# County of Monterey

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901

## Meeting Agenda - Final

**Wednesday, August 19, 2026**
**8:00 AM**

**Government Center**
**1441 Schilling Place**
**Salinas, CA 93901**

## Administrative Permit

**For information on The Ralph M. Brown Act: Open Meetings please click on the link below:**
**Para obtener información sobre La Ley Ralph M. Brown, siga el siguiente enlace:**

**https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5**

**FEE SCAM ALERT: Be aware of a fake invoice scam, if you receive an unexpected invoice related to a county project, call the County Permit Center at 831-755-5025 to confirm its authentic.**

**ALERTA DE ESTAFA DE TARIFAS: Tenga cuidado con las estafas de facturas falsas, si recibe una factura inesperada relacionada con un proyecto del condado, llame al Centro de Permisos del Condado al 831-755-5025 para confirmar su autenticidad.**

**The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Chief of Planning's alternative actions on any matter before it.**

**Notice is hereby given that on August 19, 2026, the Chief of Planning of the County of Monterey Housing and Community Development is considering the project described on the following pages.**

**Any comments or requests that any of the applications be scheduled for public hearing must be received in writing in the office of the County of Monterey Housing and Community Development by 5:00 pm Tuesday, August 18, 2026. A public hearing may be required if any person, based on a substantive issue, so requests.**

**Si necesita la traducción de esta agenda, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas, o por teléfono al (831) 755-5025. Después de su solicitud, la secretaria asistirá con la traducción de esta agenda.**

**If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the County of Monterey Housing and Community Development at (831) 755-5025.**

**NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report**

## SCHEDULED MATTERS

**1. PLN220369 - DINO PEZZINI J TR**

Administrative hearing to consider action on the demolition of an existing 1,400 square foot single family dwelling, a 600 square foot trailer, and a 1,450 square foot two-story unfinished single-family dwelling to clear code case 23CE00150, and the construction of a new 1,750 square foot one-story single-family dwelling with a 550 square foot attached garage and associated site improvements.

**Project Location:** 16725 Meridian Road, Salinas, CA

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15302, and there are no exceptions pursuant to Guidelines section 15300.2.

**Attachments:** Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map

**2. PLN250296 - SILVA SERGIO E & CELIA A TRS**

Administrative hearing to consider an Amendment to previously approved Administrative Permit to allow the establishment of a commercial cannabis operation consisting of cultivation & nursery within 180,637 square feet of existing greenhouse space, processing within 3,139 square feet of existing warehouse space, drying within 3,828 square feet of existing warehouse and storage within 2,085 square feet of existing warehouse space. The Amendment includes construction of a 25,930 square foot greenhouse and a 4,133 square foot warehouse for the storage of cannabis.

**Project Location:** 2262 Alisal Road, Salinas

**Proposed CEQA action:** Considering the Addendum together with the Multiple Cannabis Cultivation Facilities in Unincorporated Monterey County Initial Study/Mitigated Negative Declaration (IS/MND) and previous Addendum (HCD Planning File No. REF150048, SCH No. 2020060325), in accordance with CEQA Guidelines Section 15164 and that no additional environmental review is required pursuant to CEQA Guidelines Section 15162.

**Attachments:** Staff Report
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution
Exhibit C - Vicinity Map
Exhibit D - Multi-Site Cannabis Study
Exhibit E - Addendum

**3. PLN250304 - JAMES JOSEPH A & CYNTHIA C TRS**

Administrative hearing to consider demolition of an attached 240 square foot carport and construction of an attached 480 square foot garage and 595 square foot addition to an existing 1,339 square foot single family dwelling with associated site improvements.

**Project Location:** 4149 El Bosque Drive, Pebble Beach

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

**Attachments:** Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map

**Introduced:** 8/10/2026 **Current Status:** Agenda Ready

**Version:** 1 **Matter Type:** Administrative Permit

**PLN220369 - DINO PEZZINI J TR**

Administrative hearing to consider action on the demolition of an existing 1,400 square foot single family dwelling, a 600 square foot trailer, and a 1,450 square foot two-story unfinished single-family dwelling to clear code case 23CE00150, and the construction of a new 1,750 square foot one-story single-family dwelling with a 550 square foot attached garage and associated site improvements.

**Project Location:** 16725 Meridian Road, Salinas, CA

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15302, and there are no exceptions pursuant to Guidelines section 15300.2.

RECOMMENDATION:

It is recommended that the Chief of Planning adopt a resolution to:

a) Find that the project for additions to an existing structure qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302, and that none of the exceptions set forth in Section 15300.2 apply;

b) Approve a Coastal Administrative Permit to allow demolition of an existing 1,400 square foot single family dwelling, a 600 square foot trailer, and a 1,450 square foot two-story unfinished single-family dwelling to clear code case 23CE00150; and

c) Approve a Coastal Administrative Permit to allow the construction of a new 1,750 square foot one-story single-family dwelling with a 550 square foot attached garage and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommend approval subject to 6 conditions of approval.

PROJECT INFORMATION:

**Agent:** N/A
**Property Owner:** Dino J. Pezzini, Trust
**APN:** 129-051-010-000
**Parcel Size:** 108,240 square feet, or approximately 2.5 acres
**Zoning:** Low Density Residential with 2.5 acres per unit in the Coastal Zone, or "LDR/2.5(CZ)"
**Plan Area:** North County Land Use Plan
**Flagged and Staked:** No
**Project Planner:** Jordan Evans-Polockow, Assistant Planner
Evans-PolockowJ@countyofmonterey.gov, (831) 783-7065

SUMMARY

Staff is recommending approval of a Coastal Administrative Permit subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of building/grading permits and/or commencement of the approved use.

On August 19, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, August 18, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
North County Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner
Reviewed and approved by: Anna Quenga, AICP, Senior Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Dino J. Pezzini, Property Owner; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch (Executive Director); Planning File PLN220369

# County of Monterey

**Item No.1**

## Administrative Permit

**Legistar File Number: AP 26-065**

August 19, 2026

**Introduced:** 8/10/2026
**Version:** 1
**Current Status:** Agenda Ready
**Matter Type:** Administrative Permit

**PLN220369 - DINO PEZZINI J TR**

Administrative hearing to consider action on the demolition of an existing 1,400 square foot single family dwelling, a 600 square foot trailer, and a 1,450 square foot two-story unfinished single-family dwelling to clear code case 23CE00150, and the construction of a new 1,750 square foot one-story single-family dwelling with a 550 square foot attached garage and associated site improvements.

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**APN:** 129-051-010-000
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**Zoning:** Low Density Residential with 2.5 acres per unit in the Coastal Zone, or "LDR/2.5(CZ)"
**Plan Area:** North County Land Use Plan
**Flagged and Staked:** No
**Project Planner:** Jordan Evans-Polockow, Assistant Planner
Evans-PolockowJ@countyofmonterey.gov, (831) 783-7065

SUMMARY

Staff is recommending approval of a Coastal Administrative Permit subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of building/grading permits and/or commencement of the approved use.

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Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

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The following agencies have reviewed the project, have comments, and/or have recommended conditions:
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Environmental Health Bureau
HCD-Environmental Services
North County Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner
Reviewed and approved by: Anna Quenga, AICP, Senior Planner

The following attachments are on file with HCD:
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- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

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cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Dino J. Pezzini, Property Owner; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch (Executive Director); Planning File PLN220369

# Exhibit A

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# EXHIBIT A
# DRAFT RESOLUTION

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

In the matter of the application of:
**PEZZINI DINO J. TR (PLN220369)**
**RESOLUTION NO. 26-065**
Resolution by the Monterey County Chief of Planning:

1) Finding that the project is Categorically Exempt pursuant to CEQA Guidelines section 15302, and there are no exceptions pursuant to Guidelines section 15300.2;
2) Approving a Coastal Administrative Permit to allow demolition of an existing 1,400 square foot single family dwelling, a 600 square foot trailer, and a 1,450 square foot two-story unfinished single-family dwelling to clear code case 23CE00150; and
3) Approving a Coastal Administrative Permit to allow the construction of a new 1,750-square foot one-story single-family dwelling with a 550 square foot-attached garage and associated site improvements.

[PLN220369 Dino J. Pezzini, Trust, 16725 Meridian Road, Salinas, North County Land Use Plan (APN: 129-051-010-000)

**The DINO J. PEZZINI, TR, application (PLN220369) came on for an administrative decision hearing before the Monterey County Chief of Planning on August 19, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral 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 1982 Monterey County General Plan (General Plan);
- North County Land Use Plan (NC LUP);
- North County Coastal Implementation Plan (NC CIP), Part 2; and
- Monterey County Zoning Ordinance (Title 20).

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) Project Scope. The property is located off Meridian Road, Salinas, within the North County Land Use Plan. The project includes the demolition of an existing 1,400 square foot single family dwelling, a 600 square foot trailer, and a 1,450 square foot two-story unfinished single-family dwelling to clear code case 23CE00150 and the construction of a new 1,750 square foot one-story single-family dwelling with a 550 square foot attached garage and associated site improvements. The developed parcel located in a residentially developed rural neighborhood and also includes an existing 960 square foot workshop that is to remain. The associated site improvements include a 5000-gallon water storage tank, septic system, 389 square feet of deck, and a 1,390 square foot paved driveway, as well as the removal of materials and garage onsite.

c) Allowed Use. The property is located at 16725 Meridian Road in Salinas, located in the North County Land Use Plan (APN:129-051-010-000). The parcel is zoned Low Density Residential with a maximum Density of 2.5 acres per unit within the Coastal Zone, or "LDR/2.5(CZ)", which allows the construction of the first single-family dwelling as a principally allowed use, subject to the approval of a Coastal Administrative Permit pursuant to Title 20 section 20.14.040.A. The project scope, as described in Evidence "b" above, is an allowed land use for this site. This approval includes the abatement of code case 23CE00150 (see Finding 4 and supporting evidence) prior to approval of the construction of a single-family dwelling, consistent with Title 20 section 20.90.040.A.

d) Lot Legality. The subject property (2.5 acres), APN: 129-051-010-000, is shown in its current size and configuration on the 1964 County of Monterey Assessor's map. In addition, the County of Monterey approved permit PC92230 in 1993 and subsequently issued building permit BP49158 for the demolition and construction of a single-family dwelling. Therefore, the County recognizes the subject property as a legal lot of record.

e) Design/Neighborhood and Community Character. The subject property zoning district does not include a Design Control Overlay (see Evidence "c") and therefore is not subject to the regulations outlined in Title Chapter 20.44 (Design Control Zoning Overlay). However, the NC LUP establishes policies that require the protection of public views. NC LUP Policy 2.2.2.1 protects views to and along the ocean shoreline from these public vantage points. NC CIP section 20.144.020.SSS defines the "Public Viewshed" as views visible from Highway 1, Highway 156, Elkhorn Slough Road, Elkhorn and Moro Cojo Sloughs, beaches, dunes, and wetlands, and views to and along the ocean shoreline from Highway 1. The subject property is not visible from any of these viewpoints and will not block views to and from the ocean which was assessed based on the distance and intervening topography surrounding the subject property. Additionally, the project has been designed to minimize tree removal and grading for the building site pursuant of NC LUP policy

2.2.2.5. The colors and materials used are consistent with the neighborhood and community character, including beige exterior stucco walls and a composite medium brown colored shingle roof. Therefore, the proposed development will not conflict with NC LUP Visual Resource policies.

f) Development Standards. Title 20 section 20.14.060 establishes the site development standards applicable to structures within the LDR zoning district. Pursuant to Title 20 section 20.14.060.C, the main structures shall have setbacks of at least 30 feet for the front, 20 feet for the sides, and 30 feet for the rear, with a maximum allowable height of 30 feet. The garage is attached to the proposed residence and therefore is subject to the same site development standards as the main structure pursuant to Title 20 section 20.62.040.K. As illustrated on the attached plans, the residence and garage will be 114 feet from the front, over 110 feet and 225 feet from the sides, 86 feet from the rear, and will have a height of 17 feet as measured from average natural grade. In compliance with the subject property's allowable building site coverage of 15 percent, the project will have a lot coverage of approximately 3 percent. Therefore, the property complies with the required site development standards based on the applicable LDR zoning district.

g) Cultural Resources. The Monterey County Geographic Information System identified the property to be within a low archaeological sensitivity area. The parcel does not fall within 750 feet of archaeological resources and therefore is exempt from a Coastal Development Permit pursuant of NC CIP section 20.144.110.A.1. Additionally, the requirements to mandate an archaeological report were not met, as outlined in section NC CIP section 20.144.110.B.1.c, since the parcel is not within 750 feet of a known archaeological resource.

h) Public Access. As demonstrated in Finding 7 and supporting evidence, the development is consistent with public access policies in the NC LUP and NC CIP.

i) Land Use Advisory Committee (LUAC) Review. Based on the LUAC guidelines, the project was not referred to the North County Advisory Committee (LUAC) for review because it does not involve a public hearing Design Approval, a Lot Line Adjustment, preparation of an Initial study, or a Variance.

j) The project planner conducted a site visit on July 9, 2026, to verify that the project on the subject parcel conforms to the plans listed above.

k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220369.

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

**EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and North County Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site

conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The following report has been prepared:
   - "Geotechnical and Percolation Investigation Report" (LIB260146) prepared by Belinda Taluban, Salinas, CA, on April 29, 2026.

County staff independently reviewed this report and concurs with its conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with this report.

c) Staff conducted a site visit on July 9, 2026, to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220369.

**3. FINDING:** **HEALTH AND SAFETY –** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

**EVIDENCE:** a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau (EHB), and North County Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) All necessary public facilities are available to the subject property. Domestic water will be provided by the existing onsite well. The subject property proposes the installation of a new onsite wastewater treatment system (OWTS). EHB reviewed the application and found that the conceptual OWTS design meets the minimum requirements established in Monterey County Code Chapter 15.20.

c) Staff conducted a site visit on July 9, 2026, to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220369.

**4. FINDING:** **VIOLATIONS –** The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. Violations exist on the property. As approved, implementation of the project will abate the violation and bring the property into conformance.

**EVIDENCE:** a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and are aware of any violations existing on subject property (23CE00150).

b) Staff conducted a site visit on July 9, 2026, to verify that the site is suitable for this use.

c) On March 24, 2023, the subject property had an inquiry opened due to unpermitted construction and grading. After a site visit conducted by Code Enforcement on March 30, 2023, a case (23CE00150) was opened. An Administrative Citation was sent to the property owner on April 18, 2023, for an unpermitted structure left in partial construction, unpermitted accessory structure with utilities, unpermitted placement of a modular unit, and improper storage of materials and garbage without the benefit of permits. Condition No. 6 has been applied to require all garbage, debris, scrap materials, abandoned vehicles or machinery, and materials of a similar nature to be removed from the property prior to the issuance of the construction permit.

d) The unpermitted structure referred to within the citation is a 960 square foot legal nonconforming accessory structure historically used as a workshop that was built in the 1950's along with the original single-family dwelling- both structures were constructed prior to the County of Monterey Zoning Code that required permits to be obtained for accessory structures. Therefore, this structure is not a violation of the code nor is an after-the-fact permit required. The existing single-family dwelling had initially been approved for demolition and for construction of a new residence in 1993 under PC92230 with a building permit that was issued under BP49158 that was never followed through with. The electrical panel attached to the legal nonconforming accessory structure provides electricity for the well pump that serves the subject parcel, located directly next to the accessory structure. As a part of the construction permit, the applicant will replace the old unpermitted electric panel and connect it to the proposed single-family dwelling's generator, but the structure itself will remain.

e) Approval of the Coastal Administrative Permit to restore the property to its previous state by demolishing the unpermitted structures, replacing unpermitted utilities, and removing the modular home will bring the subject property into compliance with all rules and regulations pertaining to the property and will remove the existing violations. The property owner has applied for the appropriate permits to partially abate the violations by restoring the disturbed areas to their original condition and have applied for the proper permits to construct the proposed single-family dwelling. Upon issuance of the required building permit(s), the violation will be fully abated.

f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220369.

**5. FINDING:** **CEQA (Exempt) –** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

**EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines section 15302 categorically exempts the replacement or reconstruction of existing structures and facilities where the new structure will be located

on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

b) The project includes demolition of an existing 1,400 square foot single family dwelling, a 600 square foot trailer, and a 1,450 square foot two-story unfinished single-family dwelling and construction of a new 1,750 square foot one-story single-family dwelling with a 550 square foot-attached garage and associated site improvements (see Finding 1 and supporting evidence), and is not environmentally sensitive, qualifying it as exempt under Section 15302.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because no feature or condition of the project distinguishes it from the exempt class. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal, and the proposed development is not visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. There is no substantial evidence to support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a significant cumulative impact.

d) No adverse environmental effects were identified during staff review of the development application during a site visit on July 9, 2026.

e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220369.

**6. FINDING:** **PUBLIC ACCESS –** The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

**EVIDENCE:** a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in NC CIP Section 20.144.150 of the Monterey County Coastal Implementation Plan can be demonstrated.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access but is located below Manzanita County Park near a proposed trail (Figure 6, North County General Plan Shoreline Access/Trails, in the NC LUP). The proposed development will not be visible from the public access road to the parcel.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220369.

**7. FINDING:** **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors.

**EVIDENCE:** a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an appeal of this decision may be made to the Board of Supervisors by any public agency or aggrieved person.

b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the decision on this project is not appealable to, or by, the California Coastal Commission.

## DECISION

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

1. Find the additions to an existing structure qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Section 15302;
2. Approve the Coastal Administrative Permit to allow demolition of an existing 1,400 square foot single family dwelling, a 600 square foot trailer, and a 1,450 square foot two-story unfinished single-family dwelling to clear code case 23CE00150, and a
3. Coastal Administrative Permit to allow the construction of a new 1,750-square foot one-story single-family dwelling with a 550 square foot-attached garage and associated site improvements.

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

**PASSED AND ADOPTED** this 19th day of August 2026.

_____

Melanie Beretti
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

# County of Monterey HCD Planning

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

PLN220369

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Administrative Permit (PLN220369) allows demolition of an existing 1,400 square foot single family dwelling, a 600 square foot trailer, and a 1,450 square foot two-story unfinished single-family dwelling to clear code case 23CE00150, and to allow the construction of a new 1,700 square foot one-story single-family dwelling with a 550 square foot attached garage and associated site improvements. The property is located at 16725 Meridian Road, Salinas (Assessor's Parcel Number 129-051-010-000), 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 on-going 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 _____) was approved by the Chief of Planning for Assessor's Parcel Number 129-051-010-000 on [Date the permit was approved]. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

**3. 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. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

**5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

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

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

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

**6. PD027 - DEBRIS REMOVAL**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Prior to issuance of a building permit, recordation of a final map or parcel map or initiation of the use, applicant shall cause to be removed from the property all junk, including scrap metals, scrap materials, dismantled or wrecked or abandoned vehicles or machinery, garbage, debris or similar materials. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of compliance to HCD - Planning.

