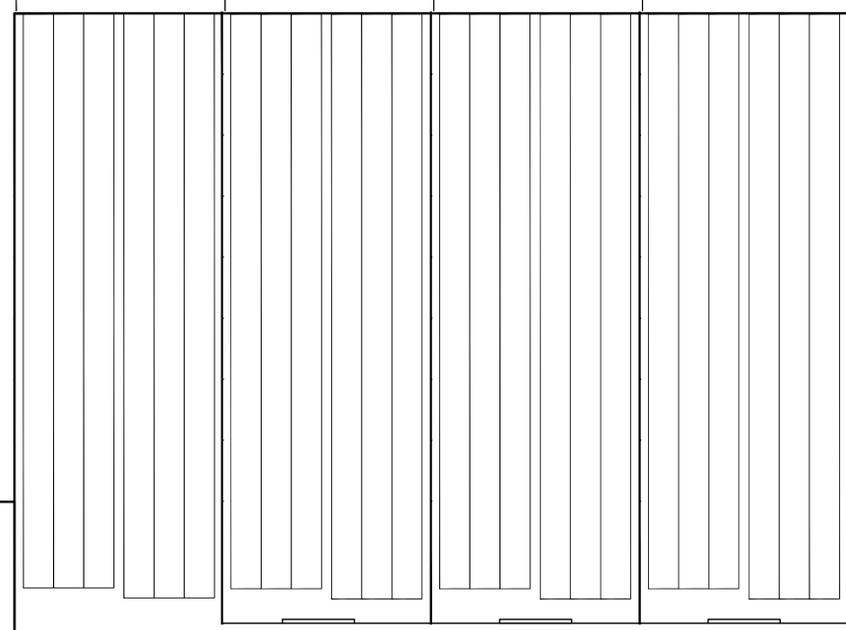
DATE 4/20/2017
 SCALE AS NOTED
 DRAWN
 JOB 17002
 SHEET

A1.1

OF SHEETS



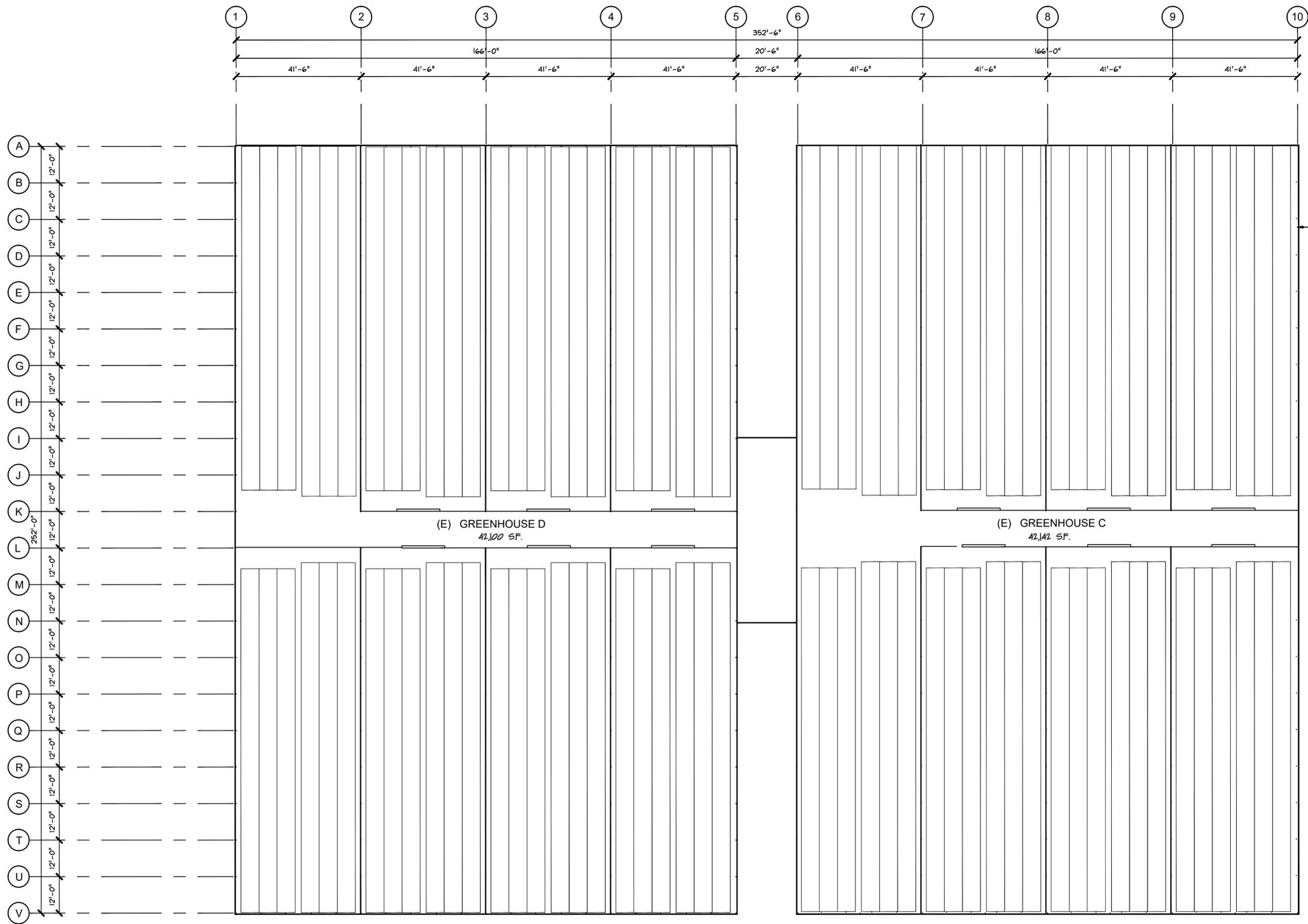
(E) GREENHOUSE A
42,141 SF.



