

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

In the matter of the application of:

**CAZARES DEBORAH ANN & HUGO TRS (PLN210186)**

**RESOLUTION NO. 24-023**

Resolution by the Monterey County HCD-Chief of Planning:

- 1) Consider an Addendum together with a previously adopted North Monterey County Cannabis Facilities Projects Initial Study/Negative Declaration (Board of Supervisor Resolution No. 22-384) per California Environmental Quality Act (CEQA) Guidelines Section 15164.; and
- 2) Approving an Administrative Permit to allow commercial cannabis activities, including cultivation, nursery, processing, onsite third-party processing and distribution within existing structures (approximately 79,000 square feet of greenhouses and warehouses).

[PLN210186, Cazares Deborah Ann & Hugo Trs,  
1247 San Juan Road, Royal Oaks (Assessor's Parcel  
Number 117-411-022-000)]

**The CAZARES DEBORAH ANN & HUGO TRS application (PLN210186) came on for public hearing before the Monterey County Chief of Planning on May 15, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, written testimony, and other evidence presented, the 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;
  - North County 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, and regulations in these documents.

- b) The project consists of cannabis cultivation within an existing greenhouse space established before January 1, 2016, consistent with establishment regulations contained in Title 21 section 21.67.050.B.1
- c) Allowed Use: The subject property is located at 1247 San Juan Road, Royal Oaks (Assessor's Parcel Number 117-411-022-000), North County Area Plan. The subject property is zoned Farmland with a minimum building site of 40 acres or "F/40". Pursuant to section 21.30.040 of Title 21, indoor, mixed-light, and nursery cannabis cultivation as well as non-volatile cannabis manufacturing are allowed within a Farmland (F) Zoning District pursuant to the regulations within Title 21 Chapter 21.67. Additionally, an Administrative Permit is required in each instance pursuant to section 21.67.050 which states within the F zoning district, indoor and mixed-light cannabis cultivation and cannabis nurseries may be permitted with an administrative permit in each case provided that the cultivation occurs within a greenhouse that was permitted or legally established prior to January 1, 2016. According to the Monterey County Assessor's Database, the existing greenhouses the applicant proposes to use were established in 1990. The County permitted repairs to the greenhouses in 1998 under building permit BP982711S. The applicant proposes the establishment of a commercial cannabis facility, inclusive of cultivation, processing, onsite third-party processing, and distribution, within existing greenhouse space (approximately 76,913 square feet) and one existing accessory structure (2,095 square feet). Therefore, the County recognizes this as an allowed use.
- 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 recover facility.
- e) Lot Legality: The property is shown in its current configuration as lot 22 in Book 117, pg 41 of the County of Monterey 1964 and 1972 Assessor's Map. The property has been under separate ownership from the surround lots since 1964. Therefore, the County recognizes the property 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 is capable of tracking 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. New outdoor lighting, minimal motion-sensing detectors and security cameras are on site to deter trespassing and theft of cannabis and cannabis products. A chain link privacy fence topped with barbed wire will surround the property to deter trespassing and theft of cannabis and cannabis products. Additionally, the applicant will hire a licensed security service to provide 24-hour security guards on the premises.

- h) Pesticides and Fertilizers: In accordance with Title 21 section 21.67.050.B.7, the Operation Plan includes measures taken to minimize the need for pesticides, the use of predator species, such as ladybugs, will be implemented to control the amount of pests in the facility. Additionally, a detailed Pesticide Management Plan was provided by the applicant which includes guidelines for proper storage, proper handling, and an emergency response plan for both pesticides and fertilizer.
- 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 including a pulse watering technique to eliminate irrigation run-off and increase efficiency.
- j) Energy Efficiency: The project includes adequate measures to address the projected energy demand for cannabis cultivation at the site, consistent with the requirement specified in accordance with Title 21 sections 21.67.050.B.9 and 21.67.050.C.5. The existing greenhouses have cracks, holes and openings in the walls and roof that allow cold air to leak in, the applicant will patch these holes to avoid using excess energy to keep the green houses warm. The applicant will also use thermal screens to avoid heat loss during the winter, the screens also have an added benefit of providing shade from excessive sunlight during the summer. The applicant will also replace the existing ventilation fans with high efficiency models. Therefore, the proposed project satisfies section 21.67.050.B.9 as proposed.
- k) Visibility: In accordance with Title 21 section 21.67.050.B.10, the applicants have listed in their operations plan that all cannabis and paraphernalia will not be visible from any public viewing area or other properties.
- l) Canopy size: In accordance with Title 21 section 21.67.050.B.11, the operation plan indicates that the owner shall ensure the total canopy size of cannabis cultivated at the site does not exceed the cumulative canopy size authorized by state law or regulation. The operation plan also recognizes that the owner and their licensees and permittees, operating on a site permitted pursuant to this chapter, and with a commercial cannabis permit required pursuant to Chapter 7.90 of the Monterey County Code, shall ensure that the total canopy size of cannabis cultivation does not individually exceed the amounts authorized by County permits and state law.
- m) Additional Permits and Licenses: Cultivation at the site will be required to obtain the appropriate Commercial Cannabis Business Permits pursuant to Chapter 7.90 of the Monterey County Code and Business License pursuant to chapter 7.100 of the Monterey County Code. 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.
- n) Site-Grown Distribution: In accordance with Title 21 section 21.67.050.B.12, the operation plan indicates that site-grown cultivated cannabis and seeds will be distributed under this permit as

permittees who hold an administrative permit for cannabis cultivation or nursery operations may transport their own cannabis grown on site to another permitted and licensed cannabis business at an off-site facility provided the cultivation or nursery permittee hold a Type 11 state license or other applicable state license that allows for the transportation of cannabis.

- o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210186.

2. **FINDING:** **SITE SUITABILITY:** The site is physically suitable for the use proposed.

**EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, Aromas Tri-County Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau and the Agricultural Commissioner’s Office. There has been no indication from these departments/agencies that the site is not suitable for the proposed use. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to traffic. The following technical report was prepared:
  - “Traffic Study” (LIB240083) prepared by Mark Jugar, Royal Oaks, California, March 21, 2022.

The above-mentioned technical report by an outside consultant indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed the report and concurs with its conclusions.

- c) Odor: Odor prevention devices and techniques, such as a ventilation system with a carbon filter, shall be incorporated to ensure that odors from cannabis offsite. Misting systems will also be installed, these systems release an odor-neutralizing mist product that traps airborne odors and bio-degrades the unpleasant smell.
- d) Operational plans including security, tracking, reporting, sustainability measures, and other relevant information are proposed to address regulatory requirements and minimize impacts at the site and in the surrounding areas (also see Finding No. 1).
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN210186.

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, Aromas Tri-County Fire Protection District, HCD-Engineering Services, HCD-Environmental

Services, Environmental Health Bureau (EHB) and the Agricultural Commissioner's Office. 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) A replacement onsite wastewater treatment system (OWTS) was installed in March 2022 to serve the Office (Building G), which will serve as restroom access for 10 employees. The existing OWTS serving Building E was demonstrated to be operating in acceptable condition via a performance evaluation completed in May 13, 2021. The property has an unpermitted onsite well that exceeds the secondary drinking water standards for Manganese by more than 10 times the Maximum Contaminant Level established by Title 22 of the CA Code of Regulations; accordingly, treatment is required for this small water system. Conditions of approval have been added and are required to be completed prior to EHB approval of the cannabis business permit (CNB): 1) obtain the water system permit, 2) install water treatment system and test for compliance with primary drinking water standards and 3) implement cross-connection control recommendations.
- c) Operational plans including security, tracking, reporting, sustainability measures, and other relevant information are proposed to address regulatory requirements and minimize impacts at the site and in the surrounding areas (see Finding No. 1).
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN210186.

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

- EVIDENCE**
- a) Operational plans including security measures, track and trace programs, monitoring and reporting requirements, packaging and labeling standards, sustainability measures, and other relevant information are proposed to address regulatory requirements contained in 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 the Monterey County HCD-Planning for the proposed development found in Project File PLN210186.

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

- EVIDENCE:**
- a) The cultivation and manufacturing operation will be located at 1247 San Juan Road.

- b) The closest public park is Pajaro Park, located approximately 14,250 feet west of the subject property.
- c) The closest school is San Juan School, located over 16,800-feet west of the subject property.
- d) The closest drug recovery facility is Teen Challenge Monterey Bay, located 13,200 feet west of the subject property.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN210186.

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

- EVIDENCE:**
- a) Cannabis and cannabis products supplied by the applicant, except for immature cannabis plants and seeds, are subject to quality assurance and testing prior to sale at a retailer, microbusiness, or nonprofit. As a licensed distributor, the applicant shall adhere to these procedures. As a licensed cultivator, nursery or manufacturer, the applicant shall ensure that products are distributed by a licensed distributor. The licensed distributor may be the applicant or a third party.
  - 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.

7. **FINDING:** **FEDERAL COMPLIANCE:** The cultivation will provide adequate measures that address the federal enforcement priorities for cannabis activities including restricting access to minors, prohibiting use or possession of firearms for security purposes at the premises, and ensuring that medical cannabis and medical cannabis products are supplied from permitted and licensed sources.

- EVIDENCE:**
- a) Plans and materials contained in file PLN210186 include descriptions of security measures that restrict youth access to the site. Unique identifiers, track and trace systems, and adequate records will be kept providing on-going evidence of non-diversion requirements. On-site security is prohibited from carrying lethal weapons.
  - b) Background checks of all persons with 10 percent or more interest in the cannabis businesses will be conducted. Any known association with organized crime may be grounds for denial of business permits and State licenses required to operate the dispensary.
  - c) Violations of Federal Enforcement priorities may be grounds for revocation of this permit.

8. **FINDING:** **CEQA (Addendum)** – An Addendum to a previously certified Initial Study/Negative Declaration (IS/ND) 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/MD.

- EVIDENCE:**
- a) The North Monterey County Cannabis Facilities Projects Initial Study/Negative Declaration (HCD-Planning File No. REF220024),

adopted by the Board of Supervisors on October 4, 2022 (Board of Supervisor Resolution No. 22-384), evaluated potential cumulative effects of seven sites that proposed to cultivate cannabis within existing greenhouses or buildings in North Monterey County. The proposed project is within two miles of three of the sites analyzed under the North County IS/ND. Since the proposed project is in proximity to the sites analyzed within the IS/ND and is of the same nature and intensity, the potential environmental and cumulative impacts would not undergo substantial changes. Pursuant to section 15164 of the CEQA guidelines, an addendum was prepared to address the minor change in the IS/ND's project description to allow the addition of the proposed project.

- b) The proposed project consists of establishment a commercial cannabis mixed-light cultivation, nursery, third party processing, self-distribution, non-volatile manufacturing in existing greenhouses and accessory structures on site (approx. 79,000 square feet.
- c) Pursuant to Section 15164 of the CEQA Guidelines, none of the conditions described in Section 15621 calling for the preparation of a subsequent environmental document have occurred. There are no substantial changes proposed in the project that will require major revisions of the previous ND due to new significant environmental effect. No significant environmental impacts are anticipated due to implementation of the project and none were identified under the IS/ND for the seven sites. There will be no substantial changes due to the circumstances under which the project is undertaken which would require major revisions to the ND. The proposed project is in the same area as the seven NC sites and is under similar circumstances relating to air quality, energy, greenhouse gas emissions, transportation, and water supply. The baseline established for the ND when analyzing these potential impacts was for the prior use of the greenhouses for various agricultural production, excluding cannabis; primarily cut flowers. The proposed project shares this baseline as the previous use of the existing greenhouses was for cut flower operations. There is no new information of substantial importance that was not acknowledged when the IS/ND was adopted. The significant effects analyzed within the IS/ND (none) will not significantly increase due to the minor changes associated with the project and there are no new mitigation measures proposed. Therefore, the preparation of a subsequent environmental document is not warranted.
- d) A traffic analysis (LIB240083) was prepared for the proposed project and anticipated no impacts to the existing conditions. The threshold established for a potentially significant impact for small projects is the addition of 110 traffic trips to existing conditions. The proposed project would add an estimated 21 traffic trips, well under the threshold for a significant impact. Since the project is analyzed with a baseline of the previous use (cut flower operation) the only potential impact was traffic increase due to additional employees. Since there were no significant impacts identified within the traffic study, a subsequent Initial Study is not warranted.

- e) Pursuant to section 15355 of the CEQA guidelines, Cumulative Impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. There are no other proposed projects of similar nature and intensity within the North County Area Plan at this time. Cumulative impacts were analyzed under the IS/ND and none were anticipated. Under the current circumstances, it can be determined that the singular proposed project would not constitute a cumulative impact alone. When considered together with the seven sites that have already been analyzed, it would still not result in any cumulative impacts. As mentioned above, the traffic assessment prepared was based on the then current conditions, many of the nearby cannabis sites were operating when the traffic rates were assessed, and no impacts were anticipated.
- f) 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.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210186.

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

- EVIDENCE:**
- a) Pursuant to Monterey County Code Section 21.80.040.A, an appeal may be made to the Planning Commission by any public agency or any person aggrieved from discretionary decisions of the Director of Planning. Therefore, the Appropriate Authority to hear an appeal on this project would be the Planning Commission.
  - b) The decision of the Planning Commission shall be final and may not be appealed.



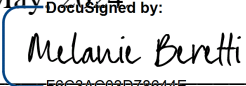
**DECISION**

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

- A. Consider an Addendum together with a previously adopted North Monterey County Cannabis Facilities Projects Initial Study/Negative Declaration (Board of Supervisor Resolution No. 22-384) per California Environmental Quality Act (CEQA) Guidelines Section 15164.; and
- B. Approving an Administrative Permit to allow commercial cannabis activities, including cultivation, nursery, processing, onsite third-party processing and distribution within existing structures (approximately 79,000 square feet of greenhouses and warehouses).

All of which are subject to 14 conditions of approval and in conformance with the attached plans attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of May, 2024:

DocuSigned by:  
  
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Melanie Beretti, AICP,  
Acting, HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON MAY 21, 2024.

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 COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE MAY 31, 2024.

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.

# County of Monterey HCD Planning

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

PLN210186

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Administrative permit (PLN210186) allows commercial cannabis activities, including cultivation, processing, onsite third-party processing and distribution within existing structures. The property is located at 1247 San Juan Road (Assessor's Parcel Number 117-411-022-000), North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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 24-023) was approved by the Chief of Planning for Assessor's Parcel Number 117-411-022-000 on May 15, 2024. The permit was granted subject to 14 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - 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. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** Planning

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

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

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

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

### 4. 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.

### 5. 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 21/20.67 from any enforcement officer of the County or their designee.

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

## 6. 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 Cannabis Business Permits.

## 7. 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.

## 8. 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.

## 9. PDSP006 – ODOR CONTROL

**Responsible Department:** Planning

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

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

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

## 10. PW0043 – REGIONAL DEVELOPMENT IMPACT FEE

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule. (Public Works)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

## 11. PW0045 – COUNTYWIDE TRAFFIC FEE

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

## 12. EHSP01 – OBTAIN WATER SYSTEM PERMIT (NON-STANDARD)

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** The proposed operation will receive domestic water from the onsite well; the well also serves two (2) existing residences on the property. A water system permit is required by Monterey County Code, Chapter 15.04, Domestic Water Systems.

**Compliance or Monitoring Action to be Performed:** Prior to approval of Cannabis Business permit, the applicant or property owner shall obtain a water system permit from the EHB and pay all applicable application fees.

## 13. EHSP02 – INSTALL WATER TREATMENT SYSTEM (NON-STANDARD)

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** Water quality analysis collected from the onsite well on March 15, 2022, indicates the Manganese level at 2,140 parts per billion (ppb); the secondary drinking water standard in 50 ppb. A water treatment system designed to reduce Manganese to meet the drinking water standard and approved by the EHB shall be installed and tested to demonstrate the treated water meets the standard for Manganese.

**Compliance or Monitoring Action to be Performed:** Prior to approval of Cannabis Business Permit, the applicant shall submit water treatment system plans to the EHB for review and approval. Install the approved water treatment system. A qualified, third party shall collect samples of untreated and treated well water to be analyzed for Manganese to demonstrate that the treated water meets the standard for Manganese.

**14. EHSP03 – CROSS-CONNECTION CONTROL IMPLEMENTATION (NON-STANDARD)**

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** A cross-connection control survey has been completed for the property by Santa Lucia Water Solutions, report dated 07/29/2022. The recommendations of the report shall be implemented to reduce the potential for cross-connection between commercial and domestic water uses.

**Compliance or Monitoring Action to be Performed:** Prior to approval of Cannabis Business permit, the applicant shall provide documentation to the satisfaction of EHB to confirm that the recommendations of the cross-control survey report have been implemented.

# FUJI BROTHERS, LLC

## Conditional Use Permit

### 1247 SAN JUAN ROAD, ROYAL OAKS, CA 95076

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2340 GARDEN ROAD, SUITE 100  
MONTEREY, CALIFORNIA 93940

PHONE: 831.649.4642

FAX: 831.649.3530

WWW.WRDARCH.COM

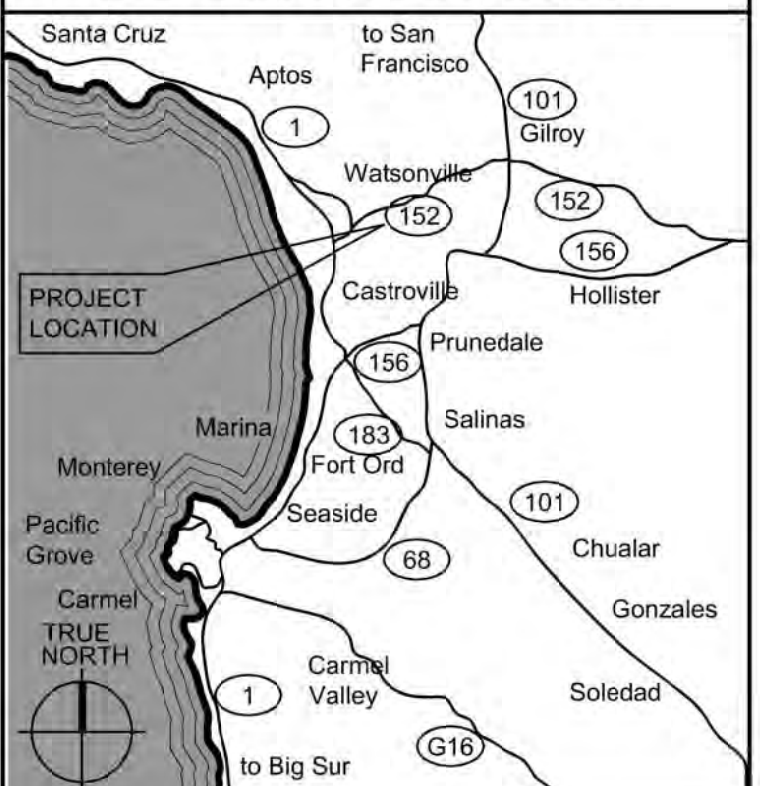
THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHICH OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES FRAUD. FACE WORK OF THE ACCEPTANCE OF THESE RESTRICTIONS.

ABBREVIATIONS				LEGEND		SYMBOLS		PROJECT TEAM		PROJECT INFORMATION		SHEET INDEX															
<p>8 AND ANGLE L AT TB CENTERLINE Ø DIAMETER OR ROUND L PERPENDICULAR t PROPERTY LINE # POUND OR NUMBER</p> <p>A.B. ANCHOR BOLT A.B.S. ACRYLONITRILE BUTADIENE ABV. ABOVE A.A. ASPHALTIC CONCRETE A.A. AIR CONDITIONING ACOUS. ACUSTICAL ADJ. ADJUSTABLE A.F.F. ABOVE FINISH FLOOR AGGR. AGGREGATE ALUM. ALUMINUM ANOD. ANODIZED A.P.A. AMERICAN PLYWOOD ASSOCIATION</p> <p>APPROX. APPROXIMATE ARCH. ARCHITECTURAL A.S. ADJUSTABLE SHELF</p> <p>BD. BOARD BIT. BITUMINOUS BLDG. BUILDING BLK. BLOCK BLKG. BLOCKING BM. BEAM B.M. BENCH MARK BOT. BOTTOM BRG. BEARING BTWN. BETWEEN B.U.R. BUILD-UP ROOFING B.W. BOTH WAYS</p> <p>CAB. CABINET C.B. CATCH BASIN C.B.C. CALIFORNIA BUILDING CODE CEM. CEMENT CER. CERAMIC CFCI CONTRACTOR FURNISHED CONTRACTOR INSTALLED</p> <p>C.F. CUBIC FEET C.J. CAST JOINT C.J. CONTROL JOINT CL. CLOSET CLG. CEILING CLG. CALLING CLEARANCE C.M.U. CONCRETE MASONRY UNIT COL. COLUMN COMP. COMPOSITION CONC. CONCRETE CONN. CONNECTION CONSTR. CONSTRUCTION CONT. CONTINUOUS COR. CORRUGATED C.O.T.G. CLEAN OUT TO GRADE CSMT. CASEMENT CSWK. CESEWORK CT. CERAMIC TILE CTR. COUNTER CTS.K. COUNTERTOP C.Y. CUBIC YARD</p> <p>DBL. DOUBLE DEPT. DEPARTMENT DET. DETAIL DF. DRINKING FOUNTAIN D.F. DOUGLAS FIR D.G. DECOMPOSED GRANITE D.H. DOUBLE HUNG DIAG. DIAGONAL DIA. DIAMETER DIMEN. DIMENSION DISP. DISPENSER/DISPOSER DN. DOWN DRWG. DRAWING D.S.E. DBL. STRENGTH B GRADE (GLASS) D.S. DOWNPOUT DWR. DRAWER D.W. DISH WASHER</p> <p>E. EAST EA. EACH E.J. EXPANSION JOINT ELEV. ELEVATION, ELEVATOR ELEC. ELECTRICAL EMER. EMERGENCY ENCL. ENCLOSURE EQUIP. EQUIPMENT EWC. EQUIP. W/ WITH EJ. EXHAUST EXP. EXPOSED/EXPANSION EXT. EXTERIOR</p> <p>F.A. FIRE ALARM FAST. FASTENER F.A. FLAT BAR F.D. FLOOR DRAIN F.F. FIRE EXTINGUISHER CABINET F.F. FINISH FLOOR F.G. FINISH GRADE FND. FOUNDATION F.E. FIRE EXTINGUISHER F.E. FIBERGLASS F.H.M.S. FINISHED F.H.M.S. FLATHEAD MECHANICAL SCREW F.H.W.S. FLATHEAD WOOD SCREW FLASH. FLASHING FLR. FLOORING FLUR. FLOORING F.LOR. FLUORESCENT F.O.C. FACE OF BLOCK F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.M. FACE OF MASONRY F.O.S. FACE OF STUD F.P. FIREPLACE F.R.P. FIBERGLASS REIN. PANEL F.S. FULL SIZE FT. FOOTING FTG. FOOTING FURR. FURRED/ING FUT. FUTURE</p> <p>G.A. GAUGE/GAGE GALV. GALVANIZED G.B. GRAB BAR G.B. GALVANIZED IRON GL. GLASS/GLAZING G.L.B. GLUE LAM BEAM GR. GRADE(ING) G.W.B. GYPSUM WALLBOARD</p> <p>H.B. HARDBOARD H.H. HOLLOW CORE H.D. HARDWARE H.M. HOLLOW METAL HCRZ. HORIZONTAL H.S. HEAVY SHEET HTG. HEATING H.W. HOT WATER H.WD. HARDWOOD HVAC. HEATING/VENTILATING/AIR CONDITIONING</p> <p>I.C.C. INTERNATIONAL CODE COUNCIL ID. INSIDE DIAMETER INCL. INCLUDE(D) (ING) INSUL. INSULATE(D) (ING) INT. INTERIOR INV. INVERT</p> <p>JAN. JANITOR J.H. JOIST HANGER JT. JOINT KIT. KITCHEN</p> <p>L. LENGTH LAM. LAMINATE LAV. LAVATORY L.B. LAG BOLT LOC. LOCATION L.V.L. LAMINATED VENEER LUMBER L.W. LIGHTWEIGHT</p> <p>MAS. MASONRY MAT. MATERIAL(S) MAX. MAXIMUM M.B. MACHINE BOLT M.C. MECHANICAL CABINET M.H. MATH HOSE MECH. MECHANICAL MEMB. MEMBRANE MEZZ. MEZZANINE MFR. MANUFACTURER(ER) MIN. MINIMUM MIR. MIRROR MISC. MISCELLANEOUS MLDG. MOLDING/MOULDING M.I.W. MALLEABLE IRON WASHER M.O. MASONRY OPENING MTD. MOUNTED MET. METAL MULL. MULLION</p> <p>N. NORTH NEW. NEW NAT. NATURAL N.I.C. NOT IN CONTRACT NOM. NOMINAL N.T.S. NOT TO SCALE</p> <p>OVER. OVER OBS. OBSOLETE O.C. ON CENTER(S) O.D. OUTSIDE DIAMETER OFF. OFFICE OFCI. OWNER FURNISHED CONTRACTOR INSTALLED OFI. OWNER FURNISHED CONTRACTOR INSTALLED O.H. OVER HANG O.H.M.S. OVAL HEAD MACHINE SCREW O.H.S. OVAL HEAD WOOD SCREW OPENG. OPENING OPP. OPPOSITE</p> <p>P.A.F. POWDER ACTUATED FASTENER P.B. PAINT BAR PART. T.BD. PARTICLE BOARD PCF. POUNDS PER CUBIC FOOT P.D. POWDER DRIVEN P.G. PAINT GRADE P.P. PAINT PAPER P.F. POUNDS PER LINEAR FOOT PLAS. LAM. PLASTIC LAMINATE PLAS. PLASTER PLYWD. PLYWOOD PR. PAIR PSP. POUNDS PER SQUARE FOOT PSI. POUNDS PER SQUARE INCH PRES. PRESURE TREATED PART. PARTITION PART. PARTITION P.T. PARTITION TOWEL DISPENSER P.V.C. POLYVINYL CHLORIDE</p> <p>R. RISER R.A. RETURN AIR RAD. RADIUS R.D. ROOF DRAIN REG. REGISTER REF. REFRIGERATOR REINF. REINFORCED REQ. REQUIRED REQMT. REQUIREMENT RES. RESILIENT REV. REVERSED R.H.M.S. ROUNDHEAD MACHINE SCREW R.H.W.S. ROUNDHEAD WOOD SCREW RM. ROOM R.O. ROUGH OPENING R.O.W. RIGHT OF WAY RESAWN. RESAWN RUB. RUBBER R.WD. REDWOOD R.W.L. RAIN WATER LEADER</p> <p>S. SOUTH S.B. SOLID BLOCKING S.C. SOLID CORE SCHED. SCHEDULE S.A. STORM DRAIN SECT. SECTION SERV. SERVICE S.F. SQUARE FOOT S.F. STAIN GRADE S.H. SHELF/SHELVEING SHWR. SHOWER SHT. SHEET SHT. SHEATHING SIM. SIMILAR S.S. STAINLESS STEEL SERVICE</p> <p>S.S.D. SEE STRUCTURAL DRAWINGS S.M. SHEET METAL S.M.S. SHEET METAL SCREW SPEC. SPECIFICATION SQ. SQUARE STL. STEEL STD. STANDARD STAG. STAGGERED</p> <p>STOR. STORAGE STRUCT. STRUCTURAL SUSP. SUSPENDED SYM. SYMMETRICAL SYS. SYSTEM</p> <p>T. TREAD T.B. TOWEL BAR T.B.D. TO BE DETERMINED T.C. TOP OF CURB TEL. TELEPHONE TEMP. TEMPERED T.E.H. TYPICAL EDGE NAILING T &amp; G. TONGUE &amp; GROOVE THK. THICK(NESS) THRESH. THRESHOLD T.J. TRUSS JOIST INTERNATIONAL T.O. TOP OF T.P.H. TOLLET PAPER HOLDER T.O. TOP OF PAVEMENT TV. TELEVISION T.W. TOP OF WALL TYP. TYPICAL</p> <p>U.L. UNDERWRITER'S LABORATORY UNLESS NOTED OTHERWISE UNLESS OTHERWISE NOTED URNAL. URINAL</p> <p>V.I.F. VERIFY IN FIELD</p> <p>W. WEST/WIDTH/WIDE W. WITH W.C. WATER CLOSET WD. WINDOW W.H. WATER HEATER W.WORK. WOODWORK INSTITUTE W/O. WITHOUT WATERPROOF(ING) W.R. WATER RESISTANT W.S. WOOD SCREW W.SCT. WAINSCOT WT. WEIGHT W.W.M. WELDED WIRE MESH</p> <p>EARTH ROCK SAND, MORTAR, PLASTER CONCRETE BLOCK CAST-IN-PLACE (C.I.P.) CONCRETE (E) STUD WALL (N) STUD WALL (E) STUD WALL TO BE REMOVED SOUND INSULATED STUD WALL METAL WOOD FINISH WOOD FRAMING CONTINUOUS MEMBER WOOD BLOCKING PLYWOOD GYPSUM WALLBOARD A.C. PAVING</p> <p>DOOR SYMBOL WINDOW SYMBOL KEY TAG DEMOLITION TAG MATCH LINE WORK POINT, DATUM POINT OR CONTROL VERTICAL OR HORIZONTAL DIAPHRAGM KEY SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN DETAIL IDENTIFICATION SHEET WHERE DETAIL IS DRAWN FINISH GRADE (SPOT) ELEVATION SURFACE EXISTING GRADE (SPOT) ELEVATION SURFACE PROPERTY LINE REVISION</p> <p><b>OWNER</b> FUJI BROTHERS, LLC 1172 SOUTH MAIN STREET #185 SALINAS, CA 93901 ph: (831) 210-0885 Email: hczares1000@gmail.com CONTACT: HUGO CAZARES</p> <p><b>ARCHITECT</b> WALD, RUHNKE &amp; DOST ARCHITECTS, LLP 2340 GARDEN ROAD, SUITE 100 MONTEREY, CA 93940 ph: (831) 649-4642 fax: (831) 649-3530 Email: casey@wrdoch.com CONTACT: CASEY JEROME</p> <p><b>SCOPE OF WORK</b></p> <ol style="list-style-type: none"><li>EXISTING BUILDING 'D' CHANGE OF OCCUPANCY FROM AGRICULTURE STORAGE (S) TO THE CANNABIS PROCESSING AND STORAGE (F-1).</li><li>EXISTING BUILDING 'G' CHANGE OF OCCUPANCY FROM RESIDENTIAL GARAGE (U) TO OFFICE (B).</li><li>EXISTING CONVENTIONAL AGRICULTURAL GREENHOUSES TO BE USED FOR CANNABIS CULTIVATION.</li></ol> <p><b>PROJECT INFORMATION</b></p> <p>PROJECT: FUJI BROTHERS, LLC OCCUPANCY TYPE: U, F-1, R-3 LOCATION: 1247 SAN JUAN ROAD ROYAL OAKS, CA 95076 USE: FARMLANDS: 40-160 ACRE APN: 117-411-022-000 CONSTRUCTION: TYPE V-B ZONING: F40 LOT SIZE: 5.65 ACRES (246,114 sq.ft.)</p> <p><b>APPLICABLE BUILDING CODES &amp; STANDARDS</b> <u>CALIFORNIA CODE OF REGULATIONS (CCR):</u> 2019 CALIFORNIA ADMINISTRATIVE CODE (CAC), CCR TITLE 24, PART 1 2019 CALIFORNIA BUILDING CODE (CBC), CCR TITLE 24, PART 2, VOLUMES 1 AND 2 2019 CALIFORNIA RESIDENTIAL CODE (CRC), CCR TITLE 24, PART 2.5 2019 CALIFORNIA ELECTRICAL CODE (CEC), CCR TITLE 24, PART 3 2019 CALIFORNIA MECHANICAL CODE (CMC), CCR TITLE 24, PART 4 2019 CALIFORNIA PLUMBING CODE (CPC), CCR TITLE 24, PART 5 2019 CALIFORNIA ENERGY CODE (CEC), CCR TITLE 24, PART 6 <u>PART 7 VACANT</u> 2019 CALIFORNIA HISTORICAL BUILDING CODE (CHBC), CCR TITLE 24, PART 8 2019 CALIFORNIA FIRE CODE (CFC), CCR TITLE 24, PART 9 2019 CALIFORNIA EXISTING BUILDING CODE (CEBC), CCR TITLE 24, PART 10 2019 CALIF. GREEN BUILDING STANDARDS CODE (CALGreen), CCR TITLE 24, PART 11 2019 CALIFORNIA REFERENCED STANDARDS CODE, CCR TITLE 24, PART 12 CCR TITLE 19, PUBLIC SAFETY DIVISION 1, STATE FIRE MARSHAL</p> <p><b>PARTIAL LIST OF APPLICABLE STATE STANDARDS</b> 2019 NFPA 13, AUTOMATIC SPRINKLER SYSTEMS (CA AMENDED) 2019 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE (CA AMENDED)</p> <p><b>EXITING:</b> NOTE: THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTINGUISHABLE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND CHAPTER 11 (WHERE APPLICABLE FOR ACCESSIBILITY PURPOSE) OF THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE. THE EXIT SYSTEM SHALL MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF EXIT TRAVEL FROM ANY OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.</p> <p><b>SHEET INDEX</b></p> <p>SHT. SHEET TITLE # TITLE A001 COVER SHEET</p> <p><b>ARCHITECTURAL</b></p> <table border="1"><tr><td>A100</td><td>SITE PLAN</td></tr><tr><td>D100</td><td>PARTIAL DEMOLITION SITE PLAN</td></tr><tr><td>A201</td><td>EXISTING GREENHOUSE 'A' FLOOR PLAN</td></tr><tr><td>A202</td><td>EXISTING GREENHOUSE 'B' FLOOR PLAN</td></tr><tr><td>A203</td><td>EXISTING GREENHOUSE 'C' FLOOR PLAN</td></tr><tr><td>A204</td><td>PROCESSING BUILDING 'D' FLOOR PLAN</td></tr><tr><td>A205</td><td>EXISTING OFFICE BUILDING 'G' FLOOR PLAN</td></tr><tr><td>A401</td><td>GREENHOUSE 'A' EXTERIOR ELEVATIONS</td></tr><tr><td>A402</td><td>GREENHOUSE 'B' EXTERIOR ELEVATIONS</td></tr><tr><td>A403</td><td>GREENHOUSE 'C' EXTERIOR ELEVATIONS</td></tr><tr><td>A404</td><td>BUILDING 'D' EXTERIOR ELEVATIONS</td></tr><tr><td>A405</td><td>BUILDING 'G' EXTERIOR ELEVATIONS</td></tr></table>				A100	SITE PLAN	D100	PARTIAL DEMOLITION SITE PLAN	A201	EXISTING GREENHOUSE 'A' FLOOR PLAN	A202	EXISTING GREENHOUSE 'B' FLOOR PLAN	A203	EXISTING GREENHOUSE 'C' FLOOR PLAN	A204	PROCESSING BUILDING 'D' FLOOR PLAN	A205	EXISTING OFFICE BUILDING 'G' FLOOR PLAN	A401	GREENHOUSE 'A' EXTERIOR ELEVATIONS	A402	GREENHOUSE 'B' EXTERIOR ELEVATIONS	A403	GREENHOUSE 'C' EXTERIOR ELEVATIONS	A404	BUILDING 'D' EXTERIOR ELEVATIONS	A405	BUILDING 'G' EXTERIOR ELEVATIONS
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#### VICINITY MAP



#### LOCATION MAP



#### SITE PLAN



TRUE NORTH  
**SITE PLAN**  
SCALE: N.T.S.

#### GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS. GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION AND CORRECTION PRIOR TO BEGINNING ANY WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND SHALL PROVIDE ALL MATERIALS AND LABOR (SHOWN OR INFERRED) ON THESE PLANS TO RENDER THE WORK COMPLETE.
- IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.
- THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RENDER THE WORK COMPLETE. AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOWN OR INFERRED HEREIN, THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES.
- EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE IN ACCORDANCE WITH THE APPROVED PLANS. CERTIFICATION OF THE FOOTING LOCATIONS SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF FOOTING INSPECTION.
- THE CONTRACTOR SHALL OBTAIN AN 8-1-1 / DIG ALERT TICKET PRIOR TO ISSUANCE AND SHALL MAINTAIN THE TICKET IN ACTIVE STATUS THROUGHOUT THE PROJECT. TICKET SHALL BE ON SITE FOR REFERENCE AT THE TIME OF CITY INSPECTIONS.
- THE CONTRACTOR SHALL OBTAIN A WRITTEN CERTIFICATION FROM A STATE REGISTERED SURVEYOR VERIFYING THAT THE FOOTINGS / FOUNDATION IS LOCATED IN RELATION TO PROPERTY LINES AND SETBACK REQUIREMENTS IN ACCORDANCE WITH THE APPROVED PLANS. AND SHALL OBTAIN A WRITTEN CERTIFICATION THAT THE ROOF HEIGHT IS IN ACCORDANCE WITH THE APPROVED PLANS. CERTIFICATION OF THE FOOTING LOCATIONS SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF FOOTING INSPECTION. CERTIFICATION OF THE ROOF HEIGHT SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF THE SHEATHING INSPECTION.

FUJI BROTHERS LLC  
1247 SAN JUAN ROAD - ROYAL OAKS  
A.P.N.: 117-411-022-000  
FUJI BROTHERS LLC  
1172 SOUTH MAIN STREET #185  
SALINAS, CA 93901

JOB NO.:  
**21076**  
PRINT DATE:  
PLOT DATE: 11.3.2022  
DRAWN BY: BA  
CHECKED BY: CJ  
SET ISSUED:

SHEET NAME:  
**COVER SHEET**  
SHEET NO.:  
**A001**  
FILE NAME: 21076-A001

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**FUJI BROTHERS LLC**  
 1247 SAN JUAN ROAD - ROYAL OAKS  
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 1172 SOUTH MAIN STREET #185  
 SALINAS, CA 93901  
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SHEET NAME:  
**SITE PLAN**  
 SHEET NO.:  
**A100**  
 FILE NAME: 21076-A100

**KEY NOTES**

- THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.
- 1 (E) PROPERTY LINE.
  - 2 (E) GREENHOUSE.
  - 3 (E) METAL BUILDING.
  - 4 (E) COVERED BREEZEWAY TO BE REMOVED; ±11'-1" WIDE x ± 63'-11" LONG
  - 5 (E) RESIDENCE.
  - 6 (E) GARAGE.
  - 7 NEW 20 FOOT WIDE FIRE TRUCK PATHWAY THE MATERIAL SHALL BE AN ALL-WEATHER DRIVING SURFACE OF CONCRETE, ASPHALT OR COMPACTED GRAVEL THAT CAN WITHSTAND THE WEIGHT OF APPARATUS WEIGHING 22 TONS. THE PAVING SECTION SHALL BE DESIGNED BY A LICENSED ENGINEER.
  - 8 NEW PROPOSED PARKING.
  - 9 PACKED EARTH DRIVE AND PARKING AREAS.
  - 10 CHAIN LINK FENCING (PERIMETERS AND GATES UNKNOWN)
  - 11 (E) CONC. PAD.
  - 12 (E) WATER STORAGE TANK.
  - 13 (E) ASSUMED WELL HEAD LOCATION.
  - 14 (E) POWER POLE.
  - 15 (E) ELECTRICAL PANEL(S) AND METER(S).
  - 16 (E) PG&E POLE.
  - 17 (E) 1200 GAL. SEPTIC TANK (LOCATION ASSUMED).
  - 18 NEW GATE W/ 2 10'-0" DOORS.
  - 19 (E) 1000 GAL. SEPTIC TANK (LOCATION ASSUMED).
  - 20 (E) 1500 GAL. SEPTIC TANK (LOCATION ASSUMED).
  - 21 PROPOSED SEPTIC TANK (REFER TO SEPTIC DESIGN SHEETS)
  - 22 PROPOSED LEACH FIELD (REFER TO SEPTIC DESIGN SHEETS)
  - 23 PROPOSED SECURED CANNABIS WASTE STORAGE.
  - 24 PROPOSED FIRE WATER STORAGE TANKS AND FIRE PUMP. REFER TO FIRE SUPPRESSION DRAWINGS.

**PARKING REQUIREMENTS**

BLD'G	DESCRIPTION	GROSS S.F.	OCC. GROUP	PARKING RATIO	PARKING REQUIRED
A	(E) GREENHOUSE	31,138 S.F.	U	N/A	-
B	(E) GREENHOUSE	23,535 S.F.	U	N/A	-
C	(E) GREENHOUSE	22,240 S.F.	U	N/A	-
D	(E) CUT FLOWER (Proposed cannabis processing)	2,095 S.F.	F-1	1/500	4.19
E	(E) RESIDENCE	2,799 S.F.	R-3	N/A	-
F	(E) RESIDENCE	1,105 S.F.	R-3	N/A	-
G	(E) OFFICE (NOT IN SCOPE)	934 S.F.	B	1/250	3.73
<b>TOTAL PARKING SPACES REQUIRED</b>					<b>8</b>
<b>TOTAL PARKING SPACES PROVIDED</b>					<b>8</b>
<b>ACCESSIBLE PARKING SPACE</b>		<b>REQUIRED</b>	<b>PROVIDED</b>		
STANDARD ACCESSIBLE SPACES		0	0		
VAN ACCESSIBLE SPACES		1	1		

**BUILDING LEGEND**

BLD'G	DESCRIPTION	CONST. TYPE	(E) OCC. GROUP	PROPOSED OCC. GROUP	STORIES	SPRINKLERED	BLD'G. HT.	GROSS S.F.
A	(E) GREENHOUSE	V-B	U	U	1	N	< 35'-0"	31,138 S.F.
B	(E) GREENHOUSE	V-B	U	U	1	N	< 35'-0"	23,535 S.F.
C	(E) GREENHOUSE	V-B	U	U	1	N	< 35'-0"	22,240 S.F.
D	(E) CUT FLOWER (Proposed cannabis processing)	V-B	S-1	F-1	1	N	< 35'-0"	2,095 S.F.
E	(E) RESIDENCE	V-B	R-3	R-3	1	N	< 35'-0"	2,799 S.F.
F	(E) RESIDENCE	V-B	R-3	R-3	1	N	< 35'-0"	1,105 S.F.
G	(E) OFFICE (NOT IN SCOPE)	V-B	B	-	1	N	< 35'-0"	934 S.F.
<b>TOTAL</b>								<b>83,846 S.F.</b>

**PLUMBING FIXTURE CALCULATIONS**

PLUMBING FIXTURE CALCULATION PER CPC TABLE 422.1 & TABLE A:

F OCCUPANCY: 3.029 SQFT / 2000 = 1.51  
 1.51 OCC. / 2 = 0.75 MEN, 0.75 WOMEN

F-1 OCCUPANCY (TABLE 422.1)

WATER CLOSETS		URINALS		LAVATORIES		DRINKING FOUNTAINS	
MALE	WOMEN	MEN	WOMEN	MEN	WOMEN	REQD	PROV
1	1	1	1	1	1	1	1

DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 30 OR LESS PER C.P.C. 415.2

SINGLE OCCUPANCY RESTROOM PER C.P.C. 422.2.  
 IN OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 10 OR LESS, INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.

PLUMBING NOTES:  
 ALL WATER CLOSETS: MAXIMUM 1.28 GALLONS PER FLUSH.  
 ALL LAVATORY FAUCET: MAXIMUM 1.5 GPM AND KITCHEN FAUCETS MAXIMUM 1.8 GPM

**LOT COVERAGE**

LOT SIZE: 5.65 ACRES = 246,114 S.F. (100%)

LOT COVERAGE: ALLOWABLE GREENHOUSES COVERAGE (50% OF LOT SIZE): **123,057 S.F. (50%)**

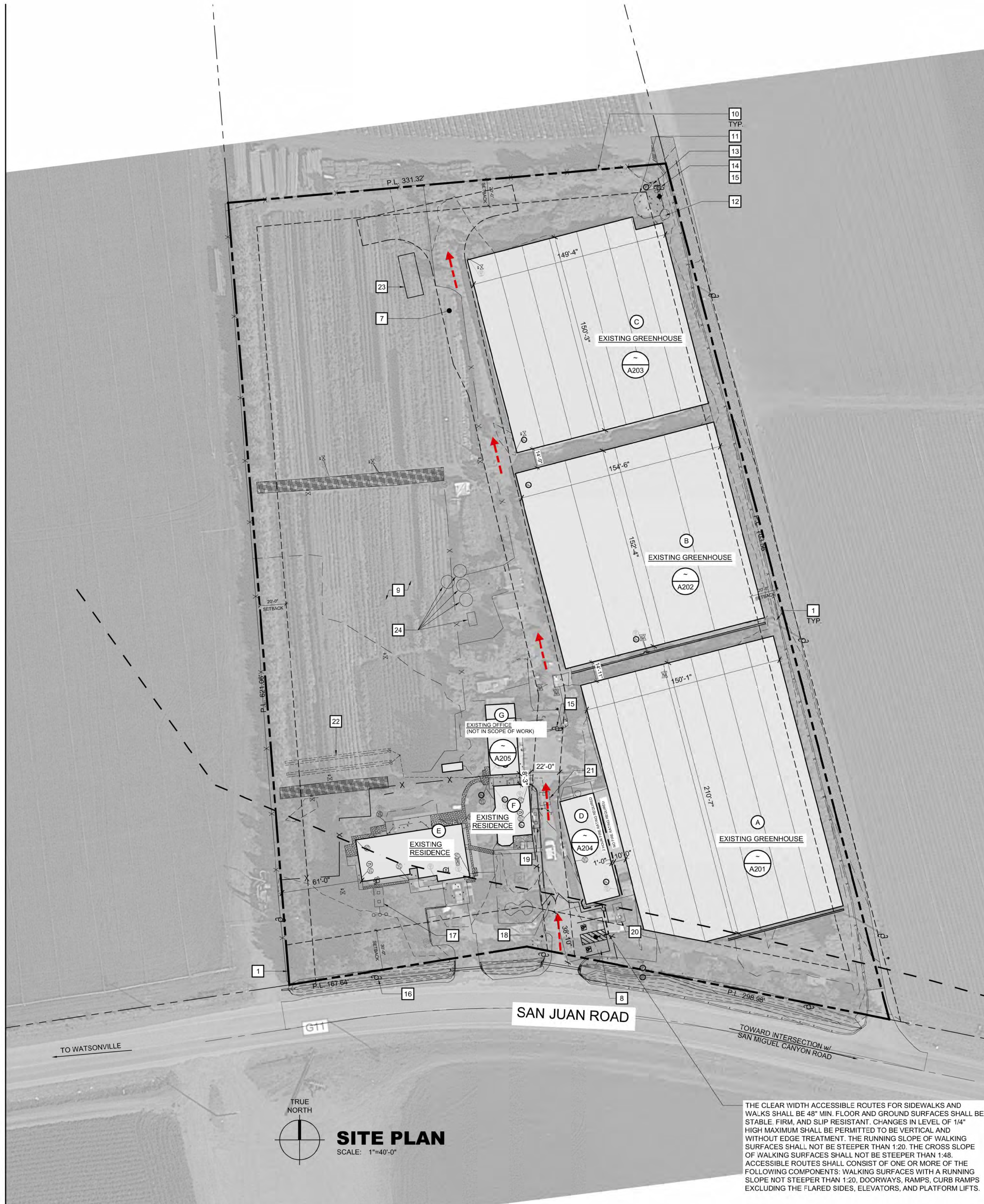
ACTUAL GREENHOUSES COVERAGE: 76,913 S.F. (31.25%)  
 ALLOWABLE NON-GREENHOUSE COVERAGE: 12,306 S.F. (5%)  
 ACTUAL NON GREENHOUSE COVERAGE: 7,641 S.F. (3.1%)

ALLOWABLE GREENHOUSE COVERAGE REMAINING: **123,057 S.F. (50%) - 76,913 S.F. = 46,144 REMAINING**

ALLOWABLE NON-GREENHOUSE COVERAGE REMAINING: **12,306 S.F. (5%) - 7,641 S.F. = 4,665 REMAINING**

THE CLEAR WIDTH ACCESSIBLE ROUTES FOR SIDEWALKS AND WALKS SHALL BE 48" MIN. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20, DOORWAYS, RAMP, CURB RAMP EXCLUDING THE FLARED SIDES, ELEVATORS, AND PLATFORM LIFTS.

**SITE PLAN**  
 SCALE: 1"=40'-0"







### KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

- 1 (E) OFFICE TO REMAIN.
- 2 (E) RESIDENCE TO REMAIN.
- 3 (N) PROCESSING BUILDING D.
- 4 (N) PROPOSED PARKING.
- 5 (E) GREENHOUSE A TO REMAIN.
- 6 (E) CHAIN LINK FENCE TO REMAIN.
- 7 (E) 1000 GAL. SEPTIC TANK (LOCATION ASSUMED) TO REMAIN.
- 8 (E) 1500 GAL. SEPTIC TANK (LOCATION ASSUMED) TO REMAIN.
- 9 (E) PG&E POLE TO REMAIN.
- 10 (N) GATE W/ 2 10'-0" DOORS.

### DEMOLITION NOTES

THE DEMOLITION NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

- D1 (E) COVERED BREEZEWAY TO BE REMOVED.

### DEMOLITION GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING. ALL ELEMENTS NOT SHOWN TO REMAIN ARE TO BE DEMOLISHED PER ARCHITECT'S APPROVAL.
2. CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS THAT ARE NOT SCHEDULED FOR REMOVAL FROM DAMAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED TO THE ITEMS TO REMAIN.
3. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED.
4. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM DEMOLITION/CONSTRUCTION AREA. KEEP AREA CLEAN.
5. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
6. THE ELECTRICAL CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHT AND POWER IN THE SPACE DURING CONSTRUCTION, INCLUDING PROVISIONS FOR EMERGENCY LIGHTING.
7. REMOVE ALL EXISTING CARPET, TILE, VCT AND SHEET VINYL WHERE OCCURS, U.O.N. REMOVE ALL EXISTING IRREGULAR MATERIALS WHICH CAUSE RISES OR DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTNERS, OUTLET CORES, COVER PLATES, CARPET PADS, FLASH PATCH, CONCRETE FILL, PLYWOOD, ETC.
8. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
9. REMOVE TO SOURCE AND CAP ALL PIPES, VENTS, APPLIANCES AND/OR DRAINS NOT BEING RE-USED.
10. ALL DOORS, FRAMES, HARDWARE, MECHANICAL ITEMS, PLUMBING FIXTURES, LIGHT FIXTURES (INCLUDING DOWNLIGHTS & FLUORESCENTS), AND SPECIAL EQUIPMENT TO BE DEMOLISHED EXCEPT AS SPECIFICALLY EXCLUDED BECOMES PROPERTY OF THE CONTRACTOR AND SHOULD BE REMOVED FROM THE PREMISES.
11. GENERAL CONSTRUCTION CONTRACTOR SHALL PROVIDE APPROPRIATE WEATHER PROTECTION OF EXISTING STRUCTURE WHEN DEMOLITION WORK CAUSES EXPOSURE OF EXISTING CONSTRUCTION TO THE ELEMENTS.
12. PATCH AND REPAIR WALL SURFACES TO REMAIN TO MATCH SCHEDULE FINISHES AFTER COMPLETION OF DEMOLITION WORK AND INSTALLATION OF NEW PARTITIONS AND/OR NEW DOORS AND WINDOWS.
13. AT ALL WALLS TO REMAIN, REFER TO DRAWINGS FOR TREATMENT OF EXISTING SURFACES OTHER THAN PAINT. PATCH AND FILL WALLS, PREP FOR NEW FINISH.
14. CONTRACTOR SHALL LEGALLY DISPOSE OF ANY MATERIAL SCHEDULED FOR DEMOLITION.

