

Exhibit C

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MONTEREY COUNTY



HOUSING & COMMUNITY DEVELOPMENT

PLANNING

1441 SCHILLING PLACE, 2nd FLOOR, SALINAS, CA 93901

PHONE: (831) 755-5025 FAX: (831) 757-9516

CEQA Consistency Checklist for Cannabis Cultivation Facilities

(To be completed by County Staff)

A. Purpose

On November 17, 2020, the Monterey County Board of Supervisors approved a Mitigated Negative Declaration (MND) for the construction and operation of Multiple Cannabis Cultivation Facilities in Unincorporated Monterey County (Project). The MND was based on a programmatic initial study (ProgIS) that analyzed the environmental impacts of the Project. In accordance with CEQA Guidelines Section 15168, the ProgIS evaluated the Project's impacts with regard to the following environmental resources and subjects:

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities Service Systems
- Wildfire

The ProgIS evaluated the direct and indirect impacts, as well as the project-specific and cumulative impacts, that would result from the implementation of the project. At this level, transportation was the only potentially significant issue identified and the ProgIS set forth feasible mitigation measures to mitigate impacts.

Pursuant to CEQA Guidelines Section 15168(c)(4), the following checklist was prepared to determine whether the environmental effects of a specific commercial cannabis operation is within the scope of the previously approved MND and ProgIS. If yes, then the ProgIS can be used for the CEQA determination on that project. If not, additional CEQA review may be required.

B. Project Description (Provided by Applicant)

Please refer to Attachment 1 for specific project description information provided by the project applicant. This information should be used by County staff to complete Section C.

C. ProgIS Mitigation Measures/Requirements for Commercial Cannabis Operations (To be Completed by County Staff)

The following table lists the specific mitigation measures set forth in the ProgIS. The table further includes questions to determine the scope of the potential environmental impacts of a project. This information will be used by staff to determine if further environmental review of a project is warranted.

Please answer all questions set forth in the following table. If a question does not apply to the proposed cannabis operation, please check the corresponding “N/A” box.

C.1 Mitigation Measures for Staff Review


Mitigation Measure	Requirement
Transportation and Traffic	
<p>MM TRA-1. Prior to the issuance or renewal of commercial cannabis permits, each applicant shall pay its fair share contribution to fund following intersection improvement in the amount that is specified in Appendix H of the Traffic Impact Study.</p> <ul style="list-style-type: none"> <i>Old Stage Road/Spence Road:</i> Widen Spence Road for separate right turn lane and shared through-left lane for the NB approach. <p>Fees shall be paid in accordance with the square footage of cultivation building areas approved in the Planning entitlements for each site. If approved as part of a phased development, the traffic fee may be paid in increments corresponding to the timing and square footage of cultivation building area approved in each phase of development. Such timing and square footage shall be denoted as a condition of approval for each project proposing a phased cultivation plan. Adjustments to the phasing schedule can be approved by the Chief of Planning. To ensure that the improvements are constructed, the County shall establish an “Old Stage Road/Spence Road Improvement Fund” and deposit each applicant’s fair share contribution into said fund as they are collected. When the estimated cost of \$67,601 to construct the improvement is deposited into the fund, the County shall cause the construction of the improvements in accordance with applicable rules and regulations governing the construction of the intersection improvement project.</p>	<p>What is the fee the Applicant is required to pay (<i>refer to Attachment 2 – Traffic Mitigation Fees for the approximate fee amount</i>): \$<u>2,108.01</u></p>

Mitigation Measure	Requirement
<p>MM TRA-2. Prior to the issuance or renewal of the commercial cannabis permits, each project applicant shall pay the TAMC RDIF, in the amount specified in Appendix G of the Traffic Impact Study, for the following improvements:</p> <ul style="list-style-type: none"> • <i>US 101/Hartnell Road, US 101/Spence Road, US 101/Potter Road:</i> Regional Improvement Project #7 US-101-South County Phase 1 to eliminate the at-grade highway crossings and construct a two-lane frontage road on the east side of US 101 from Harris Road to Chualar where the frontage road will link a new interchange to Harris Road/US 101 • <i>US 101 between Prunedale Road and Sala Road:</i> US 101 capacity improvements with the City of Salinas. • <i>US 101 between Sala Road and Boronda Road:</i> US 101 capacity improvements with the City of Salinas. • <i>US 101 between Boronda Road and Laurel Drive:</i> US 101 capacity improvements with the City of Salinas. <p>Fees shall be paid in accordance with the square footage of cultivation building areas approved in the Planning entitlements for each site. If approved as part of a phased development, the traffic fee may be paid in increments corresponding to the timing and square footage of cultivation building area approved in each phase of development. Such timing and square footage shall be denoted as a condition of approval for each project proposing a phased cultivation plan. Adjustments to the phasing schedule can be approved by the Chief of Planning.</p>	<p>Applicant is required to pay the requisite fees (<i>refer to Attachment 2 – Traffic Mitigation Fees for the approximate fee amount</i>). : <u>\$ 9,122.24</u></p>
<p>MM TRA-3. Prior to the issuance or renewal of the commercial cannabis permits, each applicant shall pay its fair contribution to the County in the amount specified in Appendix H of the Traffic Impact Study (“Cumulative Impacts Fee”), for the following intersection improvements:</p> <ul style="list-style-type: none"> • <i>Boronda Road/N. Main Street:</i> Modify the existing traffic signal equipment to provide for a right-turn overlap signal phase for the SB approach • <i>Alisal Road/Hartnell Road:</i> Install a traffic signal. Widen the NB approach with single left-turn and single right-turn lanes, EB approach with a single shared through-right lane, and WB approach with single left-turn and single through lanes. • <i>Alisal Road/Fuji Lane:</i> Widen the NB approach to include single left-turn and single right-turn lanes, the EB approach to include a single shared through-right lane, and the WB approach to include single left-turn and single through lanes. • <i>Alisal Road/Old Stage Road:</i> Widen the SB approach to include single left-turn and single right-turn lanes, the EB 	<p>What is the fee the Applicant is required to pay (<i>refer to Attachment 2 – Traffic Mitigation Fees for the approximate fee amount</i>): <u>\$ 31,755.26</u></p>