(E) GREENHOUSE B
42,261 SF.

PLANT BED



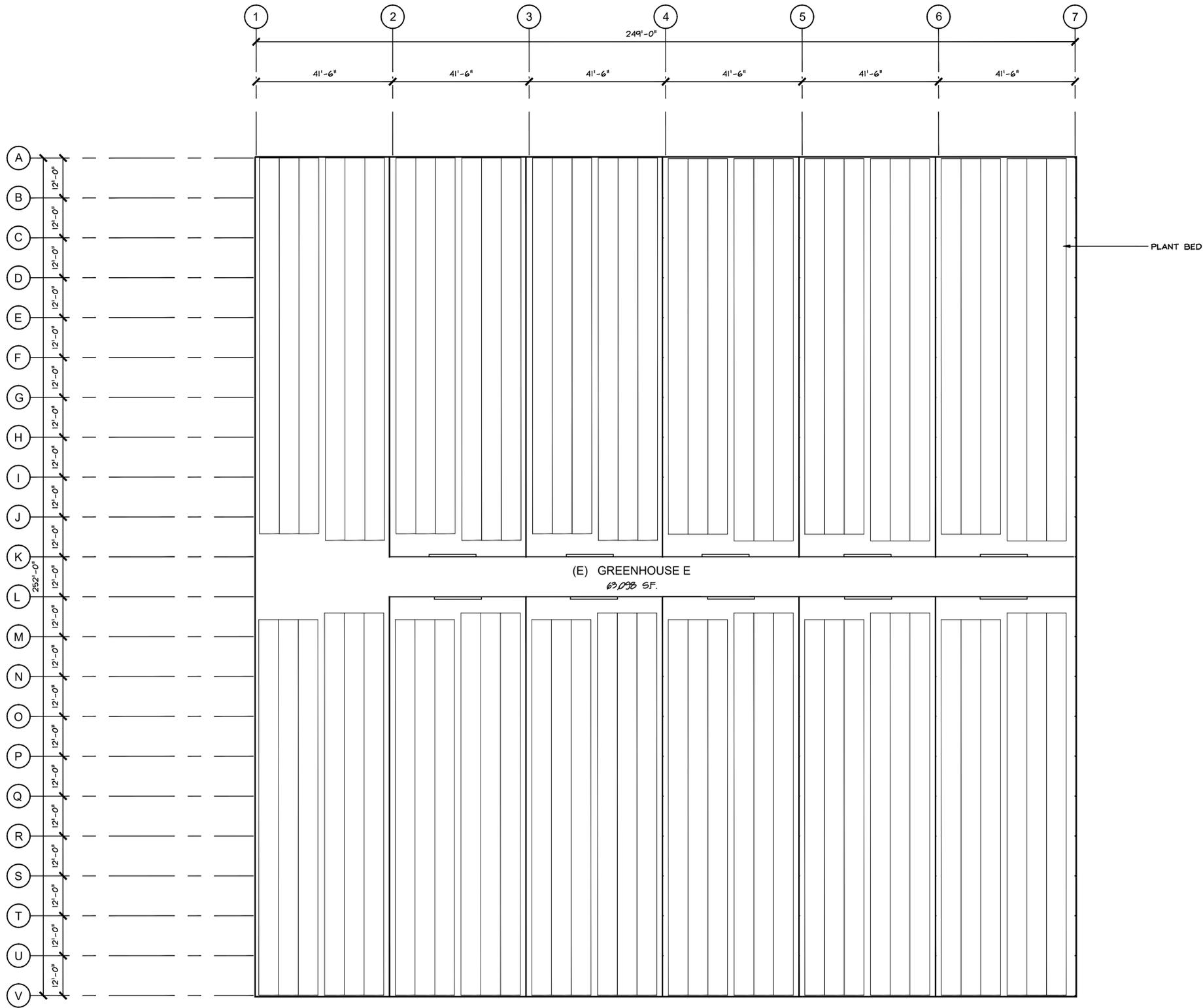


1 GREENHOUSE FLOOR PLANS - SUITE "D" AND "C"
SCALE: 1/8"=1'-0"



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 OF SHEETS