**55**

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**FUJI BROTHERS LLC**  
**1247 SAN JUAN ROAD - ROYAL OAKS**

FUJI BROTHERS LLC  
1172 SOUTH MAIN STREET #185  
SALINAS, CA 93901

A.P.N.: 117-411-022-000

JOB NO.: **21076**

PRINT DATE: \_\_\_\_\_

PLOT DATE: 11.3.2022

DRAWN BY: BA

CHECKED BY: \_\_\_\_\_

SET ISSUED: \_\_\_\_\_

SHEET NAME: **PARTIAL DEMOLITION SITE PLAN**

SHEET NO.: **D100**

FILE NAME: 21076-D100

### KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

### BUILDING OCCUPANCY CALCULATIONS

**GREENHOUSE A:**

**EGRESS DOOR REQUIREMENTS:**  
31,138 / 15,000 = 2.08 (3) EGRESS DOOR REQUIREMENTS PER APPENDIX "C" C104.1 EXCEPTION 2

**OCCUPANT LOAD:**  
31,138 S.F. / 500 = 62.28 OCCUPANTS

**MAXIMUM TRAVEL DISTANCE:**  
300'-0" MAX. PER APPENDIX "C" C104.1 EXCEPTION 1

### GENERAL NOTES

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- ALL CONDITIONS ARE EXISTING UNLESS NOTED OTHERWISE.

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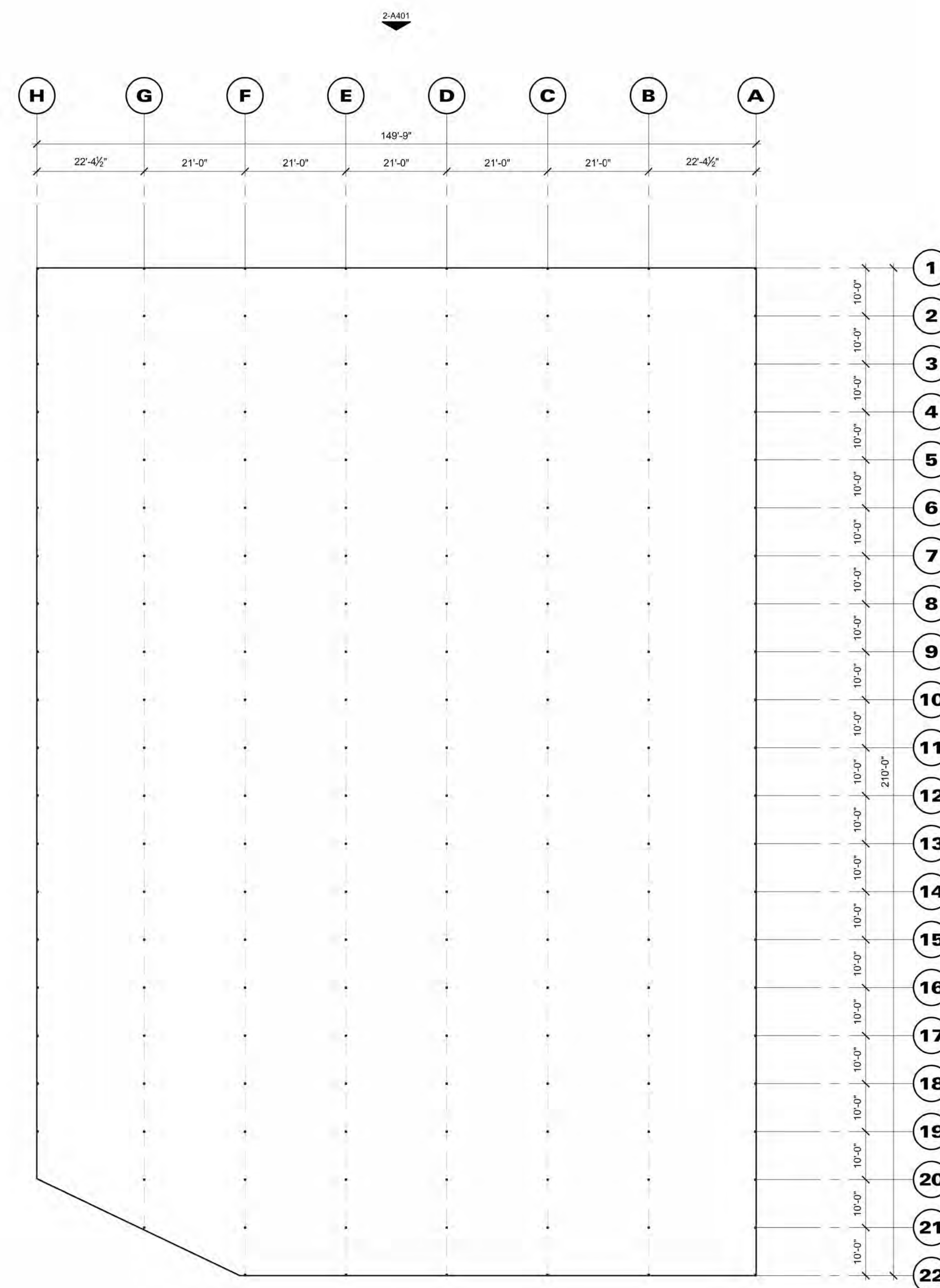
JOB NO.:  
**21076**  
PRINT DATE:  
PLOT DATE: 11.3.2022  
DRAWN BY: BA  
CHECKED BY:  
SET ISSUED:

SHEET NAME:  
**EXISTING GREENHOUSE 'A' FLOOR PLAN**

SHEET NO.:

**A201**

FILE NAME: 21076-A201



### EXISTING GREENHOUSE 'A' FLOOR PLAN

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

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**KEY NOTES**  
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**BUILDING OCCUPANCY CALCULATIONS**

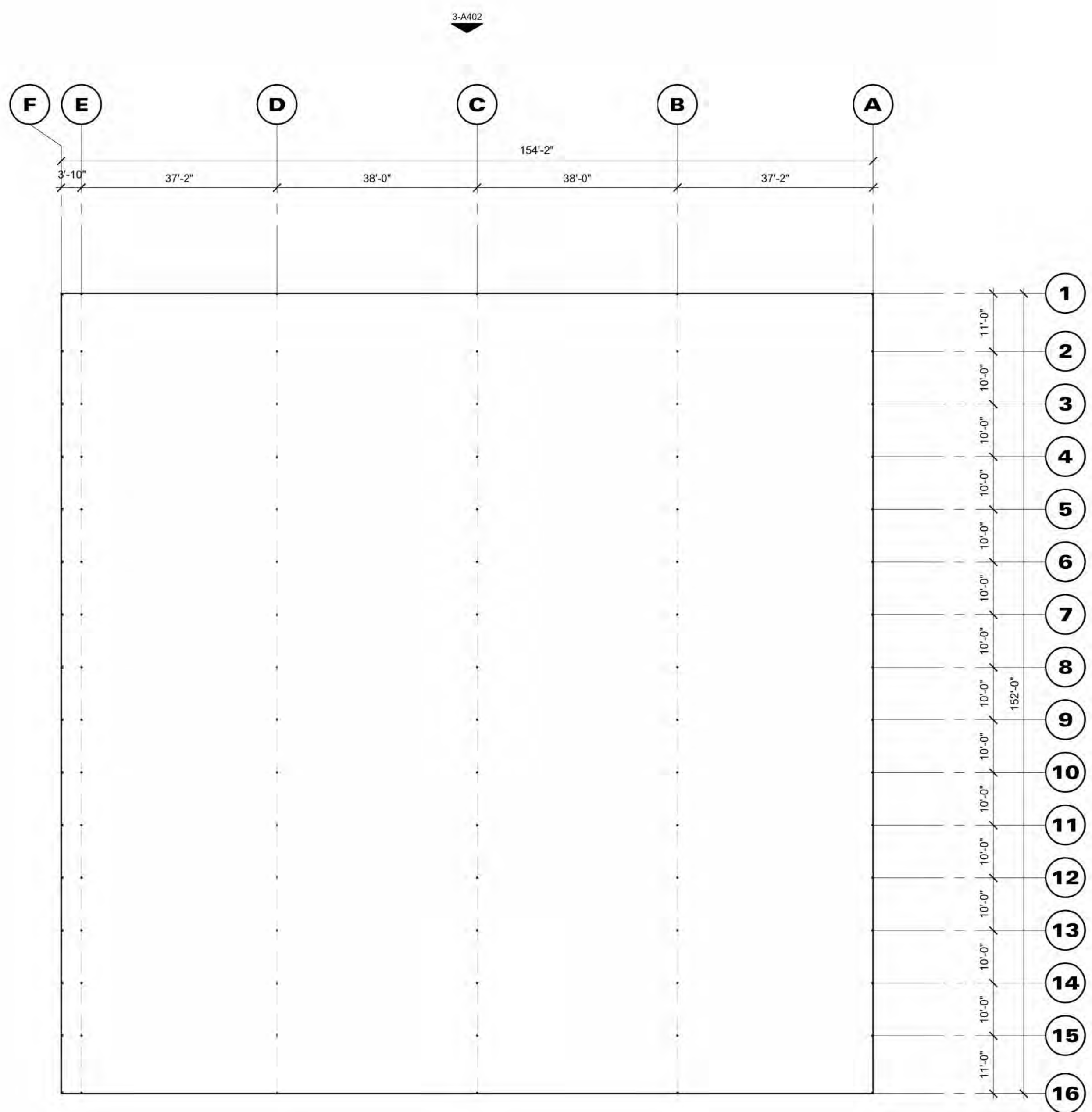
**GREENHOUSE B:**  
 EGRESS DOOR REQUIREMENTS:  
 $23,535 / 15,000 = 1.57$  (2) EGRESS DOOR REQUIREMENTS PER APPENDIX "C" C104.1 EXCEPTION 2  
 OCCUPANT LOAD:  
 $23,535 \text{ S.F.} / 500 = 47.07$  OCCUPANTS  
 MAXIMUM TRAVEL DISTANCE:  
 300'-0" MAX. PER APPENDIX "C" C104.1 EXCEPTION 1

**GENERAL NOTES**

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- CONTRACTOR SHALL IMPLEMENT CONSTRUCTION DUST / DEBRIS CONTROL MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION.
- AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
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FUJI BROTHERS LLC  
 1247 SAN JUAN ROAD - ROYAL OAKS  
 FUJI BROTHERS LLC  
 1172 SOUTH MAIN STREET #185  
 SALINAS, CA 93901  
 A.P.N.: 117-411-022-000

JOB NO.: 21076  
 PRINT DATE: 11.3.2022  
 PLOT DATE: 11.3.2022  
 DRAWN BY: BA  
 CHECKED BY: -  
 SET ISSUED: -  
 SHEET NAME: EXISTING GREENHOUSE 'B' FLOOR PLAN  
 SHEET NO.: A202  
 FILE NAME: 21076-A202



**EXISTING GREENHOUSE 'B' FLOOR PLAN**  
 SCALE: 1/16"=1'-0"

### KEY NOTES

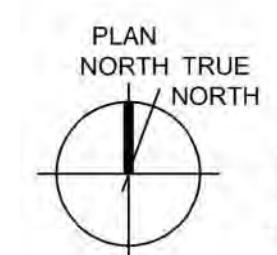
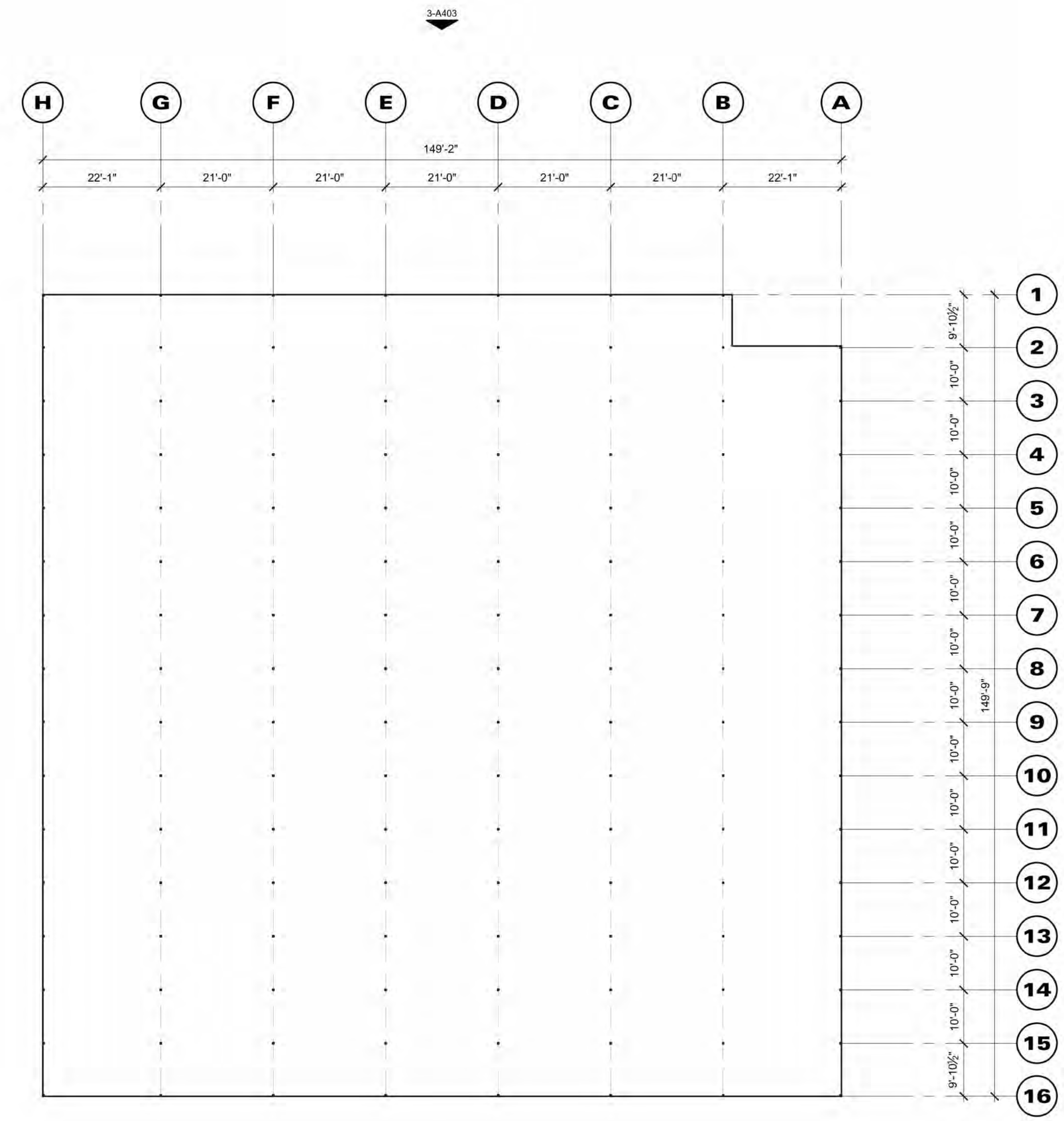
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### BUILDING OCCUPANCY CALCULATIONS

**GREENHOUSE C:**  
**EGRESS DOOR REQUIREMENTS:**  
 $22,240 / 15,000 = 1.48$  (2) EGRESS DOOR REQUIREMENTS PER APPENDIX "C" C104.1 EXCEPTION 2  
**OCCUPANT LOAD:**  
22,240 S.F. / 500 = 44.48 OCCUPANTS  
**MAXIMUM TRAVEL DISTANCE:**  
300'-0" MAX. PER APPENDIX "C" C104.1 EXCEPTION 1

### GENERAL NOTES

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**EXISTING GREENHOUSE 'C' FLOOR PLAN**  
SCALE: 1/16"=1'-0"

**FUJI BROTHERS LLC**  
1247 SAN JUAN ROAD - ROYAL OAKS

FUJI BROTHERS LLC  
1172 SOUTH MAIN STREET #185  
SALINAS, CA 93901

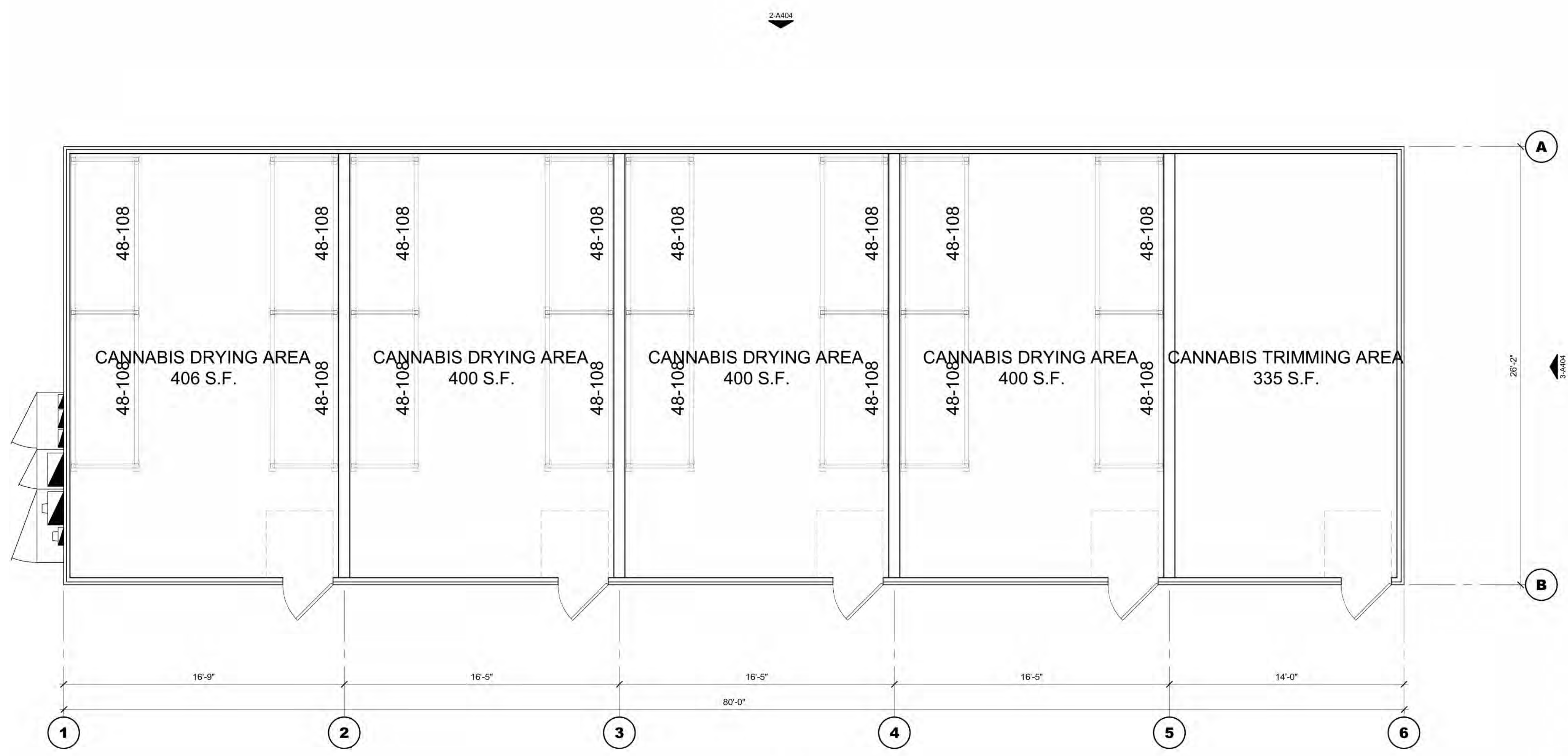
A.P.N.: 117-411-022-000

JOB NO.:  
**21076**  
PRINT DATE:  
PLOT DATE: 11.3.2022  
DRAWN BY: BA  
CHECKED BY:  
SET ISSUED:

SHEET NAME:  
**EXISTING GREENHOUSE 'C' FLOOR PLAN**  
SHEET NO.:

**A203**

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 A.P.N.: 117-411-022-000

JOB NO.:  
**21076**  
 PRINT DATE:  
 PLOT DATE: 11.3.2022  
 DRAWN BY: BA  
 CHECKED BY: CJ  
 SET ISSUED:

SHEET NAME:  
**PROCESSING BUILDING 'D' FLOOR PLAN**

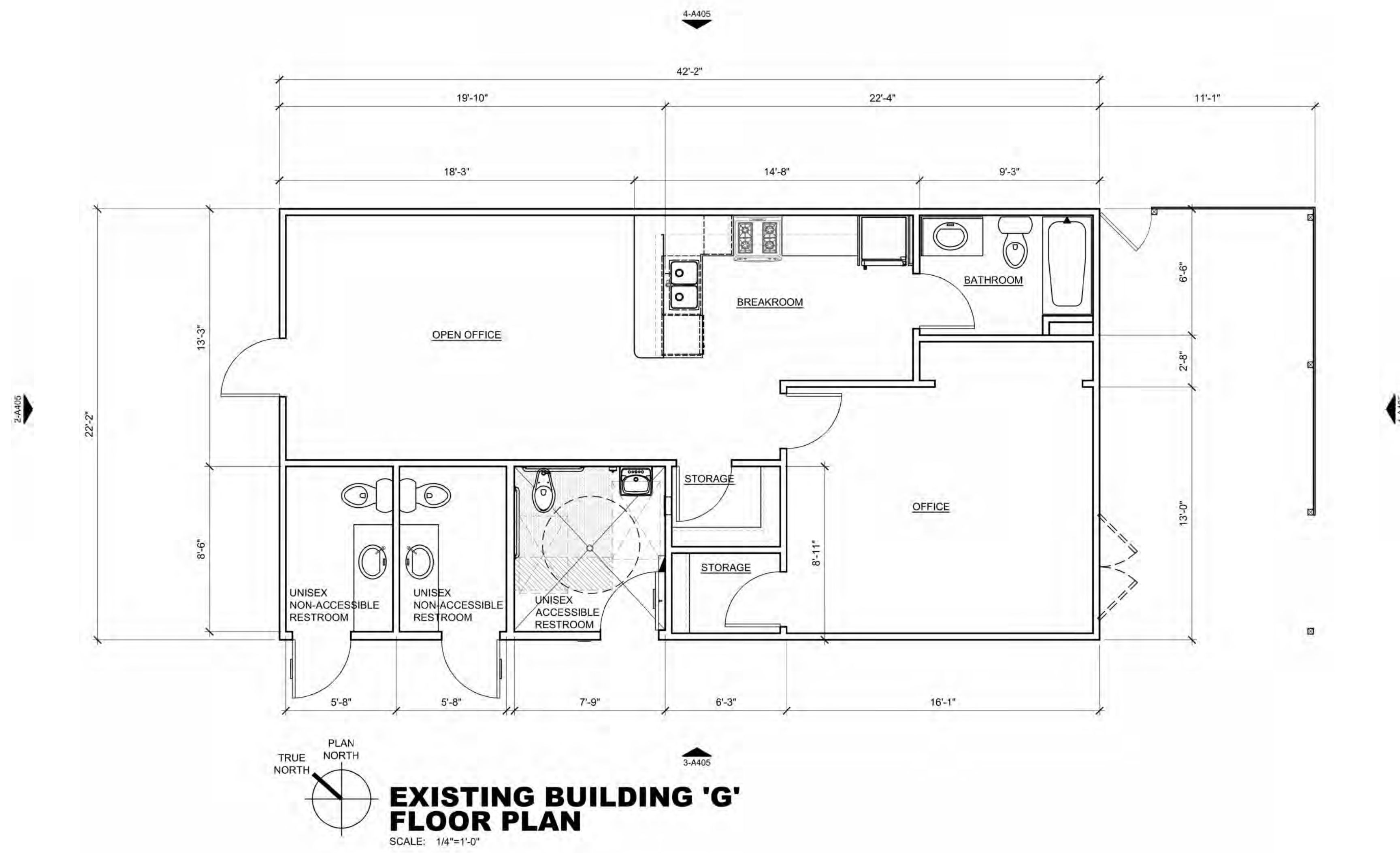
SHEET NO.:

**A204**

FILE NAME: 21076-A204

PLAN NORTH  
 TRUE NORTH  
**EXISTING BUILDING 'D' FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

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**EXISTING BUILDING 'G'  
 FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

**FUJI BROTHERS LLC**  
**1247 SAN JUAN ROAD - ROYAL OAKS**

FUJI BROTHERS LLC  
 1172 SOUTH MAIN STREET #185  
 SALINAS, CA 93901

A.P.N.: 117-411-022-000

JOB NO.:  
**21076**  
 PRINT DATE:  
 PLOT DATE: 11.3.2022  
 DRAWN BY:  
 CHECKED BY: CJ  
 SET ISSUED:

SHEET NAME:  
**OFFICE  
 BUILDING 'G'  
 FLOOR PLAN**

SHEET NO.:

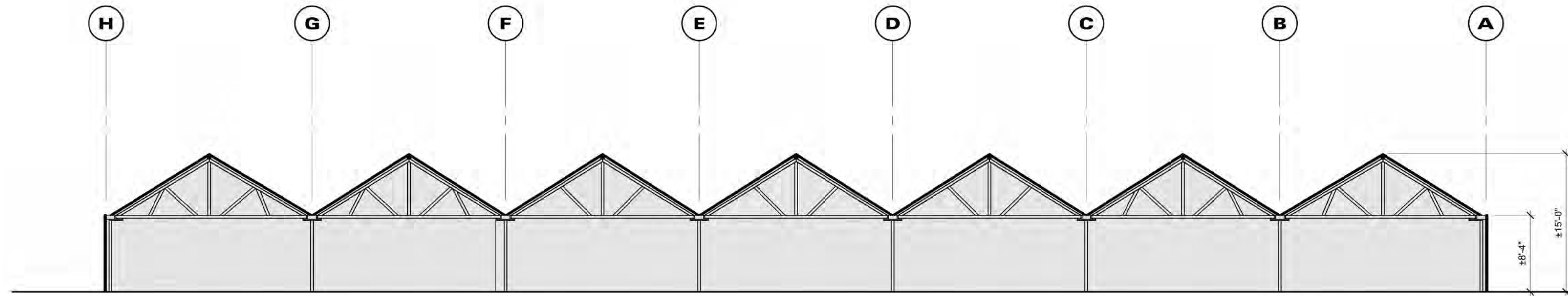
**A205**

**KEY NOTES**

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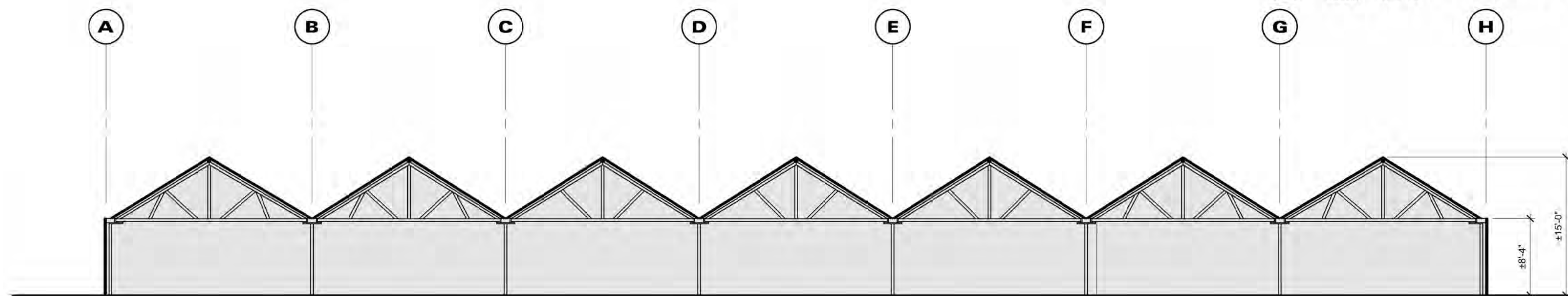
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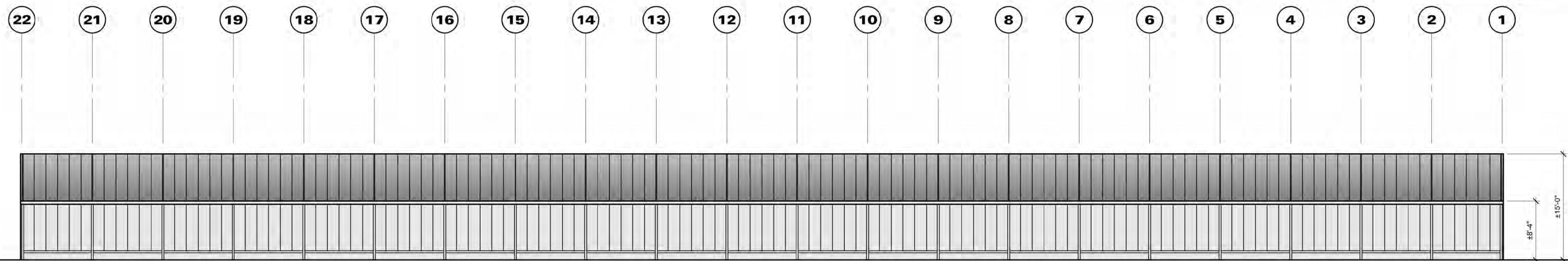
**1 EXTERIOR ELEVATION**

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



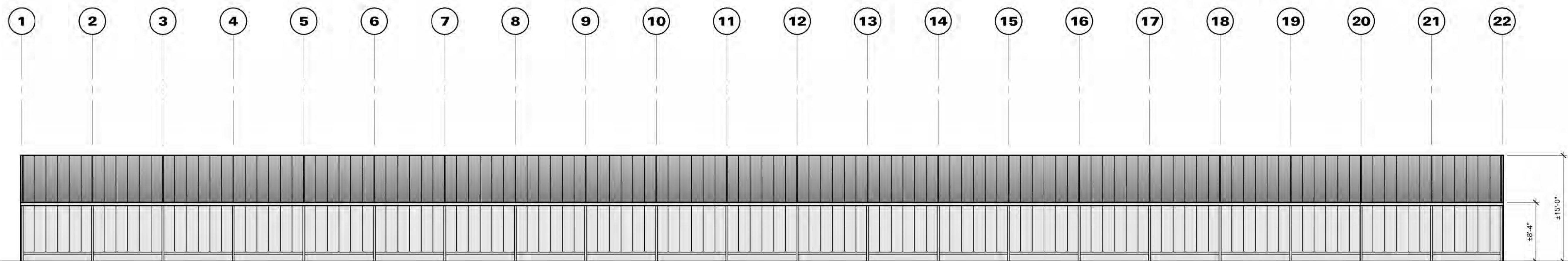
**2 EXTERIOR ELEVATION**

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



**3 EXTERIOR ELEVATION**

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



**4 EXTERIOR ELEVATION**

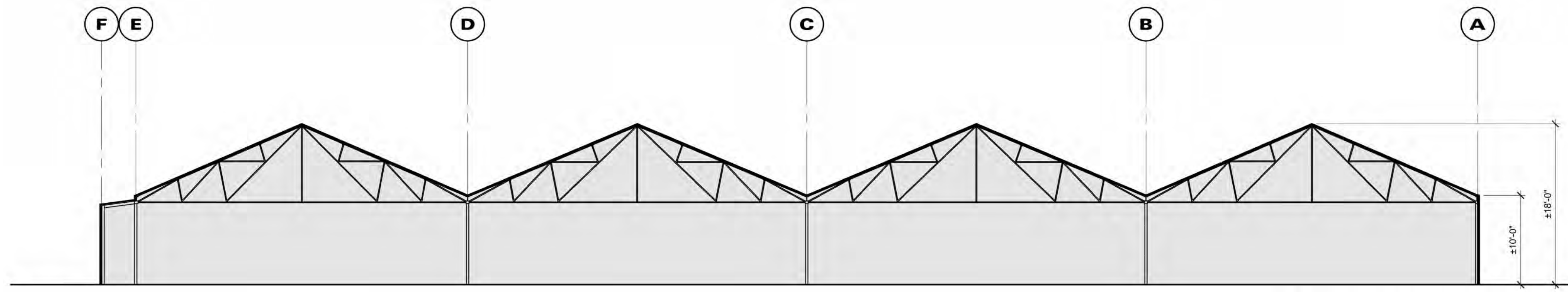
SCALE: 1/8" = 1'-0"

**KEY NOTES**

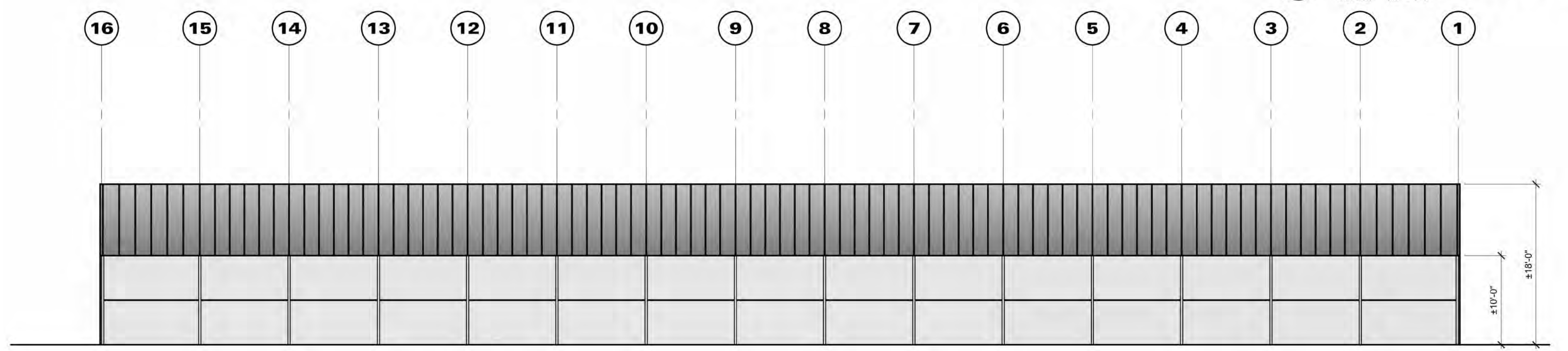
THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

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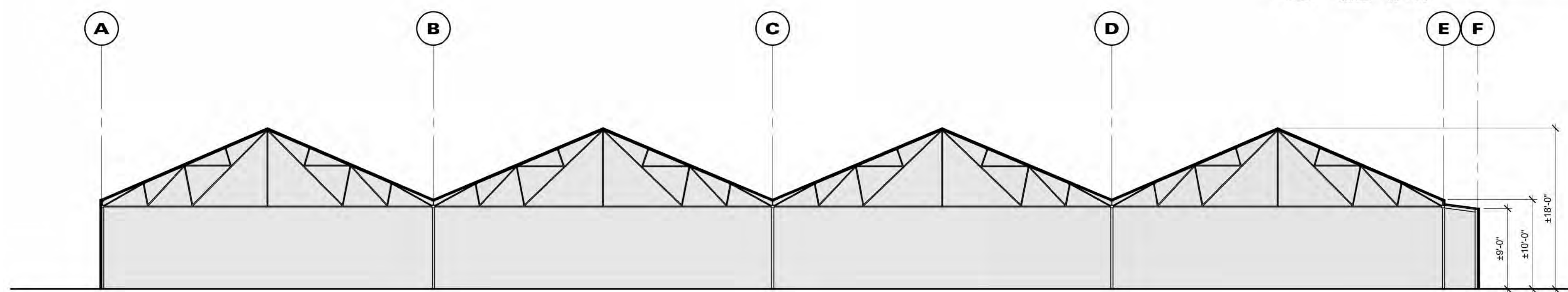
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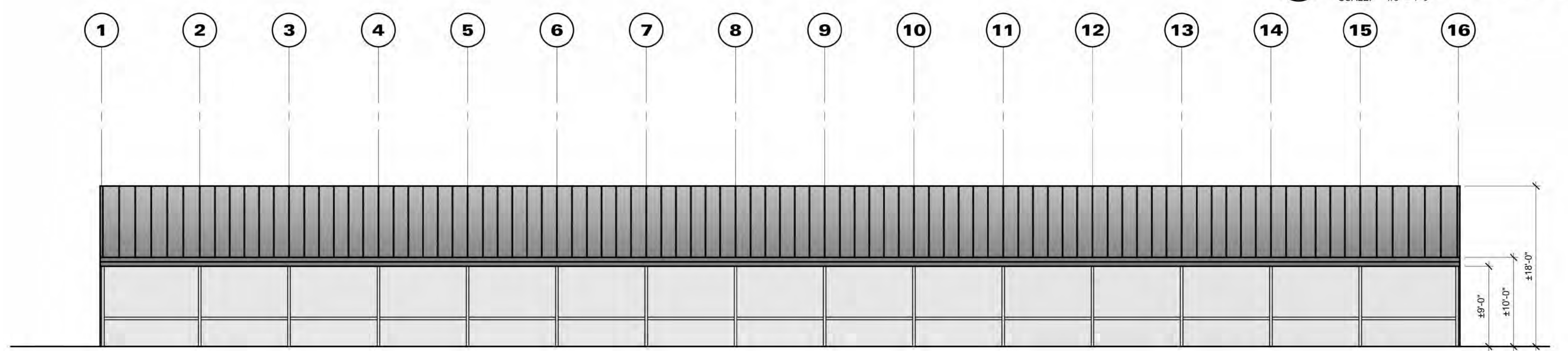
**1 EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"



**4 EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"

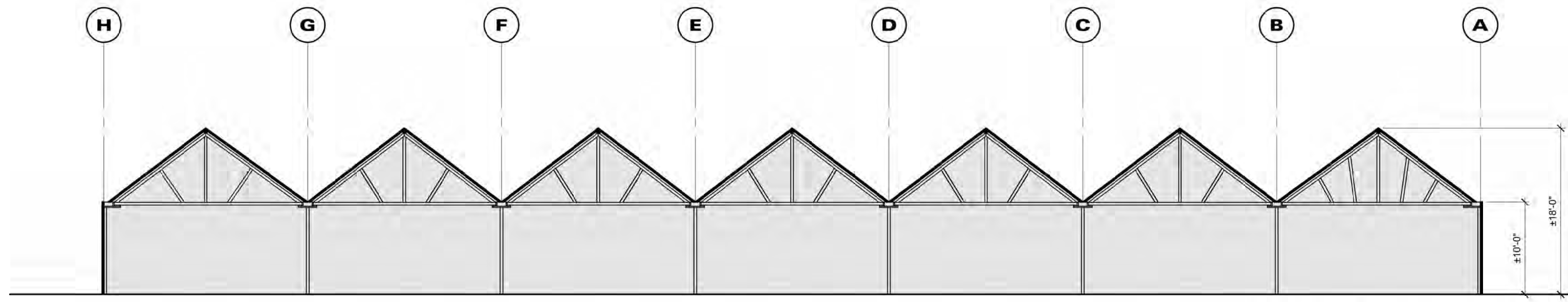


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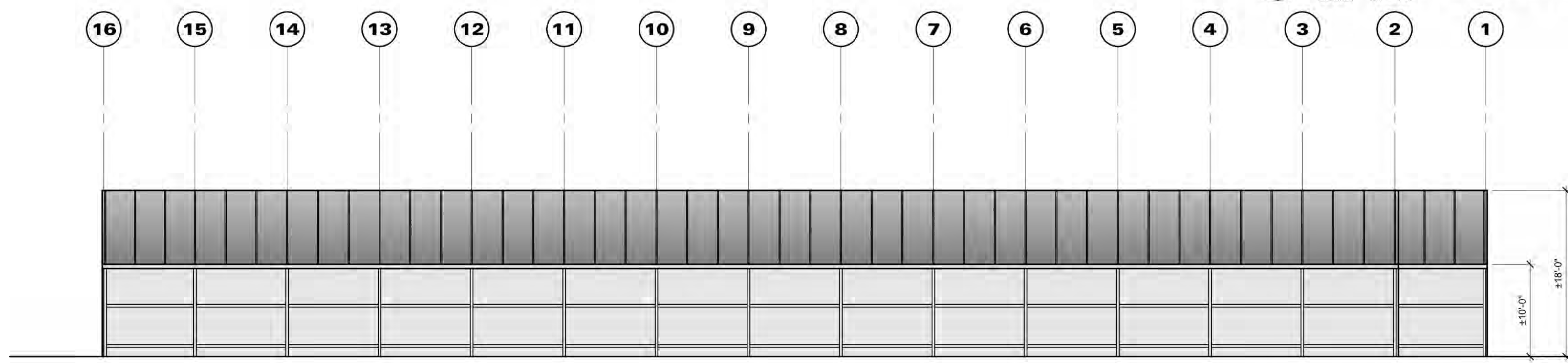
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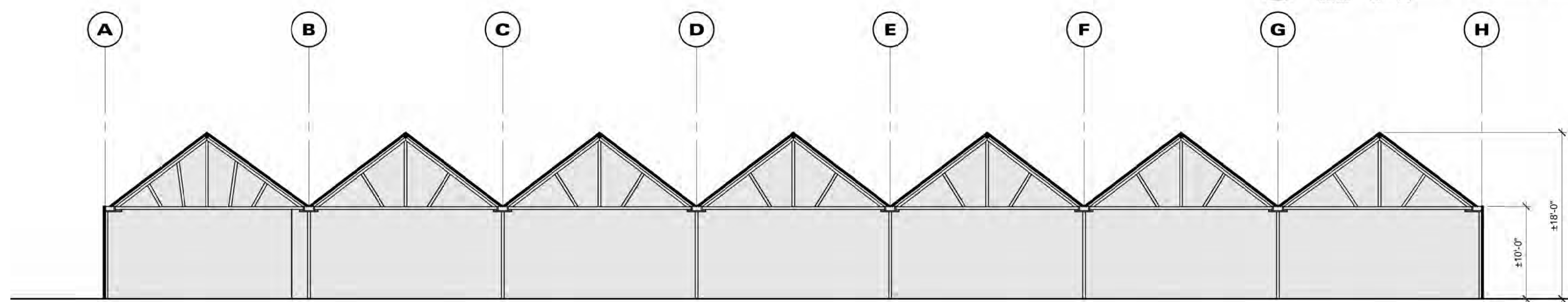
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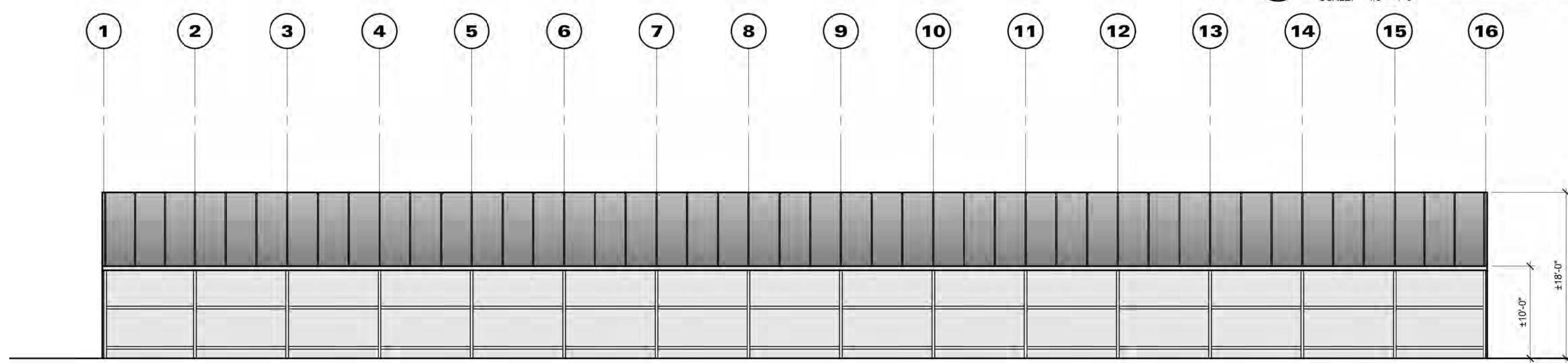
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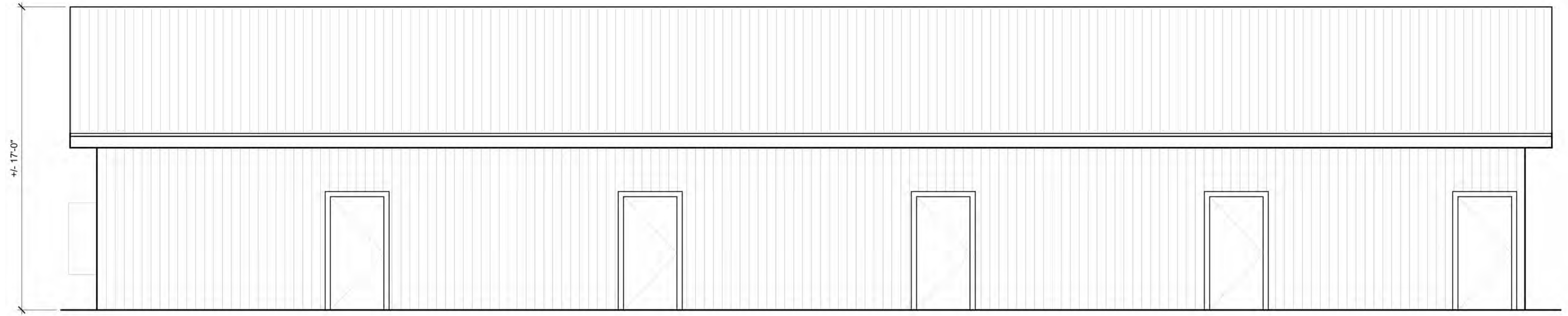
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SCALE: 1/8" = 1'-0"



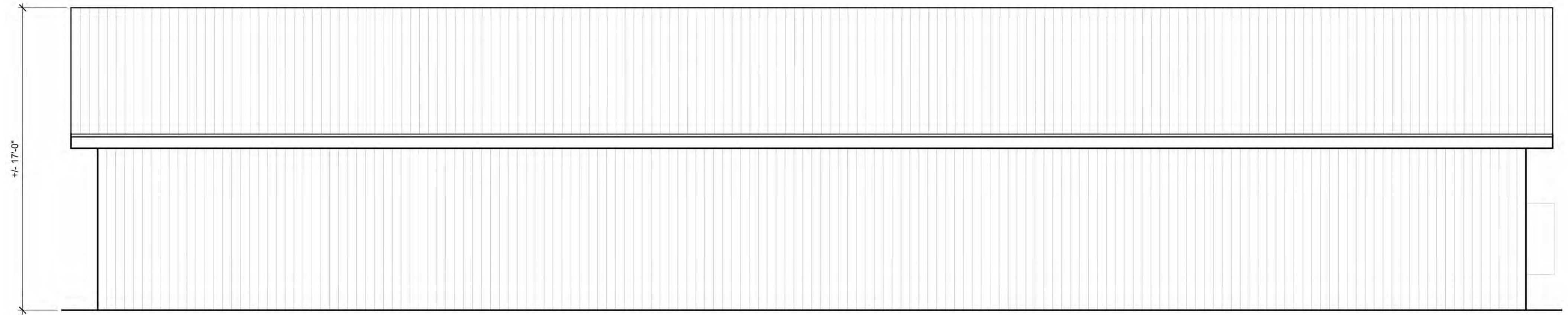
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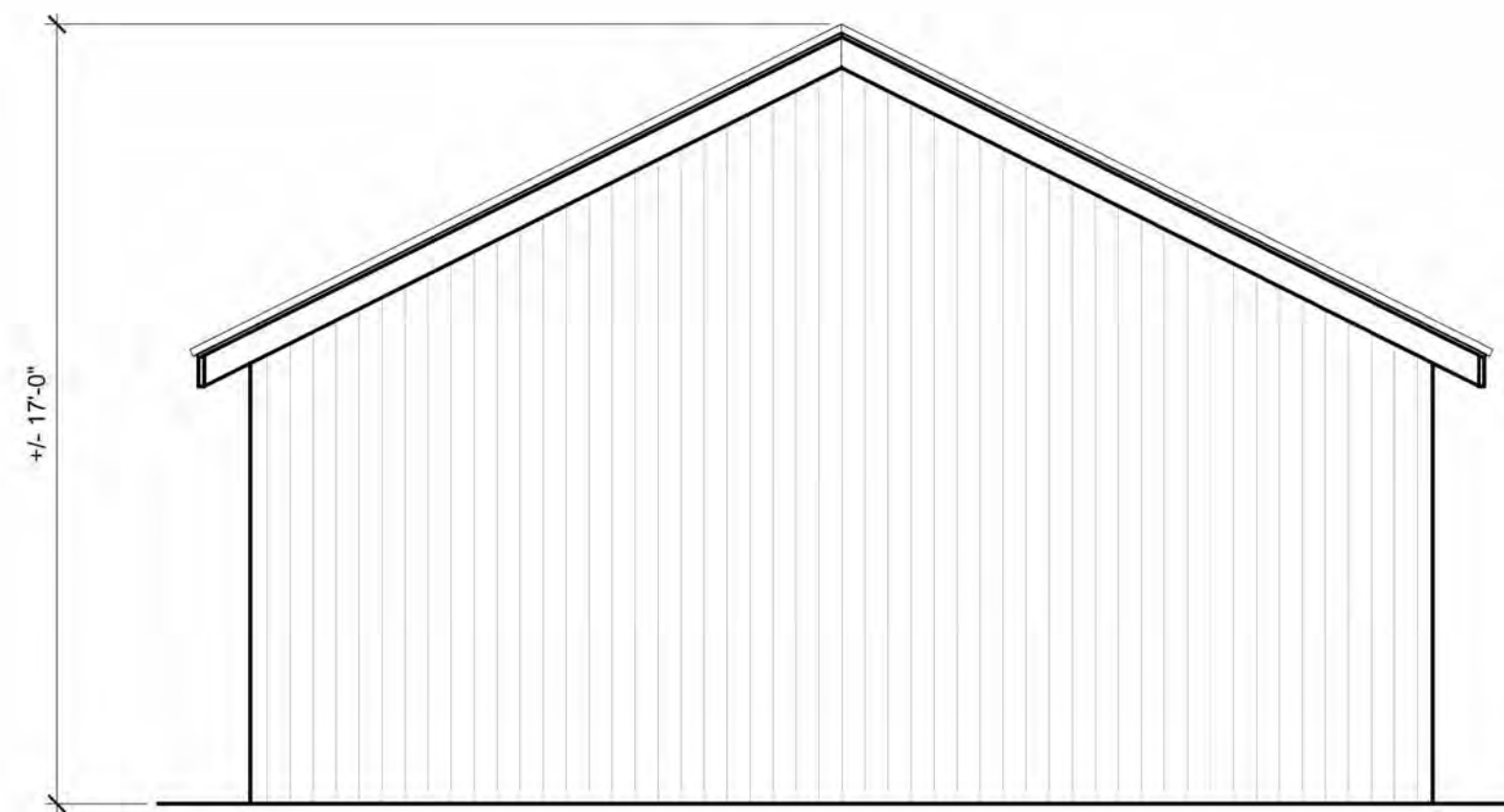
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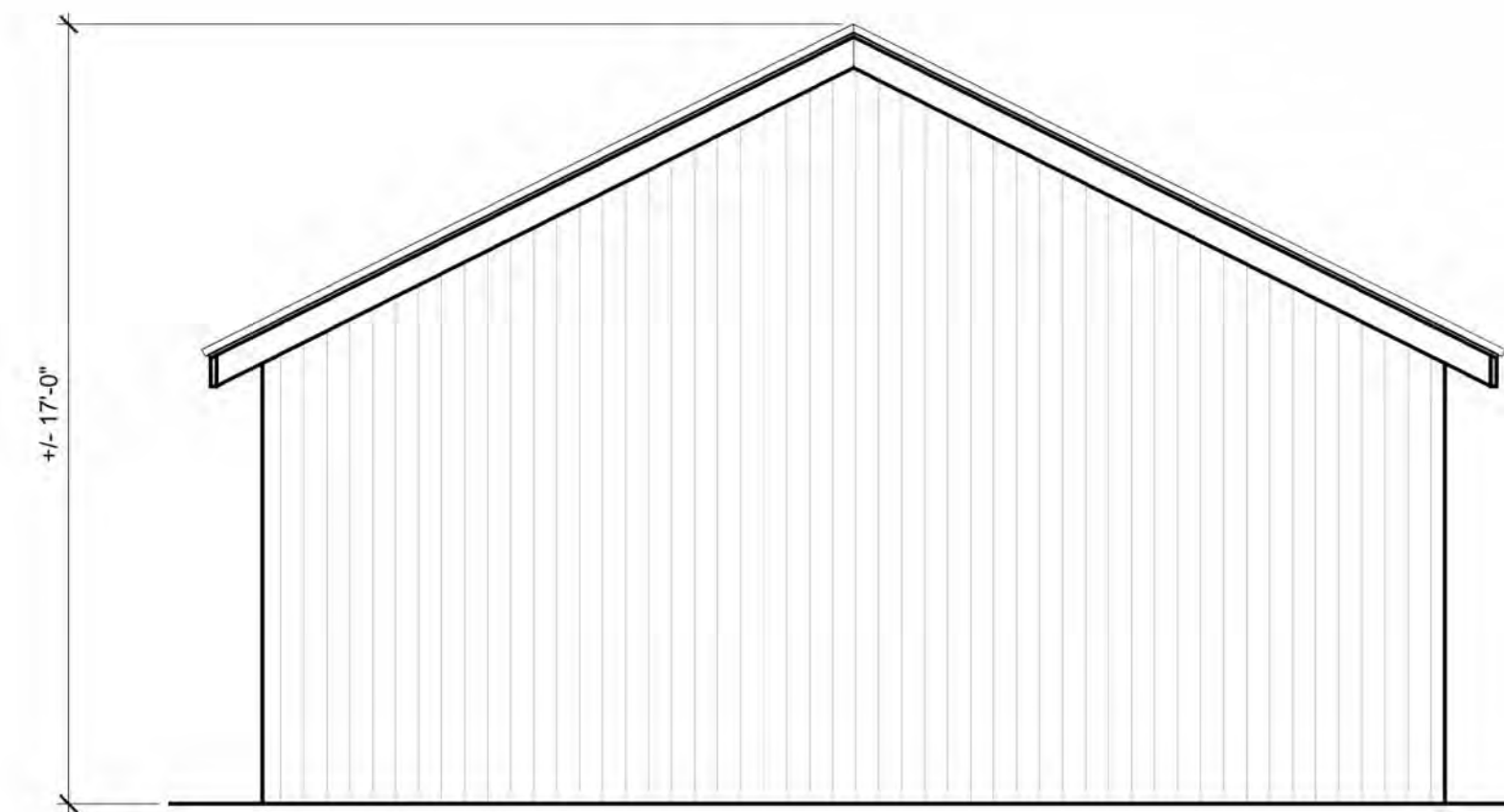
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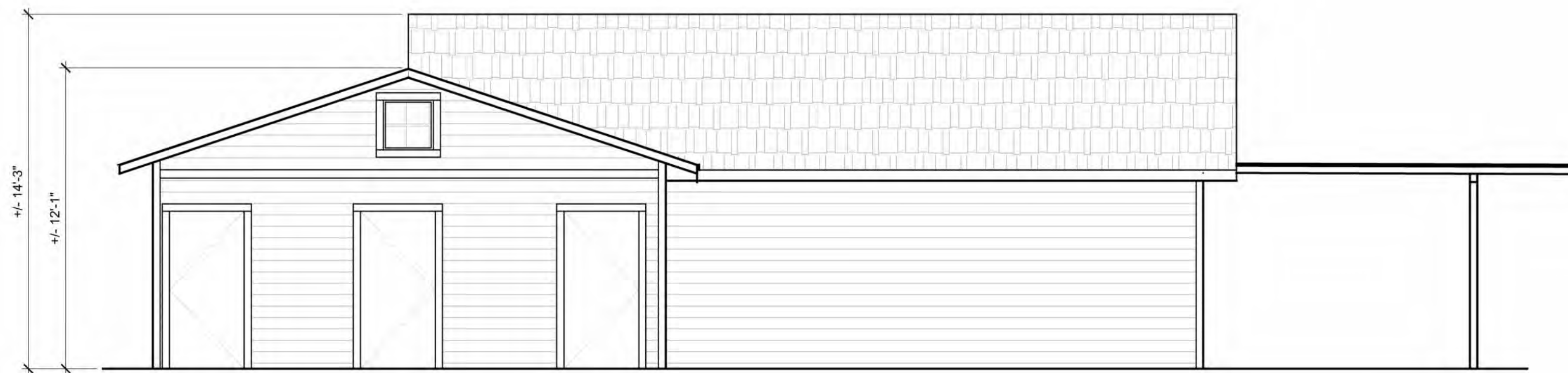


