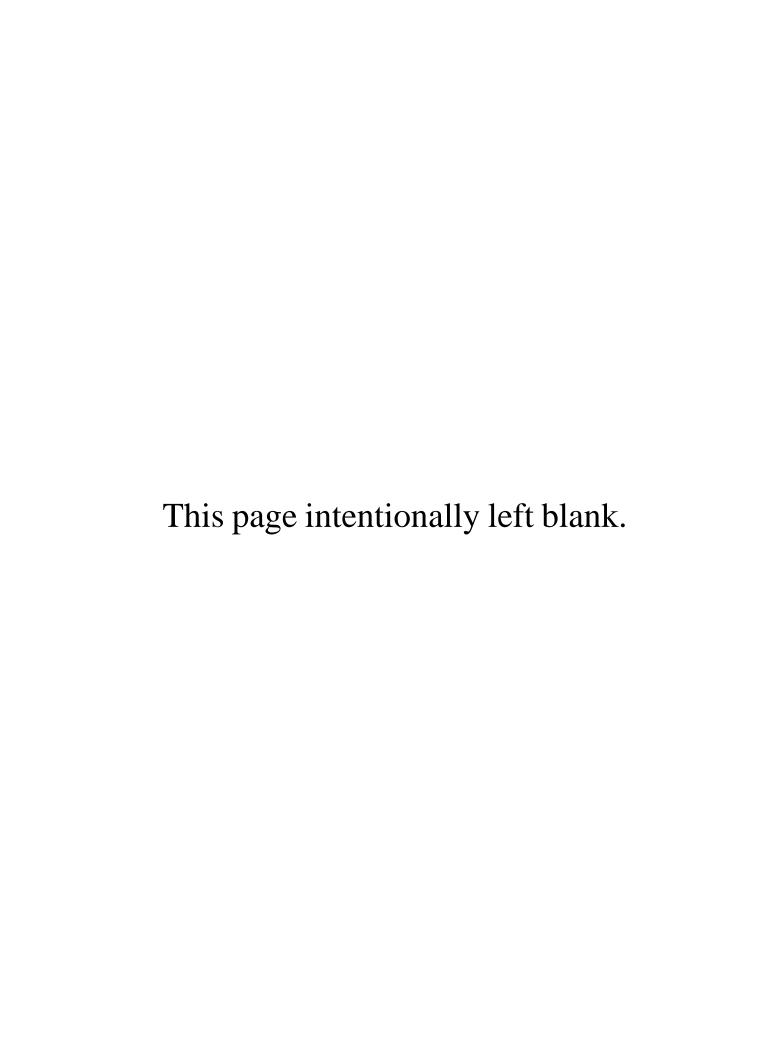
Exhibit A



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

In the matter of the application of:

BJSP LLC PLN180109 RESOLUTION NO. 22-

Resolution by the Monterey County Planning Commission:

- a. Considering the North Monterey County Cannabis Facilities Projects Initial Study/Negative Declaration (IS/ND) (State Clearinghouse No. 2020060325, HCD-Planning File No. REF220024), per California Environmental Quality Act (CEQA) Guidelines Section 15074; and
- b. Approving a Coastal Development Permit to allow establishment of commercial cannabis activities consisting of cultivation, nursery, non-volatile manufacturing and selfdistribution within existing 121,690 square feet of greenhouses and warehouses.

[PLN180109, BJSP LLC, 37 McGinnis Road, Royal Oaks, North County Land Use Plan, Coastal Zone (Assessor's Parcel Number: 181-022-005-[(000)]

The BJSP LLC application (PLN180109) came on for public hearing before the Monterey County Planning Commission on December 7, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County 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) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- The 1982 Monterey County General Plan;
- North County Land Use Plan (NC LUP);
- North County Coastal Implementation Plan (CIP Part 2); and
- Monterey County Zoning Ordinance (Title 20, CIP Part 1).

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 37 McGinnis Road, Royal Oaks, (Assessor's Parcel Number 181-022-005-000), North County Land Use Plan. The subject property is zoned Agricultural Conservation within the Coastal Zone or "AC(CZ)", which allows indoor, mixedlight, or nursery cannabis cultivation and non-volatile cannabis manufacturing, pursuant to MCC Sections 20.32.050.II and JJ. The project consists of one parcel historically used for agricultural production and is currently used for nursery, cultivation, processing, extraction, and distribution of cannabis within existing structures. The site includes 126,720 square feet of existing structures comprised of 118,690 square feet of existing greenhouse space, an existing 3,000 square foot warehouse, approximately 3,000 square feet of agricultural support buildings and a 1,520 square foot singlefamily residence, which is not part of the proposed project. Therefore, the proposed development is an allowed use for this site.
- c) The proposed project does not involve any changes to the existing structures on site. All cannabis activities will occur within existing greenhouse and warehouse structures. Minimal tenant improvements are proposed to existing structures including the replacement of roof panels to increase light transmission, the installation of a new micro-irrigation system, the replacement of ground cloth upon expansion of the operation, and emergency replacement of the existing on-site well due to water quality issues. The project will not result in any additional square footage. No conflicts exist for this project, as it pertains to mixed-light cannabis cultivation (Type 1B, 2B and/or 3B) and nursery (Type 4) in existing structures, processing, manufacturing (Type 6), and distribution (Type 11).
- d) Addition to Coverage: Pursuant to Monterey County Code (MCC) Section 20.32.060.E, the maximum building site coverage in the AC(CZ) zoning district is 3 percent. The subject property has an existing lot coverage of 126,720 square feet (58 percent) and is considered legal non-conforming. The proposed project would pose no increase in lot coverage. In accordance with Monterey County MCC Section 20.68.020, a legal nonconforming land use may be continued from the time that legal nonconforming land use is established.
- e) <u>Location</u>: In accordance with MCC Section 20.67.050.B.4, and as demonstrated in Finding No. 5, the property is located more than 600-feet from the nearest school, public park, and drug recover facility.
- f) <u>Unique Identifiers</u>: In accordance with MCC Section 20.67.050.B.5, the Cultivation Plan describes how the applicant will implement a County approved unique identification protocol that can track each batch or crop back to its source.

- Security Measures: The prepared Security Plan details the ways in g) which it complies with MCC Section 20.67.050.B.6. Lighting, entrance security, fencing, limited access areas, secure storage, security cameras, and alarm systems are on site to deter trespassing and theft of cannabis and cannabis products. The property has an existing 5-foot-high security fence on the property line of the property. A new 6-foot-high fence is proposed as well as 20-footwide and 14-footwide gates. As part of proposed project security measures, the project would include the installation of outdoor lighting as identified in the project's Security Plan, which is required by Business and Professions Code Section 26070 and MCC Chapter 7.90. New outdoor lighting would ensure the safety of persons and protect the premises from theft and other crimes. Outdoor lighting would be downward facing, shielded to direct light downwards to ensure that lighting does not spill over onto nearby properties, and would be consistent with local lighting ordinances and DCC regulations. Minimal motion-sensing, downward facing (shielded) lighting would be used for security purposes. Background checks consisting of fingerprints and other information deemed necessary by the County of Monterey would be required for every person listed as an owner, manager, supervisor, employee or volunteer of the operation.
- h) Pesticides and Fertilizers: In accordance with MCC Section 20.67.050.B.7, the project's Environmental Plan identifies that pesticides and fertilizers will be labeled and stored to avoid contamination through erosion, leakage, or inadvertent damage from animals.
- i) Water Conservation: In accordance with MCC Section 20.67.050.B.8, water conservation measures will be taken where possible, including the use of micro-irrigation and a pulse watering schedule would reduce water use by 30 percent compared to traditional water use methods.
- j) Renewable Energy: In accordance with MCC Section 20.67.050.B.9, The subject property has already replaced old, inefficient heaters with new, energy-efficient heaters, and 200-watt incandescent lights with 35-watt LED lighting. Additionally, state of the art, energy efficient Schaefer fans have been installed for air movement.
- k) <u>Visibility</u>: In accordance with MCC Section 20.67.050.B.10, cannabis plants will not be visible from off-site and no visual markers indicating that cannabis is cultivated on the site will be visible from off-site.
- Additional Permits and Licenses: Cultivation at the site will be required to obtain the appropriate Commercial Cannabis Business Permits and Business License. These licenses and entitlements will ensure ongoing monitoring of compliance with the plans and operational requirements. Failure to maintain all required permits,

- licenses, and entitlements may be ground for revocation of this permit.
- m) <u>Agricultural Advisory Committee (AAC) Review:</u> The project was referred to the Agricultural Advisory Committee on May 26, 2022. The committee voted to recommend approval of the project as proposed with a vote of 6-0, with five members absent.
- n) <u>Land Use Advisory Committee (LUAC) Review:</u> The project was referred to North County Land Use Advisory Committee (LUAC) on September 5, 2018. The committee unanimously recommended approval of the project as proposed by a vote of 6-0 with 3 members absent.
- o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN180109.
- **2. FINDING: SITE SUITABILITY:** The site is physically suitable for the use proposed.
 - a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Environmental Health Bureau, HCD-Engineering Services, HCD-Environmental Services, North County Fire Protection District, and the California Coastal Commission. 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 MCC Section 7.90.100.A.8, odor prevention devices and techniques, such as ventilation systems, filters and and/or odor-neutralizers would be installed, as needed, for plant cultivation, post-harvest production, and processing. Odor from the greenhouses and processing buildings may be produced during harvest, which takes place once every 3 to 4 months and lasts approximately 2 to 3 days. The key components of project's odor control program are proper ventilation, odor control equipment that has specifications that are adequate for the size of the operation, and regular inspection and maintenance.
 - c) Operational plans including security, tracking, reporting, sustainability measures, and other relevant information are proposed to address regulatory requirements and minimize impacts at the site and in the surrounding areas. Also see Finding No. 1.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN180109.
- **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,

EVICENCE:

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:

- The project was reviewed by HCD-Planning, Environmental Health Bureau, HCD-Engineering Services, HCD-Environmental Services, North County Fire Protection District, and the California Coastal Commission. The respective agencies and committee 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.
- An existing on-site private well will provide water to the subject site. The site also contains one 20,000-gallon and two 10,000-gallon water storage tanks (40,000 gallons total) for irrigation and domestic water use. Proposed improvements include a water storage tank for fire protection and replacement of the existing well. On October 26, 2022, the applicant was granted an Emergency Coastal Development Permit to drill a replacement domestic multiple connection well on site due to poor potable water quality and high nitrate levels exceeding maximum contaminate levels of 10mg/L of the existing well. The two-connection small water system serves the existing single family dwelling on site as well as the cannabis operation. The Environmental Health Bureau had conditioned the project (Condition 6) to obtain a potable water supply that meets primary drinking water standards. The condition included two options to either install a centralized water treatment system or obtain a new source of supply. A cost analysis for treatment of the existing well was performed which indicated that annual operating costs would start at \$344,000 and continue to increase annually due to inflation. The cost to drill a replacement well is estimated to be \$255,000 which proved to be the most feasible option. Securing a potable water source was necessary in order to support the commercial cannabis business permit.
- c) Waste Management is currently providing waste disposal and recycling services for non-cannabis waste. Recycling and regular waste are stored in receptacles on site until transported by Waste Management to a waste management facility. Cannabis waste disposal procedures would comply with Division 30, Sections 40141 and 42649.8(d) of the PRC. In addition, pursuant to DCC regulations 16309(a)(2) and 17223, the applicant has prepared a cannabis waste management plan, which may include composting cannabis waste. All composted cannabis waste would be done in compliance with Title 14 of the CCR at Chapter 3.1, commencing with Section 17850. The County does not allow for burning of cannabis waste on the project site.
- d) 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 and supporting evidence.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN180109.

4. FINDING:

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

EVIDENCE:

The Operational Plan includes security measures, track and trace protocols, monitoring and reporting requirements, packaging and labeling standards, sustainability measures, and other relevant information are proposed to address regulatory requirements contained in MCC Section 20.67.050 (also see Finding No. 1).

5. FINDING:

REQUIRED SETBACKS: The cultivation will not be located within a six hundred foot radius of a school providing instruction in kindergarten or any grades 1 through 12, a child care center, a youth center, a playground, or a drug recovery facility that is in existence at the time of approval of permits by the Appropriate Authority. The subject site will be located at 37 McGinnis Road, Royal Oaks. The closest public park is Royal Oaks Park, located approximately 2.13 miles southeast of the project site. The closest school is Hall District Elementary School, located approximately 1.22 miles

EVIDENCE:

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

EVIDENCE: a)

Cannabis and cannabis products supplied by the applicant, except for immature cannabis plants and seeds, are subject to quality assurance and testing prior to sale at a retailer, microbusiness, or nonprofit.

northwest of the project site. The closest addiction treatment and

recovery facility is Teen Challenge Monterey Bay, located approximately 3.51 miles northwest of the project site.

- b) As a licensed distributor, the applicant shall adhere to these procedures. As a licensed cultivator, nursery or manufacturer, the applicant shall ensure that products are distributed by a licensed distributor. The licensed distributor may be the applicant or a third party.
- c) Operational standards that ensure testing of each batch of cannabis produced at the site are addressed through the Commercial Cannabis Business Permit required pursuant to Chapter 7.90 of the Monterey County Code.

7. FINDING:

FEDERAL COMPLIANCE: The cultivation will provide adequate measures that address the federal enforcement priorities for cannabis activities including restricting access to minors, prohibiting use or

possession of firearms for security purposes at the premises, and ensuring that cannabis and cannabis products are supplied from permitted and licensed sources.

EVIDENCE:

- Plans and materials contained in file PLN180109 include descriptions of security measures that restrict youth access to the site. Unique identification, 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) The Operations Plan includes measures restricting access to minors, prohibiting use or possession of firearms for security purposes and the premises, and ensuring that cannabis and cannabis products are not supplied to unlicensed and unpermitted persons and not distributed out of state.
- c) Violations of Federal Enforcement priorities may be grounds for revocation of this permit.

8. FINDING:

- CEQA (IS/ND) The project is consistent with the adopted North Monterey County Cannabis Facilities Projects Initial Study/Negative Declaration (IS/ND). Pursuant to Section 15074 of the CEQA Guidelines, staff finds that the project does not require subsequent environmental review based on the following findings:
 - No substantial changes are proposed in the project which will require major revisions to the previous IS/ND due to involvement of new significant environmental effects or a substantial increase in the severity of previously identified impacts;
 - 2) No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions to the previous IS/ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; and
 - 3) No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the IS/ND was adopted.

EVIDENCE: a)

- The IS/ND for the North Monterey County Cannabis Facilities Projects Initial Study/Negative Declaration (State Clearinghouse No. 2020060325, HCD-Planning File No. REF220024), adopted by the Board of Supervisors on October 4, 2022 (Board of Supervisor Resolution No. 22-179), evaluated potential cumulative effects of 7 sites on 5 properties that proposed to cultivate cannabis within existing greenhouses or industrial buildings.
- b) The proposed project would entail the continued use of 121,690 square feet of existing greenhouses and warehouse structures for nursery uses, cultivation, processing, extraction, and distribution of cannabis within existing structures. Site improvements would include

- the addition of a water tank for fire protection, the replacement of roof panels to increase light transmission, the installation of a new micro-irrigation system, and the replacement of ground cloth upon expansion of the operation.
- d) Pursuant to Section 15073.5 of the CEQA Guidelines, there are no substantial modifications proposed in the project that would require major revision to the previously adopted IS/ND.
- e) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is not in a particularly sensitive environment, would not result in cumulatively considerable impacts, would not impact a hazardous waste site or historical resources, and would not damage scenic resources.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN180109.
- **9. FINDING:** APPEALABILITY The decision on this project may be appealed to the Board of Supervisors.
 - **EVIDENCE:** a) Pursuant to MCC Section 20.86.030, the project is appealable to the Board of Supervisors because it requires the Planning Commission to make a discretionary decision.
 - b) Pursuant to MCC Section 20.86.080.A.3, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted as a conditional use.

