

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

In the matter of the application of:

**LUKSIK DANIEL & JANET S TRS (PLN240059)**

**RESOLUTION NO. 25-011**

Resolution by the Monterey County HCD Chief of Planning:

- 1) Considering an Addendum together with a previously adopted Programmatic Multi-Site Cannabis Initial Study/Mitigated Negative Declaration (HCD-Planning File No. REF150048), passed and adopted by the Board of Supervisors Resolution No. 20 - 381), per California Environmental Quality Act (CEQA) Guidelines section 15164; and
- 2) Approving an Administrative Permit to allow the establishment of commercial cannabis activities consisting of mixed light cultivation, nursery, self-distribution, self and third-party processing and non-volatile manufacturing within existing greenhouses (approx. 145,576 square feet) and an existing 3,200 square foot storage building.

[PLN240059 LUKSIK DANIEL & JANET S TRS,  
50 ZABALA RD, SALINAS, GREATER SALINAS  
AREA PLAN (APN: 107-011-006-000)]

**The LUKSIK DANIEL & JANET S TRS application (PLN240059) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on February 19, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County HCD Chief of Planning 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 2010 Monterey County General Plan;
  - Greater Salinas Area Plan; and
  - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, or regulations in these documents.

- b) The subject property is located at 50 Zabala Road, Salinas [Assessor's Parcel Number (APN): 107-011-006-000] within the Greater Salinas Area Plan. The subject property is zoned as Farmland or "F/40", which allows indoor, mixed-light or nursery cannabis cultivation and non-volatile cannabis manufacturing pursuant to an Administrative Permit, Title 21 section 21.30.040.
- c) Site Configuration. The project involves establishment of a commercial cannabis facility, inclusive of cultivation, distribution, third party processing and nursery, within existing greenhouses (approximately 145,576 square feet) and an existing 3,200 square foot warehouse within the Farmlands Zoning District. No conflicts exist within the Monterey County Code (MCC) for this project. Pursuant to MCC Chapter 7.90 and 21.67, the Mixed-Light cannabis cultivation (Type 1B, 2B, and 3B) in existing structures and processing in the warehouse building is an allowed use for this property.
- d) Location. In accordance with Title 21 section 21.67.050.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 recovery facility (see Finding 5).
- e) Lot Legality. The subject property is shown in its current size and configuration as Parcel A in Book 12 of Surveys, page 205. Therefore, the County recognizes it as a legal lot of record.
- f) Unique Identifiers. In Accordance with Title 21 section 21.67.050.B.5, the Operation Plan will implement a Unique Identifier program that can track each batch or crop back to its source. The unique Identifier program will be linked with the appropriate track and trace program with batch records as well as the produce recall procedures if necessary. In addition, package labels will include a list of pharmacologically active ingredients and identify the source and manufacture date of the product.
- g) Security. The Operation Plan provides a detailed description of security measures to be implemented in accordance with Title 21 section 21.67.050.B.6. Perimeter fencing with privacy slats, a professionally monitored alarm system and high-definition security cameras are onsite to deter trespassing and theft of cannabis and cannabis products.
- h) Pesticides and Fertilizers. In accordance with Title 21 section 21.67.050.B.7, the Operation Plan includes measures taken to properly store synthetic and natural pesticides that may have bacterial-based insect pathogens or contain active ingredients that are food-grade essential oils. Fertilizers will be used within the cultivation area and will be stored in a separate area. Pesticides and fertilizers shall be properly labeled and stored to avoid contamination through erosion, leakage, or inadvertent damage from rodents, pests, or wildlife.
- i) Water Conservation Measures. Consistent with Title 21 sections 21.67.050.B.8 and 21.67.050.C.4, the cultivation includes adequate measures to minimize use of water for cannabis cultivation at the site such as a pulse watering technique, which is an improved method of spaghetti tube irrigation. Instead of watering plants once or twice a day with a large amount of water, plants are watered more frequently with small amounts of water. This allows the water to be redistributed within

the pots between waterings, resulting in a more uniform water distribution within the pots. That makes it possible to thoroughly wet the growing medium without irrigation runoff.

- j) Energy Efficiency. The projected energy demand shall be met with the existing 4,000 amp service. Greenhouse lighting shall be conditioned to meet current Department of Cannabis Control (DCC) regulations for mixed-light cultivation. Exterior lighting shall be consistent with the Design Guidelines for Exterior Lighting adopted by the Board of Supervisors pursuant to Title 21 Section 21.63.020 (Condition No. 9).
- k) Visibility. In accordance with Title 21 section 21.67.050.B.10, no plants or advertisements of cannabis plants or products will be visible off-site. All products shall remain in the structures during onsite operational activities. Additionally, the property will be surrounded by a chain link fence with privacy slats to prevent individuals from wandering onto the property to access or view cannabis plants or products inside the enclosed structures.
- l) Additional Permits and Licenses. To allow cultivation at the site, the applicant must obtain the appropriate Commercial Cannabis Business Permits pursuant to MCC Chapter 7.90 and Business License pursuant to MCC Chapter 7.100. These licenses and entitlements will ensure ongoing monitoring of compliance with the plans and operational requirements. Failure to obtain and maintain all required permits, licenses, and entitlements may be ground for revocation of this permit.
- m) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240059.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. There has been no indication from these departments/agencies that the site is not suitable for the proposed use. Recommendations have been incorporated as conditions of approval.
  - b) Odor. The applicants provided odor-control techniques within the project site. The project is conditioned to require the applicant provide an odor control plan prior to the issuance of Commercial Cannabis Business Permit as Condition No. 8.
  - c) Operational plans including security, tracking, reporting, sustainability measures, and other relevant information are proposed to address regulatory requirements and minimize site impacts and the surrounding areas (also see Finding No. 1).
  - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240059.

3. **FINDING:** **HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not under the circumstances of

this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) The project will be served by onsite utilities including an onsite well and onsite septic system. Conditions of Approval have been added to ensure that onsite utilities shall meet the health standards prior to issuance of Commercial Cannabis Business Permits (Conditions Nos. 3, 4, 5, 6, and 7).
  - c) The operations plan details how hazardous materials will be properly handled (see Finding 1, Evidence “h”).
  - d) Operational plans include security, tracking, reporting, sustainability measures, and other relevant information proposed to address regulatory requirements and minimize impacts at the site and to the surrounding areas (see also Finding No. 1).
  - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240059.

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

- EVIDENCE:**
- a) Operational plans including security measures, Track and Trace programs, monitoring and reporting requirements, packaging and labeling standards, sustainability measures, and other relevant information are proposed to address regulatory requirements contained in Title 21 Section 21.67.050 (also see Finding No. 1). Required conditions of approval specified in Title 21 section 21.67.050.D have been incorporated.
  - b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240059.

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

- EVIDENCE:**
- a) The cultivation and manufacturing operation will be located at 50 Zabala Road, Salinas.
  - b) The closest public park is Monte Bella Community Park, located approximately 3.9 miles (20,592 feet) northwest of the subject property.

- c) The closest school is Bardin Elementary School, located 3.1 miles (16,368 feet) northwest of the subject property.
- d) The closest drug recovery facility is the California Department of Rehabilitation, located over 6.0 miles (31,680 feet) west of the subject property.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240059.

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

- EVIDENCE:**
- a) The operations plan indicates that all cannabis and cannabis products shall be tested by a registered testing laboratory, prior to retail sale or dispensing. In accordance with State regulations, the applicant will outsource testing of all cannabis or cannabis products only to a licensed testing laboratory.
  - b) Operational standards that ensure testing of each batch of cannabis produced at the site will be addressed through the Commercial Cannabis Business Permit required pursuant to Chapter 7.90 of the Monterey County Code and State Law.
  - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240059.

**7. FINDING: FEDERAL COMPLIANCE** – The cultivation operation will provide adequate measures that address the federal cannabis activities enforcement - 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 only from permitted and licensed sources.

- EVIDENCE:**
- a) Plans and materials contained in file PLN240059 include descriptions of security measures restricting youth access to the site. Unique identifiers, Track and Trace systems, and adequate records shall be kept to provide on-going evidence of non-diversion requirements.
  - b) Background checks will be conducted on all employees, volunteers, principals, directors, and board members. The applicants will not employ anyone who does not pass a background check according to Chapter 7.90 of the Monterey County Code.
  - c) Violations of Federal Enforcement priorities may be grounds for revocation of this permit.
  - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240059.

**8. FINDING: CEQA (Addendum)** – An Addendum to a previously adopted Initial Study/Negative Declaration was prepared in accordance with CEQA Guidelines section 15164 to reflect changes or additions in a project that do not cause substantial changes or new information that would require major revisions to the adopted IS/ND.

- EVIDENCE:**
- a) The Multi-Site Cannabis IS/MND (HCD-Planning File No. REF150048), passed and adopted by the Board of Supervisors on December 1, 2020 (Board of Supervisor Resolution No. 20 - 381), evaluated potential cumulative effects of 45 sites that proposed to cultivate cannabis within existing greenhouses or buildings.
  - b) The proposed project consists of establishment of a commercial cannabis mixed-light cultivation, nursery, self and third-party processing, self-distribution, and non-volatile manufacturing in existing greenhouses and accessory structures onsite.
  - c) Pursuant to CEQA Guidelines section 15164, no new information of substantial importance that was not acknowledged when the IS/MND was adopted. None of the significant effects analyzed within the IS/MND will be significantly increased as a result of the minor changes associated with this project; no new mitigation measures are proposed.
  - d) According to the CEQA Consistency Checklist for Cannabis Cultivation Facilities (attached to this resolution and incorporated herein by reference), minor changes will occur with respect to the circumstances under the IS/MND for an increase in manufacturing. The allotted square footage is 2,400 square feet, and the proposed square footage is 3,200 square feet; however, the proposed square footage is within the footprint of an existing building and will not increase the building site coverage.
  - e) The IS/MND analyzed potential impacts to 20 different resources and environmental factors. Of these 20, only Traffic was determined to have significant impacts from the Cannabis projects. These impacts were able to be mitigated to less than significant impacts. An updated traffic report, addressing minor changes has been prepared for the proposed project. The previously assessed impact fees required by MM TRA-1, 2 and 3 will increase based on the increase in traffic trips estimated by the traffic assessment. These fees will be updated and paid in conjunction with the associated building fees. Roadways and intersections will continue to operate at their current Levels of Service, all of which are above Level F.
  - f) Pursuant to CEQA Guidelines section 15162, no substantial project modifications are proposed that require major revision to the previously adopted IS/MND.
  - g) 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.
  - h) The materials upon which the County's decision is based are located in HCD-Planning, 1441 Schilling Place, 2<sup>nd</sup> Floor, Salinas, CA.
  - i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240059.

**9. FINDING: APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.

**EVIDENCE:** Pursuant to Title 21 section 21.80.040.A, an appeal may be made to the Planning Commission by any public agency or any aggrieved person from discretionary decisions of the Director of Planning.