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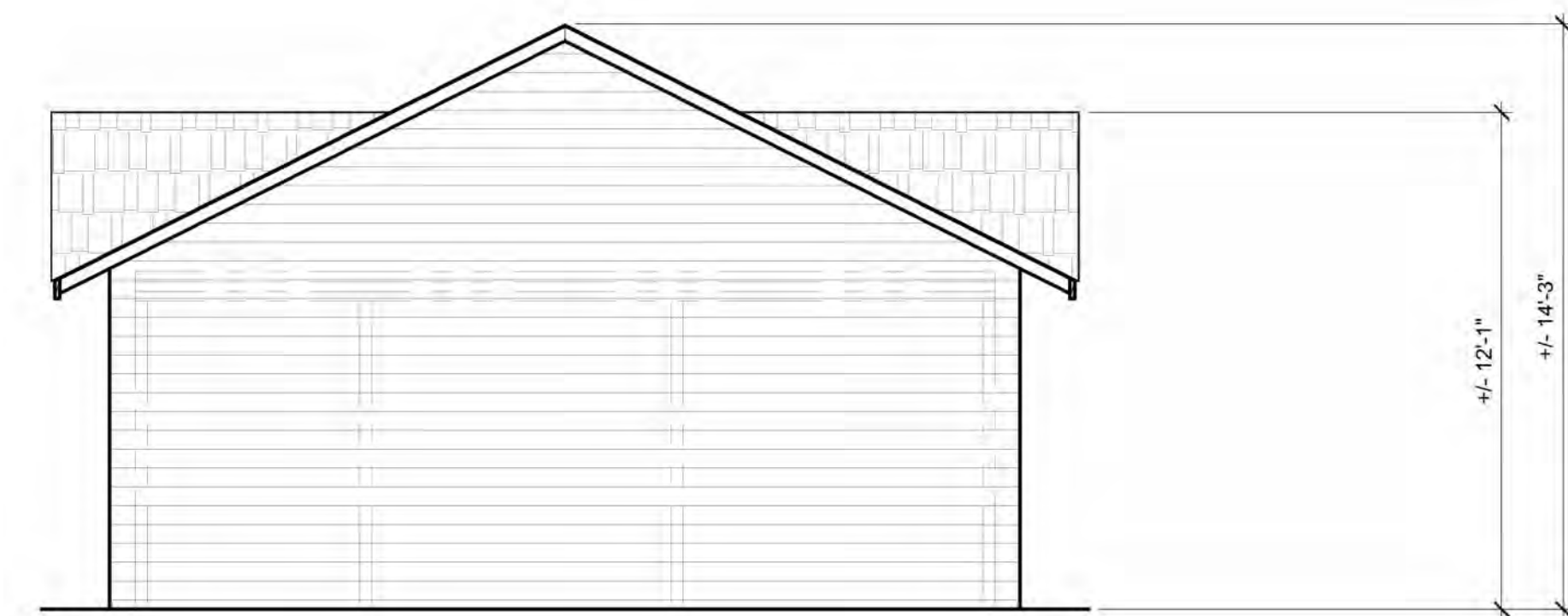


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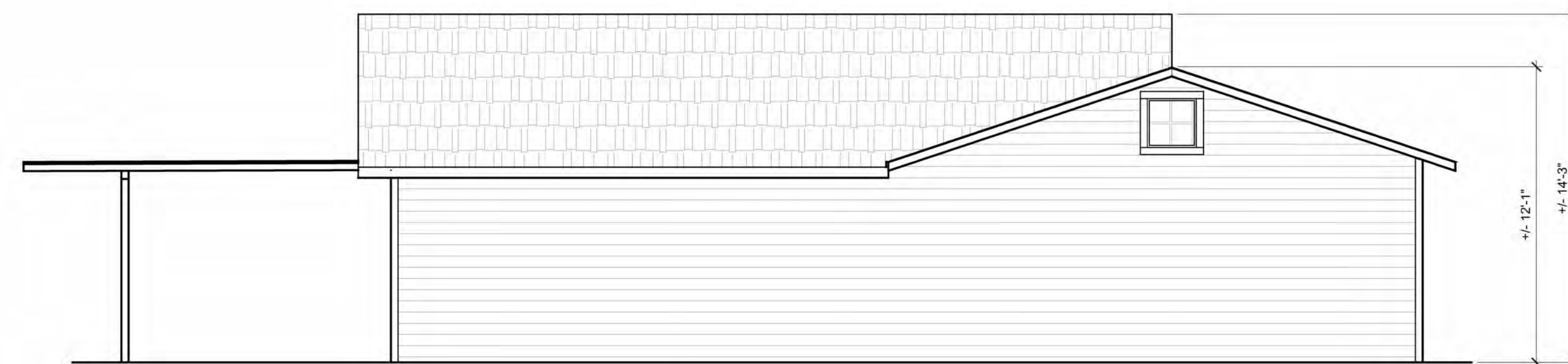
THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE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



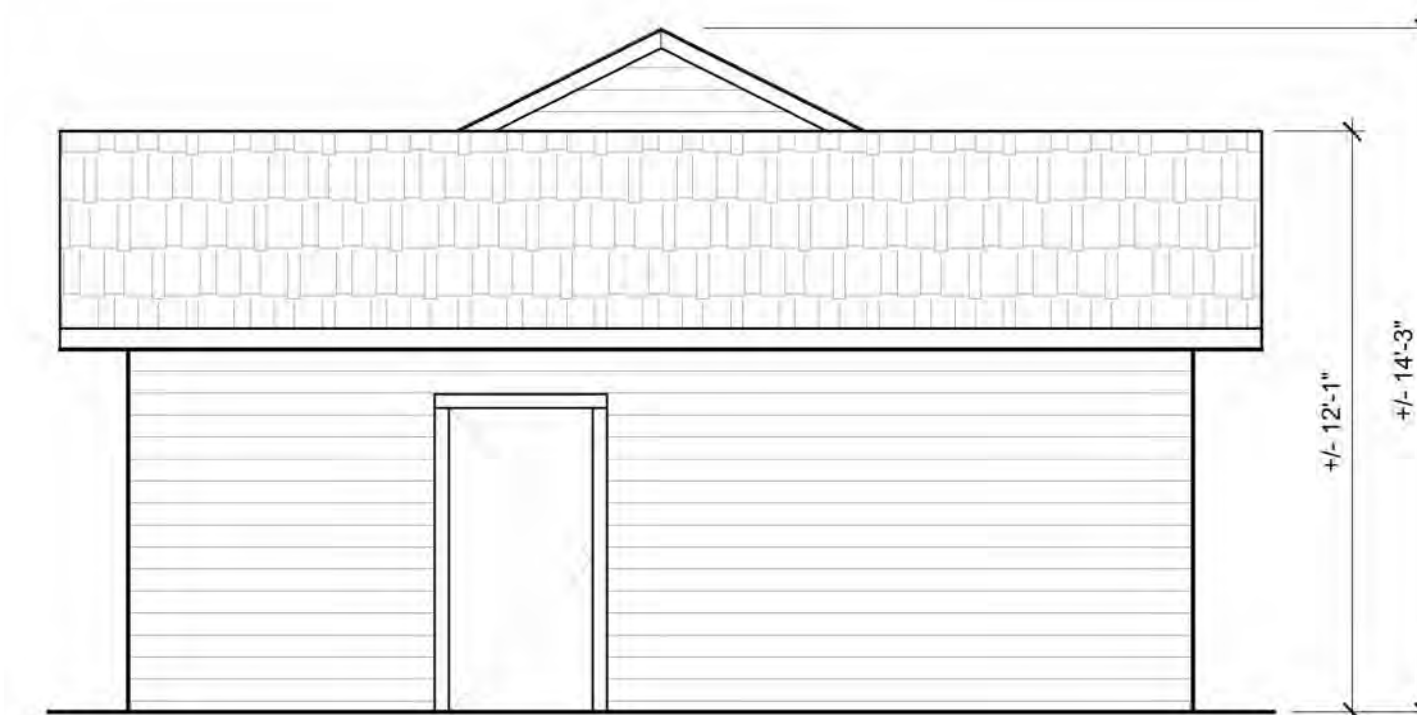
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**FUJI BROTHERS LLC**  
 1247 SAN JUAN ROAD - ROYAL OAKS  
 FUJI BROTHERS LLC  
 1172 SOUTH MAIN STREET #185  
 SALINAS, CA 93901  
 A.P.N.: 117-411-022-000

JOB NO.:  
**21076**  
 PRINT DATE:  
 PLOT DATE: 11.3.2022  
 DRAWN BY:  
 CHECKED BY: CJ  
 SET ISSUED:

SHEET NAME:  
**BUILDING 'G'**  
**EXTERIOR**  
**ELEVATIONS**

SHEET NO.:

**A405**

FILE NAME: 21076-A405

**PLN210186**

**Fuji Brothers LLC**

**COMMERCIAL CANNABIS  
BUSINESS USE PERMIT**

**PREPARED FOR:**

**Craig Patton, Assistant Planner**

**Housing and Community Development**

**County of Monterey – Planning Division**

**1441 Schilling Place, South 2nd Floor, Salinas, CA 93901**

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# MONTEREY COUNTY

## HOUSING AND COMMUNITY DEVELOPMENT

Erik V. Lundquist, AICP, Director



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES  
 1441 Schilling Place, South 2nd Floor  
 Salinas, California 93901-4527

(831) 755-5025  
 www.co.monterey.ca.us

### DEVELOPMENT PROJECT APPLICATION

This application is for:

- |  |   |
|--|---|
| <input type="checkbox"/> Combined Development Permit<br><input type="checkbox"/> Rezoning<br><input checked="" type="checkbox"/> Administrative Permit [Coastal/Non-Coastal]<br><input type="checkbox"/> Use Permit<br><input type="checkbox"/> Variance<br><input type="checkbox"/> Design Approval<br><input type="checkbox"/> General Development Plan<br><input type="checkbox"/> Coastal Development Permit<br><input type="checkbox"/> Modification of Conditions<br><input type="checkbox"/> Local Coastal Plan Amendment [L.U.P. or C.I.P.]<br><input type="checkbox"/> General Plan Amendment<br><input type="checkbox"/> Minor Amendment [Coastal/Non-Coastal] | <input type="checkbox"/> Tentative Parcel Map [Minor Subdivision]<br><input type="checkbox"/> Tentative Map [Standard Subdivision]<br><input type="checkbox"/> Vesting Tentative Map<br><input type="checkbox"/> Preliminary Map<br><input type="checkbox"/> Preliminary Project Review Map<br><input type="checkbox"/> Lot Line Adjustment<br><input type="checkbox"/> Revised Final Map<br><input type="checkbox"/> Revised Parcel Map<br><input type="checkbox"/> Amended Final Map<br><input type="checkbox"/> Amended Parcel Map<br><input type="checkbox"/> Subdivision Extension Request<br><input type="checkbox"/> Other _____ |
|--|---|

1. Owner[s] Name: HUGO CAZARES  
 Address: 1247 SAN JUAN RD City: ROYAL OAKS State: CA  
 Telephone: 831-214-1708 Zip Code: 95076
2. Applicant's Name: FUJI BROTHERS INC  
 Address: 1247 SAN JUAN RD City: SALINAS State: CA  
 Telephone: 831-214-1708 Zip Code: 95076
3. Applicant's interest in property [Owner, Buyer, Representative, etc.] OWNER
4. Property address and nearest cross street: SAN MIGUEL CANYON
5. Assessor's Parcel Number[s]: 117-411-022-000
6. Current Zoning: FARMLAND
7. Property area [acres or square feet]: 5.65 ACRES
8. Describe the proposed project:  
COMMERCIAL CANNABIS NURSERY, CULTIVATION, PROCESSING & DISTRIBUTION  
WITHIN EXISTING GREENHOUSES & WAREHOUSE

9. **REZONING OR AMENDMENT ONLY:** The applicant wishes to amend Section \_\_\_\_\_ of the Monterey County Code, from a \_\_\_\_\_ Zoning District to a \_\_\_\_\_ Zoning District or some other classification.

10. **GENERAL PLAN AMENDMENT OR COASTAL PLAN AMENDMENT ONLY:** Describe the proposed amendment:  
 \_\_\_\_\_  
 \_\_\_\_\_

11. **SUBDIVISION INFORMATION ONLY:** Number of Lots: \_\_\_\_\_  
 Purpose of Subdivision: Sale:  Lease:  Financing:  Other: \_\_\_\_\_

12. **LOT LINE ADJUSTMENT INFORMATION ONLY:** What is the purpose of the adjustment: \_\_\_\_\_

WILL THE ADJUSTMENT RELOCATE THE BUILDING AREA? Yes  No

ADJUSTED PARCEL SIZE[S]: \_\_\_\_\_

Owner's Signature _____	Owner's Signature _____
Owner's Name [Please Print] _____	Owner's Name [Please Print] _____
Assessor's Parcel Number _____	Assessor's Parcel Number _____

13. **VARIANCES ONLY:** Describe the proposed variance: \_\_\_\_\_  
 \_\_\_\_\_

14. If new or additional construction is proposed, complete the following information:

A. Residential Development: Single Family Residence  Other [how many total units] \_\_\_\_\_

No. of covered parking spaces \_\_\_\_\_ No. of uncovered parking spaces \_\_\_\_\_ Lot Coverage \_\_\_\_\_ %

B. Commercial or Industrial Development: No. of employees [include all shifts] \_\_\_\_\_

No. of covered parking spaces \_\_\_\_\_ No. of uncovered parking spaces 2 ADA

No. of Loading Spaces \_\_\_\_\_ Lot Coverage \_\_\_\_\_ %

15. Will grading or filling be required: Yes  No  Cubic Yards \_\_\_\_\_

16. Will the project require placement of structures, roads, grading cuts or fills on slopes of 30% or greater: Yes  No

17. Will any trees be removed: Yes  No  If yes, indicate the number, specie[s] and diameter: \_\_\_\_\_

Other vegetation to be removed: \_\_\_\_\_

18. How will water be supplied: Individual Wells  Mutual System \_\_\_\_\_

Name of Public or Private Water System: \_\_\_\_\_

19. How will sewage or other waste be disposed: ONSITE SEPTIC

Name of Public or Private Sewer System: \_\_\_\_\_

20. Is this land currently in row crop production: Yes  No

21. Is this land used for grazing: Yes  No

22. Is this land under an Agricultural Preservation Contract: Yes  No  If yes, indicate the Contract No. \_\_\_\_\_

23. Is this proposed project located on a hazardous waste facility: Yes  No  [Government Code 65962.5]. [A list of hazardous waste sites is maintained by the Environmental Health Dept., Phone 831-755-4500.]

*I/We state that as the owner[s] or agent for owner[s] for the development permit application. I/We have read the complete application and know the contents herein. I/We declare under penalty of perjury that the information contained in this application including the plans and documents submitted herewith are true and correct to the best of my/our knowledge. If the project is approved, I/We understand that we may be charged an additional fee for staff time required to satisfy conditions of approval.*

Dated: 4/1/2022 at Salinas, California

*I declare under penalty that I am authorized by the owner[s] of the described property to make this application.*

Owner's Name [Please Print or Type] \_\_\_\_\_ Agent's Name [Please Print or Type] Joey Espinoza

Owner's Signature \_\_\_\_\_ Agent's Signature *Joey Espinoza*

Some application fees are charged on a deposit basis. Processing hours in excess of the deposit will be billed to the applicant at an hourly rate, prior to issuance of entitlements or permits. Processing hours less than the original fee will be refunded at the same rate after issuance of the entitlements or permits.

**For Department Use Only**  
Plan Designation: \_\_\_\_\_ Area Plan: \_\_\_\_\_  
Legal Lot: \_\_\_\_\_ Zoning Violation Case No.: \_\_\_\_\_  
Property Owner Verified: Yes  No  Height: \_\_\_\_\_ Lot Coverage \_\_\_\_\_  
Setbacks: F \_\_\_\_\_ R \_\_\_\_\_ S \_\_\_\_\_ Special \_\_\_\_\_ OPL \_\_\_\_\_  
FAR \_\_\_\_\_ Fire Haz. \_\_\_\_\_ SRA \_\_\_\_\_ Flood \_\_\_\_\_  
Advisory Committee: \_\_\_\_\_  
Geo. Hazard Zones: \_\_\_\_\_ Arch. Sensitivity Zone: \_\_\_\_\_ ESH: \_\_\_\_\_  
Misc.: \_\_\_\_\_  
Application Given Out By: \_\_\_\_\_ Date: \_\_\_\_\_  
Application Received By: \_\_\_\_\_ Date: \_\_\_\_\_

## **PLN210186 Site & Project Description**

### **Quick Summary -**

- Total lot size: 5.65 acres (246,114 sf)
- Total existing building square footage: 6,933 sf
- Total existing square footage of greenhouses: 76,913 sf
- Total existing site coverage: 83,846 sf
- Existing Lot Coverage: 34%

**Site Description:** The proposed property is located at 1247 San Juan Rd, Royal Oaks, CA 95076 (APN: 117-411-022-000). It is designated as F/40 Farmland zoning. It is approximately a 5.65 acre parcel which has historically had 76,913 sq ft of greenhouse structures. The site is made up of 3 large greenhouse structures. The greenhouses will be repurposed for cannabis cultivation.

**Greenhouses** - As displayed on the site map the greenhouse sizes are:

1. 31,138 sq ft
2. 23,535 sq ft
3. 22,240 sq ft

**Well** - There is a pre-existing groundwater well which can pump up to 195.5 gallons per minute. A pump test provided by Maggiora Bros Drilling is included in the application. The water has been tested by Monterey Bay Analytical Services that is also attached to the application.

**Septic** - There are 3 existing OWTS with performance evaluation included in this application. One of these systems will be abandoned. A brand new OWTS has been installed and permitted via ON0120934.

**Project Description:** The vision for the property is to utilize the pre-existing greenhouse structures for cannabis nursery & cultivation. This site will be dedicated to mixed-light cultivation which means it will use a combination of artificial and natural light. Post-harvest activities will take place inside the pre-existing building labeled 'D' on the site plan; these activities include drying & trimming of cannabis. The two existing residences will not be involved in the operation and will be fenced off to separate them from all cannabis activity.

There is no food preparation planned for the operation.



**Name and Address of Property Owner**

Name: Hugo & Deborah Cazares

Address: 1247 San Juan Rd Royal Oaks Ca 95076

**Owner's Acknowledgment of Use of Property**

As the current owner of 1247 San Juan Rd Royal Oaks, CA 95076 (APN 117-411-022-000), I authorize FUJI BROTHERS INC to use this parcel for commercial cannabis activities which includes: adult-use/medical cultivation, processing, non-volatile manufacturing & distribution. The undersigned are the authorized signers

Print Name: HUGO CAZARES 10/6/2021  
DEBORAH CAZARES 10/6/2021

Signature: [Handwritten Signature]

Deborah Cazares

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of Santa Clara  
Subscribed and sworn to (or affirmed) before me  
on this 6<sup>th</sup> day of OCT, 2021,  
by HUGO & DEBORAH CAZARES  
proved to me on the basis of satisfactory evidence  
to be the person(s) who appeared before me.  
Signature: B. Sandhu



## **RESPONSIBLE PARTIES**

21.67.100

*B. The name and address of all persons and entities responsible for the operation of the commercial cannabis activity, including managers, corporate officers, any individual with an ownership interest, any member of a board of directors, any general or limited partner, and/or any member of a decision-making body for the commercial cannabis activity.*

1. Name: Hugo Cazares  
Address: 17120 Holiday Dr, Morgan Hill, CA 95037
2. Name: Deborah Cazares  
Address: 17120 Holiday Dr, Morgan Hill, CA 95037
3. Name: Mark Cazares  
Address: 187 E 21st St #7 Costa Mesa, CA 92627
4. Name: Tracy Cazares  
Address: 187 E 21st St #7 Costa Mesa, CA 92627

**21.67.100**

**D(1) Onsite Security Measures**

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# SECURITY PLAN

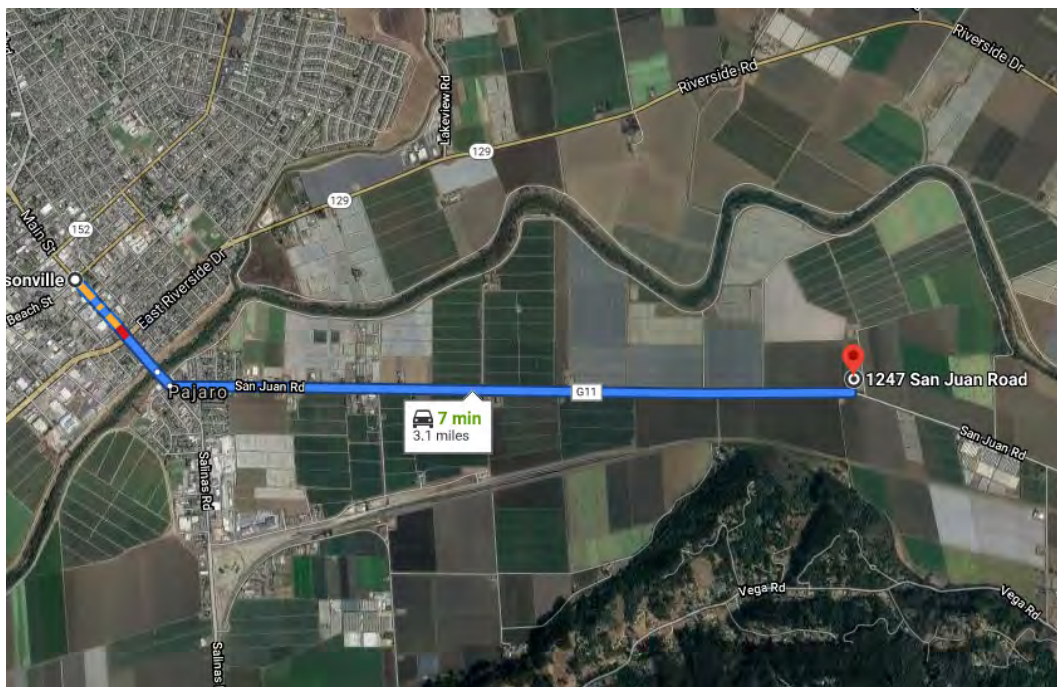
This is the written Security Plan for the property located at 1247 San Juan Rd, Royal Oaks, CA 95076. This plan addresses and meets the application requirements for 21.67.100 D(1) of the Monterey County code.

## PHYSICAL SECURITY

The security at our facility will be designed to reduce the likelihood of security breaches and trigger an immediate response in the event of a breach. In addition, it will be designed to control access to the manufacturing and cultivation areas, limiting access to authorized and properly identified personnel.

### Location and Structure Specifications

The physical address of the property is 1247 San Juan Rd, Royal Oaks, CA 95076 which is located within unincorporated Monterey County. The APN for the property is 117-411-022-000 and it is within the Farmland zoning district ("F"). The property is located approximately 3.1 miles from the City of Watsonville.



As displayed on our site plans, there are a total of three greenhouse structures on the property. Greenhouse A is 31,138 square feet. Greenhouse B is 23,535 square feet. Greenhouse C is 22,240 square feet. There is also a 2,095 square feet accessory building next to Greenhouse A which is intended to be used as a processing space for post-harvest activities.

The site will be gated in a way to separate the two residences and detached garage from the cannabis operation. Those three structures are unrelated to the cannabis operation.

## Guards

Once the facility is operational we will employ a licensed security service to provide security guards. Security personnel will be on-site monitoring the facility 24 hours per day. All security personnel will be thoroughly screened, trained, and strictly supervised by the licensed security service; to ensure they are of the highest capability.

During all hours, we will have at least one on-site security guard at the entrance/exit to monitor all traffic in and out of our property.

Security personnel will perform and keep records of having performed routine regular inspections of all security systems, barriers, gates, doors, and locks, immediately reporting any malfunctioning or compromised security feature to the management team. Any incidents qualifying as irregular or suspicious will be handled immediately and documented appropriately.

## Perimeter Security

Perimeter fencing will be installed to secure the property and prevent unauthorized intrusion. The entire facility will have a chain link privacy fence and barbed wire at the top. The barbed wire will be connected by posts which are pointed away from the property. The security of the perimeter fencing will be checked by guards daily.

The perimeter of each structure will be secured by video surveillance. During non-operational hours, all entryways and exits will be locked and closed by our gates to prevent access; in addition we will have on-site security 24 hours per day.

## Access Conditions for Staff and Non-Staff Business Associates

After being cleared by security at the entrance, all staff and business associates will park in the common parking spots that are displayed on our parking plan. All staff will need keys to access the butler building, including restricted areas within the facility.

- Staff here refers to the following: a principal officer, board member, employee, or volunteer. Non-staff business associates are all those, such as vendors and contractors who do business with our Company but are not our staff. To access restricted areas of any part of the facility, non-staff business associates will need to be admitted by security and must be accompanied by a staff member at all times.

All persons working for or doing business with us will need a company-issued permanent identification card or temporary identification tag to be able to enter restricted areas. Staff will receive these upon hire.

Once the reason for their visit is confirmed, vendors and contractors will receive temporary identification tags at the entry gate before being allowed to enter the property under staff escort.

We will require that ID cards and tags be visibly worn by all staff and non-staff at all times within the facility.

## Electronic Security System

We will install a comprehensive electronic security system with video surveillance/recording capability, third-party monitoring and intrusion detection.

### Video Surveillance

We will install and maintain a video surveillance system capable of capturing and maintaining surveillance recordings of all points of entry and exit on the premises. We will maintain surveillance recordings for a period of at least ninety (90) days. The minimum resolution for the system will be 1280 × 720 pixels. All cameras are equipped with motion detection and will have infrared technology for low light conditions; capable of identifying activity at night or in unlit rooms.

External video surveillance will cover all areas of possible ingress and egress. Internal video surveillance will cover the processing areas. This covers all perimeters where cannabis is present or handled, including all means of access to such areas. Video surveillance will cover external and internal areas 24/7.

Electrical backup will be provided by an Uninterrupted Power Supply Unit sufficient to supply backup power to our cameras and computers. A failure notification system will provide both audible and visible notifications if there is any failure in the electronic monitoring system.

### Burglary Alarm System

We shall install, maintain, and use a professionally monitored robbery and burglary alarm system for the distribution premises as required by State law. This system will be monitored by a third party and the monitoring company will call management as soon as a breach has been detected. If management cannot be reached, the monitoring company will contact local law enforcement.

## Alarm Testing

A test signal will be transmitted to the central station every twenty-four (24) hours. This will ensure the signal is constantly in working order. Finally, the system shall be inspected and all devices tested annually.

## Maintenance and Testing

All security-related systems will be routinely inspected to ensure that they are functioning properly. This includes:

- Video surveillance equipment
- Third-party monitoring equipment and connections
- Alarm systems
- Sensors
- Electrical connections
- Motion detectors
- Smoke detectors
- Phone connections
- Information storage and backup systems
- Electrical backup systems

The Security Agent will be responsible for ensuring that such inspections take place at reasonable intervals. We will promptly implement all necessary repairs to ensure continuous proper functioning of the security system. Inspection results and maintenance records will be securely kept for review by the County and appropriate oversight authorities.

## Policies and Procedures for Facility Security

### Incident Management and Emergency Response

We understand that smooth operations require well-laid contingency plans and a staff well-trained in their execution. Under the leadership of our Security Agent and with input from appropriate local agencies and enforcement authorities, we will develop a comprehensive Emergency Response Plan.

The Emergency Response Plan will include contingencies for non-security related emergencies such as medical emergencies, bomb threats, fires, explosions, chemical release, and weather-related disasters to ensure an appropriate and orderly response. This will prevent non-security related emergencies from becoming aggravated security emergencies as well. Emergency procedures and emergency contact numbers will be provided in writing to all employees and posted prominently in all areas of the facility.



We will also develop a comprehensive set of guidelines for dealing with security threats. All staff will learn and be drilled in these procedures to ensure they are adequately prepared for emergencies. Preparedness means all staff members:

- Know how to assess emerging situations to determine the type and level of threat they may pose;
- Know how to respond to different kinds of security threats;
- Know which types of situations warrant the activation of panic buttons; and
- Know how to proceed when a security alarm goes off or a panic button has been activated.

If a security breach is found to constitute an actual emergency, authorities will be notified as required. We will then follow the emergency response procedures in cooperation with local law enforcement authorities for smoothly bringing the situation under their control.

Procedures will be revised and updated as necessary. They will be reviewed at least once every twelve months. We will invite local law enforcement to offer their input on up-to-date security threat analysis and contingency planning.

### Outside Partnerships: Liaising with Community and Local Law Enforcement

Local law enforcement and neighbors in close proximity to our facilities will have the name of one or more contact persons on our staff that they can notify day or night in case there is a problem impacting them or that they feel may impact us.

We will periodically reach out to neighbors to ensure that there are no unreported problems of this sort.

We also will reach out to local law enforcement to develop a professional working relationship and a coherent contingency plan for incidents that require law enforcement involvement at our facility. Local law enforcement officials will be invited on-site to discuss and evaluate potential security risks, vulnerabilities, and to assist in the development or enhancement of our current security program.

### Preventing Theft & Non-Diversion

To prevent diversion of cannabis we will take the following measures:

- Any personnel that commits theft or diversion will result in their immediate termination and the incident will be reported to the local authorities.
- All entrances & exits to cannabis cultivation areas will be under video surveillance to capture individuals who enter/exit the area and record their activities.
- Cannabis that has been processed and awaiting sale will be stored in a secured, video surveilled room within the processing facility.

- Only authorized individuals, whose information is recorded, will be allowed on the premises thereby reducing the threat of theft or diversion of cannabis.
- At the time of each purchase, we will verify the status of the State license to ensure it is active and valid.
- All cannabis activity will be entered into the METRC tracking system that follows every plant from seedling to sale to prevent shrinkage within the cultivation facility. Each plant has a barcode and if it is missing we will know that a serial number is unaccounted for;
- Compare average yields of plants, whereby if plants in particular areas are yielding less end product we can alert Security to a possible concern

Since regular inventory and supply chain tracking is crucial to preventing diversion, inventory will be manually performed regularly by two background-checked employees to verify the accuracy of our computerized inventory management system using METRC.

We believe that by having strict guidelines aimed at preventing diversion, and creating an inventory tracking system that allows us to follow each plant from seedling to sale, we will be able to create a closed loop system and effectively mitigate risks of theft and diversion.

### Preventing On-Site Consumption

We shall not permit the consumption of cannabis within the premises in any form. Any cannabis or cannabis paraphernalia that shows evidence of the cannabis having been consumed or partially consumed will be reported to the County and/or Sheriff Department. We will routinely monitor surveillance to prevent the use of cannabis on the registered premises.

### Incident Log

We will maintain an incident log with reports of incidents that triggered an alarm. Such reports shall be made available to the County during any inspection of the facility. We will notify the Cannabis Program and Sheriff Department by electronic means within twenty-four (24) hours of any incident in which a theft, burglary, robbery, or break in occurred, whether or not items were actually removed from the facility. Our facility manager shall follow up the initial notice with a written report describing in detail the factual circumstances surrounding the incident and include an inventory of all stolen items, if applicable. The incident log will be kept in a safe and secure filing cabinet as well as on Google Drive for a Digital Copy.

### Suspicious Activity and Loitering

Staff will be trained to identify and respond appropriately to all levels of suspicious activity. Loitering will not be tolerated. Any person who is not working for 1247 San Juan

Rd or listed as a registered visitor for the day will be asked to leave. No one will enter the property without being verified to enter and checked in by security at the entrance.

# OPERATIONS SECURITY

Making sure that our routine operations follow secure procedures is as important as physically securing each facility and having emergency response procedures in place. Consistent, proactive operational security policies and procedures greatly reduce the likelihood that emergencies will arise.

## Workforce Security

### Staffing Structure and Current Employee Roster

A total of 3 security guards will be on shift everyday to cover the full 24 hours. Our employee roster will fluctuate throughout the year because harvests will yield more in the spring and summer time. We anticipate having anywhere from 12-20 employees throughout the year.

### Background Checks

We will perform background checks on all employees, volunteers, principals, directors, and board members. Copies of any public records obtained through the background check process will be provided to the individual concerned. To ensure transparency, the entire background checking process will be conducted by a third-party.

We will not employ anyone who does not pass a background check according to section 7.90.100(A.19) of the County Code.

### Training and Drills

Security and emergency response training is only part of the comprehensive training required for all employees. Training will also cover:

- Cannabis laws and regulations,
- Procedures for plant maintenance,
- Procedures for product inventory management, and
- Personal safety, fire safety, and crime prevention.

All staff will also go through periodic refresher seminars, as well as new training on any policy updates or changes in procedure. All emergency procedures will be rehearsed in periodic drills.

In addition to training and periodic drills, all employees will receive official Company reference material, written in plain English (Spanish versions will also be available) and

presented in an easy-to-use outline format, explaining all our operational, safety, and security policies and protocols.

We will also work with local police to develop effective ongoing employee training seminars and practices. Especially in developing our policies and training procedures on crime prevention and security threat response, we will seek the involvement of local law enforcement.

## Personnel Records

We will maintain personnel records for each employee, agent, or volunteer that includes:

- Application,
- Documentation of all required training,
- A signed statement from the individual indicating the date, time, and place that he or she received training and the topics discussed, including the name and title of the presenters, and
- Records of any disciplinary action taken against employees at any time during employment.

These personnel records will be maintained for a period of at least six months past the end of the individual's affiliation with us.

## Limited Cash Operation

Cash payments will be directly deposited into a drop slot safe, keeping the cash located at one place in the facility. All payments will be entered into our computer for proper tracking and accounting. Access to the safe room will be limited to authorized personnel only. The cash will then be transported off site to limit the amount of money physically present. Cannabis banking has become much more prevalent than previous years, this operation will obtain a bank account to prevent large sums of cash from being present at the property.

## Inventory and Cash Security

### Sale

The inventory tracking and control system associates every product sold with a single transaction, a single employee, and a single purchasing agent. All records of sales will be placed into our track and trace system, METRC.

### Storage

All harvested cannabis will be stored in a limited access area inside of the butler building. This area will remain locked under video surveillance.

Inventory will be removed from the storage only for the purpose of immediate transport for sale. Transportation will be completed by a licensed distributor.

### Visibility

Cannabis or paraphernalia will not be visible from any public or other property not owned by us.

### Disposal of Cannabis

We intend to dispose of unwanted cannabis and its by-products by throwing it away into Waste Management receptacles which will remain secured on-site.

We shall report any stolen or lost cannabis by filing a police report with the Sheriff's Department, either in person or in writing immediately upon becoming aware of the theft or loss.

### General Trash

All trash receptacles on the property will be kept locked to prevent unauthorized access or rummaging. It will be unlocked the day of the weekly trash pick-up.

### Record Keeping

We will keep meticulous records, complying with local, state, and federal laws and regulations regarding patient records, inventory records, and transportation records. Transport agents will carry with them a copy of the transport authorization and control data (the "transit slip") during transport of cannabis. All inventory control records and records of inventory transfer, transport, and delivery will be kept for five years and made available to the County and authorities on request. 1247 San Juan Rd will obtain a Transportation Permit from Monterey County prior to ever transporting cannabis off of the premises.

## Information Systems Security

### Securing Data

Our data and information are as valuable as our products. We will take special measures to protect our information systems and keep our data secure. These measures are:

- Using virus protection, spam-filtering, and firewalls
- Keeping software and OS updated
- Using passwords and changing them frequently
- Using secure wireless networks
- Restricting web browsing
- Initiating frequent and secure data backups

We will limit access to our network by using unique user passwords and by restricting IP addresses and MAC addresses to specific computers. The use of third party email, web, and data servers will be avoided. We will provide training on user security procedures.

- All data and information from our security system and from our inventory control system will be secured and encrypted and backed up automatically every night, not only to a private server on site, but also to a secure, off-site server location. Should there be an emergency, natural disaster, or criminal breach at our facility, all data remains safe and remotely accessible on our remote backup server.
- For data backup we will be uploading all data to our cloud server on a daily basis to ensure that we do not ever lose sensitive information pertaining to the operation of the cultivation facility.

## Government Accessibility to Property & Records

The owner and permittees shall allow access to cultivation sites 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 condition

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

The applicant for the cultivation and the owner shall indemnify, defend, and hold the County harmless from any and all claims and proceedings relating to the approval of the permit or relating to any damage to property or persons stemming from the commercial cannabis activity.

Applicant has submitted a business permit application and will keep it posted once obtained.

The owner shall be responsible for ensuring that all commercial cannabis activities at the site operate in good standing with all permits and licenses required by the Monterey County Code and state law.

The cultivation activities shall be maintained in accordance with the operating plans as approved by the County.



## STANDARD OPERATING PROCEDURES

- **Local & State Regulation Compliance**

Operators will hire a full time Compliance Director who is responsible for ensuring the business maintains total compliance with local & State regulations. This position will focus on staying up-to-date with any changes to Monterey County ordinances and participating in any public hearings related to cannabis. They will also update the operations team on new or changing regulations to State law that would affect the procedures of the operation.

### **Distribution Compliance**

- Confirm units and/or weight of goods are accurately reflected in the track-and-trace system and shipping manifest (where applicable)
- Conduct R&D testing when needed
- **COA testing procedures**
  - When arranging for testing, licensee and/or employees will ensure cannabis goods batches are stored in compliance with Department Cannabis Control Regulations
  - Licensee will ensure that all cannabis goods batches are stored separately and distinctly from other cannabis goods and batches on the distributor's premises
  - Licensee will physically attach to each container of a batch stored for testing a label with:
    - (1) The name, license number, and licensed premises address of the licensed manufacturer or licensed cultivator who provided the batch;
    - (2) The date of entry into Licensee's storage area;
    - (3) the unique identifiers and batch number associated with the batch;
    - (4) A description of the cannabis goods with enough detail to easily identify the batch;
    - (5) the weight of or quantity of units in the batch;
    - and (6) the best-by, sell-by, or expiration date of the batch, if any;
  - Licensee will promptly contact a licensed testing laboratory and arrange for a laboratory employee to come to premises and select a representative of the batch
  - Licensee and/or employee will be physically present to observe testing laboratory employee obtain the sample of cannabis goods and ensure the increments are taken from throughout the batch.
  - Employees will not assist the laboratory employee nor touch the cannabis goods or sampling equipment.
  - Video monitoring will produce a sampling video with the batch number stated verbally or presented to the camera in writing at the

beginning of the video and a visible time and date indication will be on the video recording footage. These recordings will be maintained for 90 calendar days

- After the sample has been selected, both the licensee and the laboratory employee will sign and date the chain of custody form attesting to the sample selection having occurred and recording required batch information as well as sampling conditions and problems encountered, if any.
  - If batch passes testing, the cannabis goods may be transported to one or more retailers or another licensed distributor.
  - If a batch fails testing and the batch can be remediated, licensee may transport or arrange for the transportation of the batch to a licensed manufacturer for remediation.
  - Batches that fail laboratory testing and cannot be remediated will be destroyed.
- **Procedures prior to transfer for retail**
  - Licensee will conduct quality assurance review of goods before transferring and/or transporting for retail and verify the following:
    - Goods have not exceeded the sell-by or expiration date
    - The weight and/or count of the batch comports with what is in track-and-trace and on shipping manifest.
    - Packaging meets tamper-evident, child-resistant, and resealable packaging requirements.
    - Labeled with the statement “This package is not child-resistant after opening,” if applicable
    - Primary panel labeling, informational panel labeling, and packaging comply with the labeling requirements of Business and Professions Code and other applicable state regulations, including DCC Regs. See Labeling Requirement checklists (below), incorporated herein.
    - The certificate of analysis corresponds with the batch;
      - date on the certificate of analysis is less than 12 months old
      - labels on the cannabis goods are consistent with the certificate of analysis regarding cannabinoid content and contaminants required to be listed by law.
  - Licensee may package, re-package, label, and re-label cannabis including pre-rolls for retail sale.
  - If the goods are not labeled, or if a label is inaccurate, licensee may label the goods with the accurate amounts of cannabinoids, terpenoids, Total THC and/or Total CBD according to the certificate of analysis.

- Licensee will not package, re-package, label, or re-label manufactured cannabis products, except that licensee may label or re-label packages containing manufactured cannabis goods with the accurate amount of cannabinoids and terpenoids based on regulatory compliance test results.
  - Licensee will ensure that a copy of the certificate of analysis accompanies any batch to be transported and is provided to the licensee receiving the goods.
  - NOTE: Distributor may only transport untested immature cannabis plants and/or seeds to a licensed retailer or to the retailer portion of a licensed microbusiness.
  - NOTE: Distributor may transport untested cannabis goods to one or more licensed distributors, licensed manufacturers, licensed cultivators, and/or licensed microbusinesses authorized to engage in distribution, manufacturing, or cultivation.
- **Processing Compliance**
    - **The Harvesting & Drying Process**
      - Once a flowering plant has completed its Flowering Cycle, it is ready to be harvested or cut and hang dried. Harvesting is done in a temperature-controlled room with controlled humidity and adequate air circulation. It is important that the finished plants are not dried too quickly as this can affect the plant's smell and taste; but also that they do not dry too slowly as this can attract mildew and mold.
      - The finished plants are cut from their main branch and hung upside down on racks to dry out excess water weight. Each plant is placed at least four (4) feet above the ground and separated by a few inches. The plants are not vertically stacked on top of each other because that would impede the drying process and make the plants more susceptible to mold and mildew. After the plant is hung upside down the sun leaves that droop and cover the cannabis flowers are cut off.
    - **The Trimming Process**
      - After a hanging plant is fully dried it is ready to be trimmed. Trimming is done in a large sterile room full of ample lighting, tables and chairs. Trimming entails cutting off any remaining plant matter (leaves, stems, etc.) leaving the medical cannabis buds. Mostly hand instruments will be used for precision trimming. Automated machines are helpful for initial manicuring and can save time, but hand instruments are still necessary for quality detailed finish work.

- **The Curing Process**
  - The final step of the production process is Curing. The trimmed cannabis contained within the sealed curing bins is properly aerated to remove any remaining water. The lids of the curing bins are manually opened and closed, to slowly let out the remaining water weight and increase the flavor and aroma of the trimmed cannabis. The trimmed cannabis is rotated in the curing bin from time to time and turned over, to facilitate the curing process. The bins are opened and closed every 2-4 hours, typically, over the course of a week.

### **Product Quality and Safety**

There will be no food preparation or sales on the site.

The best solution for controlling mold, disease, pests and heavy metals is not having them at all. Strict policy of prevention is the number one way to control the invasion of any harmful organisms. Many of these problems can be avoided by just maintaining appropriate growing conditions, requiring clean environment protocols, and through environmental design. This holistic approach can reduce or eliminate the conditions that these pests and contaminants need for sustainment.

a. A successful preventative design includes:

- 1) Isolating Plants & Mitigation
- 2) Systematic Pruning
- 3) Introduction of Predator Species
- 4) Selecting Pest & Disease Resistant Strains

i. Isolating Plants & Mitigation

Just as pests and contaminants can easily travel through humans and equipment, they can quickly spread across plants. That's why pests and contaminants often affect batches of plants at a time. When a single plant becomes affected, it's very easy for these problems to spread quickly to nearby plants. To combat this, Operators will inspect plants regularly to detect problems early on; and if a problem is found, quickly work to quarantine the plant inside of our mitigation department. The mitigation department is an enclosed area that isolates compromised plants from the rest of the population. If the plant can be remediated or recovered, it is placed back into the production area it came from. If it cannot be corrected the plant will be recycled for compost. In the event that a plant is removed for mitigation, staff will be instructed to closely monitor

other plants in the same lot to make sure the same problems do not occur.

ii. Systematic Pruning

Yeast, mold, and bacteria require: water, a suitable temperature, and substrate to thrive. Decaying plant matter is an ideal substrate. Decaying plant matter provides food and shelter for many unwanted pests, as well as an area for them to breed. Systematic pruning of plants and removal of any plant material from trays, reservoirs, and surrounding work areas will prevent onset and spread of pests and microbiological contaminants.

iii. Introduction of Predator Species


Use of predator species to control unwanted pests (known as Biological Pest Control) is an effective means of pest control that does not require the use of harmful chemicals. Ladybugs for example, and in particular their larvae, are voracious predators of aphids, mites, scale insects and small caterpillars. Various other insects and predatory mites feed on spider mites and provide a high level of natural control as well. Operators will implement these biological controls to naturally prevent the onset and spread of unwanted pests in the proposed facility, thereby minimizing the need for chemical pesticides.

iv. Selecting Pest & Disease Resistant Strains

A part of Operators's Strain Development & Breeding Program will be to develop new Medicinal Varieties and modify existing strains for desired traits. Through selective breeding, Operators can increase desired traits into a cultivator and reduce the chances of undesired traits. One of these desirable characteristics in a strain is pest and disease resistance. Operators will utilize such strains to minimize the onset and spread of pests in the proposed facility.

b. Laboratory Testing



Operators will only work with licensed cannabis testing labs to ensure that all products pass the required testing prior to entering the commercial market. Operators will follow Title 16, Section 5715 of the California Code of Regulations. Below is a chart that displays the required testing that Operators will adhere to.



**BUREAU OF  
CANNABIS  
CONTROL**  
CALIFORNIA




ALL CANNABIS HARVESTED ON OR AFTER 1/1/2018 AND ALL CANNABIS PRODUCTS MANUFACTURED ON OR AFTER 1/1/2018, SHALL BE TESTED ACCORDING TO TITLE 16 OF THE CALIFORNIA CODE OF REGULATIONS, SECTION 5715, AND THE REGULATIONS THAT FOLLOW.

PHASE-IN OF REQUIRED LABORATORY TESTING	INHALABLE CANNABIS	INHALABLE CANNABIS PRODUCTS	OTHER CANNABIS & CANNABIS PRODUCTS
<b>JANUARY 1, 2018</b>			
Cannabinoids Testing	✓	✓	✓
Moisture Content Testing	✓		
Category II Residual Solvents and Processing Chemicals Testing		✓	✓
Category I Residual Pesticides Testing	✓	✓	✓
Microbial Impurities Testing (A. fumigatus, A. flavus, A. niger, A. terreus)	✓	✓	
Microbial Impurities Testing (Escherichia coli and Salmonella spp.)	✓	✓	✓
Homogeneity Testing of Edible Cannabis Products			✓
<b>JULY 1, 2018</b>			
Category I Residual Solvents and Processing Chemicals Testing		✓	✓
Category II Residual Pesticides Testing	✓	✓	✓
Foreign Material Testing	✓	✓	✓
<b>DECEMBER 31, 2018</b>			
Terpenoids Testing	✓	✓	✓
Mycotoxins Testing	✓	✓	✓
Heavy Metals Testing	✓	✓	✓
Water Activity Testing of Solid or Semi-Solid Edibles	✓		✓

**Bureau of Cannabis Control**  
1625 North Market Boulevard, Suite 202-S  
Sacramento, CA 95834  
(800) 952-5210

For the latest updates, follow the Bureau on social media

Additional, detailed, information on the testing that will be done:

c. Cannabinoid Profiling

Cannabinoid profiling informs patients about the concentration of active cannabinoids in their medicine. Researchers have identified over 70 cannabinoid compounds, many of which possess distinct medicinal benefits. This table provides an overview of the most common cannabinoid compounds and their pharmacological effects. You can see that while THC is the most well-known cannabinoid, it is only responsible for a fraction of cannabis' medicinal benefits. For this reason, we also test for CBD, CBDA, CBN, and THCA.

d. Pesticide Testing

Pesticide testing will be done to detect trace amounts of chemical pesticides in dried flowers and cannabis concentrates. Testing will be performed to ensure there are no pesticides present in the cannabis in amounts not allowed per California regulations.

e. Microbiological Screening

Microbiological testing will be done to detect any amounts of molds and mildews in cannabis products. Testing will be performed to ensure there are no molds or mildews present in the cannabis in amounts not allowed per California regulations.

### **Record Keeping**

- Financial Records: All sales will be recorded through the track & trace system which will also act as point of sale software. Records of company expenses will be recorded via accounting software such as QuickBooks.
- Testing: cultivation may occasionally get R&D (research and development) testing performed to see how certain cannabis strains perform. Compliance testing will only be done by an operator's distribution license or an outside distribution company. Operators will keep a record of all test results on the cloud.