DECISION

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

- a. Consider the North Monterey County Cannabis Facilities Projects Initial Study/Negative Declaration (IS/ND) (State Clearinghouse No. 2020060325, HCD-Planning File No. REF220024), per California Environmental Quality Act (CEQA) Guidelines Section 15074; and
- b. Approve a Coastal Development Permit to allow establishment of commercial cannabis activities consisting of cultivation, nursery, non-volatile manufacturing and self-distribution within existing 121,690 square feet of greenhouses and warehouses.

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 7th day , seconded by Commissioner | upon motion of following vote: | Commissioner |
|--------------------------------------|---|--------------------------------|--------------|
| AYES: NOES: ABSENT: ABSTAIN | | | |
| | | | |

| Craig Spencer, Planning Commission Secretar | _ y |
|--|--------|
| COPY OF THIS DECISION MAILED TO APPLICANT ON | |
| 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 OF THE BOARD'S OFFICE ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE | |

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

This decision, if this is the final 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

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

PLN180109

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation
Monitoring Measure:

This Coastal Development Permit (PLN180109) allows commercial cannabis for non-volatile manufacturing and self-distribution within cultivation, nursery, 126,720 square feet of greenhouses and warehouses. The property is located at 37 McGinnis Road, Royal Oaks, (Assessor's Parcel Number 181-022-005-000), North County Land Use Plan, Coastal Zone. 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 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 Coastal Development Permit (Resolution Number ***) was approved by the Planning Commission for Assessor's Parcel Number 181-022-005-000 on December 7, 2022. The permit was granted subject to 14 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the 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.

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

Responsible Department:

RMA-Planning

Condition/Mitigation Monitoring Measure:

during the course of construction, cultural, archaeological, 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 HCD - Planning and a archaeologist (i.e., archaeologist registered qualified an with the Register Professional Archaeologists) shall immediately be 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.

(HCD - 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 HCD - 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. PWSP0001 - DRIVEWAY AND FRONTAGE IMPROVEMENTS

Responsible Department:

RMA-Public Works

Condition/Mitigation Monitoring Measure:

Applicant/Owner shall improve the existing roadway connection/pavement to McGinnis Road and Johnson Road. Clearing/grading of drainage along the property frontages, as necessary, to provide sufficient flow and, as needed, improvements will be required to maintain drainage and safe access to the project site.

Trim/maintain existing trees and vegetation as needed along the property frontages. The project will be required to trim or remove the trees and vegetation as necessary, and continue to maintain the vegetation, to provide sight visibility at the driveways and at the intersection.

Additionally, all fencing must be located outside the public road right-of-way, with access gates being placed a minimum of 30 feet inside the subject property to allow delivery trucks and other vehicles to safely enter and exit the site.

Compliance or Monitoring Action to be Performed:

Design and construct driveway/roadway improvements to insure proper drainage. Show all proposed improvements on site plan for the intersection of McGinnis Road, Johnson Road and private driveway. Improvements are to be completed prior to occupancy or commencement of use. Encroachment permits are required for work done within the county right of way. Applicant is responsible to obtain all permits and environmental clearances

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5. EHSP02 - Composting Operations (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure:

The project scope includes on-site composting of green waste. Composting activities must adhere to Title 14 of the California Code of Regulations. The facility shall determine which Regulatory Tier Placement is appropriate for the proposed use and demonstrate acceptance or issuance of any necessary Enforcement Agency Notification, Registration or Solid Waste Facility Permit.

Compliance or Monitoring Action to be Performed:

Prior to issuance of the Commercial Cannabis Business permit, the applicant shall submit a written standard operating procedure of the on-site composting processes to the EHB for review and acceptance.

The applicant shall also submit to the satisfaction of the EHB, documentation of the acceptance or issuance of any necessary Enforcement Agency Notification, Registration or Solid Waste Facility Permit prior to commencement of operations.

6. EHSP01 - Obtain Potable Water Supply (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure:

The project receives water from McGinnis Road Water System #02, a 2-connection local small water system. Water quality analysis collected on March 29, 2018 from the well that currently serves the water system indicated a nitrate level of 31.7 mg/L as NO3-N, which exceeds the Maximum Contaminant Level (MCL) of 10 mg/L. The water system shall ensure a reliable water supply that meets primary drinking water standards by:

- 1) Installation and ongoing use of a centralized water treatment system acceptable to the Environmental Health Bureau (EHB), or equivalent technology that complies with local and state drinking water standards; or
- 2) Obtaining a new source of supply for McGinnis Road WS #02, which may or may not require installation and ongoing use of a water treatment system acceptable to the EHB to meet primary drinking water standards.

Compliance or Monitoring Action to be Performed:

Prior to the issuance of the Commercial Cannabis Business permit, the applicant shall demonstrate to the satisfaction of EHB that the water system supplies water that meets primary drinking water standards.

If a water treatment system is utilized, the applicant shall provide to the EHB for review and acceptance as-built plans for the treatment system prepared by a qualified individual and shall submit water quality analysis of samples collected pre- and post-treatment to confirm the drinking water standard for nitrate is being met.

If a new source of supply is incorporated into the water system, the applicant shall submit water quality analysis to confirm that the water system is producing water that meets primary drinking water standards. If a water treatment system is required, the applicant shall obtain EHB acceptance of plans, install the treatment system and provide to the EHB for review and acceptance as-built plans for the treatment system prepared by a qualified individual. Submit water quality analysis of samples collected pre- and post-treatment to confirm primary drinking water standards are being met.

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7. PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure:

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

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

8. PDSP002 - INSPECTION OF RECORDS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure:

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

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

9. PDSP003 - COMMERCIAL CANNABIS PERMIT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure:

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

Compliance or Monitoring Action to be Performed:

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

10. PDSP004 - GROUNDS FOR REVOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure:

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

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

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11. PDSP005 - COMPLIANCE WITH OPERATIONS PLANS

Responsible Department: RMA-Planning

Condition/Mitigation The commercial cannabis activities shall be maintained in accordance with the Monitoring Measure:

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.

12. PDSP006 - ODOR CONTROL

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be

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.

13. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed:

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

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14. CC01 INDEMNIFICATION AGREEMENT

Responsible Department:

County Counsel-Risk Management

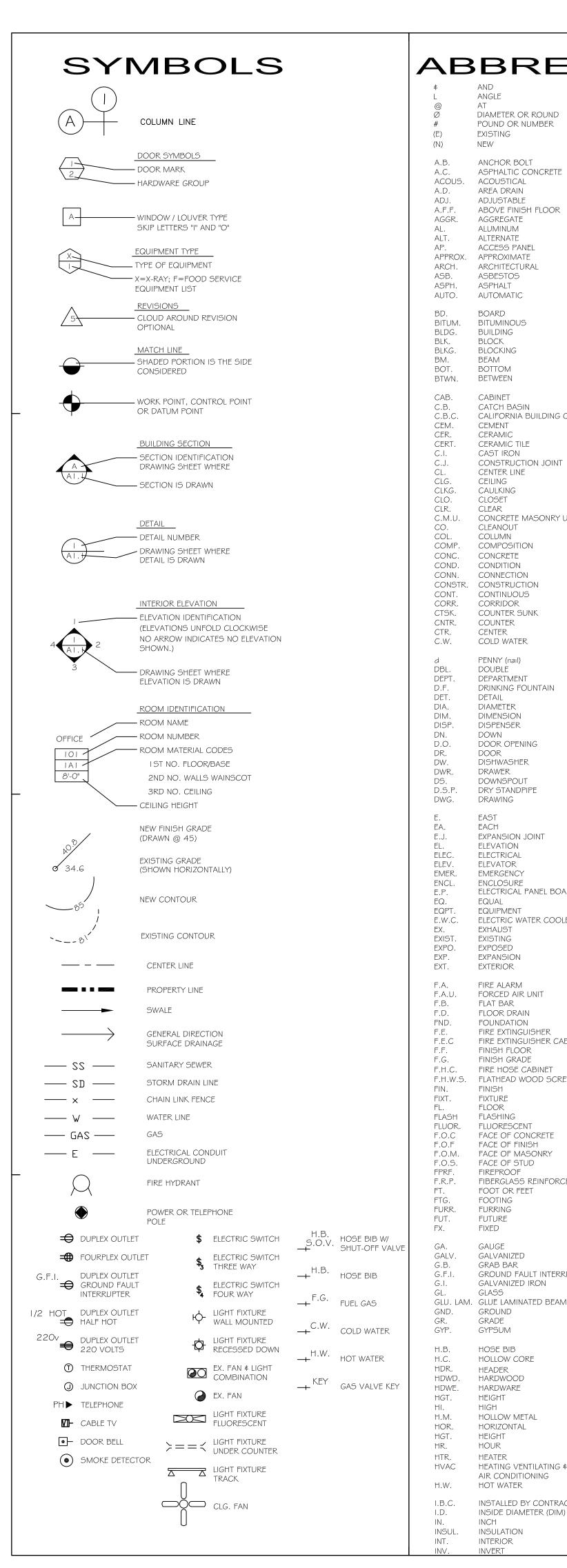
Condition/Mitigation
Monitoring Measure:

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

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

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

Print Date: 11/22/2022 9:51:02PM Page 6 of 6



ABBREVIATIONS CANNABIS CULTIVATION **FACILITY FOR:** ANGLE JOIST HANGER JOINT DIAMETER OR ROUND

12 / 12 GENETICS, LLC

37 McGINNIS ROAD ROYAL OAKS, CALIFORNIA 95076

PROJECT INFORMATION

PROJECT SCOPE: USE PERMIT FOR CANNABIS CULTIVATION FACILITY

2. OCCUPANCY: SEE A I .O FOR INFORMATION

AMERICAN DISABILITIES ACT AND STANDARDS

COUNTY OF MONTEREY ORDINANCES

181-022-005-000 3. APN: 4. LOCATION: 37 McGINNIS ROAD, ROYAL OAKS, CA 95076

POWDER ACTUATED FASTENER 5. PARCEL SIZE:

PERIMETER PERPENDICULAR PLASTIC LAMINATE PLASTER PLUMBING

PLAS. PLUMB. PLYWD. PLYWOOD PRECAST POUNDS PER SQUARE INCH PRESSURE TREATED PAPER TOWEL DISPENSER COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE

PAPER TOWEL HOLDER

POUND OR NUMBER

ASPHALTIC CONCRETE

LAV.

LKR.

MAS.

MAX.

MEMB.

LAVATORY

LOCKER

MASONRY MATERIAL

MUMIXAM

MECHANICAL

MANUFACTURER

MALLEABLE IRON

MISCELLANEOUS

MASONRY OPENING

METAL THRESHOLD

NOT APPLICABLE

NOT IN CONTRACT

MEMBRANE

MANHOLE

MIRROR

MOUNTED

NATURAL

OVERALL

OFFICE

OBSCURE

ON CENTER

OVERHANG

OPENING

OUTSIDE DIAMETER (DIM.)

NO. OR # NUMBER

OPNG.

P.A.F.

PERIM.

P. LAM.

RWD.

S.C.

PERP.

N.T.S. NOT TO SCALE

MEDICINE CABINET

ANCHOR BOLT

ACOUSTICAL

AREA DRAIN ADJUSTABLE

AGGREGATE

ALUMINUM

ALTERNATE

ACCESS PANEL

ARCHITECTURA

APPROXIMATE

ASBESTOS

AUTOMATIC

BITUMINOUS

BUILDING

BLOCKING

CATCH BASIN

CERAMIC TILE

CONSTRUCTION JOINT

CONCRETE MASONRY UNIT

CAST IRON

CENTER LINE

CAULKING

CALIFORNIA BUILDING CODE

BLOCK

BEAM

BOTTOM

CEMENT

CERAMIC

CFILING

CLOSET

COLUMN

CONCRETE

CONDITION

CONNECTION

CONTINUOUS

CORRIDOR

COLD WATER

COUNTER

CENTER

DOUBLE

DEPARTMENT

DIAMETER

DIMENSION

DISPENSER

DOOR

DRAWER

DOOR OPENING

DISHWASHER

DOWNSPOUT

DRAWING

ELEVATION

ELECTRICAL

ELEVATOR

EMERGENCY

ENCLOSURE

EQUIPMENT

EQUAL

EXISTING

EXPOSED

EXTERIOR

FLAT BAR

FLOOR DRAIN

FOUNDATION

FINISH FLOOR

FINISH GRADE

FINISH

FIXTURE

FLOOR

FLASHING

FLUORESCENT

FACE OF CONCRETE

FACE OF MASONRY

FACE OF FINISH

FACE OF STUD

FOOT OR FEET

FOOTING

FURRING

FUTURE

GALVANIZED

GALVANIZED IRON

GROUND FAULT INTERRUPTER

GRAB BAR

GLASS

GROUND

GRADE

GYPSUM

HEADER

HEIGHT

HEIGHT

HOUR

HEATER

HOT WATER

INSULATION

INTERIOR

HOLLOW CORE

HOLLOW METAI

HEATING VENTILATING \$

INSIDE DIAMETER (DIM)

AIR CONDITIONING

HORIZONTAL

HARDWOOD

HARDWARE

FIRE EXTINGUISHER

FIRE HOSE CABINET

FLATHEAD WOOD SCREW

FIRE EXTINGUISHER CABINET

EXPANSION

FORCED AIR UNIT

DRY STANDPIPE

EXPANSION JOINT

ELECTRICAL PANEL BOARD

ELECTRIC WATER COOLER

DRINKING FOUNTAIN

CONSTRUCTION

COUNTER SUNK

COMPOSITION

CLEAR

ASPHALT

EXISTING

RISER RETURN AIR RADIUS

ROOF DRAIN RECEPTACLE REFRIGERATOR REFERENCE REGISTER REQ. REQUIRED RESILIENT ROUND HEAD WOOD SCREW

ROOM ROUGH OPENING REDWOOD RAIN WATER LEADER

SOUTH SUPPLY AIR SOLID BLOCKING SOLID CORE S.C.D. SEAT COVER DISPENSER SCHED. SCHEDULE S.D. SECT. SOAP DISPENSER SECTION SHOWER

SHEET SHTG. SHEATHING SIM. S.N.D. SIMII AR SANITARY NAPKIN DISPENSER RECEPTACLE SPECIFICATION SQ. SST. SQUARE STAINLESS STEEL S.SK. SERVICE SINK STA. STATION STD. STANDARD

STL. STOR. STRUCT. STEEL STORAGE STRUCTURAL SUSP. SUSPENDED SYMMETRICAL FIBERGLASS REINFORCED PANEL TOWEL BAR

T.E.N.

T.P.D.

T.O.P.

TRANS.

TRD.

T.W.

VERT.

VENT.

W.C.