Mitigation Measure	Requirement
<p>approach to include single left-turn and single through lanes, and the WB approach to include single through and single right-turn lanes.</p> <ul style="list-style-type: none"> • <i>Old Stage Road/Spence Road:</i> Install a traffic signal. Widen the NB approach to include single shared left-through and single right lanes, the EB approach to include single left-turn and single shared through-right lanes, and the WB approach to include single left-turn and single shared through-right lanes. • <i>Old Stage Road/Encinal Road:</i> Install a traffic signal. Widen the NB approach to include single left-turn and single right-turn lanes, the EB approach to include single through and single right-turn lanes, and the WB approach to include single left-turn and single through lanes. • <i>Old Stage Road/Potter Road:</i> Widen the NB approach to include single left-turn and single right-turn lanes, the EB approach to include a single shared through-right lane, and the WB approach to include single left turn and single through lanes. <p>Fees shall be paid in accordance with the square footage of cultivation building areas approved in the Planning entitlements for each site. If approved as part of a phased development, the traffic fee may be paid in increments corresponding to the timing and square footage of cultivation building area approved in each phase of development. Such timing and square footage shall be denoted as a condition of approval for each project proposing a phased cultivation plan. Adjustments to the phasing schedule can be approved by the Chief of Planning. To ensure that the improvements are constructed, the County shall either establish intersection improvement funds for each of the aforementioned intersections, or one general transportation improvement fund for all intersection improvements, and deposit each applicant's fair share contribution into said fund(s) as they are collected. When the estimated cost of an improvement is fully funded, the County shall cause the construction of the improvements in accordance with applicable rules and regulations governing the construction of these intersection improvement projects. Should the County elect to create one general transportation improvement fund, improvements shall be prioritized and constructed as deemed appropriate by the County, as not all individual improvements may be fully funded when the improvement is determined to be necessary to construct.</p>	

C.2 Project Features

This section provides information for staff to assess if the project fits within the parameters evaluated under the ProgIS. Additional CEQA analysis could be required if a project exceeds certain thresholds.

Project Feature	Requirement
Project Location	<p>Is the project located on one of the 45 sites identified in the ProgIS (<i>site location from Section B.1 question 5 of Attachment 1, cross reference with site list in Attachment 2</i>)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If no, the project is not covered by the ProgIS and requires separate CEQA review.</i></p>
Project Size 	<p>Does the project exceed the square footages for cultivation, distribution, processing, and/or manufacturing listed in the ProgIS for the project location (<i>project square footages from Section B.1 question 7 of Attachment 1, cross reference with Attachment 3, Maximum Buildout of Project Sites</i>)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
Utilities Improvements	<p>Does the project exceed the identified utilities improvements listed in Table 4 of the ProgIS for the project location (<i>utilities improvements from Section B.2 questions 1 through 11 of Attachment 1, cross reference with Attachment 4, Project Site Utility Improvements</i>)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
Project Employees	<p>Does the number of regular employees exceed the full time equivalent (FTE) rate of 0.88 FTE per 1,000 square feet of operations (<i>employment information from Section B.2 question 16 of Attachment 1, operational square footage from Section B.1 question 7 of Attachment 1</i>)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
	<p>Does the number of seasonal employees exceed the FTE rate of 1.56 FTE per 1,000 square feet of operations (<i>employment information from Section B.2 question 16 of Attachment 1, operational square footage from Section B.1 question 7 of Attachment 1</i>)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
Demolition	<p>Does the proposed project demolish greenhouses or other related structures on the project site (<i>demolition square footage from Section B.2 question 12 of Attachment 1</i>)? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p><i>If yes, update the Demolition and Construction Tracker and confirm that no more than approximately 25% of all 45 sites (cumulatively 2,385,191 square feet) require demolition of greenhouses or other structures.</i></p> <p><input type="checkbox"/> Tracker Updated</p> <p><input type="checkbox"/> Cumulative demolition is no more than 2,385,191 square feet</p> <p><input type="checkbox"/> Cumulative demolition is greater than 2,385,191 square feet; further analysis is required to determine if the exceedance would result in previously unidentified impacts.</p>