### **Product Recall**

- Once a batch sample is submitted to the Testing Lab, Operators will store the remaining batch on-site until the test results have been completed. If for any reason, the test results come back positive for pesticides or mold at unsafe levels, a product recall will be necessary.
- If the test results indicate there are pesticides present then Operators will take the batch that was tested and dispose of it according to our waste management procedures for all cannabis material. Operators will take a note of the quantity and specific batch number by inputting this record into our track and trace system.
- If the test results indicate there is mold present at an unsafe level, Operators will first seek to work with a permitted manufacturer to have a portion of the batch processed into concentrate. During the extraction process it is common for mold spores to remain in the plant material and not be transferred into the concentrated byproduct. Of course once the extraction is complete and before the final product is ever sent to a dispensary the extraction will be tested to ensure no harmful molds are present. Should the extraction process eliminate the mold that was present in the batch, the concentrated product will move on in the supply chain. If, for any reason, the extraction process is unsuccessful in eliminating the safety concerns, a product recall will be implemented. All cannabis from the original batch will be disposed of according to our waste

management procedures. Operators will take note of batch number and quantity being disposed of by inputting a record into our track and trace system.



### **D(3) Proposed Hours of Operation**

The proposed hours of operation are 8am to 5pm Monday - Friday. Weekend hours are 9am to 4pm. A farming operation has unexpected events related to the care of the plants being grown. There may be times the operation requires immediate attention outside of the business hours listed.

## WASTE DISPOSAL INFORMATION

Cannabis waste will be disposed of in a secured waste receptacle on the property. For the purposes of this section, “secure waste receptacle” means physical access to the receptacle or area is restricted to only the licensee, employees of the licensee, the local agency, a waste hauler franchised or contracted by a local agency, or a private waste hauler permitted by the local agency. Public access to the designated receptacle or area will be strictly prohibited.

Elizabeth Hall of Monterey County Waste Management has been consulted to order the appropriate sized waste receptacles once cannabis operations begin. Currently there is minimal service while the property is dormant.

The track-and-trace system will be used to document the cannabis waste by identifying, weighing, and tracking when disposed of.

Any other waste that is not deemed cannabis waste will be disposed of in a separate receptacle that will be designated for regular garbage. Recyclables will also have their own designated container, separate from cannabis waste. MCWM will be contracted for these garbage containers as well.

# **WATER MANAGEMENT PLAN**

## **Water Sources**

The property has an on-site well which will be used for all of the watering needs of the cannabis operation. The well can produce hundreds of gallons per minute which is more than enough for our facility. This will ensure that our facility is self-sufficient because we will only use the water from our own well and not need any outside resources.

For more detailed information regarding water quality, a Title 22 water test has been attached to these plans.

## **Water Conservation Irrigation**

The operation will be using 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 run-off.

Our pulse watering systems will be designed more carefully than regular spaghetti tubing. In regular spaghetti tube systems, it is not uncommon that tubes on one end of a bench start dripping 10-15 seconds before tubes at the other end emit water. This may not be significant if the plants are watered for several minutes. However, with pulse irrigation, plants are watered multiple times per day for short periods and the system layout is designed so that all pots receive similar amounts of water.

By using pulse irrigation we will be able to have no water run-off because the plants will never be overwatered.

The cannabis operation will use WaterSense labeled products whenever possible. WaterSense is a U.S. Environmental Protection Agency (EPA) program designed to encourage water efficiency in the United States through the use of a special label on consumer products. It was launched in June 2006. Products with the WaterSense label have been certified to be at least 20% more efficient - without sacrificing performance.

## **YOUTH ACCESS RESTRICTION**

All visitors will be verified before being allowed on-site. Our gate will be monitored and our security personnel will ask for government identification of all visitors. Security will ensure that all visitors are at least 21 years of age by verifying their birthdate on the government issued identification.

Anyone that is found to be younger than 21 years old will not be granted access onto the property.

## PRODUCT SUPPLY CHAIN

### **Where Cultivation Occurs**

Cultivation will take place within the existing greenhouse structures on the property.

### **Where the Product is Processed**

Processing will take place within the 2,095 square foot accessory building. Drying, trimming and storing of cannabis are the activities that will take place within the building. This building will also be used to perform 3rd party processing of cannabis.

### **Required Testing of Cannabis or Cannabis Products**

California regulations provide that compliance testing must be completed by a licensed distribution license. Cultivators are allowed to perform R&D tests however those tests do not qualify the cannabis or cannabis products to go to market. Most of all the cannabis or cannabis products will be sold to licensed distributors who will be responsible for getting the testing lab to sample material.

If we decide to transfer the product to our own distribution license, we will follow all testing requirements outlined in DCC regulations. The Department of Cannabis Control (DCC) requires all batches of cannabis goods to be tested before they can be sold. Testing labs test cannabis goods to make sure they're:

- Free of contaminants
- Labeled with accurate amounts of cannabinoids and terpenes

Testing labs test cannabis goods for:

- Cannabinoids and terpenes
- Residual solvents and processing chemicals
- Residual pesticides
- Heavy metals
- Microbial impurities
- Mycotoxins
- Moisture content and water activity
- Foreign material

Testing labs report results on a Certificate of Analysis (COA). The COA says whether the batch passes or fails testing for each substance.

Labs can only issue COAs and results after they finish all tests. Labs cannot change them after they're issued without permission from DCC.

### **Transportation**

Cannabis can only be transported by licensed distributors or transport only companies. If selling a product to a licensed distributor we will ensure the product is transported compliantly. One of two things will happen, either the distributor will come pick up the product from our facility or we will transport it ourselves with our distribution license.

All transportation will be recorded via shipping manifests which will list:

- Name, license number, and premises address for:
  - The licensee who possesses the cannabis goods
  - The licensee transporting the cannabis goods
  - The licensee receiving the cannabis goods
- Name and license number of any licensee involved in the activity or transaction who is not shipping, transporting, or receiving the cannabis goods
- Date and time of activity
- Date and time of departure from first premises, and estimated time of departure for subsequent premises if cannabis goods are being shipped from multiple premises in one transport vehicle
- Estimated date and time of arrival at each receiving premises
- Driver license number for any person driving the transport vehicle
- Make, model, and license plate number of transport vehicles
- Name and type of cannabis goods to be transported

Upon receipt, the receiving licensee shall ensure the cannabis goods received are as described in the shipping manifest and accept the cannabis goods in the track and trace system. If there is a discrepancy between the cannabis goods received and the shipping manifest, the receiving licensee shall document the discrepancy in the track and trace system and any other relevant business records.

If the facility will perform transportation via a distribution license, alternative fuel vehicles will be utilized as required by Monterey County Code section 21.67. Initial plans do not include making deliveries from the site. Using the operator's distribution license will only be used to move cannabis from greenhouses to processing buildings. This does not require the use of motor vehicles.

### **Packaging & Labeling Criteria**

All packaging & labeling of cannabis and cannabis products will follow all DCC regulations. DCC (formally CDPH) is responsible for establishing statewide standards

for packaging and labeling of cannabis and cannabis products. In addition to DCC regulations, The Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA) includes basic requirements for how cannabis and cannabis products must be packaged before sale.

The specific criteria we will follow is outlined on the following pages. These are documents provided directly from DCC (formally CDPH) which include packaging checklists, labeling checklists for cannabis (for flower and flower-only pre-rolls) and labeling checklists for cannabis products (for manufactured cannabis products such as edibles, concentrates, and topicals).

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# PACKAGING REQUIREMENTS

## CANNABIS AND CANNABIS PRODUCTS



The Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA) includes basic requirements for how cannabis and cannabis products must be packaged before sale. These guidelines apply to all cannabis flower, pre-rolls and manufactured cannabis products sold within California.

### PACKAGING CHECKLIST

- Tamper Evident** – A consumer knows if the package has been opened.  
*Example: a plastic seal, a sticker across the lid that is ripped when opened, a jar with a lid that pops up after opening, etc.*
- Child Resistant** – The package is designed to be difficult for children under five years of age to open. See below for more information about what qualifies as child resistant.
- Resealable (for products with multiple uses)** – The package can be closed after each use.  
*Example: a lid, adhesive closure, box top closure, etc.*
- Opaque (for edibles only)\*** – The package is not transparent; consumers cannot see the product through the packaging.  
*\*Amber-colored bottles are considered opaque.  
\*Opaque bottles used for beverages may use a single, vertical, clear strip less than 0.25" wide to indicate serving sizes.*

### DOs

- Cannabis flower may be packaged by a cultivator, manufacturer or distributor. Manufactured cannabis products must be packaged and labeled by the manufacturer prior to transfer to a distributor as finished products.
- Protect products from contamination and exposure to any toxic or harmful substances
- If a product has multiple layers of packaging, the packaging requirements can be fulfilled using any one of those layers.

### DON'Ts

- Cannot imitate packaging used for products typically marketed to children
- Cannot imitate packaging used for non-cannabis food products

### CHILD-RESISTANT PACKAGING (CRP)

State law requires all cannabis and cannabis products to be in child-resistant packaging. Until December 31, 2019, a child-resistant exit package, used by a retailer at the time of sale, may be used to fulfill the CRP requirement. Beginning January 1, 2020, every individual product must be in a child-resistant package.

#### What qualifies as child-resistant packaging?

- Packages that have been certified as child-resistant, in accordance with the federal Poison Prevention Packaging Act (PPPA, 16 CFR §1700.1)
- A bottle sealed with a pry-off metal crown bottle cap
- Plastic packaging that is at least 4 mils. thick and heat-sealed without an easy-open tab, dimple, corner or flap

#### Types of CRP:

- **Single Use** ("Initial CRP") – the package is initially child-resistant, but once opened, it is no longer child-resistant. If used, the package's label must say "This package is not child-resistant after opening."
- **Multiple Use** ("Lifetime CRP") – the package maintains its child-resistance throughout the life of the package. It can be opened and closed, but still remains child-resistant.

#### WHAT REQUIRES INITIAL CRP?

- Flower and flower-only pre-rolls
- Inhaled concentrates (infused pre-rolls, vape cartridges, shatter, wax, etc.)
- Topicals
- Single-serving cannabis products

#### WHAT REQUIRES LIFETIME CRP?

- Edibles
- Orally-consumed concentrates (tinctures, capsules, etc.)
- Suppositories

*NOTE: A package containing multiple servings is not required to be in lifetime CRP if each individual serving is in child-resistant packaging.*



# LABELING REQUIREMENTS

## FLOWER AND FLOWER-ONLY PRE-ROLLS



Cannabis must be properly labeled to ensure consumers are informed about what they are purchasing and to prevent unintended use. These guidelines apply to all cannabis flower and flower-only pre-rolls sold within California.

**PRIMARY PANEL** — the part of the label displayed to consumers at retail; typically the front or top of the package

- Product Identity** — A generic or common name that describes the item. Examples include flower or pre-roll.
- Net weight** — list weight in both metric and U.S. customary units (Example: NET WT. 4.0 oz. (113.4 g))
- Universal Symbol** (in black, at least 0.5" X 0.5") — The California symbol that identifies cannabis and cannabis products. The symbol can be downloaded at [www.cdph.ca.gov/mcsb](http://www.cdph.ca.gov/mcsb).

**INFORMATIONAL PANEL** — any part of the label that is not the primary panel

- UID number** — The unique tracking number issued through the Track-and-Trace system  
Note: This requirement will begin when you receive your Track-and-Trace login. Do not create a placeholder UID number.
- Licensee name and phone number or website** — The licensee name can be either the name of the licensed cultivator or licensee packaging the product and must be a name listed on the license certificate (either the legal business name or the registered DBA)
- Date of packaging for retail sale** — Include month, day and year
- Government warning statement** (in capital and bold letters)

**OTHER LABELING** — may be on either the primary or informational panel

- Cannabinoid content** (in percentage)

### DOs

- Display information clearly and legibly
- Use English and at least 6 point font
- Make sure all labeling information is displayed on the outer layer of packaging
- Additional product information may be added as long as it is truthful and not misleading

### DON'Ts (§40410)

- **California county names** — Unless 100% of cannabis in the product is grown in the county, the name of a California county cannot be included on the label.
- **Cannot be attractive to children** — This includes using cartoons, images popularly used to advertise to children, imitating candy labeling, and using the words "candy," "candies" or a play on words such as "kandy" or "kandeez" anywhere on the label.
- **Cannot include false or misleading information** — This includes anything untrue or unproven, or information that leads consumers to have an inaccurate impression, or the use of the word "organic" anywhere on the label.
- **Cannot make unproven health claims** — Health-related statements, such as claims about a product's ability to treat or cure disease, may not be made unless there is significant scientific agreement and the claims are supported by a totality of publicly-available peer-reviewed evidence. Anecdotal information and preliminary study results do not meet this criteria.  
Note: Health-related statements are heavily regulated by the FDA, and cannabis businesses are not exempt from federal prosecution for misleading health statements.

### ADDITIONAL REQUIREMENTS

**Prop 65 Warning** (if applicable) — Proposition 65 requires businesses to provide a clear and reasonable warning before knowingly and intentionally exposing anyone to chemicals that are known to the state to cause cancer or birth defects or other reproductive harm. For more information on Prop 65 and applicable requirements, visit <https://oehha.ca.gov/proposition-65>.

Note: If cannabis extract or other concentrates are added to the flower or pre-rolls, it is a manufactured product and must follow all CDPH requirements for manufactured cannabis products.

[www.cannabis.ca.gov](http://www.cannabis.ca.gov)

[www.cdph.ca.gov/mcsb](http://www.cdph.ca.gov/mcsb)

[mcsb@cdph.ca.gov](mailto:mcsb@cdph.ca.gov)

### FIND MORE HELP ONLINE

Visit the CDPH website for more information on the packaging and labeling requirements:  
[www.cdph.ca.gov/mcsb](http://www.cdph.ca.gov/mcsb)

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# LABELING REQUIREMENTS

## MANUFACTURED CANNABIS PRODUCTS



Cannabis products must be properly labeled to ensure consumers are informed about what they are purchasing and to prevent unintended use. These guidelines apply to manufactured cannabis.

### LABELING PLACEMENT

#### Where does the required labeling go?

Most of the required labeling must be placed on the outer layer of packaging. The outer labeling requirements are divided into two categories, based on the part of the package where it belongs.

- **Primary Panel** – the part of the label most likely to be displayed to the consumer at retail; typically the front or top of the package
- **Informational Panel** – any other part of the label that is not the primary panel

If the product has multiple layers of packaging, you must also include basic labeling on the inner container that holds the cannabis product:

- Inhaled cannabis products (vape cartridges, shatter, wax, etc.) – must include the universal symbol
- Non-inhaled cannabis products (edibles, tinctures, topicals, etc.) – must include the product identity, universal symbol and net weight or volume. Edible products must also include the words “Cannabis-Infused.”

#### What if my package is small and I can't fit all of the required information on the outer layer?

You can use a supplemental label to include some of the required information. Examples include, hang-tags, peel-back labels, and inserts.

Note: QR codes, websites and other methods that separate the information from the product are not acceptable types of supplemental labeling.

### DOs

- Display information clearly and legibly
- Use English and at least 6 point font
- Ensure all required labeling is displayed on the outer layer of packaging

### DON'Ts (§40410)

- **California county names** – Unless 100% of cannabis in the product is grown in the county, the name of a California county cannot be included on the label.
- **Cannot be attractive to children** – This includes using cartoons, images popularly used to advertise to children, imitating candy labeling, and using the words “candy,” “candies” or a variation, such as “kandy” or “kandeez” anywhere on the label.
- **Cannot include false or misleading information** – This includes anything untrue or unproven, or information that leads consumers to have an inaccurate impression, or the use of the word “organic” anywhere on the label.
- **Cannot make unproven health claims** – Health-related statements, such as claims about a product’s ability to treat or cure disease, may not be made unless there is significant scientific agreement and the claims are supported by a totality of publicly-available peer-reviewed evidence. Anecdotal information and preliminary study results do not meet this criteria.  
*Note: Health-related statements are heavily regulated by the FDA, and cannabis businesses are not exempt from federal prosecution for misleading health statements.*
- **Cannot include a picture of the product (for edible cannabis products only)** – State law required edibles to be in opaque packaging to reduce the risk that a child would be attracted to the product. Photographs or other images of the product cannot be on the label for the same reason.
- **Cannot market the product as an alcoholic beverage** – More information on this label restriction can be found in the Bureau of Cannabis Control regulations §5041.1.

#### FIND MORE HELP ONLINE

Visit the CDPH website for more information on the packaging and labeling requirements:  
[www.cdph.ca.gov/mcscb](http://www.cdph.ca.gov/mcscb)

[www.cannabis.ca.gov](http://www.cannabis.ca.gov)

[www.cdph.ca.gov/mcscb](http://www.cdph.ca.gov/mcscb)

[mcscb@cdph.ca.gov](mailto:mcscb@cdph.ca.gov)

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# LABELING REQUIREMENTS

## MANUFACTURED CANNABIS PRODUCTS



### LABELING CHECKLIST (FOR OUTER LAYER OF PACKAGING)

**PRIMARY PANEL** — the part of the label displayed to consumers at retail; typically the front or top of the package

- Product identity** — A generic or common name that describes the product. Examples include chocolate, fruit chew, vape cartridge, lotion, tincture, etc.
- Universal symbol** (in black, at least 0.5" x 0.5") — The California symbol that identifies items as containing cannabis. Download the symbol at [www.cdph.ca.gov/mcsb](http://www.cdph.ca.gov/mcsb).
- Net weight or volume** (in both metric and U.S. customary units) — The weight or volume of the contents of the package.

Edible cannabis product labels must also include:

- "Cannabis-Infused"**— These words must be listed above the product identity, in a bold font and larger text size than the one used for the product identity.

**INFORMATIONAL PANEL** — any part of the label that is not the primary panel

- Manufacturer name and contact information\*** — Must be a name listed on the license certificate (either the legal business name or the registered DBA), and their phone number or website
- Date of manufacture/packaging\*** — One date may be used. Include month, day and year. (Example: MFG/PKG: 02/23/19)
- Government warning statement for cannabis products\*** (capital letters and bold font)
- UID number** — The unique tracking number issued through Track-and-Trace  
Note: This requirement will begin when you receive your Track-and-Trace login. Do not create a placeholder UID number.
- Batch or lot number**
- Instructions for use and any preparation needed\*** — For example, the method of consumption or application
- List of all ingredients\*** (in descending order by weight or volume) — Include sub-ingredients, if any
- Allergens\*** (if applicable) — The word "Contains," followed by a list of any major food allergen in the product. The major food allergens are milk, egg, tree nuts, wheat, peanuts, soybeans, fish or crustacean shellfish. Use the specific food name when disclosing allergens (i.e. "almonds" instead of "tree nuts").
- Artificial food colorings\*** (if applicable)
- Expiration, use-by or best-by date\*** (if applicable)
- "KEEP REFRIGERATED" or "REFRIGERATE AFTER OPENING"\*** (if perishable after opening)
- "FOR MEDICAL USE ONLY"\*** (if applicable) — Manufacturers must include these words on the label if the product contains a THC concentration that can only be sold in the medicinal market.

Edible product labels must also include:

- Sodium, sugar, carbohydrates, and total fat per serving\*** (in milligrams or grams)

**OTHER LABELING** — may be on either the primary or informational panel

- Cannabinoid content** (in milligrams) — Cannabinoid content may be added to the label by the manufacturer before testing or on the distribution premises after testing.
  - THC and CBD per package (for all manufactured products)
  - THC and CBD per serving (for edibles and concentrates with designated serving sizes)
  - Any other cannabinoid that makes up 5% or more of the total cannabinoid content (if labeled after testing)

\* Indicates labeling information that may be placed on a supplemental label

### ADDITIONAL REQUIREMENTS

**Prop 65 Warning** (if applicable) — Proposition 65 requires businesses to provide a clear and reasonable warning before knowingly and intentionally exposing anyone to chemicals that are known to the state to cause cancer or birth defects or other reproductive harm. For more information on Prop 65 and applicable requirements, visit <https://oehha.ca.gov/proposition-65>.

**CRV Recycling** (for beverages, if applicable) — Beverage manufacturers are responsible for labeling qualifying beverage containers with recycling information. For more information, visit <https://www.calrecycle.ca.gov/bevcontainer>.

[www.cannabis.ca.gov](http://www.cannabis.ca.gov)

[www.cdph.ca.gov/mcsb](http://www.cdph.ca.gov/mcsb)

[mcsb@cdph.ca.gov](mailto:mcsb@cdph.ca.gov)

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## RECORD KEEPING POLICY

The cannabis operation will maintain all the following records either electronically or otherwise on the licensed premises, including but not limited to:

1. All permits, licenses, and other authorizations to conduct the licensee's commercial cannabis activity;
2. All supporting documentation for data or information entered into the track-and-trace system;
3. All UIDs assigned to products in inventory and all unassigned UIDs. UIDs associated with product that has been retired from the track-and-trace system must be retained for six (6) months after the date the tags were retired;
4. Financial records related to the licensed commercial cannabis activity, including but not limited to contracts, purchase orders, sales invoices, and sales receipts;
5. Personnel records, including each employee's full name, social security number or individual taxpayer identification number, date of beginning employment, and, if applicable, the date of termination of employment;
6. Records related to employee training for the track-and-trace system or other requirements of this chapter. Records shall include, but are not limited to, the date(s) training occurred, description of the training provided, and the names of the employees that received the training;
7. Contracts with other state licensed cannabis businesses;
8. Records associated with composting or disposal of cannabis waste;
9. Documentation associated with loss of access to the track-and-trace system;

All required records shall be prepared and retained in accordance with the following conditions:

1. Records shall be legible; and
2. Records shall be stored in a secured area where the records are protected from debris, moisture, contamination, hazardous waste, fire, and theft.

## TRACK & TRACE MEASURES

California has selected METRC as the state's track-and-trace system used to track commercial cannabis activity and movement across the distribution chain ("seed-to-sale"). All licensed cannabis operations on the property will be required to use METRC ("the track-and-trace system") for recording all applicable commercial cannabis activities.

The cannabis operation will identify an owner in the licensee's organization to be the licensee's track-and-trace system account manager. The licensee's designated track-and-trace system account manager will be responsible for all the following:

1. Complete track-and-trace system training provided by METRC.
2. Designate track-and-trace system users, as needed, and require the users to be trained in the proper and lawful use of the track-and-trace system before the users are permitted to access the track-and-trace system;
3. Maintain an accurate and complete list of all track-and-trace system users and update the list immediately when changes occur;
4. Within three (3) calendar days, cancel the access rights of any track-and-trace user from the licensee's track-and-trace system account if that individual is no longer authorized to use the licensee's track-and-trace system account;
5. Correct any data that is entered into the track-and-trace system in error within three (3) calendar days of discovery of the error; and
6. Notify the department immediately for any loss of access that exceeds three (3) calendar days.

If the cannabis operation loses access to the track-and-trace system for any reason, the licensee will prepare and maintain comprehensive records detailing all required inventory tracking activities conducted during the loss of access.

1. Once access to the track-and-trace system is restored, all inventory tracking activities that occurred during the loss of access will be entered into the track-and-trace system within three (3) calendar days.
2. A licensee will document the date and time when access to the track-and-trace system was lost, when it was restored, and the cause for each loss of access.
3. A licensee will not transfer cannabis or non manufactured cannabis products to a distributor until such time as access to the system is restored and all information is recorded into the track-and-trace system.

### **Unique Identifiers (UID)**

The cannabis operation will only use UIDs provisioned and distributed by the CDFA or the department's designee. The licensee will maintain a sufficient supply of UIDs in inventory to support tagging in accordance with this section. All cannabis will be entered into the track-and-trace system by the licensee starting with seed, cannabis which has been propagated onsite or purchased from a licensed nursery, or seedling purchased from a licensed nursery.

The UID will accompany the cannabis products through all phases of the growing cycle, as follows:

1. Licensees with immature plants will assign a UID to each established lot respectively. The lot UID will be placed in a position so it is visible and within clear view of an individual standing next to the immature lot to which the UID was assigned, and all UIDs will be kept free from dirt and debris. Each lot of immature plants will be uniform in strain or cultivar and will not have more than one hundred (100) immature plants at any one time. All immature plants in a lot will be labeled with the corresponding UID number assigned to the lot and will be contiguous to one another to facilitate identification by the department.
2. Each immature plant intended for retail sale will have a UID affixed, or be labeled with the corresponding UID number of the lot, and be recorded in the track-and-trace system prior to transfer from the licensed nursery.
3. The licensee will apply a UID to all individual plants at the time any plant is moved to the designated canopy area or when an individual plant begins flowering.
4. UIDs are required for each mature plant. UIDs will be attached to the main stem, at the base of each plant. The UID will be attached to the plant using a tamper evident strap or zip tie and placed in a position so it is visible and within clear view of an individual standing next to the mature plant to which the UID was assigned and UIDs will be kept free from dirt and debris. Licensees are prohibited from removing the UID from the mature plant to which it was attached and assigned until the plant is harvested, destroyed, or disposed of.

Each harvest batch will be assigned a unique harvest batch name which will be associated with all UIDs for each individual plant, or portion thereof, contained in the harvest batch.

UIDs are required for all cannabis and non manufactured cannabis products and will be associated with the corresponding harvest batch name from which the cannabis and non manufactured cannabis products were derived.

Upon destruction or disposal of any cannabis or non manufactured cannabis products, the applicable UIDs will be retired in the track-and-trace system by the licensee within three (3) calendar days of the destruction or disposal and be performed in accordance with the licensee's approved cannabis waste management plan.

### **Track & Trace Reporting**

The track-and-trace account manager or users will report in the track-and-trace system any and all transfers of cannabis or non manufactured cannabis products to another licensee prior to the movement of the cannabis or non manufactured cannabis products off the licensed premises.

The track-and-trace account manager or users will report in the track-and-trace system any and all cannabis or non manufactured cannabis products physically received or rejected from another licensee within twenty-four (24) hours of receipt or rejection of the products.

The track-and-trace account manager or users will report in the track-and-trace system information related to the disposition of cannabis and non manufactured cannabis products, as applicable, on the licensed premises. All applicable information for each event listed below will be reported in the track-and-trace system within three (3) calendar days of the applicable event.

- (1) Creating a planting of an immature plant lot;
- (2) Moving immature plants to a designated canopy area, or when an individual plant begins flowering, or when applying a UID to an immature plant, in accordance with section 8403(b)(3) of this chapter;
- (3) Destruction or disposal of an immature or mature plant;
- (4) Harvest of a mature plant, or portion thereof. The following information must be reported into the track-and-trace system for each harvested plant, or portion thereof, or harvest batch:
  - (A) The wet weight of each harvested plant, or portion thereof, which must be obtained by the licensee immediately after harvest of the plant, or portion thereof;
  - (B) The net weight of each harvest batch
  - (C) The weight of cannabis waste associated with each harvest batch;
  - (D) The unique name of the harvest batch and the initiating date of the harvest. For the purposes of this section, the initiating date of the harvest is the month, day, and year the first mature cannabis plant(s) in the harvest batch were cut, picked, or removed from the soil or other growing media. The

initiating date of the harvest will be recorded using the MM/DD/YYYY format. For example, January 1, 2018 would be recorded as 01/01/2018.

(5) Packaging.

The account manager or user will report information in the track-and-trace system for each transfer of cannabis or nonmanufactured cannabis products to, or cannabis or nonmanufactured cannabis products received from, another licensee.

Required information to be entered includes, but is not limited to:

- (6) Name, business address, and department or other licensing authority issued license number of the seller;
- (7) Name, business address, and department or other licensing authority issued license number of the purchaser;
- (8) Name and department issued license number of the distributor;
- (9) Date of sale, transfer, or receipt (month, day, and year) of cannabis or nonmanufactured cannabis products;
- (10) Weight or count of individual units of cannabis or nonmanufactured cannabis products sold, transferred, or received;
  - (A) Weight. For the purposes of this section a licensee must use wet weight or net weight. Wet weight and net weight will be determined following weighing device requirements pursuant to section 8213 of this chapter and measured, recorded, and reported in U.S. customary units (e.g., ounce or pound) or International System of Units (e.g., kilograms, grams, or milligrams).
  - (B) Count. For the purposes of this section, "count" means the numerical count of the individual plants or units.
- (11) Estimated departure and arrival time;
- (12) Actual departure time;
- (13) Description for each item, including strain or cultivar, and all of the applicable information below:
  - (A) Plant;
  - (B) Flower;
  - (C) Leaf;
  - (D) Shake;
  - (E) Kief; and



(F) Pre-rolls.

(14) UID(s).

### **Track & Trace Inventory Activities**

The cannabis operation will use the track-and-trace system for all inventory tracking activities at a licensed premises, including, but not limited to, all of the following:

- (a) Reconciling all on-premises and in-transit cannabis or nonmanufactured cannabis products inventories at least once every thirty (30) calendar days; and
- (b) Recording the net weight of all harvested cannabis once the majority of drying, trimming, and curing activities have been completed, or within sixty (60) calendar days from the initial harvest date, whichever is sooner;
- (c) Licensees shall close out their physical inventory of all cannabis and nonmanufactured cannabis product and UIDs, if applicable, prior to the effective date of any of the following changes to their license:
  - (1) Voluntary surrender of a temporary license or annual license;
  - (2) Expiration of an annual license;
  - (3) Revocation of a license.
- (d) Close-out of physical inventory includes, but is not limited to, all of the following items:
  - (1) Immature plants and their corresponding lot UID(s);
  - (2) Mature plants and their corresponding plant UID(s);
  - (3) Harvest batches and their corresponding UID(s);
  - (4) Nonmanufactured cannabis products and their corresponding UID(s); and
  - (5) UIDs in the licensee's possession which have not been assigned in the track-and-trace system.
- (e) All transfers and sales shall be documented pursuant to sections 8401 and 8405 of this chapter.

## SUSTAINABILITY MEASURES

1. Water Efficiency Measures: please see water management plan
2. Energy Efficiency Measures: Several measures will be taken to increase the energy efficiency of the greenhouse operation. The following steps will be taken to increase the energy efficiency of the operation:

- a. The greenhouses are extremely "leaky", meaning that they have cracks, holes, and openings in the walls or roof that allow cold air to leak into the house and warm air to escape. This "infiltration" can account for a significant portion of a greenhouse's winter heating bill. We will eliminate all holes, openings and cracks in the greenhouses. This measure can often reduce your heating bill by 5% to 10%. Tightening up the house has the added benefit of improving control over airflow patterns in the house, which can make temperatures and humidity levels more uniform.

Metal posts and frames that are embedded in a greenhouse's walls or roof are another spot where heat can leak out. Even though there is not a physical opening to allow hot air to escape, the metal, with its high thermal conductivity, provides an easy "pathway" for heat to move from indoors to out. We will cover these structural elements with insulation whenever practical.

- b. Adding thermal screens: greenhouse coverings are clear in order to allow sunlight into the house. Unfortunately, clear panels are also poor insulators. We will minimize nighttime heat loss in the winter by using a movable thermal screen that can be drawn across the roof and walls of the greenhouse. Often these thermal screens can serve double duty - providing shade from excessive sunlight in midsummer, and providing thermal insulation during winter nights. The reduction in heating costs will vary but can be as high as 30% or 40%.
- c. Seal the fans: When ventilation fans are turned off, the fan's louver will automatically close the fan opening. At least that's how it's supposed to work. Unfortunately, bent or malfunctioning louvers are all too common in greenhouses, as well as drilled holes or gaps around the fan housing. This leads to air leakage during the winter, which translates into higher heating bills. Malfunctioning louvers will be identified and repaired or replaced. We will also cover the fan inlet with a sheet of foam insulation board during the

coldest months when the fan is not needed.

3. High Efficiency Mechanical Systems: We are constantly looking to improve its greenhouse operation by maintaining and/or adding high efficiency mechanical systems. Below are steps we've taken for our greenhouse operation:

- a. All of the greenhouses had very old and inefficient ventilation fans. We will replace ventilation fans with high efficiency models.

We regularly maintain all fans in the greenhouse by cleaning them on a quarterly basis. Accumulated dust on a fan's blades and safety screen can increase ventilation energy use by as much as 20%. All that is needed to correct this problem is a rag and some elbow grease. We will deactivate the electrical circuit for the fan before starting, just to be safe.

- b. We will utilize high efficiency mechanical thermostats and regularly check to make sure everything is running properly. A thorough inspection of the control system requires a bit of technical knowledge about the controls equipment which is done twice per year. However, the greenhouse manager can catch simple problems by simple observation. For example, if the ventilation fans are on while the heat is on, there's probably something wrong. If the lights are on in a greenhouse when there are no plants in the house, it's worth it to figure out why and correct the problem.

4. Alternative Fuel Transportation Methods: We will work with several licensed distribution companies to transport products throughout the State. In choosing a provider, distributors who use alternative fuel and hybrid vehicles will be a deciding factor on who gains our business. If the facility ever elects to perform self-distribution alternative fuel vehicles will be used.

## **ODOR PREVENTION DEVICES**

Odor prevention devices and techniques, such as a ventilation system with a carbon filter, shall be incorporated to ensure that odors from cannabis offsite.

Other odor prevention devices will be considered, such as misting systems. Greenhouse exhaust fans are fitted with a ring of nozzles that atomize liquids under high-pressure into billions of micro-fine water droplets (or fog). The system injects a highly concentrated (1:1000) mixture of odor-neutralizer into the water fog before dispersing into the air. The droplets' small size (1/10th the diameter of a human hair) creates more surface area which speeds evaporation, instantly releasing the odor-neutralizing product that traps airborne odors and bio-degrades the unpleasant smell.

Prior to the issuance of the commercial cannabis business permit, specific Odor Control devices will be chosen and submitted for review to the Cannabis Program. Odor prevention devices will be maintained in good working order during the life of the operation.

## **PROPOSED SIGNAGE**

There will be no signage on site or visible from the public that displays or infers anything related to cannabis.

The site will have 12" x 12" signs that label the greenhouse & building addresses. The signs will have white background with black lettering and will also be reflective.

The only other signage that will be visible from the public would be the address numbers for the property.

## **PARKING PLAN**

There will be a total of 21 parking spaces (2 being handicap) on this parcel. All parking will be near the processing building. Only authorized vehicles will be allowed to drive into this parking lot.

12-20 employees are estimated to be needed to run the property. It is expected that outside distributors (2-3 people) will visit the property to pick up finished goods. These visitors travel via a cargo van. It is anticipated that visitors will come to the property 4-6 times per month.

Please see our site map to visually see location and quantity of parking spaces.

## EHB DRC Comment Responses

### Project Description/General Information

- Provide a project description with a number of anticipated employees and daily visitors.
  - Once the cannabis operation is fully functional, with all greenhouses producing, the applicant anticipates a total of 10 employees, 2 managers & approximately 2-4 weekly visitors.
- Update the site plan to clarify the total number of existing single family dwellings on site, and how many people currently occupy the dwellings.
  - Most up-to-date site plan has been included in this submission. There are two single family dwellings on site. Currently neither is occupied by anyone but in the future there will be up to 4 persons living in each dwelling.
- Clarify that the existing single family dwellings will not be used to house employees for the proposed cannabis operation.
  - Single family dwellings will not be used to house employees of the cannabis operation. The dwellings will be separated from the operation with security fencing and will house individuals not related to the cannabis project.

### Wastewater – OWTS

- Detail how wastewater will be disposed. Will chemical toilets be used?
  - A new septic system has recently been installed. Details of the OWTS design are included in this submission & have gone through EHB review via ON0120934. Chemical toilets may be used temporarily during construction. No portable toilets will be used longer than 30 calendar days and will be removed from the site as soon as a new functional septic system is installed & approved.
- Flush toilets are required pursuant to Monterey County Code, Section 15.20.020, Flush toilets required. Indicate the location of the restroom facility on the site plan and indicate the location of the onsite wastewater treatment system it is (will be) connected to.
  - Please see site plans for details on locations of restrooms & septic. Also note the new septic system has been installed under ON0120934.
- Submit a detailed wastewater generation estimate based on the estimated quantities of sewage flow detailed in Table C of Monterey County Code, Chapter 15.20.

- Land Set Engineers has prepared all of this information for the project & their plans are included in this submission.

#### Water – New Water System

- The existing development on the property (2 SFDs served by an onsite well, plus commercial operations) meets the definition of a local small water system and is currently operating without a water system permit. If the dwellings are currently occupied and/or existing commercial operations are ongoing, water quality analysis shall be completed immediately to confirm if any primary drinking water standards are not being met, in which case bottled water shall be provided to occupants of the residences and onsite employees.
  - Water testing has been conducted & included in this submission.
- During the meeting, the applicant indicated intention to pursue domestic water service from the regional water purveyor, Pajaro Sunny Mesa Community Services District
  - Applicant has been in communication with Pajaro Sunny Mesa and while providing service to the property is possible, it is currently an unfeasible expense. Expanding the Sunny Mesa water line is very expensive and is more than a mile away.
  - Cannabis operations will not include a break room with a kitchen.
  - It is estimated that a maximum of 24 individuals will have access to the water from the onsite well.
- Water Rights
  - Property Deed included

#### Solid Waste / Recycling

- Design the recycling/trash enclosures to accommodate the daily/weekly activities anticipated onsite as well as large events that may occur. Submit the enclosure design to the local franchise waste hauler to obtain acceptance of its size and location and provide documentation to the EHB
  - Included in this submission

#### Hazardous Materials

- This facility will likely require hazardous materials permits from EHB. Please provide preliminary information on the anticipated hazardous materials and the storage plan (where on site which materials will be stored / maintained).
  - To be determined.
- Each business operator will have to complete the Hazardous Materials Questionnaire prior to occupying the suite.
  - Questionnaire is attached with this submission.



Planning, Evaluation and Policy (PEP)

<b>Does the proposed project include any:</b>		<b>Yes</b>	<b>No</b>
<b>1.</b>	Potential changes to neighborhood design, including street safety (e.g., walkability or bikeability, social gathering options, street lighting, crosswalks, pedestrian and traffic signals, transit options, open space and trail connections, tobacco and alcohol retail outlets, food availability)		No
<b>2.</b>	Construction that affects healthy infrastructure (e.g., agriculture, community gardens, mixed use, indoor air quality)		No
<b>3.</b>	Development that relates to increase or decrease of affordable, quality housing		No
<b>4.</b>	Sustainable building opportunities (e.g., landscaping for storm water collection, community water infrastructure services, green building, reduced footprint)		No
<b>5.</b>	Construction that may affect sensitive receptors such as schools, occupied dwellings, residential care facilities (e.g., projects that produce continuous noise, major soil disturbance and dust production, buffer zones for industrial or transportation corridors)		No

Hazardous Materials Management Services  
Monterey County Environmental Health Bureau  
1270 Natividad Road  
Salinas, CA 93906  
(831) 755-4511



## Business Response Plan - Memorandum of Understanding

**Project Title:** FUJI BROTHERS  
**File Number:** PLN210186  
**Site Address:** 1247 SAN JUAN RD ROYAL OAKS, CA 95076  
**APN:** 117-411-022-000  
**Owner:** HUGO CAZARES  
**Applicant / Agent:** HUGO CAZARES

I, HUGO CAZARES,  owner / applicant / agent (circle one) understand and agree that a Business Response Plan must be submitted to the California Environmental Reporting System (CERS) and have it approved by the Hazardous Materials Management Services (HMMS) of the Environmental Health Bureau prior to bringing hazardous materials on site and/or commencement of operation. As part of this requirement, I agree to comply with the following terms:

- Obtain a Hazardous Materials Facility Operating Permit from HMMS.
- Develop a Business Response Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory). Submit to CERS and provide notification to Environmental Health Bureau for HMMS to review and approve.
- Maintain an up-to-date Business Response Plan that reflects all hazardous materials stored on site.

I understand that failure to register the aforementioned site with HMMS and/or maintain an up-to-date Business Response Plan may result in fines ranging \$2,000 - \$5000 per day. (California Health & Safety Code Section 25514)

HUGO CAZARES

(Print)  Owner / Applicant / Agent for PLN 2 1 0 1 8 6

  
(Sign)  Owner / Applicant / Agent for PLN 2 1 0 1 8 6

03 / 21 / 2022

Date

Please contact the number provided above for clarification if you have any questions regarding this agreement



Joey Espinoza <joey@cannabispermits.com>

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## 1247 San Juan Rd Royal Oaks CA

---

**Petri, John** <JPetri@wm.com>

Fri, Jan 21, 2022 at 5:58 AM

To: "Hall, Elizabeth" <ehall1@wm.com>, Joey Espinoza <joey@cannabispermits.com>

Approved at hammer head turnaround!

---

**From:** Hall, Elizabeth <ehall1@wm.com>

**Sent:** Thursday, January 20, 2022 12:14 PM

**To:** Joey Espinoza <joey@cannabispermits.com>; Petri, John <JPetri@wm.com>; Petri, John <JPetri@wm.com>

**Subject:** RE: [EXTERNAL] 1247 San Juan Rd Royal Oaks CA

Hi Joey,

Sure thing. I see you CC'd @John Petri which is good. He will be able to take a look and approve/deny the rolloff location. John, what do you think?

Also, just a heads up the minimum rolloff size we can do is a 20 yard.

Where will trash and recycling be located onsite?

Thank you!

**LIZ HALL**

**RECYCLING EDUCATION REP**

ehall1@wm.com

T: 831.240.5507

11240 Commercial Parkway

Castroville, CA 95012



---

**From:** Joey Espinoza <[joey@cannabispermits.com](mailto:joey@cannabispermits.com)>  
**Sent:** Thursday, January 20, 2022 11:56 AM  
**To:** Hall, Elizabeth <[ehall1@wm.com](mailto:ehall1@wm.com)>; Petri, John <[JPetri@wm.com](mailto:JPetri@wm.com)>  
**Subject:** [EXTERNAL] 1247 San Juan Rd Royal Oaks CA

Hi Elizabeth,

I have another future cannabis site I wanted to discuss. Attached is the site map for the property.

There are only 3 greenhouses & one of them will be meant to be a nursery which means it won't be flowering plants that get harvested.

EHB has asked us to work with WM to determine best size receptacles & location. Given the one-way in, one-way out for this site I was thinking we could place a 10 or 20 yd green waste at the end of the hammer-head turnaround? This way there's clearance & nothing in the way for the driver.

Please advise. Thank you

--

Joey Espinoza | (831) 296-0272 | [www.cannabispermits.com](http://www.cannabispermits.com)

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**Recycling is a good thing. Please recycle any printed emails.**

1

NO WATER TEST



SEPTIC SERVICE INVOICE

No.

560 Crazy Horse Canyon Road • Salinas, California 93907 • (831) 633-2321 • tomsseptic.com

Septic Tanks • Drain Lines • New Installations • Repairs • Pumping & Inspection • Drilling

Customer Name: MARK CAZARES Date: 5/13/21
Billing Address: P.O BOX 1172 MAIN ST SALINAS CA 93901
Telephone: (Home) (Work or Cell) 757 2790 X 2
Email Address:
Job Location: 1247 SAN JUAN RD ROYAL OAKS Parcel #:
Driver Name: JAVIER Truck No.: 980

SEPTIC TANK

Brand: UNK Size: 1200 Length: Width: ceiling floor Flowline Ht: x 7.5 = +/- gal.
Type of Septic Tank [ ] Fiberglass [ ] Redwood [x] Concrete [ ] Poly/Plastic [ ] Other
Both ends pumped? [ ] Yes [x] No Approximate gals. pumped 1200 Operational Water Level [ ] Normal [x] High [ ] Low
Multiple Tanks? [ ] Yes [x] No Number of Tanks: 1 Depth to Top of Tank:
Risers on tank? [ ] Yes [x] No Type of Riser: Depth to Riser: Distance between Lids:

CONDITION OF SEPTIC TANK

Condition
Septic ells [ ] Good [ ] Poor Repairs Recommended
Tanktop and/or lids UNK [ ] Good [ ] Poor Repairs Recommended
Sides/bottom of tank [ ] Good [ ] Poor Repairs Recommended
Baffle [ ] Good [ ] Poor Repairs Recommended

DRAINAGE SYSTEM

Liquid flowback while pumping? [ ] Yes [ ] No [ ] Unk Condition of ground around system? [ ] Dry [ ] Wet
House occupied? [x] Yes [ ] No [ ] Unk
Diversion Valve installed/present? [ ] Yes [x] No [ ] Unk Switch D.V.? [ ] Yes [ ] No
Filter installed/present? [ ] Yes [x] No [ ] Unk Filter Cleaned/Changed? [ ] Yes [ ] No
Flow Test Performed? [ ] Yes [x] No Comments:

ADVANCED TREATMENT

Alternative System Present? [ ] Yes [ ] No Type of Alternative System:

COMMENTS, DIRECTIONS, NOTES:

TANK HAS ONLY ONE SMALL HOLE TO PUMP UNABLE TO SEE INSIDE THE TANK LOOKS LIKE NEEDS NEW SYSTEM WATER LEVEL WAS TO THE TOP OF THE TANK TANK IS 76" DEEP TO TOP TANK 38" WIDE 7' LONG

Pumping Charges \$ = \$
Hourly Pumping Fees hrs @ \$ = \$
Labor Fees 2 hrs @ \$ 208 = \$ 208
Labor Fees hrs @ \$ = \$
Inspection @ \$ = \$
Extra Hose @ \$ = \$
Disposal Fee @ \$ = \$
Admin/EDS Fee \$ = \$
Total \$

[ ] Cash [ ] Check: Check #
[ ] Credit Card [ ] Charge to Account
[ ] Other

The above is acknowledged and agreed upon by customer and responsible party.

Signed by Customer: X

Date:

2



SEPTIC SERVICE INVOICE

No.

560 Crazy Horse Canyon Road • Salinas, California 93907 • (831) 633-2321 • tomseptic.com

Septic Tanks • Drain Lines • New Installations • Repairs • Pumping & Inspection • Drilling

Customer Name: MARK CAZARES Date: 5/13/21
Billing Address: PO BOX 1172 MAIN ST SALINAS CA 93901
Telephone: (Home) (Work or Cell) 757 2790X2
Email Address:
Job Location: 1247 SAN JUAN RD ROYAL OAKS Parcel #:
Driver Name: JAVIER A. Truck No.: 98

SEPTIC TANK

Brand: BRUSH CLARK Size: 1000 Length: Width: ceiling floor Flowline Ht: x 7.5 = +/- gal.
Type of Septic Tank [ ] Fiberglass [ ] Redwood [X] Concrete [ ] Poly/Plastic [ ] Other
Both ends pumped? [X] Yes [ ] No Approximate gals. pumped 1000+ Operational Water Level [ ] Normal [ ] High [ ] Low
Multiple Tanks? [ ] Yes [X] No Number of Tanks: 1 Depth to Top of Tank: 32"
Risers on tank? [X] Yes [X] No Type of Riser: CEMENT Depth to Riser: INLET FLOSH 30" Distance between Lids: 5'

CONDITION OF SEPTIC TANK

Condition
Septic ells [X] Good [ ] Poor Repairs Recommended
Tanktop and/or lids [ ] Good [X] Poor Repairs Recommended outlet lid not handle and need's in. lid
Sides/bottom of tank [X] Good [ ] Poor Repairs Recommended
Baffle [X] Good [ ] Poor Repairs Recommended

DRAINAGE SYSTEM

Liquid flowback while pumping? [X] Yes [ ] No [ ] Unk Condition of ground around system? [ ] Dry [ ] Wet
House occupied? [X] Yes [ ] No [ ] Unk
Diversion Valve installed/present? [ ] Yes [ ] No [X] Unk Switch D.V? [ ] Yes [ ] No
Filter installed/present? [ ] Yes [X] No [ ] Unk Filter Cleaned/Changed? [ ] Yes [ ] No
Flow Test Performed? [ ] Yes [X] No Comments:

ADVANCED TREATMENT

Alternative System Present? [ ] Yes [ ] No Type of Alternative System:

COMMENTS, DIRECTIONS, NOTES:

LEACHFIELD'S APPEARS FAILURE WATER LEVEL WAS 51" FROM TOP WATER TO TOP OF RISERS AND DID WATER TEST FOR 30 MINUTES AND WATER ROSE UP TO THE TOP OF RISERS.

Pumping Charges \$ = \$
Hourly Pumping Fees hrs @ \$ = \$
Labor Fees hrs @ \$ = \$
Labor Fees hrs @ \$ = \$
Inspection 125 @ \$ 125 = \$ 125
Extra Hose @ \$ = \$
Disposal Fee @ \$ = \$
Admin/EDS Fee \$ = \$
Total \$

[ ] Cash [ ] Check: Check #
[ ] Credit Card [ ] Charge to Account
[ ] Other

The above is acknowledged and agreed upon by customer and responsible party.
Signed by Customer: X
Date:

3



SEPTIC SERVICE INVOICE

No.

560 Crazy Horse Canyon Road • Salinas, California 93907 • (831) 633-2321 • tomssseptic.com

Septic Tanks • Drain Lines • New Installations • Repairs • Pumping & Inspection • Drilling

Customer Name: MARK CAZARES Date: 5/13/21
Billing Address: PO BOX 1172 MAIN ST. SALINAS CA 93901
Telephone: (Home) (Work or Cell) 757 2790x2
Email Address:
Job Location: 1247 SAN JUAN RD, ROYAL OAKS Parcel #:
Driver Name: JAVIER Truck No.: 980

SEPTIC TANK

Brand: NOH Size: 1500 Length: Width: ceiling floor Flowline Ht: x 7.5 = +/- gal.
Type of Septic Tank [ ] Fiberglass [ ] Redwood [X] Concrete [ ] Poly/Plastic [ ] Other
Both ends pumped? [X] Yes [ ] No Approximate gals. pumped 1500+ Operational Water Level [X] Normal [ ] High [ ] Low
Multiple Tanks? [ ] Yes [X] No Number of Tanks: 1 Depth to Top of Tank: 32"
Risers on tank? [X] Yes [X] No Type of Riser: CEMENT Depth to Riser: 32" Distance between Lids: 8'

CONDITION OF SEPTIC TANK

Condition
Septic ells [X] Good [ ] Poor Repairs Recommended outlet is deteriorated
Tanktop and/or lids [ ] Good [X] Poor Repairs Recommended AND OUTLET LID IS BROKEN
Sides/bottom of tank [X] Good [ ] Poor Repairs Recommended
Baffle [X] Good [ ] Poor Repairs Recommended

DRAINAGE SYSTEM

Liquid flowback while pumping? [ ] Yes [X] No [ ] Unk Condition of ground around system? [ ] Dry [ ] Wet
House occupied? [X] Yes [ ] No [ ] Unk
Diversion Valve installed/present? [ ] Yes [ ] No [X] Unk Switch D.V.? [ ] Yes [ ] No
Filter installed/present? [ ] Yes [X] No [ ] Unk Filter Cleaned/Changed? [ ] Yes [ ] No
Flow Test Performed? [X] Yes [ ] No Comments:

ADVANCED TREATMENT

Alternative System Present? [ ] Yes [ ] No Type of Alternative System:

COMMENTS, DIRECTIONS, NOTES:

WATER LEVEL WAS AT FLOWLINE DID WATER TEST FOR 30 MINUTES AND LEACHFIELDS ACCEPTED THE WATER.
NOTE NEED TWIN CAP. OUTLET IS CORROSION AND NO OUTLET LID

[ ] Cash [ ] Check: Check #
[ ] Credit Card [ ] Charge to Account
[ ] Other

Pumping Charges \$ = \$ 1419.00
Hourly Pumping Fees hrs @ \$ = \$
Labor Fees 1 1/2 hrs @ \$ 166.50 = \$ 166.50
Labor Fees hrs @ \$ = \$
Inspection 125 @ \$ 125 = \$ 125
Extra Hose @ \$ = \$
Disposal Fee @ \$ = \$
Admin/EDS Fee \$ = \$ 40-

The above is acknowledged and agreed upon by customer and responsible party.