**DECISION**

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

1. Consider an Addendum together with a previously adopted Programmatic Multi-Site Cannabis Initial Study/Mitigated Negative Declaration (HCD-Planning File No. REF150048), passed and adopted by the Board of Supervisors Resolution No. 20 - 381), per California Environmental Quality Act (CEQA) Guidelines section 15164; and
2. Approve an Administrative Permit to allow the establishment of commercial cannabis activities consisting of mixed light cultivation, nursery, self-distribution, self and third-party processing and non-volatile manufacturing within existing greenhouses (approx. 145,576 square feet) and an existing 3,200 square foot storage building.

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

**PASSED AND ADOPTED** this 19<sup>th</sup> day of February, 2025.

Signed by:  
  
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Craig W. Spencer  
HCD Director

COPY OF THIS DECISION MAILED TO APPLICANT ON FEBRUARY 20, 2025.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE MARCH 3, 2025.

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

**NOTES**

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

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

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

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

Form Rev. 1-27-2021



# County of Monterey HCD Planning

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

PLN240059

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Administrative Permit (PLN240059) allows the establishment of mixed light use cannabis cultivation, nursery, self-distribution, self and third-party processing and non-volatile manufacturing within approximately 145,576 square feet of existing greenhouses and an existing 3,200 square foot storage building for cultivation and storage. The property is located at 50 Zabala Rd., Salinas (Assessor's Parcel Number 107-011-006-000), Greater Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"An Administrative Permit (Resolution Number 25-011) was approved by HCD Chief of Planning for Assessor's Parcel Number 107-011-006-000 on February 19, 2025. The permit was granted subject to 18 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

### 3. PDSP001 - OPERATIONAL COMPLIANCE INSPECTIONS

**Responsible Department:** Planning

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

**Compliance or Monitoring Action to be Performed:** On-going 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.

### 4. PDSP002 - INSPECTION OF RECORDS

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant, owner, and permittees agree to submit to and pay for inspection of the operations and relevant records or documents necessary to determine compliance with Chapter 21.67 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.

### 5. PDSP003 - COMMERCIAL CANNABIS PERMIT

**Responsible Department:** Planning

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

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

### 6. PDSP004 - GROUNDS FOR REVOCATION

**Responsible Department:** Planning

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

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

## 7. PDSP005 - COMPLIANCE WITH OPERATIONS PLANS

**Responsible Department:** Planning

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

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

## 8. PDSP006 - ODOR CONTROL

**Responsible Department:** Planning

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

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

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

## 9. PDSP007 - EXTERIOR LIGHTING AND AESTHETICS

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Greenhouse lighting for mixed-light cultivation must adhere to the Department of Cannabis Control current regulations and shall be reflected in the Greenhouse Lighting Plan.

All exterior lighting shall be unobtrusive, down-lit, reduce off-site glare, only light an intended area, and shall follow the County of Monterey Design Guidelines for Exterior Lighting.

The Exterior Lighting Plan and Greenhouse Lighting Plan shall be subject to approval by HCD-Planning.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permits, the Owner/Applicant shall submit an electronic copy of the lighting plans to HCD-Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an ongoing basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plans.

## 10. CC001 - 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 by 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 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.

**11. EHSP01- DEED RESTRICTION: DECLARATION FOR AN UNREGULATED, NON-PUBLIC WATER SYSTEM (Non-Standard)**

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** The project proposes to receive domestic water from a well located on APN 107-011-038-000 and the project property, APN 107-011-006-000, is the only property that uses water from the well for domestic purposes. The applicant has indicated the number of individuals that will have access to the water will not exceed 25 individuals daily at least 60 days out of the year, and therefore does not currently require a water system permit based on the definition of a public water system in California Health and Safety Code, section 116275(h). Owner shall record a "Declaration for an Unregulated, Non-Public Water System" deed restriction on a form prepared by the Environmental Health Bureau (EHB) and approved by County Counsel. In the event that the Unregulated, Non-Public Water System facility begins to serve 25 or more individuals daily at least 60 days out of the year, or the well located on APN 107-011-038-000 begins to provide water for domestic use to other properties, Owner must apply for and obtain a water system permit from EHB. Owner is responsible to reimburse EHB for costs associated with preparation of the Deed Restriction.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of a Commercial Cannabis Permit, the applicant shall provide a legal description for the parcel and a copy of the Grant Deed to the EHB. The EHB will prepare the deed restriction form.

Prior to final inspection for the Commercial Cannabis Business Permit, Owner shall sign and notarize the deed restriction form obtained from the EHB. Record the notarized deed restriction with the Monterey County Recorder. Proof of recordation shall be provided to the EHB.

## 12. EHSP02 – NOTIFICATION AT WATER FIXTURES (Non-Standard)

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** All water sinks and faucets located in areas that are accessible to employees and/or guests shall be posted with a minimum 5" x 7" sign and 18-point font indicating that the water is not suitable for drinking and shall include the following language:

"DO NOT DRINK THIS WATER / PROHIBIDO BEBER EL AGUA

Water quality analysis of this water has indicated nitrate levels that exceed 10 mg/L (as NO<sub>3</sub>-N)

Water quality analysis of this water has indicated 1,2,3-TCP levels that exceed 0.005 mg/L (as 1,2,3-Trichloropropane)

- Water containing nitrates in excess of 10 mg/L NO<sub>3</sub>-N presents a risk to the human health when used for drinking or culinary purposes.
- Pregnant woman and children under the age of 6 months run the greatest risk of experiencing possible health problems, i.e. "Blue Baby Syndrome". The presence of nitrates in the blood reduces its oxygen carrying capacity.
- Do not use this water in the preparation of food, juices or baby formulas. Be advised that boiling the water will not eliminate the problem but rather increases the concentration of nitrates.
- This water is not routinely monitored by the Monterey County Health Department, Environmental Health Bureau, for bacteria, nitrates or other potential contaminants."

All water taps, hose bibs and garden valves in the commercial/operational areas of the facility shall be labeled with a placard that includes the universal symbol for "do not drink" and includes essentially the following warning language in both English and Spanish: "DO NOT DRINK. PROHIBIDO BEBER."

In the event a new water source that meets water quality and quantity standards is proposed to serve all or a portion of the project, the applicant may request, at the applicant's expense, that the Environmental Health Bureau reevaluate these requirements to post signs or placards with regard to restrictions on drinking the water.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of a Commercial Cannabis Permit, the property owner shall submit the signs and placards for review and approval by the Environmental Health Bureau (EHB).

Prior to issuance of a Commercial Cannabis Permit, the approved signs and placards shall be posted at all sinks, faucets, water taps and/or garden valves located in areas that are accessible to employees and/or guests. Provide proof of posting to EHB.

This condition shall be ongoing.

### 13. EHSP03- INSTALLATION OF DISINFECTION ON DOMESTIC WATER SUPPLY LINE (Non-Standard)

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** A commercial building shall be provided with an adequate supply of potable water pursuant to Section 601.1 of the Uniform Plumbing Code. Documentation is unavailable to demonstrate that the onsite well was not constructed to minimum standards, which requires a 50-foot seal, and could be vulnerable to surface water influence.

A chlorinator shall be installed on the domestic water supply line that serves the referenced property prior to any water taps or fixtures.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of a Commercial Cannabis Business Permit, the applicant shall provide evidence that a chlorinator has been installed on the domestic water supply line that serves the referenced property prior to any water taps or fixtures. Evidence shall include but is not limited to analysis of a water sample with chlorine residual. Provide a copy of the water quality analysis results to the EHB for review and acceptance.

### 14. EHSP04 – CROSS-CONNECTION CONTROL SURVEY (Non-Standard)

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** The proposed commercial operation will receive domestic water service from a well located on adjacent property APN 107-011-038-000. A cross-connection control survey has been completed by James Derbin dated 9/5/2023 that identifies potential cross-connections and recommend mitigations. All recommendations shall be implemented to prevent potential contamination of the domestic water supply from the cannabis uses on the property.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of a Commercial Cannabis Business Permit, submit to the following information to the Environmental Health Bureau (EHB) for review and acceptance:

- Proof of corrected items referenced in the Cross Control Survey Report dated 9/5/2023 completed by James Derbin.

### 15. PW0005 – DRIVEWAY IMPROVEMENTS

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** Construct a commercial driveway connection to Zabala Road. The design and construction is subject to the approval of the HCD. Encroachment Permits are required for all work within the public right-of-way.

**Compliance or Monitoring Action to be Performed:** Owner/Applicant shall submit the design for review and approval of the PWFP, obtain an encroachment permit from the HCD prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

## 16. MM TRA-1

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** MM TRA-1: "TRA-1 (FAIR SHARE CONTRIBUTION – DIRECT IMPACT): Prior to the issuance or renewal of commercial cannabis permits, the owner, applicant, and/or cannabis operator shall enter into an agreement with Monterey County requiring that the intersection improvements be installed by the applicant, owner, and/or cannabis operator within a reasonable time. The agreement shall specify the intersection improvements components, for which shall be installed in accordance with all applicable rules and regulations, and identify the date which the intersection improvement shall be completed

- Old Stage Road/Spence Road: Widen Spence Road for separate right turn lane and shared through-left lane for the NB approach.

**Compliance or Monitoring Action to be Performed:** Prior to issuance or renewal of a commercial cannabis permit, the owner, applicant, and/or cannabis operator shall enter into an agreement with Monterey County as specific in the condition. Construction of improvements to the Old Stage Road/Spence Road intersection identified in Appendix H of the Traffic Impact Study prepared for the Multiple Cannabis Cultivation Facilities Initial Study (State Clearinghouse Number: 2020060325), shall be constructed by the owner, applicant, and/or cannabis operator(s) within a reasonable time subsequent to the issuance or renewal of commercial cannabis permits that allow new or expanded commercial cannabis activities impacting the intersection.

## 17. MM TRA-2: TAMC RDIF

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** 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:

- US 101/Hartnell Road, US 101/Spence Road, US 101/Potter Road: 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.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of cannabis permits, the applicant shall pay their fair share TAMC RDIF fee.



## 18. MM TRA-3: CUMULATIVE IMPACT FEES

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** 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:

- Boronda Road/N. Main Street: Modify the existing traffic signal equipment to provide for a right-turn overlap signal phase for the SB approach
- Alisal Road/Hartnell Road: 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.
- Alisal Road/Fuji Lane: 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.
- Alisal Road/Old Stage Road: Widen the SB approach to include single left-turn and single right-turn lanes, the EB approach to include single left-turn and single through lanes, and the WB approach to include single through and single right-turn lanes.
- Old Stage Road/Spence Road: 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.
- Old Stage Road/Encinal Road: 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.
- Old Stage Road/Potter Road: 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.

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.

**Compliance or Monitoring Action to be Performed:** Prior to issuance or renewal of commercial cannabis permits, the applicant shall pay their fair contribution of the traffic cumulative impacts fee.