W.M.

WSCT.

TOP OF CURB TEMPERED TYPICAL EDGE NAILING TONGUE AND GROOVE TOP OF GRATE TOP OF MASONRY TOP OF PAVEMENT TOILET PAPER DISPENSER TOP OF PLATE TRANSFORMER

WATERPROOF

WAINSCOT

V.C.T. VERTICAL VENTILATION VEST. VESTIBULE V.I.F. VERIFY IN FIELD VENT THROUGH ROOF WITH WATER CLOSET WOOD WATER HEATER WATER METER WITHOUT

TREAD TELEVISION TOP OF WALL UNDERWRITERS LABORATORIES UNF. U.O.N. UNFINISHED UNLESS OTHERWISE NOTED VINYL COMPOSITION TILE

6. ZONE: AC(CZ) - AGRICULTURAL CONSERVATION (COASTAL ZONE) 7. CONSTRUCTION TYPE: V-B 8. NO. OF STORIES: I STORY 9. CODES \$ STANDARDS:

> 2016 CBC, CMC, CPC, CFC, CALIFORNIA ELECTRICAL CODE WITH AMENDMENTS FOR ENERGY, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN CODE, ACCESSIBILITY AND CURRENT NFPA STANDARDS. 2016 CALIFORNIA TITLE 24 ENERGY CODE REQUIREMENTS

ALL PRODUCTS LISTED BY I.C.B.O. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) PER PRODUCTS LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

GENERAL NOTES

. EVERYTHING SHOWN IS (E) TO REMAIN U.O.N.

- 2. ALL UTILITY TIE-INS TO BE ENCASED IN APPROPRIATE UTILITY BOX. VERIFY IN FIELD FINAL LOCATION. NOTE, ANY UTILITY BOX PLACED ON ROADWAY MUST HAVE A TAFFIC RATED BOX AND LID.
- 3. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY HOOK-UPS AND PERMIT REQUIREMENTS.
- 4. ALL WORK WITHIN THE RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH CITY OF SALINAS STANDARDS. SEPARATE PERMITS ARE REQUIRED AND SHALL BE OBTAINED FOR WORK IN THE RIGHT OF WAY. TRAFFIC FLOW MUST BE MAINTAINED.
- 5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES.
- S. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPPINGS, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING.
- 7. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT AND SHALL HOLD HARMLESS INDEMNIFY AND DEFEND THE OWNER, THE ARCHITECT, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- 3. CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH THE CONSTRUCTION DOCUMENTS PRIOR TO STARTING CONSTRUCTION.
- 9. THE ARCHITECT SHALL BE NOTIFIED OF ANY OMISSIONS OR DISCREPANCIES IN THE WORKING DRAWINGS AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- IO. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON THE PLANS, SECTIONS
- I. SPECIFIC DETAILS AND NOTES TAKE PRECEDENCE OVER STRUCTURAL AND TYPICAL
- 12. WHERE SPECIFIC DETAILS ARE NOT PROVIDED, CONSTRUCTION CAN FOLLOW DETAILS FOR SIMILAR CONDITIONS, UNLESS CONFLICT OCCURS.
- I 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN INSTALLATION AND MAINTENANCE OF ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS FINALIZED. 4. THE CONTRACTOR SHALL PERIODICALLY REMOVE DEBRIS AND CLEAN THE AREA WHERE THEY ARE WORKING.
- I 5. THE CONTRACTOR SHALL TURN OVER TO THE OWNER A CLEAN AND COMPLETE JOB. ANY WORK NOT SPECIFICALLY CALLED FOR OR SPECIFIED, BUT NECESSARY TO COMPLY WITH THE INTENT OF QUALITY AND COMPLETENESS SHALL BE PERFORMED AS PART OF THIS PROJECT

SHEET INDEX

EXISTING BLD'G "A" - FLOOR PLAN \$ ELEVATIONS EXISTING BLD'G "GH-I" - FLOOR PLAN & ELEVATIONS

SITE PLAN - FIRE PROTECTION

ELECTRICAL COVER SHEET

EXISTING ELECTRICAL SITE PLAN

PROPOSED ELECTRICAL SITE PLAN

TO

S.F.

TO

TOPOGRAPHIC MAP EXISTING SITE PLAN

SITE PLAN - PLUMBING

EXISTING ELECTRICAL SINGLE LINE DIAGRAM

ELECTRICAL DETAILS

E7.1 ELECTRICAL SPECIFICATIONS



IN STUDIO ARCHITECTURE **250 MAIN STREET** SALINAS, CA 93901 831.320.2655

| INFORMATION ON T | HESE PLANS IS PROPERTY OF IN STUDIO ARCHITECTURE. UNAUTHORIZED USE IS PROHIBITED. |
|------------------|---|
| | |
| | CENSED ARCHIT |

CLIENT

DATES

12 / 12 GENETICS, LLC

PROJECT

-SITE

TO

VICINITY MAP

USE PERMIT FOR A CANNABIS CULTIVATION, NURSERY, DISTRIBUTION & MFR. FACILITY **37 McGINNIS ROAD**

ROYAL OAKS, CA 95076

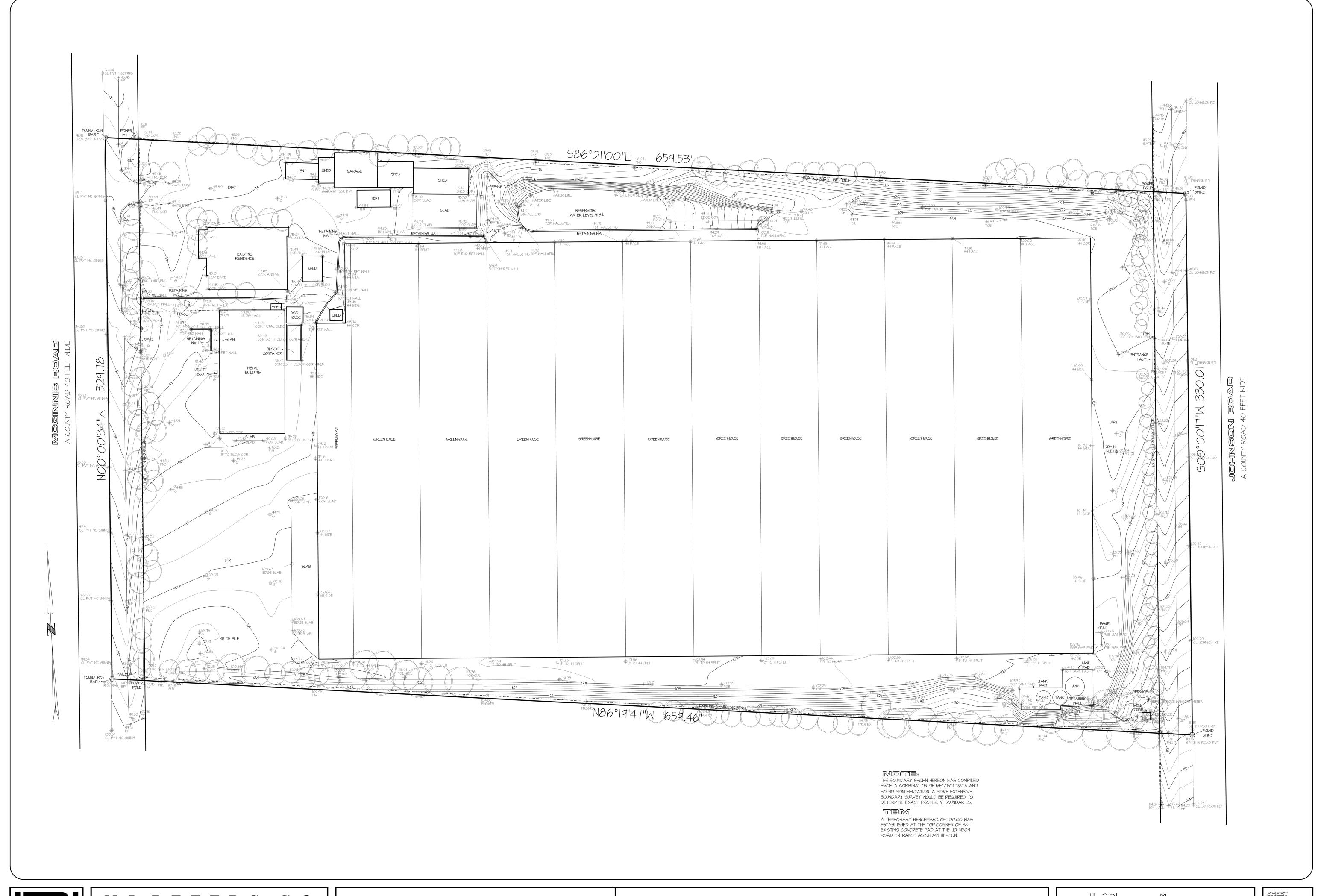
SHEET

TITLE SHEET

PLN180109

| PROJECT NUMBER: | 1811.1 |
|-----------------|------------|
| ISSUED: | 07-30-2018 |
| DRAWN BY: | AR |
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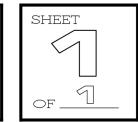


ENGINEERING - SURVEYING - LAND PLANNING

ROYAL OAKS, CA 95076 MONTEREY COUNTY, CALIFORNIA APN: 181-022-005-000

TOPOGRAPHIC SURVEY PREPARED FOR 12112 GENETICS LLC

scale |"=20' drawn JYU JOB NO. 4243 FILE NO. 4243.DWG DATE APRIL, 2018



GENERAL NOTES I. EVERYTHING IS EXISTING UNLESS OTHERWISE NOTED. 2. PROPERTY OWNER SHALL INSTITUTE & MAINTAIN VEGETATION MANAGEMENT AROUND BUILDINGS 3. EACH TENANT SPACE WILL REQUIRE A SEPARATE ADDRESS FROM PUBLIC WORKS. 4. CONSTRUCTION AND DEMOLITION MATERIALS SHALL BE HANDLED IN ACCORDANCE WITH CAL GREEN'S REQUIREMENTS TO DIVERT AT LEAST 65% OF WASTE TO AN APPROVED RECYCLING FACILITY (EFFECTIVE JANUARY 1,2017). 5. PRIOR TO START OF CONSTRUCTION THE APPLICANT SHALL SUBMIT AN EROSION CONTROL PLAN TO RMA-ENVIROMENTAL SERVICES FOR REVIEW AND APPROVAL 6. PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS THE APPLICANT SHALL SUBMIT A GRADING PLAN TO RMA-ENVIROMENTAL SERVICES FOR REVIEW AND 7. PRIOR TO ISSUANCE OF ANY GRADING PERMITS, THE APPLICANT SHALL SUBMIT CERTIFICATION FROM LICENSED PRACTITIONER THAT THEY HAVE REVIEWED THE GRADING PLAN FOR CONFORMANCE WITH THE GEOTECHNICAL RECOMMENDATIONS 8. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/ APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIROMENTAL SERVICES. 9. DURING ACTIVE CONSTRUCTION, THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIROMENTAL SERVICES IO. PRIOR TO FINAL INSPECTIONS THE OWNER/ APPLICANT SHALL SCHEDULE AND INSPECTION WITH RMA-ENVIROMENTAL SERVICES II. PRIOR TO FINAL INSPECTION, THE OWNER/ APPLICANT SHALL PROVIDE RMA-ENVIROMENTAL SERVICES A LETTER FROM LICENSED PRACTITIONER CERTIFYING THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT

126'-0"

PROPOSED STRUCTURE COVERAGE INFO.

| | | | | FIRE | | # OF | |
|-------|-----------------------------|----------|--------------------------------|-----------|-----------|---------|---------|
| BLDG | DESCRIPTION | STATUS | PROPOSED USE | SPRINKLED | OCC. | STORIES | AREA |
| GH-I | (E) GREENHOUSE BLDG | EXISTING | CULTIVATION / NURSERY | Ν | U | | 118,690 |
| Α | (E) PACKING/ WAREHOUSE BLDG | EXISTING | NON-VOLATILE MFR. / PROCESSING | Y | B/F-1/S-1 | 2 | 3,000 |
| | | | / STOR. / DIST. / PACKING | | | | |
| | | | | | | | |
| SFH-I | (E) RESIDENCE | EXISTING | MAIN RESIDENCE | Ν | R-3 | ı | 1,520 |
| S-I | (E) GARAGE / STORAGE BLDG | EXISTING | RESIDENCE GARAGE / STORAGE | Ν | U | | 1,585 |
| 5-2 | (E) STORAGE | EXISTING | STORAGE | Ν | U | I | 1,900 |
| 5-3 | (E) WELL HOUSE | EXISTING | WELL HOUSE | Ν | U | l | 25 |
| | | | | | | | |
| | | | | | 1 | | |

GH-1

PROPOSED SITE PLAN

RETAINING WALL

1. F.A.R. = 126,720 S.F. ÷ 217,121 S.F. (PARCEL SIZE) = 58%

2. LOT COVERAGE = 126,720 S.F. = 58%

PARKING

| 1105 | DATIO | C 17.F | |
|--------------------|--------|-------------|----------|
| USE | RATIO | SIZE | QUANTITY |
| INDUSTRIAL OFFICE | 1/300 | 300 | 1 |
| SINGLE FAMILY HOME | 2/UNIT | 1,520 | 2 |
| AG PROCESSING / | 1/500 | 2,700 | 6 |
| WAREHOUSE | | | |
| NURSERY | 1/2000 | 118,690 | 60 |
| | RE(| Q'D TOTAL = | 69 |
| | PR | OVIDED = | 22 |
| | INC | CLUDING I | |

| US | E | RATIO | SIZE | QUANTITY |
|------------|---------------|--------|---------|----------|
| INDUSTRIA | L OFFICE | 1/300 | 300 | |
| SINGLE FAM | IILY HOME | 2/UNIT | 1,520 | 2 |
| AG PROCE | SSING / | 1/500 | 2,700 | 6 |
| WAREH | OUSE | | | |
| NURS | ERY | 1/2000 | 118,690 | 60 |
| | REQ'D TOTAL = | | | 69 |
| | PROVIDED = | | | 22 |
| | | | | |

ACCESSIBLE STALL

TOTAL: | 126,720

KEYED NOTES

ACCESSIBLE PARKING STALL A. VAN

(E) WELL

(3) (N) TRASH & RECYCLING AREA - MIN. 5' AWAY FROM BUILDING

A. (E) 12'-0" WIDE - W/ KNOX BOX B. (E) 20'-0" WIDE - W/ KNOW BOX C. (N) 20'-0" WIDE

D. (N) 14'-0" WIDE 5 FIRE TRUCK ACCESS

(E) SEPTIC TANK & LEACH LINES

7> DEMO STRUCTURE

(8) WATER TANK A. (E) DOMESTIC B. (E) IRRIGATION C. (N) FIRE WATER

FIRE WATER A. (N) FIRE HYDRANT W/ 2 PROTECTION BOLLARDS

(E) GAS METERS

LEGEND



EXISTING BUILDING



BUILDING TO BE DEMOLISHED



A.C. OR CONC. PAVING



ALL WEATHER SURFACE PER FIRE DEPARTMENT

× --- × (E) 6'-0" TALL CHAIN LINK FENCE

(N) 6'-0" TALL WD. FENCE (E) CMU RETAINING WALL

FIRE DEPT. NOTES

THE EMERGENCY ACCESS KEY BOX ("KNOX BOX") SHALL BE INSTALLED AND MAINTAINED. THE TYPE AND LOCATION SHALL BE APPROVED BY THE FIRE DEPARTMENT. THE FIRE DEPARTMENT SHALL BE NOTIFIED WHEN LOCKS ARE CHANGED SO THAT THE EMERGENCY ACCESS KEY BOX CAN BE UPDATED WITH CURRENT KEYS.

ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDING SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS.

LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4-INCH HEIGHT, 1/2-INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD.

IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE.

EMERGENCY EXIT SIGNS WILL BE ILLUMINATED AND INSTALLED AT ALL EXITS.

FIRE SUPPRESSION

SPRINKLERS

THE WAREHOUSE AND OFFICE BUILDINGS SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. THE APPLICANT WILL OBTAIN PERMITS FOR FIRE SPRINKLER SYSTEMS PRIOR TO INSTALLATION.

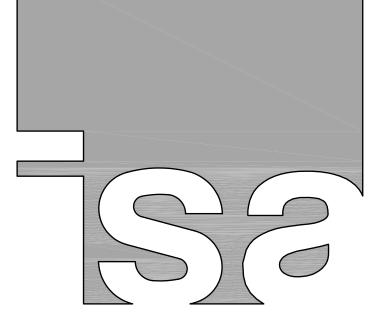
FIRE EXTINGUISHERS

PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED PER CALIFORNIA FIRE CODE SECTION 906. THE PORTABLE FIRE EXTINGUISHERS SHALL INSTALLED IN THE GREENHOUSES AND IN THE METAL BUILDING.

S-3

BUILDINGS THAT ARE PROTECTED WITH A FIRE SPRINKLER SYSTEM DESIGNED WITH MORE THAN 20 SPRINKLERS SHALL BE PROTECTED WITH A FIRE ALARM SYSTEM THAT IS MONITORED BY A FIRE ALARM COMPANY.

THE BUILDING(S) SHALL BE FULLY PROTECTED WITH AN APPROVED CENTRAL STATION PROPRIETARY STATION, OR REMOTE STATION AUTOMATIC FIRE ALARM SYSTEM AS DEFINED BY NFPA 72. PLANS AND SPECIFICATIONS FOR THE FIRE ALARM SYSTEM SHALL BE SUBMITTED BY A CALIFORNIA LICENSED C-10 CONTRACTOR TO THE FIRE CODE OFFICIAL AND APPROVED PRIOR TO REQUESTING A ROUGH SPRINKLER OR FRAMING INSPECTION.



IN STUDIO ARCHITECTURE **250 MAIN STREET** SALINAS, CA 93901 831.320.2655



CLIENT

DATES

12 / 12 **GENETICS, LLC**

PROJECT

USE PERMIT FOR A CANNABIS CULTIVATION, NURSERY, DISTRIBUTION & MFR. FACILITY 37 McGINNIS ROAD

ROYAL OAKS, CA 95076

SHEET

PROPOSED SITE PLAN

PLN180109

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|----|-----------------|------------|
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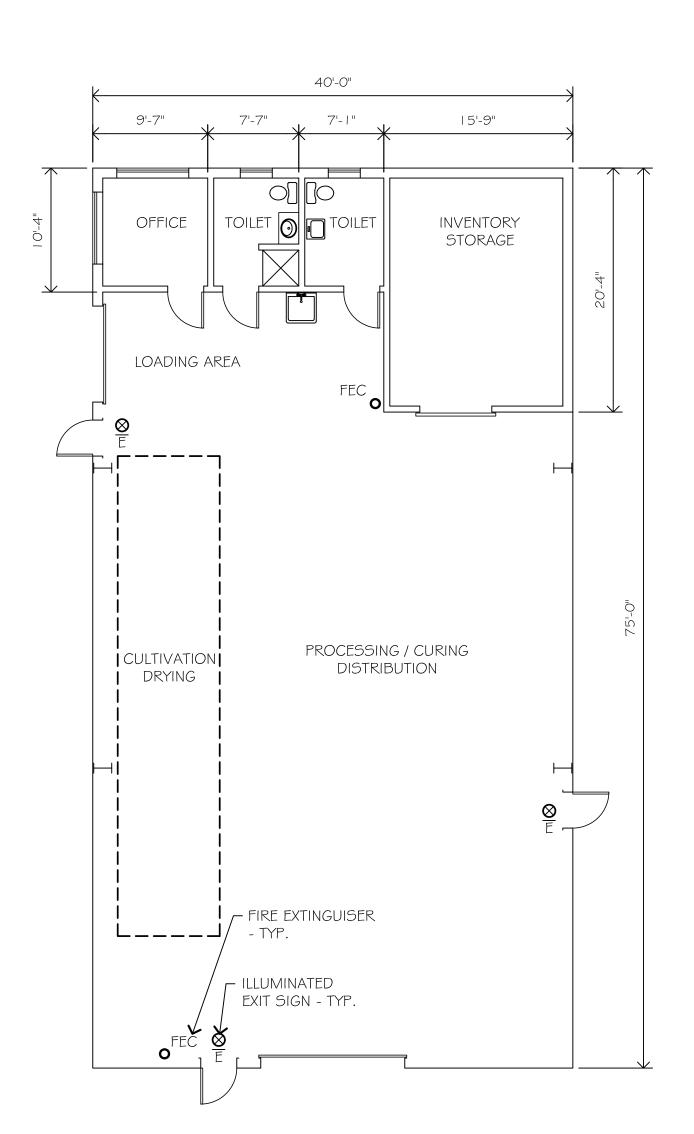
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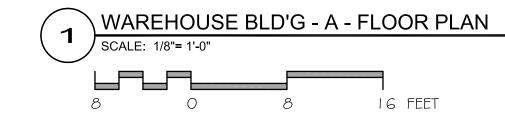


WEST & SOUTH ELEV. .1

WAREHOUSE BLD'G - A - EXT. ELEVATIONS

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









IN STUDIO ARCHITECTURE
250 MAIN STREET
SALINAS, CA 93901
831.320.2655

| DATES | |
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| THE INFORMATION ON | |



CLIENT

12 / 12 GENETICS, LLC

PROJECT

USE PERMIT FOR A
CANNABIS CULTIVATION,
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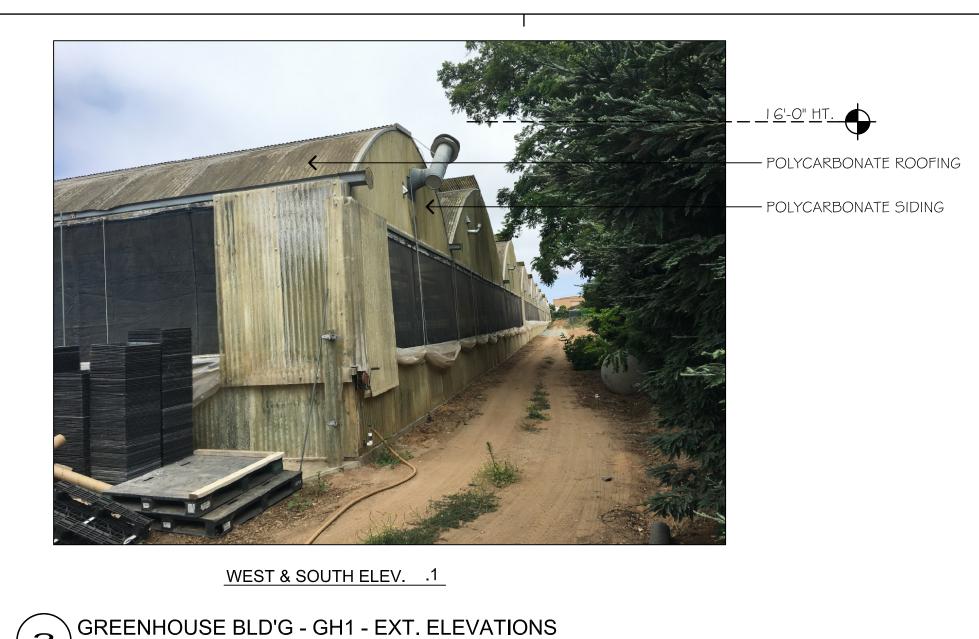
SHEET

EXISTING BLDG' A

PLN180109

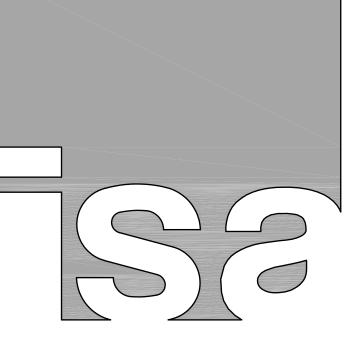
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GREENHOUSE BLD'G - GH1 - EXT. ELEVATIONS





IN STUDIO ARCHITECTURE **250 MAIN STREET** SALINAS, CA 93901 831.320.2655

| DATES | |
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| THE INFORMATION ON | THESE PLANS IS PROPERTY OF IN STUDIO ARCHITECTURE. UNAUTHORIZED USE IS PROHIBIT |
| | |
| | |
| | CENSED ARCHIT |
| | CED ARC |

CLIENT

12 / 12 GENETICS, LLC

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USE PERMIT FOR A CANNABIS CULTIVATION, NURSERY, DISTRIBUTION & MFR. FACILITY 37 McGINNIS ROAD

ROYAL OAKS, CA 95076

SHEET

EXISTING BLDG' GH1

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| CHECKED BY: | _ |
| FILENAME: | _ |

A2.8

| WASTEWATER GENERATION ESTIMATE | | | | |
|--------------------------------|------------------------|---|--|--|
| BUILDING | ESTIMATED OCCUPANTS | WASTEWATER GENERATION PER OCCUPANT/RESIDENCE (GALLONS/DAY)* | TOTAL WASTEWATER GENERATION (GALLONS/DAY) | |
| RESIDENCE | RESIDENCE | 240 | 240 | |
| METAL BUILDING | 12 OCC. | 6 | 72 | |
| TOTAL | | | 312 | |

VALUES OBTAINED FROM EPA 625/1-80-012 DESIGN MANUAL FOR ONSITE WASTE WATER TREATMENT SYSTEMS (RESIDENCE) AND CALCULATED FOR A 3 USES OF TOILETS AND LAVATORIES AND 30 SEC. OF KITCHEN SINK PER OCCUPANT (COMMERCIAL OCCUPANCY).

SITE PLAN - PLUMBING

| CAPACITY OF SEPTIC TAN | IKS (CPC TABLE H201.1(1)) |
|------------------------------|--|
| MAXIMUM FIXTURE UNITS SERVED | MINIMUM SEPTIC TANK CAPACITY (GALLONS) |
| 15 | 750 |
| 20 | 1000 |
| 25 | 1200 |
| 33 | 1500 |
| 45 | 2000 |
| 55 | 2250 |
| 60 | 2500 |
| 70 | 2750 |
| 80 | 3000 |
| 90 | 3250 |
| 100 | 3500 |

SEPTIC TANKS SIZES

- I. TANK #1: 1.1. CAPACITY: 1,500 GAL, GOOD FOR UP TO 33 DFU 1.2. BUILDINGS CONNECTED AND DRAINAGE:
- I.2.I. RESIDENCE: 22 DFU 1.2.2. TOTAL: <u>22 DFU</u> 2. TANK #2:
- 2.1. CAPACITY: 1,500 GAL, GOOD FOR UP TO <u>33 DFU</u> 2.2. BUILDINGS CONNECTED AND DRAINAGE: 2.2.1. METAL BUILDING: 12.5 DFU 2.2.2. TOTAL: 12.5 DFU

SCALE: 1/32" = 1'-0"

GENERAL PLUMBING NOTES

- I. THE INTENT OF THE DRAWINGS AND ADDITIONAL DOCUMENTATION IS TO PROVIDE A GUIDELINE OF ACTIONS TO BE TAKEN TO COMPLY WITH REQUIREMENTS FOR A USE PERMIT AS DESCRIBED IN THE ARCHITECTURAL DRAWINGS.
- 2. ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE 2016 CALIFORNIA PLUMBING CODE AND ALL OTHER APPLICABLE CODES AND REGULATIONS, INCLUDING THE CALIFORNIA ENERGY CONSERVATION STANDARDS OF TITLE 24.
- 3. ALL (N) PLUMBING FIXTURES SHALL BE LOW FLOW IN COMPLIANCE WITH THE REQUIRED VALUES FROM THE CALIFORNIA GREEN BUILDING CODE. SEE ARCHITECTURAL PLANS FOR LOCATION OF REPLACED PLUMBING FIXTURES.
- 4. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL FITTINGS, TRANSITIONS, VALVES, AND OTHER DEVICES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
- 5. ALL EQUIPMENT, PIPING, AND OTHER DEVICES AND MATERIALS INSTALLED OUTSIDE THE BUILDING OR OTHERWISE EXPOSED TO THE WEATHER SHALL BE COMPLETELY WEATHERPROOFED.
- 6. PIPES SHALL BE SUPPORTED AND BRACED PER SMACNA "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS."
- 7. COORDINATE PLUMBING SYSTEMS WITH WORK OF OTHER TRADES PRIOR TO ANY FABRICATION OR INSTALLATION. PROVIDE ALL FITTINGS, OFFSETS, AND TRANSITIONS AS REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
- 8. MAINTENANCE LABEL SHALL BE AFFIXED TO ALL PLUMBING EQUIPMENT.
- 9. PROVIDE ROUGH-IN AND FINAL CONNECTIONS FOR EQUIPMENT PROVIDED UNDER OTHER DIVISIONS OF THE SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF EQUIPMENT.
- IO. FIELD VERIFY LOCATION AND SIZE OF ALL EXISTING PIPING, DUCTWORK AND EQUIPMENT PRIOR TO FABRICATION OF ANY NEW WORK.
- II. ALL WATER CLOSETS CONTROLS SHALL BE ON THE SIDE OF THE FIXTURE AWAY FROM THE
- 12. ALL FAUCET CONTROLS SHALL BE OPERABLE WITH THE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.



