

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

In the matter of the application of:

MCCAHER/LADYBUG FARMS, LLC (PLN170127)

RESOLUTION NO. 18-009

Resolution by the Monterey County Planning
Commission:

- 1) Finding that a change of use within existing greenhouse and warehouse facilities is not an expansion of use beyond what existed at the time of the lead agency's determination, which qualifies as a Class 1 Categorical Exemption per Section 15301 of the CEQA Guidelines and none of the exceptions under Section 15300.2 apply; and
- 2) Approving a Use Permit to allow approximately 715,000 square feet of canopy area for commercial cannabis cultivation in existing and reconstructed greenhouses, and approximately 10,000 square feet of non-volatile cannabis processing/manufacturing operations within an existing warehouse at 1400 San Juan Road, Royal Oaks.

[PLN170127, McCahon/Ladybug Farms, LLC, 1400 San Juan Rd., Royal Oaks, North County Area Plan area (APN 267-031-008-000)]

McCahon/Ladybug Farms, LLC application (PLN170127) came on for public hearing before the Monterey County Planning Commission on March 14, 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 a cannabis cultivation and non-volatile manufacturing operation at 1400 San Juan Road, Royal Oaks was filed on October 30, 2017 and was deemed complete on January 25, 2018.
 - 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;
 - the North County Area Plan;
 - Monterey County Zoning Ordinance (Title 21);No conflicts were found to exist. A neighboring homeowner called the project planner to express concerns regarding the security of the

proposed commercial cannabis operation. 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 1400 San Juan Road, Royal Oaks (APN267-031-008-000), North County Area Plan. The parcel is zoned Farmland, 40 acres per unit (F/40), which allows commercial cannabis cultivation and manufacturing operations 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, warehouses, and office space on the site. Two existing greenhouses (Greenhouse U and V) are proposed to be rebuilt. New development is limited to erection of an eight-foot-tall chain link fence around the property to provide security, and new security cameras and lighting.
- e) Location: The cultivation and manufacturing operation are proposed within existing greenhouses, with the exception of two greenhouses that will be reconstructed, in the Farmland zoning district. Drying, trimming, curing, packaging, and nonvolatile manufacturing will occur within existing warehouses on-site. The property is located more than 600 feet from the nearest school, public park or drug recover facility.
- f) Unique Identifiers: The Operations Plan (D-9, Track and Track Measures) describes how Ladybug Farms, LLC will have a point-of-sale tracking system, such as Bio Track, to track and report on all aspects of the business including, but not limited to, cannabis tracking, inventory data, and gross sales (by weight and by sale). The system will have the capability to produce historical transactional data for review by the County designee.
- g) Security: The General Development Plan (Security Measures) 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 razor wire, interior and exterior video surveillance, electronic security systems, and emergency response plans.
- h) Pesticides and Fertilizers: The Operations Plan (D-14-c. Hazardous Materials Questionnaire) identifies the types and quantities of fertilizers, pesticides, gasses and fuels that will be labeled and stored in Building C to avoid contamination through erosion, leakage, or inadvertent damage from rodents, pests, or wildlife. Ladybug Farms will follow all pesticide use requirements of local, State, and Federal law. Ladybug Farms, LLC will obtain an operator ID for use of pesticides and fertilizers. Annual training is provided for all staff members on protocols for chemical use and storage. Pesticides and fertilizers will be stored in accordance with Section 21.67.050.B7.
- i) Water conservation measures: The Operations Plan (E-2-a Water Conservation Measures for cannabis cultivation), describes how the site will benefit from water conservation methods, including automatic drip irrigation system and impulse water techniques, already employed at the existing greenhouse facilities. The combination of a drip

irrigation system and impulse water techniques are appropriate to minimize projected water use for the operations consistent with Section 21.67.050.B.8.

- j) Energy Efficiency: Renewable energy is encouraged but not required for cannabis cultivation. The commercial cannabis operations will require some use of artificial lighting as well as use of mechanical systems for environmental controls which could increase energy demands and result increased greenhouse gas emissions. The Operation Plan (E-2-b. Projected Energy Demand and Proposed Renewables) describe how project energy demands will be reduced at the existing facilities. To minimize project energy demand of the cannabis cultivation operation the applicant will change the energy curtain materials for the greenhouses from single poly covering with a 50% insulation factor to a new synthetic double material that has an 85% insulation factor. This will reduce the amount of natural gas needed to heat the greenhouses. The applicant will also use LED lighting in place of the current lighting system to reduce electricity use by approximately 60%.
- k) Visibility: No plants or advertisements of cannabis plants or products will be visible from off-site. An 8-foot tall security fence with privacy screening (i.e., chain link fence with full privacy slates or non-see through green netting) will be provided and no advertising signage is proposed.
- l) Canopy size: Ladybug Farms, LLC. will cultivate approximately 715,000 square feet or 16 acres' total canopy area at the site. Monterey County will require that any tenant at the site obtain a State licenses for the total canopy area cultivated.
- m) Any cultivation 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 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 PLN170127.

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: Agricultural Commissioner's Office, Environmental Health Bureau, Monterey Regional Fire Protection District, RMA-Environmental Services, RMA- Planning, RMA- Public Works, Sheriff'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: The site is primarily located on, and surrounded by, large lot agricultural lands. Odor emitting activities include cannabis cultivation, harvesting, and packaging; and cannabis manufacturing extraction. Odors are not anticipated to impact sensitive receptors in the area.
- c) The Operations Plan (D-11, Odor Prevention Devices), submitted by the applicant, describes in detail the proposed odor prevention devices for the project. Odor prevention devices, including fans and charcoal filters, will be installed in all greenhouses to prevent odor sources from cultivation. Odor prevention devices, including a planned closed HVAC system, fans, and charcoal filters, will be installed in Manufacturing Building G, to prevent odor sources from drying and curing, and manufacturing. Ladybug Farms, LLC will utilize standard operating procedures designed as a guideline to properly train employees how to maintain and record maintenance of the HVAC system and charcoal filters. A Condition of Approval (Condition 9) has been added to require installation and maintenance of odor control devices.
- d) The site has been used for agricultural uses for several decades. The transition of the existing greenhouses to cannabis plants would be similar to the historic uses at the site.
- e) 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)
- 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 PLN170127.

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 Agricultural Commissioner’s Office, Environmental Health Bureau, Monterey Regional Fire Protection District, RMA-Environmental Services, RMA- Planning, RMA- Public Works, Sheriff’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 public facilities are available including an existing water system, septic-systems, and PG&E utilities. The well and septic systems have been tested to ensure they comply with the relevant health standards. The septic system will require an upgrade prior to issuance of the Cannabis Business License.

- 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 cultivating cannabis 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 on-site.
- 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 PLN170127.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses. 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 PLN170127.

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 Section 21.67.050 and Section 12.67.060 of the Inland Zoning Ordinance Title 21 (See also Finding 1 with relevant evidences).
 - b) Any business cultivating cannabis 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 grounds for revocation of this permit.