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CALIFORNIA PURPLE FARM

50 ZABALA ROAD  
SALINAS, CA 93908  
APN: 107-011-006-000

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REVISIONS  
REV #REV DATEREV DESCRIPTION

A0.0 COVER SHEET  
A1.0 PROJECT BOUNDARY SITE PLAN  
A2 PARCEL BOUNDRY  
A3 BUILDING 1 & 2 FLOOR PLAN  
A4 BUILDING 6 FLOOR PLAN AND 7 FLOOR PLAN  
A5 BUILDING 5 FLOOR PLAN AND 7 FLOOR PLAN  
A6 PROJECT BOUNDARY TOPO SURVEY

PROJECT  
CALIFORNIA PURPLE FARM  
50 ZABALA ROAD  
SALINAS, CA

PROJECT TEAM

GENERAL INFORMATION:  
PROPERTY ADDRESSES: 50 ZABALA ROAD  
SALINAS, CA 93908  
APN: 107-011-006-000

CONSTRUCTION: TYPE IIB

ZONING: F/40 (FARMLANDS 40 ACRE MINIMUM)  
(INDOOR CULTIVATION)

GENERAL PLAN LAND USE: GREATER SALINAS – PLANNING AREA  
ACRES: 40 APPROX.

OCCUPANCY: U/ AGRICULTURE (AG) CANNABIS FACILITY

SETBACKS: FRONT: 25'  
SIDE: 25',  
REAR: 30'

BUILDING HEIGHT: 24' – 6"  
STORIES: 1

TOTAL BUILDING SF: 153,352 SF  
SITE COVERAGE ALLOWABLE: 5% (50% FOR GREENHOUSES)  
SITE COVERAGE EXISTING: 8.8% (AGRICULTURAL BUILDINGS)  
INTERVIOUS SURFACE AREA: 227,002 SF (13% OF TOTAL PARCEL AREA)

FIRE HAZARD SEVERITY ZONE: LOW  
AUTOMATIC SPRINKLER SYSTEM: NONE REQUIRED

PARKING REQUIREMENT: 1 SPACE/500 SF WAREHOUSE  
6.5 SPACES

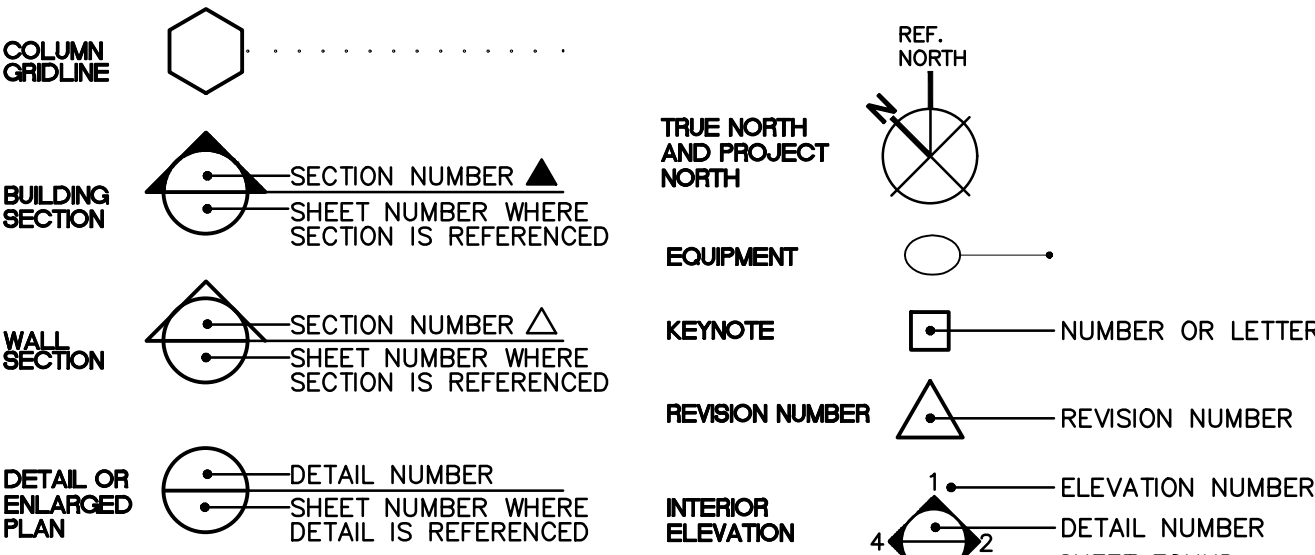
SHEET TITLE  
TITLE SHEET

DATE: 05/09/2024

TECHNICIAN: JF

PROJECT MANAGER: JF

JOB NUMBER: 77  
SHEET NUMBER  
A0.0



GENERAL NOTES  
(USE WHEREVER APPLICABLE, UNLESS NOTED OTHERWISE IN THE PLANS AND SPECIFICATIONS )

- DO NOT SCALE PLANS
- ALL CONSTRUCTION SHALL CONFORM WITH TITLE 24 AND THE 2022 CBC, CMC, CPC, CA ENERGY CODE, CGBSC, AND 2019 CEC AMENDMENTS AND COUNTY OF MONTEREY
- ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD .ANY DISCREPANCIES ARE TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT DO NOT PROCEED WITHOUT RESOLVING DISCREPANCIES
- DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWINGS SCALE OR PROPORTION. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF FINISH
- REQUIRED SANITARY FACILITIES SHALL BE PROVIDED ON THE JOB
- OMISSIONS AND/OR CONFLICTS IN THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETING WORK WHICH IS NECESSARY TO CARRY OUT THE INTENT OF THE DRAWING AND/OR COMPLETE WORK TO STANDARDS REQUIRED BY CODE
- THESE NOTES INDICATE CONSTRUCTION FOR PROPOSED REMODEL UNLESS OTHERWISE NOTED OR SHOWN. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED OR SHOWN. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY GENERALLY THROUGHOUT TO SIMILAR CONDITIONS, UNLESS NOTED OTHERWISE ALL VESTIBULES, CLOSETS, COLUMNS PROJECTIONS, RECESSES, OR OTHER ADJACENT AREAS WITHIN SCHEDULED AREAS SHALL HAVE FINISHES AS SCHEDULED FOR THE RESPECTIVE SPACES IN WHICH THEY OCCUR ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- ALL WORK, AND ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODES AND OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF THE BUILDING, BUILDING CODE REQUIREMENTS IN ALL CASES TAKE PRECEDENCE OVER THE DRAWING. IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
- ANY CHANGES IN CONSTRUCTION SHALL BE ACCOMPANIED BY A CHANGE ORDER ISSUED BY THE GENERAL CONTRACTOR AND APPROVED BY THE OWNER
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED IMPROVEMENTS UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE METHOD OF CONSTRUCTION CONTRACTOR SHALL SUPERVISE AND DIRECT WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCES AND PROCEDURES OBSERVATION VISITS TO THE SITE SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR
- CONTRACTOR HEREBY GUARANTEES TO THE OWNER THAT ALL MATERIALS, FIXTURES, AND EQUIPMENT FURNISHED TO THE PROJECT ARE NEW UNLESS OTHERWISE SPECIFIED. CONTRACTOR ALSO WARRANTS THAT ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM ANY FAULTS AND DEFECTS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION, UNLESS A GREATER WARRANTY OR GUARANTEE IS REQUIRED BY THE PROJECT SPECIFICATIONS
- ANYONE SUPPLYING LABOR AND/OR MATERIALS TO THE PROJECT SHALL CAREFULLY EXAMINE ALL SUBSURFACES TO RECEIVE WORK ANY CONDITIONS DETRIMENTAL TO WORK SHALL BE REPORTED TO THE ARCHITECT/OWNER COMMENCEMENT OF WORK SHALL IMPLY ACCEPTANCE OF ALL SUBSURFACES
- PROVIDE CONSTRUCTION FENCING AND BARRIERS. OTHER PARTS OF THE BUILDING TO REMAIN OPERATIONAL DURING CONSTRUCTION DO NOT DISTURB NEIGHBORING TENANTS

GENERAL NOTES

15 EMPLOYEES x15 GALLONS PER PERSON PER DAY (FACTORY/NO SHOWER FROM TABLE 7, MCC 15.20.310) = 225 GALLONS PER DAY

OWTS TANK SIZE OF 1,000 GALLONS ÷ 225 GALLONS PER DAY = 4.44 DAYS OF RETENTION

THE REQUIRED ABSORPTION IS THE ESTIMATED WASTEWATER GENERATION RATE OF 225 GALLONS PER DAY, 225 GPD ÷ 0.2 GPD/SF = 1,125 SF OWTS FUTURE RESERVE/REPLACEMENT AREA

SEE ITEM #16 "OWTS FUTURE RESERVE/REPLACEMENT AREA" LOCATION ON PAGE A1

THIS PROJECT MUST COMPLY WITH THE LATEST APPLICABLE CODES WHICH HAVE BEEN ADOPTED BY THE GOVERNING AGENCIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

2022 CALIFORNIA BUILDING CODE (C.B.C.)  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA FIRE CODE  
2022 CALIFORNIA ENERGY CODE  
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE  
TITLE 111 OF THE AMERICANS WITH DISABILITIES ACT  
TITLE 19 OF THE STATE FIRE MARSHALL'S CODE

THESE CODES SHALL BE CONSIDERED AN INTEGRAL PART OF THESE DRAWINGS AS IF THEY WERE PRINTED HERE ON THIS SHEET OF THESE DRAWINGS IN THEIR ENTIRETY.

APPLICABLE CODES

OVERALL PROJECT:

THE PROJECT SCOPE CALLS FOR THE USE OF ALL EXISTING GREENHOUSE STRUCTURES AND THE EXISTING INFRASTRUCTURE. THE EXISTING GREENHOUSE STRUCTURES ARE INTENDED FOR CANNABIS CULTIVATION WITH OFF SITE PROCESSING.

THE LICENSE TYPES ARE MIXED-LIGHT TIER 2 AND COMMERCIAL OUTDOOR

THERE IS NO PLANNED SITE WORK OR GRADING.