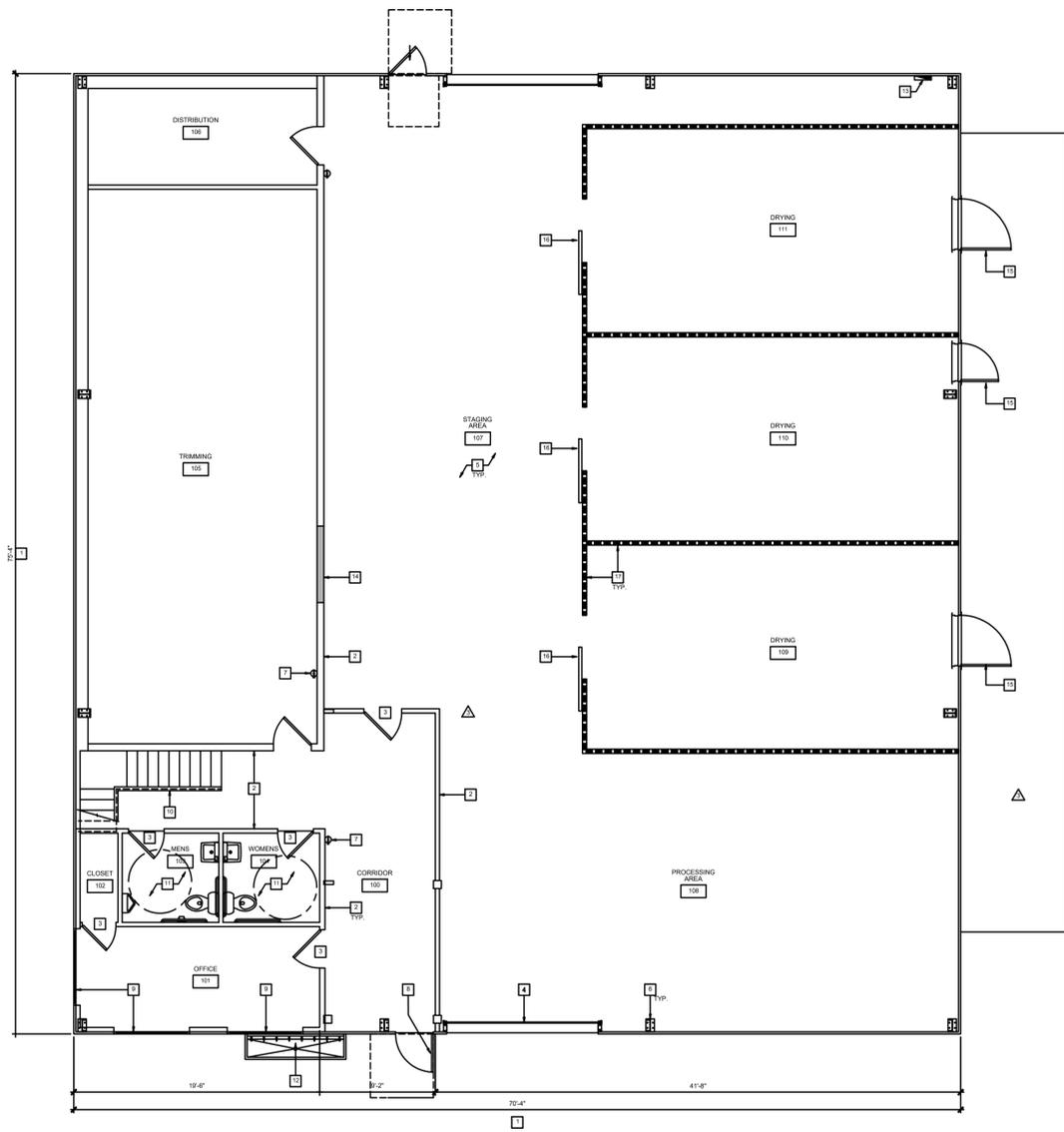


1 GREENHOUSE FLOOR PLANS - SUITE "E"
SCALE: 1/8"=1'-0"

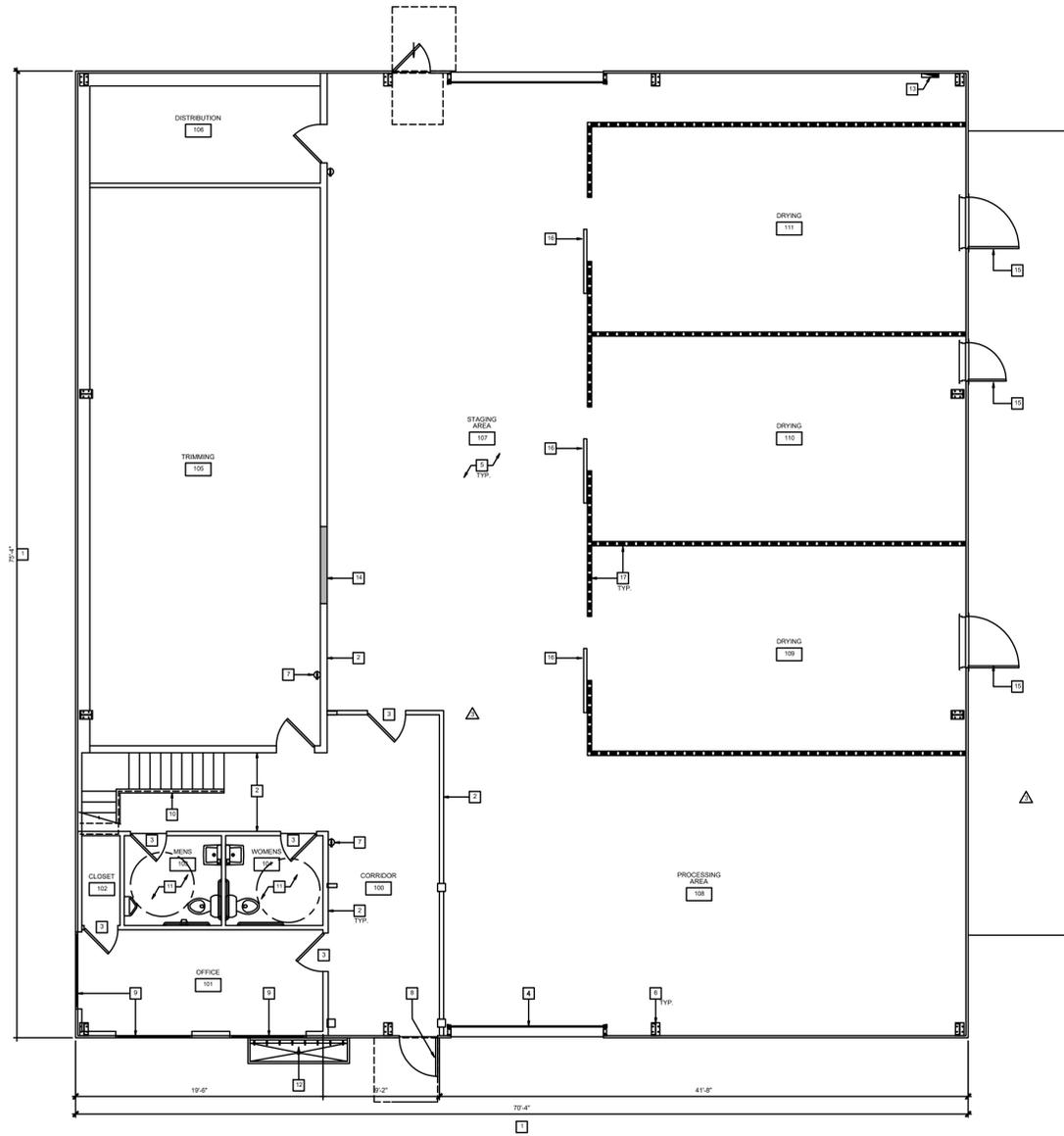


TITLE SHEET
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LSB ENTERPRISE, LLC
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DATE	4/20/2017
SCALE	AS NOTED
DRAWN	
JOB	17002
SHEET	A2.3
OF	SHEETS