6. **FINDING:** **REQUIRED SET BACKS:** - The cultivation 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 1400 San Juan Road, Royal Oaks (APN267-031-008-000)
- b) There are no schools, parks or known drug recovery facilities in the area.
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7. **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 (PLN170127) include measures to minimize water use for cultivation. A combination of a drip irrigation system and impulse water techniques will be employed at the existing greenhouse facilities.
- b) The project is located in an area with known groundwater overdraft outside of Zone 2C (the area of benefit of the Salinas Valley Water Project).with Zone 2C of the Salinas Valley groundwater basin (Policy PS-3.1). 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 demand on the groundwater aquifers.
- c) Adequate water quantity and quality are available for the proposed use by the on-site well.
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8. **FINDING:** **ENERGY EFFICENCY:** - As proposed, the project includes adequate measures to address the projected energy demand for cannabis cultivation at the site.
- EVIDENCE:** a) To minimize the project’s energy demand, the applicant will change the energy curtain materials in the existing greenhouses from single poly covering with a 50% insulation factor to a new synthetic double material that has an 85% insulation factor. This will reduce the amount of natural gas needed to heat the greenhouses. The applicant will also use LED lighting in place of the current lighting system to reduce electricity use by approximately 60%.
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9. **FINDING:** **QUALITY CONTROL:** - Adequate measures are proposed to ensure that cannabis cultivated and manufactured at the site meets the industry standards.
- EVIDNECE:** a) The Operations Plan (D-2-b, Safety and Quality of Products) submitted for the project describes the standard operating procedures designed as a guideline for the safety and quality of all products. The following procedures will be implemented for the safety and quality of cannabis products: properly sanitizing and cleaning floors, bathrooms, walls, surfaces, drying nets, pruning scissors, trim trays, drip trays, storage fridge and freezer.

- b) The Operations Plan (D-7, Product Supply Chain, D, Testing) submitted for the project describes how all cannabis and cannabis products will be tested by a registered testing laboratory prior to retail sale or dispensing. After testing, grading and weighing, the product will be packaged and labeled.
- c) Operational standards ensure that all plants are inspected for fungus, molds, mites, pesticides, or foreign substances on a plant in the vegetative and flowering state.
- d) The Operations Plan (E-3-B, Storage Protocol) submitted for the project describes how the cannabis manufacturing operation will store all raw materials that are not drying and curing in a safe room (Building G). The room will be kept at a constant temperature of 65 degrees F. All vents and air quality controls will be maintained as required in the manufacturing facility quality control standard operation procedure section.
- e) 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:** **SAFTEY FROM HAZARDS:** – The cultivation will provide adequate measures to ensure 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 Operations Plan (F-3 Hazardous Material Usage and Storage) submitted for the project includes the Permit to Operate issued to McCahon Floral, Inc. by the Certified Unified Program Agency Monterey County Environmental Health Division to operate hazardous materials. This permit is valid through June 30, 2018. Ladybug Farms, LLC will be required to obtain the same permit for handling and usage of hazardous materials if applicable.
 - b) The Operations Plan (D-2-b Safety and Quality of Products) submitted for the project includes standard operating procedures for emergency situations; such as, a fire, chemical spill, carbon dioxide leak, or any other emergency situations to assure that all employees are aware of what to do in the case of an emergency.

12. **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 cannabis and cannabis products are supplied from permitted and licensed sources.

- EVIDENCE:**
- a) Plans and materials contained in file PLN170127 include descriptions of security measures that restrict youth access to the site. The applicant proposes to transport products produced on-site for batch testing and, pending test results, to the next step in the supply chain. 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 firearms.

- 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 cannabis cultivation 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, 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.
- 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 traditionally been used for agricultural greenhouse uses and this Use Permit would authorize the use of the same facilities for cultivation of cannabis. Physical development is limited to installing security fencing around the perimeter of the site 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 Operations Plan 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 PLN170127.

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 greenhouse and warehouse facilities is not an expansion of use beyond what existed at the time of the lead agency's determination, which qualifies as a Class 1 Categorical Exemption per Section 15301 of the CEQA Guidelines; and none of the exceptions under Section 15300.2 apply; and
2. Approve a Use Permit to allow approximately 715,000 square feet of canopy area for commercial cannabis cultivation, and approximately 10,000 square feet of canopy area for non-volatile processing/manufacturing operations within existing warehouse space 1400 San Juan Road, Royal Oaks, in general 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 14th day of March, 2018 upon motion of Commissioner Padilla, seconded by Commissioner Wizard, by the following vote:

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



Jacqueline R. Onciano, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **MAR 16 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 **MAR 26 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

PLN170127

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit permit (PLN170127) allows 715,000 square feet of canopy area for commercial cannabis cultivation, and approximately 10,000 square feet of non-volatile medical cannabis processing/manufacturing operations within an existing building. The property is located at 1400 San Juan Rd (Assessor's Parcel Number 261-031-008-000), North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Use Permit (Resolution Number 18-009) was approved by the Planning Commission for Assessor's Parcel Number (267-031-008-000) on March 14, 2018. The permit was granted subject to 12 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. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

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

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

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

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

4. PDSP001 - ANNUAL INSPECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The retailer shall allow access to the retail facilities and records if requested by the County, its officers, or agents, and shall pay 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: The retailer shall allow for inspection of the premises and records on an ongoing basis.

5. PDSP002 - INSPECTION OF RECORDS

Responsible Department: Code Enforcement

Condition/Mitigation Monitoring Measure: The applicant, owner, and all permittees agree to submit to, and pay for, inspections of the operations and relevant records or documents necessary to determine compliance with Monterey County Code from any enforcement officer of the County or their designee

Compliance or Monitoring Action to be Performed: Ongoing during cannabis operations. 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 cultivating 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 this Use Permit, the business currently operating at the site shall apply for and 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. 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 activities shall be maintained in accordance with the operating plans approved by the County.

Compliance or Monitoring Action to be Performed: Ongoing during cannabis operations. Cultivation activities shall comply with the operations plans approved by this Use Permit.

9. PDSP006 - ODOR CONTROL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The property owner shall ensure that any cannabis business operating on-site conforms 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.

10. PDSP007 - PERMITS, LICENSES, AND ENTITLEMENTS

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 permittee 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 a Use Permit pursuant to Section 21.67.120 of the Monterey County Code.

Compliance or Monitoring Action to be Performed: As needed on an ongoing basis, the owner shall verify that the business(es) operating on the site have obtained and maintain all required permits, licenses, and entitlements to operate a medical cannabis business on the property. If needed the owner shall diligently pursue evicting or removing cannabis operation from the site that have failed to obtain or maintain the required permits.

11. PWSP0002 – DRIVEWAY IMPROVEMENTS

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Applicant/Owner shall improve the existing driveway connection/pavement to San Juan Road. Trim or remove the hedges and vegetation to the driveways at San Juan Road to provide sight visibility.

Compliance or Monitoring Action to be Performed: Prior to obtaining Cannabis Business Licenses or construction permits Owner/Applicant shall obtain an encroachment permit from RMA. Improvements are to be completed prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances

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.

USE PERMIT FOR:
LADYBUG FARMS
 1400 SAN JUAN ROAD
 ROYAL OAKS, CA 95076

PROJECT TEAM

OWNER: MARY HENNING
 ARCHITECT: BELL ARCHITECTURAL GROUP
 631 424 4820
 245 MONTREY STREET, SUITE B, SALTINA, CA 95076
 CONTRACT: 101777-01-001