ALL EXTERIOR LIGHTS ARE DOWNWARD LIT AND MOTION SENSORED

THE CANNABIS FACILITY IS PLANNED FOR FLOWER CULTIVATION ONLY

PROJECT DESCRIPTION



VICINITY MAP

SYMBOLS

AB	- ANCHOR BOLT	ENAM	- ENAMEL	MAS	- MASONRY	S	- SOUTH
ABV	- ABOVE	ENCL	- ENCLOSE (URE)	MATL	- MATERIAL	SA	- CONTINUOUS SHELF ANGLE
AC	- ASPHALT CONCRETE	EQ	- EQUAL	MAX	- MAXIMUM	SAN	- SANITARY
ACC	- ACCESSIBLE	EQT	- EQUIPMENT	MCH	- MACHINE BOLT	SC	- SOLID CORE
A/C	- AIR CONDITIONING	ER	- EXHAUST REGISTER	MCR	- MODIFIED BITUMEN ROOF	SOH	- SCHEDULE
ACOUS	- ACOUSTICAL	EW	- EACH WAY	MC	- MEDICINE CABINET	SD	- STORM DRAIN
ADD	- ADDENDUM	ENG	- ELECTRIC WATER HEATER	MED	- MEDIANIC (AL)	SEC	- SECTION
ADJ	- ADJUSTABLE/ADJACENT	EH	- EXHAUST	MED	- MEDIUM	SF	- SQUARE FOOT
AFF	- ABOVE FINISHED FLOOR	EXIST	- EXISTING	MFG	- MANUFACTURING	SFM	- STATE FIRE MARSHALL
AHJ	- AIR HANDLING UNIT	EX	- EXISTING	MFR	- MANUFACTURE (R)	SFFA	- SQUARE FOOT FREE AREA
AIB	- AIR INFILTRATION BARRIER	EXP	- EXPOSED	MIS	- METAL GRAVEL STOP	SPP	- SPANDREL GLASS PANEL
ALT	- ALTERNATE	EXT	- EXTERIOR	MH	- MANHOLE	SHLF	- SHELF
ALUM	- ALUMINUM	EXTING	- EXTINGUISHER	MIN	- MINIMUM	SHLV	- SHELVES (ING)
AND	- AND/ZEED	FA	- FIRE ALARM	MIR	- MIRROR	SHT	- SHEET
APC	- ACOUSTIC PANEL CEILING	FAB	- FABRICATION	MISC	- MISCELLANEOUS	SHTG	- SHEATHING
APPROX	- APPROXIMATE	FAC	- FACTORY	MKBD	- MARKER BOARD	SM	- SIMILAR
APVD	- APPROVED	FAS	- FASTEN, FASTENER	MOL	- MOLDING, Moulding	SKL	- SKYLIGHT
ARCH	- ARCHITECT (URAL)	FBR	- FIBERBOARD	MUG	- MOUNTING	SLV	- SLEEVE
BB	- BOTTOM OF BEAM	FBGL	- FIBERGLASS	MO	- MASONRY OPENING	S/P	- SHELF & POLE
BD	- BOARD	FBK	- FIRE BLOCKING	MOD	- MODULAR	SO	- STOREFRONT OPENING
REL	- BELOW	FBD	- FURNISHED BY OTHERS	MTR	- METAL THRESHOLD	SRR	- SINGLE-PLY ROOFING
BTUM	- BITUMINOUS	FD	- FLOOR DRAIN	MNT	- MOUNT (ED), (ING)	SPEC	- SPECIFICATION (S)
BLDG	- BUILDING	FEK	- FIRE EXTINGUISHER CABINET	MTL	- METAL	SS	- SQUARE
BLK	- BLOCK	FF	- FINISHED FLOOR	MUL	- MULLION	SS	- SUPPLY REGISTER
BLDG	- BLOCKING	FG	- FIXED GLASS	N	- NORTH	STD	- STANDARD
BM	- BEAM	FHC	- FIRE HOSE CABINET	(N)	- NEW	STL	- STEEL
BOT	- BOTTOM	FHMS	- FLATHEAD MACHINE SCREW	NAT	- NATURAL	STN	- STONE
BRG	- BEARING	FWMS	- FLATHEAD WOOD SCREW	NIC	- NOT IN CONTRACT	STO	- STORAGE
BRK	- BRICK	FI	- FINISH (ED)	NO	- NUMBER	STRUCT	- STRUCTURE (AL)
BRZ	- BRONZE	FJ	- FLOOR JOIST	NOM	- NOMINAL	STW	- STORM WATER
BUR	- BUILT UP ROOFING	FLSH	- FLASHING	NTS	- NOT TO SCALE	SUBSTA	- SUBSTATION
C	- CARPET	FLUOR	- FLUORESCENT	O/	- OVER	SV	- SHEET VINYL
CAB	- CABINET	FLX	- FLEXIBLE	OA	- OVERALL	SYS	- SYSTEM
CB	- CATCH BASIN	FND	- FOUNDATION	OBS	- OBSCURE	T	- TREAD
CD	- CEILING DIFFUSER	FOC	- FACE OF CONCRETE	OC	- ON CENTER (S)	TB	- TOWEL BAR
CEM	- CEMENT	FOF	- FACE OF FINISH	OD	- OUTSIDE DIAMETER	TB	- TOP & BOTTOM
CER	- CERAMIC	FOM	- FACE OF MASONRY	OFD	- OVERFLOW DRAIN	TELE	- TELEPHONE
CF	- CUBIC FOOT	FOS	- FACE OF STUDS	OH	- OPPOSITE HAND	TEMP	- TEMPERED
CFL	- COUNTERFLASHING	FR	- FRAME (D), (NG)	OPK	- OPPOSITE AND GROOVE	THK	- THICK (NESS)
CFM	- CUBIC FOOT PER MINUTE	FTG	- FOOTING	OPG	- OPENING	THRU	- THROUGH
CG	- CORNER GUARD	FURR	- FURRED (ING)	OPP	- OPPOSITE	TJ	- TOOL JOINT
CH	- CEILING HEIGHT	FUT	- FUTURE	OPT	- OPTIONAL	TKBD	- TACKBOARD
CHAM	- CHAMFER	FWC	- FABRIC WALL COVERING	PSD	- PARTICLE BOARD	TO	- TOP OF
CHBD	- CHALKBOARD	GA	- GAGE, GAUGE	PCPL	- PORTLAND CEMENT PLASTER	TOM	- TOP OF MASONRY
CI	- CAST IRON	GB	- GYPSON BOARD	PERM	- PERIMETER	TOS	- TOP OF BEAM
CJ	- CONTROL JOINT	GC	- GENERAL CONTRACTOR	PERF	- PERFORATE (D)	TOT	- TOP OF CURB/CONCRETE
CL	- CEILING LINE	GD	- GRADE, GRADING	PFB	- PREFABRICATE (D)	TOS	- TOP OF STEEL
CLGJ	- CEILING JOIST	GEN	- GENERATOR	GI	- GALVANIZED IRON	TOW	- TOP OF WALL
CLR	- CLEAR	GK	- GASKET (ED)	GL	- GLASS, GLAZING	TP	- TOILET PAPER DISPENSER
CT	- CERAMIC (TILE)	GL	- GLASS, GLAZING	GLV	- GALVANIZED	TPN	- TOILET PARTITION
CMU	- CONCRETE MASONRY UNIT	GRT	- GLASS REINFORCED GYPSUM	GRG	- GLASS REINFORCED GYPSUM	TS	- TOP OF SHEATHING
CNTR	- COUNTER	GVL	- GRAVEL	PLYWD	- PLYWOOD	TSB	- TOP SET BASE
CO	- CLEAN OUT	GYP	- GYPSUM	PNL	- PANEL	TST	- TOP OF SLAB
COL	- COLUMN	H	- HIGH	PNT	- PAINT (ED)	T&T	- T-BAR ACOUSTIC TILE
COMB	- COMBINATION (COMPOSITE)	HB	- HOSE BIBB	POC	- POINT OF CONNECTION	TV	- TELEVISION
CONC	- CONCRETE	HC	- HOLLOW CORE	PR	- PAIR	TP	- TYPICAL
CONT	- CONTINUOUS OR CONTINUE	HDB	- HARBORBOARD	PRCS	- PRECAST	U	- UNIVERSAL
CONST	- CONSTRUCTION	HDR	- HEADER	PROJ	- PROJECT	U	- UNLESS OTHERWISE NOTED
CORR	- CORRUGATED	HOW	- HARDWOOD	PRTO	- PRESSURE TREATED	V	- VINYL
COTE	- CLEAN OUT THRU FLOOR	HDWR	- HARDWARE	PT	- POINT	VAR	- VARIES
COTG	- CLEAN OUT THRU GRADE	HEX	- HEXAGONAL	PTN	- PARTITION	VB	- VAPOR BARRIER
COTW	- CLEAN OUT THRU WALL	HP	- HIGH POINT	PVA	- POLYVINYL ACETATE	VCT	- VINYL COVERED TILE
CR	- CURB RETURN	HS	- HOSE STATION	PVC	- POLYVINYL CHLORIDE	VCTB	- VINYL COVERED TACKBOARD
CRTNW	- CURTAIN WALL	HT	- HEIGHT	QC	- QUARRY TILE	VERT	- VERTICAL
CSK	- COUNTERSINK	HTG	- HEATING	QTY	- QUANTITY	VGP	- VERTICAL GRAIN
CSMT	- COUNTERSINK SCREW	HVAC	- HEATING/VENTILATING/	R	- RISER	VGR	- VISION GLASS PANEL
CTR	- CENTER	HW	- HOT WATER	RAD	- RADIUS	VNR	- VENER
CVT	- CONDUCTIVE VINYL TILE	ID	- INSIDE DIAMETER	RAD	- RADIUS	VNT	- VENT
CW	- COLD WATER	IMP	- INSULATED METAL PANEL	BAF	- RAISED ACCESS FLOOR	VO	- VENT OVER/OFFSET
D	- DEPTH	INCAND	- INCANDESCENT	RCP	- RECEPTACLE	VR	- VENT RISER
DBL	- DBL	INCL	- INCLUDE (D), (ING)	RD	- ROOF DRAIN	VTR	- VENT THROUGH ROOF
DET	- DETAIL	INFO	- INFORMATION	REDWOOD	- REDWOOD	VWC	- VINYL WALL COVERING
DF	- DRINKING FOUNTAIN	INSTR	- INSTRUCTION (S)	REF	- REFERENCE	W/	- WITH
DI	- DIAMETER	INSUL	- INSULATE (D), (ON)	REFR	- REFRIGERATOR	WBL	- WOOD BLOCKING
DIA	- DIAGONAL	INV	- INVERT	RENF	- REINFORCE (D), (ING)	WC	- WATER CLOSET
DM	- DIMENSION	JC	- JANITORS CLOSET	REM	- REMOVE (ABLE)	WO	- WOOD
DL	- DEAD LOAD	JST	- JOIST	REQ'D	- REQUIRED	WGL	- WROUGHT GLASS
DN	- DOWN	JT	- JOINT	RES	- RESIDENT	WH	- WALL HUNG CABINET
DP	- DAMP PROOFING	KO	- KNOCKOUT	RET	- RETURN	WI	- WROUGHT IRON
DPRS	- DEPRESSION	LAD	- LADDER	REV	- REVISION (S), REVISED	WIN	- WINDOW
DR	- DOOR	LAM	- LAMINATE (D)	RFG	- ROOFING	WM	- WIRE MESH
DS	- DOWNSPOUT	LAB	- LABORATORY	REFL	- REFLECT (ED), (ING), (OR)	WO	- WINDOW OPENING
DSPR	- DISPENSER	LAV	- LAVATORY	RFL	- RECESSED FLOOR MAT	WO	- WINDOW OPENING
DWG	- DRAWING	LB	- LAG BOLT	RG	- RETURN GRILLE	WP	- WATERPROOFING
DWR	- DRAWER	LBL	- LABEL	RL	- RIDGE LINE	WR	- WEATHER RESISTANT
E	- ENAMEL	LH	- LEFT HAND	RM	- ROOM	WCST	- WAINSCOT
EA	- ELECTRICAL CONTRACTOR	LIT	- LIGHTING	RO	- ROUGH OPENING	WST	- WASTE
EC	- ELECTRICAL	LVR	- LOUVER	ROW	- RIGHT OF WAY	WTHP	- WEATHERPROOF
EDF	- ELECTRIC DRINKING FOUNTAIN	LWD	- LADDER	RR	- RETURN REGISTER	WTF	- WELDED WIRE FABRIC
EDW	- EMERGENCY EYEWASH	LWR	- LOUVER	RWD	- RAINWATER LEADER	W	- AND
EF	- ELASTOMERIC FLASHING	LX	- LOW POINT	RWC	- RAINWATER CONDUCTOR	Ø	- AT
EPFS	- EXTERIOR INSULATED FIN. SYS.	LX	- LOW POINT	RWC	- RAINWATER CONDUCTOR	Ø	- CENTER LINE
EJ	- EXPANSION JOINT	LX	- LOW POINT	RWC	- RAINWATER CONDUCTOR	Ø	- DIAMETER
ELEV	- ELEVATION	LX	- LOW POINT	RWC	- RAINWATER CONDUCTOR	Ø	- SQUARE FEET
ELEC	- ELECTRIC (AL)	LX	- LOW POINT	RWC	- RAINWATER CONDUCTOR	Ø	- SQUARE FEET
EMER	- EMERGENCY	LX	- LOW POINT	RWC	- RAINWATER CONDUCTOR	Ø	- SQUARE FEET