Signed by Customer: X

Date:

Total \$



Post Office Box 4610, Salinas, California 93912  
 Phone: 831.633.2321 - Fax: 831.633.6451

# Invoice 57861

Bill to: MARK CAZARES P O BOX 1172 MAIN STREET STE 185 SALINAS, CA 93901	Job: 359021 1247 SAN JUAN ROAD RAOYAL OAKS CA
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Invoice #: 57861      Date: 05/13/21 Payment Terms: DUE UPON RECEIPT Customer Code: 24405	Customer P.O. #: 57861 Salesperson:
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Remarks: PUMP INSPECTION SERVICE THREE UNITS

Quantity	Description	U/M	Unit Price	Extension
2.000	LABOR CHARGES	EA	125.000	250.00
1.500	LABOR CHARGES	EA	83.000	124.50
1.000	PUMP TANK 3601-4200 GALLONS	EA	880.000	880.00
1.000	PUMP TANK 0-1500 GALLONS	EA	539.000	539.00
2.000	INSPECTION FEE	EA	125.000	250.00
1.000	ADMIN AND EDS FEE	EA	40.000	40.00

INVOICE FOR PAYMENT DUE UPON RECEIPT

<b>Subtotal:</b>	<b>2,083.50</b>
<b>Total:</b>	<b>2,083.50</b>



**MONTEREY COUNTY HEALTH DEPARTMENT  
ENVIRONMENTAL HEALTH BUREAU**

**Onsite Wastewater Treatment System (OWTS)**



**\*\*\*\*\* IMPORTANT NOTICE \*\*\*\*\***

**It is the responsibility of the property owner or the owner's applicant to provide the installer of the OWTS with a copy of this permit.**

The OWTS installation must be completed by a contractor licensed by the California State Contractor's Board to install onsite wastewater treatment systems. The design specifications indicated on this permit and all Special Conditions appearing on the permit must be followed unless prior authorization is obtained from an Environmental Health Bureau Inspector.

OWTS installers are required by this permit to inform the Environmental Health Bureau 24 hours before beginning installation of a septic system.

Monterey County Health Department  
Environmental Health Bureau  
1270 Natividad Rd.  
Salinas, CA 93906  
(831)755-4505



**MONTEREY COUNTY HEALTH DEPARTMENT,  
ENVIRONMENTAL HEALTH BUREAU**  
1270 Natividad Road, Salinas, CA 93906 (831) 755-4505

**ONSITE WASTEWATER TREATMENT SYSTEM PERMIT  
Monterey County Code, Chapter 15.20 and Monterey County LAMP**

Permit Number ON0120934 Assessor's Parcel No. (APN) 117-411-022  
Construction Permit No.: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Lot No: \_\_\_\_\_

New  Replacement  Expansion of Existing System  Demolition  
Site Address: 1247 San Juan Road Residence:  Principal Residence  
Owner's Name: Hugo Cazares  Other \_\_\_\_\_  
Mailing Address: 1247 San Juan Road, Royal Oaks CA 95076

Residential Use: Number of Bedrooms 3 Garbage Grinder:  Yes  No  
 Commercial Use: \_\_\_\_\_ Design Volume: 450 gal/day

Type of Water Service:  Private Source of Water: \_\_\_\_\_  Water System: \_\_\_\_\_

Septic Tank:  n/a Capacity: 1500 gallons Make/Model: Chapin IPS1500 Material: Concrete

Pump Chamber:  n/a Capacity: \_\_\_\_\_ gallons Make/Model: \_\_\_\_\_ Material: \_\_\_\_\_

Dispersal Field 1: Topography  Flat  < 30% slope  > 30% slope Soil Application Rate: 0.8 gal/sf/day

<input checked="" type="checkbox"/> Leachfield	Total Absorptive Capacity	Length	Width	Total Depth	Rock Depth	Infiltrative Capacity
	570 square feet	64 ft	3 ft	10 ft	3 ft	9 sf per linear ft

Dispersal Field 2: Topography  Flat  < 30% slope  > 30% slope Soil Application Rate: 0.8 gal/sf/day

<input type="checkbox"/>	<input checked="" type="checkbox"/> Leachfield	Total Absorptive Capacity	Length	Width	Total Depth	Rock Depth	Infiltrative Capacity
		570 square feet	64 ft	3 ft	10 ft	3 ft	9 sf per linear ft

**SPECIAL CONDITIONS**

***NOTIFY THIS OFFICE 24 HOURS PRIOR TO BEGINNING CONSTRUCTION!***

*"All work subject to provisions of Monterey County Code Chapter 15.20. This permit shall become null and void if any work authorized hereby is not installed or completed within one (1) year from date of issuance."*

This permit is for a conventional replacement OWTS (septic tank and dispersal field). Landset Engineers, Inc. performed Percolation Testing on August 13, 2021, and prepared an OWTS Feasibility Report, dated December 23, 2021. Permit approved based on OWTS design prepared by Landset Engineers, Inc., revised plans submitted by Patrick Grogan of Landset Engineers, Inc., received by EHB on February 15, 2022. Existing septic tank to be pumped out by a licensed liquid waste hauler and abandoned in place. System to be installed using Monterey County approved materials. Tracer wire to be installed throughout leachfield. System to meet all vertical and horizontal OWTS setbacks outlined in Monterey County Code 15.20 and the Monterey County Local Agency Management Program. **Watertight Tank Certification form and Final As-Built Diagram are required as conditions of final.** Watertight tank testing shall occur at time of installation for all septic tanks, supplemental treatment units and pump chambers. Visit [www.mtyhd.org/OWTS](http://www.mtyhd.org/OWTS) to obtain a copy of the Watertight Tank Testing Certification form.

**For a Summary of Onsite Wastewater Setbacks See Table 5-8 in the Monterey County LAMP**

Building and Planning  Environmental Health  
FEES: Health Permit Fee \$ 1,571.00 Invoice Number: IN1021601  
Penalty Fee \$ Date Permit Fee Received: 1/26/22 Name: PH  
Total Fees \$ 1,571.00

**Pursuant to Monterey County Code 20.15.160, as a condition of this permit, the owner shall indemnify and hold harmless the County and its officers, agents, and employees from actions or claims of any description brought on account of any injury or damages sustained, by any person or property resulting from the issuance of the permit and the conduct of the activities authorized under said permit. (Monterey County Code Section 15.20.160 Indemnification)**

Plans Approved By: Isaiah Tuazon, REHS Date Plans Approved: 2/16/22  
Registered Environmental Health Specialist

Installation Approval: \_\_\_\_\_ Date: \_\_\_\_\_ Installed By: \_\_\_\_\_  
Environmental Health Specialist Contractor's License #: \_\_\_\_\_

# OWTS INSTALLATION INSPECTION CHECKLIST ON# 0120934

## SEPTIC TANKS All NO answers MUST have an explanation in Comments and/ or an approved Variance attached

1. If tank material is ABS, Fiberglass, or Polyethylene was installed per Manufacturer specs?  YES  NO  N/O
2. 2-Way Cleanout observed 2' before inlet of septic tank?  YES  NO  N/O [Riser: min. 6" height & capped]
3. Minimum 5' setback from structures?  YES  NO  N/O
4. Effluent Filter?  YES  NO  N/O
5. Manhole Risers Required?  YES  NO Installed for each Component?  YES  NO  N/O

Comments: (Any N/O items, etc...) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## DISPOSAL FIELDS All NO answers MUST have an explanation in Comments and/ or an approved Variance attached

1. Perforated Pipe: Size: \_\_\_\_\_ [Minimum 3"] Type: \_\_\_\_\_  
[ABS (minimum 1,000 lb crush) w/NSF or ASTM or Schedule 40 or 80 PVC]
2. Disposal Field Media: \_\_\_\_\_ Clean, Free of Fines?  YES  NO  N/O
3. Effective Depth of Trench was Measurable During Inspection?  YES  NO  
 Trench open  Trench covered, but Riser pipes available to measure depths
4. Minimum Disposal Field Area Installed per Permit?  YES  NO
5. Distance Between Sidewalls of Disposal Field meets code?  YES  NO  N/O [Note distance(s) on As-Built]  
[Minimum of 8' or 2X rock depth, whichever is greatest; seepage pits minimum 20']
6. Minimum 10' Setback to Structures, Trees, and Property Lines?  YES  NO  N/O
7. Minimum 100' Setback to Wells, Waterways? [Seepage Pit is 150']  YES  NO  N/O
8. Minimum 50' Setback to 30% Slope, Bank or Cut?  YES  NO  N/O

**[If minimum setbacks are not met, variance must be requested and granted]**

8. End of Drainfield Capped?  YES  NO  N/O [a cap is required]
9. Drop Box / Distribution Box Installed?  YES  NO  N/A
10. Dual System Required?  YES  NO Diversion Valve with Riser Installed?  YES  NO  N/A

Comments: (Any N/O items, etc...) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## OTHER MISCELLANEOUS INFORMATION

1. Is Tank or Disposal Field in Vehicular Pathway?  YES  NO  
[If yes, engineered plans must be submitted]  
Witnessed Installation of Engineered Cap?  YES  NO

Other Reasons for Engineered Design: \_\_\_\_\_

2. Additional Comments (Soils, etc...): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Inspected By (Print) \_\_\_\_\_, E.H.S. Date \_\_\_\_\_

N/O – Not Observed During Final Inspection	N/A – Not Applicable
--	----------------------



4 Justin Court Suite D  
Monterey, CA 93940  
Phone: (831) 375-MBAS (6227)  
www.MBASinc.com

ELAP Certification Number: 2385

## Certificate of Analysis

May 27, 2021

Mark Cazares  
Mark Cazares  
1172 S Main St #185  
Salinas, CA 93901

Thank you for using Monterey Bay Analytical Services for your analytical testing needs.  
In the following pages please find the test results for the samples submitted on May 18, 2021  
for order ID #: 210518\_61

Sample results are on the Sample Results page and are related only to the samples analyzed.

The samples were analyzed in accordance with the attached Chain of Custody document.  
Sample receipt conditions were noted on the chain of custody forms and are reported at the end  
of this report. Any deviations from the quality requirements are specified in the Quality Control  
report attached (if applicable) to the analytical report.

This certificate of analysis shall not be reproduced except in full, without written approval of the  
laboratory.

Authorized by

A handwritten signature in black ink, appearing to read "David Holland", written over a white background.

David Holland  
Laboratory Director  
Monterey Bay Analytical Services



Thank you again for using MBAS. We value your business and appreciate your loyalty.

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 ELAP Certification Number: 2385  
 Thursday, May 27, 2021

## Sample Results

**Lab Number: 210518\_61-01    Sample Description: 1047 San Juan**

Collection Date/Time: 5/18/2021 10:38    Sample Collector: Cazares M    Client Sample #:  
 Received Date/Time: 5/18/2021 11:38    System ID:

Analyte	Method	Unit	Result	Dilution	Qualifier	PQL	MCL	Analysis Date / Time	Analyst
Aggressivity Index	Calculation	NA	12.4	1					
Anion-Cation Balance	Calculation	%	0	1					
QC Anion Sum x 100	Calculation	%	114	1					
QC Cation Sum x 100	Calculation	%	113	1					
QC Ratio TDS/SEC	Calculation	NA	0.68	1					
Turbidity	EPA180.1	NTU	1.3	1		0.1	5	5/19/2021 8:07	IG
Calcium	EPA200.7	mg/L	98	1		1		5/24/2021 16:02	MW
Copper, Total	EPA200.7	µg/L	ND	1	IL	20	1300	5/24/2021 16:02	MW
<i>IL: RPD exceeds laboratory control limit.</i>									
Iron, Total	EPA200.7	µg/L	394	1		30	300	5/24/2021 16:02	MW
Magnesium	EPA200.7	mg/L	76.0	1		0.5		5/24/2021 16:02	MW
Manganese, Total	EPA200.7	µg/L	1270	1	CJ	15	50	5/24/2021 16:02	MW
<i>CJ: Analyte concentration is &gt;10% of the instrument calibration.</i>									
Potassium	EPA200.7	mg/L	2.4	1	IL	0.5		5/24/2021 16:02	MW
<i>IL: RPD exceeds laboratory control limit.</i>									
Sodium	EPA200.7	mg/L	88	1		1		5/24/2021 16:02	MW
Zinc, Total	EPA200.7	µg/L	86	1		30	5000	5/24/2021 16:02	MW
Aluminum, Total	EPA200.8	µg/L	ND	1		15	1000	5/27/2021 13:29	MW
Antimony, Total	EPA200.8	µg/L	ND	1		0.5	6	5/27/2021 13:29	MW
Arsenic, Total	EPA200.8	µg/L	1.8	1		1	10	5/27/2021 13:29	MW
Barium, Total	EPA200.8	µg/L	180	1		5	1000	5/27/2021 13:29	MW
Beryllium, Total	EPA200.8	µg/L	ND	1		0.5	4	5/27/2021 13:29	MW
Cadmium, Total	EPA200.8	µg/L	ND	1		0.25	5	5/27/2021 13:29	MW
Chromium, Total	EPA200.8	µg/L	1.3	1		1	50	5/27/2021 13:29	MW
Lead, Total	EPA200.8	µg/L	1.1	1		1	15	5/27/2021 13:29	MW
Mercury, Total	EPA200.8	µg/L	ND	1		0.3	2	5/27/2021 13:29	MW
Nickel, Total	EPA200.8	µg/L	9.9	1		5	100	5/27/2021 13:29	MW
Selenium, Total	EPA200.8	µg/L	3.6	1		1	50	5/27/2021 13:29	MW
Silver, Total	EPA200.8	µg/L	ND	1		1.5	100	5/27/2021 13:29	MW
Thallium, Total	EPA200.8	µg/L	ND	1		0.5	2	5/27/2021 13:29	MW
Bromide	EPA300.0	mg/L	1.5	1		0.1		5/19/2021 3:57	BS

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Salinas, CA 93901

**Lab Number: 210518\_61-01 Sample Description: 1047 San Juan**

Collection Date/Time: 5/18/2021 10:38 Sample Collector: Cazares M Client Sample #:

Received Date/Time: 5/18/2021 11:38 System ID:

Analyte	Method	Unit	Result	Dilution	Qualifier	PQL	MCL	Analysis Date / Time	Analyst
Chloride	EPA300.0	mg/L	98.8	1		1	250	5/19/2021 3:57	BS
Fluoride	EPA300.0	mg/L	0.2	1		0.1	2	5/19/2021 3:57	BS
Nitrate as N	EPA300.0	mg/L	ND	1		0.1	10	5/19/2021 3:57	BS
Nitrate+Nitrite as N	EPA300.0	mg/L	ND	1		0.1	10	5/19/2021 3:57	BS
Nitrite as N	EPA300.0	mg/L	ND	1		0.1	1	5/19/2021 3:57	BS
Orthophosphate as P	EPA300.0	mg/L	0.1	1		0.06		5/19/2021 3:57	BS
Sulfate	EPA300.0	mg/L	248	1		1	250	5/19/2021 3:57	BS
Cyanide, Available	OIA-1677-09	µg/L	ND	1		4	150	5/24/2021 12:23	BS
Color, Apparent (Unfiltered)	SM2120B	Color Units	7	1		3	15	5/19/2021 8:40	IG
Odor Threshold at 60 C	SM2150B	TON	<1	1		1	3	5/19/2021 7:44	IG
<i>Odor: Odor not observed</i>									
Alkalinity, Total (as CaCO <sub>3</sub> )	SM2320B	mg/L	357	1		10		5/20/2021 18:34	OW
Bicarbonate (as HCO <sub>3</sub> <sup>-</sup> )	SM2320B	mg/L	435	1		10			
Carbonate as CaCO <sub>3</sub>	SM2320B	mg/L	ND	1		10		5/20/2021 18:34	OW
Hydroxide	SM2320B	mg/L	ND	1		10		5/20/2021 18:34	OW
Langlier Index, 15°C	SM2330B	NA	0.26	1					
Langlier Index, 60°C	SM2330B	NA	1.09	1					
Hardness (as CaCO <sub>3</sub> )	SM2340B/Calc	mg/L	559	1		5			
Specific Conductance (EC)	SM2510B	µmhos/cm	1327	1		3	900	5/20/2021 18:34	OW
Total Dissolved Solids	SM2540C	mg/L	908	1	MB	10	500	5/19/2021 13:22	OW
<i>MB: Analyte present in the method blank. (30 mg/L)</i>									
pH (Laboratory)	SM4500-H+B	pH (H)	7.5	1		0.1	8.5	5/18/2021 16:48	IG
MBAS (Surfactants)	SM5540C	mg/L	ND	1		0.05		5/20/2021 8:10	OW

**Abbreviations/Definitions:**  
 mg/L: Milligrams per liter (=ppm)  
 MDL: Method Detection Limit  
 E: Analysis performed by External Laboratory; see Report attachments  
 J: Result is < PQL but ≥ MDL; the concentration is an approximate value.

µg/L: Micrograms per liter (=ppb)  
 MCL: Maximum Contamination Level  
 H: Analyzed outside of method hold time

MPN: Most Probable Number  
 ND: Not Detected at the PQL (or MDL, if shown)  
 QC: Quality Control

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### Quality Control Results

QC Batch ID	QC ID	Parameter	Results	Units	% Rec	% RPD	Control Limit
QC21052114	210518_62-01: Duplicate 1	Alkalinity, Total (as CaCO <sub>3</sub> )	247.8	mg/L		0.5	0 - 10
	210520_18-01: Duplicate 2	Alkalinity, Total (as CaCO <sub>3</sub> )	252.6	mg/L		0.1	0 - 10
	CCVB 1	Alkalinity, Total (as CaCO <sub>3</sub> )	ND	mg/L			
	CCVB 2	Alkalinity, Total (as CaCO <sub>3</sub> )	ND	mg/L			
	LCS 1	Alkalinity, Total (as CaCO <sub>3</sub> )	41.3	mg/L	103		95 - 105
	LCSD 1	Alkalinity, Total (as CaCO <sub>3</sub> )	41.0	mg/L	102	0.7	0 - 10
	LCSD2 1	Alkalinity, Total (as CaCO <sub>3</sub> )	42.0	mg/L	105	1.7	0 - 10
	LCSL 1	Alkalinity, Total (as CaCO <sub>3</sub> )	9.4	mg/L	94		80 - 120
	Method Blank 1	Alkalinity, Total (as CaCO <sub>3</sub> )	ND	mg/L			
	QC21052705	210519_04-01: MS 1	Aluminum, Total	55.1	ug/L	105	
210519_04-01: MSD 1		Aluminum, Total	55.5	ug/L	106	0.8	0 - 20
CCVB 1		Aluminum, Total	ND	ug/L			
LCB 1		Aluminum, Total	ND	ug/L			
LCS 1		Aluminum, Total	47.3	ug/L	95		85 - 115
LCSD 1		Aluminum, Total	49.6	ug/L	99	4.9	0 - 20
LFB 1		Aluminum, Total	94.6	ug/L	189		70 - 130
LFBD 1		Aluminum, Total	94.9	ug/L	190	0.3	0 - 20
Method Blank 1		Aluminum, Total	ND	ug/L			
QCS 1		Aluminum, Total	48.0	ug/L	96		85 - 115
210519_04-01: MS 1		Antimony, Total	52.1	ug/L	104		70 - 130
210519_04-01: MSD 1		Antimony, Total	52.0	ug/L	104	0.1	0 - 20
CCVB 1		Antimony, Total	ND	ug/L			
LCB 1		Antimony, Total	ND	ug/L			
LCS 1		Antimony, Total	48.9	ug/L	98		85 - 115
LCSD 1		Antimony, Total	50.5	ug/L	101	3.2	0 - 20
LFB 1		Antimony, Total	57.7	ug/L	115		70 - 130
LFBD 1		Antimony, Total	58.1	ug/L	116	0.7	0 - 20
Method Blank 1		Antimony, Total	ND	ug/L			
QCS 1		Antimony, Total	46.1	ug/L	92		85 - 115
210519_04-01: MS 1		Arsenic, Total	59.5	ug/L	117		70 - 130
210519_04-01: MSD 1		Arsenic, Total	57.7	ug/L	113	3.1	0 - 20
CCVB 1		Arsenic, Total	ND	ug/L			
LCB 1		Arsenic, Total	ND	ug/L			
LCS 1		Arsenic, Total	49.2	ug/L	98		85 - 115
LCSD 1		Arsenic, Total	48.9	ug/L	98	0.6	0 - 20

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### Quality Control Results

QC Batch ID	QC ID	Parameter	Results	Units	% Rec	% RPD	Control Limit
	LFB 1	Arsenic, Total	56.5	ug/L	113		70 - 130
	LFBD 1	Arsenic, Total	58.2	ug/L	116	3.0	0 - 20
	Method Blank 1	Arsenic, Total	ND	ug/L			
	QCS 1	Arsenic, Total	49.0	ug/L	98		85 - 115
	210519_04-01: MS 1	Barium, Total	88.6	ug/L	100		70 - 130
	210519_04-01: MSD 1	Barium, Total	89.1	ug/L	101	0.6	0 - 20
	CCVB 1	Barium, Total	ND	ug/L			
	LCB 1	Barium, Total	ND	ug/L			
	LCS 1	Barium, Total	49.0	ug/L	98		85 - 115
	LCSD 1	Barium, Total	50.0	ug/L	100	2.0	0 - 20
	LFB 1	Barium, Total	54.6	ug/L	109		70 - 130
	LFBD 1	Barium, Total	55.6	ug/L	111	1.7	0 - 20
	Method Blank 1	Barium, Total	ND	ug/L			
	QCS 1	Barium, Total	50.0	ug/L	100		85 - 115
	210519_04-01: MS 1	Beryllium, Total	52.0	ug/L	104		70 - 130
	210519_04-01: MSD 1	Beryllium, Total	52.4	ug/L	105	0.6	0 - 20
	CCVB 1	Beryllium, Total	ND	ug/L			
	LCB 1	Beryllium, Total	ND	ug/L			
	LCS 1	Beryllium, Total	51.0	ug/L	102		85 - 115
	LCSD 1	Beryllium, Total	48.1	ug/L	96	5.9	0 - 20
	Method Blank 1	Beryllium, Total	ND	ug/L			
QC21051912	210518_61-01: MS 1	Bromide	3.3	mg/L	93		80 - 120
	210518_61-01: MSD 1	Bromide	3.3	mg/L	92	0.2	0 - 10
	CCVB 1	Bromide	ND	mg/L			
	LCS 1	Bromide	1.9	mg/L	95		90 - 110
	LCSD 1	Bromide	1.9	mg/L	95	0.4	0 - 10
	LCSL 1	Bromide	0.1	mg/L	143		50 - 150
	Method Blank 1	Bromide	ND	mg/L			
QC21052705	210519_04-01: MS 1	Cadmium, Total	48.8	ug/L	97		70 - 130
	210519_04-01: MSD 1	Cadmium, Total	48.8	ug/L	98	0.1	0 - 20
	CCVB 1	Cadmium, Total	ND	ug/L			
	LCB 1	Cadmium, Total	ND	ug/L			
	LCS 1	Cadmium, Total	49.6	ug/L	99		85 - 115
	LCSD 1	Cadmium, Total	50.0	ug/L	100	0.8	0 - 20
	LFB 1	Cadmium, Total	56.6	ug/L	113		70 - 130



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### Quality Control Results

QC Batch ID	QC ID	Parameter	Results	Units	% Rec	% RPD	Control Limit
	LFBD 1	Cadmium, Total	57.0	ug/L	114	0.7	0 - 20
	Method Blank 1	Cadmium, Total	ND	ug/L			
	QCS 1	Cadmium, Total	43.5	ug/L	87		85 - 115
QC21052512	210519_31-03: MS 1	Calcium	52.6	mg/L	95		70 - 130
	210519_31-03: MSD 1	Calcium	51.7	mg/L	93	1.7	0 - 20
	CCVB 1	Calcium	ND	mg/L			
	LCB 1	Calcium	ND	mg/L			
	LCS 1	Calcium	50.9	mg/L	102		95 - 105
	LCSD 1	Calcium	51.0	mg/L	102	0.2	0 - 10
	LFB 1	Calcium	50.9	mg/L	102		85 - 115
	LFBD 1	Calcium	50.8	mg/L	102	0.1	0 - 20
	Method Blank 1	Calcium	ND	mg/L			
	QCS 1	Calcium	51.2	mg/L	102		95 - 105
QC21051912	210518_61-01: MS 1	Chloride	115.9	mg/L	86		80 - 120
	210518_61-01: MSD 1	Chloride	116.6	mg/L	89	0.6	0 - 10
	CCVB 1	Chloride	ND	mg/L			
	LCS 1	Chloride	18.9	mg/L	95		90 - 110
	LCSD 1	Chloride	19.1	mg/L	95	0.6	0 - 10
	LCSL 1	Chloride	0.8	mg/L	76		50 - 150
	Method Blank 1	Chloride	ND	mg/L			
QC21052705	210519_04-01: MS 1	Chromium, Total	48.9	ug/L	91		70 - 130
	210519_04-01: MSD 1	Chromium, Total	50.6	ug/L	95	3.4	0 - 20
	CCVB 1	Chromium, Total	ND	ug/L			
	LCB 1	Chromium, Total	2.9	ug/L	3	2.9	
	LCS 1	Chromium, Total	44.3	ug/L	89		85 - 115
	LCSD 1	Chromium, Total	44.3	ug/L	89	0.1	0 - 20
	LFB 1	Chromium, Total	65.1	ug/L	130		70 - 130
	LFBD 1	Chromium, Total	64.6	ug/L	129	0.8	0 - 20
	Method Blank 1	Chromium, Total	ND	ug/L			
	QCS 1	Chromium, Total	55.0	ug/L	110		85 - 115
QC21052011	210518_61-01: Duplicate 1	Color, Apparent (Unfiltered)	7.0	Color Units		0.0	0 - 25
	CCVB 1	Color, Apparent (Unfiltered)	ND	Color Units			
	LCS 1	Color, Apparent (Unfiltered)	5.0	Color Units	100		80 - 120
	LCSD 1	Color, Apparent (Unfiltered)	5.0	Color Units	100	0.0	0 - 20
	Method Blank 1	Color, Apparent (Unfiltered)	ND	Color Units			



## Monterey Bay Analytical Services

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ELAP Certification Number: 2385

Thursday, May 27, 2021

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### Quality Control Results

QC Batch ID	QC ID	Parameter	Results	Units	% Rec	% RPD	Control Limit
QC21052512	210519_31-03: MS 1	Copper, Total	905.2	µg/L	90		70 - 130
	210519_31-03: MSD 1	Copper, Total	894.7	µg/L	89	1.2	0 - 20
	CCVB 1	Copper, Total	ND	µg/L			
	LCB 1	Copper, Total	ND	µg/L			
	LCS 1	Copper, Total	1017.0	µg/L	102		95 - 105
	LCSD 1	Copper, Total	898.1	µg/L	90	12.5	0 - 10
	LFB 1	Copper, Total	1031.0	µg/L	103		85 - 115
	LFBD 1	Copper, Total	1017.0	µg/L	102	1.4	0 - 20
	Method Blank 1	Copper, Total	ND	µg/L			
	QCS 1	Copper, Total	1022.0	µg/L	102		95 - 105
QC21052408	210520_18-03: MS 1	Cyanide, Available	49.9	µg/L	100		80 - 120
	210520_18-03: MSD 1	Cyanide, Available	51.4	µg/L	103	3.0	0 - 20
	CCVB 1	Cyanide, Available	ND	µg/L			
	LCS 1	Cyanide, Available	51.5	µg/L	103		90 - 110
	LCSD 1	Cyanide, Available	52.2	µg/L	104	1.4	0 - 10
	LCSL 1	Cyanide, Available	4.7	µg/L	118		50 - 150
	Method Blank 1	Cyanide, Available	ND	µg/L			
	QCS 1	Cyanide, Available	51.6	µg/L	103		90 - 110
QC21051912	210518_61-01: MS 1	Fluoride	2.0	mg/L	86		80 - 120
	210518_61-01: MSD 1	Fluoride	2.0	mg/L	88	1.9	0 - 10
	CCVB 1	Fluoride	ND	mg/L			
	LCS 1	Fluoride	2.0	mg/L	99		90 - 110
	LCSD 1	Fluoride	2.0	mg/L	99	0.4	0 - 10
	LCSL 1	Fluoride	0.1	mg/L	118		50 - 150
	Method Blank 1	Fluoride	ND	mg/L			
QC21052512	210519_31-03: MS 1	Iron, Total	919.0	µg/L	92		70 - 130
	210519_31-03: MSD 1	Iron, Total	913.0	µg/L	91	0.6	0 - 20
	CCVB 1	Iron, Total	ND	µg/L			
	LCB 1	Iron, Total	ND	µg/L			
	LCS 1	Iron, Total	1003.0	µg/L	100		95 - 105
	LCSD 1	Iron, Total	918.6	µg/L	92	8.8	0 - 10
	LFB 1	Iron, Total	997.0	µg/L	100		85 - 115
	LFBD 1	Iron, Total	1000.0	µg/L	100	0.3	0 - 20
	Method Blank 1	Iron, Total	ND	µg/L			
	QCS 1	Iron, Total	1010.0	µg/L	101		95 - 105

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### Quality Control Results

QC Batch ID	QC ID	Parameter	Results	Units	% Rec	% RPD	Control Limit
QC21052705	210519_04-01: MS 1	Lead, Total	44.5	ug/L	89		70 - 130
	210519_04-01: MSD 1	Lead, Total	44.3	ug/L	88	0.4	0 - 20
	CCVB 1	Lead, Total	ND	ug/L			
	LCB 1	Lead, Total	ND	ug/L			
	LCS 1	Lead, Total	44.6	ug/L	89		85 - 115
	LCSD 1	Lead, Total	49.0	ug/L	98	9.5	0 - 20
	LFB 1	Lead, Total	63.3	ug/L	127		70 - 130
	LFBD 1	Lead, Total	63.3	ug/L	127	0.1	0 - 20
	Method Blank 1	Lead, Total	ND	ug/L			
	QCS 1	Lead, Total	53.0	ug/L	106		85 - 115
QC21052512	210519_31-03: MS 1	Magnesium	47.0	mg/L	92		70 - 130
	210519_31-03: MSD 1	Magnesium	46.7	mg/L	91	0.5	0 - 20
	CCVB 1	Magnesium	ND	mg/L			
	LCB 1	Magnesium	ND	mg/L			
	LCS 1	Magnesium	52.0	mg/L	104		95 - 105
	LCSD 1	Magnesium	47.0	mg/L	94	10.0	0 - 10
	LFB 1	Magnesium	52.0	mg/L	104		85 - 115
	LFBD 1	Magnesium	51.4	mg/L	103	1.2	0 - 20
	Method Blank 1	Magnesium	ND	mg/L			
	QCS 1	Magnesium	51.7	mg/L	103		95 - 105
	210519_31-03: MS 1	Manganese, Total	902.8	µg/L	90		70 - 130
	210519_31-03: MSD 1	Manganese, Total	898.4	µg/L	90	0.5	0 - 20
	CCVB 1	Manganese, Total	ND	µg/L			
	LCB 1	Manganese, Total	ND	µg/L			
	LCS 1	Manganese, Total	993.6	µg/L	99		95 - 105
	LCSD 1	Manganese, Total	903.1	µg/L	90	9.5	0 - 10
	LFB 1	Manganese, Total	993.4	µg/L	99		85 - 115
	LFBD 1	Manganese, Total	986.1	µg/L	99	0.7	0 - 20
	Method Blank 1	Manganese, Total	ND	µg/L			
	QCS 1	Manganese, Total	1004.0	µg/L	100		95 - 105
QC21052101	210518_61-01: MS 1	MBAS (Surfactants)	0.3	mg/L	95		80 - 120
	210518_61-01: MSD 1	MBAS (Surfactants)	0.3	mg/L	100	4.2	0 - 20
	CCVB 1	MBAS (Surfactants)	ND	mg/L			
	LCS 1	MBAS (Surfactants)	0.2	mg/L	92		80 - 120
	LCSD 1	MBAS (Surfactants)	0.3	mg/L	102	9.9	0 - 20

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### Quality Control Results

QC Batch ID	QC ID	Parameter	Results	Units	% Rec	% RPD	Control Limit
	LCSL 1	MBAS (Surfactants)	0.1	mg/L	112		50 - 150
	Method Blank 1	MBAS (Surfactants)	ND	mg/L			
QC21052705	210519_04-01: MS 1	Mercury, Total	1.2	ug/L	125		70 - 130
	210519_04-01: MSD 1	Mercury, Total	1.2	ug/L	125	0.1	0 - 20
	CCVB 1	Mercury, Total	ND	ug/L			
	LCB 1	Mercury, Total	ND	ug/L			
	LCS 1	Mercury, Total	0.9	ug/L	90		85 - 115
	LCSD 1	Mercury, Total	0.9	ug/L	91	1.1	0 - 20
	Method Blank 1	Mercury, Total	ND	ug/L			
	QCS 1	Mercury, Total	1.0	ug/L	99		85 - 115
	210519_04-01: MS 1	Nickel, Total	55.0	ug/L	94		70 - 130
	210519_04-01: MSD 1	Nickel, Total	56.5	ug/L	97	2.8	0 - 20
	CCVB 1	Nickel, Total	ND	ug/L			
	LCB 1	Nickel, Total	ND	ug/L			
	LCS 1	Nickel, Total	49.4	ug/L	99		85 - 115
	LCSD 1	Nickel, Total	49.4	ug/L	99	0.1	0 - 20
	LFB 1	Nickel, Total	62.7	ug/L	125		70 - 130
	Method Blank 1	Nickel, Total	ND	ug/L			
	QCS 1	Nickel, Total	55.0	ug/L	110		85 - 115
QC21051912	210518_61-01: MS 1	Nitrate as N	8.9	mg/L	89		80 - 120
	210518_61-01: MSD 1	Nitrate as N	8.9	mg/L	89	0.3	0 - 10
	CCVB 1	Nitrate as N	ND	mg/L			
	LCS 1	Nitrate as N	9.9	mg/L	99		90 - 110
	LCSD 1	Nitrate as N	9.8	mg/L	98	0.4	0 - 10
	LCSL 1	Nitrate as N	0.1	mg/L	78		50 - 150
	Method Blank 1	Nitrate as N	ND	mg/L			
	210518_61-01: MS 1	Nitrate+Nitrite as N	10.5	mg/L	88		80 - 120
	210518_61-01: MSD 1	Nitrate+Nitrite as N	10.5	mg/L	87	0.4	0 - 10
	CCVB 1	Nitrate+Nitrite as N	ND	mg/L			
	LCS 1	Nitrate+Nitrite as N	11.9	mg/L	99		90 - 110
	LCSD 1	Nitrate+Nitrite as N	11.8	mg/L	99	0.5	0 - 10
	LCSL 1	Nitrate+Nitrite as N	0.2	mg/L	96		50 - 150
	Method Blank 1	Nitrate+Nitrite as N	ND	mg/L			
	210518_61-01: MS 1	Nitrite as N	1.6	mg/L	81		80 - 120
	210518_61-01: MSD 1	Nitrite as N	1.6	mg/L	81	0.8	0 - 10



## Monterey Bay Analytical Services

4 Justin Court Suite D, Monterey, CA 93940

831.375.MBAS (6227)

www.MBASinc.com

ELAP Certification Number: 2385

Thursday, May 27, 2021

**Mark Cazares**

Mark Cazares

1172 S Main St #185

Salinas, CA 93901

### Quality Control Results

QC Batch ID	QC ID	Parameter	Results	Units	% Rec	% RPD	Control Limit
	CCVB 1	Nitrite as N	ND	mg/L			
	LCS 1	Nitrite as N	2.0	mg/L	100		90 - 110
	LCSD 1	Nitrite as N	2.0	mg/L	99	0.9	0 - 10
	LCSL 1	Nitrite as N	0.1	mg/L	114		50 - 150
	Method Blank 1	Nitrite as N	ND	mg/L			
	210518_61-01: MS 1	Orthophosphate as P	1.0	mg/L	96		80 - 120
	210518_61-01: MSD 1	Orthophosphate as P	1.0	mg/L	89	7.1	0 - 10
	CCVB 1	Orthophosphate as P	ND	mg/L			
	LCS 1	Orthophosphate as P	0.9	mg/L	93		90 - 110
	LCSD 1	Orthophosphate as P	0.9	mg/L	95	1.7	0 - 10
	LCSL 1	Orthophosphate as P	0.1	mg/L	114		50 - 150
	Method Blank 1	Orthophosphate as P	ND	mg/L			
QC21052007	210518_62-01: Duplicate 1	pH (Laboratory)	7.1	pH (H)		0.0	0 - 5
	LCS 1	pH (Laboratory)	6.9	pH (H)	100		98.6 - 101.5
	LCSD 1	pH (Laboratory)	6.9	pH (H)	100	0.3	0 - 10
QC21052512	210519_31-03: MS 1	Potassium	9.4	mg/L	90		70 - 130
	210519_31-03: MSD 1	Potassium	9.3	mg/L	89	1.8	0 - 20
	CCVB 1	Potassium	ND	mg/L			
	LCB 1	Potassium	ND	mg/L			
	LCS 1	Potassium	10.3	mg/L	103		95 - 105
	LCSD 1	Potassium	9.0	mg/L	90	12.8	0 - 10
	LFB 1	Potassium	10.2	mg/L	102		85 - 115
	LFBD 1	Potassium	10.2	mg/L	102	0.5	0 - 20
	Method Blank 1	Potassium	ND	mg/L			
	QCS 1	Potassium	10.2	mg/L	102		95 - 105
QC21052705	210519_04-01: MS 1	Selenium, Total	54.5	ug/L	105		70 - 130
	210519_04-01: MSD 1	Selenium, Total	54.5	ug/L	105	0.1	0 - 20
	CCVB 1	Selenium, Total	ND	ug/L			
	LCB 1	Selenium, Total	ND	ug/L			
	LCS 1	Selenium, Total	50.7	ug/L	101		85 - 115
	LCSD 1	Selenium, Total	49.8	ug/L	100	1.7	0 - 20
	LFB 1	Selenium, Total	57.8	ug/L	116		70 - 130
	LFBD 1	Selenium, Total	60.7	ug/L	121	4.9	0 - 20
	Method Blank 1	Selenium, Total	ND	ug/L			
	QCS 1	Selenium, Total	53.0	ug/L	106		85 - 115

**Mark Cazares**  
 Mark Cazares  
 1172 S Main St #185  
 Salinas, CA 93901

### Quality Control Results

QC Batch ID	QC ID	Parameter	Results	Units	% Rec	% RPD	Control Limit
	210519_04-01: MS 1	Silver, Total	36.5	ug/L	73		70 - 130
	210519_04-01: MSD 1	Silver, Total	37.1	ug/L	74	1.6	0 - 20
	CCVB 1	Silver, Total	3.3	ug/L	3	3.3	
	LCB 1	Silver, Total	ND	ug/L			
	LCS 1	Silver, Total	48.4	ug/L	97		85 - 115
	LCSD 1	Silver, Total	47.0	ug/L	94	3.0	0 - 20
	LFB 1	Silver, Total	60.0	ug/L	120		70 - 130
	LFBD 1	Silver, Total	59.9	ug/L	120	0.1	0 - 20
	Method Blank 1	Silver, Total	ND	ug/L			
	QCS 1	Silver, Total	52.2	ug/L	104		85 - 115
QC21052512	210519_31-03: MS 1	Sodium	61.0	mg/L	93		70 - 130
	210519_31-03: MSD 1	Sodium	61.0	mg/L	93	0.1	0 - 20
	CCVB 1	Sodium	ND	mg/L			
	LCB 1	Sodium	ND	mg/L			
	LCS 1	Sodium	49.4	mg/L	99		95 - 105
	LCSD 1	Sodium	46.0	mg/L	92	7.1	0 - 10
	LFB 1	Sodium	52.2	mg/L	104		85 - 115
	LFBD 1	Sodium	51.3	mg/L	103	1.8	0 - 20
	Method Blank 1	Sodium	ND	mg/L			
	QCS 1	Sodium	49.9	mg/L	100		95 - 105
QC21052113	210520_18-01: Duplicate 1	Specific Conductance (EC)	652.0	µmhos/cm		0.3	0 - 25
	LCS 1	Specific Conductance (EC)	1411.0	µmhos/cm	100		80 - 120
	LCSD 1	Specific Conductance (EC)	1419.0	µmhos/cm	101	0.6	0 - 5
	LCSH 1	Specific Conductance (EC)	24800.0	µmhos/cm	100		80 - 120
	LCSL 1	Specific Conductance (EC)	146.7	µmhos/cm	100		80 - 120
QC21051912	210518_61-01: MS 1	Sulfate	265.6	mg/L	90		80 - 120
	210518_61-01: MSD 1	Sulfate	267.8	mg/L	101	0.8	0 - 10
	CCVB 1	Sulfate	ND	mg/L			
	LCS 1	Sulfate	19.4	mg/L	97		90 - 110
	LCSD 1	Sulfate	19.4	mg/L	97	0.1	0 - 10
	LCSL 1	Sulfate	0.8	mg/L	81		50 - 150
	Method Blank 1	Sulfate	ND	mg/L			
QC21052705	210519_04-01: MS 1	Thallium, Total	46.0	ug/L	92		70 - 130
	210519_04-01: MSD 1	Thallium, Total	45.6	ug/L	91	0.9	0 - 20
	CCVB 1	Thallium, Total	ND	ug/L			

**Mark Cazares**  
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ELAP Certification Number: 2385  
Thursday, May 27, 2021

### Quality Control Results

QC Batch ID	QC ID	Parameter	Results	Units	% Rec	% RPD	Control Limit
	LCB 1	Thallium, Total	ND	ug/L			
	LCS 1	Thallium, Total	47.0	ug/L	94		85 - 115
	LCSD 1	Thallium, Total	50.2	ug/L	100	6.5	0 - 20
	LFB 1	Thallium, Total	60.1	ug/L	120		70 - 130
	LFBD 1	Thallium, Total	59.7	ug/L	119	0.6	0 - 20
	Method Blank 1	Thallium, Total	ND	ug/L			
	QCS 1	Thallium, Total	50.4	ug/L	101		85 - 115
QC21052505	210513_20-01: Duplicate 1	Total Dissolved Solids	1908.0	mg/L		2.2	0 - 10
	210514_14-01: Duplicate 2	Total Dissolved Solids	17400.0	mg/L		4.5	0 - 10
	210517_35-03: Duplicate 3	Total Dissolved Solids	700.0	mg/L		3.1	0 - 10
	210518_26-01: Duplicate 4	Total Dissolved Solids	278.0	mg/L		4.9	0 - 10
	CCVB 1	Total Dissolved Solids	ND	mg/L			
	CCVB 2	Total Dissolved Solids	ND	mg/L			
	CCVB 3	Total Dissolved Solids	ND	mg/L			
	CCVB 4	Total Dissolved Solids	ND	mg/L			
	LCS 1	Total Dissolved Solids	516.0	mg/L	103		90 - 110
	LCSD 1	Total Dissolved Solids	528.0	mg/L	106	2.3	0 - 10
	LCSD2 1	Total Dissolved Solids	490.0	mg/L	98	5.2	0 - 10
	LCSD3 1	Total Dissolved Solids	504.0	mg/L	101	2.4	0 - 10
	LCSD4 1	Total Dissolved Solids	526.0	mg/L	105	1.9	0 - 10
	LCSL 1	Total Dissolved Solids	64.0	mg/L	128		50 - 150
	Method Blank 1	Total Dissolved Solids	30.0	mg/L	30	30.0	
QC21052009	210517_31-26: Duplicate 1	Turbidity	ND	NTU		0.0	0 - 20
	210517_35-07: Duplicate 2	Turbidity	0.2	NTU		0.0	0 - 20
	210518_61-01: Duplicate 3	Turbidity	1.4	NTU		7.4	0 - 20
	CCVB 1	Turbidity	ND	NTU			
	CCVB 2	Turbidity	ND	NTU			
	CCVB 3	Turbidity	ND	NTU			
	LCS 1	Turbidity	1.0	NTU	102		95 - 105
	LCSD 1	Turbidity	1.0	NTU	98	4.3	0 - 20
	LCSD2 1	Turbidity	1.0	NTU	98	4.0	0 - 20
	LCSD3 1	Turbidity	1.0	NTU	102	0.0	0 - 20
	Method Blank 1	Turbidity	ND	NTU			
QC21052512	210519_31-03: MS 1	Zinc, Total	931.7	µg/L	94		70 - 130
	210519_31-03: MSD 1	Zinc, Total	931.2	µg/L	94	0.1	0 - 20



**Mark Cazares**  
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ELAP Certification Number: 2385  
Thursday, May 27, 2021

### Quality Control Results

<u>QCBatch ID</u>	<u>QC ID</u>	<u>Parameter</u>	<u>Results</u>	<u>Units</u>	<u>% Rec</u>	<u>% RPD</u>	<u>Control Limit</u>
	CCVB 1	Zinc, Total	ND	µg/L			
	LCB 1	Zinc, Total	ND	µg/L			
	LCS 1	Zinc, Total	1018.0	µg/L	102		95 - 105
	LCSD 1	Zinc, Total	936.4	µg/L	94	8.4	0 - 10
	LFB 1	Zinc, Total	1005.0	µg/L	101		85 - 115
	LFBD 1	Zinc, Total	1010.0	µg/L	101	0.5	0 - 20
	Method Blank 1	Zinc, Total	ND	µg/L			
	QCS 1	Zinc, Total	1011.0	µg/L	101		95 - 105





**Mark Cazares**  
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ELAP Certification Number: 2385

Thursday, May 27, 2021

**Sample Condition Upon Receipt**

**Order ID: 210518\_61**

Is there evidence of chilling? Yes

\*NOTE: Systems are encouraged but not required to hold samples  
<10°C (Microbiology) or <6°C (Chemistry) during transit.

Did bottle arrive intact? Yes

Did bottle labels agree with COC? Yes

Adequate sample volume? Yes



## Sara Sugarman

---

**From:** Isabelle Gutierrez  
**Sent:** Thursday, May 20, 2021 6:13 PM  
**To:** markcazares72@gmail.com  
**Cc:** Monterey Bay Analytical Services  
**Subject:** Turbidity MCL Violation  
**Attachments:** 210518\_61\_Cazaes\_COC.pdf

Good evening,

I wanted to inform you that the turbidity result for the **1047 San Juan** sample, dropped off on 5/18/21 exceeded the MCL of **1 NTU** (for systems with direct filtration)\*. Our result for this sample was **1.3 NTU**.

*\*If this system is not for drinking water purposes, please disregard.*

Per National Primary Drinking Water Regulations [EPA 816-F-09-004](#):

“Turbidity: For systems that use conventional or direct filtration, at no time can turbidity (cloudiness of water) go higher than 1 nephelometric turbidity unit (NTU), and samples for turbidity must be less than or equal to 0.3 NTU in at least 95 percent of the samples in any month. Systems that use filtration other than the conventional or direct filtration must follow state limits, which must include turbidity at no time exceeding 5 NTU.”

Thank you and have a nice day!

Kind regards,

**Isabelle ‘Izee’ Gutierrez**  
*Sample Receiving Technician and Laboratory Analyst*



4 Justin Court, Suite D  
Monterey, CA 93940  
[info@mbasinc.com](mailto:info@mbasinc.com)  
Phone: (831) 375-MBAS (6227)



**MONTEREY COUNTY HEALTH DEPARTMENT**

**Consolidated Chemistry Laboratory**

1270 Natividad Road Salinas, CA 93906  
 Phone (831)755-4516 Fax (831) 755-4652

ELAP Certification Number: 1395

Santa Lucia Water Solutions

santaluciawatersolutions@gmail.com

**Attn: Sandy Ayala**

Page 1 of 2

Saturday, March 19, 2022

**Lab Number:** AC54135 **Client Code:** SANTALUCIA  
 Sample Site: FUJI BROTHERS LLC - WELL Collection Date/Time: 2/15/2022 13:30  
 Source Code: Submittal Date/Time: 2/15/2022 14:24  
 Other ID: Sample Collector: AYALA S


Sample Comments: Routine Drinking Water. Chlorine residual ND. Receiving temperature blank 6.9 °C.

Analyte	Method	Unit	Result	DLR	MCL	PQL	Analysis Start Date/Time
Aluminum (Al)	EPA200.8 REV	ug/L	<5	50	1000*	5	2/22/2022 15:00
Antimony (Sb)	EPA200.8 REV	ug/L	<1	6	6*	1	2/22/2022 15:00
Arsenic (As)	EPA200.8 REV	ug/L	2	2	10*	1	2/22/2022 15:00
Barium (Ba)	EPA200.8 REV	ug/L	171	100	1000*	1	2/22/2022 15:00
Beryllium (Be)	EPA200.8 REV	ug/L	<1	1	4*	1	2/22/2022 15:00
Bicarbonate Alkalinity (as HCO3)	Calculated	mg/L	447.7	N/A		1.0	2/15/2022 15:12
Cadmium (Cd)	EPA200.8 REV	ug/L	<1	1	5*	1	2/22/2022 15:00
Carbonate Alkalinity (as CO3)	Calculated	mg/L	ND	N/A		1.0	2/15/2022 15:12
Cations	Attached	Attached	Completed			Attached	2/24/2022 12:00
Chromium (Cr)	EPA200.8 REV	ug/L	3	10	50*	1	2/22/2022 15:00
Cl (Chloride)	EPA300.0 REV	mg/L	96	N/A	250**	0.2	2/15/2022 19:53
Coliforms; E. coli	SM9223	#/100 mL	ABSENT	N/A	1/100 ML*	1	2/15/2022 15:25
Coliforms; total	SM9223	#/100 mL	ABSENT	N/A	1/100 ML*	1	2/15/2022 15:25
Color Determination	SM2120B-2001	Units	<2	N/A	15**	2	2/15/2022 15:30
Conductivity	SM2510 B-199	umho/cm	1295	N/A	900**	2	2/18/2022 14:58
Copper (Cu)	EPA200.8 REV	ug/L	<5	50	1000*	5	2/22/2022 15:00
Cyanide	Attached	Attached	Completed			Attached	2/23/2022 12:00
F (Fluoride)	EPA300.0 REV	mg/L	0.28	0.1	2*	0.2	2/15/2022 19:53
Gross Alpha Radiation	Attached	Attached	Completed			Attached	3/9/2022 12:00
Hardness	SM2340B-1997	mg/L	507	N/A		0.2	3/17/2022 8:35

mg/L : Milligrams per liter (=ppm)      ug/L : Micrograms per liter (=ppb)      \* : Primary Standards  
 PQL : Practical Quantitation Limit      MCL : Maximum Contaminant Level      \*\* : Secondary Standards  
 DLR : Detection Limit for Reporting      ND : Not Detected      N/A : Not Applicable      \*\*\* : Action Level

Hydroxide Alkalinity (as OH)	Calculated	mg/L	<b>ND</b>	N/A	N/A	2/15/2022	15:12
Iron	Attached	Attached	<b>Completed</b>		Attached	2/24/2022	12:00
Langelier Index (PH(S))	Calculation	LANG	<b>1.32</b>	N/A		3/17/2022	8:35
Lead (Pb)	EPA200.8 REV	ug/L	<b>&lt;1</b>	5	50*	1	2/22/2022 15:00
Manganese (Mn)	EPA200.8 REV	ug/L	<b>2140</b>	20	50**	1	2/22/2022 15:00
MBAS, calc as LAS, mol wt. 340	SM5540 C-200	mg/L	<b>&lt;0.05</b>			0.050	2/17/2022 8:30
Mercury (Hg)	EPA200.8	ug/L	<b>&lt;1</b>	1	2*	1	2/22/2022 15:00
Nickel (Ni)	EPA200.8 REV	ug/L	<b>8</b>	10	100*	1	2/22/2022 15:00
Nitrate Nitrogen	EPA300.0	mg/L	<b>&lt;0.2</b>	0.4	10	0.2	2/15/2022 19:53
Nitrite as nitrogen	SM4500 NO2 B	mg/L	<b>&lt;0.05</b>	0.4	1.0*	0.05	2/16/2022 10:30
NO3 (Nitrate)	EPA300.0 REV	mg/L	<b>&lt;1</b>	2.0	45*	1	2/15/2022 19:53
Perchlorate	Attached	Attached	<b>Completed</b>			Attached	3/11/2022 12:00
pH (Laboratory)	SM4500H+ B-2	pH	<b>7.8</b>	N/A	6.5-8.5**	0.1	2/15/2022 15:12
Selenium (Se)	EPA200.8 REV	ug/L	<b>3</b>	5	50*	2.5	2/22/2022 15:00
Silver (Ag)	EPA200.8 REV	ug/L	<b>&lt;10</b>	10	100**	10	3/11/2022 13:30
SO4 (Sulfate)	EPA300.0 REV	mg/L	<b>232</b>	0.5	250**	1	2/15/2022 19:53
SOC (Regional Panel)	Attached	Attached	<b>Completed</b>			Attached	2/17/2022 12:00
Thallium (Tl)	EPA200.8 REV	ug/L	<b>&lt;1</b>	1	2*	1	2/22/2022 15:00
Threshold odor number	SM2150-B	TON	<b>2</b>	N/A	3**	1.0	2/15/2022 15:00
Total Alkalinity (as CaCO3)	SM2320 B-199	mg/L	<b>341</b>	N/A		2	2/15/2022 15:12
Total Dissolved Solids (TDS)	SM2540 C-199	mg/L	<b>915</b>	N/A	500**	5	2/17/2022 13:45
Turbidity (Laboratory)	SM2130 B-200	NTU	<b>0.50</b>	N/A	5*	0.05	2/16/2022 15:25
Zinc (Zn)	EPA200.8 REV	ug/L	<b>12</b>	50	5000**	5	2/22/2022 15:00

Report approved by:



Donna Ferguson, Ph.D, P.H.M  
Laboratory Director

mg/L : Milligrams per liter (=ppm)

PQL : Practical Quantitation Limit

DLR : Detection Limit for Reporting

ug/L : Micrograms per liter (=ppb)

MCL : Maximum Contaminant Level

ND : Not Detected

\* : Primary Standards

\*\* : Secondary Standards

N/A : Not Applicable

\*\*\* : Action Level



BSK Associates Laboratory Fresno  
1414 Stanislaus St  
Fresno, CA 93706  
559-497-2888 (Main)

**AFB2002**  
**3/16/2022**  
Invoice: AF06881

Donna Ferguson, PhD  
Monterey CHD  
1270 Natividad Rd. Rm A15  
Salinas, CA 93906

**RE: Report for AFB2002 Santa Lucia Water Solutions**

Dear Donna Ferguson, PhD,

Thank you for using BSK Associates for your analytical testing needs. In the following pages, you will find the test results for the samples submitted to our laboratory on 2/16/2022. The results have been approved for release by our Laboratory Director as indicated by the authorizing signature below.