SHEET INDEX

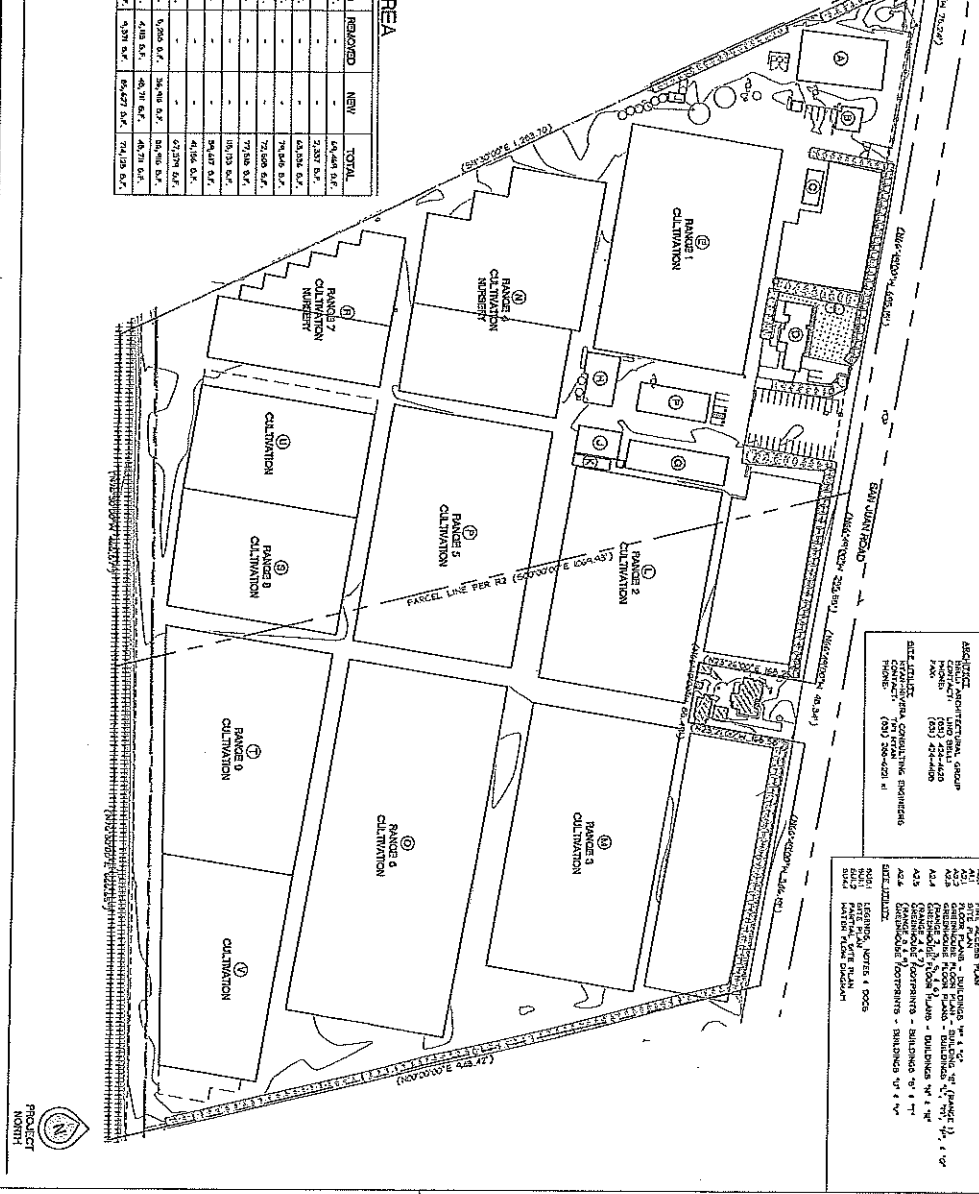
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 NO. 2 USE PERMIT - 10/09
 NO. 3 CONSTRUCTION PERMITS - 10/09
 NO. 4 CONSTRUCTION PERMITS - 10/09
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 NO. 48 CONSTRUCTION PERMITS - 10/09
 NO. 49 CONSTRUCTION PERMITS - 10/09
 NO. 50 CONSTRUCTION PERMITS - 10/09

GREENHOUSE AREA

EXISTING	REMOVED	NEW	TOTAL
GREENHOUSE 1	4,444 S.F.	-	4,444 S.F.
GREENHOUSE 2	2,527 S.F.	-	2,527 S.F.
GREENHOUSE 3	4,424 S.F.	-	4,424 S.F.
GREENHOUSE 4	7,446 S.F.	-	7,446 S.F.
GREENHOUSE 5	7,246 S.F.	-	7,246 S.F.
GREENHOUSE 6	18,585 S.F.	-	18,585 S.F.
GREENHOUSE 7	16,827 S.F.	-	16,827 S.F.
GREENHOUSE 8	4,924 S.F.	-	4,924 S.F.
GREENHOUSE 9	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 10	1,060 S.F.	-	1,060 S.F.
GREENHOUSE 11	4,128 S.F.	-	4,128 S.F.
GREENHOUSE 12	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 13	4,924 S.F.	-	4,924 S.F.
GREENHOUSE 14	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 15	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 16	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 17	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 18	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 19	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 20	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 21	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 22	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 23	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 24	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 25	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 26	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 27	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 28	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 29	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 30	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 31	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 32	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 33	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 34	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 35	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 36	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 37	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 38	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 39	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 40	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 41	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 42	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 43	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 44	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 45	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 46	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 47	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 48	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 49	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 50	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 51	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 52	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 53	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 54	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 55	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 56	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 57	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 58	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 59	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 60	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 61	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 62	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 63	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 64	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 65	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 66	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 67	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 68	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 69	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 70	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 71	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 72	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 73	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 74	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 75	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 76	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 77	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 78	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 79	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 80	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 81	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 82	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 83	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 84	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 85	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 86	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 87	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 88	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 89	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 90	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 91	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 92	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 93	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 94	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 95	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 96	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 97	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 98	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 99	4,279 S.F.	-	4,279 S.F.
GREENHOUSE 100	4,279 S.F.	-	4,279 S.F.

1 PARCEL MAP

SC0471-009



VICINITY MAP



PROJECT DATA

PROJECT NUMBER:	PLN170127
PROJECT ADDRESS:	1400 SAN JUAN ROAD, ROYAL OAKS, CA 95076
OWNER:	MARY HENNING
ARCHITECT:	BELL ARCHITECTURAL GROUP
DATE:	10/09
SCALE:	AS NOTED
PROJECT NUMBER:	SC0471-009
PROJECT ADDRESS:	1400 SAN JUAN ROAD, ROYAL OAKS, CA 95076
OWNER:	MARY HENNING
ARCHITECT:	BELL ARCHITECTURAL GROUP
DATE:	10/09
SCALE:	AS NOTED

PROJECT BUILDING DATA

RANGE DESCRIPTION	(A) OCC. (M. OCC.)	CONSTR. TYPE	(B) S.F. NET	PROJ. S.F.
1) RANGE 1 CULTIVATION	U	U	4,444	4,444
2) RANGE 2 CULTIVATION	U	U	2,527	2,527
3) RANGE 3 CULTIVATION	U	U	4,424	4,424
4) RANGE 4 CULTIVATION	U	U	7,446	7,446
5) RANGE 5 CULTIVATION	U	U	7,246	7,246
6) RANGE 6 CULTIVATION	U	U	18,585	18,585
7) RANGE 7 CULTIVATION	U	U	16,827	16,827
8) RANGE 8 CULTIVATION	U	U	4,924	4,924
9) RANGE 9 CULTIVATION	U	U	4,279	4,279
10) RANGE 10 CULTIVATION	U	U	1,060	1,060
TOTALS			102,347	102,347