IN STUDIO ARCHITECTURE **250 MAIN STREET** SALINAS, CA 93901 831.320.2655

| DATES | |
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| | |

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PROJECT

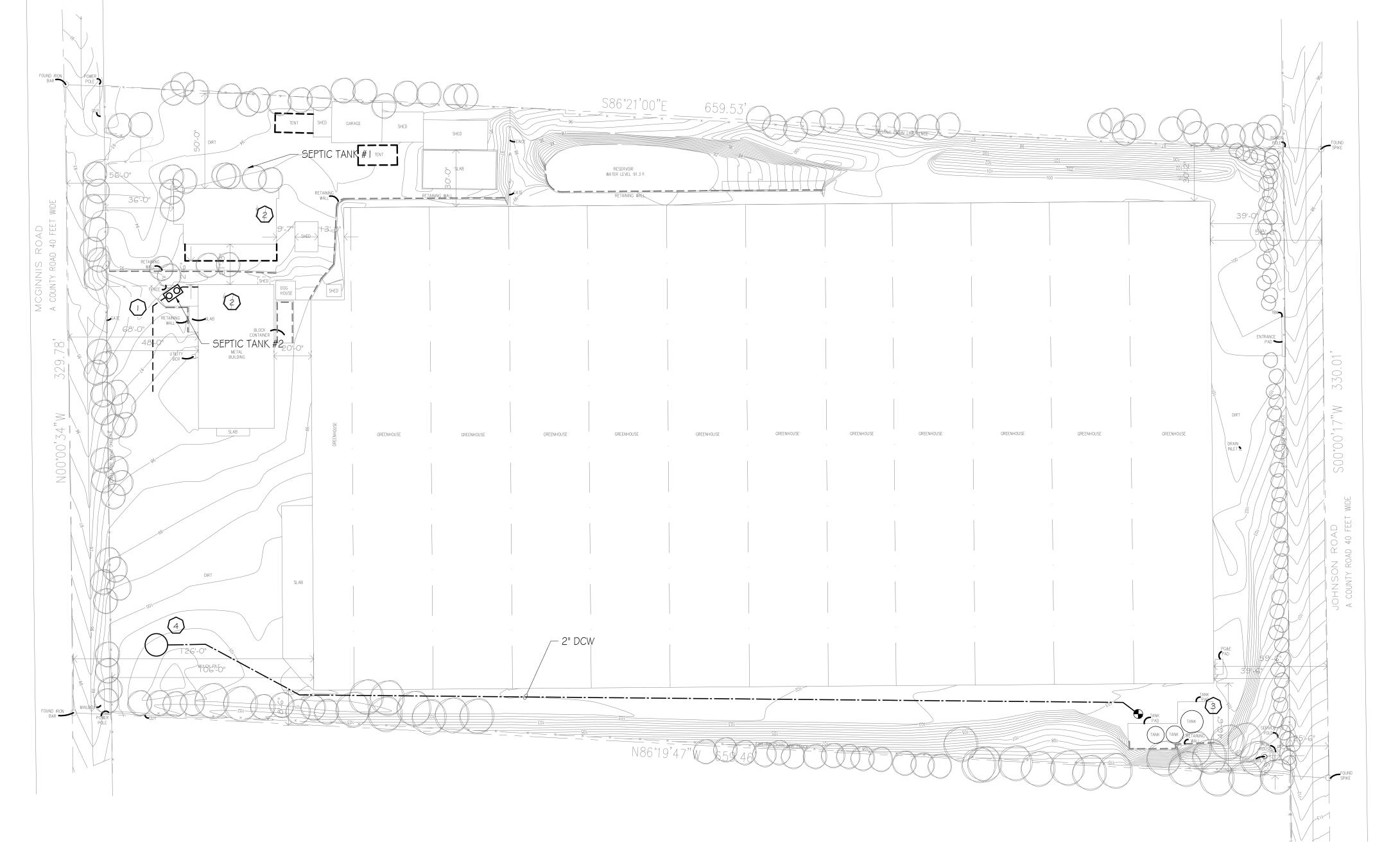
USE PERMIT FOR A CANNABIS CULTIVATION, NURSERY, DISTRIBUTION & MFR. FACILITY 37 McGINNIS ROAD **ROYAL OAKS, CA 95076**

SHEET SITE PLAN PLUMBING

PLN180109

LENAME:

ROJECT NUMBER: 1811.1 06-07-2018 RAWN BY: HECKED BY:



O SHEET NOTES

- I. (E) SEPTIC TANK HAS BEEN TESTED FOR PERFORMANCE ON MARCH 2018 AND REPORTED POSITIVELY. SEPTIC SYSTEMS' SIZES WERE VERIFIED AND DEEMED ADEQUATE FOR THE DRAINAGE FIXTURE COUNT. SEE TABLES.
- 2. POINT OF USE WATER TREATMENT SYSTEMS TO BE INSTALLED AT EACH DRINKING WATER FAUCET. WATER TREATMENT TO BE BASED ON REVERSE OSMOSIS PROCESS TO REMOVE HIGH NITRATE CONTENT.
- 3. (E) WATER HOLDING TANKS TO REMAIN 4. NEW 10,000 GALLON WATER TANK TO BE INSTALLED AND USED AS FIRE WATER STORAGE. PROVIDE (N) SUPPLY WATER LINE AND APPROVED AIR GAP AT FILLING VALVE. SEE FIRE PROTECTION DRAWINGS FOR MORE INFORMATION.

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE, RE-USE, REPRODUCTION OR BURNING AND ANY METHOD IN WHOLE OR IN THE PROPERTY OF THE P PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ENGINEER AND VISUAL CONTACT WITH THEM ENGINEERING CONSTITUDES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

GENERAL FIRE PROTECTION NOTES

- I. ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE 2016 CALIFORNIA MECHANICAL PLUMBING, BUILDING AND FIRE CODES, NATIONAL FIRE PROTECTION CODES AND PAMPHLETS, AND ALL OTHER APPLICABLE CODES AND REGULATIONS, INCLUDING THE CALIFORNIA ENERGY CONSERVATION STANDARDS OF TITLE 24.
- 2. DESIGN AND INSTALLATION SHALL CONFORM WITH NFPA PAMPHLETS.
- 3. ALL MATERIALS AND DEVICES TO BE UL LISTED.
- 4. FIRE PROTECTION CONTRACTOR SHALL SUBMIT DRAWINGS AND CATALOG DATA FOR ALL UL AND FM APPROVED COMPONENTS AND DEVICES TO THE MONTEREY COUNTY FIRE MARSHAL'S OFFICE FOR APPROVAL AND OBTAIN PERMITS PRIOR TO INSTALLATION.



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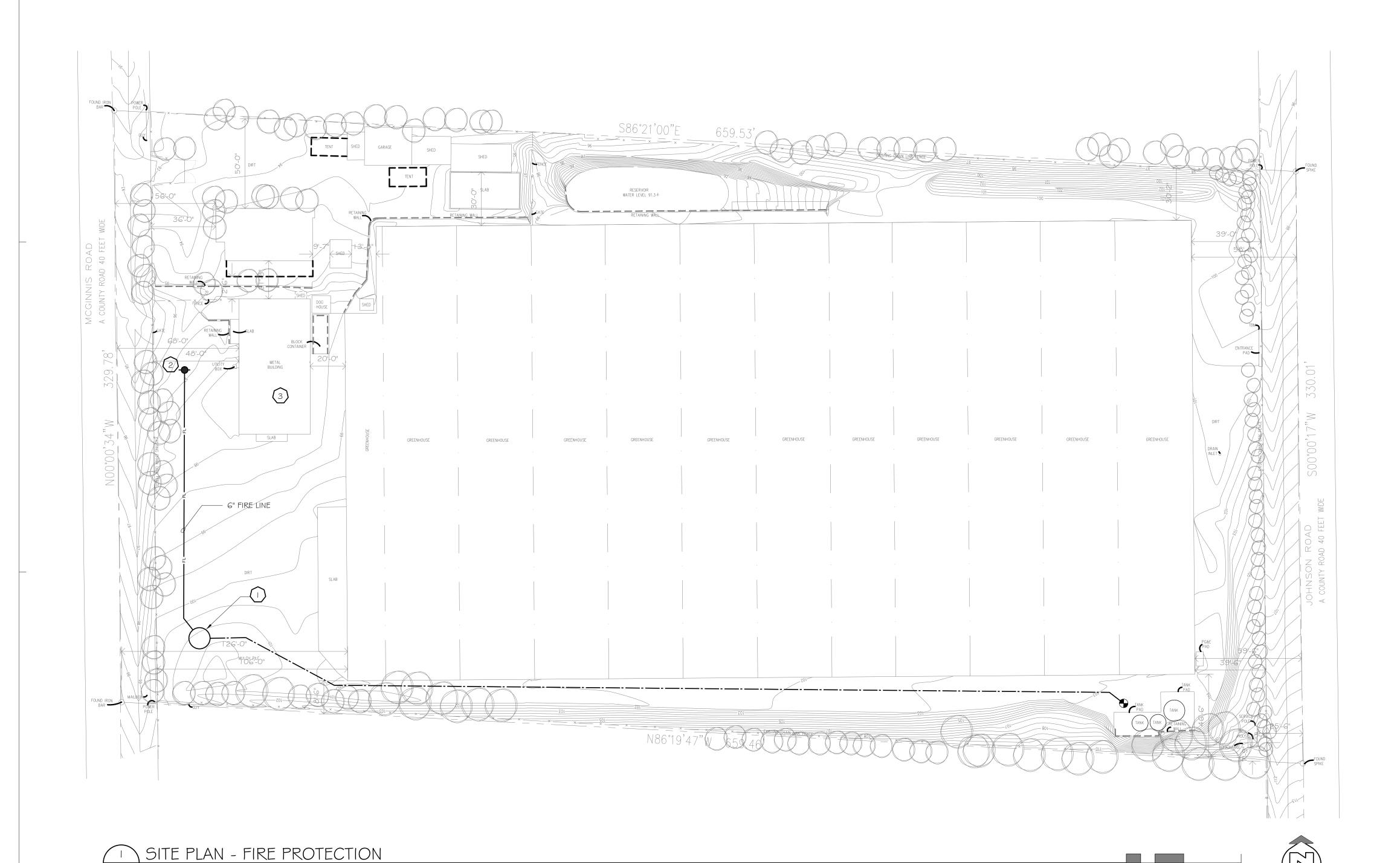
PROJECT

USE PERMIT FOR A CANNABIS CULTIVATION, NURSERY, DISTRIBUTION & MFR. FACILITY **37 McGINNIS ROAD ROYAL OAKS, CA 95076**

SHEET SITE PLAN PROTECTION

LENAME:

PLN180109 ROJECT NUMBER: 1811.1 06-07-2018 RAWN BY: HECKED BY:



O SHEET NOTES

- INSTALL (N) 13,500 GALLON WATER TANK TO SERVE AS FIRE WATER STORAGE RESERVOIR.
 INSTALL (N) FIRE HYDRANT WITHIN 20' OF DRIVEWAY.
- PROTECT WITH BOLLARDS.

 3. (E) WAREHOUSE TO REMAIN. NO CHANGE IN OCCUPANCY.

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TO SUCH USE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ENGINEER AND VISUAL CONTACT WITH THEM CONSTITUDES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. ENGINEERING

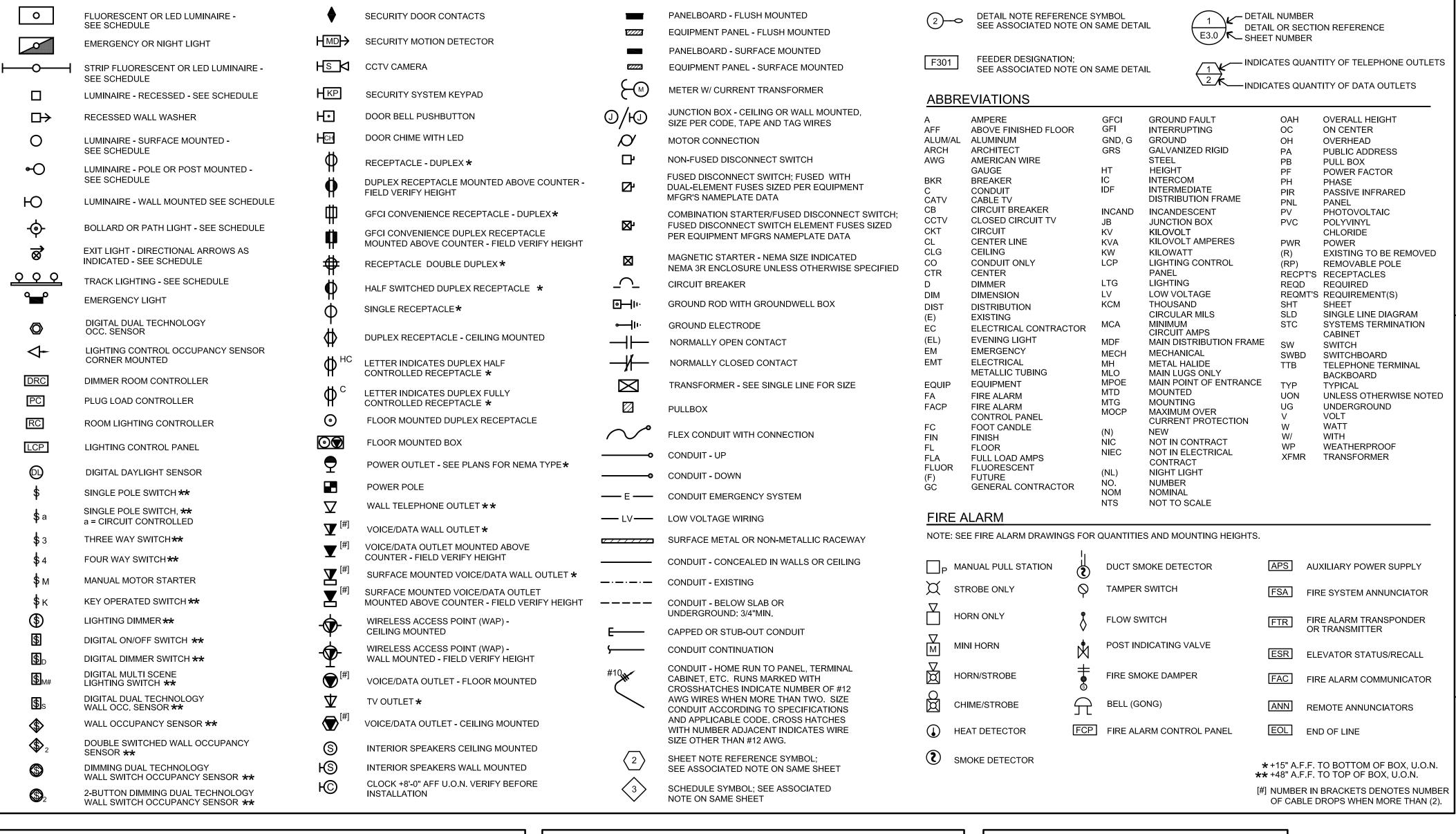
0 8 16 32 SCALE: 1/32" = 1'-0"