ABBREVIATIONS

SEPTIC SYSTEM NOTES

24

PROJECT INFORMATION

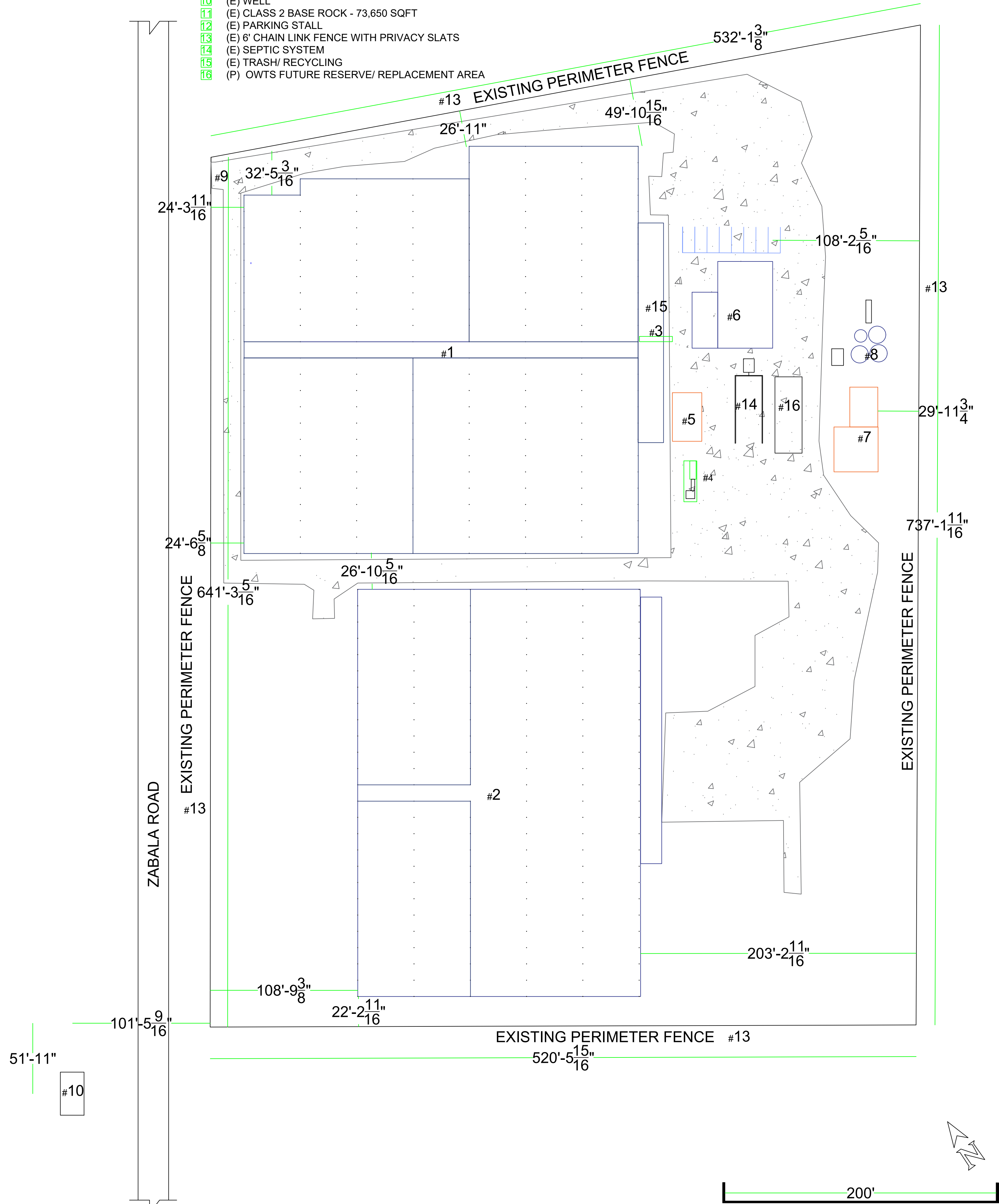
44



SATELLITE

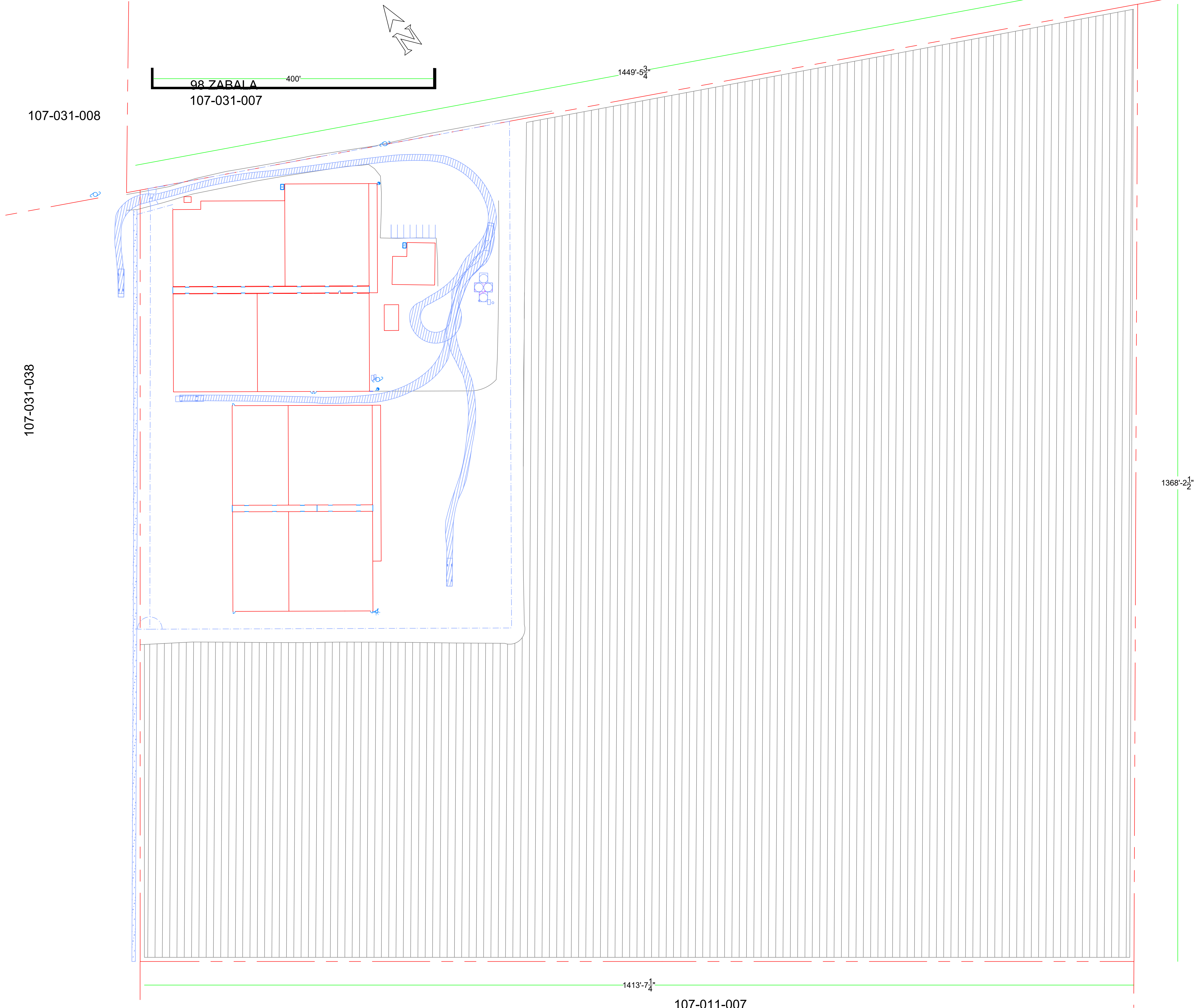


- 1 (E) AG GREENHOUSE - 83,158 SF CANNABIS CULTIVATION
- 2 (E) AG GREENHOUSE - 62,418 SF CANNABIS CULTIVATION
- 3 (E) MAIN 480V ELECTRICAL PANEL - 720 SF
- 4 (E) PGE SERVICE - 1,536 SF
- 5 (E) STORAGE - 758 SF OCCUPIED BY OWNER
- 6 (E) AG STORAGE -3,262 SF NON CANNABIS STORAGE
- 7 (E) STORAGE- 1,500 SF OCCUPIED BY OWNER
- 8 (E) WATER TANKS- 3-10,000 GALLON, 1- 1,500 GALLON
- 9 (E) ENTRANCE/ EXIT
- 10 (E) WELL
- 11 (E) CLASS 2 BASE ROCK - 73,650 SQFT
- 12 (E) PARKING STALL
- 13 (E) 6' CHAIN LINK FENCE WITH PRIVACY SLATS
- 14 (E) SEPTIC SYSTEM
- 15 (E) TRASH/ RECYCLING
- 16 (P) OWTS FUTURE RESERVE/ REPLACEMENT AREA