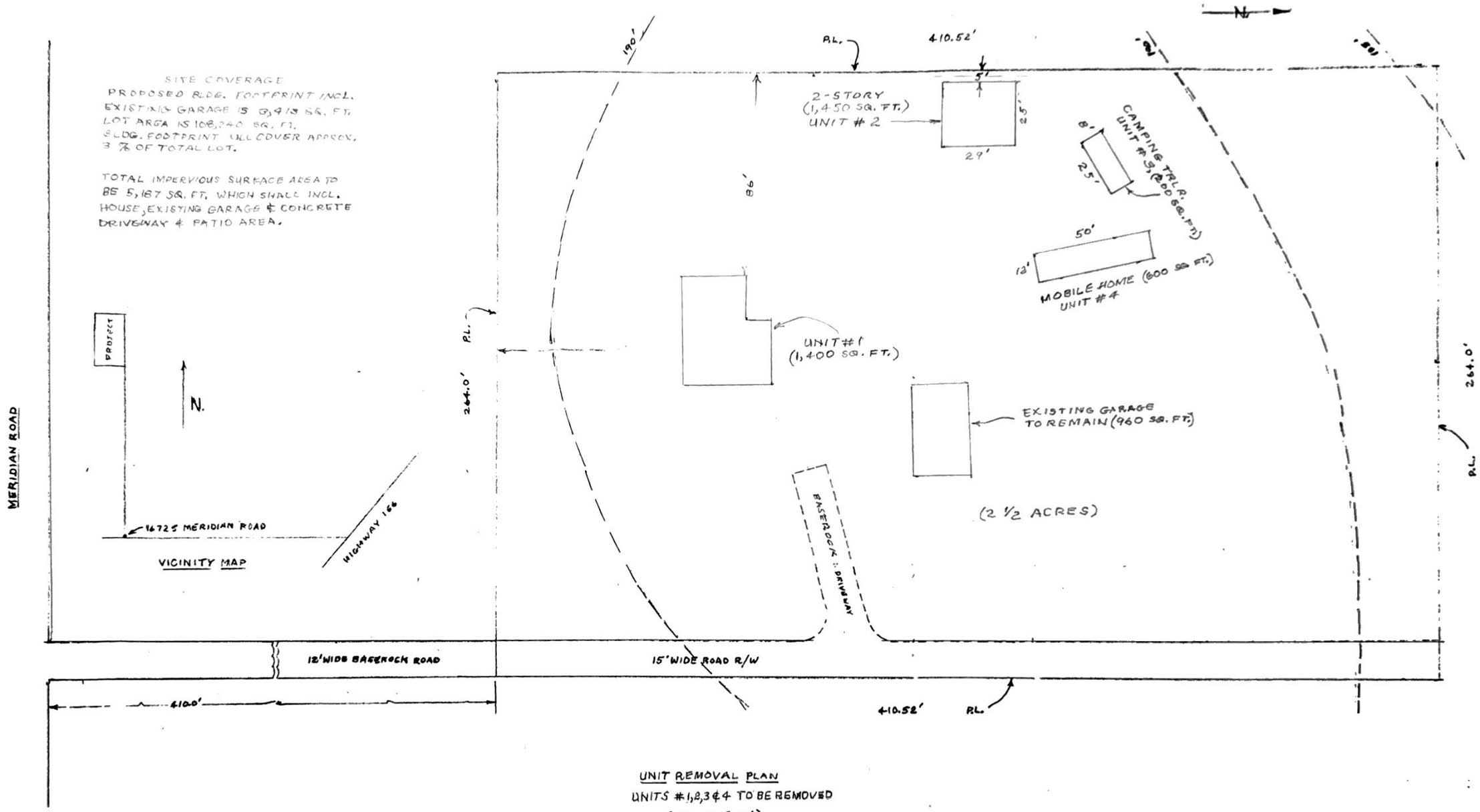
SITE: 16725 MERIDIAN ROAD A.P.N. 129-051-010
OWNER: DINO PEZZINI PH. 831-789-6674

DEMO 2 UNITS (2,850 TOTAL SQ. FT.) # 102 REMOVE 2 CAMPING TRAILERS. #344

SITE COVERAGE

PROPOSED BLDG. FOOTPRINT INCL. EXISTING GARAGE IS 3,913 SQ. FT. LOT AREA IS 108,240 SQ. FT. BLDG. FOOTPRINT WILL COVER APPROX. 3 % OF TOTAL LOT.

TOTAL IMPERVIOUS SURFACE AREA TO BE 5,187 SQ. FT. WHICH SHALL INCL. HOUSE, EXISTING GARAGE & CONCRETE DRIVEWAY & PATIO AREA.




UNIT REMOVAL PLAN

UNITS #1,2,3 & 4 TO BE REMOVED

(SCALE: 1" = 26')

16725 MERIDIAN ROAD
A.P.N. 129-051-010
OWNER/BUILDER: DINO PEZZINI
DRAWN BY DINO PEZZINI
8850 PEZZINI LANE
PH: 831-789-6674

THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2025 CALIF. RES. CODE, CALIF BLDG CODE, CALIF. MECH., CALIF PLUMB., CALIF. ELEC., AND CALIF. ENERGY CODES.

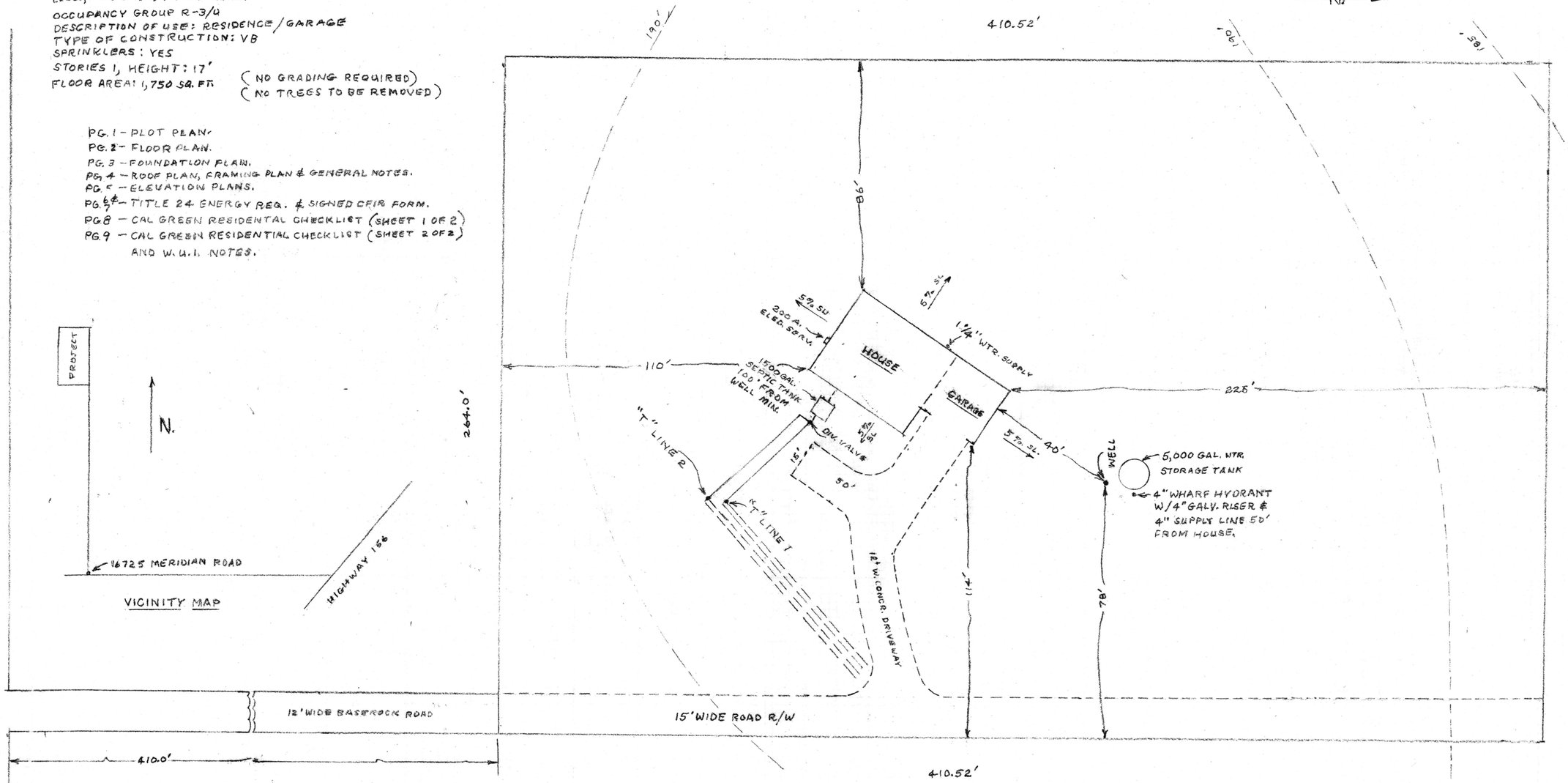
OCCUPANCY GROUP R-3/U
DESCRIPTION OF USE: RESIDENCE / GARAGE
TYPE OF CONSTRUCTION: VB
SPRINKLERS: YES
STORIES 1, HEIGHT: 17'
FLOOR AREA: 1,750 SQ. FT.

(NO GRADING REQUIRED)
(NO TREES TO BE REMOVED)

PG. 1 - PLOT PLAN
PG. 2 - FLOOR PLAN.
PG. 3 - FOUNDATION PLAN.
PG. 4 - ROOF PLAN, FRAMING PLAN & GENERAL NOTES.
PG. 5 - ELEVATION PLANS.
PG. 6 & 7 - TITLE 24 ENERGY REQ. & SIGNED CFIR FORM.
PG 8 - CAL GREEN RESIDENTAL CHECKLIST (SHEET 1 OF 2)
PG. 9 - CAL GREEN RESIDENTIAL CHECKLIST (SHEET 2 OF 2) AND W.U.I. NOTES.



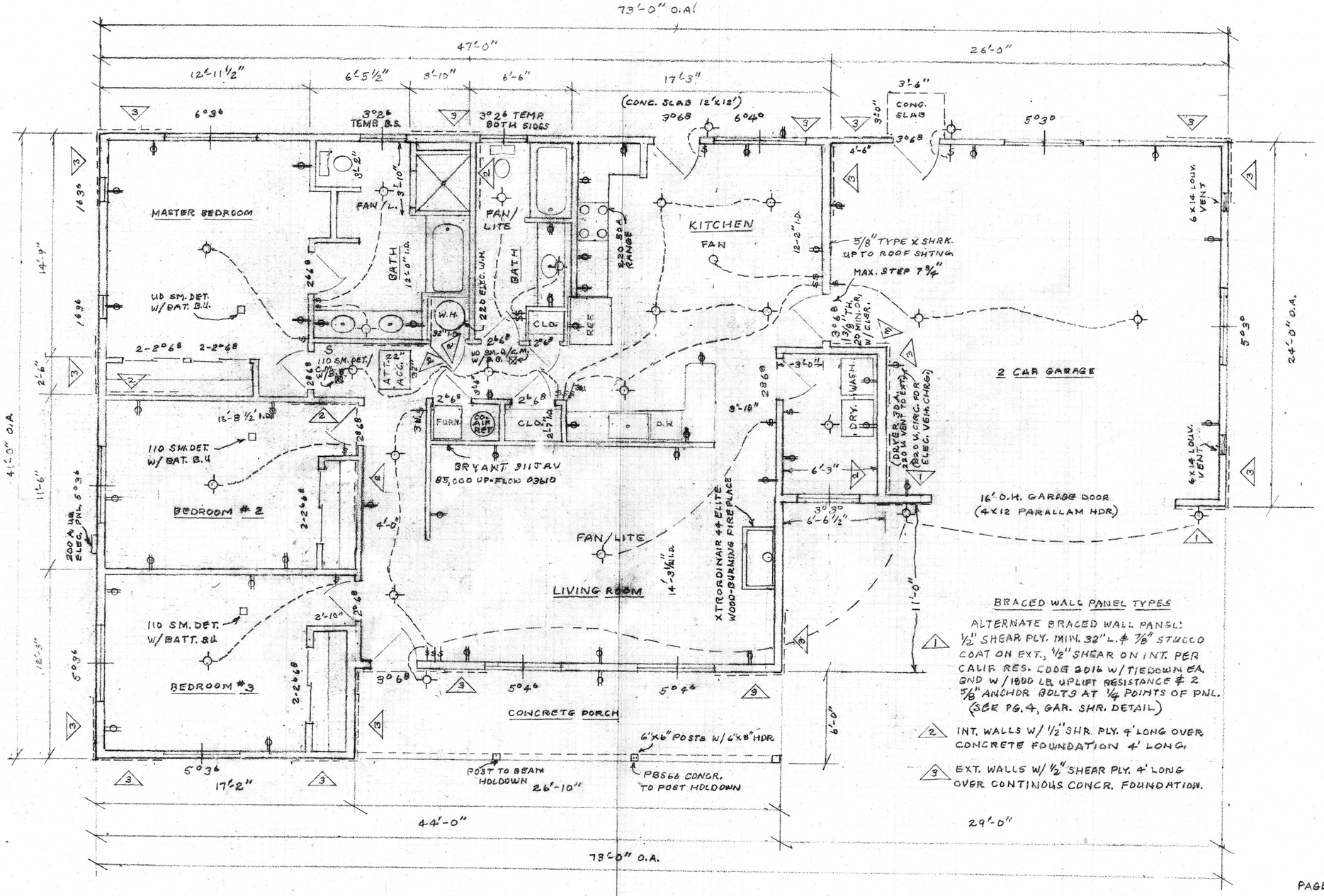

VICINITY MAP




PLOT PLAN
(SCALE: 1" = 25')



16725 MERIDIAN ROAD
A.P.N. 129-051-010
OWNER/BUILDER: DINO PEZZINI
DRAWN BY DINO PEZZINI
8850 PEZZINI LANE
PH. 831-663-3830




BRACED WALL PANEL TYPES

ALTERNATE BRACED WALL PANEL:

1. ½" SHEAR PLY. MIN. 32" L. & 7/8" STUCCO COAT ON EXT., ½" SHEAR ON INT. PER CALIF. RES. CODE 2016 W/ TIEDOWN EA. END W/ 1800 LB. UPLIFT RESISTANCE & 2 5/8" ANCHOR BOLTS AT ¼ POINTS OF PNL. (SEE PG. 4, GAR. SHR. DETAIL)
2. INT. WALLS W/ ½" SHR. PLY. 4' LONG OVER CONCRETE FOUNDATION 4' LONG.
3. EXT. WALLS W/ ½" SHEAR PLY. 4' LONG OVER CONTINOUS CONCR. FOUNDATION.

FLOOR PLAN

SCALE: 1" = 1'-0"

(HOUSE: 1,750 SQ. FT.)

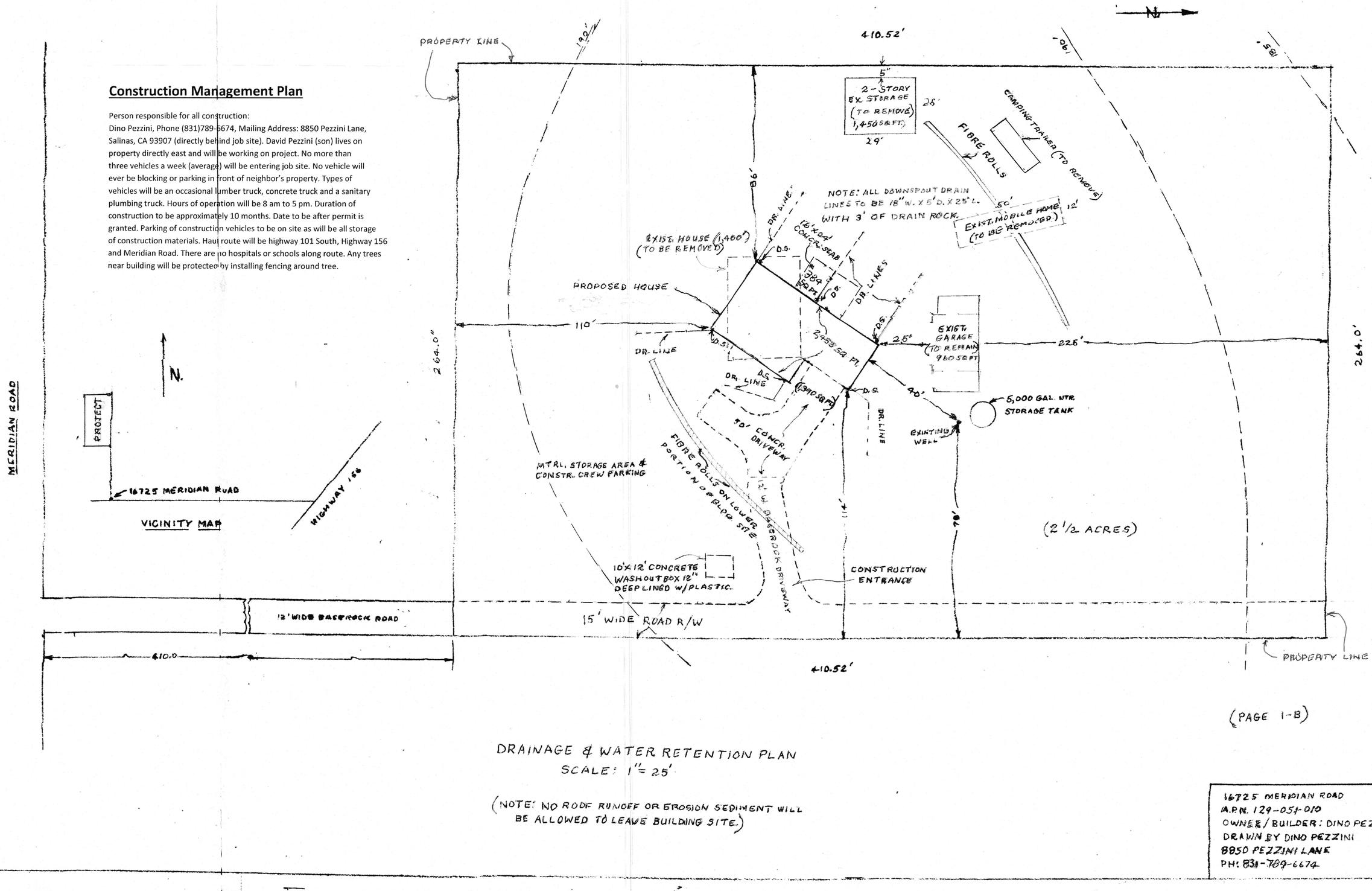
(GARAGE: 550 SQ. FT.)



OWNER/BUILDER: DINO PEZZINI
SITE: 16725 MERIDIAN ROAD
A.P.N. 189-051-010
DRAWN BY: DINO PEZZINI
PH. 831-663-3330

## Construction Management Plan

Person responsible for all construction:
Dino Pezzini, Phone (831)789-6674, Mailing Address: 8850 Pezzini Lane, Salinas, CA 93907 (directly behind job site). David Pezzini (son) lives on property directly east and will be working on project. No more than three vehicles a week (average) will be entering job site. No vehicle will ever be blocking or parking in front of neighbor's property. Types of vehicles will be an occasional lumber truck, concrete truck and a sanitary plumbing truck. Hours of operation will be 8 am to 5 pm. Duration of construction to be approximately 10 months. Date to be after permit is granted. Parking of construction vehicles to be on site as will be all storage of construction materials. Haul route will be highway 101 South, Highway 156 and Meridian Road. There are no hospitals or schools along route. Any trees near building will be protected by installing fencing around tree.

