

Exhibit J

This page intentionally left blank.

COUNTY OF MONTEREY



AGRICULTURAL COMMISSIONER'S OFFICE
JUAN HIDALGO, AGRICULTURAL COMMISSIONER/SEALER
1428 ABBOTT STREET – SALINAS, CALIFORNIA 93901
PHONE: (831) 759-7325 FAX: (831) 422-5003
countyofmonterey.gov/agcomm

MEMORANDUM

Date: February 12, 2026
To: Mary Israel, Supervising Planner, County of Monterey, HCD- Planning
Fionna Jensen, Principal Planner, County of Monterey, HCD- Planning
From: Nadia Ochoa, Agricultural Resources and Policy Manager, Agricultural Commissioner's Office
Subject: Planning Project File No. PLN190243- Cumming (APN 420-063-014)- Special Treatment Area application for outdoor cannabis production

Thank you for the opportunity to review and comment on Planning Project File No. PLN190243. The project description is as follows:

Amendment to the 2010 General Plan (South County Area Plan) to create a Special Treatment Area that would allow outdoor commercial cannabis cultivation (20,000 square foot canopy). The property is located at 50700 Thompson Canyon Road (PRIVATE ROAD), King City (Assessor's Parcel Number 420-063-014-000), Central Salinas Valley Area Plan.

The Agricultural Commissioner's Offices throughout California are often consulted with on establishment of proposed cannabis grows (indoor and outdoor grows) and any issues of incompatibility with other types of agricultural operations, such as row crops and vineyards. These potential conflicts include pesticide drift onto the cannabis plants from conventional farming, or cannabis taint onto the neighboring conventional farming operation. Cannabis is particularly sensitive because no pesticides are federally registered for use on cannabis, and in California, there is strict testing for pesticide residues on cannabis; with limited exceptions, any finding of pesticide residue on cannabis would render the cannabis contaminated and invalid for sale. The Agricultural Commissioner's Office, when consulted on proposed land use applications for cannabis grows, provides a case-by-case analysis with suggested protection measures, such as integrating field management and spatial strategies.

The following is the analysis for the subject planning application (PLN190243) with recommended considerations:

The applicant proposes a total of approximately 20,000 square feet (less than 0.5 of an acre) of canopy area in an outdoor cannabis grow operation on a property of approximately 120 acres designated as Permanent Grazing. In reviewing the subject site and surrounding registered agricultural operations, we find the nearest row crop operation to the northwest is approximately two miles away and a vineyard operation is approximately three miles away to the east of the subject site. It is the opinion of this office that the location of the proposed cannabis grow is relatively isolated, due to topography and distance from conventional farming operations, reducing the potential risk of pesticide drift. Our office has no

additional recommendations at this time. However, it is important to remember that agricultural operations in the area may change in the future and additional protective measures should be considered at that time by both the cannabis operator and neighboring agricultural operations to prevent incompatibility issues. Below is a list of preventive measures to consider:

- Vegetation and/or fencing screening.
- Implementation of planting setbacks between cannabis and other conventional commodities to increase proximity distances.
- If applicable, for indoor grows, closing vents of cannabis greenhouses/buildings during conventional agricultural neighbor's application of chemicals.
- Careful consideration should be given to the type of pesticide application equipment used to reduce drift potential, including proper equipment calibration and appropriate nozzle size.
- Environmental factors must be taken into account prior and during a pesticide application, including proximity to neighboring crops, wind speed, and wind direction.
- Chemistries that aid in reducing drift should be considered such as drift retardants and adjuvant stickers.

Constant communication with agricultural neighbors is extremely important to stay informed of practices and activities that may have an impact on operations.

If you have any questions, please contact me directly at 831-759-7384 or by email at OchoaN1@countyofmonterey.gov