TIME	
DATE	





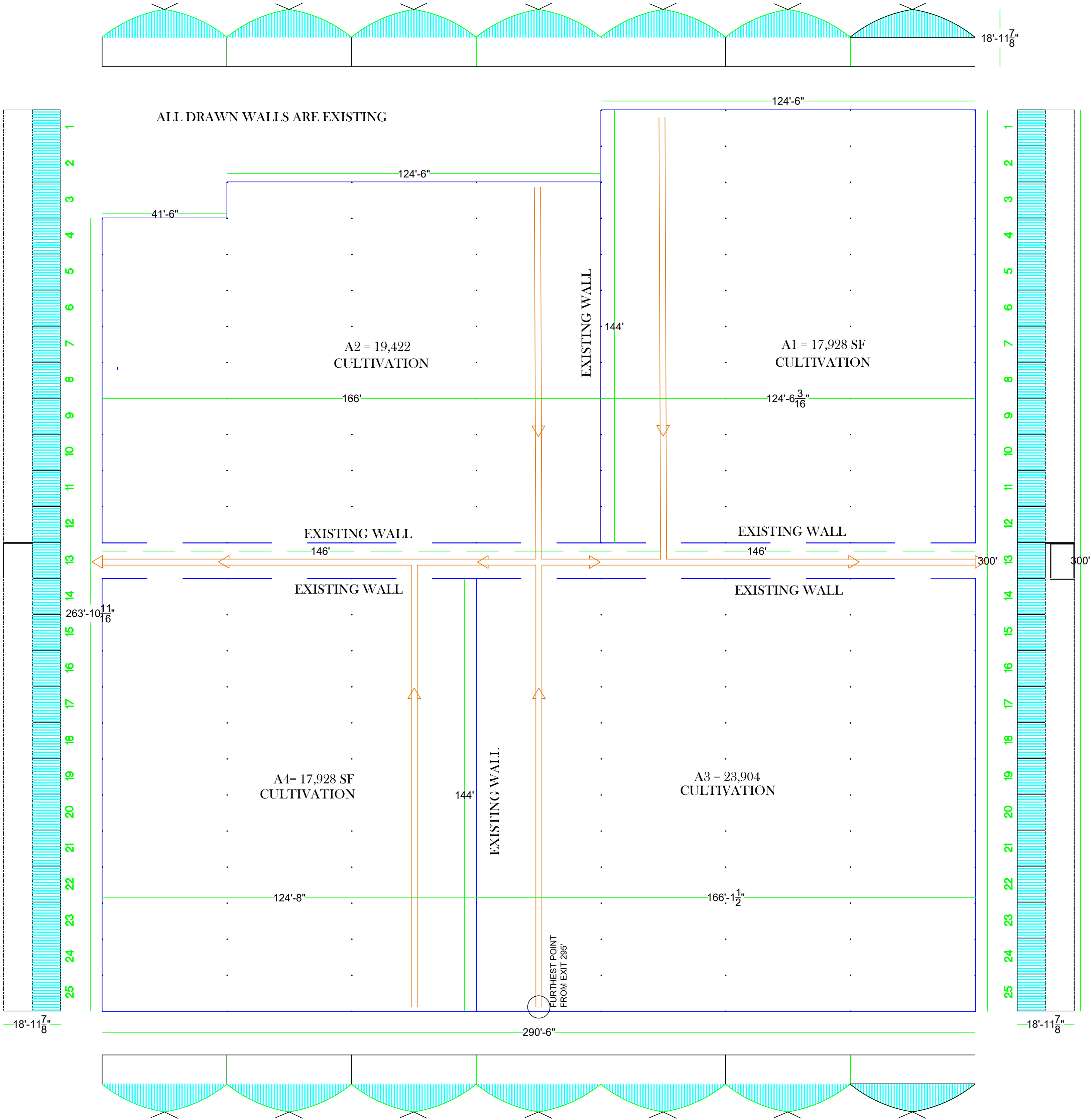
NOT TO SCALE  
Drawn By: JFGF  
Checked By:

CALIFORNIA PURPLE FARM  
PARCEL BOUNDY / TRUCK TURN AROUND  
50 ZABALA ROAD  
APN# 107-011-006  
SALINAS, MONTEREY COUNTY, CALIFORNIA

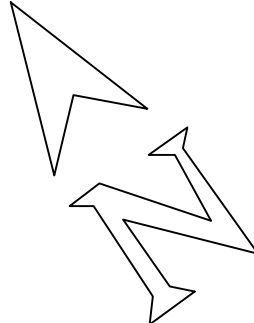
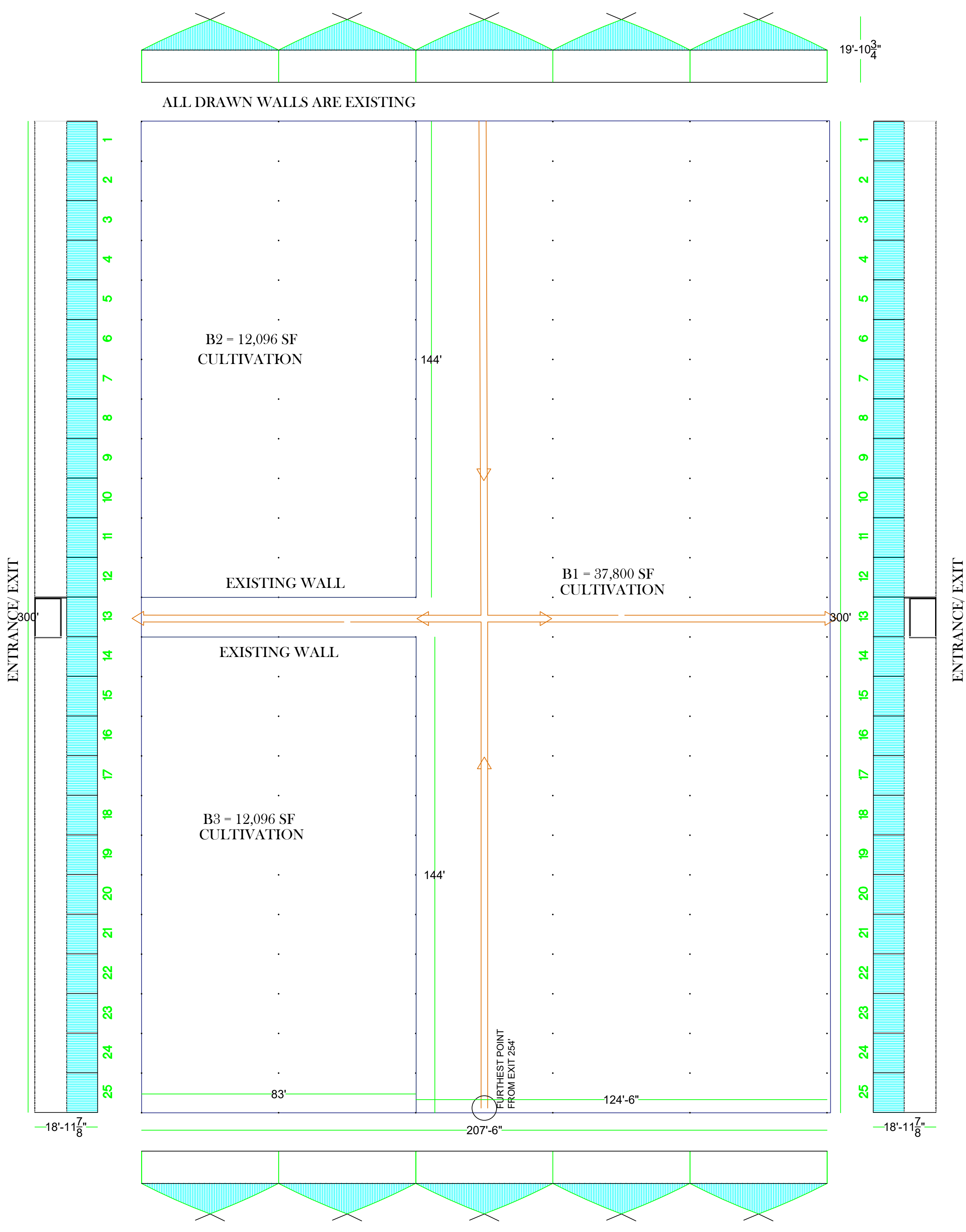
DATE	TIME