TITLE SHEET
 USE PERMIT FOR:
LADYBUG FARMS
 1400 SAN JUAN ROAD
 ROYAL OAKS, CA 95076

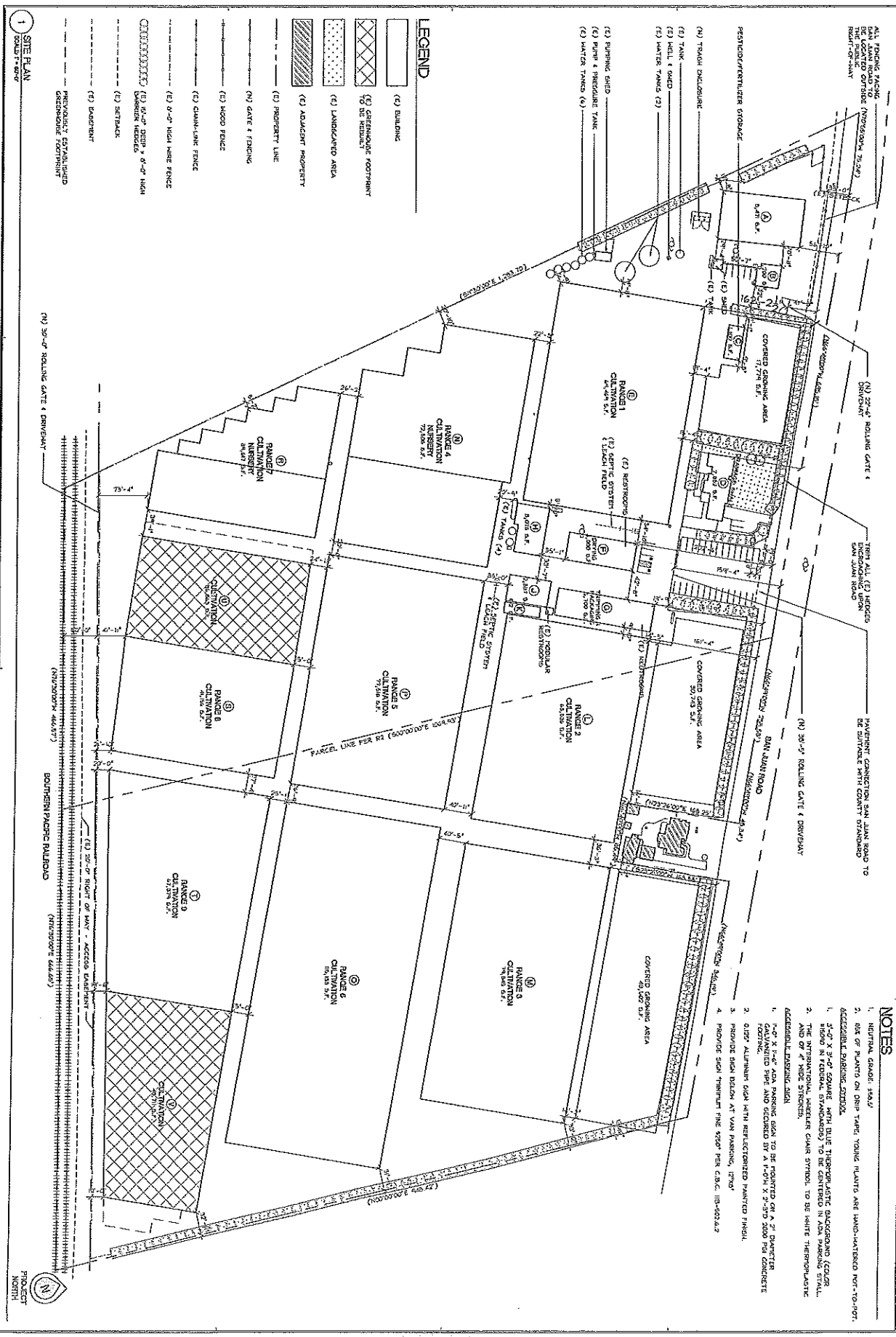
REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUE FOR PERMIT	10/09	ML

BELL ARCHITECTURAL GROUP
 631.424.4820
 245 MONTREY STREET, SUITE B, SALTINA, CA 95076
 BELL@BLOG.COM

CONSTRUCTION PERMITS
 10/09

PLN170127



ALL FENCING MUST BE LOCATED OUTSIDE RIGHT-OF-WAY

- LEGEND
- (C) BUILDING
 - (C) GRASSING FOOTPRINT
 - (C) GRASSING
 - (C) LANDSCAPED AREA
 - (C) ADJACENT PROPERTY
 - (C) PROPERTY LINE
 - (N) GATE & FENCING
 - (C) WOOD FENCE
 - (C) CHAIN-LINK FENCE
 - (E) 8'-0" HIGH WIRE FENCE
 - (E) 6'-0" HIGH WIRE FENCE
 - (E) 6'-0" DEEP x 6'-0" HIGH CHAIN LINKED
 - (E) SETBACK
 - (E) EASEMENT
 - (E) PROPERTY CORNER
 - (E) PROPERTY CORNER

1 SITE PLAN
 10/11/2017

NOTES

1. METAL GARDEN FENCE
2. SET OF PLANTS ON DEEP TANK, TANK PLANTS AND HAND-WATERED PORT-TO-PORT ACCESSIBLE PARKING LOT.
3. 3'-0" X 3'-0" SQUARE WITH BLUE THERMOPLASTIC BACKGROUND (COLOR HIGH IN FEDERAL SPECIFICATIONS) TO BE CENTERED IN ADA MARKING STRIP.
4. THE STRIP MARKING LETTER CHAR SYMBOL TO BE WHITE THERMOPLASTIC ACCESSIBLE MARKING.
5. ADA MARKING SIGN TO BE PLACED ON A 2" DIA. TYPICAL 18" DIA. SIGN AND MOUNTED BY A 1/2" X 3'-0" X 3'-0" 3000 PSI CONCRETE FOOTING.
6. PROVIDE SIGN BELOW AT VAN PASSAGE, 15'x7'
7. PROVIDE SIGN THROUGH THE 1200' PER C.A.C. 10-602.2.2

PROJECT NORTH

SITE PLAN
 USE PERMIT FOR:
LADYBUG FARMS
 1400 SAN JUAN ROAD
 ROTAL OAKS, CA 95072

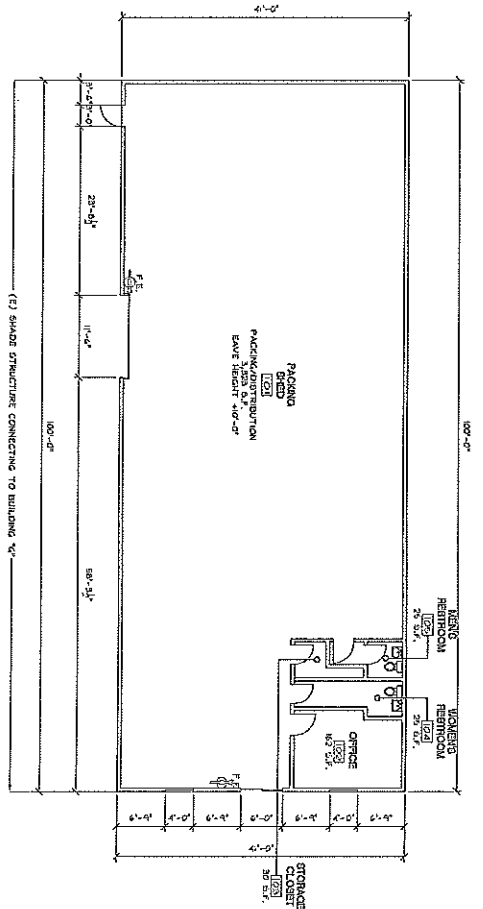
DATE: 10/11/2017
 SCALE: 1" = 60'-0"
 DRAWN BY: JC
 CHECKED BY: JC
 PROJECT NO: 10292