Project Feature	Requirement
Construction	<p>Does the proposed project construct new greenhouses or other related structures on the project site (<i>construction square footage from Section B.2 question 1312 of Attachment 1</i>)? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p><i>If yes, update the Demolition and Construction Tracker and confirm that no more than approximately 25% of all 45 sites (cumulatively 2,385,171 square feet) require new construction of greenhouses or other structures.</i></p> <p><input type="checkbox"/> <i>Tracker Updated</i></p> <p><input type="checkbox"/> <i>Cumulative new construction is no more than 2,385,171 square feet</i></p> <p><input type="checkbox"/> <i>Cumulative new construction is greater than 2,385,171 square feet; further analysis is required to determine if the exceedance would result in previously unidentified impacts.</i></p>
Sensitive Receptors	<p>Is the nearest sensitive receptor (e.g. residence, school, or park) located closer than 50 feet from the center of the proposed construction area (<i>use Google Maps or other similar resource with a distance measuring tool</i>)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p><i>If any of the above items (other than project location) are marked yes, then further analysis is required to determine if the exceedance would result in previously unidentified impacts.</i></p>	

C.3 Environmental Document Determination (To be Completed by County Staff)

Check the appropriate box below, based on the responses to the questions and requests for information set forth in the checklist in § C.1-C.2, above, and pursuant to the requirements set forth in CEQA Guidelines Sections 15162 and 15168.

- All of the environmental impacts of the proposed commercial cannabis operation are within the scope of the ProgIS, and a subsequent environmental document is not required to evaluate the environmental impacts of the proposed commercial cannabis operation.
- The proposed commercial cannabis operation requires minor technical changes or additions to the adopted MND and none of the conditions described in Section 15162 of the CEQA Guidelines have occurred.
- The proposed commercial cannabis operation will have environmental effects that were not examined in the ProgIS, and an initial study addendum must be prepared to evaluate the environmental impacts of the proposed commercial cannabis operation.

Name of Preparer of § C.1-C.2



Signature of Preparer of § C.1-C.2

Date

Attachment 1
Project Description Information
(Checklist to be Prepared by Applicant)

MONTÉREY COUNTY



HOUSING & COMMUNITY DEVELOPMENT PLANNING

1441 SCHILLING PLACE, 2nd FLOOR, SALINAS, CA 93901
PHONE: (831) 755-5025 FAX: (831) 757-9516

Cannabis Cultivation Facilities Project Description Information (To be completed by Applicant)

A. Purpose

To assist the County in determining the project's coverage under the previously prepared CEQA Programmatic Initial Study, the following information is required from project applicants. Please provide as much information as is readily available and attach additional pages if necessary.

B.1 Project Description

Please provide the following project information.

1. Planning File (PLN) Case Number(s): PLN 180558
2. Business Licensing (CNB) Case Number(s): _____
3. Project Applicant(s): WESTERN TRANSPLANTING, LLC
4. Property Owner(s): WESTERN TRANSPLANTING, LLC
5. Project Address and Tax Assessor Parcel Number(s): 25700 ENCINAL, SALINAS CA
93908. APN 137-111-033-000
6. Site Description, including all known physical characteristics such as size, street frontage, existing infrastructure (well, septic, storm drain, etc), drainage, surrounding uses (neighboring properties), etc. Attach additional sheets if necessary.
12.75 ACRE LOT, WITH 931 L.F. OF STREET FRONTAGE ONTO
ENCINAL ROAD. THE PROPERTY HAS 1 GROUND WATER WELL
ON-SITE.

7. Project Description, including all known (planned) physical characteristics (e.g.; buildings, equipment, etc.), uses (e.g. (manufacturing, growing, etc.), phasing, and any secondary, support, or off-site features necessary for its implementation (e.g. security, distribution, generator, cistern, etc.). Attach additional sheets if necessary.

171,503 sq ft OF COMMERCIAL CANNIBIS CULTIVATION AND NURSERY PER PLAN DATED 7-18-2014. INCLUDING 3200 sq ft OF PROCESSING BUILDING AREA, 2544 sq ft DISTRIBUTION AREA, 4,000 sq ft MODULARS FOR ADMIN, BATHROOMS AND SECURITY.

8. Name the water, wastewater, energy, and other utility providers to the site? (Indicate if utilities systems are contained on-site, for example a groundwater well, septic system or electricity generator.) If off-site please provide the address and Tax Assessor's Parcel Number of the location of the off-site facility.

PG+E PROVIDES BOTH GAS AND ELECTRIC TO THE PROPERTY.

THERE IS AN ONSITE GROUNDWATER WELL.

A PROPOSED SEPTIC SYSTEM WILL PROVIDE THE SEWER SERVICE.