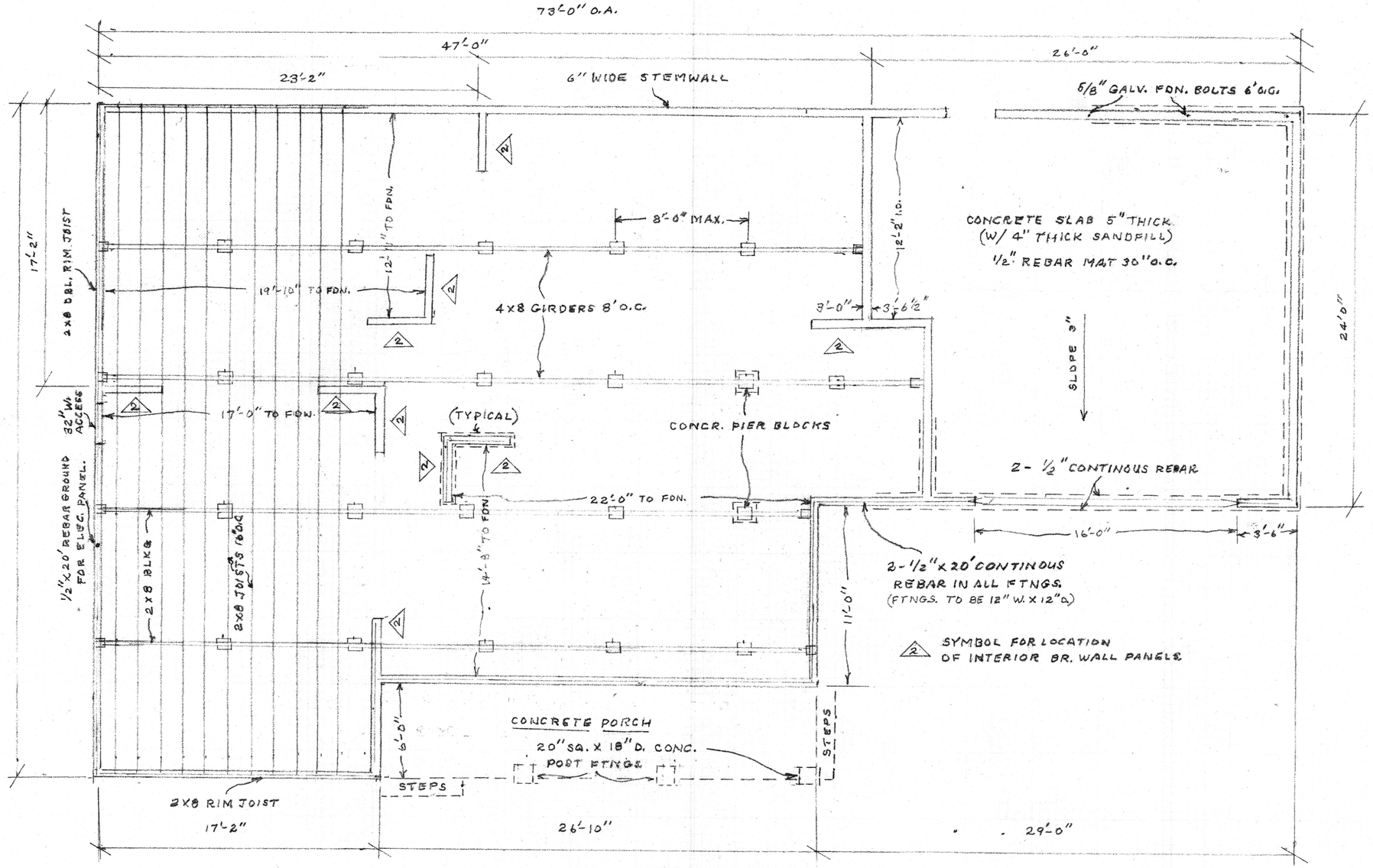



DRAINAGE & WATER RETENTION PLAN
SCALE: 1" = 25'

(NOTE: NO RODE RUNOFF OR EROSION SEDIMENT WILL BE ALLOWED TO LEAVE BUILDING SITE.)

16725 MERIDIAN ROAD
A.P.N. 129-054-010
OWNER/BUILDER: DINO PEZZINI
DRAWN BY DINO PEZZINI
8850 PEZZINI LANE
PH: 831-789-6674

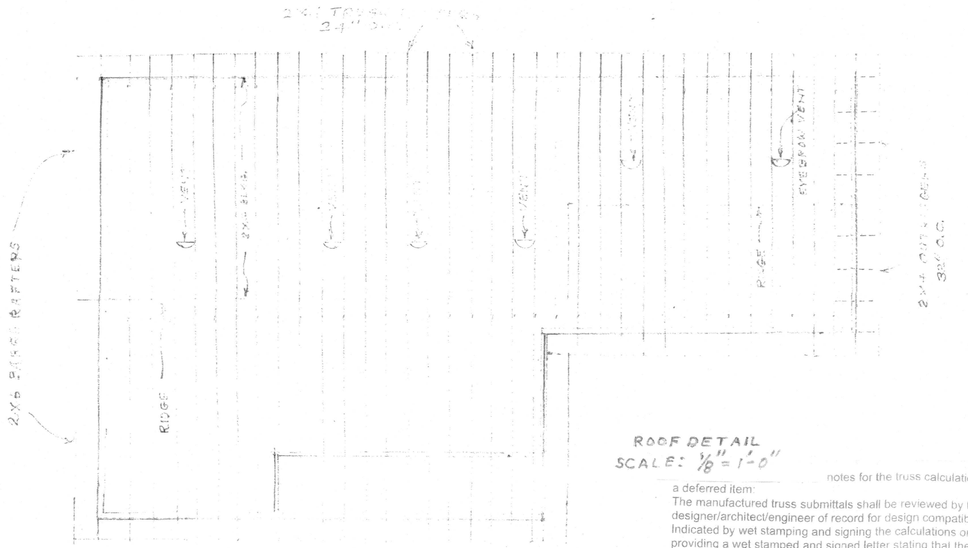
(PAGE 1-B)




FOUNDATION PLAN
SCALE: ¼" = 1'-0"



DINO PEZZINI RESIDENCE
16725 MERIDIAN ROAD
A.P.N. 129-051-010



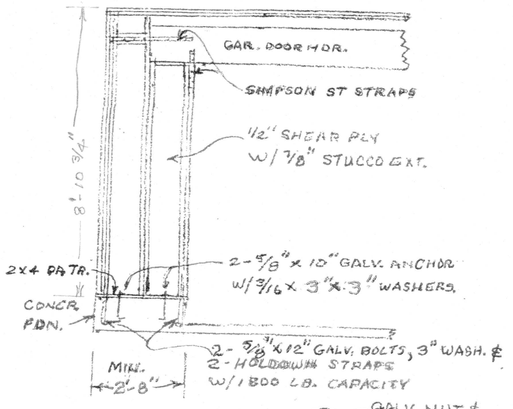

ROOF DETAIL
SCALE: 1/8" = 1'-0"

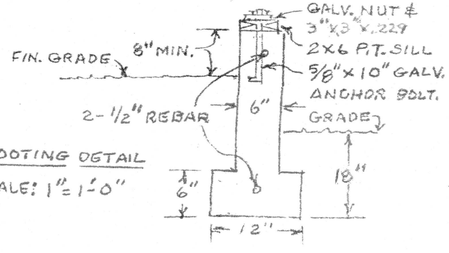
notes for the truss calculations as a deferred item:
The manufactured truss submittals shall be reviewed by the designer/architect/engineer of record for design compatibility. Indicated by wet stamping and signing the calculations or providing a wet stamped and signed letter stating that the truss calculations conform to the design.
Trusses shall not be installed until an APPROVED JOB COPY of the truss submittals is issued by the Monterey County Building Division.

## General Notes

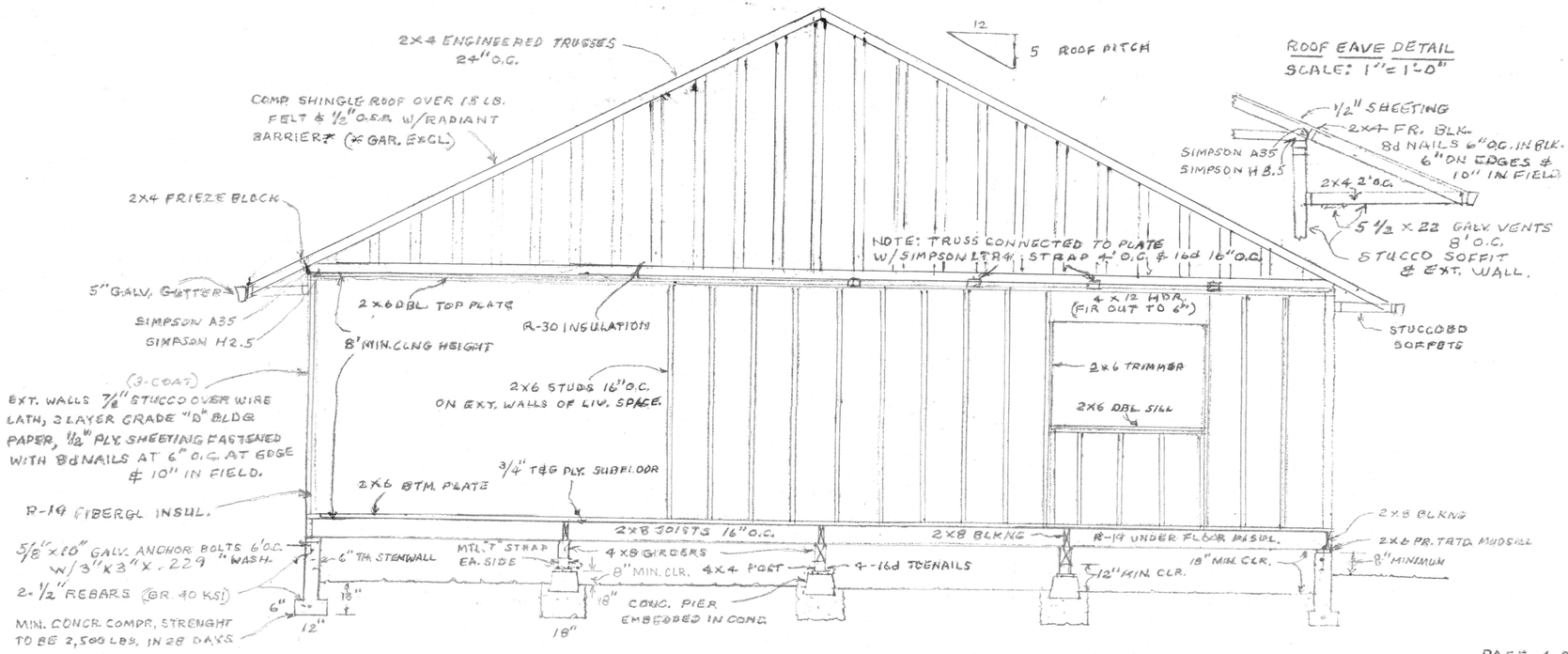
1. All lmbr to be #2 and better. Doug fir or as noted
2. Toilets to use 1.28 maximum per flush (GALLONS)
3. Showerhead flow not too exceed 2 gallons per min
4. Water pressure at building not to exceed 50 pounds
5. All patio doors, tub and shower doors to be tempered glass
6. All windows and patio doors to be dual glazed vinyl with one tempered pane
7. Provide one square foot underfloor ventilation for each 150 sq ft of under-floor area. 1720 sq ft ÷ 150 = 11.55 sq ft 20 - 6x14 fdn. Vents approx. 5' apart around the perimeter.
8. Nailing schedule per table R602.3 (1)
9. All electric outlets in garage, kitchen, bathrooms, and ext to be G.F. I .
10. No electrical ground to be connected to plumbing pipes.
11. No person may tap into a fire hydrant other than fire suppression or emergency aid.
12. All hoses used in construction activities shall be equipped with a shut off nozzle.
13. No potable water to be used for compaction or dust control purposes.
14. Solder will contain no more than 2/10 of 1% in water line connections.
15. Non-removable type backflow prevention device to be installed at all hose bibs.
16. Clothes dryer and electric range shall have a 4-wire grounded electric outlet
17. Outdoor electrical outlets shall have a weatherproof enclosure.
18. All exterior vents have ⅛ inch screen for fire suppression.
19. Propane furnace: 85,000 B.T.U downflow.
20. Attic ventilation to equal 1/300 of the attic area. 5,230 cu.ft attic space ÷300= 17.4 sqft. Required.
21. Shwer and tub to have a thermal mixing valve. Walls to be tiled minimum of 6ft high over water resistant GYPSUM board.
22. Tile floors in bathrooms and laundry area, balance of house to be vinyl plank flooring.
23. Kitchen and bath counters to be quartzite.
24. Kitchen range to have 100 C.F.M. exhaust fan.
25. All gutter downspouts shall drain into individual rock filled trenches 18" wide by 30" deep with 24" of ground cover.
26. Provide pressure relief valve, drain pan 2-tie straps and a hot water rec. pump.

GARAGE DOOR SHEAR DETAIL
SCALE: 3/8" = 1'-0"




FOOTING DETAIL
SCALE: 1" = 1'-0"




RIGHT SIDE FRAMING DETAIL
SCALE: 3/8" = 1'-0"

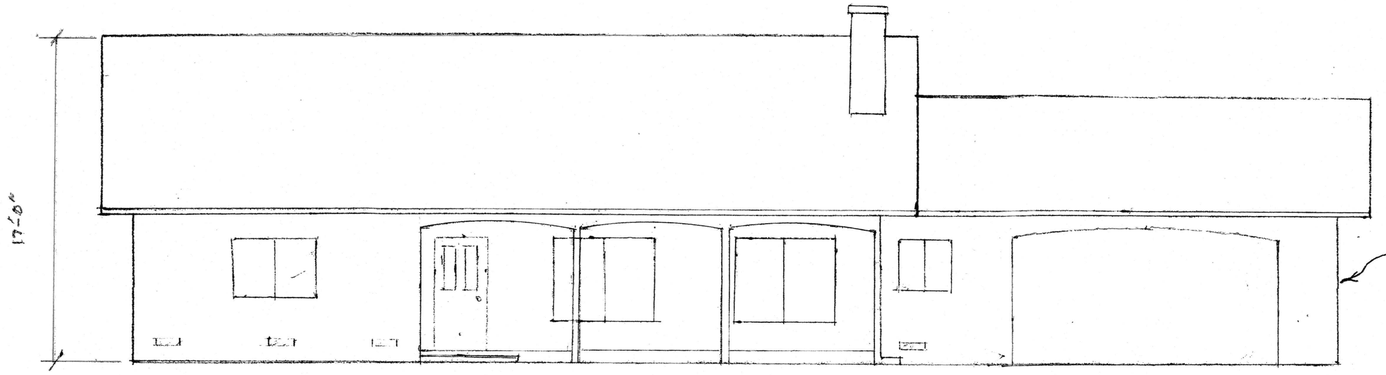
ROOF EAVE DETAIL
SCALE: 1" = 1'-0"






DINO PEZZINI RESIDENCE
16725 MERIDIAN ROAD
A.P.N. 129-081-016

SOUTHEAST

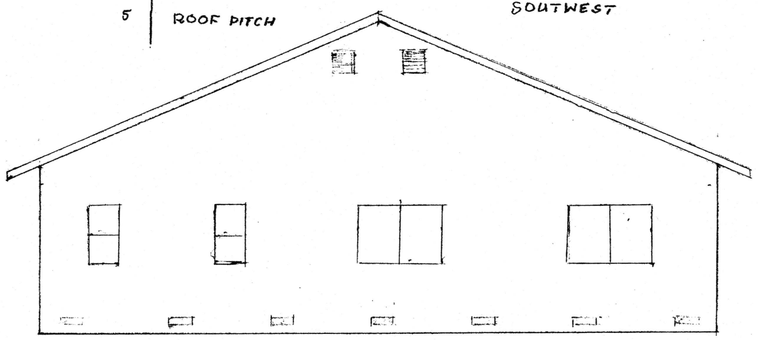



EXTERIOR STUCCO WALLS
(COLOR: BEIGE)

FRONT

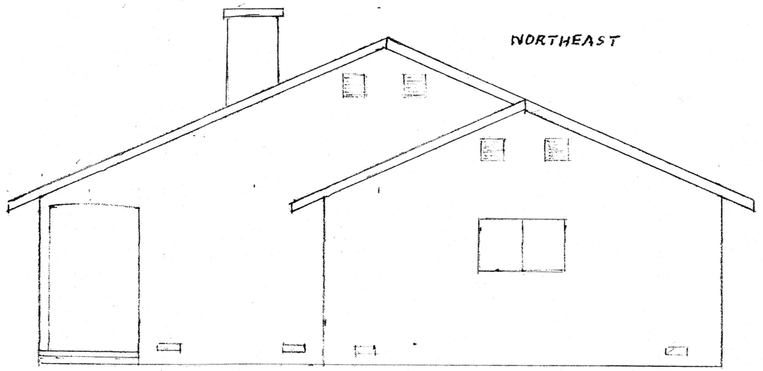
12
5 ROOF PITCH

SOUTHWEST



LEFT SIDE

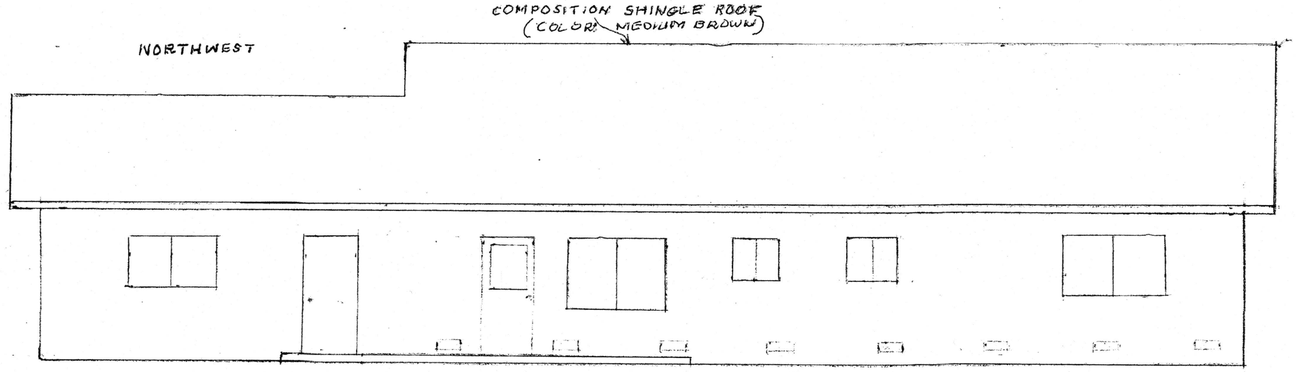
NORTHEAST



RIGHT SIDE

COMPOSITION SHINGLE ROOF
(COLOR: MEDIUM BROWN)