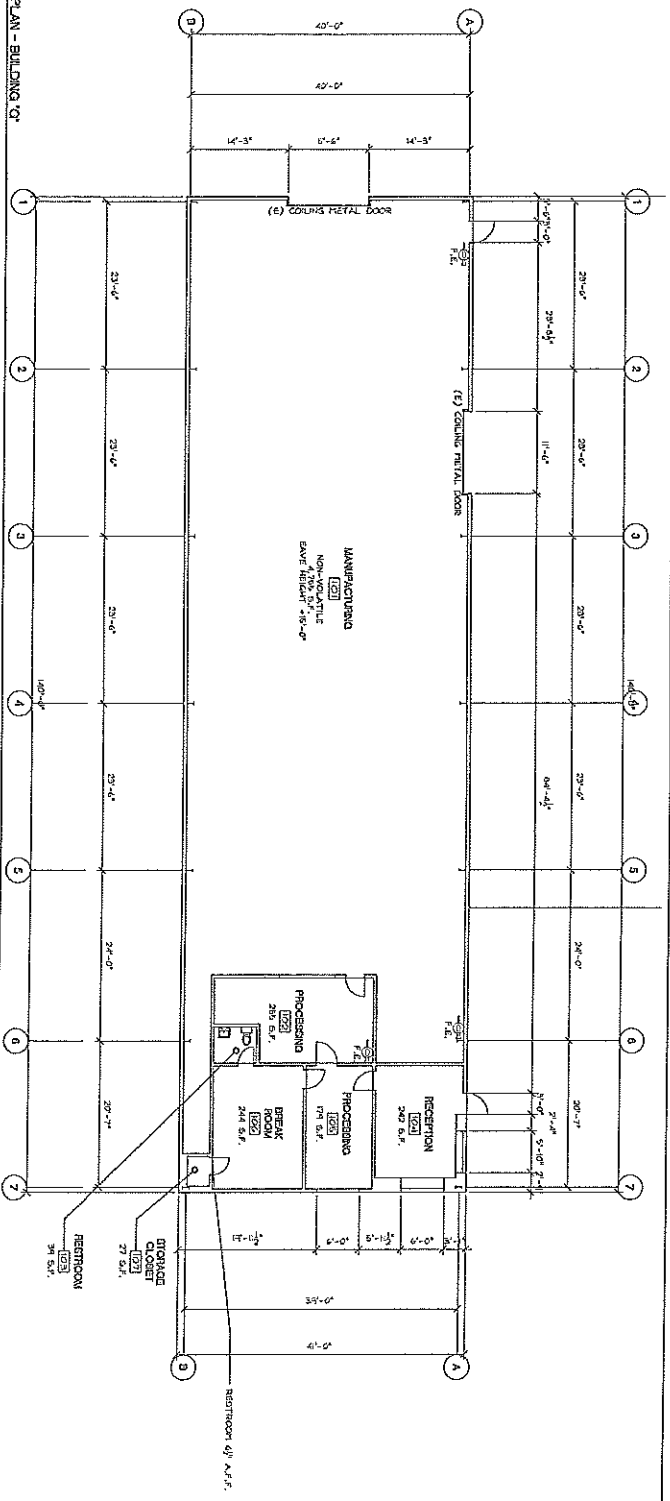
BELLI ARCHITECTURAL GROUP 631.424.4600
 235 MONTEREY STREET, SUITE B, SALINAS, CA 93901
 BELLIGROOM



REVISION	DATE	BY	DESCRIPTION
1	10/11/2017	JC	Issue Permit Application



1 PROCESSING FLOOR PLAN - BUILDING 'F'
 ROAD 'F' - 1'-0"



2 PROCESSING FLOOR PLAN - BUILDING 'G'
 ROAD 'G' - 1'-0"

FLOOR PLANS - BUILDINGS 'F' & 'G'
 USE PERMIT FOR:
LADYBUG FARMS
 1400 SAN JUAN ROAD
 ROYAL OAKS, CA 92076



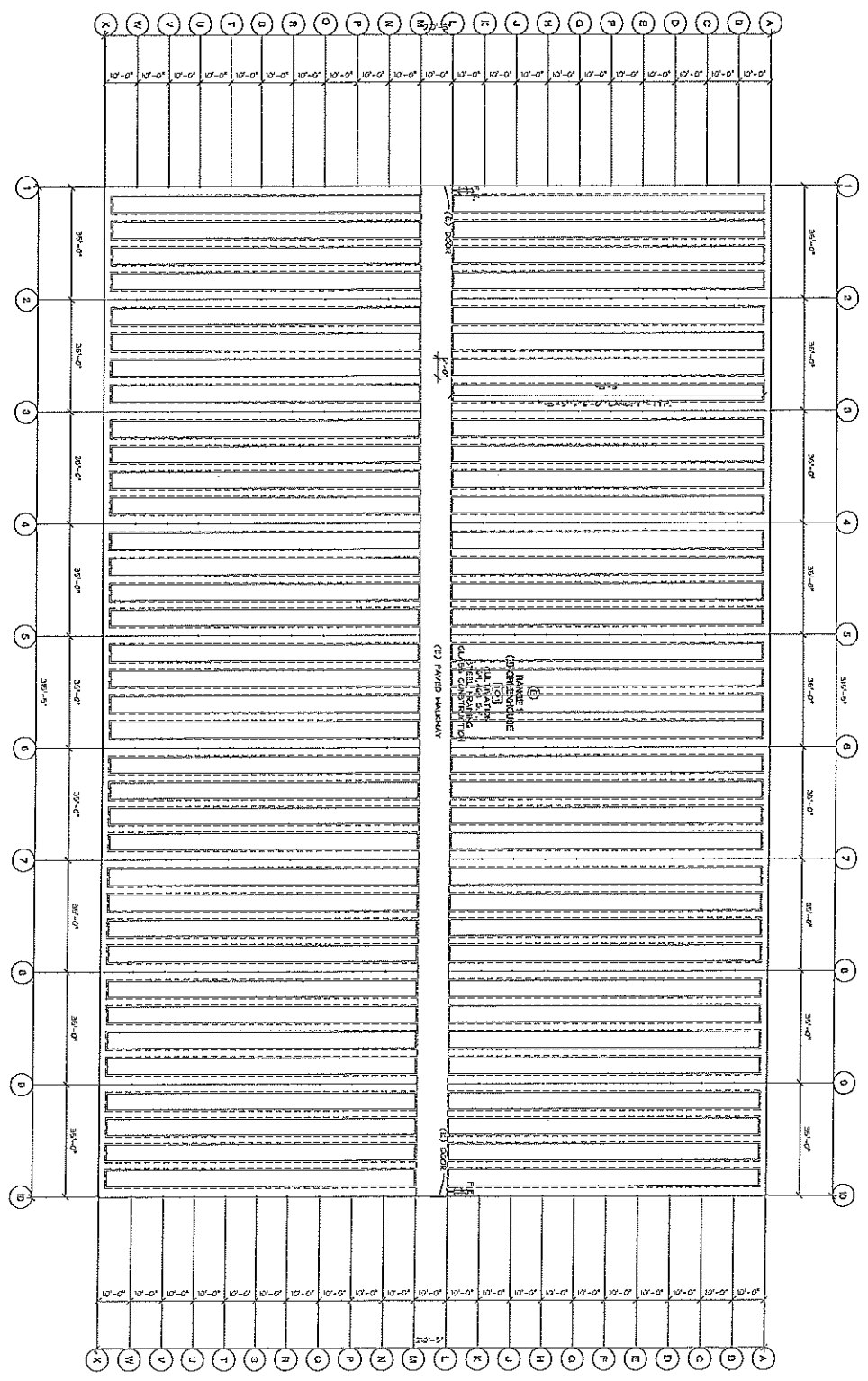
BELLI ARCHITECTURAL GROUP 601, 424, 4520
 255 MONTEREY STREET, SUITE B, SALINAS, CA 92001
 BELLISGROUP.COM