B.2 Specific Project Description Information Checklist

1. Would the project require new or replacement wells? Yes No If yes, how many? _____

2. What size water storage tank is proposed for fire flow requirements? 30,000 gallons N/A

3. Is new or replacement irrigation going to be installed? Yes No If yes, provide details below:

IRRIGATION SYSTEM WILL BE ADDED FOR NEW LANDSCAPING AT BUILDING PERMIT PROCESS.

4. Is a new or replacement septic system proposed? Yes No If yes, what size? 1500 gallons

5. Are new permanent bathrooms proposed? Yes No If yes, how many? 3

6. Are new washing facilities (for packaging facilities and manufacturing equipment) proposed?

Yes No If yes, how many and what size? _____

7. Are electrical utility improvements required? Yes No If yes, provide details below:

REQUIRED FOR NEW MODULAR BUILDINGS AND BATHROOMS

8. Are road improvements proposed? Yes No If yes, provide details below:

ONSITE IMPROVEMENTS ONLY

9. Are parking improvements proposed? Yes No If yes, provide details below (e.g. number of spaces, electric vehicle charging stations, etc.):

26 PARKING SPACES TO INCLUDE HANDICAP AND EV STATIONS AS REQUIRED

10. Is new or improved fencing proposed? Yes No If yes, provide details below (e.g. new privacy/screening materials, locked gates, etc.):

11. List any other infrastructure-related improvements or details associated with the project:

NEW SEPTIC SYSTEM

12. Does the project include demolition of existing structures? Yes No If yes, provide the square footage of demolition: _____

Is the demolition square footage more than 50 percent of all existing structures? Yes No N/A

13. Does the project include construction of new structures or rebuilding of greenhouses? Yes No
If yes, provide the square footage of construction: 5000 SQ FT REHABILITATED GREENHOUSES

14. Hours of operation: TBD

15. Delivery Hours: TBD

16. Number of regular employees: 24 Number of seasonal employees: 0

B.3 Specific Air Quality Information Checklist

1. Would the project disturb or remove asbestos-containing materials (structures or boiler-related coatings/wrappings)? Yes No If yes, has the Monterey Bay Air Resources District (MBARD) been notified? Yes No N/A If no, when will MBARD be notified? _____

2. For projects including demolition (as noted under Section B.2, question 12), will the demolition include removal of load-bearing structures? Yes No
If yes, has MBARD been notified?¹ Yes No N/A
If no, when will MBARD be notified? _____

3. Would the project use portable equipment (generator sets, air compressors, etc.)? Yes No
If yes, have Permits to Operate or Statewide Portable Equipment Registration been obtained from MBARD? Yes No N/A
If no, when will permits/registration be obtained? WILL BE OBTAINED WHEN EQUIPMENT IS PURCHASED

¹ MBARD requires notification at least 10 working days prior to removal of load-bearing structures.

4. Would the project use stationary equipment (generators, hash oil processing, boilers greater than 2 MMBtu/hr for natural gas or 250,000 Btu/hr for non-natural gas fuels, etc.)? Yes No

If yes, have Permits to Operate been obtained from MBARD? Yes No N/A

If no, when will permits be obtained? WHEN STATIONARY EQUIPMENT IS ACQUIRED

5. What odor abatement measures are incorporated into project design (e.g. brand name and specifications of systems, method/type of abatement [carbon scrubbers, neutralizers], etc.)?

N/A

6. For odor control devices, fume hoods, and engine generator sets, has an Authority to Construct and Permit to Operate been obtained from MBARD? Yes No N/A