FRYN  
DESIGN + BUILD

#1 - 83,158 SF

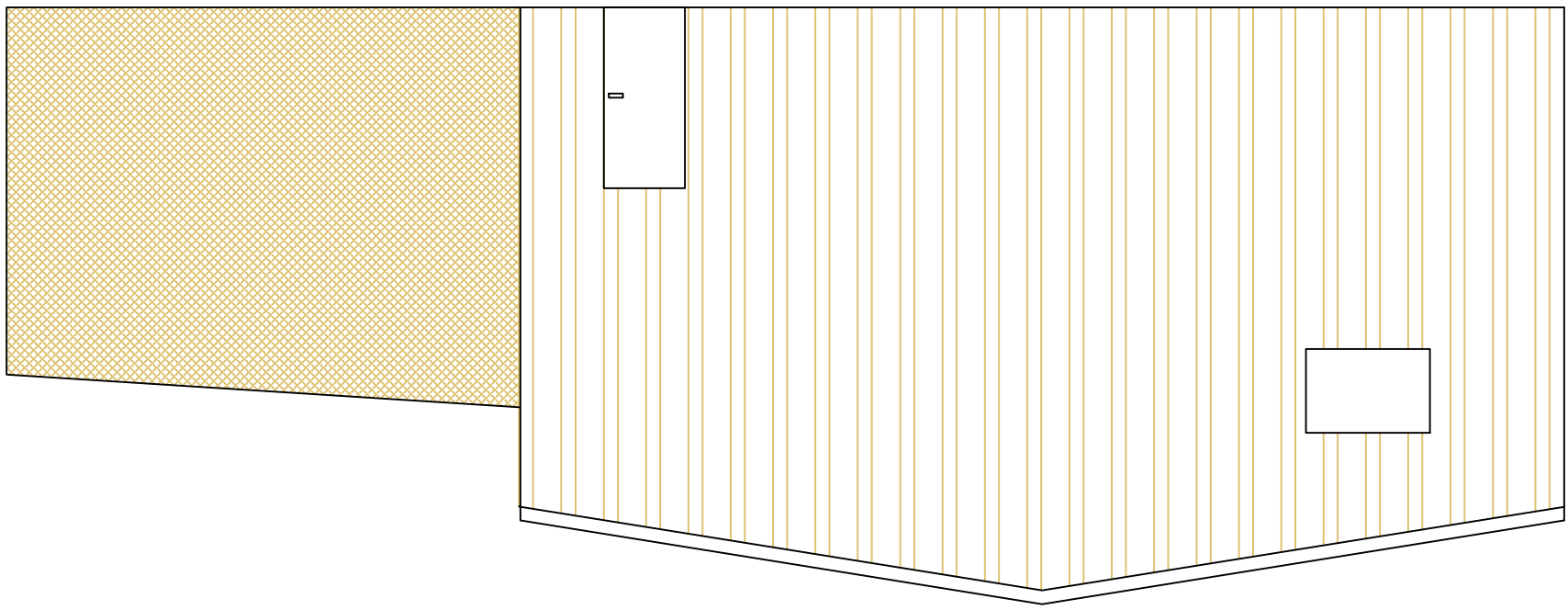


#2 - 62,418 SF

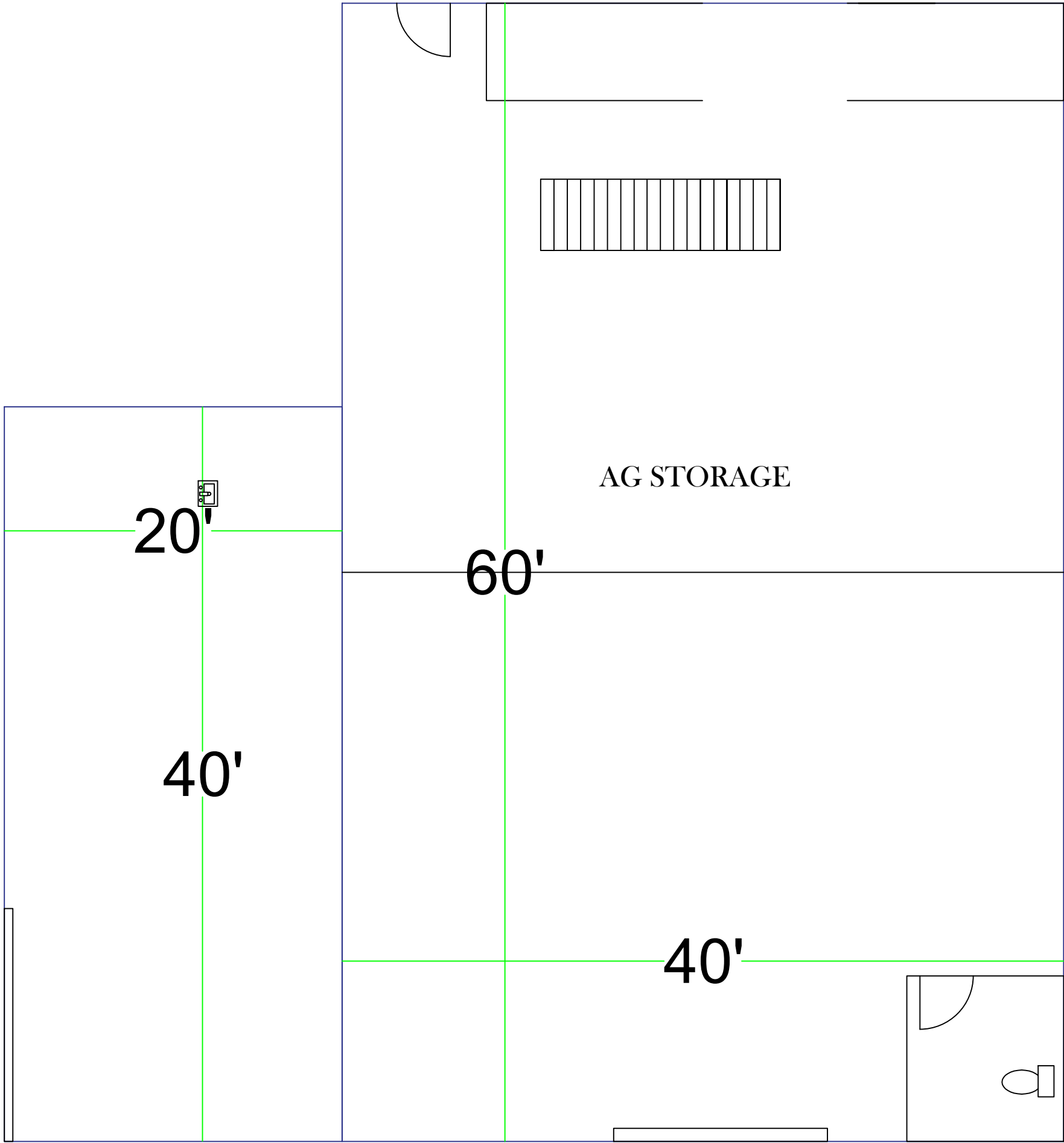


DATE	TIME

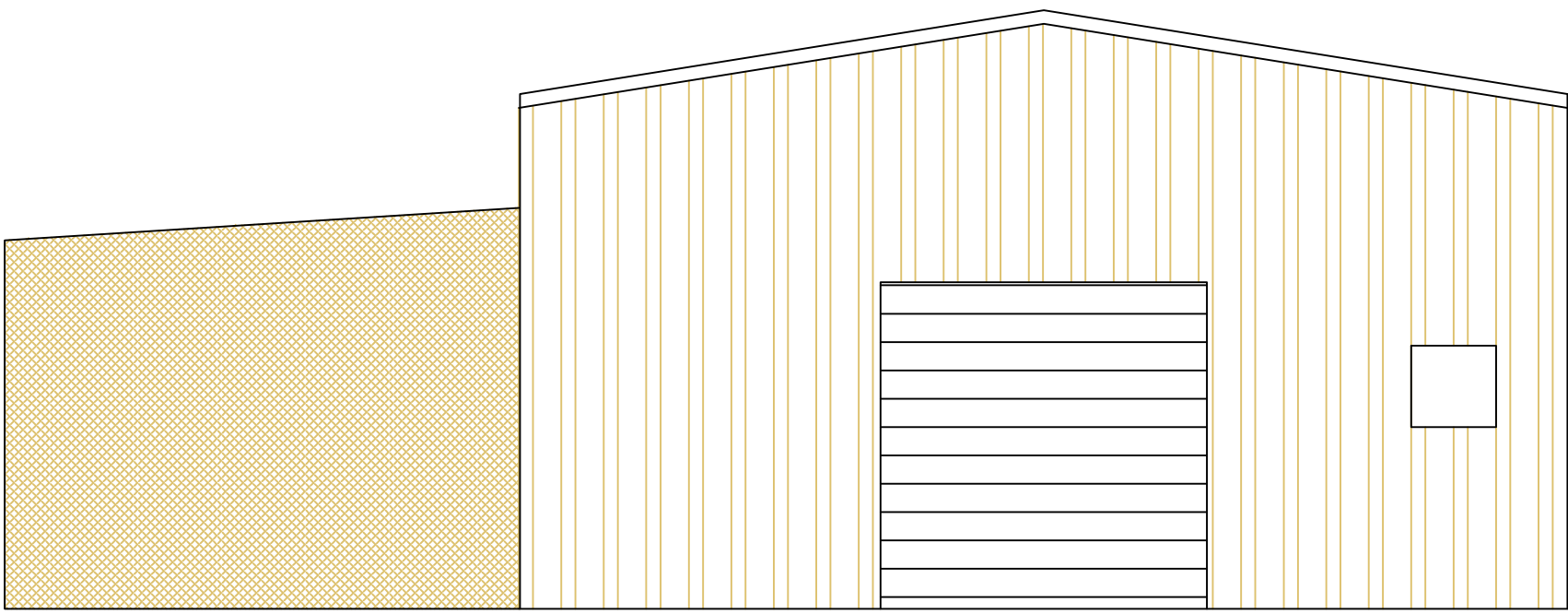
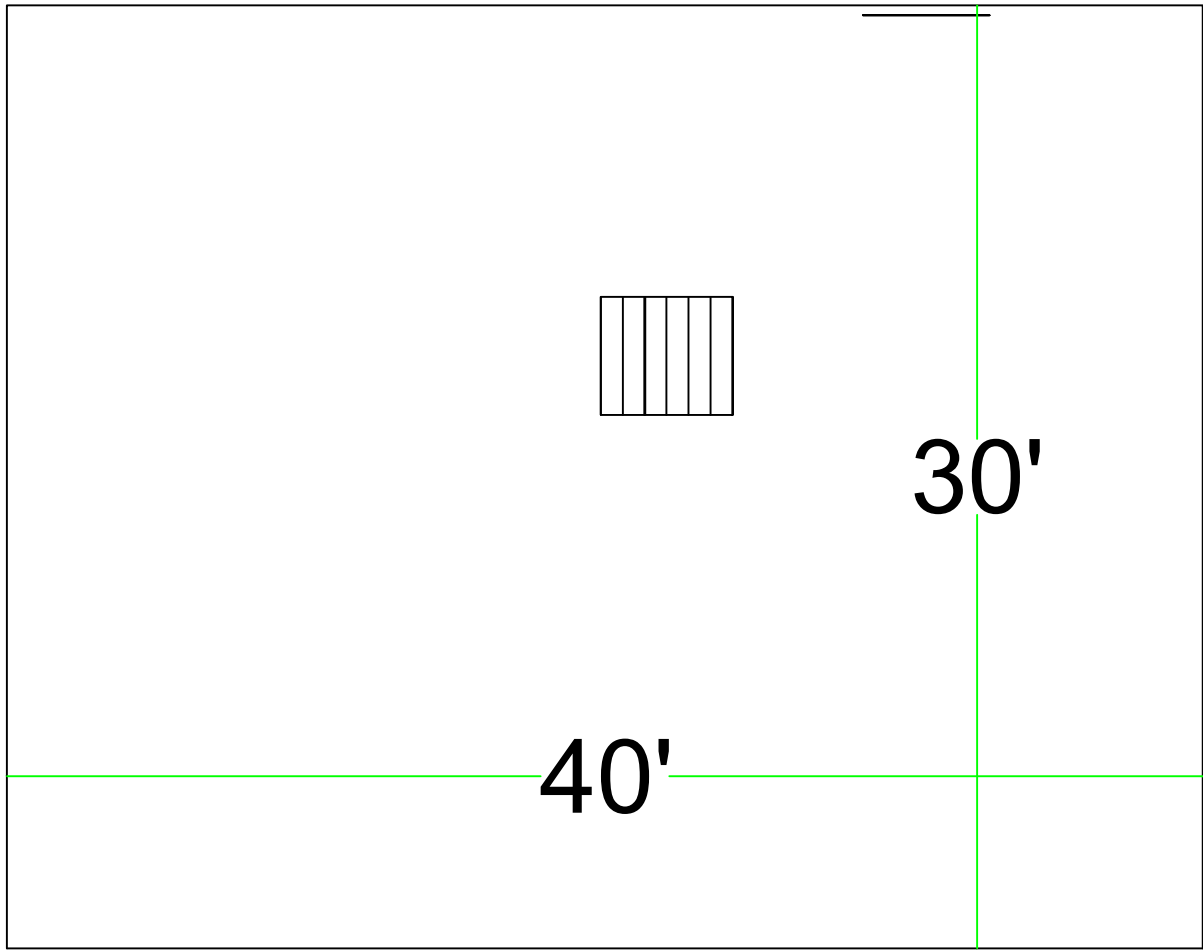
AG STORAGE BUILDING