GENERAL CONSTRUCTION NOTES

- 1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. MATERIALS AND EQUIPMENT SHALL BE U.L. LISTED AND LABELED FOR THE APPLICATION.
- 2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTION FEES REQUIRED BY THIS CONTRACT WORK.
- 3. CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING AND ALLOW FOR ALL FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL WORK NOTED AND CALLED OUT ON ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL OBTAIN INFORMATION AND BE FAMILIAR WITH ALL OTHER TRADES WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN OTHER TRADES ON PROJECT.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONS AND PROPERTY AND SHALL PROVIDE INSURANCE COVERAGE AS NECESSARY FOR LIABILITY AND PERSONAL, PROPERTY DAMAGE, TO FULLY PROTECT THE OWNER, ARCHITECT AND ENGINEER FROM ANY AND ALL CLAIMS RESULTING FROM THIS WORK.
- 5. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS AT THE PROJECT SITE INDICATING ALL MODIFICATIONS TO ELECTRICAL SYSTEMS. THE CONTRACTOR SHALL AT THE CONCLUSION OF THE PROJECT PROVIDE ACCURATE "AS-BUILT" DRAWINGS ACCEPTABLE TO THE ARCHITECT.
- 6. ALL MATERIALS PROVIDED TO THE PROJECT SHALL BE NEW. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL INCIDENTAL MATERIALS REQUIRED FOR A COMPLETE INSTALLATION.
- 7. CONTRACTOR SHALL PROVIDE TO THE ARCHITECT A CONSTRUCTION SCHEDULE OF ELECTRICAL WORK. THE CONSTRUCTION SCHEDULE SHALL IDENTIFY ALL SIGNIFICANT MILESTONES WITH COMPLETION DATES.
- 8. CONTRACTOR SHALL PROVIDE ALL REQUIRED "CUTTING, PATCHING, EXCAVATION, BACKFILL AND REPAIRS" NECESSARY TO RESTORE DAMAGED SURFACES TO EQUAL OR BETTER THAN ORIGINAL CONDITIONS EXISTING AT START OF WORK.
- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING ALL EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS.
- 10. ALL ELECTRICAL EQUIPMENT INSTALLED OUTDOORS SHALL BE WEATHERPROOF. EXTERIOR CONDUITS RUN INTO BUILDINGS SHALL BE INSTALLED WITH FLASHING, CAULKED AND SEALED. CONDUITS FOR EXTERIOR ELECTRICAL DEVICES SHALL BE RUN INSIDE BUILDING UNLESS OTHERWISE NOTED ON DRAWINGS.
- 11. ALL CONDUITS UNLESS OTHERWISE NOTED ON DRAWINGS SHALL HAVE AS A MINIMUM: TWO (2) #10s WITH ONE (1) #10 GROUND. "TICK" MARKS SHOWN ON CIRCUITRY ARE FOR ROUGH ESTIMATING ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WIRES AND WIRE SIZES REQUIRED BY LATEST CODE.
- 12. ALL BRANCH CIRCUITS SHALL HAVE INDIVIDUAL NEUTRALS. SHARED NEUTRALS ON MULTIWIRE CIRCUITS IS NOT ALLOWED.
- 13. ALL 120/277V LIGHT SWITCHES AND WALL OCCUPANT SENSORS SHALL HAVE A NEUTRAL INSTALLED TO THE DEVICE BOX EXCEPT WHERE A CONDUIT OR SURFACE RACEWAY SYSTEM IS INSTALLED.
- 14. COORDINATE ALL CONDUIT RUNS, ELECTRICAL EQUIPMENT AND PANELS WITH ALL OTHER WORK TO AVOID CONFLICTS.
- 15. SEE ARCHITECTURAL DOCUMENTS FOR EXACT PLACEMENT OF LIGHTING FIXTURES AND DEVICES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF CEILING TYPES FROM ARCHITECTURAL DOCUMENTS AND PROVIDE AND INSTALL ALL REQUIRED FIXTURE MOUNTING HARDWARE. PROVIDE AND INSTALL U.L. LISTED FIRE STOP ENCLOSURES FOR ALL RECESSED FIXTURES IN FIRE RATED CEILINGS.
- 16. ALL CONDUIT SHALL BE CONCEALED WHERE POSSIBLE. CUT AND PATCH EXISTING WALLS WHERE NECESSARY. WHERE IT IS NECESSARY TO CUT OR BORE EXISTING STRUCTURAL WALLS FOR NEW ELECTRICAL WORK OBTAIN PERMISSION FROM THE ARCHITECT PRIOR TO STARTING WORK. REUSE (E) CONDUIT WHERE POSSIBLE.
- 17. WHERE IT IS NOT POSSIBLE TO REUSE (E) CONDUIT OR RUN (N) CONCEALED CONDUIT USE NON-METALLIC SURFACE RACEWAY AND BOXES. ROUTING OF ALL NON-METALLIC RACEWAYS SHALL BE APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN.
- 18. EXTENSION RINGS OR RESET BOXES TO BE FLUSH WITH NEW WALL THICKNESS.
- 19. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO (E) UNDERGROUND SYSTEMS (GAS, WATER, TELEPHONE, ELECTRICAL, SEWER, ETC.). THE CONTRACTOR SHALL REPAIR & PAY ALL EXPENSES FOR DAMAGE TO (E) UNDERGROUND SYSTEMS AS A RESULT OF (N) WORK. REPAIR TO DAMAGED UNDERGROUND SYSTEMS SHALL BE TO THE OWNERS SATISFACTION WITHOUT EXTRA EXPENSE TO THE OWNER
- 20. EXISTING WIRING SHOWN HAS BEEN TAKEN FROM OLD PLANS AND IS ASSUMED TO BE CORRECT. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ACTUAL CONDITIONS AND MAKE ADJUSTMENTS TO SUIT ACTUAL CONDITIONS AND TO MEET THE INTENT OF THE CONTRACT DOCUMENTS.
- 21. WHERE NON-METALLIC SHEATHED CONDUCTORS ARE FOUND, THE CONTRACTOR SHALL REMOVE TO FULLEST EXTENT PER THE GENERAL DEMOLITION NOTES AND REPLACE WITH CONDUIT. METAL CLAD CABLE WILL BE PERMITTED ON A CASE-BY-CASE BASIS ONLY BY WRITTEN APPROVAL FROM THE ARCHITECT.
- 22. ALL INSTALLATION OF EXPOSED SURFACE MOUNTED RACEWAY IN PUBLIC AREAS SHALL BE REVIEWED BY ELECTRICAL ENGINEER BEFORE ROUGH-IN. CONTRACTOR IS TO DETERMINE THE ACCESSIBILITY OF ATTIC, FURRED SPACE, HOLLOW MULLIONS, ETC. IN EACH AREA AND REVIEW WITH ENGINEER. IF SYSTEM CAN BE ROUTED CONCEALED EITHER BY FISHING OR ACCESSIBILITY, CONTRACTOR IS TO DO SO. IF INACCESSIBILITY IS DETERMINED, CONTRACTOR SHALL INSTALL SURFACE MOUNTED RACEWAY IN THE MOST AESTHETICALLY PLEASING MEANS AS DETERMINED BY THE THE ENGINEER. NO ALLOWANCE FOR ADDITIONAL COMPENSATION DUE TO ROUTING AS DIRECTED BY THE ENGINEER WILL BE MADE.

ELECTRICAL SYMBOLS & ABBREVIATIONS

SYMBOLS & ABBREVIATIONS SHOWN ARE FOR GENERAL USE. DISREGARD THOSE WHICH DO NOT APPEAR ON THE PLANS.



LIGHT FIXTURE SCHEDULE

FIXTURE NOTES:

- 1. ALL FLUORESCENT/LED LIGHT FIXTURE BALLASTS/DRIVERS SHALL BE ELECTRONIC TYPE, 10% TOTAL HARMONIC DISTORTION MAXIMUM.
- 2. ALL FLUORESCENT LIGHT FIXTURE LAMPS AND LED LIGHT MODULES SHALL BE ENERGY SAVING 3500° K, 80 CRI MINIMUM, U.O.N. (SEE SPECIFICATIONS FOR MORE INFORMATION).
- 3. ALL FLUORESCENT BALLASTS AND LED DRIVERS (AND ASSOC. FIXTS.) SHALL HAVE MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH CALIFORNIA ENERGY COMMISSION STANDARDS AND

REQUIREMENTS, WHERE SUCH ARE USED IN CONDITIONED SPACES.

4. EXIT SIGNS, EMERGENCY LIGHTS AND LIGHT FIXTURES WITH EMERGENCY BATTERY BACK-UP SHALL

SUPPLY A MINIMUM DURATION OF 90 MINUTES OF POWER IN THE EVENT OF A POWER OUTAGE/FAILURE.

| TYPE | DESCRIPTION | LAMPS | MANUFACTURER |
|------|--|-------------|--|
| XA | 14"W x 9"H. x 7"D. WALL MOUNTED LED FIXTURE, TYPE 2 DISTRIBUTION, BRONZE, UNIVERSAL VOLTAGE. | LED 50W | PHILIPS STONCO WP SERIES |
| XB | 15"W x 30"D. POLE MOUNTED LED FIXTURE, TYPE 3 DISTRIBUTION, 50% DIMMING, INTEGRAL MOTION SENSOR, BLACK, 0-10V, UNIVERSAL VOLTAGE. PROVIDE 20' ROUND BLACK POLE. | LED 122W | PHILIPS GARDCO ECO FORM ECF-1 SERIES |
| | | | |
| | | | |
| | | | |
| | | | |

APPLICABLE CODES & STANDARDS

CODES:

- 1. 2016 CALIFORNIA ADMINISTRATIVE CODE C.C.R., TITLE 24, PART 1.
- 2. 2016 CALIFORNIA BUILDING CODE (CBC) C.C.R., TITLE 24, VOL. 1 & 2 BASED ON THE 2015 INTERNATIONAL BUILDING CODE (IBC) WITH CALIFORNIA
- 3. 2016 CALIFORNIA RESIDENTIAL CODE C.C.R., TITLE 24, PART 2.5 BASED ON THE
- 2015 INTERNATIONAL RESIDENTIAL CODE WITH CALIFORNIA AMENDMENTS.
- 4. 2016 CALIFORNIA ELECTRICAL CODE (CEC) C.C.R., TITLE 24, PART 3 BASED ON
- THE 2014 NATIONAL ELECTRICAL CODE (NEC) WITH CALIFORNIA AMENDMENTS.
- 5. 2016 CALIFORNIA MECHANICAL CODE (CMC) C.C.R., TITLE 24, PART 4 BASED ON THE 2015 UNIFORM MECHANICAL CODE (UMC) WITH CALIFORNIA AMENDMENTS.
- THE 2010 ONLY MEDITATIONS GODE (GMO) WITH OALL ONLY AMENDMENT
- 6. 2016 CALIFORNIA PLUMBING CODE (CPC) C.C.R., TITLE 24, PART 5 BASED ON THE 2015 UNIFORM PLUMBING CODE (UPC) WITH CALIFORNIA AMENDMENTS.
- 7. 2016 CALIFORNIA ENERGY CODE C.C.R., TITLE 24, PART 6.
- 8. 2016 CALIFORNIA FIRE CODE (CFC) C.C.R., TITLE 24, PART 9 BASED ON THE 2015 INTERNATIONAL FIRE CODE (IFC) WITH CALIFORNIA AMENDMENTS.
- 9. 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE C.C.R., TITLE 24, PART 11.
- 10. 2016 CALIFORNIA REFERENCED STANDARDS CODE C.C.R., TITLE 24, PART 12.
- 11. TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
- 12. NATIONAL FIRE ALARM CODE (NFPA 72) 2016.

STANDARDS:

- AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
- 2. ELECTRONICS INDUSTRIES ASSOCIATION (EIA)
- 3. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
- 4. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
- 5. NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA)
- 6. UNDERWRITER LABORATORIES (UL)
- 7. CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT STANDARDS (CAL/OSHA)

SHEET INDEX

- E0.1 SYMBOLS, ABBREVIATIONS, LIGHT FIXTURE SCHEDULE, CODES, STANDARDS & SHEET INDEX.
- E1.1 ELECTRICAL SINGLE LINE DIAGRAM.
- E2.0 EXISTING ELECTRICAL SITE PLAN.
- E2.1 PROPOSED ELECTRICAL SITE PLAN.
- E5.1 ELECTRICAL DETAILS.
- E7.1 ELECTRICAL SPECIFICATIONS.

URE SCHEDULE, ___

PROJECT

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GENETIC, LLC

IN STUDIO ARCHITECTURE

250 MAIN STREET

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AURUM CONSULTING

ENGINEERS

Project No. 18275.00

60 Garden Court • Suite 210 • Monterey, CA 93940

T.831.646.3330 • F.831.646.3336 • www.acemb.com

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DATES

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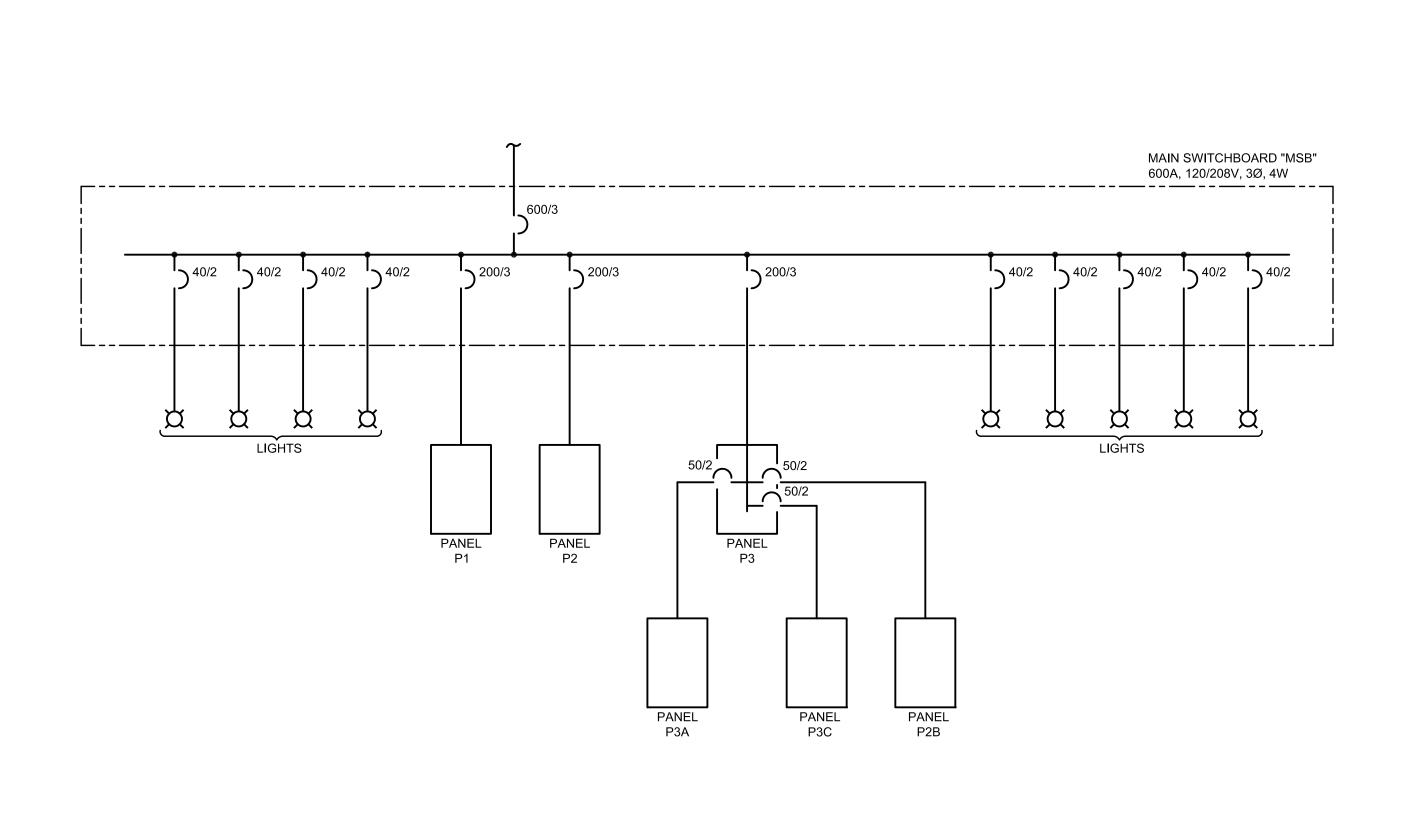
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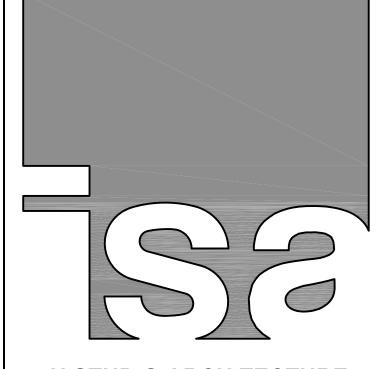
ELECTRICAL COVER SHEET