If no, when will permits be obtained? WITH LEASE TO FUTURE TENANT

Attachment 2 Traffic Mitigation Fees

Address	MM TRA-1 Estimated Fee: Old Stage Road/Spence Road	MM TRA-2 Estimated Fee: TAMC RDIF	MM TRA-3 Estimated Fee: Various County Intersections
22785 Fuji Ln, Salinas, CA 93908	\$1,185.75	\$22,388.29	\$41,705.71
22750 Fuji Ln, Salinas, CA 93908	\$1,185.75	\$19,661.17	\$40,566.83
22835 Fuji Ln, Salinas, CA 93908	\$1,185.75	\$22,277.21	\$42,772.80
23760 Potter Road Salinas, CA 93908	\$922.25	\$15,425.10	\$18,199.98
23940 Potter Rd, Salinas, CA 93908	\$1,581.01	\$14,358.16	\$28,388.86
20180 Spence Rd, Salinas, CA 93908	\$3,162.01	\$25,088.88	\$33,256.66
25950 Encinal Rd, Salinas, CA 93908 (shared with 26000 Encinal Rd site)	\$4,874.77	\$24,441.34	\$77,404.17
26000 Encinal Rd, Salinas, CA 93908 (shared with 25950 Encinal Rd site)	n/a	n/a	n/a
50 Zabala Rd, Salinas, CA 93908	\$790.50	\$13,078.80	\$21,708.30
22790 Fuji Ln, Salinas, CA 93908	\$2,239.76	\$22,047.12	\$42,772.80
26900 Encinal Rd, Salinas, CA 93908	\$1,054.00	\$11,701.80	\$35,905.82
18 Hartnell Rd, Salinas, CA 93908	\$658.75	\$7,744.52	\$16,532.87
2272 Alisal Rd, Salinas, CA 93908	\$1,054.00	\$17,805.85	\$34,346.68
25600 Encinal Rd, Salinas, CA 93908	\$658.75	\$3,031.83	\$9,439.28
20420 Spence Rd, Salinas, CA 93908	\$2,503.26	\$26,964.09	\$26,473.43
20510 Spence Rd, Salinas, CA 93908	\$1,317.50	\$14,441.61	\$13,685.42
23820 Potter Rd, Salinas, CA 93908	\$527.00	\$9,068.04	\$10,347.78
2338 Alisal Rd, Salinas, CA 93908	\$1,185.75	\$19,123.45	\$30,237.59
26500 Encinal Rd, Salinas, CA 93908	\$6,324.02	\$29,254.50	\$96,956.96
20800 Spence Rd, Salinas, CA 93908	n/a	\$322.95	n/a
25700 Encinal, Salinas, CA 93906	\$2,108.01	\$9,122.24	\$31,755.26
20954 Spence Rd, Salinas, CA 93908	n/a	\$280.26	n/a
2262 Alisal Rd, Salinas, CA 93908	\$790.50	\$16,031.34	\$28,660.47
20400 Spence Rd, Salinas, CA 93908	\$2,503.26	\$22,210.61	\$26,473.43
26800 Encinal Rd, Salinas, CA 93908	\$2,635.01	\$14,025.14	\$43,174.80
2242 Alisal Rd, Salinas, CA 93908	\$1,185.75	\$22,364.75	\$40,279.62
20220 Spence Rd, Salinas, CA 93908	\$2,239.76	\$20,017.38	\$23,396.56
26889 Encinal Rd, Salinas, CA 93908	\$4,874.77	\$24,699.31	\$78,416.09
20260 Spence Rd, Salinas, CA 93908	\$2,635.01	\$23,074.74	\$27,703.89
20240 Spence Rd, Salinas, CA 93908	\$1,976.26	\$16,625.49	\$20,935.65
2340 Alisal Rd, Salinas, CA 93908	\$1,185.75	\$19,309.91	\$39,794.36

Address	MM TRA-1 Estimated Fee: Old Stage Road/Spence Road	MM TRA-2 Estimated Fee: TAMC RDIF	MM TRA-3 Estimated Fee: Various County Intersections
27020 Encinal Rd, Salinas, CA 93908	\$2,503.26	\$12,138.81	\$41,198.24
370 Espinosa Rd, Salinas, CA 93907	\$3,820.76	\$28,788.21	\$254.32
360 Espinosa Rd, Salinas, CA 93907	\$790.50	\$57,090.18	\$523.60
27040 Encinal Rd, Salinas, CA 93908	n/a	\$17,339.94	\$61,918.39
23640 Potter Rd, Salinas, CA 93908	n/a	\$14,499.75	\$15,965.06
22730 Fuji Ln, Salinas, CA 93908	\$790.50	\$12,639.73	\$27,625.58
398 Natividad Rd, #A, Salinas, CA 93906	n/a	\$16,442.29	n/a
20200 Spence Rd, Salinas, CA 93908	\$3,162.01	\$25,120.64	\$33,256.66
22900 Fuji Lane, Salinas, CA 93908	\$922.25	\$14,011.23	\$30,946.52
23700 Potter Rd, Salinas, CA 93908	\$395.25	\$5,281.13	\$7,401.33
1230 River Road, Salinas, CA 93908	n/a	\$10.11	n/a
26100 Old Stage Road	n/a	\$26.60	n/a
564 River Road, Salinas, CA 93908	n/a	\$702.52	n/a
2378 Alisal Rd, Salinas, CA 93908	\$4,084.27	\$30,828.60	\$49,882.91