The samples were analyzed for the test(s) indicated on the Chain of Custody (see attached) and the results relate only to the samples analyzed. BSK certifies that the testing was performed in accordance with the quality system requirements specified in the 2016 TNI Standard. Any deviations from this standard or from the method requirements for each test procedure performed will be annotated alongside the analytical result or noted in the Case Narrative. Unless otherwise noted, the sample results are reported on an "as received" basis.

This certificate of analysis shall not be reproduced except in full, without written approval of the laboratory.

If additional clarification of any information is required, please contact your Project Manager, Jaime Lee LaFave, at 559-497-2888.

Thank you again for using BSK Associates. We value your business and appreciate your loyalty.

Sincerely,

Jaime Lee LaFave, Project Manager



Accredited in Accordance with NELAP  
ORELAP #4021

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*

AFB2002 FINAL 03162022 1050



Case Narrative

Project and Report Details Invoice Details

Client: Monterey CHD
Report To: Donna Ferguson, PhD
Project #: Santa Lucia Water Solutions
Received: 2/16/2022 - 11:08
Report Due: 3/10/2022

Invoice To: Monterey CHD
Invoice Attn: Donna Ferguson, PhD
Project PO#: DO 4000 0000022690

Sample Receipt Conditions

Cooler: Default Cooler
Temperature on Receipt °C: 1.1
Containers Intact
COC/Labels Agree
Received On Blue Ice
Packing Material - Bubble Wrap
Sample(s) were received in temperature range.
Initial receipt at BSK-FAL

Detailed Narrative

Analysis Comment

Date: 02/16/2022
Initials: JLL
Comment: EPA 524 and TCP canceled due to large air bubbles in vials. Client will re-sample.

Data Qualifiers

The following qualifiers have been applied to one or more analytical results:

MS1.0 Matrix spike recoveries exceed control limits.

Report Distribution

Table with 3 columns: Recipient(s), Report Format, CC. Row 1: Theresa Hodges, FINAL.RPT, CC:

**Certificate of Analysis**

**Sample ID:** AFB2002-01

**Sampled By:** S. Ayala

**Sample Description:** FUJI BROTHERS LLC - WELL // AC 54135

**Sample Date - Time:** 02/15/2022 - 13:30

**Matrix:** Drinking Water

**Sample Type:** Grab

**BSK Associates Laboratory Fresno**  
**General Chemistry**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Cyanide (total)	SM 4500-CN E	ND	5.0	ug/L	1	AFB1313	02/22/22	02/23/22	
Conductivity @ 25C	SM 2510B	1300	1.0	umhos/cm	1	AFB1131	02/18/22	02/18/22	
Perchlorate	EPA 314.0	ND	2.0	ug/L	4	AFC0777	03/11/22	03/11/22	

**Metals**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Calcium	EPA 200.7	91	0.10	mg/L	1	AFB1138	02/22/22	02/24/22	
Iron	EPA 200.7	200	30	ug/L	1	AFB1138	02/22/22	02/24/22	
Magnesium	EPA 200.7	68	0.10	mg/L	1	AFB1138	02/22/22	02/24/22	
Potassium	EPA 200.7	2.3	2.0	mg/L	1	AFB1138	02/22/22	02/24/22	
Sodium	EPA 200.7	80	1.0	mg/L	1	AFB1138	02/22/22	02/24/22	

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b>Chlorinated Acid Herbicides by GC-ECD</b>									
2,4,5-T	EPA 515.4	ND	1.0	ug/L	1	AFB1135	02/18/22	02/21/22	
2,4,5-TP (Silvex)	EPA 515.4	ND	1.0	ug/L	1	AFB1135	02/18/22	02/21/22	
2,4-D	EPA 515.4	ND	10	ug/L	1	AFB1135	02/18/22	02/21/22	
Bentazon	EPA 515.4	ND	2.0	ug/L	1	AFB1135	02/18/22	02/21/22	
Dalapon	EPA 515.4	ND	10	ug/L	1	AFB1135	02/18/22	02/21/22	
Dicamba	EPA 515.4	ND	1.5	ug/L	1	AFB1135	02/18/22	02/21/22	
Dinoseb	EPA 515.4	ND	2.0	ug/L	1	AFB1135	02/18/22	02/21/22	
Pentachlorophenol	EPA 515.4	ND	0.20	ug/L	1	AFB1135	02/18/22	02/21/22	
Picloram	EPA 515.4	ND	1.0	ug/L	1	AFB1135	02/18/22	02/21/22	
Surrogate: DCPAA	EPA 515.4	100 %							<i>Acceptable range: 70-130 %</i>
<b>Nitrogen/Phosphorous Pesticides by GC-MS</b>									
Alachlor	EPA 525.3	ND	1.0	ug/L	1	AFB1500	02/24/22	02/25/22	
Atrazine	EPA 525.3	ND	0.50	ug/L	1	AFB1500	02/24/22	02/25/22	
Bromacil	EPA 525.3	ND	10	ug/L	1	AFB1500	02/24/22	02/25/22	
Butachlor	EPA 525.3	ND	0.38	ug/L	1	AFB1500	02/24/22	02/25/22	
Dimethoate	EPA 525.3	ND	10	ug/L	1	AFB1500	02/24/22	02/25/22	
Metolachlor	EPA 525.3	ND	0.50	ug/L	1	AFB1500	02/24/22	02/25/22	
Metribuzin	EPA 525.3	ND	0.50	ug/L	1	AFB1500	02/24/22	02/25/22	
Molinate	EPA 525.3	ND	2.0	ug/L	1	AFB1500	02/24/22	02/25/22	
Propachlor	EPA 525.3	ND	0.50	ug/L	1	AFB1500	02/24/22	02/25/22	
Simazine	EPA 525.3	ND	1.0	ug/L	1	AFB1500	02/24/22	02/25/22	
Thiobencarb	EPA 525.3	ND	1.0	ug/L	1	AFB1500	02/24/22	02/25/22	
Surrogate: 1,3-Dimethyl-2-nitrobenzene	EPA 525.3	93 %							<i>Acceptable range: 70-130 %</i>
Surrogate: Benzo(a)pyrene-d12	EPA 525.3	103 %							<i>Acceptable range: 70-130 %</i>
Surrogate: Triphenyl Phosphate	EPA 525.3	118 %							<i>Acceptable range: 70-130 %</i>

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Certificate of Analysis

Sample ID: AFB2002-01

Sampled By: S. Ayala

Sample Description: FUJI BROTHERS LLC - WELL // AC 54135

Sample Date - Time: 02/15/2022 - 13:30

Matrix: Drinking Water

Sample Type: Grab

Organics

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b><u>Carbamates by HPLC</u></b>									
3-Hydroxycarbofuran	EPA 531.1	ND	3.0	ug/L	1	AFB1169	02/18/22	02/19/22	
Aldicarb	EPA 531.1	ND	3.0	ug/L	1	AFB1169	02/18/22	02/19/22	
Aldicarb Sulfone	EPA 531.1	ND	2.0	ug/L	1	AFB1169	02/18/22	02/19/22	
Aldicarb Sulfoxide	EPA 531.1	ND	3.0	ug/L	1	AFB1169	02/18/22	02/19/22	
Carbaryl	EPA 531.1	ND	5.0	ug/L	1	AFB1169	02/18/22	02/19/22	
Carbofuran	EPA 531.1	ND	5.0	ug/L	1	AFB1169	02/18/22	02/19/22	
Methomyl	EPA 531.1	ND	2.0	ug/L	1	AFB1169	02/18/22	02/19/22	
Oxamyl	EPA 531.1	ND	20	ug/L	1	AFB1169	02/18/22	02/19/22	
<b><u>Diquat by HPLC</u></b>									
Diquat	EPA 549.2	ND	4.0	ug/L	1	AFB1043	02/17/22	02/17/22	

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**BSK Associates Laboratory Fresno  
General Chemistry Quality Control Report**

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Date Analyzed	Qual
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**EPA 314.0 - Quality Control**

**Batch: AFC0777**

Prepared: 3/11/2022

**Prep Method: Method Specific Preparation**

Analyst: BXT

**Blank (AFC0777-BLK1)**

Perchlorate	ND	2.0	ug/L							03/11/22	
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**Blank Spike (AFC0777-BS1)**

Perchlorate	15	2.0	ug/L	15	ND	99	85-115			03/11/22	
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**Matrix Spike (AFC0777-MS1), Source: AFC0293-01**

Perchlorate	5.0		ug/L	5.0	0.0	101	80-120			03/12/22	
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**Matrix Spike Dup (AFC0777-MSD1), Source: AFC0293-01**

Perchlorate	4.7		ug/L	5.0	0.0	94	80-120	7	15	03/12/22	
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**SM 2510B - Quality Control**

**Batch: AFB1131**

Prepared: 2/18/2022

**Prep Method: Method Specific Preparation**

Analyst: CMH

**Blank Spike (AFB1131-BS1)**

Conductivity @ 25C	1400	1.0	umhos/cm	1400	ND	98	90-110			02/18/22	
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**Blank Spike Dup (AFB1131-BSD1)**

Conductivity @ 25C	1400	1.0	umhos/cm	1400	ND	98	90-110	0	5	02/18/22	
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**Duplicate (AFB1131-DUP1), Source: AFB1967-03**

Conductivity @ 25C	790	1.0	umhos/cm		790			0	5	02/18/22	
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**SM 4500-CN E - Quality Control**

**Batch: AFB1313**

Prepared: 2/22/2022

**Prep Method: Total Cyanide Distillation**

Analyst: ERA

**Blank (AFB1313-BLK1)**

Cyanide (total)	ND	5.0	ug/L							02/23/22	
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**Blank Spike (AFB1313-BS1)**

Cyanide (total)	270	5.0	ug/L	250	ND	107	80-120			02/23/22	
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**Blank Spike Dup (AFB1313-BSD1)**

Cyanide (total)	270	5.0	ug/L	250	ND	107	80-120	0	20	02/23/22	
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**Matrix Spike (AFB1313-MS1), Source: SFB0291-03**

Cyanide (total)	250	5.0	ug/L	250	ND	100	80-120			02/23/22	
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**Matrix Spike Dup (AFB1313-MSD1), Source: SFB0291-03**

Cyanide (total)	250	5.0	ug/L	250	ND	100	80-120	0	20	02/23/22	
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**BSK Associates Laboratory Fresno**  
**Metals Quality Control Report**

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Date Analyzed	Qual
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**EPA 200.7 - Quality Control**

Batch: AFB1138

Prepared: 2/22/2022

Prep Method: EPA 200.2

Analyst: MDS

**Blank (AFB1138-BLK2)**

Calcium	ND	0.10	mg/L							02/23/22	
Iron	ND	30	ug/L							02/23/22	
Potassium	ND	2.0	mg/L							02/23/22	
Magnesium	ND	0.10	mg/L							02/23/22	
Sodium	ND	1.0	mg/L							02/23/22	

**Blank Spike (AFB1138-BS2)**

Calcium	3.9	0.10	mg/L	4.0	ND	97	85-115			02/23/22	
Iron	200	30	ug/L	200	ND	99	85-115			02/23/22	
Potassium	3.5	2.0	mg/L	4.0	ND	88	85-115			02/23/22	
Magnesium	4.0	0.10	mg/L	4.0	ND	101	85-115			02/23/22	
Sodium	3.7	1.0	mg/L	4.0	ND	92	85-115			02/23/22	

**Blank Spike Dup (AFB1138-BSD2)**

Calcium	3.9	0.10	mg/L	4.0	ND	97	85-115	0	20	02/23/22	
Iron	210	30	ug/L	200	ND	104	85-115	5	20	02/23/22	
Potassium	3.6	2.0	mg/L	4.0	ND	89	85-115	1	20	02/23/22	
Magnesium	4.2	0.10	mg/L	4.0	ND	105	85-115	4	20	02/23/22	
Sodium	3.7	1.0	mg/L	4.0	ND	92	85-115	1	20	02/23/22	

**Matrix Spike (AFB1138-MS3), Source: AFB1819-01**

Calcium	96	0.10	mg/L	4.0	91	135	70-130			02/23/22	MS1.0 High
Iron	210	30	ug/L	200	ND	104	70-130			02/23/22	
Potassium	5.8	2.0	mg/L	4.0	2.1	91	70-130			02/23/22	
Magnesium	48	0.10	mg/L	4.0	45	86	70-130			02/23/22	
Sodium	63	1.0	mg/L	4.0	58	122	70-130			02/23/22	

**Matrix Spike (AFB1138-MS4), Source: AFB1819-03**

Calcium	120	0.10	mg/L	4.0	110	175	70-130			02/23/22	MS1.0 High
Iron	220	30	ug/L	200	ND	101	70-130			02/23/22	
Potassium	7.0	2.0	mg/L	4.0	3.3	93	70-130			02/23/22	
Magnesium	57	0.10	mg/L	4.0	52	130	70-130			02/23/22	
Sodium	87	1.0	mg/L	4.0	81	147	70-130			02/23/22	MS1.0 High

**Matrix Spike Dup (AFB1138-MSD3), Source: AFB1819-01**

Calcium	100	0.10	mg/L	4.0	91	223	70-130	4	20	02/23/22	MS1.0 High
Iron	210	30	ug/L	200	ND	104	70-130	0	20	02/23/22	
Potassium	5.7	2.0	mg/L	4.0	2.1	89	70-130	2	20	02/23/22	
Magnesium	49	0.10	mg/L	4.0	45	105	70-130	2	20	02/23/22	
Sodium	64	1.0	mg/L	4.0	58	167	70-130	3	20	02/23/22	MS1.0 High

**Matrix Spike Dup (AFB1138-MSD4), Source: AFB1819-03**

Calcium	110	0.10	mg/L	4.0	110	5	70-130	6	20	02/23/22	MS1.0 Low
Iron	220	30	ug/L	200	ND	100	70-130	1	20	02/23/22	

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**BSK Associates Laboratory Fresno  
Metals Quality Control Report**

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Date Analyzed	Qual
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**EPA 200.7 - Quality Control**

Batch: AFB1138

Prepared: 2/22/2022

Prep Method: EPA 200.2

Analyst: MDS

**Matrix Spike Dup (AFB1138-MSD4), Source: AFB1819-03**

Potassium	6.9	2.0	mg/L	4.0	3.3	90	70-130	2	20	02/23/22	
Magnesium	54	0.10	mg/L	4.0	52	61	70-130	5	20	02/23/22	MS1.0 <b>Low</b>
Sodium	82	1.0	mg/L	4.0	81	21	70-130	6	20	02/23/22	MS1.0 <b>Low</b>

**BSK Associates Laboratory Fresno  
Organics Quality Control Report**

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Date Analyzed	Qual
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**EPA 515.4 - Quality Control**

**Batch: AFB1135**

Prepared: 2/18/2022

**Prep Method: EPA 515.4**

Analyst: PNN

**Blank (AFB1135-BLK1)**

2,4,5-T	ND	1.0	ug/L							02/21/22	
2,4,5-TP (Silvex)	ND	1.0	ug/L							02/21/22	
2,4-D	ND	10	ug/L							02/21/22	
Bentazon	ND	2.0	ug/L							02/21/22	
Dalapon	ND	10	ug/L							02/21/22	
Dicamba	ND	1.5	ug/L							02/21/22	
Dinoseb	ND	2.0	ug/L							02/21/22	
Pentachlorophenol	ND	0.20	ug/L							02/21/22	
Picloram	ND	1.0	ug/L							02/21/22	
Surrogate: DCPAA	35			36		97	70-130			02/21/22	

**Matrix Spike (AFB1135-MS1), Source: AFB1313-01**

2,4,5-T	1.7	1.0	ug/L	1.6	ND	106	70-130			02/21/22	
2,4,5-TP (Silvex)	0.82	1.0	ug/L	0.80	ND	102	70-130			02/21/22	
2,4-D	0.37	10	ug/L	0.40	ND	72	70-130			02/21/22	
Bentazon	2.0	2.0	ug/L	2.0	ND	99	70-130			02/21/22	
Dalapon	14	10	ug/L	4.0	ND	356	70-130			02/21/22	MS1.0 High
Dicamba	0.76	1.5	ug/L	0.80	ND	96	70-130			02/21/22	
Dinoseb	0.78	2.0	ug/L	0.80	ND	97	70-130			02/21/22	
Pentachlorophenol	0.16	0.20	ug/L	0.16	ND	100	70-130			02/21/22	
Picloram	0.44	1.0	ug/L	0.40	ND	110	70-130			02/21/22	
Surrogate: DCPAA	35			36		97	70-130			02/21/22	

**Matrix Spike Dup (AFB1135-MSD1), Source: AFB1313-01**

2,4,5-T	1.7	1.0	ug/L	1.6	ND	105	70-130	1	30	02/21/22	
2,4,5-TP (Silvex)	0.80	1.0	ug/L	0.80	ND	100	70-130	2	30	02/21/22	
2,4-D	0.40	10	ug/L	0.40	ND	80	70-130	8	30	02/21/22	
Bentazon	1.8	2.0	ug/L	2.0	ND	88	70-130	12	30	02/21/22	
Dalapon	15	10	ug/L	4.0	ND	372	70-130	5	30	02/21/22	MS1.0 High
Dicamba	0.78	1.5	ug/L	0.80	ND	97	70-130	2	30	02/21/22	
Dinoseb	0.78	2.0	ug/L	0.80	ND	98	70-130	1	30	02/21/22	
Pentachlorophenol	0.16	0.20	ug/L	0.16	ND	99	70-130	1	30	02/21/22	
Picloram	0.45	1.0	ug/L	0.40	ND	112	70-130	1	30	02/21/22	
Surrogate: DCPAA	35			36		96	70-130			02/21/22	

**EPA 525.3 - Quality Control**

**Batch: AFB1500**

Prepared: 2/24/2022

**Prep Method: EPA 525.3**

Analyst: VTL

**Blank (AFB1500-BLK1)**

Alachlor	ND	1.0	ug/L							02/25/22	
Atrazine	ND	0.50	ug/L							02/25/22	
Bromacil	ND	10	ug/L							02/25/22	
Butachlor	ND	0.38	ug/L							02/25/22	

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AFB2002 FINAL 03162022 1050



**BSK Associates Laboratory Fresno**  
**Organics Quality Control Report**

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Date Analyzed	Qual
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**EPA 525.3 - Quality Control**

**Batch: AFB1500**  
**Prep Method: EPA 525.3**

Prepared: 2/24/2022  
 Analyst: VTL

**Blank (AFB1500-BLK1)**

Dimethoate	ND	10	ug/L							02/25/22	
Metolachlor	ND	0.50	ug/L							02/25/22	
Metribuzin	ND	0.50	ug/L							02/25/22	
Molinate	ND	2.0	ug/L							02/25/22	
Propachlor	ND	0.50	ug/L							02/25/22	
Simazine	ND	1.0	ug/L							02/25/22	
Thiobencarb	ND	1.0	ug/L							02/25/22	
Surrogate: 1,3-Dimethyl-2-nitrobenzene	0.92			1.0		92	70-130			02/25/22	
Surrogate: Benzo(a)pyrene-d12	0.94			1.0		94	70-130			02/25/22	
Surrogate: Triphenyl Phosphate	1.0			1.0		101	70-130			02/25/22	

**Blank Spike (AFB1500-BS1)**

Alachlor	1.5	1.0	ug/L	1.6	ND	92	70-130			02/25/22	
Atrazine	0.74	0.50	ug/L	0.80	ND	92	70-130			02/25/22	
Bromacil	0.82	10	ug/L	0.80	ND	103	70-130			02/25/22	
Butachlor	0.81	0.38	ug/L	0.80	ND	101	70-130			02/25/22	
Dimethoate	5.9	10	ug/L	6.4	ND	93	70-130			02/25/22	
Metolachlor	0.76	0.50	ug/L	0.80	ND	95	70-130			02/25/22	
Metribuzin	0.72	0.50	ug/L	0.80	ND	90	70-130			02/25/22	
Molinate	0.71	2.0	ug/L	0.80	ND	88	70-130			02/25/22	
Propachlor	0.70	0.50	ug/L	0.80	ND	88	70-130			02/25/22	
Simazine	0.49	1.0	ug/L	0.56	ND	87	70-130			02/25/22	
Thiobencarb	0.73	1.0	ug/L	0.80	ND	92	70-130			02/25/22	
Surrogate: 1,3-Dimethyl-2-nitrobenzene	0.95			1.0		95	70-130			02/25/22	
Surrogate: Benzo(a)pyrene-d12	0.99			1.0		99	70-130			02/25/22	
Surrogate: Triphenyl Phosphate	1.1			1.0		110	70-130			02/25/22	

**Blank Spike Dup (AFB1500-BSD1)**

Alachlor	1.4	1.0	ug/L	1.6	ND	90	70-130	2	30	02/25/22	
Atrazine	0.72	0.50	ug/L	0.80	ND	90	70-130	2	30	02/25/22	
Bromacil	0.84	10	ug/L	0.80	ND	105	70-130	1	30	02/25/22	
Butachlor	0.80	0.38	ug/L	0.80	ND	100	70-130	0	30	02/25/22	
Dimethoate	5.8	10	ug/L	6.4	ND	91	70-130	2	30	02/25/22	
Metolachlor	0.75	0.50	ug/L	0.80	ND	93	70-130	2	30	02/25/22	
Metribuzin	0.70	0.50	ug/L	0.80	ND	88	70-130	3	30	02/25/22	
Molinate	0.69	2.0	ug/L	0.80	ND	86	70-130	3	30	02/25/22	
Propachlor	0.68	0.50	ug/L	0.80	ND	85	70-130	3	30	02/25/22	
Simazine	0.49	1.0	ug/L	0.56	ND	88	70-130	1	30	02/25/22	
Thiobencarb	0.72	1.0	ug/L	0.80	ND	90	70-130	2	30	02/25/22	
Surrogate: 1,3-Dimethyl-2-nitrobenzene	0.93			1.0		93	70-130			02/25/22	
Surrogate: Benzo(a)pyrene-d12	0.99			1.0		99	70-130			02/25/22	
Surrogate: Triphenyl Phosphate	1.1			1.0		110	70-130			02/25/22	

**Matrix Spike (AFB1500-MS1), Source: SFB0277-02**

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**BSK Associates Laboratory Fresno  
Organics Quality Control Report**

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Date Analyzed	Qual
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**EPA 525.3 - Quality Control**

**Batch: AFB1500**

Prepared: 2/24/2022

**Prep Method: EPA 525.3**

Analyst: VTL

**Matrix Spike (AFB1500-MS1), Source: SFB0277-02**

Alachlor	0.73	1.0	ug/L	0.76	ND	95	70-130			02/25/22	
Atrazine	0.36	0.50	ug/L	0.38	ND	94	70-130			02/25/22	
Bromacil	0.45	10	ug/L	0.38	ND	108	70-130			02/25/22	
Butachlor	0.42	0.38	ug/L	0.38	ND	110	70-130			02/25/22	
Dimethoate	2.9	10	ug/L	3.1	ND	95	70-130			02/25/22	
Metolachlor	0.39	0.50	ug/L	0.38	ND	101	70-130			02/25/22	
Metribuzin	0.36	0.50	ug/L	0.38	ND	93	70-130			02/25/22	
Molinate	0.35	2.0	ug/L	0.38	ND	86	70-130			02/25/22	
Propachlor	0.34	0.50	ug/L	0.38	ND	90	70-130			02/25/22	
Simazine	0.25	1.0	ug/L	0.27	ND	81	70-130			02/25/22	
Thiobencarb	0.37	1.0	ug/L	0.38	ND	96	70-130			02/25/22	
Surrogate: 1,3-Dimethyl-2-nitrobenzene	0.90			0.96		95	70-130			02/25/22	
Surrogate: Benzo(a)pyrene-d12	0.95			0.96		100	70-130			02/25/22	
Surrogate: Triphenyl Phosphate	1.1			0.96		117	70-130			02/25/22	

**EPA 531.1 - Quality Control**

**Batch: AFB1169**

Prepared: 2/18/2022

**Prep Method: EPA 531.1**

Analyst: JNG

**Blank (AFB1169-BLK1)**

3-Hydroxycarbofuran	ND	3.0	ug/L							02/18/22	
Aldicarb	ND	3.0	ug/L							02/18/22	
Aldicarb Sulfone	ND	2.0	ug/L							02/18/22	
Aldicarb Sulfoxide	ND	3.0	ug/L							02/18/22	
Carbaryl	ND	5.0	ug/L							02/18/22	
Carbofuran	ND	5.0	ug/L							02/18/22	
Methomyl	ND	2.0	ug/L							02/18/22	
Oxamyl	ND	20	ug/L							02/18/22	

**Blank Spike (AFB1169-BS1)**

3-Hydroxycarbofuran	4.1	3.0	ug/L	4.0	ND	103	80-120			02/18/22	
Aldicarb	2.2	3.0	ug/L	2.0	ND	108	80-120			02/18/22	
Aldicarb Sulfone	3.3	2.0	ug/L	3.2	ND	102	80-120			02/18/22	
Aldicarb Sulfoxide	2.1	3.0	ug/L	2.0	ND	103	80-120			02/18/22	
Carbaryl	4.0	5.0	ug/L	4.0	ND	99	80-120			02/18/22	
Carbofuran	3.6	5.0	ug/L	3.6	ND	101	80-120			02/18/22	
Methomyl	4.1	2.0	ug/L	4.0	ND	103	80-120			02/18/22	
Oxamyl	4.0	20	ug/L	4.0	ND	101	80-120			02/18/22	

**Blank Spike Dup (AFB1169-BSD1)**

3-Hydroxycarbofuran	4.2	3.0	ug/L	4.0	ND	104	80-120	1	20	02/19/22	
Aldicarb	2.3	3.0	ug/L	2.0	ND	115	80-120	6	20	02/19/22	
Aldicarb Sulfone	3.3	2.0	ug/L	3.2	ND	102	80-120	0	20	02/19/22	
Aldicarb Sulfoxide	2.0	3.0	ug/L	2.0	ND	101	80-120	2	20	02/19/22	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

AFB2002 FINAL 03162022 1050

**BSK Associates Laboratory Fresno  
Organics Quality Control Report**

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Date Analyzed	Qual
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**EPA 531.1 - Quality Control**

**Batch: AFB1169**

Prepared: 2/18/2022

**Prep Method: EPA 531.1**

Analyst: JNG

**Blank Spike Dup (AFB1169-BSD1)**

Carbaryl	4.1	5.0	ug/L	4.0	ND	103	80-120	4	20	02/19/22	
Carbofuran	3.7	5.0	ug/L	3.6	ND	103	80-120	2	20	02/19/22	
Methomyl	4.6	2.0	ug/L	4.0	ND	115	80-120	10	20	02/19/22	
Oxamyl	4.2	20	ug/L	4.0	ND	104	80-120	3	20	02/19/22	

**Matrix Spike (AFB1169-MS1), Source: AFB1391-05**

3-Hydroxycarbofuran	4.2	3.0	ug/L	4.0	ND	106	65-135			02/19/22	
Aldicarb	2.3	3.0	ug/L	2.0	ND	116	65-135			02/19/22	
Aldicarb Sulfone	3.4	2.0	ug/L	3.2	ND	105	65-135			02/19/22	
Aldicarb Sulfoxide	2.1	3.0	ug/L	2.0	ND	105	65-135			02/19/22	
Carbaryl	4.2	5.0	ug/L	4.0	ND	106	65-135			02/19/22	
Carbofuran	3.9	5.0	ug/L	3.6	ND	108	65-135			02/19/22	
Methomyl	4.5	2.0	ug/L	4.0	ND	113	65-135			02/19/22	
Oxamyl	4.2	20	ug/L	4.0	ND	104	65-135			02/19/22	

**EPA 549.2 - Quality Control**

**Batch: AFB1043**

Prepared: 2/17/2022

**Prep Method: EPA 549.2**

Analyst: ANM

**Blank (AFB1043-BLK1)**

Diquat	ND	4.0	ug/L							02/17/22	
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**Blank Spike (AFB1043-BS1)**

Diquat	3.6	4.0	ug/L	4.0	ND	90	70-130			02/17/22	
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**Blank Spike Dup (AFB1043-BSD1)**

Diquat	3.7	4.0	ug/L	4.0	ND	93	70-130	3	30	02/17/22	
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**Matrix Spike (AFB1043-MS1), Source: AFB1485-01**

Diquat	0.40	4.0	ug/L	4.0	ND	10	70-130			02/17/22	MS1.0 Low
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**Matrix Spike (AFB1043-MS2), Source: AFB1746-01**

Diquat	ND	4.0	ug/L	4.0	ND	0	70-130			02/17/22	MS1.0 Low
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## Certificate of Analysis

### Notes:

- The Chain of Custody document and Sample Integrity Sheet are part of the analytical report.
- Any remaining sample(s) for testing will be disposed of according to BSK's sample retention policy unless other arrangements are made in advance.
- All positive results for EPA Methods 504.1 and 524.2 require the analysis of a Field Reagent Blank (FRB) to confirm that the results are not a contamination error from field sampling steps. If Field Reagent Blanks were not submitted with the samples, this method requirement has not been performed.
- Samples collected by BSK Analytical Laboratories were collected in accordance with the BSK Sampling and Collection Standard Operating Procedures.
- J-value is equivalent to DNQ (Detected, not quantified) which is a trace value. A trace value is an analyte detected between the MDL and the laboratory reporting limit. This result is of an unknown data quality and is only qualitative (estimated). Baseline noise, calibration curve extrapolation below the lowest calibrator, method blank detections, and integration artifacts can all produce apparent DNQ values, which contribute to the un-reliability of these values.
- (1) - Residual chlorine and pH analysis have a 15 minute holding time for both drinking and waste water samples as defined by the EPA and 40 CFR 136. Waste water and ground water (monitoring well) samples must be field filtered to meet the 15 minute holding time for dissolved metals.
- Field tests are outside the scope of laboratory accreditation and there is no certification available for field testing.
- Summations of analytes (i.e. Total Trihalomethanes) may appear to add individual amounts incorrectly, due to rounding of analyte values occurring before or after the total value is calculated, as well as rounding of the total value.
- RL Multiplier is the factor used to adjust the reporting limit (RL) due to variations in sample preparation procedures and dilutions required for matrix interferences.
- Due to the subjective nature of the Threshold Odor Method, all characterizations of the detected odor are the opinion of the panel of analysts. The characterizations can be found in Standard Methods 2170B Figure 2170:1.
- The MCLs provided in this report (if applicable) represent the primary MCLs for that analyte.
- (2) - Formerly known as Bis(2-Chloroisopropyl) ether.  
Unless otherwise noted, TOC results by SM 5310C method do not include purgeable organic carbon, which is removed along with the inorganic carbon interference. The POC contribution to TOC is considered to be negligible.



Certificate of Analysis

Definitions

mg/L: Milligrams/Liter (ppm)  
 mg/Kg: Milligrams/Kilogram (ppm)  
 µg/L: Micrograms/Liter (ppb)  
 µg/Kg: Micrograms/Kilogram (ppb)  
 %: Percent  
 NR: Non-Reportable

MDL: Method Detection Limit  
 RL: Reporting Limit: DL x Dilution  
 ND: None Detected below MRL/MDL  
 pCi/L: PicoCuries per Liter  
 RL Mult: RL Multiplier  
 MCL: Maximum Contaminant Limit

MDA95: Min. Detected Activity  
 MPN: Most Probable Number  
 CFU: Colony Forming Unit  
 Absent: Less than 1 CFU/100mLs  
 Present: 1 or more CFU/100mLs  
 U: The analyte was not detected at or above the reported sample quantitation limit.

Please see the individual Subcontract Lab's report for applicable certifications.

BSK is not accredited under the NELAP program for the following parameters:

\*\*NA\*\*

**Certifications:** Please refer to our website for a copy of our Accredited Fields of Testing under each certification.

**Fresno**

State of California - ELAP	1180	State of Hawaii	4021
Los Angeles CSD	9254479	NELAP certified	4021-019
State of Nevada	CA000792022-1	State of Oregon - NELAP	4021-019
EPA UCMR5	CA00079	State of Washington	C997-21a

**Sacramento**

State of California - ELAP	2435
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**San Bernardino**

State of California - ELAP	2993	Los Angeles CSD	9254478
NELAP certified	4119-006	State of Oregon - NELAP	4119-006

**Vancouver**

NELAP certified	WA100008-014	State of Oregon - NELAP	WA100008-014
State of Washington	C824-21		



# Sample Integrity

BSK Bottles: Yes No\* Page 1 of 1

COC Info		Yes	No	NA	Were correct containers and preservatives received for the tests requested?			Yes	No	NA
Was temperature within range? Chemistry $\leq 6^{\circ}\text{C}$ Micro $< 8^{\circ}\text{C}$		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If samples were taken today, is there evidence that chilling has begun?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Bubbles Present VOAs (524.2/TTHM/TCP)? TB Received? (Check Method Below)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Did all bottles arrive unbroken and intact?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Was a sufficient amount of sample received?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Did all bottle labels agree with COC?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do samples have a hold time <72 hours?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Was sodium thiosulfate added to CN sample(s) until chlorine was no longer present?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Was PM notified of discrepancies? PM: <u>Seime</u> By/Time: <u>1140</u>			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
250ml(A) 500ml(B) 1Liter(C) 40ml/VOA(V) 125ml(D)		Checks*	Passed?		1	2	3			
Bacti Na <sub>2</sub> S <sub>2</sub> O <sub>3</sub>		—	—							
None (P) White Cap		—	—		1A*					
Cr6 (P) Lt. Green Label/Blue Cap NH <sub>4</sub> OH/(NH <sub>4</sub> ) <sub>2</sub> SO <sub>4</sub> DW		Cl, pH > 8	P	F						
Cr6 (P) Pink Label/Blue Cap NH <sub>4</sub> OH/(NH <sub>4</sub> ) <sub>2</sub> SO <sub>4</sub> WW		pH 9.3-9.7	P	F						
Cr6 (P) Black Label/Blue Cap NH <sub>4</sub> OH/(NH <sub>4</sub> ) <sub>2</sub> SO <sub>4</sub> 7199 ***24 HOUR HOLD TIME***		pH 9.0-9.5	P	F						
HNO <sub>3</sub> (P) Red Cap or HCl (P) Purple Cap/Lt. Blue Label		—	—		1A*, 3C					
H <sub>2</sub> SO <sub>4</sub> (P) or (AG) Yellow Cap/Label		pH < 2	P	F						
NaOH (P) Green Cap		Cl, pH > 10	<input checked="" type="checkbox"/>	F	1A					
NaOH + ZnAc (P)		pH > 9	P	F						
Dissolved Oxygen 300ml (g)		—	—							
None (AG) 608/8081/8082, 625, 632/8321, 8151, 8270		—	—							
HCl (AG) Lt. Blue Label O&G, Diesel, TCP		—	—		3V *	2V				
Ascorbic, EDTA, KH <sub>2</sub> Ct (AG) Pink Label 525		—	—		1C					
Na <sub>2</sub> SO <sub>3</sub> 250mL (AG) Neon Green Label 515		—	—		1A					
Na <sub>2</sub> S <sub>2</sub> O <sub>3</sub> 1 Liter (Brown P) 549		—	—		1C					
Na <sub>2</sub> S <sub>2</sub> O <sub>3</sub> (AG) Blue Label 548, THM, 524		—	—							
Na <sub>2</sub> S <sub>2</sub> O <sub>3</sub> (CG) Blue Label 504, 505, 547		—	—							
Na <sub>2</sub> S <sub>2</sub> O <sub>3</sub> + MCAA (CG) Orange Label 531		pH < 3	P	F	1V					
NH <sub>4</sub> Cl (AG) Purple Label 552		—	—							
EDA (P) or (AG) Brown Label DBPs		—	—							
HCL (CG) 524.2, BTEX, Gas, MTBE, 8260/624		—	—		3V *	2V				
Buffer pH 4 (CG)		—	—							
H <sub>3</sub> PO <sub>4</sub> (CG) Salmon Label		—	—							
Trizma - EPA 537.1 - Field Blank Required		—	—							
Other:										
Asbestos 1L (P) w/ Foil / LL Metals Bottle		—	—							
Bottled Water		—	—							
Clear Glass 125mL / 250mL / 500mL / 1 Liter		—	—							
Solids: Brass / Steel / Plastic Bag		—	—							
Split	Container	Preservative	Date/Time/Initials		Container	Preservative	Date/Time/Initials			
	S P				S P					
	S P				S P					
Comments	*Preservation check completed by lab performing analysis.				✓ Indicates Blanks Received					
	* Air gaps present in VOAs - <u>Eu</u> 2162				504 ___ 524.2 ___ TTHM ___ 537.1 ___ TCP ___					
Initial & Time Labeled by:		✓ MS/MSD Received Method: _____								
Labels Checked by:										

\* 524 + DCP cancelled w/ per Seime  
Eu

Scanned: VCA Rush/Short HT Page: \_\_\_\_\_ Time: \_\_\_\_\_

\* Required Fields

TEMP: 1.1 #67



Client/Company Name \* **Monterey CHD** Report Attention \* **Donna Ferguson** Phone # \* (831) 755-4516 FAX # \* (831) 755-4652  
 Address \* **1270 Natividad** City \* **Salinas** State \* **CA** Zip \* **92076**  
 Project Information: **SANTA LUCIA WATER SOLUTIONS** PO # **1108** Quote # **1108**  
 How would you like your completed results sent?  E-Mail  Fax  EDD  Mail Only  
 Sampler Name Printed / Signature **S. AYALA** QC Request  Level II Result Request \*\* Surcharge  STD  5 Day\*\*  2 Day\*\*  Day\*\*  
 Matrix Types: RSW = Raw Surface Water CFW = Chlorinated Finished Water CWVW = Chlorinated Waste Water BW = Bottled Water  
 RGM = Raw Ground Water FW = Finished Water WW = Waste Water DW = Drinking Water SO = Solid

Sample #	Bottles	Date	Sampled Time	Sample Description / Location *	Matrix *	Comments / Station Code	CA, MG, NA, K, FE,	CYANIDE, PERCHLORATE	1,2,3-TCP	VOCs EPA 524.2	EPA 515,507 BY 525	EPA 531,549	GROSS ALPHA (U IF NEC)	IF NEC: RAD 226 & RAD 228
1		2/15/22	1330	FUJI BROTHERS LLC - WELL	DW	AC 54135	✓	✓	✓	✓	✓	✓	✓	✓
2				TB R/W 1121019 TCP										
3				TB R/W 1221054 SW										

Reinquished by: (Signature and Printed Name) **T. Hodges** Company **MCHD** Date **2/15/22** Time **1600**  
 Reinquished by: (Signature and Printed Name) \_\_\_\_\_ Company \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_  
 Received for Lab by: (Signature and Printed Name) \_\_\_\_\_ Date **2/15/22** Time **1108**  
 Received by: (Signature and Print Name) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_  
 Payment Received at Delivery: \_\_\_\_\_ Amount: \_\_\_\_\_ Check/Cash/Card P/A # \_\_\_\_\_ Int. \_\_\_\_\_  
 Shipping Method: **CAO UPS** **WALK-IN** **SIVC** **FEDEX** **OTHER** Cooling Method: **WET** **BLUE** **NONE** Packing Material: **BW.**

Notice: Payment for services rendered is not herein set due in full within 30 days from when invoiced. If not so paid, account balances are deemed delinquent. Delinquent balances are subject to monthly service/shilling charges and interest calculated at 1.2% per month, 18% per annum. BSK & Associates shall be entitled to recover on delinquent accounts, costs of collection, including attorney's fees incurred prior to or in litigation whether concluded by judgment, settlement, compromise or otherwise. This person signing for the client/company, employee, independent contractor, agent or authorized agent to the client, and the client agrees to be responsible for payment for analytical services on the Chain of Custody. Any modification of the analysis requested, either type or quantities, will be noted and agreed upon the Chain of Custody. The turn around time for any samples received after 3:00 pm will begin the next business day. SFR-0012-00 (Rev 6/16/11)



FW: FAL-24 Attached Image

Jaime LaFave <jlafave@bskassociates.com>

Wed 2/16/2022 2:11 PM

To: Esteban F. Garcia <egarcia@bskassociates.com>; Kylee M. Hubble <khubble@bskassociates.com>; Veronica C. Hernandez <vhernandez@bskassociates.com>

📎 1 attachments (168 KB)

3160\_001.pdf;

Good afternoon,

For this scan I received earlier, please see below.

Thanks!

Jaime LaFave  
Project Manager  
BSK Associates  
3140 Gold Camp Drive, Suite 160  
Rancho Cordova, CA 95670  
[jlafave@bskassociates.com](mailto:jlafave@bskassociates.com)  
P: 916.853.9293 Ex: 145  
C: 916-597-8207  
F: 916.853.9297



---

From: Hodges, Theresa 755-4516 <HodgesTL@co.monterey.ca.us>  
Sent: Wednesday, February 16, 2022 2:09 PM  
To: Jaime LaFave <jlafave@bskassociates.com>  
Cc: Krasa, Amanda 755-4818 <KrasaAL@co.monterey.ca.us>  
Subject: RE: FAL-24 Attached Image

Hi Jamie,  
Please cancel the VOC and TCP tests, they will resample for those.  
Thanks,  
Theresa

---

From: Jaime LaFave <jlafave@bskassociates.com>  
Sent: Wednesday, February 16, 2022 11:29 AM  
To: Hodges, Theresa 755-4516 <HodgesTL@co.monterey.ca.us>  
Cc: Krasa, Amanda 755-4818 <KrasaAL@co.monterey.ca.us>  
Subject: FW: FAL-24 Attached Image  
Importance: High

March 11, 2022

**BSK Associates Engineers & Laboratories**  
 1414 Stanislaus St.  
 Fresno, CA 93706

Lab ID : SP 2202923  
 Customer : 2-22939

### Laboratory Report

**Introduction:** This report package contains total of 3 pages divided into 3 sections:

- Case Narrative (1 pages) : An overview of the work performed at FGL.
- Sample Results (1 page) : Results for each sample submitted.
- Quality Control (1 page) : Supporting Quality Control (QC) results.

### Case Narrative

This Case Narrative pertains to the following samples:

Sample Description	Date Sampled	Date Received	FGL Lab ID #	Matrix
AFB2002-1	02/15/2022	02/23/2022	SP 2202923-001	W

**Sampling and Receipt Information:** All samples were received in acceptable condition and within temperature requirements, unless noted on the Condition Upon Receipt (CUR) form. All samples arrived at room temperature. All samples were prepared and analyzed within the method specified hold time. All samples were checked for pH if acid or base preservation is required (except for VOAs). For details of sample receipt information, please see the attached Chain of Custody and Condition Upon Receipt Form.


**Quality Control:** All samples were prepared and analyzed according to the following tables:

### Radio QC

900.0	03/09/2022:203465 All analysis quality controls are within established criteria
	02/25/2022:202201 All preparation quality controls are within established criteria (performed at FGL-SP ELAP# 1573)

**Certification::** I certify that this data package is in compliance with ELAP standards, both technically and for completeness, except for any conditions listed above. Release of the data contained in this data package is authorized by the Laboratory Director or his designee, as verified by the following electronic signature.

KD:MKH

Approved By **Kelly A. Dunnahoo, B.S.**  Digitally signed by Kelly A. Dunnahoo, B.S.  
 Title: Laboratory Director  
 Date: 2022-03-11



March 11, 2022

Lab ID : SP 2202923-001  
Customer ID : 2-22939

**BSK Associates Engineers & Laboratories**

1414 Stanislaus St.  
Fresno, CA 93706

Sampled On : February 15, 2022-13:30  
Sampled By : S.Ayala  
Received On : February 23, 2022-09:58  
Matrix : Water

Description : AFB2002-1  
Project : BSK Associates AFB2002

**Sample Result - Radio**

Constituent	Result ± Error	MDA	Units	MCL/AL	Sample Preparation		Sample Analysis	
					Method	Date/ID	Method	Date/ID
<b>Radio Chemistry</b>								
Gross Alpha	3.91 ± 0.953	0.792	pCi/L	15/5	900.0	02/25/22-07:00 2P2202201	900.0	03/09/22-13:57 2A2203465

ND=Non-Detected. PQL=Practical Quantitation Limit. \* PQL adjusted for dilution.

MDA = Minimum Detectable Activity (Calculated at the 95% confidence level) = Data utilized by DHS to determine matrix interference.  
MCL / AL = Maximum Contamination Level / Action Level. Alpha's Action Level of 5 pCi/L is based on the Assigned Value (AV).  
AV = Assigned Value(Gross Alpha Result + (0.84 x Error)). CCR Section 64442: Drinking Water Compliance Note: Do the following  
If Gross Alpha's (AV) exceeds 5 pCi/L run Uranium. If Gross Alpha's (AV) minus Uranium exceeds 5 pCi/L run Radium 226.

Drinking Water Compliance:  
Gross Alpha (AV) minus Uranium is less than or equal to 15 pCi/L  
Uranium is less than or equal to 20 pCi/L  
Radium 226 + Radium 228 is less than or equal to 5 pCi/L

Note: Samples are held for 3-6 months prior to disposal.





March 11, 2022  
BSK Associates Engineers & Laboratories

Lab ID : SP 2202923  
Customer : 2-22939

**Quality Control - Radio**

Constituent	Method	Date/ID	Type	Units	Conc.	QC Data	DQO	Note
<b>Radio</b>								
Alpha	900.0	03/09/22:203465JCA	CCV CCB	cpm cpm	7563	41.9 % 0.1400	35-47 0.17	
Gross Alpha	900.0	02/25/22:202201jca  (SP 2202992-001)	Blank LCS MS MSD MSRPD	pCi/L pCi/L pCi/L pCi/L pCi/L	 201.1 201.1 201.1 201.1	 0.95 95.7 % 98.8 % 99.6 % 0.8%	 3 75-125 60-140 60-140 ≤30	
<b>Definition</b>								
CCV : Continuing Calibration Verification - Analyzed to verify the instrument calibration is within criteria.								
CCB : Continuing Calibration Blank - Analyzed to verify the instrument baseline is within criteria.								
Blank : Method Blank - Prepared to verify that the preparation process is not contributing contamination to the samples.								
LCS : Laboratory Control Standard/Sample - Prepared to verify that the preparation process is not affecting analyte recovery.								
MS : Matrix Spikes - A random sample is spiked with a known amount of analyte. The recoveries are an indication of how that sample matrix affects analyte recovery.								
MSD : Matrix Spike Duplicate of MS/MSD pair - A random sample duplicate is spiked with a known amount of analyte. The recoveries are an indication of how that sample matrix affects analyte recovery.								
MSRPD : MS/MSD Relative Percent Difference (RPD) - The MS relative percent difference is an indication of precision for the preparation and analysis.								
DQO : Data Quality Objective - This is the criteria against which the quality control data is compared.								



SUBCONTRACT ORDER  
AFB2002

2202923

SENDING LABORATORY:

BSK Associates Laboratory Fresno  
1414 Stanislaus St  
Fresno, CA 93706  
Phone: 559-497-2888  
Fax: 559-485-6935  
Project Manager: Jaime Lee LaFave  
E-mail: jlafave@bskassociates.com

RECEIVING LABORATORY:

FGL Environmental  
P.O. Box 272 / 853 Corporation  
Santa Paula, CA 93060  
Phone: (805) 392-2000  
Fax: (805) 525-4172  
Turnaround (Days): Standard  
QC Deliverables: I Std III IV

Sample ID	Samp Desc	Sample Date
AFB2002-01	FUJI BROTHERS LLC - WELL	02/15/2022 13:30

Sample Alias: AC 54135

Lab Matrix: Water

No PS Code at this time.

Analysis:

EXT-Gross Alpha

Sampler: S. Ayala

Released By	Date	Received By	Date
[Signature]	2.22.22	[Signature]	2/23/22
[Signature]	2/23/22	[Signature]	2/23/22

### Condition Upon Receipt (Attach to COC) SP 2202923

**Sample Receipt at SP:**

- 1. Number of ice chests/packages received: 1
- 2. Shipper tracking numbers 556139361


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- 3. Were samples received in a chilled condition?  
Temps: RRT / / / / / / /
- 4. Surface water (SWTR) bact samples: A sample that has a temperature upon receipt of >10C, whether iced or not, should be flagged unless the time since sample collection has been less than two hours.
- 5. Do the number of bottles received agree with the COC?  Yes  No  N/A
- 6. Verify sample date, time, sampler  Yes  No  N/A
- 7. Were the samples received intact? (i.e. no broken bottles, leaks, etc.)  Yes  No
- 8. Were sample custody seals intact?  Yes  No  N/A

**Sample Verification, Labeling and Distribution:**

- 1. Were all requested analyses understood and acceptable?  Yes  No
- 2. Did bottle labels correspond with the client's ID's?  Yes  No
- 3. Were all bottles requiring sample preservation properly preserved?  Yes  No  N/A **FGL**  
[Exception: Oil & Grease, VOA and CrVI verified in lab]
- 4. VOAs checked for Headspace?  Yes  No  N/A
- 5. Were all analyses within holding times at time of receipt?  Yes  No
- 6. Have rush or project due dates been checked and accepted?  Yes  No  N/A

Include a copy of the COC for lab delivery. (Bacti. Inorganics and Radio)

Sample Receipt, Login and Verification completed by: \_\_\_\_\_  
Reviewed and Approved By **Daisy Aguayo**  Digitally signed by Daisy Aguayo  
Title: Sample Receiving  
Date: 02/24/2022-17:27:19

**Discrepancy Documentation:**

Any items above which are "No" or do not meet specifications (i.e. temps) must be resolved.