1st FLOOR

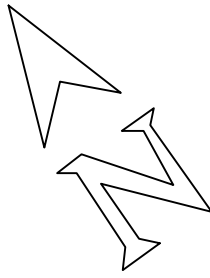


MESSANINE

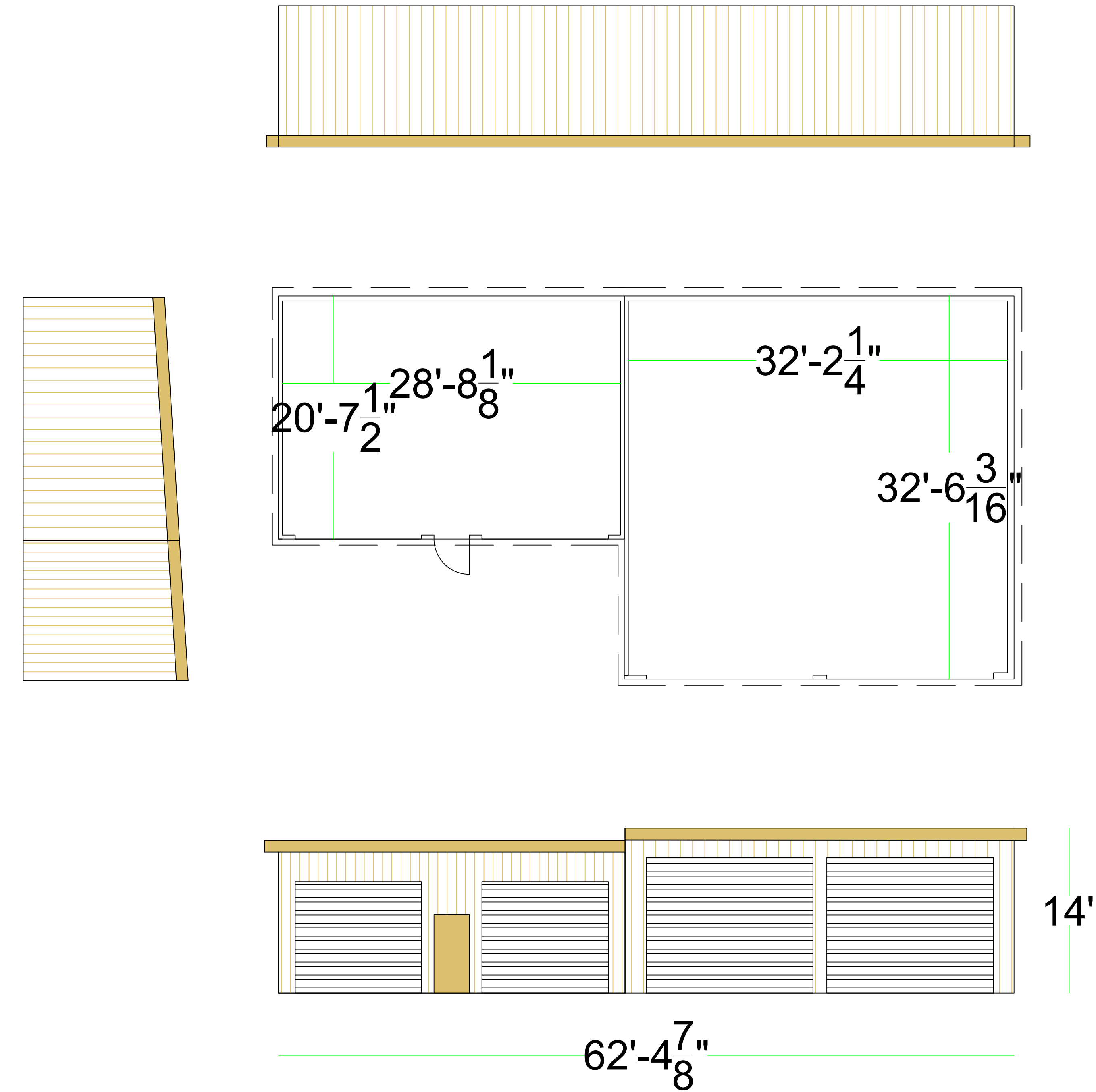


21'-6<sup>7</sup>/<sub>8</sub>"

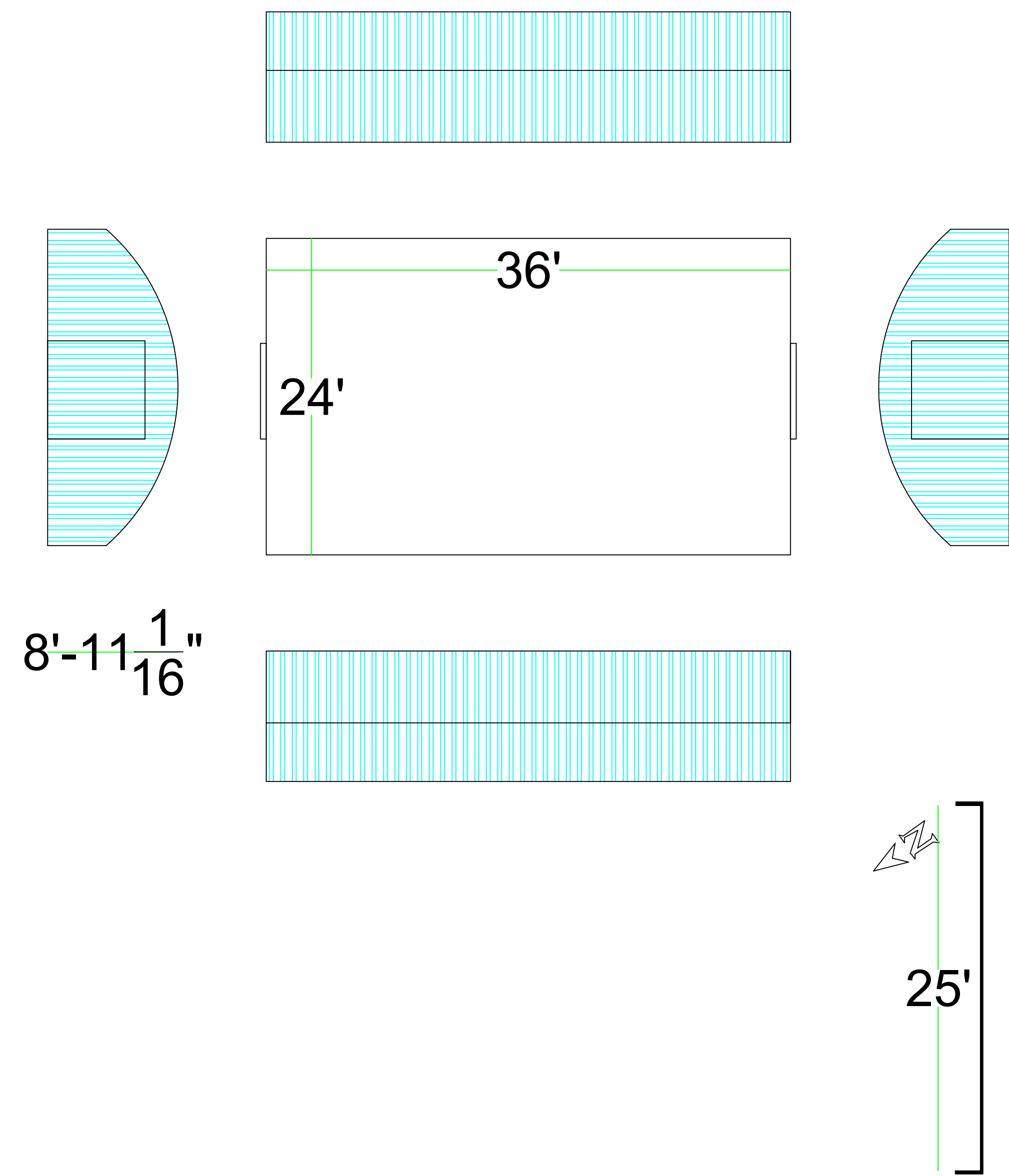
50'



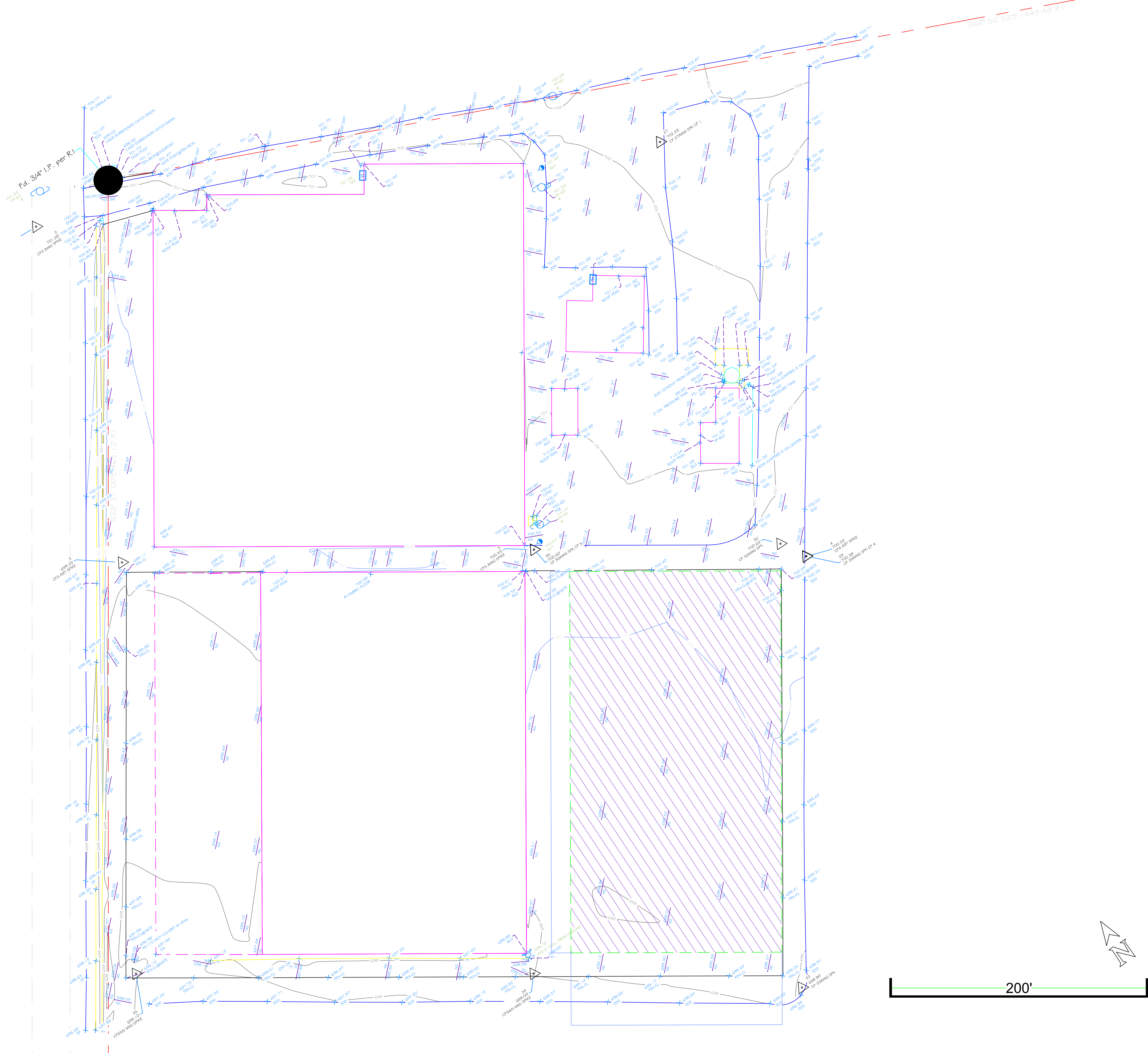
AG STORAGE BUILDING



AG STORAGE BUILDING







DATE	TIME