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

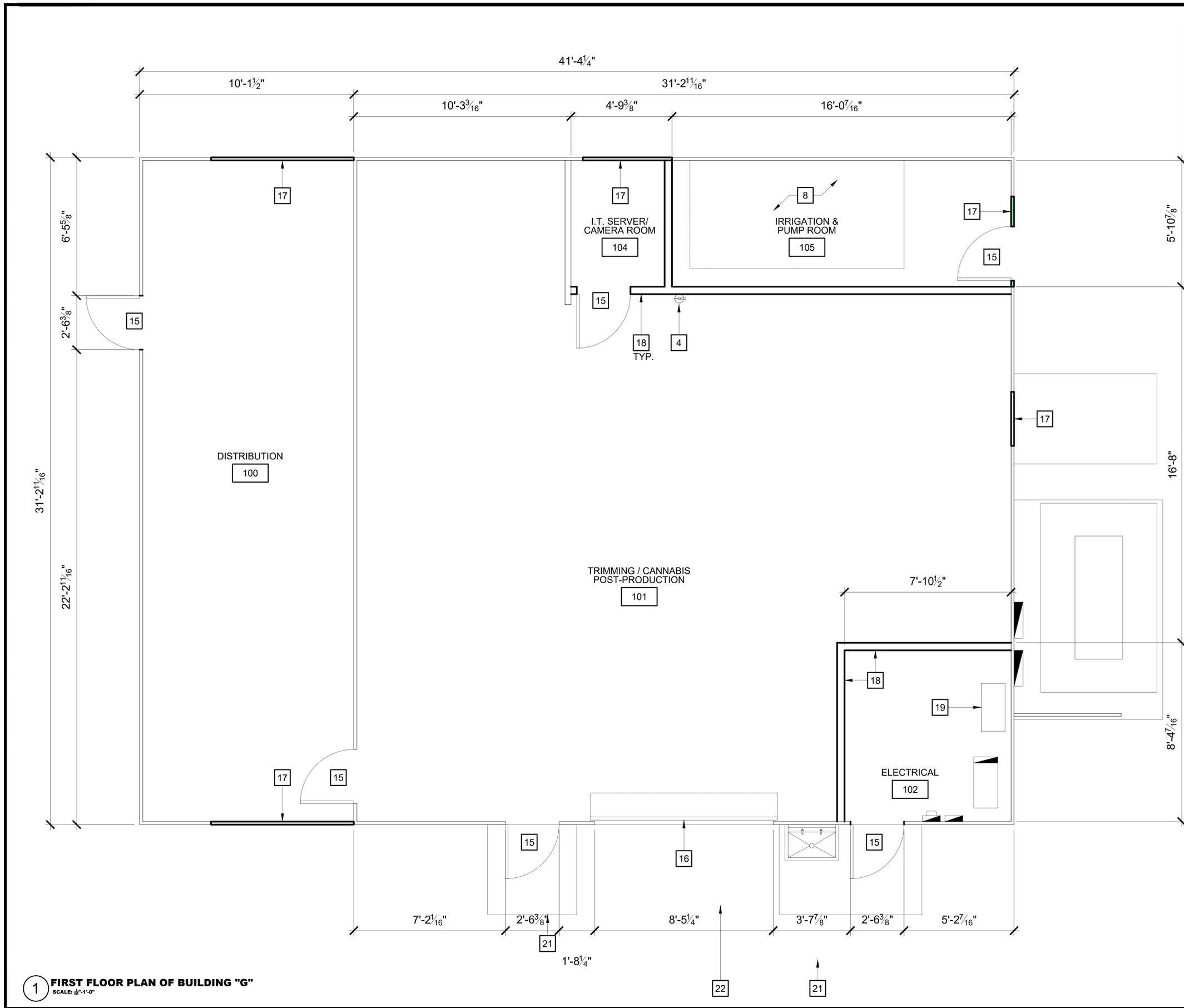


1 MEZZANINE FLOOR PLAN OF BUILDING "F"
SCALE: 1/8"=1'-0"



TITLE SHEET
 PLAN 60801-AMD1
LSB ENTERPRISE, LLC
 145 Zabella Road
 Salinas, CA 93906

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



KEY NOTES

- THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.
- 1 EXISTING METAL CONSTRUCTION BUILDING TO REMAIN.
 - 2 EXISTING WOOD STUD WALL TO REMAIN.
 - 3 EXISTING DOOR TO REMAIN.
 - 4 EXISTING / RELOCATED TYPE 2A-10BC FIRE EXTINGUISHER.
 - 5 EXISTING CONCRETE SLAB FLOOR.
 - 6 EXISTING ASPHALT PAVED FLOOR.
 - 7 NOT USED.
 - 8 AREA OF EXISTING IRRIGATION CONTROLS AND PLUMBING.
 - 9 EXISTING ELECTRICAL SWITCH GEAR AND CIRCUIT BREAKER PANEL TO REMAIN.
 - 10 EXISTING ELECTRICAL PANEL. SEE ELECTRICAL DWGS. FOR ANY WORK TO OCCUR.