1. Person Contacted: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
 Initiated By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Problem: \_\_\_\_\_  
 Resolution: \_\_\_\_\_

2. Person Contacted: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
 Initiated By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Problem: \_\_\_\_\_  
 Resolution: \_\_\_\_\_

(2022939)  
BSK Associates  
**SP 2202923**  
DA0-02/24/2022-17:27:19



# MONTEREY COUNTY HEALTH DEPARTMENT

## Consolidated Chemistry Laboratory

1270 Natividad Road, Salinas, CA 93906  
Phone (831)755-4516 Fax (831) 755-4652

ELAP Certification Number: 1395

Santa Lucia Water Solutions

santaluciawatersolutions@gmail.com

Attn: Sandy Ayala

Friday, March 4, 2022

**Lab Number: AC54236**

**Client Code: SANTALUCIA**

Sample Site: FUJI BROS LLC - WELL

Collection Date/Time: 2/17/2022 13:30

Source Code:

Submittal Date/Time: 2/17/2022 14:05

Sample ID:

Sample Collector: AYALA S

Sample Comments: Replacement Drinking Water. Copy sent to Monterey County Environmental Health. Receiving temperature 8.1 °C.

Analyte	Method	Unit	Result	PQL	Date Analyzed
1,2,3-TCP by PT-GC/MS	Attached	Attached	<b>Completed</b>	Attached	2/19/2022
524.2, Volatile Organic Compound	Attached	Attached	<b>Completed</b>	Attached	2/18/2022

Report approved by:

Handwritten signature of Donna Ferguson in cursive.

Donna Ferguson, Ph.D, P.H.M  
Laboratory Director

mg/L: Milligrams per liter (=ppm)

ug/L : Micrograms per liter (=ppb)

\* : Primary Standards

PQL : Practical Quantitation Limit

MCL : Maximum Contaminant Level

ND : Not Detected

\*\* : Secondary Standards



BSK Associates Laboratory Fresno  
1414 Stanislaus St  
Fresno, CA 93706  
559-497-2888 (Main)

**AFB2240**

**3/02/2022**

Invoice: AF05728

Donna Ferguson, PhD  
Monterey CHD  
1270 Natividad Rd. Rm A15  
Salinas, CA 93906

**RE: Report for AFB2240 Santa Lucia Water Solutions**

Dear Donna Ferguson, PhD,

Thank you for using BSK Associates for your analytical testing needs. In the following pages, you will find the test results for the samples submitted to our laboratory on 2/18/2022. The results have been approved for release by our Laboratory Director as indicated by the authorizing signature below.

The samples were analyzed for the test(s) indicated on the Chain of Custody (see attached) and the results relate only to the samples analyzed. BSK certifies that the testing was performed in accordance with the quality system requirements specified in the 2016 TNI Standard. Any deviations from this standard or from the method requirements for each test procedure performed will be annotated alongside the analytical result or noted in the Case Narrative. Unless otherwise noted, the sample results are reported on an "as received" basis.

This certificate of analysis shall not be reproduced except in full, without written approval of the laboratory.

If additional clarification of any information is required, please contact your Project Manager, Jaime Lee LaFave, at 559-497-2888.

Thank you again for using BSK Associates. We value your business and appreciate your loyalty.

Sincerely,

Jaime Lee LaFave, Project Manager



Accredited in Accordance with NELAP  
ORELAP #4021

*The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.*

AFB2240 FINAL 03022022 1038



Case Narrative

Project and Report Details Invoice Details

Client: Monterey CHD
Report To: Donna Ferguson, PhD
Project #: Santa Lucia Water Solutions
Received: 2/18/2022 - 09:35
Report Due: 3/07/2022

Invoice To: Monterey CHD
Invoice Attn: Donna Ferguson, PhD
Project PO#: DO 4000 0000022690

Sample Receipt Conditions

Cooler: Default Cooler
Temperature on Receipt °C: 1.3
Containers Intact
COC/Labels Agree
Received On Blue Ice
Packing Material - Other
Sample(s) were received in temperature range.
Initial receipt at BSK-FAL

Data Qualifiers

The following qualifiers have been applied to one or more analytical results:

\*\*\*None applied\*\*\*

Report Distribution

Table with 3 columns: Recipient(s), Report Format, CC. Row 1: Theresa Hodges, FINAL.RPT, CC:



**Certificate of Analysis**

**Sample ID:** AFB2240-01

**Sampled By:** S. Ayala

**Sample Description:** FUJI BROTHERS LLC - WELL // AC 54236

**Sample Date - Time:** 02/17/2022 - 13:30

**Matrix:** Drinking Water

**Sample Type:** Grab

**BSK Associates Laboratory Fresno**

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b><u>Volatiles Organics (SDWA Regulated) by GC-MS</u></b>									
1,1,1-Trichloroethane	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
1,1,2,2-Tetrachloroethane	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
1,1,2-Trichloro-1,2,2-trifluoroethane	EPA 524.2	ND	10	ug/L	1	AFB1180	02/18/22	02/18/22	
1,1,2-Trichloroethane	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
1,1-Dichloroethane	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
1,1-Dichloroethene	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
1,2,4-Trichlorobenzene	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
1,2-Dichlorobenzene	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
1,2-Dichloroethane	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
1,2-Dichloropropane	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
1,4-Dichlorobenzene	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
Benzene	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
Carbon Tetrachloride	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
Chlorobenzene	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
cis-1,2-Dichloroethene	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
cis-1,3-Dichloropropene	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
Dichloromethane	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
Ethylbenzene	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
m,p-Xylenes	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
Methyl-t-butyl ether	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
o-Xylene	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
Styrene	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
Tetrachloroethene (PCE)	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
Toluene	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
trans-1,2-Dichloroethene	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
trans-1,3-Dichloropropene	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
Trichloroethene (TCE)	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
Trichlorofluoromethane	EPA 524.2	ND	5.0	ug/L	1	AFB1180	02/18/22	02/18/22	
Vinyl Chloride	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
Total 1,3-Dichloropropene	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
Total Xylenes	EPA 524.2	ND	0.50	ug/L	1	AFB1180	02/18/22	02/18/22	
Surrogate: 1,2-Dichlorobenzene-d4	EPA 524.2	104 %							Acceptable range: 70-130 %
Surrogate: Bromofluorobenzene	EPA 524.2	103 %							Acceptable range: 70-130 %
<b><u>1,2,3-Trichloropropane by GC-MS SIM</u></b>									
1,2,3-Trichloropropane	SRL 524M-TCP	ND	0.0050	ug/L	1	AFB1211	02/19/22	02/19/22	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



**BSK Associates Laboratory Fresno  
Organics Quality Control Report**

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Date Analyzed	Qual
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**EPA 524.2 - Quality Control**

Batch: AFB1180  
Prep Method: EPA 524.2

Prepared: 2/18/2022  
Analyst: ANM

**Blank (AFB1180-BLK1)**

1,1,1-Trichloroethane	ND	0.50	ug/L							02/18/22	
1,1,2,2-Tetrachloroethane	ND	0.50	ug/L							02/18/22	
1,1,2-Trichloro-1,2,2-trifluoroethane	ND	10	ug/L							02/18/22	
1,1,2-Trichloroethane	ND	0.50	ug/L							02/18/22	
1,1-Dichloroethane	ND	0.50	ug/L							02/18/22	
1,1-Dichloroethene	ND	0.50	ug/L							02/18/22	
1,2,4-Trichlorobenzene	ND	0.50	ug/L							02/18/22	
1,2-Dichlorobenzene	ND	0.50	ug/L							02/18/22	
1,2-Dichloroethane	ND	0.50	ug/L							02/18/22	
1,2-Dichloropropane	ND	0.50	ug/L							02/18/22	
1,4-Dichlorobenzene	ND	0.50	ug/L							02/18/22	
Benzene	ND	0.50	ug/L							02/18/22	
Carbon Tetrachloride	ND	0.50	ug/L							02/18/22	
Chlorobenzene	ND	0.50	ug/L							02/18/22	
cis-1,2-Dichloroethene	ND	0.50	ug/L							02/18/22	
cis-1,3-Dichloropropene	ND	0.50	ug/L							02/18/22	
Dichloromethane	ND	0.50	ug/L							02/18/22	
Ethylbenzene	ND	0.50	ug/L							02/18/22	
m,p-Xylenes	ND	0.50	ug/L							02/18/22	
Methyl-t-butyl ether	ND	0.50	ug/L							02/18/22	
o-Xylene	ND	0.50	ug/L							02/18/22	
Styrene	ND	0.50	ug/L							02/18/22	
Tetrachloroethene (PCE)	ND	0.50	ug/L							02/18/22	
Toluene	ND	0.50	ug/L							02/18/22	
trans-1,2-Dichloroethene	ND	0.50	ug/L							02/18/22	
trans-1,3-Dichloropropene	ND	0.50	ug/L							02/18/22	
Trichloroethene (TCE)	ND	0.50	ug/L							02/18/22	
Trichlorofluoromethane	ND	5.0	ug/L							02/18/22	
Vinyl Chloride	ND	0.50	ug/L							02/18/22	
Total 1,3-Dichloropropene	ND	0.50	ug/L							02/18/22	
Total Xylenes	ND	0.50	ug/L							02/18/22	
Surrogate: 1,2-Dichlorobenzene-d4	50			50		99	70-130			02/18/22	
Surrogate: Bromofluorobenzene	50			50		101	70-130			02/18/22	

**Blank Spike (AFB1180-BS1)**

1,1,1-Trichloroethane	12	0.50	ug/L	10	ND	119	70-130			02/18/22	
1,1,2,2-Tetrachloroethane	12	0.50	ug/L	10	ND	115	70-130			02/18/22	
1,1,2-Trichloro-1,2,2-trifluoroethane	12	10	ug/L	10	ND	116	70-130			02/18/22	
1,1,2-Trichloroethane	12	0.50	ug/L	10	ND	118	70-130			02/18/22	
1,1-Dichloroethane	12	0.50	ug/L	10	ND	125	70-130			02/18/22	
1,1-Dichloroethene	13	0.50	ug/L	10	ND	126	70-130			02/18/22	
1,2,4-Trichlorobenzene	11	0.50	ug/L	10	ND	109	70-130			02/18/22	
1,2-Dichlorobenzene	11	0.50	ug/L	10	ND	112	70-130			02/18/22	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



**BSK Associates Laboratory Fresno**  
**Organics Quality Control Report**

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Date Analyzed	Qual
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**EPA 524.2 - Quality Control**

Batch: AFB1180

Prepared: 2/18/2022

Prep Method: EPA 524.2

Analyst: ANM

**Blank Spike (AFB1180-BS1)**

1,2-Dichloroethane	12	0.50	ug/L	10	ND	117	70-130			02/18/22	
1,2-Dichloropropane	12	0.50	ug/L	10	ND	123	70-130			02/18/22	
1,4-Dichlorobenzene	11	0.50	ug/L	10	ND	113	70-130			02/18/22	
Benzene	12	0.50	ug/L	10	ND	119	70-130			02/18/22	
Carbon Tetrachloride	12	0.50	ug/L	10	ND	121	70-130			02/18/22	
Chlorobenzene	12	0.50	ug/L	10	ND	115	70-130			02/18/22	
cis-1,2-Dichloroethene	12	0.50	ug/L	10	ND	121	70-130			02/18/22	
cis-1,3-Dichloropropene	12	0.50	ug/L	10	ND	118	70-130			02/18/22	
Dichloromethane	13	0.50	ug/L	10	ND	127	70-130			02/18/22	
Ethylbenzene	12	0.50	ug/L	10	ND	116	70-130			02/18/22	
m,p-Xylenes	23	0.50	ug/L	20	ND	114	70-130			02/18/22	
Methyl-t-butyl ether	22	0.50	ug/L	20	ND	109	70-130			02/18/22	
o-Xylene	12	0.50	ug/L	10	ND	115	70-130			02/18/22	
Styrene	12	0.50	ug/L	10	ND	118	70-130			02/18/22	
Tetrachloroethene (PCE)	12	0.50	ug/L	10	ND	116	70-130			02/18/22	
Toluene	12	0.50	ug/L	10	ND	116	70-130			02/18/22	
trans-1,2-Dichloroethene	13	0.50	ug/L	10	ND	125	70-130			02/18/22	
trans-1,3-Dichloropropene	11	0.50	ug/L	10	ND	114	70-130			02/18/22	
Trichloroethene (TCE)	12	0.50	ug/L	10	ND	117	70-130			02/18/22	
Trichlorofluoromethane	11	5.0	ug/L	10	ND	115	70-130			02/18/22	
Vinyl Chloride	12	0.50	ug/L	10	ND	120	70-130			02/18/22	
Surrogate: 1,2-Dichlorobenzene-d4	51			50		101	70-130			02/18/22	
Surrogate: Bromofluorobenzene	52			50		103	70-130			02/18/22	

**Blank Spike Dup (AFB1180-BSD1)**

1,1,1-Trichloroethane	11	0.50	ug/L	10	ND	109	70-130	9	30	02/18/22	
1,1,2,2-Tetrachloroethane	11	0.50	ug/L	10	ND	105	70-130	9	30	02/18/22	
1,1,2-Trichloro-1,2,2-trifluoroethane	11	10	ug/L	10	ND	105	70-130	9	30	02/18/22	
1,1,2-Trichloroethane	11	0.50	ug/L	10	ND	107	70-130	10	30	02/18/22	
1,1-Dichloroethane	11	0.50	ug/L	10	ND	114	70-130	9	30	02/18/22	
1,1-Dichloroethene	11	0.50	ug/L	10	ND	115	70-130	9	30	02/18/22	
1,2,4-Trichlorobenzene	9.9	0.50	ug/L	10	ND	99	70-130	10	30	02/18/22	
1,2-Dichlorobenzene	10	0.50	ug/L	10	ND	102	70-130	10	30	02/18/22	
1,2-Dichloroethane	11	0.50	ug/L	10	ND	107	70-130	9	30	02/18/22	
1,2-Dichloropropane	11	0.50	ug/L	10	ND	113	70-130	8	30	02/18/22	
1,4-Dichlorobenzene	10	0.50	ug/L	10	ND	102	70-130	10	30	02/18/22	
Benzene	11	0.50	ug/L	10	ND	110	70-130	8	30	02/18/22	
Carbon Tetrachloride	11	0.50	ug/L	10	ND	110	70-130	9	30	02/18/22	
Chlorobenzene	10	0.50	ug/L	10	ND	105	70-130	9	30	02/18/22	
cis-1,2-Dichloroethene	11	0.50	ug/L	10	ND	110	70-130	9	30	02/18/22	
cis-1,3-Dichloropropene	11	0.50	ug/L	10	ND	107	70-130	10	30	02/18/22	
Dichloromethane	11	0.50	ug/L	10	ND	113	70-130	11	30	02/18/22	
Ethylbenzene	10	0.50	ug/L	10	ND	105	70-130	10	30	02/18/22	

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

AFB2240 FINAL 03022022 1038



**BSK Associates Laboratory Fresno  
Organics Quality Control Report**

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Date Analyzed	Qual
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**EPA 524.2 - Quality Control**

Batch: AFB1180

Prepared: 2/18/2022

Prep Method: EPA 524.2

Analyst: ANM

**Blank Spike Dup (AFB1180-BSD1)**

m,p-Xylenes	21	0.50	ug/L	20	ND	104	70-130	9	30	02/18/22	
Methyl-t-butyl ether	20	0.50	ug/L	20	ND	100	70-130	8	30	02/18/22	
o-Xylene	10	0.50	ug/L	10	ND	105	70-130	9	30	02/18/22	
Styrene	11	0.50	ug/L	10	ND	107	70-130	9	30	02/18/22	
Tetrachloroethene (PCE)	11	0.50	ug/L	10	ND	106	70-130	9	30	02/18/22	
Toluene	11	0.50	ug/L	10	ND	107	70-130	8	30	02/18/22	
trans-1,2-Dichloroethene	11	0.50	ug/L	10	ND	114	70-130	9	30	02/18/22	
trans-1,3-Dichloropropene	10	0.50	ug/L	10	ND	104	70-130	9	30	02/18/22	
Trichloroethene (TCE)	11	0.50	ug/L	10	ND	107	70-130	9	30	02/18/22	
Trichlorofluoromethane	10	5.0	ug/L	10	ND	105	70-130	9	30	02/18/22	
Vinyl Chloride	11	0.50	ug/L	10	ND	109	70-130	9	30	02/18/22	
Surrogate: 1,2-Dichlorobenzene-d4	51			50		101	70-130			02/18/22	
Surrogate: Bromofluorobenzene	51			50		102	70-130			02/18/22	

**SRL 524M-TCP - Quality Control**

Batch: AFB1211

Prepared: 2/19/2022

Prep Method: no prep-volatiles

Analyst: JNG

**Blank (AFB1211-BLK1)**

1,2,3-Trichloropropane	ND	0.0050	ug/L							02/19/22	
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**Blank Spike (AFB1211-BS1)**

1,2,3-Trichloropropane	0.0047	0.0050	ug/L	0.0050	ND	94	80-120			02/19/22	
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**Blank Spike Dup (AFB1211-BSD1)**

1,2,3-Trichloropropane	0.0045	0.0050	ug/L	0.0050	ND	90	80-120	4	30	02/19/22	
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**Duplicate (AFB1211-DUP1), Source: AFB2240-01**

1,2,3-Trichloropropane	ND	0.0050	ug/L		ND				20	02/19/22	
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The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

## Certificate of Analysis

### Notes:

- The Chain of Custody document and Sample Integrity Sheet are part of the analytical report.
- Any remaining sample(s) for testing will be disposed of according to BSK's sample retention policy unless other arrangements are made in advance.
- All positive results for EPA Methods 504.1 and 524.2 require the analysis of a Field Reagent Blank (FRB) to confirm that the results are not a contamination error from field sampling steps. If Field Reagent Blanks were not submitted with the samples, this method requirement has not been performed.
- Samples collected by BSK Analytical Laboratories were collected in accordance with the BSK Sampling and Collection Standard Operating Procedures.
- J-value is equivalent to DNQ (Detected, not quantified) which is a trace value. A trace value is an analyte detected between the MDL and the laboratory reporting limit. This result is of an unknown data quality and is only qualitative (estimated). Baseline noise, calibration curve extrapolation below the lowest calibrator, method blank detections, and integration artifacts can all produce apparent DNQ values, which contribute to the un-reliability of these values.
- (1) - Residual chlorine and pH analysis have a 15 minute holding time for both drinking and waste water samples as defined by the EPA and 40 CFR 136. Waste water and ground water (monitoring well) samples must be field filtered to meet the 15 minute holding time for dissolved metals.
- Field tests are outside the scope of laboratory accreditation and there is no certification available for field testing.
- Summations of analytes (i.e. Total Trihalomethanes) may appear to add individual amounts incorrectly, due to rounding of analyte values occurring before or after the total value is calculated, as well as rounding of the total value.
- RL Multiplier is the factor used to adjust the reporting limit (RL) due to variations in sample preparation procedures and dilutions required for matrix interferences.
- Due to the subjective nature of the Threshold Odor Method, all characterizations of the detected odor are the opinion of the panel of analysts. The characterizations can be found in Standard Methods 2170B Figure 2170:1.
- The MCLs provided in this report (if applicable) represent the primary MCLs for that analyte.
- (2) - Formerly known as Bis(2-Chloroisopropyl) ether.  
Unless otherwise noted, TOC results by SM 5310C method do not include purgeable organic carbon, which is removed along with the inorganic carbon interference. The POC contribution to TOC is considered to be negligible.



Certificate of Analysis

Definitions

mg/L: Milligrams/Liter (ppm)  
 mg/Kg: Milligrams/Kilogram (ppm)  
 µg/L: Micrograms/Liter (ppb)  
 µg/Kg: Micrograms/Kilogram (ppb)  
 %: Percent  
 NR: Non-Reportable

MDL: Method Detection Limit  
 RL: Reporting Limit: DL x Dilution  
 ND: None Detected below MRL/MDL  
 pCi/L: PicoCuries per Liter  
 RL Mult: RL Multiplier  
 MCL: Maximum Contaminant Limit

MDA95: Min. Detected Activity  
 MPN: Most Probable Number  
 CFU: Colony Forming Unit  
 Absent: Less than 1 CFU/100mLs  
 Present: 1 or more CFU/100mLs  
 U: The analyte was not detected at or above the reported sample quantitation limit.

Please see the individual Subcontract Lab's report for applicable certifications.

BSK is not accredited under the NELAP program for the following parameters:

1,2,3-Trichloropropane

**Certifications:** Please refer to our website for a copy of our Accredited Fields of Testing under each certification.

**Fresno**

State of California - ELAP	1180	State of Hawaii	4021
Los Angeles CSD	9254479	NELAP certified	4021-019
State of Nevada	CA000792022-1	State of Oregon - NELAP	4021-019
EPA UCMR5	CA00079	State of Washington	C997-21a

**Sacramento**

State of California - ELAP	2435
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**San Bernardino**

State of California - ELAP	2993	Los Angeles CSD	9254478
NELAP certified	4119-006	State of Oregon - NELAP	4119-006

**Vancouver**

NELAP certified	WA100008-014	State of Oregon - NELAP	WA100008-014
State of Washington	C824-21		



# Sample Integrity

BSK Bottles: Yes No Page 1 of 1

COC Info		Was temperature within range? Chemistry $\leq 6^{\circ}\text{C}$ Micro $< 8^{\circ}\text{C}$			Were correct containers and preservatives received for the tests requested?		
		<u>Yes</u>	No	NA	<u>Yes</u>	No	NA
		<u>Yes</u>	No	NA	<u>Yes</u>	No	NA
		<u>Yes</u>	No		<u>Yes</u>	No	
		<u>Yes</u>	No		<u>Yes</u>	No	
		Yes	<u>NA</u>		Yes	No	<u>NA</u>
		250ml(A) 500ml(B) 1Liter(C) 40mlVOA(V) 125ml(D)	Checks*	Passed?	1	2	3
		Bacti Na <sub>2</sub> S <sub>2</sub> O <sub>3</sub>	—	—			
		None (P) White Cap	—	—			
		Cr6 (P) Lt. Green Label/Blue Cap NH <sub>4</sub> OH(NH <sub>4</sub> ) <sub>2</sub> SO <sub>4</sub> DW	Cl, pH > 8	P F			
		Cr6 (P) Pink Label/Blue Cap NH <sub>4</sub> OH(NH <sub>4</sub> ) <sub>2</sub> SO <sub>4</sub> WW	pH 9.3-9.7	P F			
		Cr6 (P) Black Label/Blue Cap NH <sub>4</sub> OH(NH <sub>4</sub> ) <sub>2</sub> SO <sub>4</sub> 7199 ***24 HOUR HOLD TIME***	pH 9.0-9.5	P F			
		HNO <sub>3</sub> (P) Red Cap or HCl (P) Purple Cap/Lt. Blue Label	—	—			
		H <sub>2</sub> SO <sub>4</sub> (P) or (AG) Yellow Cap/Label	pH < 2	P F			
		NaOH (P) Green Cap	Cl, pH > 10	P F			
		NaOH + ZnAc (P)	pH > 9	P F			
		Dissolved Oxygen 300ml (g)	—	—			
		None (AG) 608/8081/8082, 625, 632/8321, 8151, 8270	—	—			
		HCl (AG) Lt. Blue Label O&G, Diesel, TCP	—	—	3V	2VTB	
		Ascorbic, EDTA, KH <sub>2</sub> Ct (AG) Pink Label 525	—	—			
		Na <sub>2</sub> SO <sub>3</sub> 250mL (AG) Neon Green Label 515	—	—			
		Na <sub>2</sub> S <sub>2</sub> O <sub>3</sub> 1 Liter (Brown P) 549	—	—			
		Na <sub>2</sub> S <sub>2</sub> O <sub>3</sub> (AG) Blue Label 548, THM, 524	—	—			
		Na <sub>2</sub> S <sub>2</sub> O <sub>3</sub> (CG) Blue Label 504, 505, 547	—	—			
		Na <sub>2</sub> S <sub>2</sub> O <sub>3</sub> + MCAA (CG) Orange Label 531	pH < 3	P F			
		NH <sub>4</sub> Cl (AG) Purple Label 552	—	—			
		EDA (P) or (AG) Brown Label DBPs	—	—			
		HCL (CG) 524.2, BTEX, Gas, MTBE, 8260/624	—	—	3V	2VTB	
		Buffer pH 4 (CG)	—	—			
		H <sub>3</sub> PO <sub>4</sub> (CG) Salmon Label	—	—			
		Trizma - EPA 537.1 - Field Blank Required					
		Other:					
		Asbestos 1L (P) w/ Foil / LL Metals Bottle	—	—			
		Bottled Water	—	—			
		Clear Glass 125mL / 250mL / 500mL / 1 Liter	—	—			
		Solids: Brass / Steel / Plastic Bag	—	—			
Split		Container	Preservative	Date/Time/Initials	Container	Preservative	Date/Time/Initials
	S P				S P		
Comments	*Preservation check completed by lab performing analysis.				✓ Indicates Blanks Received		
					504 ___ 524.2 ___ TTHM ___ 537.1 ___ TCP ___		
				✓ MS/MSD Received Method: _____			

NH<sub>2</sub>-18-22

# BSK ANALYTICAL LABORATORIES

1414 Stanislaus Street, Fresno, CA 93706-1623  
 (559) 497-2888 • FAX (559) 497-2893 • www.bsklabs.com

\* Required Fields

TEMP: 1.34#53 BTBW  
 GLS



Client/Company Name \*: **Monterey CHD** Report Attention \*: **Donna Ferguson** Phone # #: (831) 755-4516 FAX # #: (831) 755-4652  
 Address \*: **1270 Natividad** City \*: **Saltinas** State \*: **CA** Zip \*: **CA** E-mail: **ANALYSIS REQUESTED**

Project Information: **SANTA LUCIA WATER SOLUTIONS** PO # **Quote #**  
 How would you like your completed results sent?  E-Mail  Fax  EDD  Mail Only  
 Carbon Copies:  CDHS  Fresno Co  EPA  Merced Co  Tulare Co  Other:

Sampler Name Printed / Signature: **S. AYALA** QC Request  Result Request:  Surcharge  STD  Level II  STD  5 Day\*\*  2 Day\*\*  1 Day\*\*  
 Regulatory Compliance Electronic Data Transfer:  Y  N  System No. \* **TBD**

Matrix Types: **RSW = Raw Surface Water CFW = Chlorinated Finished Water CW/W = Chlorinated Waste Water BW = Bottled Water**  
**RGW = Raw Ground Water FW = Finished Water W/W = Waste Water SW = Storm Water DW = Drinking Water SO = Solid**

Sample #	Bottles	Date	Time	Sample Description / Location *	Matrix *	Comments / Station Code	Received by (Signature and Print Name)	Date	Time	Company
		2/17/22	1330	FUJI BROS LLC - WELL	DW	AC 54236		2/17/22	1600	MCHD
				REPLACEMENT						
				534TBlot 0122027						
				<del>2-18-22</del>						
				<del>with</del>						
Relinquished by: (Signature and Printed Name) <b>T. Hodges</b> Company <b>MCHD</b> Date <b>2/17/22</b> Time <b>1600</b> Relinquished by: (Signature and Printed Name) _____ Company _____ Date _____ Time _____ Received by: (Signature and Print Name) _____ Date _____ Time _____ Company _____										
Received for Lab by: (Signature and Printed Name) _____ Date _____ Time _____ Shipping Method: <b>CAO UPS GSO WALK-IN SIVC FED EX OTHER</b> Cooling Method: <b>WET BLUE NONE</b> Packing Material: _____ Payment Received at Delivery: _____ Date _____ Amount: _____ Check/Cash/Card PIA # _____ Int. _____										

Notice: Payment for services rendered as noted herein are due in full within 30 days from when invoiced. If not so paid, account balances are deemed delinquent. Delinquent balances are subject to monthly service-charging charges and interest calculated at 1.12% per month, 1.8% per annum. BSK & Associates shall be entitled to recover on delinquent accounts, costs of collections, including attorney's fees incurred prior to or in litigation, whether concluded by judgment, settlement, compromise or otherwise. The person signing for the client/company responsible, including website, that they are either the Client or authorized agent to the Client, and the Client agrees to be responsible for payment for analytical services on this Chain of Custody. Any modification of the analysis requested, either type or quantities, will be noted and agreed upon this Chain of Custody. The turn around time for any samples received after 3:00 pm will begin the next business day. SF-F-407206 (6/6/2014)

595 Airport Blvd.  
Watsonville, CA 95076  
(831) 724-1338

# MAGGIORA BROS. DRILLING, INC.

2001 Shelton Drive  
Hollister, CA 95023  
(831) 637-8228

## WELL TEST REPORT

A. **Customer:** MARK CAZARES Telephone: 831-757-2790  
Mail address: 1247 SAN JUAN RD, WATSONVILLE, CA 95076  
Well Location: 1247 SAN JUAN RD, WATSONVILLE, CA 95076 APN: \_\_\_\_\_  
Drilled By: \_\_\_\_\_ Date: \_\_\_\_\_

B. **Well Data:**

Depth of Well:	_____	Source (see codes):			
Diameter of Casing:	<u>12" STEEL</u>	<input type="checkbox"/> MDT	<input type="checkbox"/> CR	<input type="checkbox"/> OR	<input checked="" type="checkbox"/> NM
Depth of Perforation:	_____	<input checked="" type="checkbox"/> MDT	<input type="checkbox"/> CR	<input type="checkbox"/> OR	<input checked="" type="checkbox"/> NM
Type of Perforation:	_____	<input type="checkbox"/> MDT	<input type="checkbox"/> CR	<input type="checkbox"/> OR	<input checked="" type="checkbox"/> NM
Pump Type and HP:	<u>140-GPM/7.5HP</u>	<input checked="" type="checkbox"/> MDT	<input type="checkbox"/> CR	<input type="checkbox"/> OR	<input type="checkbox"/> NM
Depth Pump Set:	_____	<input type="checkbox"/> MDT	<input type="checkbox"/> CR	<input type="checkbox"/> OR	<input type="checkbox"/> NM

(Source codes: MDT=Measured During Testing; CR=Company Records; OR=Owner Records; NM=Not Measured, requires addition testing beyond the scope of report)

C. **Well Test:** Date of Test: 5/18/2021

(1) Water Level at Start: \_\_\_\_\_ ft. (2) Sustained Pumping Level: \_\_\_\_\_ ft.  
(3) Drawdown (1-2): 0 ft. (4) Test Pumping Duration: 10-MIN

**Measured Production Test:**  
(5) Observed Total Production: 1,956 gal.  
(6) Average Yield for Pumping Duration(5/4): 195.5 gpm

**Constant Pumping Level Test:**  
(7) Final Observed Yield Rate: \_\_\_\_\_ gpm  
(8) Pumping Duration at Final Observed Yield Rate: \_\_\_\_\_ min.  
(9) Calculated Observed Yield Production (4x7): \_\_\_\_\_ gal.

Pump Broke Suction During test:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Sampled in Testing
Title 22 Report Attached:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Sampled in Testing
Bacteriological Analysis Attached:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Sampled in Testing
Chemical Analysis Attached:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Sampled in Testing

D. **Water System Visual Inspection:**

Well Pump Operation:	<input checked="" type="checkbox"/> Functional	<input type="checkbox"/> Deficient	<input type="checkbox"/> Not Observed
Electrical Equip.:	<input checked="" type="checkbox"/> Functional	<input type="checkbox"/> Deficient	<input type="checkbox"/> Not Observed
Pressure Tanks:	<input checked="" type="checkbox"/> Functional	<input type="checkbox"/> Deficient	<input type="checkbox"/> Not Observed
Water Pipes:	<input checked="" type="checkbox"/> Functional	<input type="checkbox"/> Deficient	<input type="checkbox"/> Not Observed
Storage Tanks:	<input type="checkbox"/> Functional	<input type="checkbox"/> Deficient	<input checked="" type="checkbox"/> Not Observed
Booster Pump Operation:	<input type="checkbox"/> Functional	<input type="checkbox"/> Deficient	<input checked="" type="checkbox"/> Not Observed

E. **Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dated: 5/18/2021 By: SERGIO ROCHA

Rev. 03/00



## WELL TEST REPORT DEFINITIONS AND ADDITIONAL TERMS

**Sustained yield.** Sustained yield is the pumping rate at which long-term pumping can be maintained, and is the rate normally used to compare wells. If the test is of sufficient duration (and assuming the aquifer has a large storage capacity), sustained yield is the best indicator of long term well production during regular operation. As used in this report, sustained yield is the production rate measured at the conclusion of a test in which the pumping level in the well is held constant for the period of time indicated.

**Average yield.** In many wells, especially wells with small diameter casings, water levels cannot be monitored during pumping, and sustained yield can only be approximated by calculating average yield (which is total volume pumped divided by total pumping time including any period in which the pump breaks suction). Since the pumping level may be declining while testing, and the measured water production may include water in storage in the well and surrounding formation at the start of the test, average yield calculations may be significantly higher than the true sustained yield (particularly where the total pumping time is less than four hours).

**Unusual pumping conditions.** Wells that break suction while pumping or have high drawdowns in relation to the standing water level are often indicative of marginal long term water producers. These wells should always have protective shutoff devices on the pumps to prevent pump burnout from lack of water. A smaller capacity pump may improve electrical efficiency and sustain less wear by enabling longer pumping cycles. Conversely in stronger wells, the pump itself may be too small to pump the full well capacity, and thus the real sustained (or average) yield may be higher than that observed in this test.

**Sole report.** This report contains the sole observations and conclusions of the company pertaining to the testing of the Customer's well. Any prior statements of the agents or employees of the company which are not contained herein are superseded by this report. Such prior statements shall be relied upon at the Customer's own sole voluntary risk.

**Test limitations.** The data and conclusions provided are based upon the tests and measurements of the company using standard and accepted practices of the groundwater industry. However, conditions in water wells are subject to dramatic changes in even short periods of time. Additionally, the techniques employed may be subject to considerable error due to factors within the well and groundwater formation that are beyond the company's immediate control and/or observation. Therefore, the data are valid only as of the date of test and to the extent of the observational limitations of the test or installation indicated.

**Use of test.** The test conclusions are intended for general comparison of the well in its present condition against known water well standards or guidelines, and should not be relied upon to predict either the future quantity or quality of water that the well will produce. Wells should be periodically re-tested to show both seasonal and long-term production fluctuations or declines.

**Disclaimers.** In presenting the data and conclusions, the company makes no warranties, either express or implied, as to future water production of the well. Further, the company, unless expressly stated to the contrary, does not represent (1) that the well or pump system is in any particular condition or state of repair, or (2) that the test results will satisfy cognizant governmental ordinances or regulations, or (3) that the test duration or methodology is sufficient to meet local water system or new construction permit standards (these usually require 24 hour or longer test measurement), or (4) that the water is adequate for a particular purpose contemplated by Customer, (5) the accuracy and reliability of the report for any purpose more than one year after the date of the test.

**Customer's release.** In accepting this report, the Customer releases and holds the company harmless from liability for consequential or incidental damages arising (1) out of the breach of an express or implied warranty of future water production, or (2) in any manner through the further dissemination of this report, or its conclusions, by either Customer or third parties, except as the dissemination is required to complete the project or other activity for which the report was originally prepared.

# SOIL CONTROL LAB

42 HANGAR WAY  
WATSONVILLE  
CALIFORNIA  
95076  
USA

Maggiore Bros.  
595 Airport Blvd.  
Watsonville, CA 95076  
Attn: Mike Maggiore

Work Order #: 1050422  
Reporting Date: May 19, 2021

## Bacteriological Examination of Water for Coliform Organisms

Date Received: Water sample(s) received May 18, 2021  
Project # / Name: P14123 / 1247 San Juan Rd., Watsonville, CA 9507  
Water System #/Name: NA  
Sampling Type: Routine Sampling Period: May 2021  
Sampler's Name: Ben B. Ybarra / Maggiore Bros  
Matrix: Drinking Water

<u>Sample Identification</u>	<u>Sampling Date</u>	<u>Sampling Time</u>	<u>Total Coliforms</u>	<u>E. coli</u>
Bacteria	05/18/21	10:30	Absent	Absent

Date/Time Analyzed: 05/18/21 17:21  
Method of Analysis: SM 9223 B

CA ELAP Certificate #1494 (This identifies our Laboratory to the Health Department)

*Mike Galloway*



March 21, 2022

Mr. Mark Cazares  
Fuji Brothers LLC  
1172 South Main Street #185  
Salinas, California 93901

SUBJECT: 1247 SAN JUAN ROAD CANNABIS CULTIVATION FACILITY TRAFFIC STUDY,  
ROYAL OAKS, CA (RICK ENGINEERING COMPANY JOB NUMBER 19580)

Dear Mr. Cazares:

The following traffic study was prepared in accordance with the *Monterey County Guide for the Preparation of Traffic Impact Studies* (March 28, 2014) and the Governor's Office of Planning and Research (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA* (December 28, 2018). The study includes a Vehicle Miles Traveled (VMT) screening assessment as required by CEQA, and evaluated the potential operational deficiencies and transportation improvements that may need to be considered in association with the proposed cannabis cultivation facility located at 1247 San Juan Road in the unincorporated Monterey County community of Royal Oaks, California. **Exhibit 1** following this letter illustrates the project vicinity map.

### **Project Description**

The project proposes to replace an existing 83,846 square-foot cut flower operations facility with a proposed 83,846 square-foot cannabis cultivation facility that will include 76,913 square-feet of existing cultivation greenhouses, a 2,095 square-foot processing area, two existing residences totaling 3,904 square-feet, and a 934 square-foot existing garage. A total of three (3) existing driveways are provided for the project site. The existing westerly driveway only provides access to one of the existing residences. The existing center driveway provides access to the existing cultivation greenhouses, processing building, and the second existing residence and garage. The existing easterly driveway is a shared easement between the project and the adjacent property along the eastern project boundary, and will not provide access to the proposed cannabis cultivation facility. The project proposes to provide a total of five (5) parking stalls. **Exhibit 2** following this letter illustrates the project site plan.

### **Study Area and Analysis Scenarios**

The study area includes the following intersections for the Level of Service (LOS) assessment:

- San Juan Road/Project Driveway (one-way stop-controlled)

The following scenario is evaluated in this study:

- **Existing Plus Project Conditions (Year 2022):** Analysis of the existing vehicular street network and traffic volumes with the addition of vehicular trips generated by the proposed project.

### **Existing Transportation Conditions**

The following is a description of the roadway within the study area:

San Juan Road is classified as a Major Road in the County of Monterey General Plan. It is currently built as a two-lane roadway that runs northwest-southeast between Porter Drive and US-101. The roadway has no bike lanes, street parking or bus stops in the vicinity of the project site. The posted speed limit is 55 miles per hour (mph) through the project site area.

The existing intersection lane configuration and control type at the study intersection is illustrated in **Exhibit 3** following this letter.

### **Existing Traffic Volumes and Speed Data**

Traffic volume and speed data counts were collected over a 24-hour period along San Juan Road adjacent to the project site on Tuesday, March 8, 2022. The existing traffic volumes and speed data are illustrated in **Exhibit 4** following this letter, and the raw count/speed data is provided in **Attachment A**.

### **Project Trip Generation**

The trip generation for the proposed project was developed based on the trip generation rates that were developed for existing cut flower operations and the 45 cannabis cultivation sites in the approved *Final Multiple Cannabis Cultivation Facilities Traffic Impact Study* (Rick Engineering Company, June 12, 2020). The cannabis cultivation trip generation rate that was developed for the 45 cannabis cultivation sites was based on actual traffic counts that were collected at two similar representative sites during both harvest season and non-harvest season. The trip generation rate was based on only the cultivation square-footage and does not include the square-footage of ancillary buildings used for drying, storage, processing or distribution of the cannabis products.

**Table 1** shows the trip generation calculations for the proposed project. **Attachment B** contains the trip generation rates from the approved *Final Multiple Cannabis Cultivation Facilities Traffic Impact Study* (Rick Engineering Company, June 12, 2020).

Table 1 shows that the proposed project is anticipated to generate a net increase of 21 trips per day, with a net increase of 5 trips during the AM peak hour (4 inbound/1 outbound) and a net increase of 7 trips during the PM peak hour (2 inbound/5 outbound).

**TABLE 1  
 PROJECT TRIP GENERATION**

LAND USE	SIZE	RATE	ADT	AM PEAK HOUR						PM PEAK HOUR					
				RATE	SPLIT		VOLUME			RATE	SPLIT		VOLUME		
					IN	OUT	TOTAL	IN	OUT		IN	OUT	TOTAL	IN	OUT
<b>PROPOSED PROJECT TRIP GENERATION</b>															
Cannabis Cultivation Facility (Proposed Use)	76.913 KSF	1.05	81	0.12	80%	20%	9	7	2	0.14	25%	75%	11	3	8
<b>TRIP GENERATION OF EXISTING USE</b>															
Cut Flower Operations (Existing Greenhouses)	76.913 KSF	0.78	-60	0.05	80%	20%	-4	-3	-1	0.05	25%	75%	-4	-1	-3
<b>NET DIFFERENCE IN TRIPS (PROPOSED - EXISTING):</b>			<b>21</b>				<b>5</b>	<b>4</b>	<b>1</b>				<b>7</b>	<b>2</b>	<b>5</b>

Source: *Final Multiple Cannabis Cultivation Facilities Traffic Impact Study* (Rick Engineering Company, June 12, 2020)

## Project Trip Distribution and Assignment

Trips were manually distributed from the project site based on the existing traffic patterns during the AM and PM peak periods. The project trip distribution is illustrated in **Exhibit 5** following this letter.

Project trips were assigned to the study intersection based on the project trip generation and the trip distribution percentages shown in Exhibit 5. The project trip assignment is shown in **Exhibit 6** following this letter.

## Intersection Level of Service Operations Analysis

Level of service (LOS) was evaluated at the San Juan Road/Project Driveway intersection during the AM and PM peak hours with the addition of project turning movement traffic to the existing through traffic volumes on San Juan Road. The AM intersection analysis evaluates LOS during the hour with the highest vehicular traffic between 7:00 AM and 9:00 AM. The PM intersection analysis evaluates LOS during the hour with the highest vehicular traffic between 4:00 PM and 6:00 PM.

Intersection operations were analyzed utilizing the methodologies outlined in the *Highway Capacity Manual 6<sup>th</sup> Edition (HCM 6)*. **Table 2** displays the LOS analysis results for the study intersection for existing plus project conditions during the AM and PM peak hours. **Attachment C** contains the intersection LOS worksheets.

As shown in Table 2, the San Juan Road/Project Driveway intersection is forecast to operate at an acceptable LOS D or better during the peak hours under Existing Plus Project conditions.

**TABLE 2  
 INTERSECTION OPERATIONS SUMMARY**

Intersection	Control Type	DIR.	EXISTING+PROJECT			
			AM		PM	
			Delay <sup>1</sup>	LOS	Delay <sup>1</sup>	LOS
1. San Juan Road / Project Driveway	OWSC	SBL	15.5	C	16.6	C

**FOOTNOTES:**

OWSC = One-Way Stop Control

1. Delay is measured in seconds per vehicle. Delay and LOS being reported for the OWSC control type are taken from the movement with the worst delay.

Results calculated utilizing the methodologies described in Chapters 18, 19, and 20 of 6th edition of the Highway Capacity Manual (HCM 6).

## Collision Assessment

The collision assessment is based on the existing collision data along San Juan Road within one half-mile to the east and to the west of the project driveway. The collision data was obtained from the Transportation Injury Mapping System (TIMS) website for the latest 3-year reporting period from January 2018 to December 2020. The existing collision data for the one-mile study segment of San Juan Road is presented in **Table 3**, and is also graphically illustrated in **Exhibit 8** following this letter.

As shown in Table 3, there were a total of five (5) collisions reported on the study segment of San Juan Road during the latest 3-year reporting period from January 2018 to December 2020. All 5 collisions that were reported involved injuries, two (2) of which were alcohol-related. There were no collisions involving fatalities during the 3-year period of reported data on the study segment of San Juan Road. The TIMS collision data for the study segment of San Juan Road is provided in **Attachment D**.

The average accident rate per million vehicle miles traveled was calculated based on the reported collision data for the study segment of San Juan Road over the 3-year period from January 2018 to December 2020. The average accident rate calculation was made using the following formula utilized by Caltrans to calculate crash rates:

$$\text{Vehicle Accident Rate} = \frac{\text{Number of Vehicle Accidents} \times 1,000,000}{\text{Vehicle Mileage Over 3-Year Period}}$$

The Public Works Division provides Annual Average Daily Traffic (AADT) volume data on the County of Monterey website through the year 2020. The AADT volume data from 2018 through 2020 for the segment of San Juan Road between Allison Street and San Miguel Canyon Road was used to calculate the vehicle miles traveled (VMT) along the one-mile study segment of San Juan Road where the reported collisions occurred. The AADT volume data for the study segment of San Juan Road is also provided in Attachment D.

Using the equation above, the accident rate for the study segment of San Juan Road is shown below:

$$0.44 = \frac{5 \times 1,000,000}{11,388,000}$$

As shown, the accident rate for the study segment of San Juan Road over the 3-year reporting period is approximately 0.44 accidents per million vehicle miles traveled.

The Caltrans 2018 Crash Data California State Highways publication, which is the latest year in which accident rates were calculated, showed that the average accident rate for a 2-lane conventional highway in a rural area with a design speed exceeding 55 miles per hour (mph) is 0.70 accidents per million vehicle miles traveled. As shown, the existing accident rate on the study segment of San Juan Road is less than the average Statewide accident rate for rural 2-lane highways for the year 2018. The accident rate table from the Caltrans 2018 Crash Data California State Highways publication is also provided in Attachment D.

**TABLE 3  
 SAN JUAN ROAD COLLISION ASSESSMENT**

Location	Date of Collision	Collision Type	Number of Collisions				
			Collisions Causing Fatalities or Injuries		Non-Injury Collisions	Alcohol Involved?	Total Collisions
			Fatality	Injury			
4,224' west of San Miguel Canyon Road	2/6/2018	Hit Object (Type E)	0	1	0	Yes	1
3,168' west of San Miguel Canyon Road	4/26/2018	Rear End (Type C)	0	1	0	No	1
2,640' west of San Miguel Canyon Road	6/28/2019	Hit Object (Type E)	0	1	0	No	1
3,155' west of San Miguel Canyon Road	9/25/2019	Head-On (Type A)	0	1	0	No	1
5,280' west of San Miguel Canyon Road	8/19/2020	Hit Object (Type E)	0	1	0	Yes	1
<b>Total Collisions</b>			<b>0</b>	<b>5</b>	<b>0</b>		<b>5</b>

Source: Transportation Injury Mapping System (TIMS)



## Sight Distance Assessment

An intersection corner sight distance assessment was conducted for vehicles exiting the project driveway to determine if the available intersection corner sight distance looking in both directions of travel on San Juan Road meets or exceeds the minimum required intersection corner sight distance per the *Caltrans Highway Design Manual* (HDM 7<sup>th</sup> Edition, July 1, 2020). According to Index 405.1(c) of the 7<sup>th</sup> Edition Caltrans HDM, the intersection corner sight distance requirements per Table 405.1A (7-1/2 second criteria) apply to Rural Driveways. The minimum required intersection corner sight distance for each direction of travel was calculated using the following equation in Index 405.1(a) of the *Caltrans Highway Design Manual* (HDM 7<sup>th</sup> Edition, July 1, 2020):  $1.47(V)(T)$ , where V is the design speed and T is the time gap (7-1/2 seconds).

The minimum intersection corner sight distance requirements were determined based on the prevailing (85<sup>th</sup> percentile) speed on San Juan Road in each direction of travel, which was obtained from speed measurements that were collected on San Juan Road in front of the project driveway over a 24-hour period on Tuesday, March 8, 2022.

Based on the speed data that was collected, the average prevailing (85<sup>th</sup> percentile) speed on eastbound San Juan Road is 59 miles per hour (mph), and the average prevailing (85<sup>th</sup> percentile) speed on westbound San Juan Road is 65 mph.

Based on the intersection corner sight distance equation per Index 405.1(a) of the *Caltrans Highway Design Manual* (HDM 7<sup>th</sup> Edition, July 1, 2020), the minimum intersection corner sight distance needed to make a left-turn maneuver from the project driveway looking west on San Juan Road (eastbound direction), based on the prevailing speed of 59 mph, is approximately **650 feet**. The minimum intersection corner sight distance needed to make a left-turn maneuver from the project driveway looking east on San Juan Road (westbound direction), based on the prevailing speed of 65 mph, is approximately **717 feet**.

The available intersection corner sight distance was measured looking in both directions of travel on San Juan Road from the project driveway in accordance with the requirements stated in Index 405.1(a) of the 7<sup>th</sup> Edition Caltrans HDM, which specifies that intersection corner sight distance be measured at least 15 feet back from the edge of the travel lane at an eye height of 3.5 feet, to an object 3.5 feet in height from the surface of the road. The results of the intersection corner sight distance assessment based on the measured sight distances and minimum required sight distances are shown below in **Table 4**.

**TABLE 4**  
**INTERSECTION CORNER SIGHT DISTANCE ASSESSMENT**

Location	Measured Available Corner Sight Distance	Prevailing Speed (85 <sup>th</sup> Percentile)	Minimum Required Corner Sight Distance	Meets Minimum Required Corner Sight Distance?
<b>Looking West (Eastbound Direction)</b>				
San Juan Road/Project Driveway	1,800'	59 mph	650'	Yes
<b>Looking East (Westbound Direction)</b>				
San Juan Road/Project Driveway	1,300'	65 mph	717'	Yes

Source: Index 405.1 (Sight Distance) of the *Caltrans Highway Design Manual* (HDM 7<sup>th</sup> Edition, July 1, 2020).

As shown in Table 4, the available intersection corner sight distance looking west on San Juan Road from the project driveway is approximately **1,800 feet**, and the available intersection corner sight distance looking east on San Juan Road from the project driveway is **1,300 feet**. As also shown in Table 4, the available intersection corner sight distances exceed the minimum required intersection corner distances looking in both directions of travel from the project driveway.

The findings of the intersection corner sight distance assessment as described above are also graphically illustrated in **Exhibit 9** following this letter.

### Left-Turn Lane Warrant Analysis

A left-turn lane warrant analysis was conducted in accordance with the Monterey County Left-Turn Channelization Policy that is included in the County’s Guide for the Preparation of Traffic Impact Studies (March 28, 2014). The purpose of the left-turn lane warrant analysis is to determine if an eastbound left-turn lane will be required on San Juan Road for ingress into the project site. The Monterey County Left-Turn Channelization Policy includes the following criteria for requiring a left-turn lane:

- Criteria #1: More than 25 left-turning vehicles per hour on a roadway with 5,000 or more average daily traffic (ADT) volumes;
- Criteria #2: Development generates more than 1,000 trips per day;
- Criteria #3: Restricted/limited sight distance in vicinity of driveway; and
- Criteria #4: High collision rate in vicinity of driveway.

Table 5 below summarizes the findings of the left-turn lane warrant analysis based on the above-listed criteria per the County’s Left-Turn Channelization Policy. As shown, none of the criteria for requiring a left-turn lane on San Juan Road at the project driveway were satisfied; therefore, construction of an eastbound left-turn lane on San Juan Road/Project Driveway intersection is not required.

**TABLE 5  
 LEFT-TURN LANE WARRANT ANALYSIS**

Criteria	Traffic Study Findings	Criteria Met or Exceeded?
<b>Criteria #1</b>		
>25 ingress left-turns per hour	Maximum of 4 ingress left-turns per hour into project driveway	No
5,000 or more ADT on Major Road	11,000 ADT on San Juan Road	Yes
<b>Criteria #1 Satisfied?</b>		<b>No</b>
<b>Criteria #2</b>		
Trip generation >1,000 ADT	Project generates 81 new trips per day Net increase of 21 trips per day	No
<b>Criteria #2 Satisfied?</b>		<b>No</b>
<b>Criteria #3</b>		
Restricted/Limited Sight Distance	No sight distance restrictions/limitations.	No
<b>Criteria #3 Satisfied?</b>		<b>No</b>
<b>Criteria #4</b>		
High Collision Rate	Collision rate on San Juan Road below average Statewide collision rate for 2-lane rural highway.	No
<b>Criteria #4 Satisfied?</b>		<b>No</b>

Source: Monterey County Guide for the Preparation of Traffic Impact Studies (March 28, 2014)

## Vehicle Miles Traveled (VMT) Screening Assessment

As required by CEQA, a Vehicles Miles Traveled (VMT) assessment was conducted for the proposed project. Monterey County has not yet adopted VMT guidelines for CEQA transportation impact studies; therefore, this VMT assessment was conducted in accordance with the Governor's Office of Planning and Research (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA* (December 28, 2018).