REVISION	DATE	BY	DESCRIPTION
001	08/2017	JC	Use Permit Submittal

ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

1 GREENHOUSE FLOOR PLAN - BUILDING 'E' (RANGE 1)
 SCALE: 1/8" = 1'-0"



GREENHOUSE FLOOR PLAN - BUILDING 'E' (RANGE 1)
 USE PERMIT FOR:
LADYBUG FARMS
 1400 SAN JUAN ROAD
 ROYAL OAKS, CA 95076

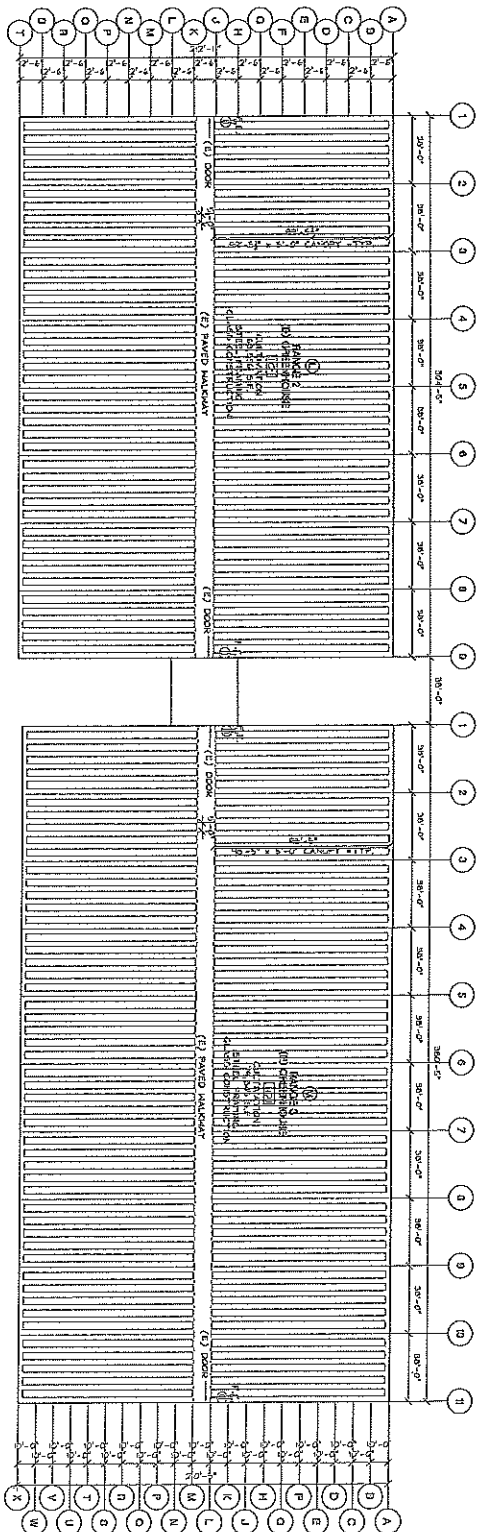


SELVA ARCHITECTURAL GROUP 651, 424, 4835
 655 MONTEREY STREET, SUITE B, SALLINAS, CA 95071
 SELVA.COM

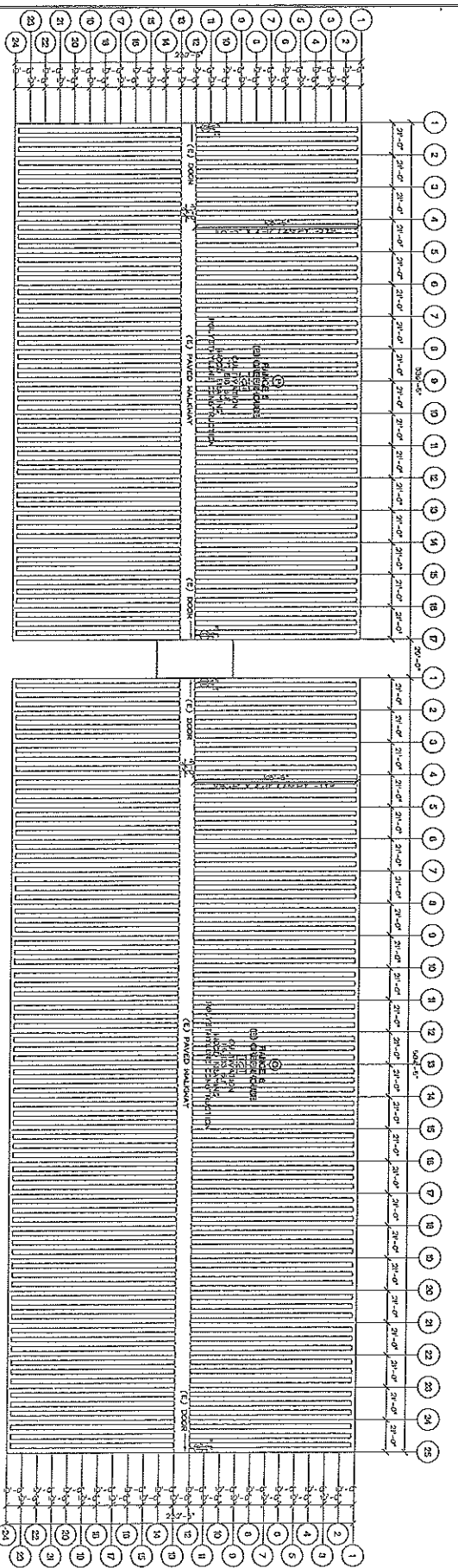


REVISION	DATE	BY	DESCRIPTION
01	01/17/20	JC	Issue Permit Submittal

THE USE OF THIS PLAN AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO GUARANTEE OR WARRANTY IS MADE BY THE ARCHITECT, ENGINEER, OR PROFESSIONAL DESIGNER. THIS PLAN IS THE PROPERTY OF SELVA ARCHITECTURAL GROUP AND SHALL BE KEPT IN THE ARCHITECT'S OFFICE. IT IS TO BE USED ONLY FOR THE PROJECT AND SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SELVA ARCHITECTURAL GROUP.