NORTHWEST



REAR

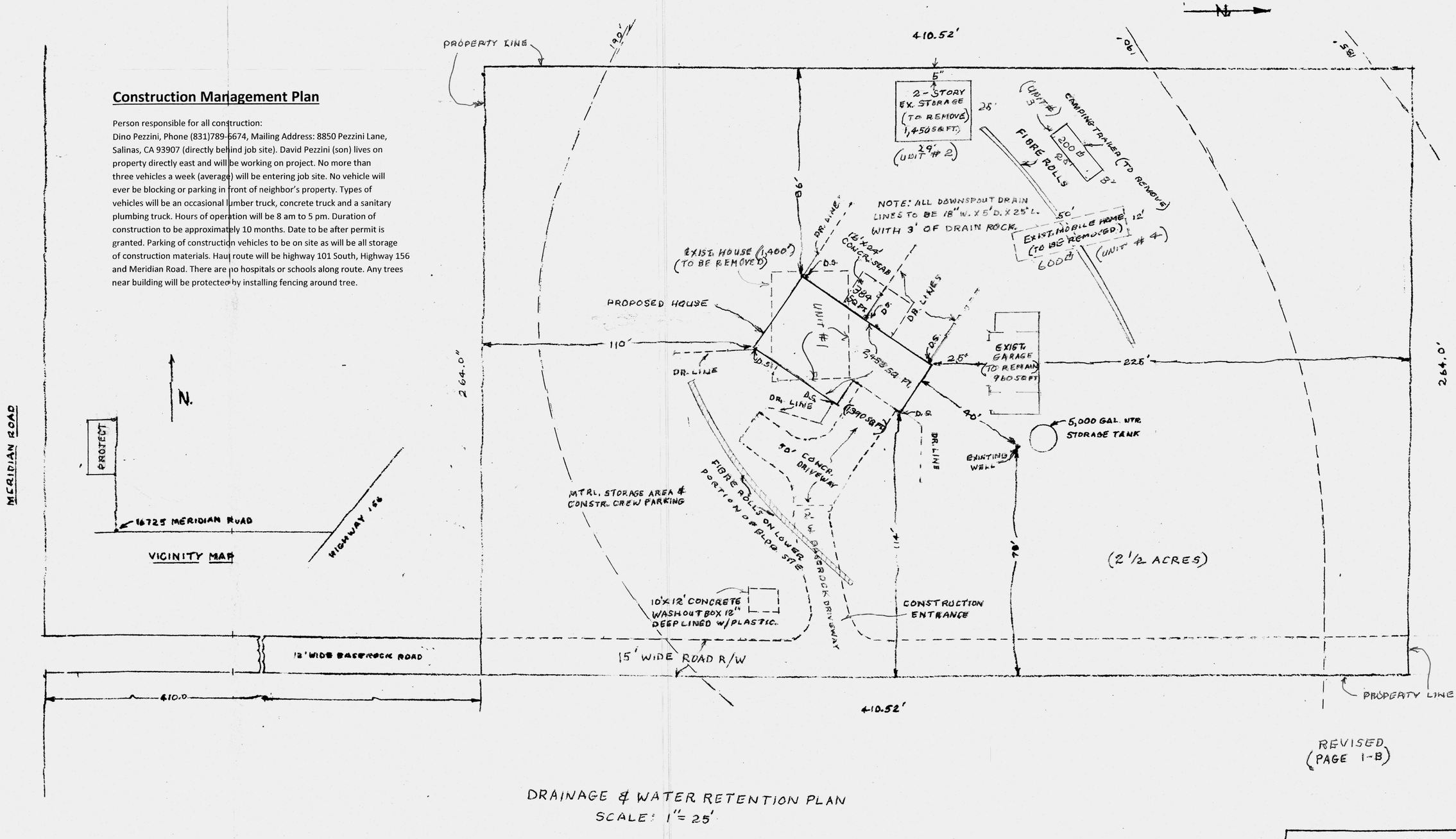
ELEVATION DETAIL
SCALE: 3/16" = 1'-0"



DINO PEZZINI RESIDENCE
16725 MERIDIAN ROAD
A.P.N. 129-051-010

## Construction Management Plan

Person responsible for all construction:
Dino Pezzini, Phone (831)789-6674, Mailing Address: 8850 Pezzini Lane, Salinas, CA 93907 (directly behind job site). David Pezzini (son) lives on property directly east and will be working on project. No more than three vehicles a week (average) will be entering job site. No vehicle will ever be blocking or parking in front of neighbor's property. Types of vehicles will be an occasional lumber truck, concrete truck and a sanitary plumbing truck. Hours of operation will be 8 am to 5 pm. Duration of construction to be approximately 10 months. Date to be after permit is granted. Parking of construction vehicles to be on site as will be all storage of construction materials. Haul route will be highway 101 South, Highway 156 and Meridian Road. There are no hospitals or schools along route. Any trees near building will be protected by installing fencing around tree.




DRAINAGE & WATER RETENTION PLAN
SCALE: 1" = 25'

(NOTE: NO ROOF RUNOFF OR EROSION SEDIMENT WILL BE ALLOWED TO LEAVE BUILDING SITE.)
REVISED TO SHOW FOUR UNITS TO BE REMOVED NUMBERED 1 THRU 4.

REVISED
(PAGE 1-B)

16725 MERIDIAN ROAD
A.P.N. 129-051-010
OWNER/BUILDER: DINO PEZZINI
DRAWN BY DINO PEZZINI
8850 PEZZINI LANE
PH: 831-789-6674

# VICINITY MAP

NOT TO SCALE

## PROJECT INFORMATION

| | |
|---|---|
| PROPERTY OWNER: | DINO PEZZINI<br>8850 PEZZINI LANE<br>SALINAS, CALIFORNIA 93907 |
| JURISDICTION: | COUNTY OF MONTEREY |
| ASSESSORS PARCEL NO: | 129-051-010-000 |
| DESCRIPTION: | 16725 MERIDIAN ROAD, SALINAS, CA 93907 |
| LOT SIZE: | 2.17 ACRES |

## BASIS OF SEPTIC DESIGN:

1. THE SEPTIC SYSTEM IS DESIGNED TO COMPLY WITH THE MONTEREY COUNTY LAMP FOR OWTS, THE TOTAL ALLOWABLE NITROGEN LOADING FOR THIS PARCEL IS 86.8 TOTAL GRAMS OF NITROGEN. THE PROPOSED DEVELOPMENT PROVIDES A TOTAL OF 40 GRAMS OF NITROGEN FOR THE PROPOSED 3 BEDROOM RESIDENCE.

2. THE PROPOSED SYSTEM INCLUDES A 1,500 GALLON CONCRETE TANK TO THE SOUTH OF THE PROPOSED RESIDENCE. THE PROPOSED SYSTEM IS DESIGNED FOR AN ESTIMATED DAILY WASTEWATER GENERATION IS 375 GALLONS PER DAY.

3. A SOILS PERCOLATION INVESTIGATION PREPARED BY SOIL SURVEYS GROUP, INC, DATED DECEMBER 2, 2022 INDICATES AN AVERAGE PERCOLATION RATE AT 5-FOOT DEPTH OF 44.44 MINUTES PER INCH. THE DESIGN SOIL APPLICATION RATE IS 0.30 GALLONS PER DAY PER SQUARE FOOT BASED ON THE 5-FOOT DEPTH AVERAGE.

4. THE ESTIMATED DAILY WASTEWATER GENERATION 375 GALLONS 375 / 0.30 = 1250 SQUARE FEET. 1250 / 4 LF/FT = 312.5 LF
PRIMARY FIELD: FOUR – 79' X 2.0' E.D. X 18" TRENCHES
SECONDARY FIELD: FOUR – 79' X 2.0' E.D. X 18" TRENCHES

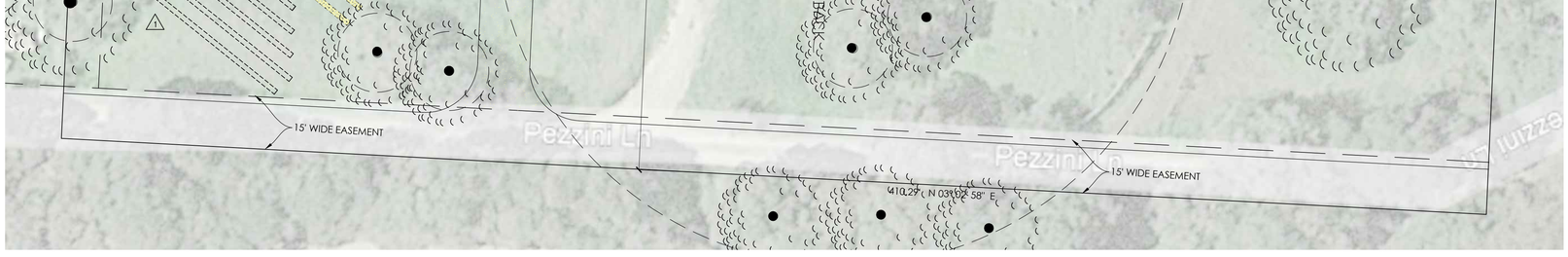
5. THE LEACH FIELDS SHALL HAVE AT A MINIMUM IF 12 INCHES OF SOIL COVER.

6. THE LEACH FIELDS SHALL NOT BE COVERED BY AN IMPERMEABLE SURFACE, SUCH AS PAVING, CONCRETE SLABS, PLASTIC SHEETING OR ANY OTHER MATERIAL THAT PREVENTS OXYGEN TRANSFER TO THE SOIL UNLESS SUPPLEMENTAL TREATMENT IS INCORPORATED INTO THE SEPTIC SYSTEM.

7. TO FACILITATE FUTURE INSPECTION OF THE LEACH FIELDS, TRACER WIRE SHALL BE LAID ALONG THE LENGTH OF THE DISTRIBUTION PIPE AND INSPECTION PORTS ARE TO BE INSTALLED AT THE END OF EACH TRENCH.

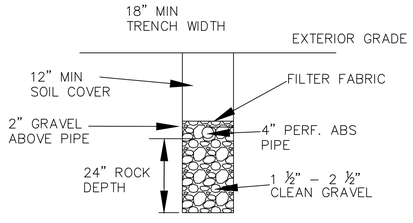
8. THE LEACH FIELDS SHALL NOT BE DEEPER THAN FIVE FEET.

9. THE SEPTIC TANK SHALL BE WATER TIGHT AND CONSTRUCTED OF DURABLE, CORROSION RESISTANT MATERIALS AND MUST CONFORM TO IAPMO, NSF OR ASTM STANDARDS. THE TANK SHALL BE INSTALLED NO DEEPER THAN SIX INCHES BELOW FINISH GRADE UNLESS FITTED WITH WATERTIGHT RISERS. THE OWNERS SHALL MAINTAIN ACCESS OPENINGS SO THAT THE TANK IS READILY ACCESSIBLE FOR OBSERVATIONS, MAINTENANCE AND PUMPING.




# SEPTIC PLAN

SCALE: 1" = 20'0"




# LEACH FIELD DETAIL

MAXIMUM TRENCH DEPTH NOT TO EXCEED 5 FEET

## GENERAL / GRADING NOTES

1. SURFACE WATER WILL DRAIN AWAY FROM EACH STRUCTURE ON THE LOT.

2. INSTALL SEDIMENT LOGS AROUND CONSTRUCTION AREA TO KEEP DEBRIS ON PROPERTY.

3. PLACE GRAVEL BAGS AROUND NEARBY, DOWN-STREAM OF STORM INLET(S) DURING CONSTRUCTION.

4. DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE COUNTY RIGHT-OF-WAY (STREET/SIDEWALK) FREE FROM DEBRIS AND DIRT.

5. ALL GRADING SHALL COMPLY WITH THE COUNTY OF MONTEREY GRADING ORDINANCE.

## SCOPE OF WORK

INSTALL A 1500 GALLON CONCRETE SEPTIC TANK WITH BOTH PRIMARY AND SECONDARY LEACH FIELDS. EACH FIELD CONSISTS OF FOUR (4) – 79 FT X 18" X 2 FT EFFECTIVE DEPTH. TRENCH DEPTH NOT TO EXCEED 5 FEET BELOW EXISTING GROUND SURFACE.
THE NEW SYSTEM SHALL INCLUDE THE CLEAN OUTS, A DIVERSION VALVE, TWO DISTRIBUTION BOXES.

## SEPTIC NOTES:

1. THE ON-SITE WASTEWATER TREATMENT SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH THE MONTEREY COUNTY LAMP FOR OWTS FOR NEW CONSTRUCTION.

2. THE CONTRACTOR SHALL INSTALL THE PRIMARY AND SECONDARY LEACH FIELDS. DIVERTER VALVES, DISTRIBUTION BOXES, ETC. AT THE INITIAL INSTALLATION OF THE SEPTIC SYSTEM.

3. THE INSTALLATION OF THE SEPTIC TANK AND LEACH FIELDS SHALL BE INSPECTED AND APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENTS PRIOR TO COVERING OR PLACEMENT OF THE DRAIN ROCK.

4. THE SEPTIC TANK SHALL BE EQUIPPED WITH AN EFFLUENT FILTER.

5. NOT ALL UNDERGROUND UTILITIES WERE LOCATED. UNDERGROUND UTILITY LOCATIONS SHOULD BE OBTAINED FROM THE LOCAL UTILITY COMPANIES, PUBLIC OR PRIVATE AND/OR PROPERTY OWNERS.

REVISIONS

| | |
|---|---|
| 1 | 06/07/24 BT |

TALUBAN ENGINEERING, INC.
103 CHURCH STREET
SALINAS, CALIFORNIA 93901
P.O. BOX 292, SALINAS, CALIFORNIA 93902
talubaneabcglobal.net

REGISTERED PROFESSIONAL ENGINEER
BRENDA A TALUBAN
No. 44217
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

# SEPTIC SYSTEM SITE PLAN

PROPOSED RESIDENCE
16725 MERIDIAN ROAD
SALINAS, CALIFORNIA

| | |
|---|---|
| DATE: | 3.15.24 |
| SCALE: | AS SHOWN |
| DRAWN: | BT |
| JOB: | 23-024 |
| APN: | 129-051-010-000 |
| SHEET | SW.1 |
| OF | SHEETS |

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY ARE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. TITLE TO THE DESIGNS REMAINS WITH THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

# Exhibit B

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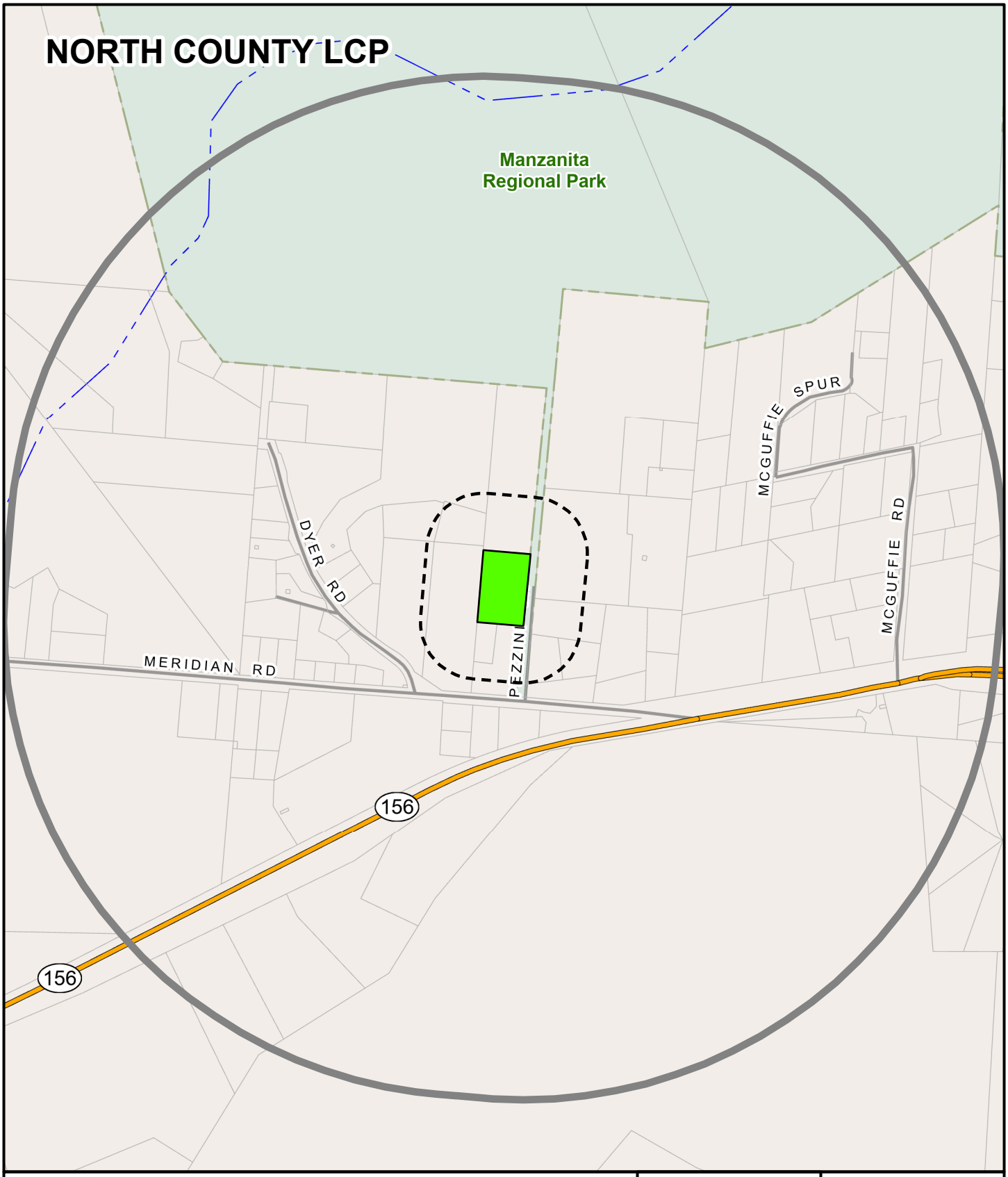


**APPLICANT:** PEZZINI DINO J TR

**APN:** 129051010000 **FILE #** PLN220369

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: J. EVANS-POLOCKOW

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**Introduced:** 8/10/2026 **Current Status:** Agenda Ready

**Version:** 1 **Matter Type:** Administrative Permit

**PLN250296 - SILVA SERGIO E & CELIA A TRS**

Administrative hearing to consider an Amendment to previously approved Administrative Permit to allow the establishment of a commercial cannabis operation consisting of cultivation & nursery within 180,637 square feet of existing greenhouse space, processing within 3,139 square feet of existing warehouse space, drying within 3,828 square feet of existing warehouse and storage within 2,085 square feet of existing warehouse space. The Amendment includes construction of a 25,930 square foot greenhouse and a 4,133 square foot warehouse for the storage of cannabis.

**Project Location:** 2262 Alisal Road, Salinas

**Proposed CEQA action:** Considering the Addendum together with the Multiple Cannabis Cultivation Facilities in Unincorporated Monterey County Initial Study/Mitigated Negative Declaration (IS/MND) and previous Addendum (HCD Planning File No. REF150048, SCH No. 2020060325), in accordance with CEQA Guidelines Section 15164 and that no additional environmental review is required pursuant to CEQA Guidelines Section 15162.

RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

a) Considering the Addendum together with the Multiple Cannabis Cultivation Facilities in Unincorporated Monterey County Initial Study/Mitigated Negative Declaration (IS/MND) and previous Addendum (HCD Planning File No. REF150048, SCH No. 2020060325), in accordance with CEQA Guidelines Section 15164 and that no additional environmental review is required pursuant to CEQA Guidelines Section 15162; and

b) Approve a Minor and Trivial Amendment to a previously approved Administrative Permit that allowed establishment of a commercial cannabis operation consisting of cultivation & nursery within 180,637 square feet of existing greenhouse space; processing within 3,139 square feet of existing warehouse space, drying within 3,828 square feet of existing warehouse and storage within 2,085 square feet of existing warehouse space. The Amendment includes the addition of a 25,930 square foot greenhouse and a 4,133 square foot warehouse for the storage of cannbis.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommend approval subject to 6 conditions of approval.