Attachment 3
Maximum Buildout of Project Sites

Site Number	Address	Parcel Size (acres)	Past Use (When Use Ended)	Currently Used for Cannabis?	Current Average Number of Regular Employees (Seasonal Employees)	Cultivation Building Area (sf)	Processing Building Area (sf)	Distribution Building Area (sf)	Manufacturing Building Area (sf)
1	22785 Fuji Ln, Salinas, CA 93908	10.0	Cut flowers (unknown)	Yes	20 (20)	239,652	N/A	N/A	N/A
2	22750 Fuji Ln, Salinas, CA 93908	10.0	Cut flowers (unknown)	No	20 (20)	210,460	31,325	N/A	N/A
3	22835 Fuji Ln, Salinas, CA 93908	10.0	Cut flowers (unknown)	Yes	20 (20)	238,463	34,342	N/A	N/A
4	23760 Potter Road Salinas, CA 93908	N/A	Cut flowers (unknown)	No	20 (20)	290,000	N/A	N/A	N/A
5	23940 Potter Rd, Salinas, CA 93908	12.3	Cut flowers (2016)	Yes	30 (30)	269,941	7,058	N/A	N/A
6	20180 Spence Rd, Salinas, CA 93908	11.0	Cut flowers (unknown)	Yes	25 (25)	268,560	16,786	N/A	N/A
7	25950 Encinal Rd, Salinas, CA 93908	9.9	Cut flowers (unknown)	Yes	10 (20)	459,510	4,635	N/A	N/A
8	26000 Encinal Rd, Salinas, CA 93908	10.6	Cut flowers (unknown)	Yes	10 (20)	Shared with Site 8	Shared with Site 8	N/A	N/A
9	50 Zabala Rd, Salinas, CA 93908	40.3	Cut flowers (unknown)	Yes	15 (18)	140,000	2,400	N/A	N/A
10	22790 Fuji Ln, Salinas, CA 93908	15.0	Cut flowers (still in use)	Yes	40 (40)	236,000	1,350	N/A	2,400
11	26900 Encinal Rd, Salinas, CA 93908	10.0	Cut flowers (1990)	Yes	15 (20)	220,000	5,000	5,000	6,000
12	18 Hartnell Rd, Salinas, CA 93908	11.6	Unknown (unknown)	Yes	10 (15)	82,900	2,264	N/A	N/A
13	2272 Alisal Rd, Salinas, CA 93908	9.6	Unknown (unknown)	Yes	24 (17)	190,600	3,800	N/A	N/A
14	25600 Encinal Rd, Salinas, CA 93908	13.7	Trucking yard (2015)	Yes	8 (15)	57,000	2,529	N/A	N/A

Site Number	Address	Parcel Size (acres)	Past Use (When Use Ended)	Currently Used for Cannabis?	Current Average Number of Regular Employees (Seasonal Employees)	Cultivation Building Area (sf)	Processing Building Area (sf)	Distribution Building Area (sf)	Manufacturing Building Area (sf)
15	20420 Spence Rd, Salinas, CA 93908	20.0	Cut flowers and vegetables (still in use)	Yes	30 (50)	288,633	6,125	N/A	700
16	20510 Spence Rd, Salinas, CA 93908	10.2	Cut flowers (unknown)	No	15 (20)	154,588	N/A	N/A	N/A
17	23820 Potter Rd, Salinas, CA 93908	10.0	Cut flowers and trucking yard (unknown)	Yes	15 (20)	170,484	10,164	N/A	N/A
18	2338 Alisal Rd, Salinas, CA 93908	9.3	Cut flowers (still in use)	Yes	40 (60)	204,704	3,200	N/A	N/A
19	26500 Encinal Rd, Salinas, CA 93908	19.4	Flower nursery (2017)	Yes	65 (80)	550,000	1,320	10,320	900
20	20800 Spence Rd, Salinas, CA 93908	10.0	Recycling plant (2016)	No	10 (20)	3,457	N/A	N/A	33,522
21	25700 Encinal, Salinas, CA 93906	12.5	Cut flowers (2017)	No	12 (20)	171,503	3,200	2,544	N/A
22	20954 Spence Rd, Salinas, CA 93908	1.7	Unknown (2016)	No	6 (8)	N/A	N/A	N/A	3,000
23	2262 Alisal Rd, Salinas, CA 93908	9.7	Agriculture (2015)	N/A	50 (55)	171,605	3,814	1,179	N/A
24	20400 Spence Rd, Salinas, CA 93908	21.4	Agriculture and floral production (2015)	N/A	20 (24)	237,750	5,000	2,400	N/A
25	26800 Encinal Rd, Salinas, CA 93908	10.0	Orchids, flowers, vegetable plants (2016)	Yes	40 (60)	263,680	8000	3000	10,414
26	2242 Alisal Rd , Salinas, CA 93908	22.0	Berry and	Yes	N/A	239,400	10,000	1,850	2,500

Site Number	Address	Parcel Size (acres)	Past Use (When Use Ended)	Currently Used for Cannabis?	Current Average Number of Regular Employees (Seasonal Employees)	Cultivation Building Area (sf)	Processing Building Area (sf)	Distribution Building Area (sf)	Manufacturing Building Area (sf)
			vegetable production (2017)						
27	20220 Spence Rd, Salinas, CA 93908	10.0	Beneficial insect production (still in use)	No	20 (20)	214,273	12,000	3,590	6,000
28	26889 Encinal Rd, Salinas, CA 93908	47.2	Schubert Nursery Topiary (2017)	Yes	150 (150) [maximums]	464,360	20,682	5,000	5,000
29	20260 Spence Rd, Salinas, CA 93908	10.0	Cut flower and agriculture (2015)	Yes	12 (24)	247,000	8,922	2,515	7,000
30	20240 Spence Rd, Salinas, CA 93908	11.5	Agriculture and cut flowers (2015)	Yes	15 (22)	177,965	7,200	3,123	0
31	2340 Alisal Rd, Salinas, CA 93908	9.3	Herbs, flowers, and vegetable cultivation (2018)	Yes	14 (24)	206,700	3,276	2,100	0
32	27020 Encinal Rd, Salinas, CA 93908	48.9	Cut flowers, herbs, ornamentals, and vegetable seedlings (still in use)	N/A	N/A	228,216	8,000	2,000	800
33	370 Espinosa Rd, Salinas, CA 93907	30.0	Flower products and vegetables (still in use)	2015	50 (80)	308,159		12,254	
34	360 Espinosa Rd, Salinas, CA 93907	30.3	Herbs, floral products, and	Yes	50 (90)	611,113	7,829	1,200	2,533