1 GREENHOUSE FLOOR PLANS - BUILDINGS 'L' AND 'M' (RANGE 2 AND 3)
SCALE: 1/8" = 1'-0"



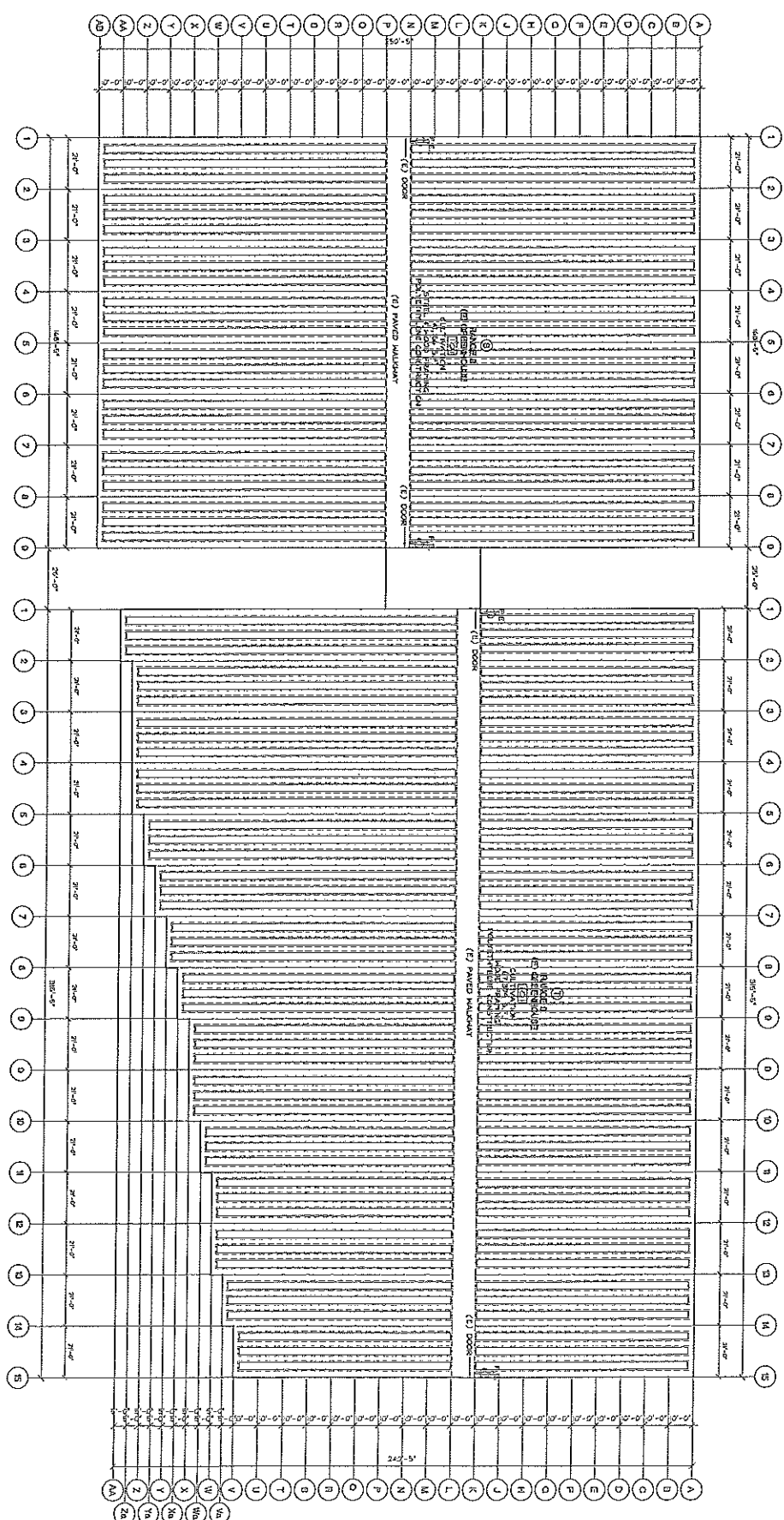
2 GREENHOUSE FLOOR PLANS - BUILDINGS 'P' AND 'Q' (RANGE 5 AND 6)
SCALE: 1/8" = 1'-0"



A23 PROJECT NUMBER	GREENHOUSE FLOOR PLANS - BUILDINGS 'L', 'M', 'P', & 'Q'		REVISION DATE: 5/23/17	BY: JAC	DESCRIPTION: Use Permit Submittal
	USE PERMIT FOR: LADYBUG FARMS 1400 SAN JUAN ROAD ROYAL OAKS, CA 95076		BELLA ARCHITECTURAL GROUP 831.424.4620 206 MONTEREY STREET, SUITE B, SALINAS, CA 95076 BELLINGROOM		

ALL USE OF THIS PLAN AND DESCRIPTION SHALL BE RESTRICTED TO THE ORIGINAL AND TRUE COPY WHICH THEY ARE PROVIDED AND NO OTHER REPRODUCTION, EITHER IN WHOLE OR IN PART, SHALL BE MADE, REPRODUCTION, OR ALTERATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. THIS IS TO BE PLACED AND INTERPRETED WITHIN THE SAME CONTEXT AND WITH THE SAME INTENT AS THE ORIGINAL PLAN. THIS IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTURAL GROUP.

1 GREENHOUSE FLOOR PLAN - BUILDINGS 'S' and 'T' (GRADE 8 AND 9)



PROJECT NORTH

GREENHOUSE FLOOR PLANS - BUILDINGS 'S' & 'T'
 USE PERMIT FOR:
LADYBUG FARMS
 1420 SAN JUAN ROAD
 ROYAL OAKS, CA 94768



BLDI ARCHITECTURAL GROUP 631, 424, 4550
 235 MONTEREY STREET, SUITE B, SALKRAS, CA 94901
 BLDI-COON

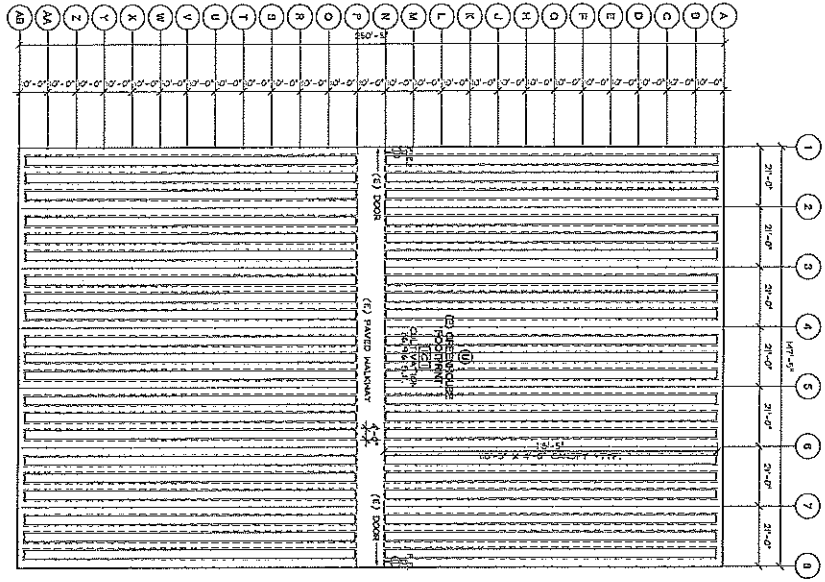


REVISIONS	DATE	BY	DESCRIPTION
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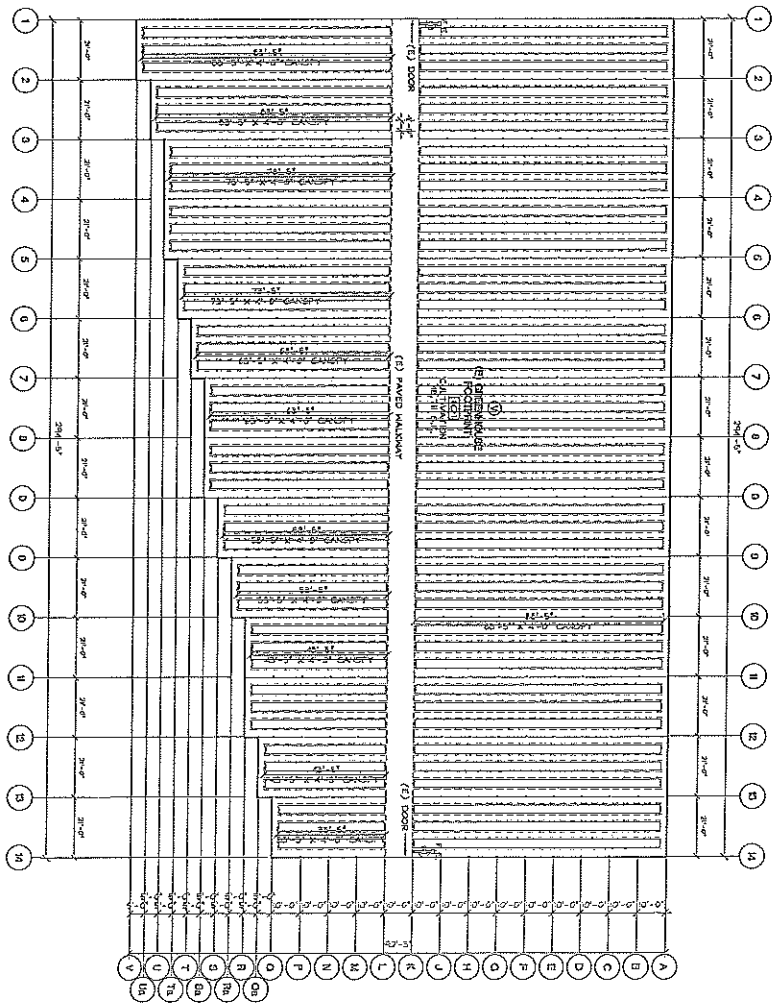
A2.5