PROJECT INFORMATION

**Agent:** Joey Espinoza
**Property Owner:** Sergio & Celia Silva
**APN:** 153-011-059-000
**Parcel Size:** 10.24 acres or 446, 054 square feet
**Zoning:** F/40 or Farmlands with 40 acres per unit density
**Plan Area:** Greater Salinas Area Plan
**Flagged and Staked:** No

SUMMARY

Staff is recommending approval of an Amendment subject to the findings and evidence in the attached Resolution (see **Exhibit B**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of building/grading permits and/or commencement of the approved use.

On August 19, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, August 18, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Monterey County Regional Fire Protection District

Prepared by: McKenna Bowling, Associate Planner, (831) 755-5298
Reviewed and approved by: Anna Quenga, AICP, Senior Planner

The following attachments are on file with HCD:
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit C - Vicinity Map
Exhibit D - Multi-Site Cannbis Initial Study Mitigated Negative Declaration and Addendum
Exhibit E - Addendum

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Fionna Jensen, Principal Planner; Celia and Sergio Silva, Property Owners; Joey Espinoza, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN250296

# County of Monterey

**Item No.2**

## Administrative Permit

**Legistar File Number: AP 26-066**

August 19, 2026

**Introduced:** 8/10/2026
**Version:** 1

**Current Status:** Agenda Ready
**Matter Type:** Administrative Permit

**PLN250296 - SILVA SERGIO E & CELIA A TRS**

Administrative hearing to consider an Amendment to previously approved Administrative Permit to allow the establishment of a commercial cannabis operation consisting of cultivation & nursery within 180,637 square feet of existing greenhouse space, processing within 3,139 square feet of existing warehouse space, drying within 3,828 square feet of existing warehouse and storage within 2,085 square feet of existing warehouse space. The Amendment includes construction of a 25,930 square foot greenhouse and a 4,133 square foot warehouse for the storage of cannabis.

**Project Location:** 2262 Alisal Road, Salinas

**Proposed CEQA action:** Considering the Addendum together with the Multiple Cannabis Cultivation Facilities in Unincorporated Monterey County Initial Study/Mitigated Negative Declaration (IS/MND) and previous Addendum (HCD Planning File No. REF150048, SCH No. 2020060325), in accordance with CEQA Guidelines Section 15164 and that no additional environmental review is required pursuant to CEQA Guidelines Section 15162.

RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

a) Considering the Addendum together with the Multiple Cannabis Cultivation Facilities in Unincorporated Monterey County Initial Study/Mitigated Negative Declaration (IS/MND) and previous Addendum (HCD Planning File No. REF150048, SCH No. 2020060325), in accordance with CEQA Guidelines Section 15164 and that no additional environmental review is required pursuant to CEQA Guidelines Section 15162; and

b) Approve a Minor and Trivial Amendment to a previously approved Administrative Permit that allowed establishment of a commercial cannabis operation consisting of cultivation & nursery within 180,637 square feet of existing greenhouse space; processing within 3,139 square feet of existing warehouse space, drying within 3,828 square feet of existing warehouse and storage within 2,085 square feet of existing warehouse space. The Amendment includes the addition of a 25,930 square foot greenhouse and a 4,133 square foot warehouse for the storage of cannbis.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommend approval subject to 6 conditions of approval.

PROJECT INFORMATION
**Agent:** Joey Espinoza
**Property Owner:** Sergio & Celia Silva
**APN:** 153-011-059-000
**Parcel Size:** 10.24 acres or 446, 054 square feet
**Zoning:** F/40 or Farmlands with 40 acres per unit density
**Plan Area:** Greater Salinas Area Plan
**Flagged and Staked:** No

SUMMARY
Staff is recommending approval of an Amendment subject to the findings and evidence in the attached Resolution (see **Exhibit B**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of building/grading permits and/or commencement of the approved use.

On August 19, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, August 18, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

OTHER AGENCY INVOLVEMENT
The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Monterey County Regional Fire Protection District

Prepared by: McKenna Bowling, Associate Planner, (831) 755-5298
Reviewed and approved by: Anna Quenga, AICP, Senior Planner

The following attachments are on file with HCD:
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit C - Vicinity Map
Exhibit D - Multi-Site Cannbis Initial Study Mitigated Negative Declaration and Addendum
Exhibit E - Addendum

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Fionna Jensen, Principal Planner; Celia and Sergio Silva, Property Owners; Joey Espinoza, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN250296

# Exhibit A

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# EXHIBIT A

## Project Information for PLN250296

| | | | |
|---|---|---|---|
| **Application Name:** | Silva Sergio E & Celia A Trs | | |
| **Location:** | 2262 Alisal Rd, Salinas | | |
| **Applicable Plan:** | Greater Salinas | **Primary APN:** | 153-011-059-000 |
| **Advisory Committee:** | None | **Coastal Zone:** | No |
| **Permit Type:** | Permit Amendment | **Final Action Deadline (884):** | |
| **Environmental Status:** | | | |
| **Zoning:** | F/40 | **Land Use Designation:** | Farmlands 40 - 160 Ac Min |

Project Site Data:

| | | | |
|---|---|---|---|
| **Lot Size:** | | **Coverage Allowed:** | 50 |
| | | **Coverage Proposed:** | 46.8 |
| **Existing Structures (sf):** | 191313 | | |
| **Proposed Structures (sf):** | 204852 | **Height Allowed:** | 35 |
| **Total Sq. Ft.:** | | **Height Proposed:** | 35 |
| | | **FAR Allowed:** | |
| **Special Setbacks on Parcel:** | | **FAR Proposed:** | |

Resource Zones and Reports:

| | | | |
|---|---|---|---|
| **Seismic Hazard Zone:** | II\|UNDETERMINED | **Soils Report #:** | LIB200212 |
| **Erosion Hazard Zone:** | Low | **Biological Report #:** | |
| **Fire Hazard Zone:** | None | **Forest Management Rpt. #:** | |
| **Flood Hazard Zone:** | X (unshaded)\|A | **Geologic Report #:** | |
| **Archaeological Sensitivity:** | low | **Archaeological Report #:** | |
| **Visual Sensitivity:** | None | **Traffic Report #:** | |
| | | **Historic Report #:** | |

Other Information:

| | | | |
|---|---|---|---|
| **Water Source:** | | **Grading (cubic yds.):** | |
| **Water Purveyor:** | Monterey Valley-Pride-Saliasl Road W | **Sewage Disposal (method):** | OWTS |
| **Fire District:** | Monterey County Regional FPD | **Sewer District Name:** | OWTS |
| **Tree Removal:** | | | |

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# Exhibit B

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# EXHIBIT B
# DRAFT RESOLUTION

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

In the matter of the application of:
**SILVA SERGIO E & CELIA A TRS (PLN250296)**

**RESOLUTION NO. 26-066**

Resolution by the County of Monterey Chief of Planning:

1) Considering the Addendum together with the Multiple Cannabis Cultivation Facilities in Unincorporated Monterey County Initial Study/Mitigated Negative Declaration (IS/MND) and previous Addendum (HCD Planning File No. REF150048, SCH No. 2020060325), in accordance with CEQA Guidelines Section 15164 and that no additional environmental review is required pursuant to CEQA Guidelines Section 15162; and
2) Approving a Minor and Trivial Amendment to a previously approved Administrative Permit that allowed establishment of a commercial cannabis operation consisting of cultivation & nursery within 180,637 square feet of existing greenhouse space, processing within 3,139 square feet of existing warehouse space, drying within 3,828 square feet of existing warehouse and storage within 2,085 square feet of existing warehouse space. The Amendment includes the addition of a 25,930 square foot greenhouse and a 4,133 square foot warehouse for the storage of cannabis.

[PLN250296, Sergio and Celia Silva, 2262 Alisal Road, Salinas, Greater Salinas Area Plan (APN: 153-011-059-000)]

**The SILVA application (PLN250296) came on for administrative hearing before the County of Monterey Chief of Planning on August 19, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral 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;
- Greater Salinas Area Plan; and
- Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) The property is located at 2262 Alisal Road, Salinas (Assessor's Parcel Number 153-011-059-000), Greater Salinas Area Plan. The parcel is zoned Farmlands with a 40-acre per unit density, which allows for the construction of non-habitable accessory structures such as farm buildings, barns, and storage structures as principally allowed uses. However, commercial cannabis cultivation operations require the granting of an Administrative Permit. The subject parcel was approved for an Administrative Permit to allow the establishment of a commercial cannabis operation, consisting of cultivation & nursery within 180,637 square feet of existing greenhouse space, processing within 3,139 square feet of existing warehouse space, drying within 3,828 square feet of existing warehouse space, and storage within 2,085 square feet of existing warehouse space (Chief of Planning Resolution No. 23-031). This project includes an Amendment to allow construction of a 25,930 square foot greenhouse and a 4,133 square foot warehouse for the storage of cannabis. This proposed work requires an Amendment to the previously approved Administrative Permit. Therefore, the project is an allowed land use for this site.

c) Development Standards. The proposed project complies with the site development standards for the "F" zoning district. The project proposes to construct an additional greenhouse and storage buildings for cannabis cultivation and nursery activities. The proposed square feet structural improvements include a new greenhouse and a new storage building (25,930 square feet and 4,133 square feet), which are allowed uses in the "F" zoning district. The proposed site coverage is approximately 46.8% (204,852 square feet), which meets the allowed site coverage of 50% for commercial greenhouse operations. Required setbacks in the "F" zoning district for main structures are 30 feet from the front property line and 20 feet from the side and rear property lines and the existing structures adhere to this setback criteria. None of the structures, existing and proposed, exceed the allowed height of 35 feet. Therefore, the proposed height and setbacks for both buildings are consistent with what is allowed under Farmlands zoning district.

d) Location. In accordance with Title 21 Section 21.67.050.B.4, and as demonstrated in Finding No. 7, the property is located more than 600 feet from the nearest school, public park, and drug recovery facility.

e) Parking. Adequate parking is provided for the anticipated 20 employees. Approximately 30 parking spaces are being proposed, including 2 ADA accessible parking spaces. Condition No. 6 has been applied and

requires that prior to issuance of construction permits, a Parking Plan be submitted for review and approval to assure conformance with County standards.

f) Unique Identifiers. In accordance with Title 21 Section 21.67.050.B.5, the Operation Plan describes how the applicant 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. All cannabis will be entered into the track-and-trace system starting from seed.

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. Entrance security with on-site security guards, limited access areas, secure and locked storage, security cameras, alarm systems are on-site to deter trespassing and theft of cannabis and cannabis products.

h) Pesticides and Fertilizers. In accordance with Title 21 Section 21.67.050.B.7, the Operation Plan includes measures taken to comply with the rules in place for the safety of use and storage.

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 the use of water for medical cannabis cultivation at the site by implementing moisture sensors, drip irrigation, and collection of runoff water in a lined pond for use in landscape irrigation and washdown. Water conservation is estimated to be at least 20 to 40 percent.

j) Energy Efficiency. The project is consistent with the requirement specified in accordance with Title 21 Sections 21.67.050.B.9 and 21.67.050.C.5. The commercial cannabis operations will require measures to increase the energy efficiency of the greenhouse operation. The Operation Plan, conservation measures, include software that links to the drying room HVAC system that will remove manual adjustments and automate on/off from temperature and humidity sensors, drying rooms with insulated metal panels to increase energy efficiency, and the implementation of a software system that will automate lighting usage as well as a user interface for monitoring and controlling accurate parameter adjustments to reduce unnecessary energy usage.

k) Visibility. In accordance with Title 21 Section 21.67.050.B.10, no plants or advertisements of cannabis plants or products will be visible from off-site. The property is enclosed with an 8-foot-tall chain link fence with privacy paneling and a barbed wire top.

l) 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 grounds for revocation of this permit.

m) The project planner conducted a site inspection on Google Earth to verify that the project on the subject parcel conforms to the plans listed above.

n) The project was not referred to a Land Use Advisory Committee (LUAC) for review because there is not one assigned to the Greater Salinas area. Furthermore, this application did not warrant referral since it does not involve any conflicts or raise significant land use issues that necessitate review by a LUAC prior to a public hearing.

o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250296.

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, Monterey County Regional Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to Soil/Slope Stability. The following report has been prepared:

- "Geotechnical Investigation" (County of Monterey Library No. LIB200212) prepared by Greg Bloom, Freedom, CA, June 14, 2019.

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 independently reviewed this report and concurs with its conclusions.

c) Staff conducted a site inspection on Google Earth to verify that the site is suitable for this use.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250296.

3. **FINDING:** **HEALTH AND SAFETY –** The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use; or be detrimental or injurious to property and improvements in the neighborhood; or to the general welfare of the County.

**EVIDENCE:**

a) The project was reviewed by HCD-Planning, HCD-Environmental Services, HCD-Engineering Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure

that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Domestic (potable) water is currently provided by Monterey Valley-Pride-Alisal Road Water System No. 3, which has the capacity to serve the project. Additionally, there is no increase in the number of employees, and therefore no increase in potable water use. Wastewater servicing the project site is provided by an existing on-site wastewater treatment system (OWTS) with a capacity that can serve up to 20 employees. The number of employees will not change and remain at 20 employees. The Environmental Health Bureau (EHB) has reviewed the project and has found it acceptable with no new added conditions as part of this project's approval.

c) Operational plans including security, tracking, reporting, sustainability measures, and other relevant information are proposed to address regulatory requirements and minimize impacts at the site and in the surrounding areas (also see Finding No. 1).

d) The onsite Compliance Director will be responsible for ensuring the business maintains full compliance with both local and State regulations (See Operations Plan).

e) Staff conducted a site inspection on Google Earth to verify that the site is suitable for this use.

f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250296.

4. **FINDING:** **NO VIOLATIONS –** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

**EVIDENCE:**

a) Staff reviewed Monterey County HCD- Planning and Building Services Department records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on Google Earth and researched County records to assess if any violation exists on the subject property.

c) There are no known violations on the subject parcel.

d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250296.

5. **FINDING:** **CEQA (Addendum to previously adopted Mitigated Negative Declaration and Addendum) –** An Addendum to a previously adopted Initial Study/Negative Declaration (IS/ND) and Addendum 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/MND and Addendum.

**EVIDENCE:**

a) The Multiple Cannabis Cultivation Facilities in Unincorporated Monterey County Initial Study/Mitigated Negative Declaration (State Clearinghouse No. 2020060325, HCD-Planning File No. REF150048), adopted by the Board of Supervisors on December 1, 2020 (Board of

Supervisor Resolution No. 20-381), is herein incorporated by reference, evaluated potential cumulative effects of 45 sites that proposed to cultivate cannabis within existing greenhouses or industrial buildings.

b) In March 2021, discretionary approvals of cannabis projects analyzed in the adopted IS/MND included an Addendum to the Multiple Cannabis Cultivation Facilities in Unincorporated Monterey County Initial Study/Mitigated Negative Declaration. The Addendum to the IS/MND modified Mitigation Measure TRA-1 to remove the responsibility of the County and the payment to the County for the improvements and construction necessary for the Old Stage/Spence Road and place the responsibility for off-site improvements upon the individual applicant, owner, and/or cannabis operator.

c) Adoption of Chief of Planning Resolution 23-031 approved a commercial cannabis operation on the subject property and incorporated Mitigation Measures TRA-1 (as amended and discussed in preceding Evidence "a" and "b"), TRA-2 and TRA-3 as Conditions of Approval 12, 13, and 14, respectively. The owner/applicant complied with these conditions in May 2023.

d) Pursuant to section 15168(c)(4) of the CEQA Guidelines, there is no new information of substantial importance that was not acknowledged when the IS/MND was adopted. Site #23 was identified to have a buildout of 177,695 square feet of structures for cultivation, 7,200 square feet of structures for processing and 3,123 square feet of structures for distribution. The project includes construction of an additional greenhouse and storage building for cannabis purposes, beyond what was identified in the adopted IS/MND and Addendum. The existing structures on the same site will continue to operate as cannabis cultivation and will not change the nature or intensity of the use. The existing structures include 179,742 square feet of greenhouse area for cannabis cultivation. The addition of the greenhouse allows the facility to propagate plants on site to support existing flowering areas. This enhances site efficiency and results in a net reduction in potential traffic impacts by eliminating the need for inbound shipments from third-party licensed nurseries and does not require additional employees. The additional square footage would not result in a change to the operational component of the project as analyzed in the adopted IS/MND. Additionally, regulations in place at the time of adoption of the IS/MND remain consistent with the regulations applicable to the proposed project. Based on these factors, the project would not result in a change of impact(s) or mitigation(s) already analyzed and identified. No substantial changes occur with respect to the circumstances under the IS/MND. According to the CEQA Consistency Checklist for Cannabis Cultivation Facilities (attached to this resolution and incorporated herein by reference), no substantial changes occur with respect to the circumstances under the IS/MND. See Exhibit E of the August 19, 2026 Administrative Hearing staff report.

e) Pursuant to section 15162 of the CEQA Guidelines, there are no substantial modifications proposed in the project that would require major revision to the previously adopted IS/MND and Addendum.

One of the modifications to the project has been with the associated Addendum, which merely changes the financial and project management responsibility of completing the traffic mitigation. The additional 25,930 square feet of greenhouse space will be used for nursey use, and allow the facility to propagate its own plants internally, which then supports existing flowering areas. By producing the plants on-site, the facility eliminates the need for inbound shipments from third-party licensed nurseries and enhances site efficiency, which results in a net reduction in potential traffic impacts. Additionally, the proposed development does not increase the need for additional staff. Condition Nos. 4 and 5 have been applied and require both the Regional Development Impact fee (RDIF) and the Countywide Traffic Fee to be paid prior to issuance of construction permits, pursuant to General Plan Policy C-1.8 and Title 12 Chapter 12.90. This Addendum does not involve new significant environmental effects or a substantial severity increase. The other modification is noted in the CEQA Consistency Checklist.

f) Pursuant to Section 15164 of the CEQA Guidelines, the Addendum was attached to the adopted negative declaration in December 2020, which is prior to decision on this project.

g) The HCD Chief of Planning considered the Addendum, along with the IS/MND and Addendum, prepared and adopted for the Multi-Site Cannabis Project (SCH No. 2020060325). The materials upon which the County's decision is based are located in HCD-Planning, 1441 Schilling Place, 2nd Floor, Salinas, CA.

h) Staff conducted a site inspection on Google Earth to verify that the site and proposed project meet the criteria for an exemption.

i) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250296.

6. **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 21section 21.67.050 (also see Finding No. 1). Required conditions of approval specified in MCC section 21.67.050D have been incorporated.

b) The owner and its licensees and permittees, operating on a site permitted pursuant to MCC section 21.67.050, and with a commercial cannabis permit required pursuant to MCC Chapter 7.90, shall ensure that the total canopy size of cannabis cultivation does not individually exceed the amounts authorized by County permits and state law.

c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250296.

7. **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 2262 Alisal Road, Salinas.
b) The closest public park is Monte Bella Community Park, located approximately 13,000 feet north of the subject property.
c) The closest school is Bardin Elementary School, located over 11,000 feet northwest of the subject property.
d) The closest drug recovery facility is the California Department of Rehabilitation, located over 15,500 feet west of the subject property.
e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250296.

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

**EVIDENCE:**
a) Quality Control Procedures will ensure that the applicant will comply with all applicable laws. Quality Control Procedures will include vendor criteria, batch and sample criteria, arranging for a licensed testing laboratory, testing samples, quality-assurance reviews, and packaging and labeling will comply with State Cannabis Regulations and Monterey County code.
b) The applicant shall maintain records relating to branding, packaging and labeling, inventory logs and records, transportation bills of lading and shipping manifests for completed transports and for cannabis goods in transit, vehicle and trailer ownership records, quality assurance records, records relating to destruction of cannabis products, laboratory-testing records, and warehouse receipts. Additionally, the onsite Compliance Director will be responsible for ensuring the business maintains full compliance with both local and State regulations (See Operations Plan).
c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250296.