 - 11 EXISTING ELECTRICAL METER. SEE ELECTRICAL DWGS. FOR ANY WORK TO OCCUR.
 - 12 EXISTING PORTABLE GENERATOR AND SUPPORTING ELECTRICAL PANELS.
 - 13 EXISTING CONCRETE PAD TO REMAIN.
 - 14 EXISTING METAL AWNING.
 - 15 EXISTING DOOR - SEE DOOR SCHEDULE.
 - 16 EXISTING ROLL-UP DOOR IN EXISTING 10'x10' OPENING - SEE DOOR SCHEDULE.
 - 17 INFILL PORTION OF WALL TO MATCH EXISTING BUILDING.
 - 18 EXISTING METAL STUD WALL.
 - 19 EXISTING ELECTRICAL EQUIPMENT.
 - 20 NOT USED.
 - 21 EXISTING CONCRETE LANDING.
 - 22 EXISTING STAINLESS STEEL HANDWASH SINK. TOP OF FRONT RIM OF SINK TO BE MOUNTED AT A MAX OF 34" AND ALLOWING A MINIMUM OF 29" KNEE SPACE BELOW. SEE A301 FOR ADDITIONAL INFORMATION.

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



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DATE 4/20/2017
 SCALE AS NOTED
 DRAWN
 JOB 17002
 SHEET
A2.5
 OF SHEETS