THE USE OF THESE PLANS AND INSTRUMENTS SHALL BE LIMITED TO THE ORIGINAL AND AUTHORIZED PURPOSES AND NOT BE REPRODUCED, COPIED, REPRODUCED, OR PUBLISHED BY ANY PARTY. THESE PLANS AND INSTRUMENTS ARE THE PROPERTY OF BLDI ARCHITECTURAL GROUP AND SHALL REMAIN THE PROPERTY OF BLDI ARCHITECTURAL GROUP. ANY REPRODUCTION OR USE OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF BLDI ARCHITECTURAL GROUP IS STRICTLY PROHIBITED.

1 GREENHOUSE FOOTPRINT - BUILDING 'V'
FOOTPRINT - 20'-0"



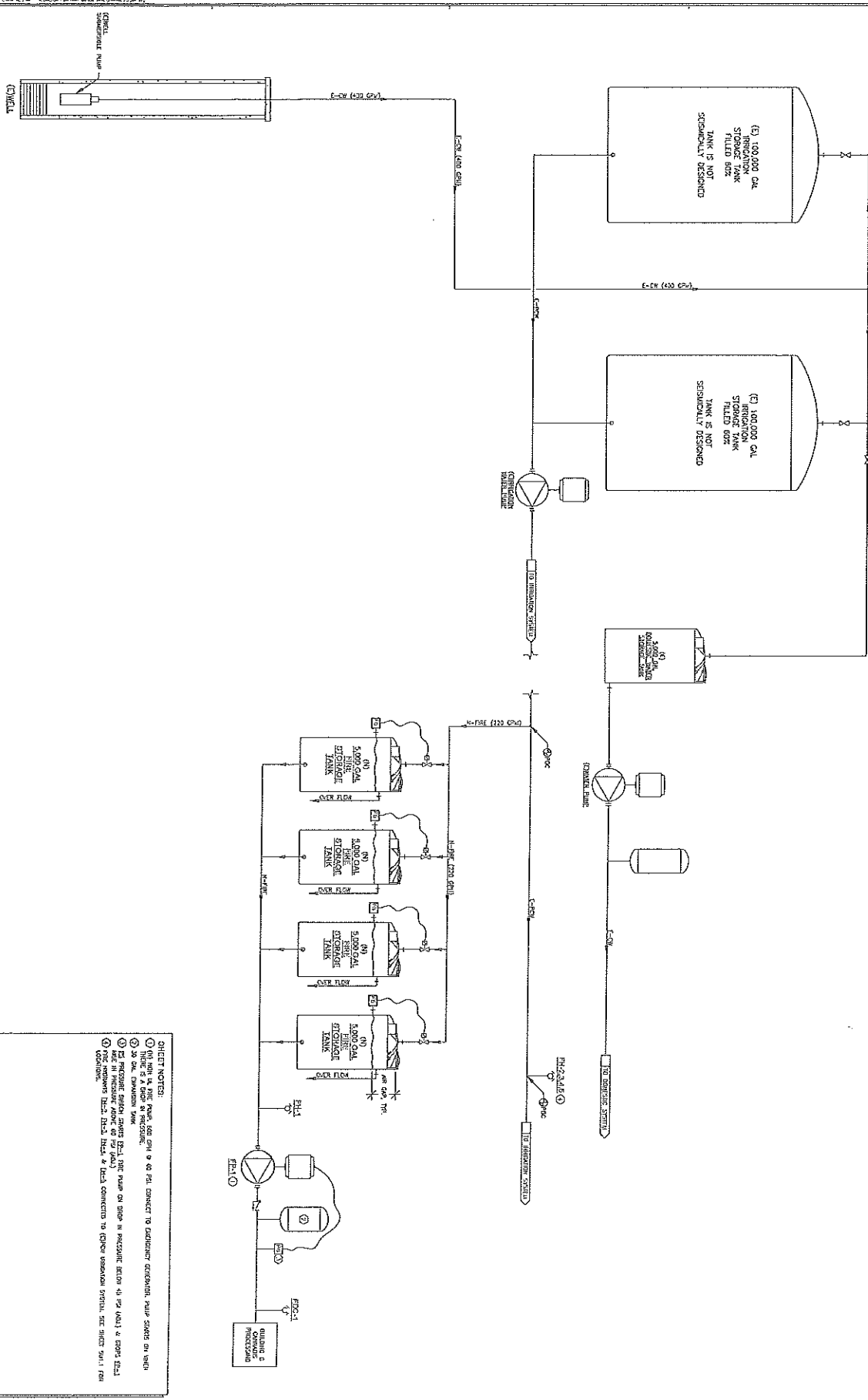
2 GREENHOUSE FOOTPRINT - BUILDING 'V'
FOOTPRINT - 20'-0"



10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000	GREENHOUSE FOOTPRINTS - BUILDINGS 'U' & 'V' USE PERMIT FOR: LADYBUG FARMS 1420 SAN JUAN ROAD ROYAL OAKS, CA 94612	BLLJ ARCHITECTURAL GROUP 651, 434, 4339 215 MONTEREY STREET, SUITE B, SALT LAKE, CA 95061 BLLJLACOM	REVISION DATE BY DESCRIPTION 01/07/17 JF Use Permit Submittal
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WATER SYSTEMS BLOCK DIAGRAM



- SHEET NOTES:**
- 1. FLOW DIRECTION INDICATED BY ARROW
 - 2. PIPE SIZES IN INCHES
 - 3. 20 GAL. DIVERSION TANK
 - 4. 100,000 GAL. IRRIGATION STORAGE TANK
 - 5. 5,000 GAL. DIVERSION TANK
 - 6. 4,000 GPM. FLOW CONTROL TANK
 - 7. 4,000 GPM. FLOW CONTROL TANK
 - 8. 4,000 GPM. FLOW CONTROL TANK
 - 9. 4,000 GPM. FLOW CONTROL TANK
 - 10. 4,000 GPM. FLOW CONTROL TANK
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 - 17. 4,000 GPM. FLOW CONTROL TANK
 - 18. 4,000 GPM. FLOW CONTROL TANK
 - 19. 4,000 GPM. FLOW CONTROL TANK
 - 20. 4,000 GPM. FLOW CONTROL TANK

<p>WATER FLOW DIAGRAM</p> <p>USE PERMIT FOR: LADYBUG FARMS 1450 SAN JUAN ROAD ROYAL OAK, CA 94675</p>		<p>ANC ENGINEERS 1000 14TH AVENUE SUITE 200 BERKELEY, CA 94702 (415) 841-1111 WWW.ANCENGINEERS.COM</p>	<p>BE&K ARCHITECTURAL GROUP 801, 424, 4220 225 MONTEREY STREET, SUITE B, EALYVAO, CA 95041 BE&K@G.COM</p>	<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>3/9/17</td> <td>TR</td> <td>Use Permit Submitted</td> </tr> </tbody> </table>	NO.	DATE	BY	DESCRIPTION	1	3/9/17	TR	Use Permit Submitted
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