Site Number	Address	Parcel Size (acres)	Past Use (When Use Ended)	Currently Used for Cannabis?	Current Average Number of Regular Employees (Seasonal Employees)	Cultivation Building Area (sf)	Processing Building Area (sf)	Distribution Building Area (sf)	Manufacturing Building Area (sf)
			vegetables (2018)						
35	27040 Encinal Rd, Salinas, CA 93908	42.6	Cut flowers, herbs, ornamentals, and vegetable seedlings (still in use)	N/A	N/A	326,000	8,000	2,500	2,500
36	23640 Potter Rd, Salinas, CA 93908	10.0	Floral and spice production (unknown)	2015	11 (15)	272,603	1,025	896	N/A
37	22730 Fuji Ln, Salinas, CA 93908	10.0	Floral and spice production (unknown)	2005	18 (25)	135,300	1,050	814	0
38	398 Natividad Rd, #A, Salinas, CA 93906	40.0	Row crop, row crop cultivation, and flower cultivation (2017, partially)	Yes (partially)	15 (20)	176,004	3,000	2,000	0
39	20200 Spence Rd, Salinas, CA 93908	10.0	Cultivation flower (2017, partially)	Yes (partially)	15 (20)	268900	5,600	2,200	0
40	22900 Fuji Lane, Salinas, CA 93908	24.0	Beneficial insect production (still in use)	No	30 (45)	N/A	196,000	4,480	6,000
41	23700 Potter Rd, Salinas, CA 93908	8.4	Non-cannabis agriculture (unknown)	Yes	N/A	99288	6,685	400	
42	1230 River Road, Salinas, CA 93908	0.8	Residential (still in use)	No	N/A	190	0	0	0

Site Number	Address	Parcel Size (acres)	Past Use (When Use Ended)	Currently Used for Cannabis?	Current Average Number of Regular Employees (Seasonal Employees)	Cultivation Building Area (sf)	Processing Building Area (sf)	Distribution Building Area (sf)	Manufacturing Building Area (sf)
43	26100 Old Stage Road	10.0	Agricultural (2016)	Yes	N/A	500	576	0	0
44	564 River Road, Salinas, CA 93908	5.0	Residential (still in use)	Yes	N/A	7,520	1,984	923	0
45	2378 Alisal Rd, Salinas, CA 93908	11.6	Cut flowers (still in use)	No	16 (24)	330,000	N/A	N/A	N/A
Total					987 (1,276)	9,106,981	458,395	57,534	86,769

Notes: N/A = not available/unknown

Attachment 4
Project Site Utility Improvements

Site Number	Address	New Wells	Water Storage Tanks	Irrigation	Waste-water	Bathrooms	Washing Facilities	Electric Utility	Roads	Parking	Fencing	Other
14	25600 Encinal Rd	No	Yes, 48,800 gallons	No	No	No	No	Yes, 3,000 amp	New paving	No	No	No
15	20420 Spence Rd	Yes, 1 new	Yes, two 65,000 gallon tanks	Yes	N/A	Yes, 1	N/A	Yes, power upgrade	N/A	No	No	Fire sprinkler upgrade
16	20510 Spence Rd	No	Yes, 100,000 gallons	Yes, replace pump	No	Yes, 2	No	Yes, minor upgrades	No	10 spaces	3,000,000 linear feet	No
17	23820 Potter Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18	2338 Alisal Rd	No	Yes, 40,000 gallons	Yes, new drip	No	Yes, 8 stalls	No	Yes, 4,000 amps	Yes, second entrance	68 spaces	Yes, new fence and gate	No
19	26500 Encinal Rd	No	Yes, 120,000 gallons	Yes, new lines	No	No	No	No	No	No	Yes, back fence	Fire sprinkler upgrade
20	20800 Spence Rd	No	No	No	No	No	No	No	No	No	No	No
21	25700 Encinal Rd	No	No	No	No	Yes, 3	Yes, 3	N/A	N/A	Yes, 26 new spaces	No	Rehabilitate 5,000-square feet
22	20954 Spence Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
23	2262 Alisal Rd	No	No	No	No	Yes	No	Yes, two 4,000-amp transformers, new electrical panels	Yes, fire access	No, 50 spaces, no EV	No	Retrofit Greenhouse 1, remodel DISTRO building, modify dry room