The OPR document referenced above recommends the following VMT screening thresholds for land development projects:

- Screening Threshold for Small Projects (<110 daily trips)
- Map-Based Screening for Residential and Office Projects
- Presumption of Less Than Significant Impact Near Transit Stations
- Presumption of Less Than Significant Impact for Local-Serving Retail (<50,000 sq. ft.)
- Presumption of Less Than Significant Impact for Affordable Residential Development

The only VMT screening threshold that would be applicable to the proposed project is the Screening Threshold for Small Projects. OPR suggests that land development projects generating **fewer than 110 vehicular trips per day** may be assumed to have a less than significant transportation impact, which has been adopted by many local agencies in California as a Small Project Size screening threshold.

As previously shown in Table 1, the proposed cannabis cultivation facility is estimated to generate a net increase of **21 trips per day**. As shown, vehicular trips generated by the proposed project would not exceed the recommended screening threshold of 110 trips per day for Small Projects, and therefore the project is presumed have a less than significant transportation impact per CEQA.

## Conclusions/Recommendations

The findings of this traffic assessment showed that the proposed project is anticipated to generate a net increase of approximately 21 trips per day, with a net increase of 5 trips during the AM peak hour (4 inbound/1 outbound) and a net increase of 7 trips during the PM peak hour (2 inbound/5 outbound) on a typical weekday.

The findings of the intersection level of service analysis showed that the San Juan Road/Project Driveway intersection is forecast to operate at an acceptable LOS D or better during the peak hours under Existing Plus Project conditions.

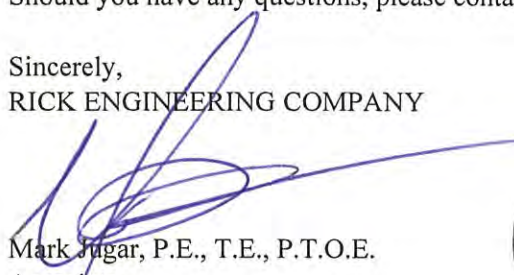
The findings of the sight distance assessment showed that the available intersection corner sight distances exceed the minimum required intersection corner distances looking in both directions of travel from the project driveway.

The findings of the left-turn lane warrant analysis showed that none of the criteria for requiring a left-turn lane on San Juan Road at the project driveway were satisfied. Therefore, construction of an eastbound left-turn lane on San Juan Road/Project Driveway intersection is not required.

Mr. Mark Cazares  
March 21, 2022  
Page 10 of 10

Should you have any questions, please contact either David Mizell or me at (619) 291-0707.

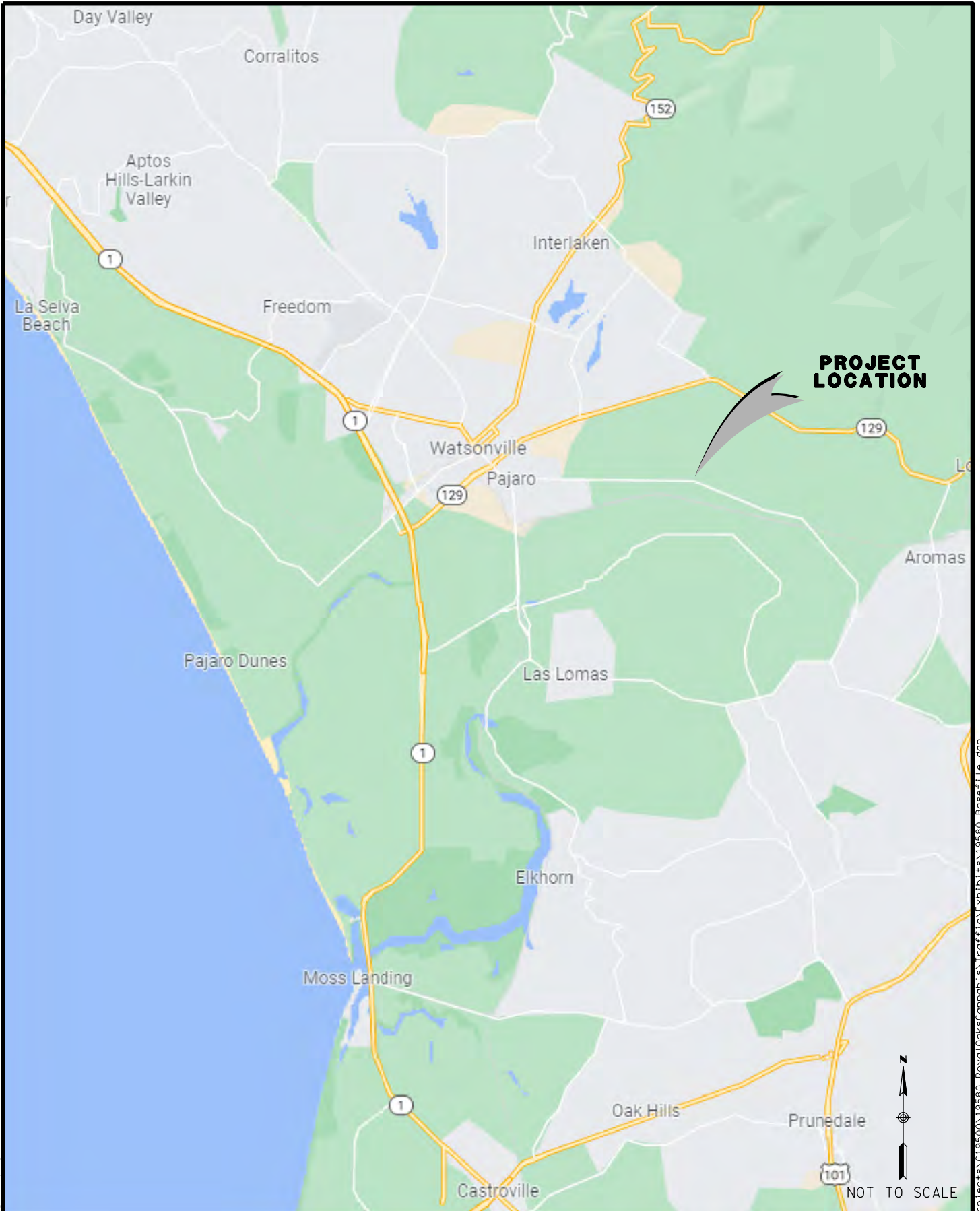
Sincerely,  
RICK ENGINEERING COMPANY

  
Mark Jugar, P.E., T.E., P.T.O.E.  
Associate

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Attachments







NOT TO SCALE



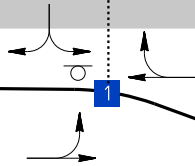
**EXHIBIT 2**  
PROJECT SITE PLAN

ROYAL OAKS CANNABIS TRAFFIC ASSESSMENT

**PROJECT SITE**

PROJECT DWY

SAN JUAN ROAD



NOT TO SCALE



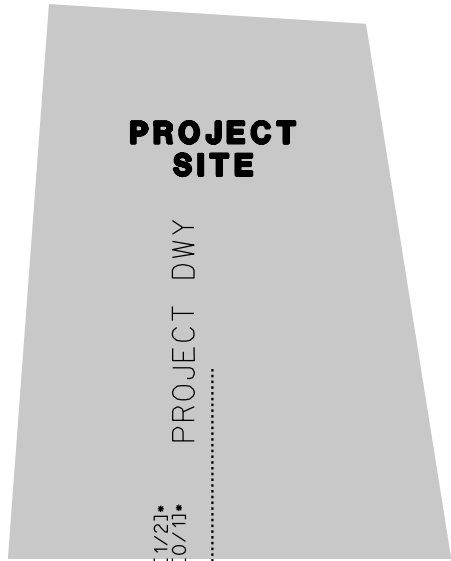
**EXHIBIT 3**

EXISTING TRANSPORTATION CONDITIONS

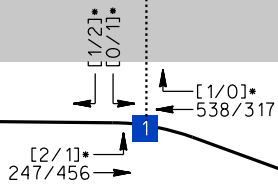
ROYAL OAKS CANNABIS TRAFFIC ASSESSMENT

**LEGEND**

- = STOP CONTROLLED
- = LANE GEOMETRY



SAN JUAN ROAD



NOT TO SCALE

\* NOTE: EXISTING DRIVEWAY VOLUMES SHOWN IN BRACKETS WERE ESTIMATED BASED ON THE TRIP GENERATION OF THE EXISTING CUT FLOWER OPERATION SHOWN IN TABLE 1, AND THE PROJECT TRIP DISTRIBUTION PERCENTAGES SHOWN IN EXHIBIT 5.



### EXHIBIT 4

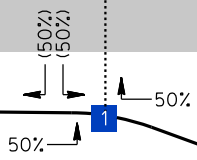
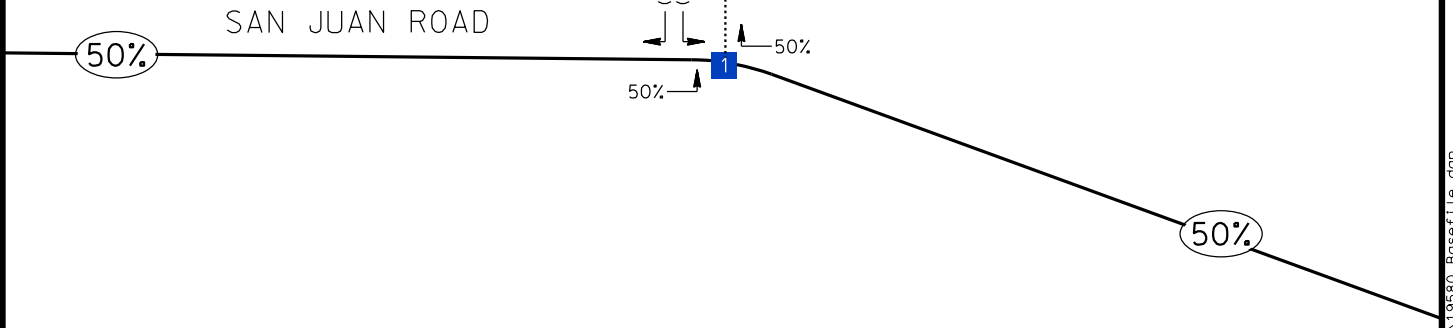
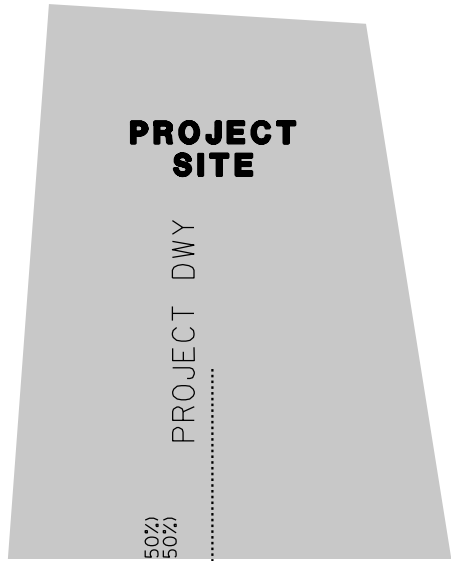
EXISTING TRAFFIC VOLUMES

ROYAL OAKS CANNABIS TRAFFIC ASSESSMENT

#### LEGEND

AM/PM=AM/PM PEAK HOUR VOLUMES





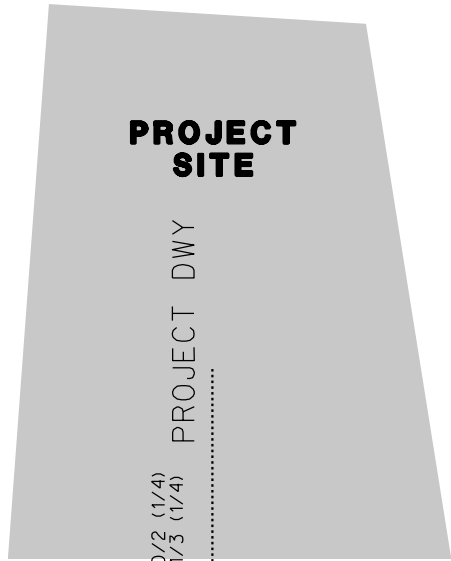
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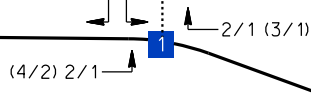
**EXHIBIT 5**  
 PROJECT TRIP DISTRIBUTION  
 ROYAL OAKS CANNABIS TRAFFIC ASSESSMENT

**LEGEND**

	=DISTRIBUTION PERCENTAGE
XX%	=INBOUND DISTRIBUTION
(XX%)	=OUTBOUND DISTRIBUTION



SAN JUAN ROAD



NOT TO SCALE

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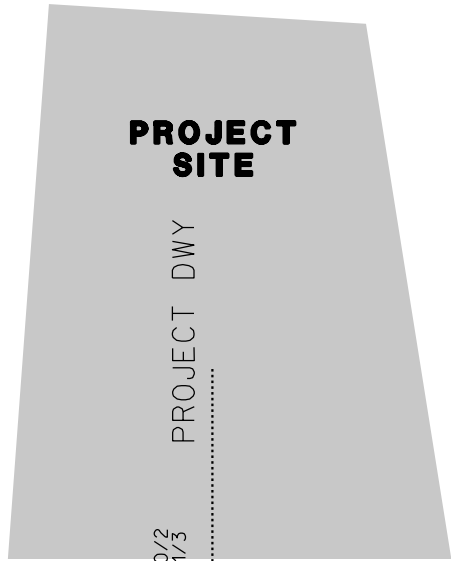


**EXHIBIT 6**  
PROJECT TRIP ASSIGNMENT  
ROYAL OAKS CANNABIS TRAFFIC ASSESSMENT

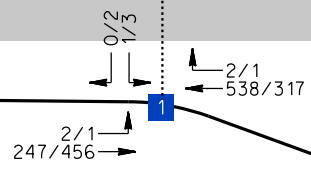
**LEGEND**

(AM/PM) = AM/PM PEAK HOUR TOTAL TRIPS GENERATED BY PROJECT SITE  
AM/PM = NET INCREASE IN AM/PM PEAK HOUR TRIPS

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\\csp.rickeng.com\Projects\19500\19580\_RoyalOaksCannabis\Traffic\Exhibits\PDFs\SD\_CorpStds\_2005.dscr1pt  
16-MAR-2022 16:28



SAN JUAN ROAD



NOT TO SCALE



**EXHIBIT 7**

EXISTING + PROJECT TRAFFIC VOLUMES

ROYAL OAKS CANNABIS TRAFFIC ASSESSMENT

**LEGEND**

AM/PM=AM/PM PEAK HOUR VOLUMES

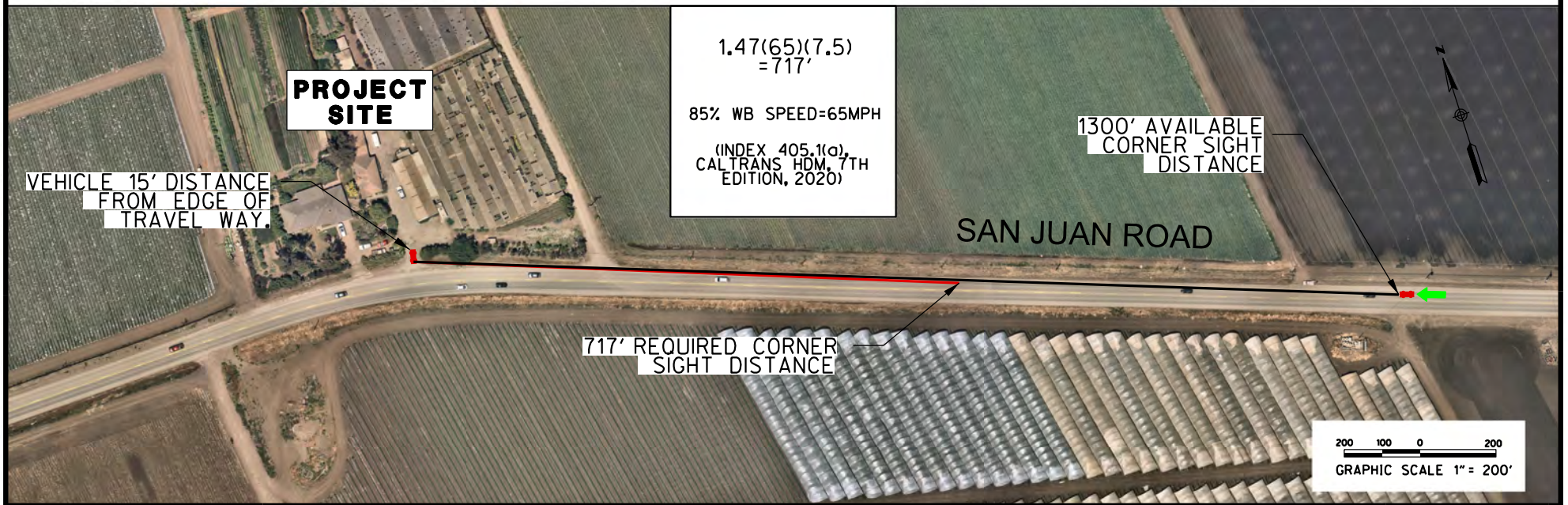
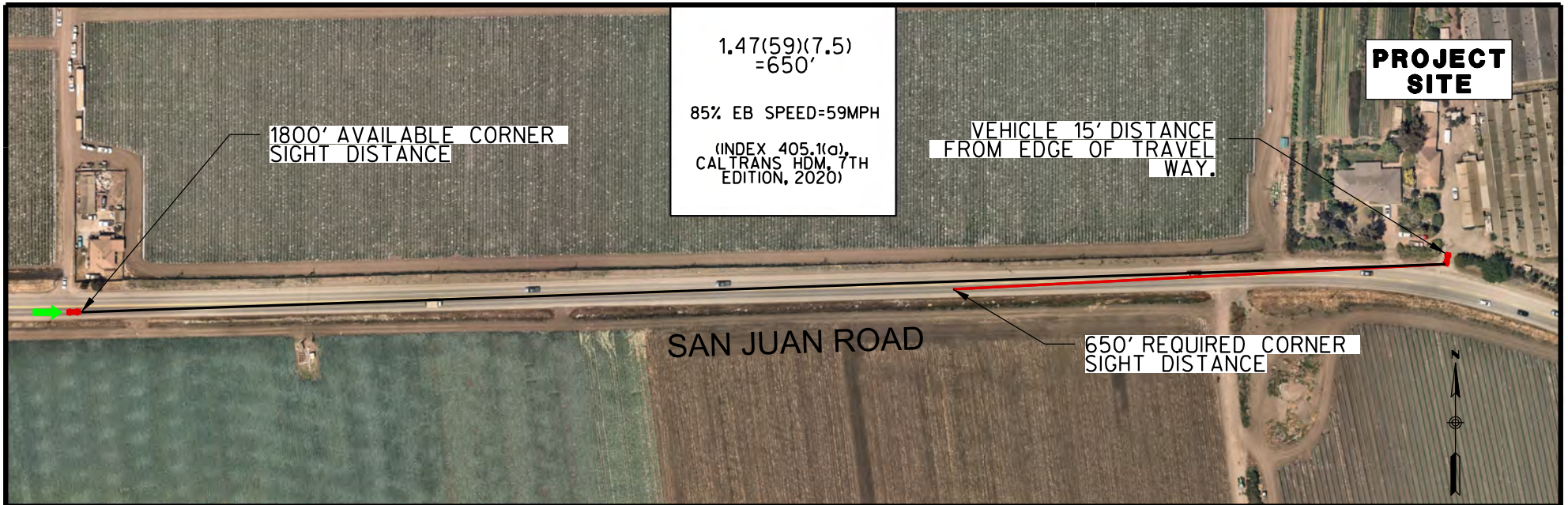


**EXHIBIT 8**  
COLLISION DATA LOCATIONS

ROYAL OAKS CANNABIS TRAFFIC ASSESSMENT

LEGEND

 = COLLISION LOCATION



**EXHIBIT 9**  
PROJECT DRIVEWAY SIGHT DISTANCE ASSESSMENT  
ROYAL OAKS CANNABIS TRAFFIC ASSESSMENT

**LEGEND**

- =PASSENGER VEHICLE
- =DIRECTION OF TRAVEL

# **ATTACHMENT A**







# **ATTACHMENT B**

## EXISTING OPERATIONS

Since 29 of the 45 project sites were operating with cannabis cultivation facilities when the existing traffic counts were collected in June 2019, the trips for these 29 sites were subtracted from the project area intersections and all the sites were assumed to operate as cut flower operation sites to reflect an “existing baseline without project” condition. These cannabis cultivation trips and cut flower sites were estimated by utilizing trip rates from existing similar operating facilities in the area. These project traffic generation trip rates will be described later in the report.

**Exhibit 4A and Exhibit 4B** show the adjusted existing volumes for the baseline analysis.

**Table 1** shows that all the project study signalized intersections to currently operate at LOS D or better during the AM and PM peak hours.

**Table 1** also shows that all the critical movements of the project area unsignalized intersections to currently operate at LOS D or better during the AM and PM peak hours with the exception of:

- US 101/Hartnell Road (SB left – LOS E and LOS F, AM and PM peak)
- US 101/Spence Road (WB left and EB left – LOS F, AM and PM peak)
- US 101/Potter Road (WB right – LOS F, AM and PM peak)

**Table 2** shows that all the County roadway segments are currently operating at LOS B or better.

**Table 3** shows that all the project area US 101 freeway segments to operate at LOS D or better during the AM and PM peak hours.

## PROJECT TRAFFIC GENERATION

Since ITE (Institute of Transportation Engineer)’s *Trip Generation* publication, does not have any published trip generation rates for cannabis cultivation sites or similar type facilities, the traffic generation for the cannabis cultivation sites were estimated utilizing a derived trip rate based on actual traffic counts collected at two similar representative sites within the County during harvest season, which is 15 days out of the calendar year, and non-harvest season. The traffic data was collected at the representative sites’ access driveways in April 2019, May 2019 and February 2020 on a daily basis (ADT) and during the AM (7-9) and PM (4-6) peak periods. Taking a weighted average of the two sites’ trip rates, the cannabis cultivation sites are estimated to generate 1.05 ADT per 1,000 sf of cultivation square feet, 0.12 AM peak hour trips per 1,000 sf of cultivation square feet and 0.14 PM peak hour trips per 1,000 sf of cultivation square feet. In addition, traffic data from an existing cut flower operation site was also collected to be accounted for in the analysis. This resulted in a trip rate of 0.78 ADT per 1,000 sf of cultivation square feet, 0.05 AM peak hour trips per 1,000 sf of cultivation square feet and 0.05 PM peak hour trips per 1,000 sf of cultivation square feet. **Appendix D** contains the traffic counts and trip generation calculations for the representative sites.

Based on the above trip rates, the traffic generation for each of the cannabis cultivation sites were calculated and summarized in **Table 4** and **Table 5**. It should be noted that the trips summarized, assumes the net additional trips the site would generate assuming the sites were operating as cut flower operations. This is calculated based on the difference between the

cannabis cultivation site trip rates and the cut flower operation trip rates. (0.27 ADT per 1,000 sf of cultivation square feet, 0.07 AM peak hour trips per 1,000 sf of cultivation square feet and 0.09 PM peak hour trips per 1,000 sf of cultivation square feet). **Table 4** shows the near-term project traffic generation for the 45 sites. The total near-term traffic generation for all the sites equates to 2,627 ADT with 641 trips during the AM Peak (513 inbound/128 outbound) and 801 (200 inbound/601 outbound) during the PM Peak. Several of the cultivation sites have anticipated expansion areas that are considered as the long-term buildout in the cumulative scenario. **Table 5** shows the long-term project traffic generation for the 45 sites. The total long-term traffic generation for all the sites equates to 2,759 ADT with 683 trips during the AM Peak (547 inbound/137 outbound) and 845 (211 inbound/634 outbound) during the PM Peak.

To better illustrate the difference in trips between cannabis cultivation rates and cut flower rates, **Table 6** shows the total trips all sites would generate for cannabis cultivation operations and the total trips all sites would generate for cut flower operations along with the net total trips.

### **TRIP DISTRIBUTION/ASSIGNMENT**

The site traffic distribution was estimated based on the sites' proximity to US 101, the nearby major roadways, existing local traffic patterns and existing traffic counts at the project area intersections. **Appendix E** summarizes the project traffic distribution percentages utilized in the analysis. **Exhibit 5A and Exhibit 5B** shows near-term project trip assignment. These project traffic volumes were then assigned to the existing project area intersections. **Exhibit 6A and Exhibit 6B** show the existing + project traffic volumes.

### **EXISTING + PROJECT OPERATIONS**

**Table 7** shows that all the project study signalized intersections to continue to operate at LOS D.

**Table 7** also shows that all the critical movements of the project area unsignalized intersections to continue to operate at LOS D or better during the AM and PM peak hours with the exception of:

- Old Stage Road/Spence Road (EB left – LOS E, PM peak)
- US 101/Hartnell Road (WB left and SB left – LOS F, AM and PM peak)
- US 101/Spence Road (WB left and EB left – LOS F, AM and PM peak)
- US 101/Potter Road (WB right and SB left – LOS F, AM peak, WB right – LOS F, PM peak)

**Table 8** shows that all the County roadway segments continue to operate at LOS B or better.

**Table 9** shows that all the project area US 101 freeway segments to continue to operate at LOS D or better during the AM and PM peak hours.

### **CUMULATIVE (YEAR 2040) TRAFFIC VOLUMES**

In order to estimate cumulative traffic volumes, the Association of Monterey Bay Area Governments (AMBAG) regional travel demand model was obtained for both the base year i.e. 2015 and forecast year i.e. 2040, to determine a growth rate for the cumulative traffic volumes (2040). AMBAG staff familiar with the travel demand model confirmed the base model (2015 model) is calibrated and validated against the 2015 traffic counts. The AMBAG forecast year



Traffic Division

TABLE 4  
NEAR-TERM TRAFFIC GENERATION

Site Number	RECORD NAME	APN	ADDR FULL LINE#	Parcel size (acres)	Proposed Operations				Daily Volumes		AM Peak Hour			PM Peak Hour				
					Cultivation Building Area (SF)	Processing Building Area (SF)	Distribution Building Area (SF)	Manufacturing Building Area (SF)	Daily Trip Rate per Cultivation Area (trips/ksf)	ADT	AM Peak Trip Rate (trips/ksf)	Total Trips	In	Out	PM Peak Trip Rate (trips/ksf)	Total Trips	In	Out
1	MONTEREY BOTANICALS LLC & GROWERS TRANSPLANTING INC	137-141-011-000	22785 FUJI LN, SALINAS, CA 93908	10	227,827	52,800			0.27	62	0.07	16	13	3	0.09	21	5	15
2	MONTEREY BOTANICALS LLC & GROWERS TRANSPLANTING INC	137-141-014-000	22750 FUJI LN, SALINAS, CA 93908	10	210,460	27,280			0.27	57	0.07	15	12	3	0.09	19	5	14
3	MONTEREY BOTANICALS LLC & GROWERS TRANSPLANTING INC	137-141-010-000	22835 FUJI LN, SALINAS, CA 93908	10	227,827	52,800			0.27	62	0.07	16	13	3	0.09	21	5	15
4	MONTEREY BOTANICALS LLC & GROWERS TRANSPLANTING INC	137-051-025-000	23760 Potter Road	9.95	290,000				0.27	78	0.07	20	16	4	0.09	26	7	20
5	HACKETT MICHAEL L & SYLVIA HACKETT TRS (RIVERVIEW FARMS)	137-051-039-000	23940 POTTER RD, SALINAS, CA 93908	12.3	269,941	7,058			0.27	73	0.07	19	15	4	0.09	24	6	18
6	MONTEREY HOLDING CO INC (QLORA GROUP INC)	137-121-006-000	20180 SPENCE RD, SALINAS, CA 93908	10.96	268,560	16,786			0.27	73	0.07	19	15	4	0.09	24	6	18
7	UCHIDA KEISHIRO & HANAKO TRS & UCHIDA HANAKO (ENCINAL ROAD CULTIVATION)	137-111-014-000	25950 ENCINAL RD, SALINAS, CA 93908	9.88	459,510	4,635			0.27	124	0.07	32	26	6	0.09	41	10	31
8	UCHIDA KEISHIRO & HANAKO TRS & UCHIDA HANAKO (ENCINAL ROAD CULTIVATION)	137-111-015-000	26000 ENCINAL RD, SALINAS, CA 93908	10.57	SHARED W ABOVE	SHARED WITH ABOVE												
9	LUKSIK DANIEL J & JANET S TRS (DJAS LLC)	107-011-006-000	50 ZABALA RD, SALINAS, CA 93908	40.33	140,000	2,400			0.27	38	0.07	10	8	2	0.09	13	3	9
10	GATANAGA KOICHI & SHINOBU TRS	137-141-013-000	22790 FUJI LN, SALINAS, CA 93908	15	236,000	1,350		2,400	0.27	64	0.07	17	13	3	0.09	21	5	16
11	SUR FARMS LLC (QUAIL CREEK FARMS LLC)	137-061-026-000	26900 ENCINAL RD, SALINAS, CA 93908	10	220,000	5,000	5,000	6,000	0.27	59	0.07	15	12	3	0.09	20	5	15
12	HERNANDEZ GUSTAVO RAMIREZ & BARRERA LUCIA N (GRUPO FLOR)	153-011-060-000	18 HARTNELL RD, SALINAS, CA 93908	11.6	82,000	2,264	N	N	0.27	22	0.07	6	5	1	0.09	7	2	6
13	CASTRO PROPERTY RENTALS LLC (GRUPO FLOR)	153-011-058-000	2272 ALISAL RD, SALINAS, CA 93908	9.59	190,606	3,800	N	N	0.27	51	0.07	13	11	3	0.09	17	4	13
14 *	CARDENAS NORMA PEREZ (LCG BUSINESS ENTERPRISES LLC)	137-111-031-000	25600 ENCINAL RD, SALINAS, CA 93908	13.7	57,000	2,529	N	N	1.05	60	0.104	6	5	1	0.126	7	2	5
15	ONITSUKA RYOJI & AKIKO (ONITSUKA BROTHERS LLC)	137-121-022-000	20420 SPENCE RD, SALINAS, CA 93908	20	228,633	6,125	N	700	0.27	62	0.07	16	13	3	0.09	21	5	15
16	SHINHIRA YOSHIHIRO TRS ET AL (VETGROW LLC)	137-021-043-000	20510 SPENCE RD, SALINAS, CA 93908	10.23	154,588	UNKNOWN	UNKNOWN	UNKNOWN	0.27	42	0.07	11	9	2	0.09	14	3	10
17	HACKETT MICHAEL L & SYLVIA HACKETT TRS (SATSUMA PACIFIC FARMS)	137-051-024-000	23820 POTTER RD, SALINAS, CA 93908	10	170,484	10,164	UNKNOWN	UNKNOWN	0.27	46	0.07	12	10	2	0.09	15	4	12
18	Ushida	137-141-005	2338 Alisal, Salinas, CA 93908	9.32	204,704	3,200			0.27	55	0.07	14	11	3	0.09	18	5	14
19	YONEMITSU PROPERTIES LP (ALVAREZ BROTHERS LLC)	137-061-032-000	26500 ENCINAL RD, SALINAS, CA 93908	19.38	330000	1320	10320	0	0.27	89	0.07	23	18	5	0.09	30	7	22
20	C QUADRANT LLC (BINHAI HARBOR GROUP)	137-021-033-000	20800 SPENCE RD, SALINAS, CA 93908	10	3,457			33,522	0.27	1	0.07	0	0	0	0.09	0	0	0
21	Western Transplanting, LLC	137-111-033-000	25700 Encinal, Salinas, CA 93906	12.5	170,303	3200	2544	0	0.27	46	0.07	12	10	2	0.09	15	4	11
22	VONNEGUT MARTIN TR ET AL (I GOT 5 ON IT MEMBERSHIP CLUB)	137-021-018-000	20954 SPENCE RD, SALINAS, CA 93908	1.7	N/A	N/A	N/A	3000	0.27	1	0.07	0	0	0	0.09	0	0	0
23	SILVA SERGIO E & CELIA A (MONTEREY VALLEY PRIDE LLC)	153-011-059-000	2262 ALISAL RD, SALINAS, CA 93908	9.7	171,605	3,814	1,179	N/A	0.27	46	0.07	12	10	2	0.09	15	4	12



Traffic Division

TABLE 4 (CONTINUED)  
NEAR-TERM TRAFFIC GENERATION

24	MINAMI RONNIE K & HIDEKO TRS (MONTEREY VALLEY PRIDE LLC)	137-121-023-000	20400 SPENCE RD, SALINAS, CA 93908	21.42	237,750	5,144	same building as processing	N/A	0.27	64	0.07	17	13	3	0.09	21	5	16
25	DEL REAL RAMON G & EVANGELINA DEL REAL TRS (CULTIVAR INC)	137-061-029-000	26800 ENCINAL RD, SALINAS, CA 93908	10	263,680	5000	3000	10,214	0.27	71	0.07	18	15	4	0.09	24	6	18
26	Monterey Grove/Hartenbach	153-011-053-000	2242 Alisal, Salinas, CA 93908	22	239400	10000	1850	2500	0.27	65	0.07	17	13	3	0.09	22	5	16
27	EMERALD VALLEY PROPERTY LLC	137-121-004-000	20220 SPENCE RD, SALINAS, CA 93908	10	214,273	12,000	3,590	6,000	0.27	58	0.07	15	12	3	0.09	19	5	14
28	CFP RE FUND I LLC (FLRISH FARMS LLC)	149-031-038-000	26889 ENCINAL RD, SALINAS, CA 93908	47.23	280,769	10,100	2500	450	0.27	76	0.07	20	16	4	0.09	25	6	19
29	MUNDO PM LP (NEW LEAF FAMILY FARMS INC)	137-121-010-000 & 137-121-013-000	20260 SPENCE RD, SALINAS, CA 93908	10	247,000	8,9223(3,922+5,000 in Bldg	2,515(515+2,000 in Bldg.	7,000 (1/2 BLDG. D)	0.27	67	0.07	17	14	3	0.09	22	6	17
30	SALINAS QUALITY INVESTMENTS LLC (SALINAS SPENCE ROAD CARE INC)	137-121-012-000	20240 SPENCE RD, SALINAS, CA 93908	11.5	177,965	7200	3123	0	0.27	48	0.07	12	10	2	0.09	16	4	12
31 *	GROWERS TRANSPLANTING INC (NOBLE FARMS LLC)	137-141-006-000	2340 ALISAL RD, SALINAS, CA 93908	9.33	206700	3276	2100	0	1.0510	217	0.127	26	21	5	0.051	11	3	8
32	GROWERS TRANSPLANTING INC (27020 ENCINAL ROAD LLC)	137-061-050-000	27020 ENCINAL RD, SALINAS, CA 93908	48.91	228216	8000	2000	800	0.27	62	0.07	16	13	3	0.09	21	5	15
33	GROWERS TRANSPLANTING INC (360 ESPINOSA ROAD LLC)	253-012-048-000	370 ESPINOSA RD, SALINAS, CA 93907	30	308,159	All three will be in the second building 12254			0.27	83	0.07	22	17	4	0.09	28	7	21
34	GROWERS TRANSPLANTING INC (360 ESPINOSA ROAD LLC)	253-012-047-000	360 ESPINOSA RD, SALINAS, CA 93907	30.3	611,113	7829	1200	2533	0.27	165	0.07	43	34	9	0.09	55	14	41
35	27040 ENCINAL LLC (214 LEWIS ROAD LLC)	137-061-048-000	27040 ENCINAL RD, SALINAS, CA 93908	42.57	326000	8,000	2,200	800	0.27	88	0.07	23	18	5	0.09	29	7	22
36	23640 POTTER ROAD LLC (ECCA INVESTMENTS PARTNERS LLC)	137-051-027-000	23640 POTTER RD, SALINAS, CA 93908	10	272,603	1025	896	N/A	0.27	74	0.07	19	15	4	0.09	25	6	18
37	CAZARES RODOLFO & HORTENCIA TRS (FAITH & FAMILY FARMS LLC)	137-141-015-000	22730 FUJI LN, SALINAS, CA 93908	10	135,300	1,050	814	0	0.27	37	0.07	9	8	2	0.09	12	3	9
38	LNB VENTURES SALINAS LLC	211-021-014-000	398 NATIVIDAD RD, #A, SALINAS, CA 93906	40	176,004	3,000	2,000	0	0.27	48	0.07	12	10	2	0.09	16	4	12



Traffic Division

TABLE 4 (CONTINUED)  
NEAR-TERM TRAFFIC GENERATION

39	LNB VENTURES SALINAS LLC	137-121-005-000	20200 SPENCE RD, SALINAS, CA 93908	10	268,900	5,600	2,200	0	0.27	73	0.07	19	15	4	0.09	24	6	18
40	Valle Del Sol Properties, LLC	137-141-009-000	22900 FUJII LANE, SALINAS, CA 93908	24	149981	19,000	4,480	6,000	0.27	5	0.07	1	1	0	0.09	2	0	1
41	PRSC LLC (MOLECULAR FARMS LLC)	137-051-026-000	23700 POTTER RD, SALINAS, CA 93908	8,359	99288	6685	400 (office)		0.27	27	0.07	7	6	1	0.09	9	2	7
42	Calli Girls Seeds	167-041-006-000	1230 RIVER ROAD, SALINAS, CA 93908	0.8	190	0	0	0	0.27	0	0.07	0	0	0	0.09	0	0	0
43	RoVaSe, Inc.	269-061-014-000	26100 OLD STAGE ROAD	10	500	576	0	0	0.27	0	0.07	0	0	0	0.09	0	0	0
44	Azzopardi	139-091-008-000	564 RIVER ROAD, SALINAS, CA 93908	5	7,520	1,984	923	0	0.27	2	0.07	1	0	0	0.09	1	0	1
45	RODEO NURSERY	137-121-016-000	2378 Alisal, Salinas, CA 93908	11.56	330,000	UNKNOWN	UNKNOWN	UNKNOWN	0.27	89	0.07	23	18	5	0.09	30	7	22
									<b>TOTAL TRIPS:</b>	<b>2,627</b>		<b>641</b>	<b>513</b>	<b>128</b>		<b>801</b>	<b>200</b>	<b>601</b>

Footnote:

\* - Actual traffic counts conducted for these sites

# **ATTACHMENT C**

## ROYAL OAKS CANNABIS

Vistro File: \\...\19580\_Master.vistro

Scenario 3 Existing 2022 + Proj AM

Report File: \\...\EX+P AM.pdf

3/15/2022

**Intersection Analysis Summary**

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	San Jaun Road / Project Driveway	Two-way stop	HCM 6th Edition	SB Left	0.003	15.5	C




V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. For all other control types, they are taken for the whole intersection.



**Intersection Level Of Service Report**  
**Intersection 1: San Jaun Road / Project Driveway**

Control Type:	Two-way stop	Delay (sec / veh):	15.5
Analysis Method:	HCM 6th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.003

**Intersection Setup**

Name	Project Driveway		San Juan Road		San Juan Road	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		55.00		55.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

**Volumes**

Name	Project Driveway		San Juan Road		San Juan Road	
Base Volume Input [veh/h]	0	0	0	247	538	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	1	0	2	0	0	2
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	1	0	2	247	538	2
Peak Hour Factor	0.9600	0.9600	0.9600	0.9600	0.9600	0.9600
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	0	0	1	64	140	1
Total Analysis Volume [veh/h]	1	0	2	257	560	2
Pedestrian Volume [ped/h]	0		0		0	

**Intersection Settings**

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

**Movement, Approach, & Intersection Results**

V/C, Movement V/C Ratio	0.00	0.00	0.00	0.00	0.01	0.00
d_M, Delay for Movement [s/veh]	15.53	11.86	8.57	0.00	0.00	0.00
Movement LOS	C	B	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.01	0.01	0.01	0.01	0.00	0.00
95th-Percentile Queue Length [ft/ln]	0.22	0.22	0.15	0.15	0.00	0.00
d_A, Approach Delay [s/veh]	15.53		0.07		0.00	
Approach LOS	C		A		A	
d_I, Intersection Delay [s/veh]	0.04					
Intersection LOS	C					

## ROYAL OAKS CANNABIS

Vistro File: \\...\19580\_Master.vistro

Scenario 4 Existing 2022 + Proj PM

Report File: \\...\EX+P PM.pdf

3/15/2022

**Intersection Analysis Summary**




ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	San Jaun Road / Project Driveway	Two-way stop	HCM 6th Edition	SB Left	0.010	16.6	C

V/C, Delay, LOS: For two-way stop, these values are taken from the movement with the worst (highest) delay value. For all other control types, they are taken for the whole intersection.

**Intersection Level Of Service Report**  
**Intersection 1: San Jaun Road / Project Driveway**

Control Type:	Two-way stop	Delay (sec / veh):	16.6
Analysis Method:	HCM 6th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.010

**Intersection Setup**

Name	Project Driveway		San Juan Road		San Juan Road	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		55.00		55.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

**Volumes**

Name	Project Driveway		San Juan Road		San Juan Road	
Base Volume Input [veh/h]	0	0	0	456	317	0
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	3	2	1	0	0	1
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	3	2	1	456	317	1
Peak Hour Factor	0.8700	0.8700	0.8700	0.8700	0.8700	0.8700
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	1	1	0	131	91	0
Total Analysis Volume [veh/h]	3	2	1	524	364	1
Pedestrian Volume [ped/h]	0		0		0	

**Intersection Settings**

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	No		
Number of Storage Spaces in Median	0	0	0

**Movement, Approach, & Intersection Results**

V/C, Movement V/C Ratio	0.01	0.00	0.00	0.01	0.00	0.00
d_M, Delay for Movement [s/veh]	16.63	10.40	8.02	0.00	0.00	0.00
Movement LOS	C	B	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.04	0.04	0.00	0.00	0.00	0.00
95th-Percentile Queue Length [ft/ln]	0.95	0.95	0.06	0.06	0.00	0.00
d_A, Approach Delay [s/veh]	14.14		0.02		0.00	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	0.09					
Intersection LOS	C					

# **ATTACHMENT D**

# Crash Details for: Case ID 90660979

## Crash Information

County	Monterey		
City	Unincorporated		
Date & Time (M/D/Y)	02/06/2018 22:04		
Location (Intersection)	San Juan Road & San Miguel Canyon Road		
Dist. & Dir. from Intersection	4224.00 ft West		
State Highway	No		
Geocoded Location	36.9040947, -121.7041092		
Type of Crash	E - Hit Object		
Motor Vehicle Involved With	I - Fixed Object		
Crash Severity	3 - Injury (Other Visible)		
PCF Violation Category	01 - Driving or Bicycling Under the Influence of Alcohol or Drug		
Weather	A - Clear		
Alcohol Involved	Yes		
Pedestrian Accident	No	Bicycle Accident	No
Motorcycle Accident	No	Truck Accident	No

## Map View



## Street View



## Parties: 1

Party Number	Party Type	Statewide Vehicle Type	At Fault	Party Direction	Movement Preceding Collision
1	1 - Driver (including Hit and Run)	A - Passenger Car/Station Wagon	Yes	West	C - Ran Off Road

## Victims: 1

Party Number	Victim Role	Victim Gender	Victim Age	Victim Degree of Injury
1	1 - Driver	M - Male	33	6 - Suspected Minor Injury

# Crash Details for: Case ID 90717080

## Crash Information

County	Monterey		
City	Unincorporated		
Date & Time (M/D/Y)	04/26/2018 07:02		
Location (Intersection)	San Juan Rd. & San Miguel Canyon Rd.		
Dist. & Dir. from Intersection	3168.00 ft West		
State Highway	No		
Geocoded Location	36.9032249, -121.7006683		
Type of Crash	C - Rear End		
Motor Vehicle Involved With	C - Other Motor Vehicle		
Crash Severity	4 - Injury (Complaint of Pain)		
PCF Violation Category	03 - Unsafe Speed		
Weather	B - Cloudy		
Alcohol Involved	No		
Pedestrian Accident	No	Bicycle Accident	No
Motorcycle Accident	No	Truck Accident	No

## Map View



## Street View



## Parties: 2

Party Number	Party Type	Statewide Vehicle Type	At Fault	Party Direction	Movement Preceding Collision
1	1 - Driver (including Hit and Run)	D - Pickup or Panel Truck	Yes	East	B - Proceeding Straight
2	1 - Driver (including Hit and Run)	A - Passenger Car/Station Wagon	No	East	E - Making Left Turn

## Victims: 1

Party Number	Victim Role	Victim Gender	Victim Age	Victim Degree of Injury
2	1 - Driver	F - Female	26	7 - Possible Injury



# Crash Details for: Case ID 91027087

## Crash Information

County	Monterey		
City	Unincorporated		
Date & Time (M/D/Y)	06/28/2019 18:15		
Location (Intersection)	San Juan Rd. E/b & San Miguel Canyon Rd.		
Dist. & Dir. from Intersection	2640.00 ft West		
State Highway	No		
Geocoded Location	36.9027557, -121.6989594		
Type of Crash	E - Hit Object		
Motor Vehicle Involved With	I - Fixed Object		
Crash Severity	3 - Injury (Other Visible)		
PCF Violation Category	08 - Improper Turning		
Weather	A - Clear		
Alcohol Involved	No		
Pedestrian Accident	No	Bicycle Accident	No
Motorcycle Accident	Yes	Truck Accident	No

## Map View



## Street View



## Parties: 1

Party Number	Party Type	Statewide Vehicle Type	At Fault	Party Direction	Movement Preceding Collision
1	1 - Driver (including Hit and Run)	C - Motorcycle/Scooter	Yes	East	C - Ran Off Road

## Victims: 1

Party Number	Victim Role	Victim Gender	Victim Age	Victim Degree of Injury
1	1 - Driver	M - Male	32	6 - Suspected Minor Injury

# Crash Details for: Case ID 91090488

## Crash Information

County	Monterey		
City	Unincorporated		
Date & Time (M/D/Y)	09/25/2019 17:50		
Location (Intersection)	San Juan Road & San Miguel Canyon Road		
Dist. & Dir. from Intersection	3155.00 ft West		
State Highway	No		
Geocoded Location	36.9032135, -121.7006302		
Type of Crash	A - Head-On		
Motor Vehicle Involved With	C - Other Motor Vehicle		
Crash Severity	2 - Injury (Severe)		
PCF Violation Category	08 - Improper Turning		
Weather	A - Clear		
Alcohol Involved	No		
Pedestrian Accident	No	Bicycle Accident	No
Motorcycle Accident	No	Truck Accident	No

## Map View



## Street View



## Parties: 2

Party Number	Party Type	Statewide Vehicle Type	At Fault	Party Direction	Movement Preceding Collision
1	1 - Driver (including Hit and Run)	A - Passenger Car/Station Wagon	Yes	West	M - Other Unsafe Turning
2	1 - Driver (including Hit and Run)	A - Passenger Car/Station Wagon	No	East	B - Proceeding Straight

## Victims: 2

Party Number	Victim Role	Victim Gender	Victim Age	Victim Degree of Injury
1	1 - Driver	M - Male	44	5 - Suspected Serious Injury
2	1 - Driver	F - Female	25	5 - Suspected Serious Injury

# Crash Details for: Case ID 91295952

## Crash Information

County	Monterey		
City	Unincorporated		
Date & Time (M/D/Y)	08/19/2020 00:35		
Location (Intersection)	San Juan Road & San Miguel Canyon Road		
Dist. & Dir. from Intersection	5280.00 ft West		
State Highway	No		
Geocoded Location	36.904026, -121.7077179		
Type of Crash	E - Hit Object		
Motor Vehicle Involved With	I - Fixed Object		
Crash Severity	3 - Injury (Other Visible)		
PCF Violation Category	01 - Driving or Bicycling Under the Influence of Alcohol or Drug		
Weather	A - Clear		
Alcohol Involved	Yes		
Pedestrian Accident	No	Bicycle Accident	No
Motorcycle Accident	No	Truck Accident	No

## Map View



## Street View



## Parties: 1

Party Number	Party Type	Statewide Vehicle Type	At Fault	Party Direction	Movement Preceding Collision
1	1 - Driver (including Hit and Run)	A - Passenger Car/Station Wagon	Yes	East	C - Ran Off Road

## Victims: 1

Party Number	Victim Role	Victim Gender	Victim Age	Victim Degree of Injury
1	1 - Driver	M - Male	20	6 - Suspected Minor Injury

**RECORDING REQUESTED BY:**  
Orange Coast Title Company of Northern  
California

**When Recorded Mail Document To:**  
The Cazares Family Trust dated February  
14, 2020  
17120 Holiday Drive  
Morgan Hill, CA 95037

**Escrow No.:** 525-SAC-20206793-71 -  
JAM  
**Title No.:** 525-2143982-62

**Stephen L. Vagnini**  
MontereyCounty Clerk-Recorder

Recorded at the request of:  
ORANGE COAST TITLE OF NORTHE

**2021047792**

07/13/2021 01:27:11  
Titles: 1 Pages: 3

Fees: \$19.00  
Taxes: \$2585.00  
AMT PAID: \$2604.00

APN: 117-411-022

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

The undersigned grantor(s) declare(s) that the DOCUMENTARY TRANSFER TAX is: \$2,585.00

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is computed on:**
  - computed on full value of property conveyed, or
  - computed on full value less value of liens or encumbrances remaining at time of sale,
- The property is located in the Unincorporated area of County of Monterey

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,**

Nicolas M. Garcia, an unmarried man and Barbara Ann Panis, an unmarried woman, as joint tenants

hereby GRANT(S) to

Deborah Ann Cazares and Hugo Cazares, Trustees of The Cazares Family Trust dated February 14, 2020

the following described real property in the County of Monterey, State of California:

See Exhibit A attached hereto and made a part hereof.

Commonly known as: 1247 San Juan Road, Royal Oaks, CA 95076

Exempt from the fee per GC 27388.1  
(a) (2); This document is subject to  
Documentary Transfer Tax.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

APN: 117-411-022  
Dated: July 9, 2021

Nicolas M. Garcia  
Nicolas M. Garcia  
Barbara Ann Paris  
Barbara Ann Paris

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Santa Cruz

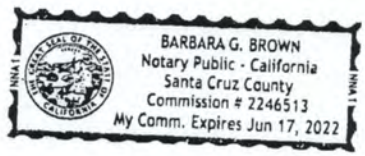
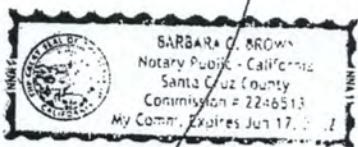
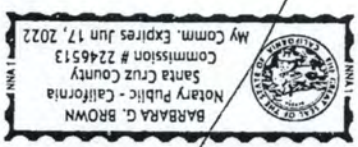
On 7/10/2021 before me, Barbara G. Brown, Notary Public,

personally appeared Nicolas M Garcia Barbara Ann Paris who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Barbara G. Brown (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

**Exhibit "A"**

Parcel I:

Beginning in the middle of the Watsonville and San Juan Road and at the Southeast corner of lands of Mrs. J. Sheehy North 2 Deg. 25' East 9.41 chains to a stake; thence leave said lands of Mrs. Sheehy South 88-1/4 Deg. East, 5.02 chains to lands of J.L. Mann; thence along said lands of Mann, South 7-3/4 Deg. East, 10.66 chains to the middle of the aforesaid Watsonville and San Juan Road; and thence along the centerline thereof, North 71-1/2 Deg. West, 4.53 chains and South 88-1/4 West, 2.54 chains to the place of beginning.

Excepting therefrom that portion lying within the boundary lines of San Juan Road.

Parcel II:

A right of way eight (8) feet wide East of and along the Easterly side of the Easterly line of said Parcel of land above described, in the Unincorporated Area, County of Monterey, State of California.

Assessor's Parcel Numbers(s): 117-411-022-000