9. **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 PLN170185 and PLN250296 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.

a) 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.
b) Violations of Federal Enforcement priorities may be grounds for revocation of this permit.
c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250296.

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

**EVIDENCE:** Pursuant to Title 21 section 21.80.040(A), the Planning Commission is the Appeal Authority to consider appeals from the discretionary decisions of the Director of Planning made pursuant to this Title. 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 Chief of Planning does hereby:

1. Consider the Addendum together with the Multi-Site Cannabis Initial Study/Mitigated Negative Declaration and Addendum (HCD-Planning File No. REF150048, SCH No. 2020060325), in accordance CEQA Guidelines Section 15164 and that no additional environmental review is required pursuant to CEQA Guidelines Section 15162; and
2. Approve a Minor and Trivial Amendment to a previously approved Administrative Permit that allowed establishment of a commercial cannabis operation consisting of cultivation & nursery within 180,637 square feet of existing greenhouse space, processing within 3,139 square feet of existing warehouse space, drying within 3,828 square feet of existing warehouse and storage within 2,085 square feet of existing warehouse space. The Amendment includes the addition of a 25,930 square foot greenhouse and a 4,133 square foot warehouse for the storage of cannabis.

**PASSED AND ADOPTED** this 19th day of August 2026:

_____
Melanie Beretti, AICP
Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

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

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

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

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

# County of Monterey HCD Planning

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

PLN250296

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Amendment permit (PLN250296) allows construction of a 25,930 square foot greenhouse and a 4,133 square foot warehouse for the storage of cannabis. The property is located at 2262 Alisal Road, Salinas (Assessor's Parcel Number 153-011-059-000) Greater Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going 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 Amendment (Resolution Number 26-) was approved by HCD Chief of Planning for Assessor's Parcel Number 153-011-059-000 on August 5, 2026. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

**3. 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. 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.

**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.

**5. 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.

**6. PDSP001-PARKING STANDARD**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The parking stalls and circulation shall meet County standards, and shall be subject to the approval of the HCD-Planning.

**Compliance or Monitoring Action to be Performed:** Prior to Building/Grading Permits Issuance, the Owner's/Applicant's engineer/architect shall prepare a parking plan and submit plans for review and approval.

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# MONTEREY VALLEY PRIDE

## 2262 ALISAL ROAD - SALINAS, CA 93908

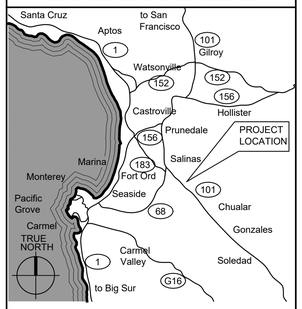
## ABREVIATIONS

| | | | |
|---|---|---|---|
| & | AND | JT. | JOINT |
| ∠ | ANGLE | | |
| @ | AT | KIT. | KITCHEN |
| ℄ | CENTERLINE | | |
| Ø | DIAMETER OR ROUND | L. | LENGTH |
| ⊥ | PERPENDICULAR | LAM. | LAMINATE |
| ℔ | PROPERTY LINE | LAV. | LAVATORY |
| # | POUND OR NUMBER | LB. | LAG BOLT |
| | | LOC. | LOCATE(ION) |
| A.B. | ANCHOR BOLT | L.V.L. | LAMINATED VENEER LUMBER |
| A.B.S. | ACRYLONITRILE BUTADIENE ASSOCIATION | LW. | LIGHTWEIGHT |
| ABV. | ABOVE | | |
| A.A. | ASPHALTIC CONCRETE | MAS. | MASONRY |
| A/C | AIR CONDITIONING | MAT. | MATERIAL(S) |
| ACOUS. | ACOUSTICAL | MAX. | MAXIMUM |
| ADJ. | ADJUSTABLE | M.B. | MACHINE BOLT |
| A.F.F. | ABOVE FINISH FLOOR | M.C. | MEDICINE CABINET |
| AGGR. | AGGREGATE | M.H. | MAN HOLE |
| ALUM. | ALUMINUM | MECH. | MECHANICAL |
| ANOD. | ANODIZED | MEMB. | MEMBRANE |
| A.P.A | AMERICAN PLYWOOD ASSOCIATION | MEZZ. | MEZZANINE |
| | | MFR. | MANUFACTURE(ER) |
| APPROX. | APPROXIMATE | MIN. | MINIMUM |
| ARCH. | ARCHITECTURAL | MIR. | MIRROR |
| A.S. | ADJUSTABLE SHELF | MISC. | MISCELLANEOUS |
| | | MLDG. | MOLDING/MOULDING |
| BD. | BOARD | M.I.W. | MALLEABLE IRON WASHER |
| BIT. | BITUMINOUS | M.O. | MASONRY OPENING |
| BLDG. | BUILDING | MTD. | MOUNTED |
| BLK. | BLOCK | MET. | METAL |
| BLKG. | BLOCKING | MULL. | MULLION |
| BM. | BEAM | | |
| B.M. | BENCH MARK | N. | NORTH |
| BOT. | BOTTOM | (N) | NEW |
| BRG. | BEARING | NAT. | NATURAL |
| BTWN. | BETWEEN | N.I.C. | NOT IN CONTRACT |
| B.U.R. | BUILD-UP ROOFING | NOM. | NOMINAL |
| B.W. | BOTH WAYS | N.T.S. | NOT TO SCALE |
| CAB. | CABINET | O/ | OVER |
| C.B. | CATCH BASIN | OBS. | OBSCURE |
| CBC | CALIFORNIA BUILDING CODE | O.C. | ON CENTER(S) |
| CEM. | CEMENT | O.D. | OUTSIDE DIAMETER |
| CER. | CERAMIC | OFF. | OFFICE |
| CFCI. | CONTRACTOR FURNISHED, CONTRACTOR INSTALLED | OFCI. | OWNER FURNISHED, CONTRACTOR INSTALLED |
| C.F. | CUBIC FEET | OFOI. | OWNER FURNISHED, OWNER INSTALLED |
| C.I. | CAST IRON | O.H. | OVER HANG |
| C.J. | CONTROL JOINT | O.H.M.S. | OVALHEAD MACHINE SCREW |
| CL. | CLOSET | O.H.W.S. | OVALHEAD WOOD SCREW |
| CLG. | CEILING | OPNG. | OPENING |
| CLKG. | CAULKING | OPP. | OPPOSITE |
| CLR. | CLEAR(ANCE) | | |
| C.M.U. | CONCRETE MASONRY UNIT | P.A.F. | POWDER ACTUATED FASTENER |
| COL. | COLUMN | P.B. | PANIC BAR |
| COMP. | COMPOSITION | PART. TBD. | PARTICLE BOARD |
| CONC. | CONCRETE | PCF. | POUNDS PER CUBIC FOOT |
| CONN. | CONNECTION | P.D. | POWDER DRIVEN |
| CONSTR. | CONSTRUCTION | P.G. | PAINT GRADE |
| CONT. | CONTINUOUS | PERF. | PERFORATE |
| COR. | CORRUGATED | PLF. | POUNDS PER LINEAR FOOT |
| C.O.T.G. | CLEAN-OUT TO GRADE | PLAS. LAM. | PLASTIC LAMINATE |
| CSMT. | CASEMENT | PLAS. | PLASTER |
| CSWK. | CASEWORK | PLYWD. | PLYWOOD |
| C.T. | CERAMIC TILE | PR. | PAIR |
| CTR. | COUNTER | PSF | POUNDS PER SQUARE FOOT |
| CTSK. | COUNTERSINK | PSI | POUNDS PER SQUARE INCH |
| C.Y. | CUBIC YARD | P.T. | PRESSURE TREATED |
| | | PART. | PARTITION |
| DBL. | DOUBLE | P.T. DISP. | PAPER TOWEL DISPENSER |
| DEPT. | DEPARTMENT | P.V.C. | POLYVINYL CHLORIDE |
| DET. | DETAIL | | |
| DF. | DRINKING FOUNTAIN | R. | RISER |
| D.F. | DOUGLAS FIR | R.A. | RETURN AIR |
| D.G. | DECOMPOSED GRANITE | RAD. | RADIUS |
| D.H. | DOUBLE HUNG | R.D. | ROOF DRAIN |
| DIAG. | DIAGONAL | REG. | REGISTER |
| DIA. | DIAMETER | REF. | REFRIGERATOR |
| DIMEN. | DIMENSION | REINF. | REINFORCED |
| DISP. | DISPENSER/DISPOSER | REQ'D. | REQUIRED |
| DN. | DOWN | REQMT. | REQUIREMENT |
| DR. | DOOR | RESIL. | RESILIENT |
| DRWG. | DRAWING | REV. | REVERSED |
| D.S.B. | DBL. STRENGTH B GRADE (GLASS) | R.H.M.S. | ROUNDHEAD MACHINE SCREW |
| | | R.H.W.S. | ROUNDHEAD WOOD SCREW |
| D.S. | DOWNSPOUT | RM. | ROOM |
| DWR. | DRAWER | R.O. | ROUGH OPENING |
| D.W. | DISH WASHER | R.O.W. | RIGHT OF WAY |
| | | R.S. | RESAWN |
| E. | EAST | RUB. | RUBBER |
| EA. | EACH | RWD. | REDWOOD |
| E.J. | EXPANSION JOINT | R.W.L. | RAIN WATER LEADER |
| ELEV. | ELEVATION, ELEVATOR | | |
| ELEC. | ELECTRIC(AL) | S. | SOUTH |
| EMER. | EMERGENCY | S.B. | SOLID BLOCKING |
| ENCL. | ENCLOSURE | S.C. | SOLID CORE |
| EQUIP. | EQUIPMENT N.I.C. W/ WITH | SCHED. | SCHEDULE |
| EWC. | ELECTRIC WATER COOLER | S.A. | STORM DRAIN |
| (E) | EXISTING | SECT. | SECTION |
| EXH. | EXHAUST | SERV. | SERVICE |
| EXP. | EXPOSED/EXPANSION | S.F. | SQUARE FOOT |
| EXT. | EXTERIOR | S.G. | STAIN GRADE |
| | | SH. | SHELF/SHELVING |
| F.A. | FIRE ALARM | SHWR. | SHOWER |
| FAST. | FASTEN(ER) | SHT. | SHEET |
| F.A. | FLAT BAR | SHT'G. | SHEATHING |
| F.D. | FLOOR DRAIN | SIM. | SIMILAR |
| FEC. | FIRE EXTINGUISHER CABINET | S.S. | STAINLESS STEEL SERVICE SINK |
| F.F. | FINISH FLOOR | | |
| F.G. | FINISH GRADE | S.S.D. | SEE STRUCTURAL DRAWINGS |
| FND. | FOUNDATION | S.M. | SHEET METAL |
| F.E. | FIRE EXTINGUISHER | S.M.S. | SHEET METAL SCREW |
| F. | FIBERGLASS | SPEC. | SPECIFICATION |
| FIN. | FINISH(ED) | SQ. | SQUARE |
| F.H.M.S. | FLATHEAD MECHANICAL SCREW | STL. | STEEL |
| | | STD. | STANDARD |
| F.H.W.S. | FLATHEAD WOOD SCREW | STAG. | STAGGERED |
| FLASH. | FLASHING | STOR. | STORAGE |
| FLR. | FLOOR(ING) | STRUCT. | STRUCTURAL |
| FLUOR. | FLUORESCENT | SUSP. | SUSPENDED |
| F.O. | FACE OF | SYM. | SYMMETRY(ICAL) |
| F.O.B. | FACE OF BLOCK | SYS. | SYSTEM |
| F.O.C. | FACE OF CONCRETE | | |
| F.O.F. | FACE OF FINISH | T. | TREAD |
| F.O.M. | FACE OF MASONRY | T.B. | TOWEL BAR |
| F.O.S. | FACE OF STUD | T.B.D. | TO BE DETERMINED |
| F.P. | FIREPLACE | T.C. | TOP OF CURB |
| F.R.P. | FIBERGLASS REINF. PANEL | TEL. | TELEPHONE |
| F.S. | FULL SIZE | TEMP. | TEMPERED |
| FT. | FOOT/FEET | T.E.N. | TYPICAL EDGE NAILING |
| FTG. | FOOTING | T & G | TONGUE & GROOVE |
| FURR. | FURREDING) | THK. | THICK(NESS) |
| FUT. | FUTURE | THRESH. | THRESHOLD |
| | | T.J.I. | TRUSS JOIST INTERNATIONAL |
| GA. | GAUGE/GAGE | T.O. | TOP OF |
| GALV. | GALVANIZED | T.P.H. | TOILET PAPER HOLDER |
| G.B. | GRAB BAR | T.Q. | TOP OF PAVEMENT |
| G.I. | GALVANIZED IRON | TV. | TELEVISION |
| GL. | GLASS/GLAZING | T.W. | TOP OF WALL |
| G.L.B. | GLUE-LAM BEAM | TYP. | TYPICAL |
| GR. | GRADE(ING) | | |
| G.W.B. | GYPSUM WALLBOARD | U/L | UNDERWRITER'S LABORATORY |
| | | U.N.O. | UNLESS NOTED OTHERWISE |
| H.B. | HOSE BIB | U.O.N. | UNLESS OTHERWISE NOTED |
| HBD. | HARDBOARD | UR. | URINAL |
| H.A. | HOLLOW CORE | | |
| HDR. | HEADER | V.I.F. | VERIFY IN FIELD |
| HDWR. | HARDWARE | | |
| H.M. | HOLLOW METAL | W. | WEST/WIDTH/WIDE |
| HORZ. | HORIZONTAL | W/ | WITH |
| H.S. | HEAVY SHEET | W.C. | WATER CLOSET |
| HT. | HEIGHT | WD. | WOOD |
| HTG. | HEATING | WDW. | WINDOW |
| H.W. | HOT WATER | W.H. | WATER HEATER |
| HWD. | HARDWOOD | WI. | WOODWORK INSTITUTE |
| HVAC. | HEATING/VENTILATING/AIR CONDITIONING | W/O | WITHOUT |
| | | W.P. | WATERPROOF(ING) |
| I.C.C. | INTERNATIONAL CODE COUNCIL | W.R. | WATER RESISTANT |
| | | W.S. | WOOD SCREW |
| ID. | INSIDE DIAMETER | WSCT. | WAINSCOT |
| INCL. | INCLUDE(D) (ING) | WT. | WEIGHT |
| INSUL. | INSULATE(D) (ING) | W.W.M. | WELDED WIRE MESH |
| INT. | INTERIOR | | |
| INV. | INVERT | | |
| JAN. | JANITOR | | |
| J.H. | JOIST HANGER | | |

## LEGEND

- 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

## LOCATION MAP




## SYMBOLS

- DOOR SYMBOL
- WINDOW SYMBOL
- KEY TAG
- DEMOLITION TAG
- MATCH LINE
- WORK POINT, DATUM POINT OR CONTROL
- VERTICAL OR HORIZONTAL DIAPHRAGM KEY
- SECTION
  - SECTION IDENTIFICATION
  - SHEET WHERE SECTION IS DRAWN
- DETAIL
  - DETAIL IDENTIFICATION
  - SHEET WHERE DETAIL IS DRAWN
- FINISH GRADE (SPOT)
  - ELEVATION
  - SURFACE
- EXISTING GRADE (SPOT)
  - ELEVATION
  - SURFACE
- PROPERTY LINE
- REVISION

## PROJECT TEAM

### OWNER

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD
SALINAS, CA 93908
ph: (831)
Email: Sergio@calhs.com
Contact: SERGIO SILVA

### ARCHITECT

WALD, RUHNKE & DOST ARCHITECTS, LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CA 93940
ph: (831) 649-4642 fax: (831) 649-3530
Email: caseyj@wrdarch.com
CASEY JEROME

### CIVIL

C3 ENGINEERING
126 BONIFACIO PLACE, SUITE C
MONTEREY, CA 93940
ph: (831) 647-1192 fax: (831) 647-1194
Email: jrudolph@c3engineering.net
Contact: JENNIFER RUDOLPH

### MECH/ PLUMBING

ZAL ENGINEERING
99 PACIFIC ST. STE. #375 G
MONTEREY, CA 93940
ph: (831) 641-7739
Email: contact@zalengineering.com
Contact: JAIME ZALDIVAR

### ELECTRICAL

ELC ELECTRICAL CONSULTING
1000 BRICKELL AVE, SUITE 715-1484
MIAMI, FL 33131
ph: (408) 430-2876
Email: aleksei@elcelectrical.com
Contact: Aleksei Isen

### METAL BUILDING SUPPLIER

Greenhouse System USA Inc.
P.O. Box 777, 512 Casserly Rd
Watsonville CA 95076
ph: (831) 722 1188 fax: (831) 649-3530
Email: evan@systemusa.com
Evan Schivo

## PROJECT INFORMATION

PROJECT: MONTEREY VALLEY PRIDE ZONING: F/40
LOCATION: 2262 ALISAL ROAD SALINAS, CA 93908
APN: 153-011-059-000
LOT SIZE: 437,640 S.F. (10.05 ACRES)
USE: CANNABIS CULTIVATION AND PROCESSING

### APPLICABLE BUILDING CODES & STANDARDS

CALIFORNIA CODE OF REGULATIONS (CCR):

2022 CALIFORNIA ADMINISTRATIVE CODE (CAC), CCR TITLE 24, PART 1
2022 CALIFORNIA BUILDING CODE (CBC), CCR TITLE 24, PART 2, *VOLUMES 1 AND 2*
~~2022 CALIFORNIA RESIDENTIAL CODE (CRC), CCR TITLE 24, PART 2.5~~
2022 CALIFORNIA ELECTRICAL CODE (CEC), CCR TITLE 24, PART 3
2022 CALIFORNIA MECHANICAL CODE (CMC), CCR TITLE 24, PART 4
2022 CALIFORNIA PLUMBING CODE (CPC), CCR TITLE 24, PART 5
2022 CALIFORNIA ENERGY CODE (CEnC), CCR TITLE 24, PART 6
*PART 7 VACANT*
2022 CALIFORNIA HISTORICAL BUILDING CODE (CHBC), CCR TITLE 24, PART 8
2022 CALIFORNIA FIRE CODE (CFC), CCR TITLE 24, PART 9
~~2022 CALIFORNIA EXISTING BUILDING CODE (CEBC), CCR TITLE 24, PART 10~~
2022 CALIF. GREEN BUILDING STANDARDS CODE (CALGreen), CCR TITLE 24, PART 11
2022 CALIFORNIA REFERENCED STANDARDS CODE, CCR TITLE 24, PART 12
CCR TITLE 19, PUBLIC SAFETY, DIVISION 1, STATE FIRE MARSHAL

### PARTIAL LIST OF APPLICABLE STATE STANDARDS

2022 NFPA 13, AUTOMATIC SPRINKLER SYSTEMS (CA AMENDED)
2022 NFPA 72, NATIONAL FIRE ALARM AND SIGNALLING CODE (CA AMENDED)

EXITING:
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 CURRENT ADOPTED 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.