Site Number	Address	New Wells	Water Storage Tanks	Irrigation	Waste-water	Bathrooms	Washing Facilities	Electric Utility	Roads	Parking	Fencing	Other
24	20400 Spence Rd	No	No		No	Yes	Yes, new showers	Yes, two 4,000-amp transformers, new electrical panels	Yes, fire access	55 spaces, no EV, new dirt parking area	No	Remove old residence
25	26800 Encinal Rd	No	Yes, 45,000 gallons	Yes, new drip	Yes	Yes	No	Yes, upgrade	No	No, 54 spaces, no EV	Yes, new security fencing	Rebuild two greenhouses and a warehouse to prior existing square footage
26	2242 Alisal Rd	No	Yes, 80,000 gallons	No	Yes	Yes	No	Yes, upgrade	Yes, add base rock	Yes, 72 spaces improved with base rock	No	Expand processor building by 10,000 sf
27	20220 Spence Rd	No	Yes, 50,000 gallons	Yes, new drip	No	No	No	Yes	Yes, improve access roads	Yes, 35 spaces	Yes, front and back	No
28	26889 Encinal Rd	No	Yes, 65,000 gallons	No	Yes (new septic to bathrooms)	Yes	Yes	Yes, two 4,000 amp panels	Yes, fire access	Yes, 193 spaces, 3 electric	Yes, replace/repair fencing	New and upgraded gas line
29	20260 Spence Rd	No	Yes, 4	No	No	No	No	Yes	Yes, fire access	No, 60 spaces, no EV	No	New dry room facility
30	20240 Spence Rd	No	Yes, 75,000 gallons	Yes, new drip	No	Yes	Yes	Yes, 6,000 amp	Yes, fire access	Yes, improve ADA space; 24 spaces; no EV.	New security fence added 2017	Replace 2 greenhouses destroyed by storm
31	2340 Alisal Rd	No	Yes, 75,000 gallons	Yes, new drip	Yes	Yes	Yes	Yes, 8,000 amps	Yes, fire access	Yes, improve ADA spaces, 53 spaces, no EV	Perimeter security fence installed	New greenhouses and service buildings

Site Number	Address	New Wells	Water Storage Tanks	Irrigation	Waste-water	Bathrooms	Washing Facilities	Electric Utility	Roads	Parking	Fencing	Other
32	27020 Encinal Rd	No	Yes, 60,000 gallons	No	No	No	No	Yes, 4,000 amps	Yes, fire access	Yes, improve ADA space, 43 spaces, no EV	Yes, security fencing	No
33	370 Espinosa Rd	No	Yes, 120,000 gallons	No	No	No	No	Yes, increase to 12,000 amps	No	Yes, partial resurfacing, 168 spaces, no EV	Yes, security fencing	No
34	360 Espinosa Rd	No	Yes, 120,000 gallons	No	No	No	No, using existing	Yes, increase to 16,000 amps	No	Yes, partial resurfacing, 68 spaces, no EV	Yes, security fencing	No
35	27040 Encinal Rd	No	Yes, 60,000 gallons	No	No	No	No	Yes, 12,000 amps	Yes, all weather fire access road	Yes, improve ADA space, 33 spaces, no EV	Yes, security fencing	No
36	23640 Potter Rd	No	No	No	Yes	No	No	Yes	Yes, all weather fire access road; culvert & driveway improvements within road ROW	No, 19 spaces, no EV	No	No
37	22730 Fuji Ln	No	Yes, 41,000 gallons	Yes, upgrade low-flow system	No	No	No	Yes, upgrade to 1,600 amps, 277/480 volts, transformer	Yes, fire access	No, 55 spaces, no EV	No	Stormwater retention pond, fire prevention system improvements
38	398 Natividad Rd, #A	No	Yes, 40,000 gallons	No	Yes	No	Yes	Yes	Yes, fire access	No, 43 spaces, no EV	No	No
39	20200 Spence Rd	No	Yes, 30,000 gallons	Yes, new system	No	No	Yes	Yes, two 4,000 amp	Yes, fire access	No, 35 spaces, no EV	No	New gas line and fire sprinklers for metal buildings

Site Number	Address	New Wells	Water Storage Tanks	Irrigation	Waste-water	Bathrooms	Washing Facilities	Electric Utility	Roads	Parking	Fencing	Other
40	22900 Fuji Ln	No	Yes, 1 tank	Yes, drip irrigation	No	No	No	Yes	Yes, upgrade access roads with compacted base rock and dust control	Yes, 30 spaces	Yes, front and back	N/A
41	23700 Potter Rd	No	Yes, five new 10,500-gallon tanks	No	No	Yes	No	No	Yes, access road	Yes, 18 spaces	No	Add photovoltaic array to supply 50% of the power needed for the nursery and processing in the packing house
42	1230 River Rd	No	Yes, 500 gallons	No	No	No	No	No	No	No, 2 spaces, no EV	Yes, front of building	N/A
43	26100 Old Stage Rd	No	Yes, 10,000 gallons	Yes, drip irrigation	No	No	No	Yes, upgrade power	Yes, fire access	Yes, improve ADA space, 12 spaces, no EV	Yes, around building	Pave property entrance
44	564 River Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
45	2378 Alisal Rd	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Notes: N/A = not available/unknown

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