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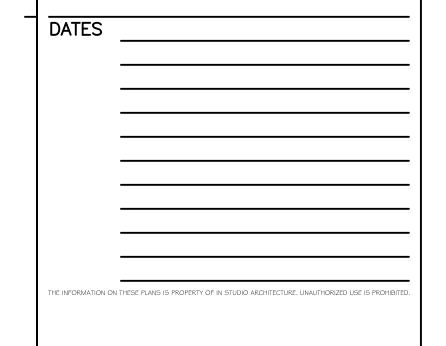
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| ISSUED: | 07-24-2018 |
| DRAWN BY: | CADD |
| CHECKED BY: | E.O.B. |
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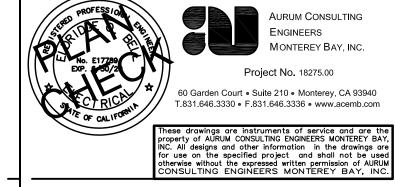
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SHEET

EXISTING ELECTRICAL SINGLE LINE DIAGRAM

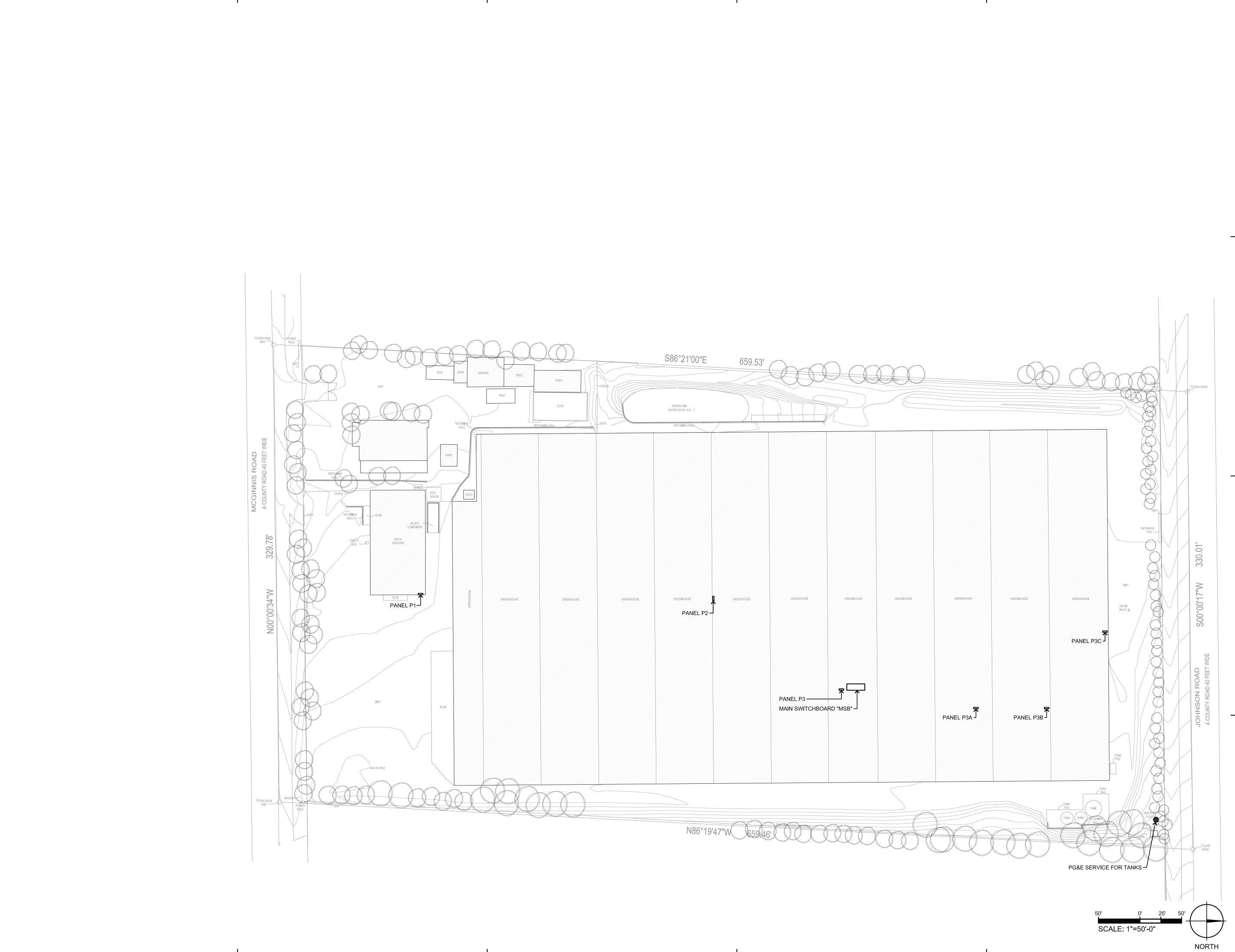
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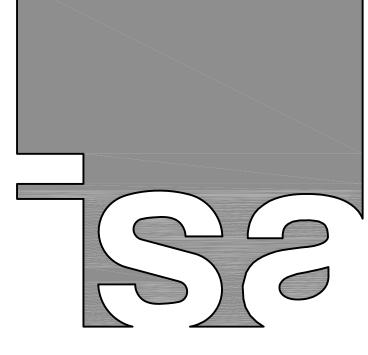
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* PER PG&E RULES, REGULATIONS, AND STANDARDS

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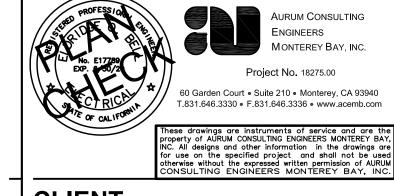
(E) SINGLE LINE DIAGRAM





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| DATES | |
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SHEET

EXISTING
ELECTRICAL
SITE PLAN

PLN180109

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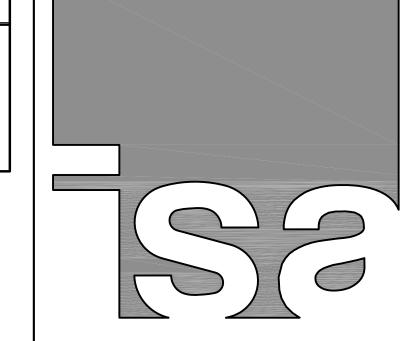
E2.0

NOTES:

- A. CONTRACTOR SHALL LOCATE ALL (E) UNDERGROUND
 UTILITIES PRIOR TO TRENCHING AND TAKE CAUTION TO AVOID
 DAMAGE DURING TRENCHING. HAND TRENCH IF NECESSARY.
 CONTRACTOR SHALL MAKE ALL REPAIRS TO DAMAGED
 UTILITIES AT NO CHARGE TO OWNER.
- B. ALL WIRING FOR SITE LIGHTING SHALL BE #10 AWG MINIMUM, U.O.N.

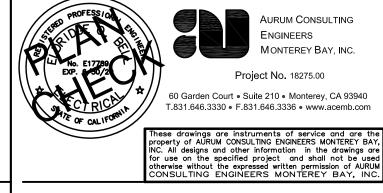
○ SHEET NOTES

- LOCATE FOR SECURITY PANEL.
- 2. MOUNT SECURITY CAMERAS TO 20' POLE..
- 3. LOCATE FOR EXTERIOR LIGHTING CONTROL PANEL.
- 4. HOMERUN ALL EXTERIOR LIGHTS TO ELECTRICAL PANEL AT SHOP VIA LIGHTING CONTROL PANEL, TYP.



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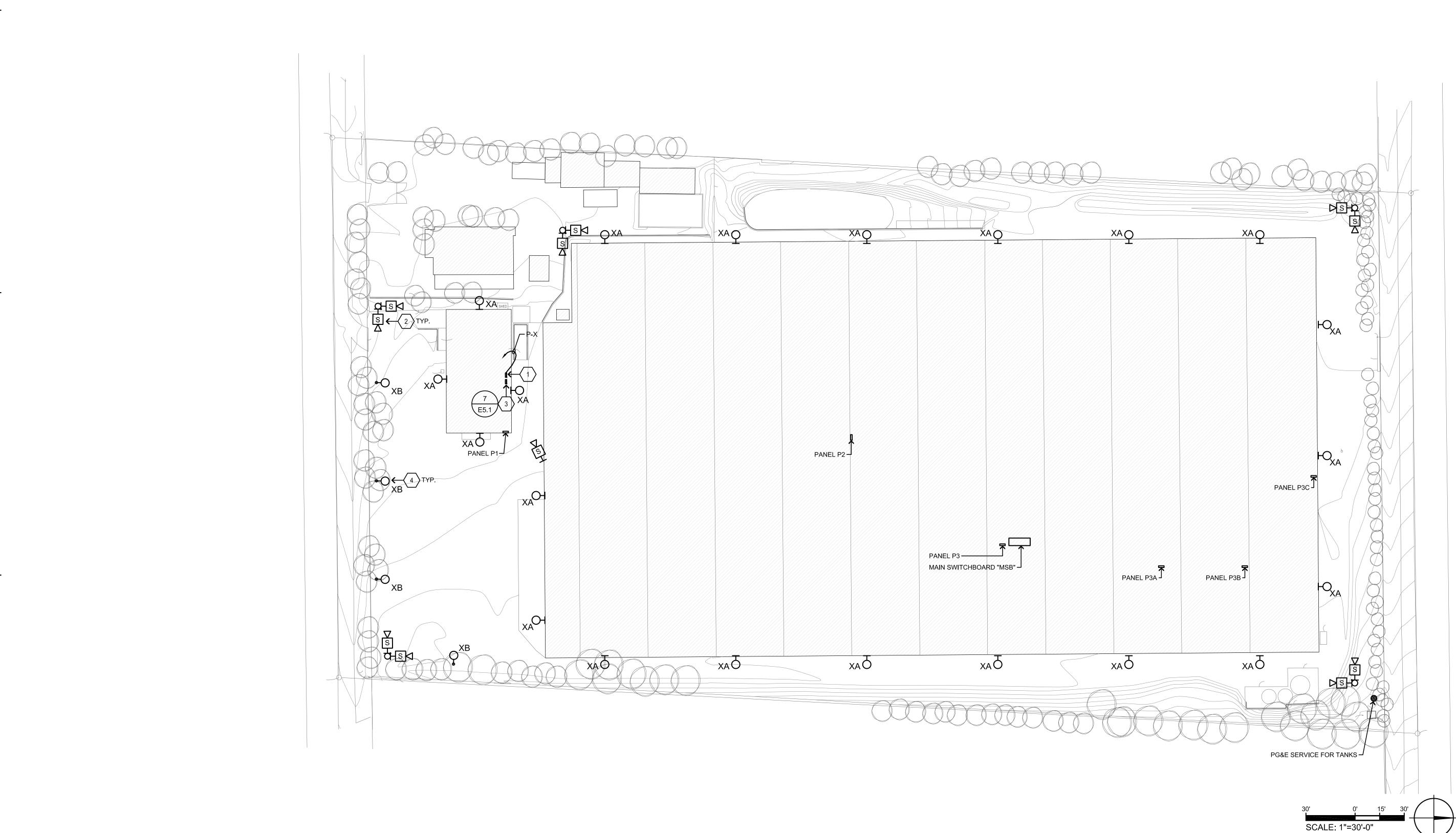
SHEET

PROPOSED ELECTRICAL SITE PLAN

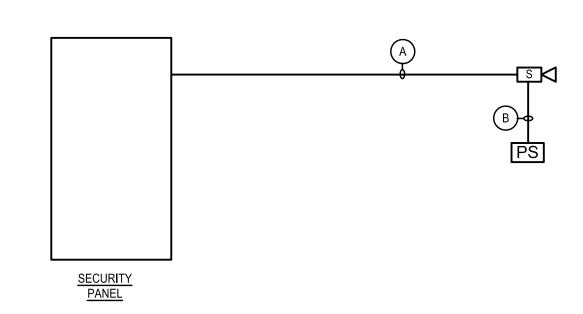
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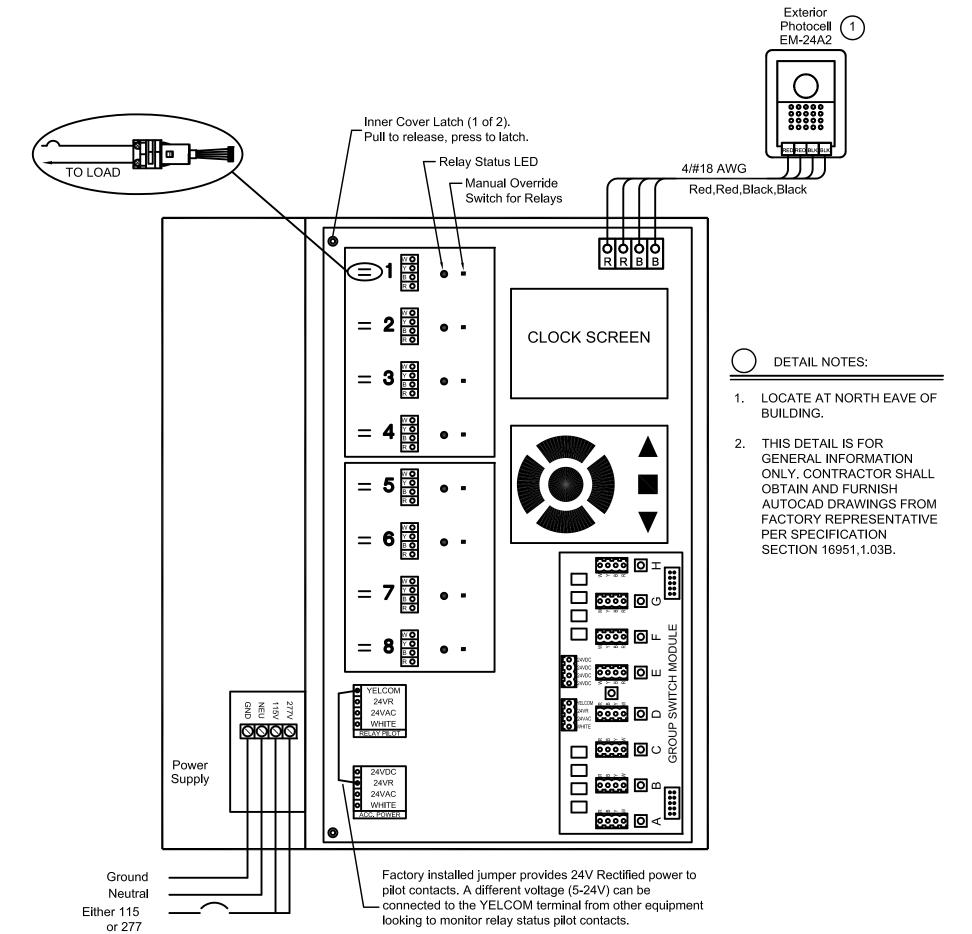
E2.1



| | | EQUIPMENT LIST | |
|------|----------------------------------|----------------|--|
| I.D. | DESCRIPTION | MANUFACTURER | NOTES |
| S | SECURITY CAMERA | SEE SPECS | PROVIDE VIDEO STORAGE AS REQUIRED PER DISTRICT STANDARDS |
| PS | SURVEILLANCE CAMERA POWER SUPPLY | SEE SPECS | |



CAMERA SYSTEM RISER DIAGRAM



EXTERIOR LIGHTING CONTROL PANEL DETAIL

When dark, photocell turns on relay(s) assigned to channels utilizing exterior lighting scenarios. When light, relay turns

LP Relay Panels have 800mA @ 24VDC/VAC/VR available to power devices. Maximum number of devices depends on power consumption of models used.