## SHEET INDEX

| SHT. # | SHEET TITLE |
|---|---|
| **TITLE** | |
| A001 | COVER SHEET |
| **CIVIL** | |
| C1 | TITLE SHEET |
| C2 | GRADING & DRAINAGE PLAN |
| C3 | EROSION CONTROL PLAN |
| **ARCHITECTURAL** | |
| A100 | EXISTING SITE PLAN |
| A101 | PROPOSED SITE PLAN |
| A201 | PROPOSED GREENHOUSE FLOOR PLAN |
| A401 | GREENHOUSE EXTERIOR ELEVATION |
| A900 | DOOR DETAILS |
| **MECHANICAL** | |
| MP0.1 | SYMBOLS AND ABBREVIATIONS |
| MP2.0 | SITE PLAN - EXISTING AND PROPOSED |
| MP2.1 | GREENHOUSE FLOOR PLAN - NEW MECHANICAL & PLUMBING |
| **ELECTRICAL** | |
| E0.1 | GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS |
| E0.2 | ELECTRICAL SPECIFICATIONS |
| E1.0 | ELECTRICAL SITE PLAN |
| E2.0 | ELECTRICAL POWER PLAN |
| E3.0 | ELECTRICAL LIGHTING PLAN |
| E4.0 | ELECTRICAL SINGLE LINE DIAGRAM & CALCULATIONS |
| E5.0 | PANEL SCHEDULES |
| **METAL BUILDING** | |
| 1.1.1 | GREENHOUSE POSITION PLAN PILES |
| 1.1.2 | GREENHOUSE DETAILS CONCRETE PILES |
| 1.1.3 | GREENHOUSE POSITION PLAN SLABS |
| 1.3.1 | GREENHOUSE ROOF & GUTTER LAY-OUT |
| 1.4.1 | GREENHOUSE GABLE VIEWS |
| 1.5.1 | GREENHOUSE VENTILATION SYSTEM |
| 1.2.1 | GREENHOUSE 3D STEEL CONSTRUCTION |
| 1.2.2 | GREENHOUSE OVERVIEW POSTS |
| 1.2.3 | GREENHOUSE OVERVIEW TRUSSES |
| 1.2.4 | GREENHOUSE OVERVIEW PURLINS |
| 1.2.5 | OVERVIEW WIND BRACING |
| 1.2.6 | GREENHOUSE CROSS BRACING GABLE-END A |
| 1.2.7 | GREENHOUSE CROSS BRACING GABLE-END P |
| 1.2.8 | GREENHOUSE CROSS BRACING INNER CONSTRUCTION G + K |
| 1.2.9 | GREENHOUSE CROSS BRACING SIDE-WALL 01 + 11 |
| 1.2.10 | GREENHOUSE SECTION VIEWS |
| 1.2.11 | GREENHOUSE DETAILS DOOR PORTAL 1 + 11 |
| 1.2.12 | GREENHOUSE DETAILS CORNER 11 P |
| 1.2.13 | GREENHOUSE DETAILS CORNER 11 A |
| 1.2.32 | GREENHOUSE 3D OVERVIEW |

## SCOPE OF WORK

**SCOPE OF WORK BUILDING 'J':**

1. CONSTRUCTION OF NEW 25,930 S.F. METAL GREENHOUSE
   - ALL ELECTRICAL WORK SHALL BE APPROVED UNDER A SEPARATE PERMIT.
   - ALL MECHANICAL/PLUMBING AND VENTILATION WORK SHALL BE PROVIDED UNDER A SEPARATE PERMIT.

## DEFERRED SUBMITTALS

GENERAL CONTRACTOR SHALL PROVIDE THE FOLLOWNG SUBMITTALS FOR REVIEW & APPROVAL BY ARCHITECT & BUILDING OFFICIAL PRIOR TO INSTALLATION:

## GENERAL NOTES

1. 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.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR (SHOWN OR INFERRED) ON THESE PLANS TO RENDER THE WORK COMPLETE.
3. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.
4. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.
5. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.
6. 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.
7. EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE SUBSTANTIALLY CORRECT AND MAY NOT DEPICT THE ACTUAL CONDITION. THE GENERAL CONTRACTOR SHALL VERIFY (E) CONDITIONS AND NOTIFY THE ARCHITECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
8. 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 COUNTY INSPECTIONS.
9. 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.

## VICINITY MAP

WR&D
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LICENSED ARCHITECT JERRY PETER RUHNKE No. C22266 RENEWAL 8/31/2027 STATE OF CALIFORNIA

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD BLDG 'J'
MONTEREY VALLEY PRIDE
2262 ALISAL ROAD
SALINAS, CA 93908

A.P.N.: 153-011-059-000

JOB NO.: 21098
PRINT DATE:
PLOT DATE: 9.5.2025
DRAWN BY:
CHECKED BY: C.J.
SET ISSUED:

SHEET NAME: COVER SHEET
SHEET NO.: A001
FILE NAME: 21098-001

## GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
- LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS
- THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
- THE 2024 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC).

2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY BUILDING SERVICES DEPARTMENT (COUNTY) AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.

4. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (WHITSON ENGINEERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF TOPOGRAPHY, SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE AND SHALL BE DISPOSED OF IN A LAWFUL MANNER.

11. 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.

12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

16. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

## GRADING AND DRAINAGE

1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (CHAPTER 16.08) AND THE EROSION CONTROL ORDINANCE (CHAPTER 16.12).

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.

5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.

6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

10. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.

11. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

12. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:

A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.

C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS

13. VEGETATION REMOVAL, ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.

14. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

## UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.

2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.

3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.

5. DAMAGE SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

| Inspection: | When: | Who: | Inspection By: | Date of Inspection: |
|---|---|---|---|---|
| Inspect and test Keyway/Subexcavation/overexcavation: | 1)Prior to backfilling | Soils Engineer | | |
| | 2)During backfill placement – ongoing | Soils Engineer | | |
| Inspect and Test Building Pad Subgrade: | Prior to excavation footings or placement of slab-on-grade materials | Soils Engineer | | |
| Inspect Slab-on-grade installation: | Prior to concrete placement | Soils Engineer | | |
| Inspect Foundation and/or retaining wall footing excavations: | Prior to reinforcement placement | Soils Engineer | | |
| Inspect and Test Retaining wall backfill: | During backfill placement – ongoing | Soils Engineer | | |
| Inspect and Test Driveway Fill, Subgrade and Baserock Placement: | 1)During fill placement | Soils Engineer | | |
| | 2)Subgrade, prior to baserock placement | Soils Engineer | | |
| | 3)Baserock prior to AC, Concrete or Pavement | Soils Engineer | | |
| Inspect and Test Drainage Installation: | 1)After pipe placement, prior to backfill placement | Soils Engineer | | |
| | 2)During backfill placement – ongoing | Soils Engineer | | |
| Inspect site stripping and clearing | After clearing complete | Soils Engineer | | |
| Inspect utility trench compaction | After utility trench backfill | Soils Engineer | | |

## LAND SURFACES

IMPERVIOUS GREENHOUSE=25,930 SF
IMPERVIOUS WAREHOUSE=4,133 SF

TOTAL IMPERVIOUS=30,063 SF

## LAND DISTURBANCE*

PROJECT SPECIFIC LAND DISTURBANCE ~42,700 SF

*NOT INCLUDING ON-GOING STOCK PILE OR POND MAINTENANCE AND AGRICULTURAL OPERATIONS

## GRADING QUANTITIES

EARTHWORK QUANTITIES:

CUT = 427 CY
FILL = 925 CY

EARTHWORK QUANTITIES ARE ESTIMATES TO FINISH GRADE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM GRAVEL/PAVEMENT OR TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

## ABBREVIATIONS

| | |
|---|---|
| (E) | EXISTING |
| FG | FINISH GROUND GRADE |
| FF | FINISH FLOOR |
| FL | FLOW LINE |
| FP | FINISH PAVEMENT GRADE |
| G | GROUND |
| M.E. | MATCH EXISTING |
| (N) | NEW |
| SD | STORM DRAIN |
| SS | SANITARY SEWER |
| TC | TOP OF CURB GRADE |
| (TYP) | TYPICAL |
| W | WATER |

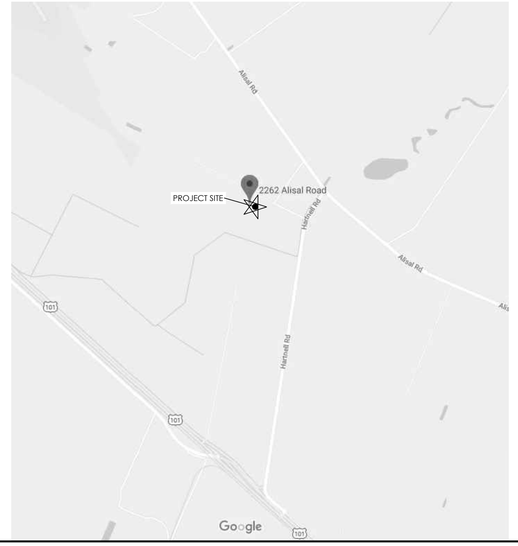
## SHEET INDEX


C1 TITLE SHEET
C2 GRADING AND DRAINAGE PLAN
C3 EROSION CONTROL PLAN


## SCOPE OF WORK

THESE PLANS SHOW THE GRADING AND DRAINAGE MITIGATION FOR THE NEW IMPERVIOUS GREENHOUSE AND WAREHOUSE. GRADING SHOWN INVOLVES AREAS OF ON-GOING GRADING/MAINTENANCE OF STOCK PILE AREAS AND PONDS AS PART OF THE AGRICULTURAL OPERATION AND SHOULD NOT BE CONSIDERED PART OF THE PROJECT SPECIFIC DISTURBED AREA.

## VICINITY MAP



## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | EASEMENT (ESMT) | |
| | DRAINAGE FLOW LINE | |
| | SAWCUT | |
| | GRADE BREAK | |
| 50 | MAJOR CONTOUR | 50 |
| 49 | MINOR CONTOUR | 49 |
| | BUILDING | |
| X | FENCE | X X |
| | STORM DRAIN LINE | SD |
| ×105.46 | SPOT ELEVATION | TC 49.99 |
| | DRAINAGE FLOW | |

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

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Drawing file: Z:\Projects\121130 WRD-2262 Alisal\dwg\121130 Grading Plan.dwg
Plotted: Sep 04, 2025 - 3:46pm

8" DOWNSPOUT COLLECTION LINE
L=340 LF S=0.5% MIN

NEW GREENHOUSE
AREA=25,930 SF
PAD=72.50
(PAD ROUGHLY GRADED MINIMAL FOUNDATION GRADING REQUIRED PER MANUFACTURER'S RECOMENDATIONS)

8" DOWNSPOUT COLLECTION LINE
L=135 LF S=0.5% MIN

CONNECT NEW DOWNSPOUTS TO EXISTING/EXPANDED RETENTION POND.
8" STORM DRAIN (SDR 35)
L= 180 LF
S=1% MIN

INSTALL FLARED END SECTION PER MANUFACTURER'S RECOMMENDATIONS
INV=70.00

WAREHOUSE
PAD 74.00
(PAD ROUGHLY GRADED MINIMAL FOUNDATION GRADING REQUIRED)

FG 74.00 (x4)

CONNECT NEW WAREHOUSE DOWNSPOUTS TO EXISTING STORM DRAIN

MONTEREY COUNTY ENVIRONMENTAL SERVICES REQUIREMENTS:
THE APPLICANT SHALL PROVIDE A PRELIMINARY STORMWATER CONTROL PLAN WITH SUPPORTING CALCULATIONS, PREPARED BY A REGISTERED CIVIL ENGINEER, THAT INCLUDES STORMWATER DETENTION AND RETENTION FACILITIES FOR THE PROPOSED PROJECT. POST-PROJECT RUNOFF RATES SHALL BE LIMITED, AT A MINIMUM, TO MATCH PRE-DEVELOPMENT (NATURAL/UNDEVELOPED) RUNOFF RATES FOR THE 2, 10, 25, AND 100-YEAR 24-HOUR DESIGN STORMS. THE 85TH PERCENTILE 24-HOUR STORM SHALL BE RETAINED TO MITIGATE WATER QUALITY IMPACTS.

PROPOSED MITIGATION:
PER EXISTING SITE CONDITIONS THERE ARE NO STORM DRAIN FACILITIES TO TIE IN AN OVERFLOW/DISCHARGE POINT FOR ON-SITE STORM WATER. TO ACHIEVE THE ABOVE REQUIREMENTS AN INCREASE TO THE EXISTING ON-SITE RETENTION POND TO ACCOUNT FOR A 100 YEAR 24 HOUR STORM FOR THE NEW IMPERVIOUS AREA (NEW GREENHOUSE BUILDING AND BATHROOM ADDITION).

-NEW IMPERVIOUS AREA=25,930 SF

-100 YEAR 24 HOUR RAINFALL DEPTH (PER NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY)=3.57 INCHES

-VOLUME ASSOCIATED WITH THE ABOVE STORM AND NEW IMPERVIOUS AREA=(25,930 SF) * (3.57INCHES/12) = 7,714 CF

-VOLUME PROVIDED AS SHOWN IN EXPANDED RETENTION POND BELOW 70.00'=8,925 CF

MONTEREY COUNTY ENVIRONMENTAL SERVICES REQUIREMENTS:
THE APPLICANT SHALL PROVIDE A PRELIMINARY STORMWATER CONTROL PLAN WITH SUPPORTING CALCULATIONS, PREPARED BY A REGISTERED CIVIL ENGINEER, THAT INCLUDES STORMWATER DETENTION AND RETENTION FACILITIES TO TIE IN AN OVERFLOW/DISCHARGE POINT FOR ON-SITE STORM WATER. TO ACHIEVE THE ABOVE REQUIREMENTS AN INCREASE TO THE EXISTING ON-SITE RETENTION POND TO ACCOUNT FOR A 100 YEAR 24 HOUR STORM FOR THE NEW IMPERVIOUS AREA.

-NEW IMPERVIOUS AREA=4,133 SF

-100 YEAR 24 HOUR RAINFALL DEPTH (PER NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY)=3.57 INCHES

-VOLUME ASSOCIATED WITH THE ABOVE STORM AND NEW IMPERVIOUS AREA=(4,133 SF) * (3.57INCHES/12) = 1230 CF

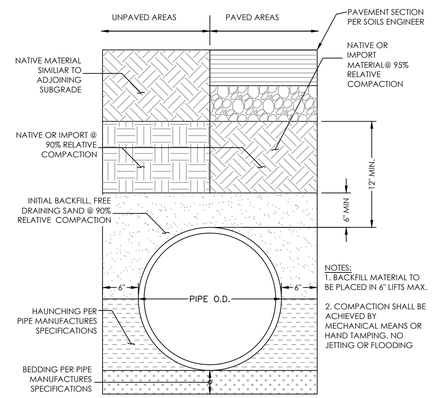
-EXISTING POND TO BE DUG OUT AND VOLUME INCREASED BY ~1,300 CF. ROOF DRAINS FROM NEW BUILDINGS ARE PLUMBED TO EXISTING (IMPROVED) POND.

LEGEND
CUT AREA*
FILL AREA*
*PORTIONS OF THIS GRADING ARE PART OF ON-GOING STOCKPILE REMOVAL AND POND MAINTENANCE.

N

30 0 15 30 60
GRAPHIC SCALE

A/C2 GRADING & DRAINAGE PLAN
SCALE: 1"=30'




B/C2 UTILITY TRENCH
NTS

| REV. | DATE | DESCRIPTION | BY |
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C3 ENGINEERING INCORPORATED
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126 Bonifacio Place, Suite C, Monterey, CA 93940
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REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RUDOLPH
No. 67625
EXP. 06-30-27
CIVIL
STATE OF CALIFORNIA

# GRADING & DRAINAGE PLAN

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD
SALINAS, CA 93908

| | |
|---|---|
| SCALE: | AS NOTED |
| DATE: | 7/24/2025 |
| DESIGN BY: | JPR |
| DRAWN BY: | JPR |
| CHECKED BY: | |

SHEET NUMBER:
C2
OF 3 SHEETS
PROJECT# 121130

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Drawing file: Z:\Projects\121130 WRD-2262 Alisal\dwg\121130 Grading Plan.dwg
Plotted: Sep 04, 2025 – 3:46pm

## GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH, SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. (GONZALES GRADING/EROSION ORD. 2806-16.12.090)
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

## MONTEREY COUNTY INSPECTIONS

1. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

## GOOD SITE MANAGEMENT "HOUSEKEEPING"

1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS.
-DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.

## WASTE MANAGEMENT POLLUTION CONTROL

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS, ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
WM-1, MATERIAL DELIVERY AND STORAGE
WM-2, MATERIAL USE
WM-3, STOCKPILE MANAGEMENT
WM-4, SPILL PREVENTION AND CONTROL
WM-5, SOLID WASTE MANAGEMENT
WM-6, HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8, CONCRETE WASTE MANAGEMENT
WM-9, SANITARY/SEPTIC WASTE MANAGEMENT
WM-10, LIQUID WASTE MANAGEMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS; SUCH AS LEAD CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS. WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

## EROSION CONTROL (SOIL STABILIZATION)

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
EC-1, SCHEDULING
EC-2, PRESERVATION OF EXISTING VEGETATION
EC-3, HYDRAULIC MULCH
EC-4, HYDROSEEDING
EC-5, SOIL BINDERS
EC-6, STRAW MULCH
EC-7, GEOTEXTILES AND MATS
EC-8, WOOD MULCHING
EC-9, EARTH DIKES AND DRAINAGE SWALES
EC-10, VELOCITY DISSIPATION DEVICES
EC-11, SLOPE DRAINS
EC-12, STREAMBANK STABILIZATION
EC-13, POLYACRYLAMIDE
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

## SEDIMENT CONTROL

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF CONTROL BMPS, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
SE-1, SILT FENCE
SE-2, SEDIMENT BASIN
SE-3, SEDIMENT TRAP
SE-4, CHECK DAMS
SE-5, FIBER ROLLS
SE-6, GRAVEL BAG BERM
SE-7, STREET SWEEPING AND VACUUMING
SE-8, SANDBAG BARRIER
SE-9, STRAW BALE BARRIER
SE-10, STORM DRAIN INLET PROTECTION
SE-11, CHEMICAL TREATMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

## TRACKING CONTROL

1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT. AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2, STABILIZED CONSTRUCTION ROADWAY
TC-3, ENTRANCE/OUTLET TIRE WASH
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

## WIND EROSION CONTROL

1. WIND EROSION CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
WE-1, WIND EROSION CONTROL
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

## NON-STORMWATER MANAGEMENT POLLUTION CONTROL

1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
NS-1, WATER CONSERVATION PRACTICES
NS-2, DEWATERING OPERATIONS
NS-3, PAVING AND GRINDING OPERATIONS
NS-4, TEMPORARY STREAM CROSSING
NS-5, CLEAR WATER DIVERSION
NS-6, ILLICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
NS-7, POTABLE WATER / IRRIGATION
NS-8, VEHICLE AND EQUIPMENT CLEANING
NS-9, VEHICLE AND EQUIPMENT FUELING
NS-10, VEHICLE AND EQUIPMENT MAINTENANCE
NS-11, PILE DRIVING OPERATIONS
NS-12, CONCRETE CURING
NS-13, MATERIALS AND EQUIPMENT USE OVER WATER
NS-14, CONCRETE FINISHING
NS-15, STRUCTURE DEMOLITION/REMOVAL
NS-16, TEMPORARY BATCH PLANTS
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

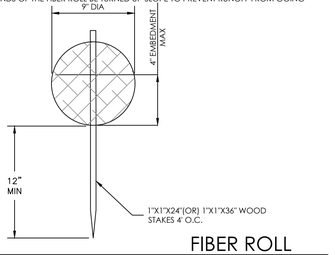
INSTALLATION
1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