A. ALL PART NUMBERS ARE WATTSTOPPER, U.O.N. B. EXTERIOR SCHEDULE (SET TIMER PER OWNER): "EL" - ON AT DUSK, OFF AT SET TIME

"NL" - ON AT DUSK, OFF AT DAWN

DETAIL NOTES:

UNISTRUT BRACKET.

2. GALVANIZED RIGID STEEL CONDUIT.

SCHEDULE 40 PVC.

4. WRAPPED GALVANIZED RIGID STEEL ELBOW AND UNDERGROUND

UNISTRUT CHANNEL.

GENERAL NOTES: A. FOR WOOD STUD WALL: USE 3/8" LAG BOLT WITH MIN. 3/4" EMBEDMENT INTO STUDS. (ONE AT EACH END OF BRACKET)

UNDERGROUND CONDUIT RISER DETAIL

8" DIA. BOLT CIRC.

— 20' N.O.M. (A)

┌ 3" TYP.

NOTE: SEE STRUCTURAL FOR

MOUNTING CALCULATIONS

FIXTURE MOUNTING DETAILS

NO SCALE

2)

15

DETAIL NOTES:

4. BASE COVER.

FINISHED GRADE.

LUMINAIRE POLE

GROUNDING LUG.

10. GROUND CONDUCTOR.

11. BUSHING, ON CONDUIT(S), CAP

NO SCALE

BEFORE POURING CONCRETE.

12. ANCHOR BOLT; QUANTITY & SIZE PER POLE

SHALL BE WITHIN VERTICAL REBAR CAGE

MFGR. FURNISHED WITH POLE. ANCHOR BOLTS

8. HAND HOLE.

LEVELING NUTS.

2. CONCRETE BASE, MINIMUM 3000 PSI

5. RIGID STEEL ELBOWS AND CONDUIT,

WRAP WITH PVC TAPE OVERLAPPED

#8 COPPER GROUND FROM

POLE TO GROUND ROD.

(COMPRESSIVE STRENGTH - 28 DAYS MIN).

FOR CONCRETE WALL: USE 3/8" WEDGE ANCHOR WITH MIN. 2 1/2" EMBEDMENT INTO CONCRETE WALL. (ONE AT EACH END OF BRACKET)

– GRADE

В

BELOW

GRADE

4'-0"

MINIMUM DIAMETER. IN ALL CASES,

DIMENSION OR BOLT CIRCLE DIA. +8"

DIAMETER OF BASE SHALL BE "C"

WHICHEVER IS GREATER.

LENGTH

15'-1" TO 20'-0"

13. GROUT FILL WITH 45 DEGREE BEVEL.

15. SIX VERTICAL REBAR (#4 GRADE 40

16. HORIZONTAL TIES REBAR (#4 GRADE

17. CONNECT BRANCH CIRCUIT EQUIPMENT

18. #10 EQUIPMENT GROUNDING CONDUCTOR

19. TYPICAL PULLBOX INSTALLATION, SEE 6/E4.4.

21. CHRISTY #N16, LID LABELED "LIGHTING".

FROM POLE GROUND LUG TO LUMINAIRE.

GROUNDING CONDUCTOR TO GROUND ROD.

40 MINIMUM), 9" 0.C.

20. GROUND ROD, MIN 8' IN SOIL.

22. 3#3 TIES IN UPPER 5" OF BASE.

MINIMUM), EQUAL SPACING & HOOK

PULLBOX.

14. PVC SCH 40 FROM RIGID STEEL ELBOWS TO

FOOTING PEPTH * FOOTING

DIAMETER

SURFACE MOUNTED FIXTURE DETAIL

DETAIL NOTES:

BUILDING STUDS.

2. BUILDING WALL.

3. SURFACE MOUNTED FIXTURE. (15 LB. OR

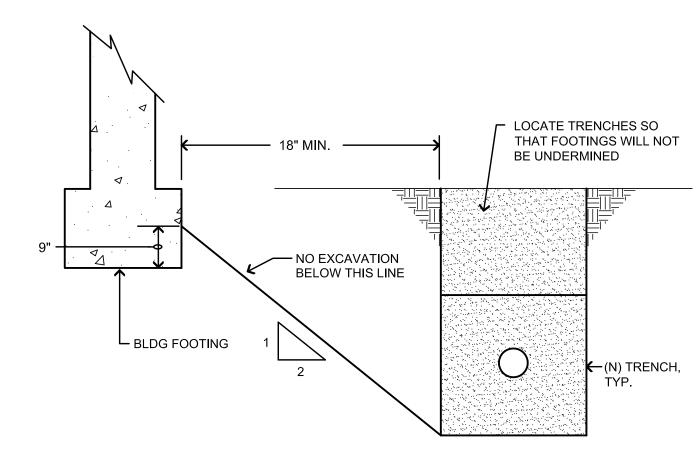
4. 4 - #10 WOOD SCREWS WITH FLAT WASHER, 4

5. BLOCKING 4 x 4, PROVIDE 16d STRONG HOLD

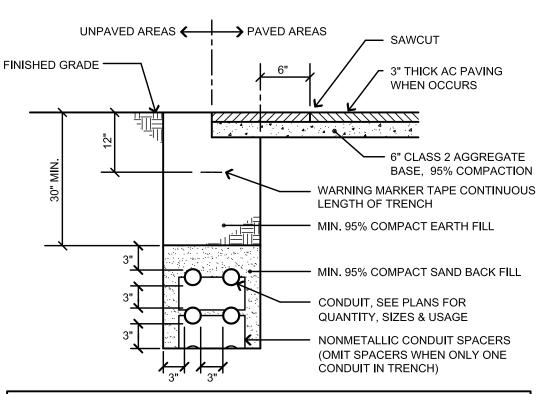
STUDS 2 AT EACH END (TYP).

NAILS TO FASTEN BLOCKING TO BUILDING

PER FIXTURE, PENETRATE 2" INTO BLOCKING.

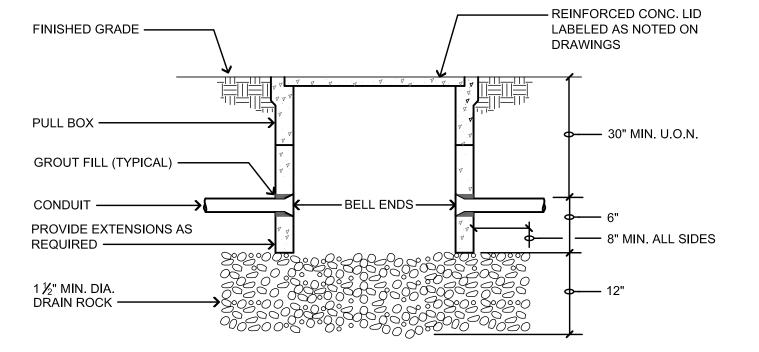


TRENCH NEAR BLDG FOOTING



1. SAW CUT, TRENCH & BACKFILL FOR (N) CONDUITS. PATCH WALKWAY TO MATCH (E) SURROUNDING SURFACES. CARE SHALL BE TAKEN TO PROTECT EXISTING TREE\$ RESEED OR RESOD (E) DISTURBED PLANTED AREAS TO ARCHITECT'S SATISFACTION 2. BASE MATERIAL TO BE REPLACED TO THE DEPTH OF EXISTING BASE AND COMPACTED TO A MIN. 95% RELATIVE COMPACTION. A.C. MAY BE SUBSTITUTED FOR BASE MATERIAL. WHEN USED AS BACKFILL, CLASS 100-E-100 P.C.C. MAY BE SUBSTITUTED FOR BASE MATERIAL

TYPICAL TRENCH SECTION

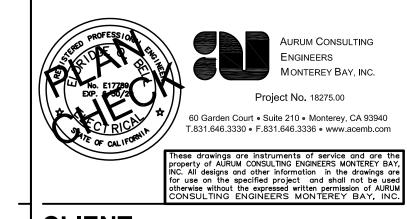




TYPICAL PULLBOX DETAIL

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37 McGINNIS ROAD **ROYAL OAKS, CA 95076**

SHEET

ELECTRICAL **DETAILS**

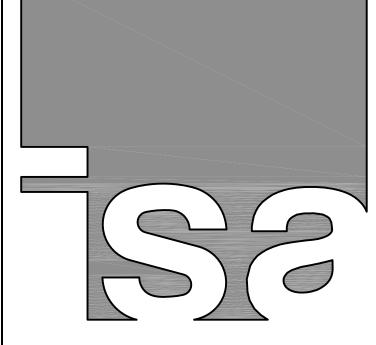
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E5.1

ELECTRICAL SPECIFICATIONS

- 1. THIS SECTION PROVIDES THE BASIC ELECTRICAL REQUIREMENTS THAT SUPPLEMENT THE GENERAL REQUIREMENTS OF DIVISION 1.
- 2. ALL ELECTRICAL EQUIPMENT AND MATERIALS, INCLUDING INSTALLATION AND TESTING, SHALL CONFORM TO THE LATEST EDITIONS OF THE CALIFORNIA AND NATIONAL ELECTRICAL CODES, CAL/OSHA OCCUPATIONAL SAFETY AND HEALTH ACT, AND ALL LOCAL LAWS AND REGULATIONS THAT APPLY.
- 3. ELECTRICAL WORK SHALL INCLUDE ALL LABOR AND MATERIALS SHOWN ON THE DRAWINGS AND WHATEVER IS NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION OF ALL ELECTRICAL SYSTEMS.
- 4. SUBMIT TO THE OWNER'S REPRESENTATIVE SHOP DRAWING, MANUFACTURER'S DATA, AND PERTINENT DETAILS FOR ALL ELECTRICAL SYSTEMS. NO EQUIPMENT SHALL BE INSTALLED PRIOR TO THE OWNER'S REPRESENTATIVE'S WRITTEN APPROVAL. ALL CHANGES TO ELECTRICAL OR THE WORK OF OTHER TRADES THAT IS A RESULT OF AN ACCEPTABLE ELECTRICAL SUBSTITUTION, SHALL BE THE SOLE AND COMPLETE RESPONSIBILITY OF THE CONTRACTOR AND CHANGES SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- 5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS. NO EXTRA COMPENSATION WILL BE GIVEN FOR THE CONTRACTORS FAILURE TO EXAMINE THE
- 6. DEVICE, FIXTURE, AND EQUIPMENT LOCATIONS ARE DIAGRAMMATIC AND ARE SHOWN FOR GENERAL GUIDANCE. EXACT LOCATIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO ROUGH IN AND LOCATED TO AVOID INTERFERENCE WITH WORK OF OTHER TRADES.
- 7. ALL WIRING SHALL BE INDIVIDUAL CONDUCTORS INSTALLED IN CONDUIT. CONDUCTORS SHALL BE COPPER, THWN/THHN, COLOR-CODED.
- 8. FEEDER CONDUCTORS SHALL NOT BE SPLICED.
- 9. A CODE SIZED COPPER GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL
- 10. CONDUITS: EMT FOR CONDUITS IN CONCEALED SPACES AND IN INTERIOR EXPOSED RUNS ABOVE 6', GRS FOR EXPOSED CONDUITS OUTDOORS AND WHERE SUBJECT TO PHYSICAL DAMAGE, PVC SCHEDULE 40 UNDERGROUND, IN MASONARY WALLS, OR IN CONCRETE. PVC CONDUITS SHALL BE MINIMUM ¾" DIAMETER.
- 11. ALL MATERIAL SHALL BE NEW AND UL LISTED.
- 12. CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR SAFETY CONDITIONS ON THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUALLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL PROVIDE WARNING SIGNS, BARRIERS, LIGHTS, ETC. AS NECESSARY.
- 13. ENSURE ALL MATERIALS ARE PROPERLY INSTALLED IN A NEAT AND WORKMANLIKE
- 14. CONTRACTOR SHALL PROPERLY STORE ALL MATERIAL ON SITE DURING CONSTRUCTION AND REPLACE ANY DAMAGED MATERIAL AT NO COST TO THE
- 15. LIGHT FIXTURE SUPPORTS SHALL BE DESIGNED TO RESIST ZONE 4 SEISMIC FORCES.
- 16. LIGHT FIXTURE SHALL BE INSTALLED WITH ALL BALLASTS, LAMPS, FASTENERS, TRIMS, ETC. NECESSARY FOR A COMPLETE INSTALLATION.
- 17. PROVIDE ALL CUTTING, DRILLING, PATCHING, AND WELDING THAT IS REQUIRED FOR ELECTRICAL CONSTRUCTION WORK.
- 18. WIRING DEVICES: SWITCHES SHALL BE 20 AMP 120/277VAC. RECEPTACLES SHALL BE 20 AMP 125V 3-WIRE GROUNDING.
- 19. ALL JUNCTION AND PULLBOXES SHALL HAVE THE VOLUMES REQUIRED BY THE N.E.C. WHETHER SHOWN ON THE PLANS OR NOT.
- 20. CONTRACTOR SHALL PAY ALL APPLICABLE FEES AND OBTAIN ALL LICENSES AND PERMITS NECESSARY FOR COMPLETION OF HIS WORK.
- 21. SUBMIT TO THE OWNER ONE SET OF RECORD DRAWINGS OF AS-BUILT CONDITIONS. HOMERUN POINTS, CIRCUITING, ALL UNDERGROUND CONDUIT LOCATIONS, ETC. SHALL BE CLEARLY MARKED.
- 22. ELECTRICAL WORK SHALL NOT BE CLOSED IN OR COVERED WITHOUT INSPECTION AND APPROVAL OF THE OWNER'S REPRESENTATIVE. ANY WORK OR MATERIAL FOUND TO BE NON-CONFORMING WITH THESE PLANS AND SPECIFICATIONS SHALL BE REMOVED. ALL COSTS OF REMOVAL AND REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 23. UPON COMPLETION OF WORK, ALL EQUIPMENT SHALL BE TESTED IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE TO DEMONSTRATE ALL SYSTEMS FUNCTION PROPERLY. ALL CIRCUITS SHALL BE TESTED FOR PROPER NEUTRAL CONNECTIONS, AND TEST FREE OF SHORT CIRCUITS AND GROUNDS.
- 24. UPON COMPLETION OF WORK, REMOVE ALL SURPLUS MATERIALS, RUBBISH, AND DEBRIS THAT ACCUMULATED DURING THE CONSTRUCTION WORK. LEAVE THE ENTIRE AREA NEAT, CLEAN, AND ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.
- 25. THE CONTRACTOR SHALL GUARANTEE THE ENTIRE ELECTRICAL INSTALLATION FOR A PERIOD OF ONE YEAR FROM THE ACCEPTANCE DATE OF THE OWNER. REPAIRS SHALL BE MADE IN A TIMELY MANNER AT NO COST TO THE OWNER.



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| DATES | |
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