2. CASQA RECOMMENDS IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.IF CONTRACTOR DESIRES TO POSITION FIBER ROLLS END-TO-END, THEY SHALL TIE THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

4. CONSTRACTOR SHALL REVIEW CASQA MANUAL FOR INSTALLATION GUIDANCE. (SE-5)

5. CASQA RECOMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.




B C3 — FIBER ROLL
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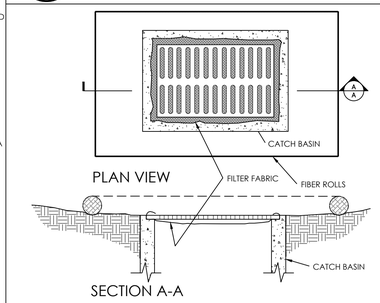


C C3 — INLET PROTECTION
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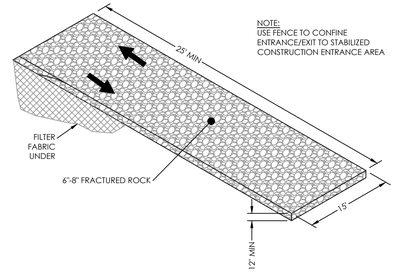
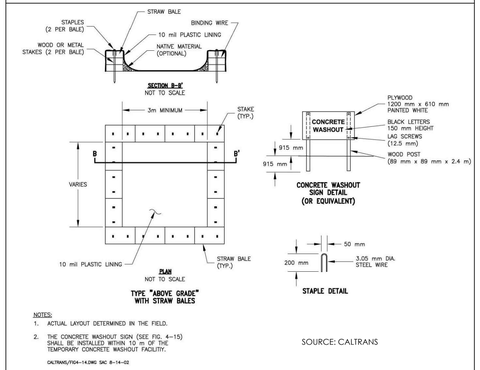


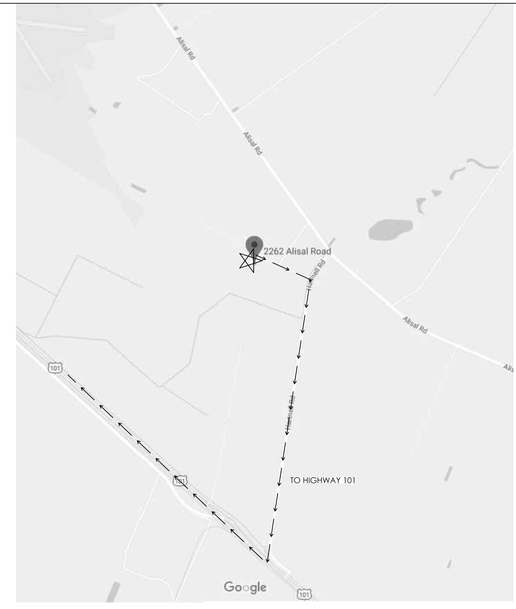

D C3 — CONSTRUCTION ENTRANCE
NTS




E C3 — CONCRETE WASHOUT
NTS

A C3 — EROSION CONTROL PLAN
SCALE: 1"=100'

100 0 50 100 200
GRAPHIC SCALE




F C3 — CONSTRUCTION HAUL ROUTE
NTS

| REV. | DATE | DESCRIPTION | BY |
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REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RIMPLER
No. 67625
EXP. 06-30-27
CIVIL
STATE OF CALIFORNIA

# EROSION CONTROL PLAN

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD
SALINAS, CA 93908

| | |
|---|---|
| SCALE: | AS NOTED |
| DATE: | 7/24/2025 |
| DESIGN BY: | JPR |
| DRAWN BY: | JPR |
| CHECKED BY: | |
| SHEET NUMBER: | C3 |
| OF | 3 SHEETS |
| PROJECT# | 121130 |

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

## EXISTING LOT COVERAGE

| | | |
|---|---|---|
| LOT SIZE: | 10.05 ACRES = 437,640 S.F. (100%) | |
| LOT COVERAGE: | ALLOWABLE GREENHOUSES COVERAGE (50%OF LOT SIZE) : | **218,820 S.F. (50% )** |
| | ACTUAL GREENHOUSES COVERAGE: | 179,746 S.F. ( 41.07% ) |
| | ALLOWABLE NON-GREENHOUSE COVERAGE: | 21,882 S.F. (5% ) |
| | ACTUAL NON GREENHOUSE COVERAGE: | 6,424 S.F. (1.47% ) |

## BUILDING LEGEND

| BLD'G. | DESCRIPTION | NOTES | FIRE SPRINKLED | (E) OCC. GROUP | PROPOSED OCC. GROUP | HEIGHT | STORIES | GROSS S.F. |
|---|---|---|---|---|---|---|---|---|
| A | BUILDING | EXISTING TO REMAIN | N/A | N/A | N/A | < 35'-0" | 1 | 2,748 S.F. |
| C | CANNABIS DRYING | EXISTING TO REMAIN | N/A | F-1 | F-1 | < 35'-0" | 1 | 3,814 S.F. |
| E | GREENHOUSE | EXISTING TO REMAIN | N/A | U | U | < 35'-0" | 1 | 57,148 S.F. |
| F | GREENHOUSE | EXISTING TO REMAIN | N/A | U | U | < 35'-0" | 1 | 57,102 S.F. |
| G | GREENHOUSE | EXISTING TO REMAIN | N/A | U | U | < 35'-0" | 1 | 57,355 S.F. |
| H | GREENHOUSE | EXISTING TO REMAIN | N/A | U | U | < 35'-0" | 1 | 8,137 S.F. |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | TOTAL | | 186, 304 S.F. |

## 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. EXISTING POWER POLE TO REMAIN
2. EXISTING STORMWATER RETENTION POND TO REMAIN.
3. EXISTING PORTABLE STORAGE CONTAINER TO REMAIN.
4. EXISTING CHAIN LINK FENCE TO REMAIN.
5. EXISTING CHAIN LINK INGRESS AND EGRESS GATE TO REMAIN.
6. EXISTING WATER TANK TO REMAIN.
7. EXISTING OFFICE TRAILER TO REMAIN.
8. EXISTING LUNCH TENT TO REMAIN.

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LICENSED ARCHITECT
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A.P.N.: 153-011-059-000

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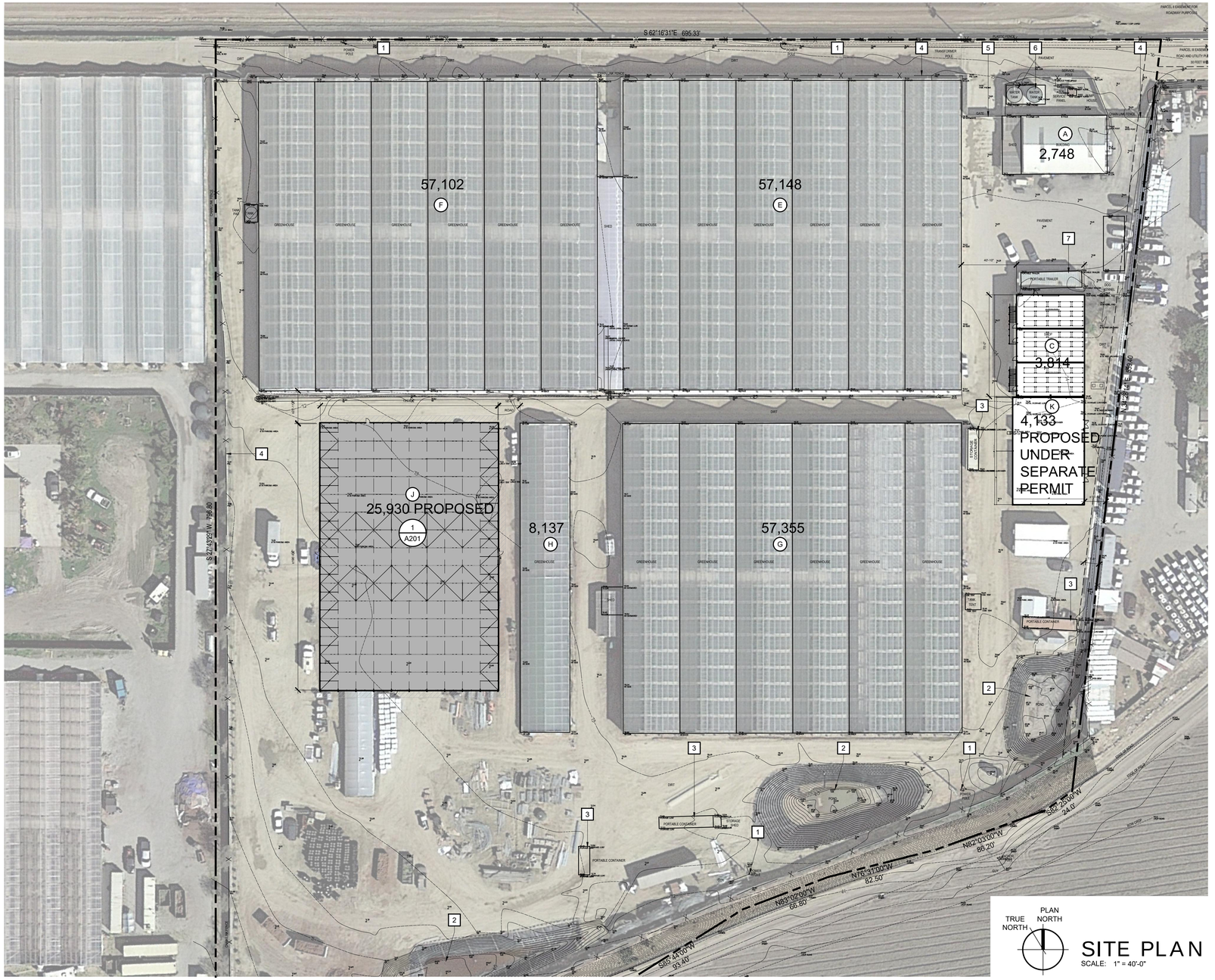
SALINAS, CA 93908

JOB NO.: 21098
PRINT DATE:
PLOT DATE: 9.5.2025
DRAWN BY:
CHECKED BY: -
SET ISSUED:

SHEET NAME:
EXISTING SITE PLAN

SHEET NO.:
A100

FILE NAME: 21098-A100-Greenhouse




PLAN NORTH / TRUE NORTH

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

## BUILDING 'C' & 'K' CODE JUSTIFICATION

| | BUILDING OCCUPANCY | CONSTRUCTION TYPE | ALLOWABLE AREA (TABLE 506.2) SPRINKLERED | ALLOWABLE STORIES | ALLOWABLE HEIGHT |
|---|---|---|---|---|---|
| C K | F-1, B, S-1 | TYPE VB | 25,500 SQFT | 2 (SPRINKLER) | 60' (SPRINKLER) |

BUILDING CODE JUSTIFICATION BASED ON THE MORE STRINGENT OCCUPANCY CLASSIFICATION 'F-1' BASED ON NONSEPARATED OCCUPANCIES C.B.C. 508.3.

C EXISTING BUILDING FOOTPRINT:
1ST FLOOR (W/ CATWALK ABOVE) = ± 3,814 SQFT

EXISTING BUILDING FLOORS = 1 STORY

K BUILDING ADDITION SQUARE FOOTAGE:
1ST FLOOR = ± 4,133 SQFT

BUILDING ADDITION FLOORS = 1 STORY

C K TOTAL BUILDING SQUARE FOOTAGE:
1ST FLOOR (W/ CATWALK ABOVE) = ± 7,947 SQFT

TOTAL BUILDING FLOORS = 1 STORY (W/ CATWALK ABOVE)

| BUILDING ELEMENT | TYPE VB |
|---|---|
| Primary structural frame | non-rated |
| Interior walls | non-rated |
| Exterior walls | non-rated |
| Nonbearing walls and partitions; Exterior | non-rated |
| Nonbearing walls and partitions; Interior | non-rated |
| Floor construction and associated secondary members | non-rated |
| Roof construction and associated secondary members | non-rated |

## BUILDING 'J' CODE JUSTIFICATION

| | BUILDING OCCUPANCY | CONSTRUCTION TYPE | ALLOWABLE AREA (APPENDIX 'C' C102.2) | ALLOWABLE STORIES | ALLOWABLE HEIGHT | ALLOWABLE AREA W/ SPRINKLER INCREASE |
|---|---|---|---|---|---|---|
| J | U | TYPE VB | UNLIMITED | 1 | 40' | **NOTE 'B' |

J PROPOSED BUILDING FOOTPRINT = ±25,930 SQFT
PROPOSED BUILDING FLOORS = 1STORY

A) AUTOMATIC FIRE SPRINKLERS
NO SPRINKLERS REQUIRED

**B) UNLIMITED AREA APPENDIX 'C' C102.2, 60'-0" CLEAR
THE AREA OF A ONE-STORY GROUP U AGRICULTURAL BUILDING SHALL NOT BE LIMITED IF THE BUILDING IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60'-0" IN WIDTH. PER MONTEREY COUNTY, PUBLIC WAYS OR YARDS NOT LESS THAN 30'-0" IN WIDTH ARE ALLOWED FOR UNLIMITED AREA GREENHOUSES WITHOUT SPRINKLERS WITH A REQUEST FOR CODE MODIFICATION.

C) FIRE SEPARATION
- FIRE SEPARATION DISTANCE TO BE BETWEEN 10-0" TO 30'-0" (BASED ON U OCC., VB CONSTRUCTION) FROM ROOF OVERHANG TO IMAGINARY LINE (ASSUMED PROPERTY LINE) PER CBC TABLE 602.

D) EGRESS DOOR REQUIREMENTS:
25,930 / 15,000 = 1.72 (2) EGRESS DOOR REQUIREMENTS PER APPENDIX "C" C104.1 EXCEPTION 2

E) OCCUPANT LOAD:
25,930 S.F. / 500 = 51.86 OCCUPANTS

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

## PROPOSED LOT COVERAGE

LOT SIZE: 10.05 ACRES = 437,640 S.F. (100%)

LOT COVERAGE:
ALLOWABLE GREENHOUSES COVERAGE (50%OF LOT SIZE) : **218,820 S.F. (50%)**
ACTUAL GREENHOUSES COVERAGE: 204,852 S.F. ( 46.80%)
ALLOWABLE NON-GREENHOUSE COVERAGE: 21,882 S.F. (5%)
ACTUAL NON GREENHOUSE COVERAGE: 12,562 S.F. (2.87%)

## PLUMBING FIXTURE CALCULATIONS

B OCCUPANCY: 1,200 SQFT / 200 = 6
6 OCC. / 2 = 3 MEN 3 WOMEN

F OCCUPANC: 2,748 SQFT / 2000 = 1.37
1.37 OCC. / 2 = 0.68 MEN, 0.68 WOMEN

S OCCUPANCY 7,814 SQFT / 5,000 = 1.56
1.56 OCC. / 2 = 0.78 MEN, 0.78 WOMEN

PLUMBING FIXTURE CALCULATION PER CPC TABLE 422.1 & TABLE A:

B OCCUPANCY (TABLE 422.1)

| WATER CLOSETS MALE | WATER CLOSETS WOMEN | URINALS MEN | LAVATORIES MEN | LAVATORIES WOMEN | DRINKING FOUNTAINS |
|---|---|---|---|---|---|
| 1: 1-50 | 1: 1-15 | 1: 1-100 | 1: 1-75 | 1:1-50 | 1:1-150 |

F-1 OCCUPANCY (TABLE 422.1)

| WATER CLOSETS MALE | WATER CLOSETS WOMEN | URINALS MEN | LAVATORIES MEN | LAVATORIES WOMEN | DRINKING FOUNTAINS |
|---|---|---|---|---|---|
| 1: 1-50 | 1: 1-50 | N/A | 1: 1-50 | 1:1-50 | 1:1-250 |

S-1 OCCUPANCY (TABLE 422.1)

| WATER CLOSETS MALE | WATER CLOSETS WOMEN | URINALS MEN | LAVATORIES MEN | LAVATORIES WOMEN | DRINKING FOUNTAINS |
|---|---|---|---|---|---|
| 1: 1-100 | 1: 1-100 | N/A | 1: 1-200 | 1:1-200 | 1:1-250 |

| | WC | | URINALS | | LAVATORIES | | DRINKING FOUNTAINS | |
|---|---|---|---|---|---|---|---|---|
| | REQD | PROV | REQD | PROV | REQD | PROV | REQD | PROV |
| MEN | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| WOMEN | 0 | 0 | N/A | N/A | 0 | 0 | | |
| UNISEX | 1 | 2 | 0 | 0 | 1 | 2 | | |

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

IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 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 (C.P.C. 422.2 EXC 3).

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

## PARKING ANALYSIS

| BLD'G. | USE CLASSIFICATION | NET AREA (S.F.) | LOAD FACTOR | REQUIRED PARKING |
|---|---|---|---|---|
| A | TRIMMING | 2,748 | 1 / 250 | 10.99 |
| C | DRYING | 3,814 | 1 / 500 | 7.62 |
| K | DRYING | 4,133 | 1 / 500 | 8.26 |
| E F G H J | GREENHOUSES | 204,852 | N/A | 0 |
| | | | TOTAL PARKING SPACES REQUIRED | 26.87 |
| | | | TOTAL PARKING SPACES PROVIDED | 30 |

| ACCESSIBLE PARKING SPACES | REQUIRED | PROVIDED |
|---|---|---|
| STANDARD ACCESSIBLE SPACES | 1 | 1 |
| VAN ACCESSIBLE SPACES | 1 | 1 |

## BUILDING LEGEND

| BLD'G. | DESCRIPTION | NOTES | FIRE SPRINKLED | (E) OCC. GROUP | PROPOSED OCC. GROUP | HEIGHT | STORIES | GROSS S.F. |
|---|---|---|---|---|---|---|---|---|
| A | BUILDING | EXISTING TO REMAIN | N/A | B, F-1 | B, F-1 | < 35'-0" | 1 | 2,748 S.F. |
| C | CANNABIS DRYING | EXISTING TO REMAIN | N/A | S-1 | S-1 | < 35'-0" | 1 | 3,814 S.F. |
| E | GREENHOUSE | EXISTING TO REMAIN | N/A | U | U | < 35'-0" | 1 | 57,148 S.F. |
| F | GREENHOUSE | EXISTING TO REMAIN | N/A | U | U | < 35'-0" | 1 | 57,102 S.F. |
| G | GREENHOUSE | EXISTING TO REMAIN | N/A | U | U | < 35'-0" | 1 | 57,355 S.F. |
| H | GREENHOUSE | EXISTING TO REMAIN | N/A | U | U | < 35'-0" | 1 | 8,137 S.F. |
| J | GREENHOUSE | NEW PROPOSED | N/A | N/A | U | < 35'-0" | 1 | 25,930 S.F. |
| K | CANNABIS DRYING | NEW PROPOSED | N/A | N/A | F-1 | < 35'-0" | 1 | 4,133 S.F. |
| | | | | | | | TOTAL | 214,727 S.F. (2,453 REMAINING) |

## 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 EXISTING POWER POLE TO REMAIN
2 EXISTING STORMWATER RETENTION POND TO REMAIN.
3 EXISTING PORTABLE STORAGE CONTAINER TO REMAIN.
4 EXISTING CHAIN LINK FENCE TO REMAIN.
5 EXISTING CHAIN LINK INGRESS AND EGRESS GATE TO REMAIN.
6 EXISTING WATER TANK TO REMAIN.
7 EXISTING OFFICE TRAILER TO REMAIN.

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A101

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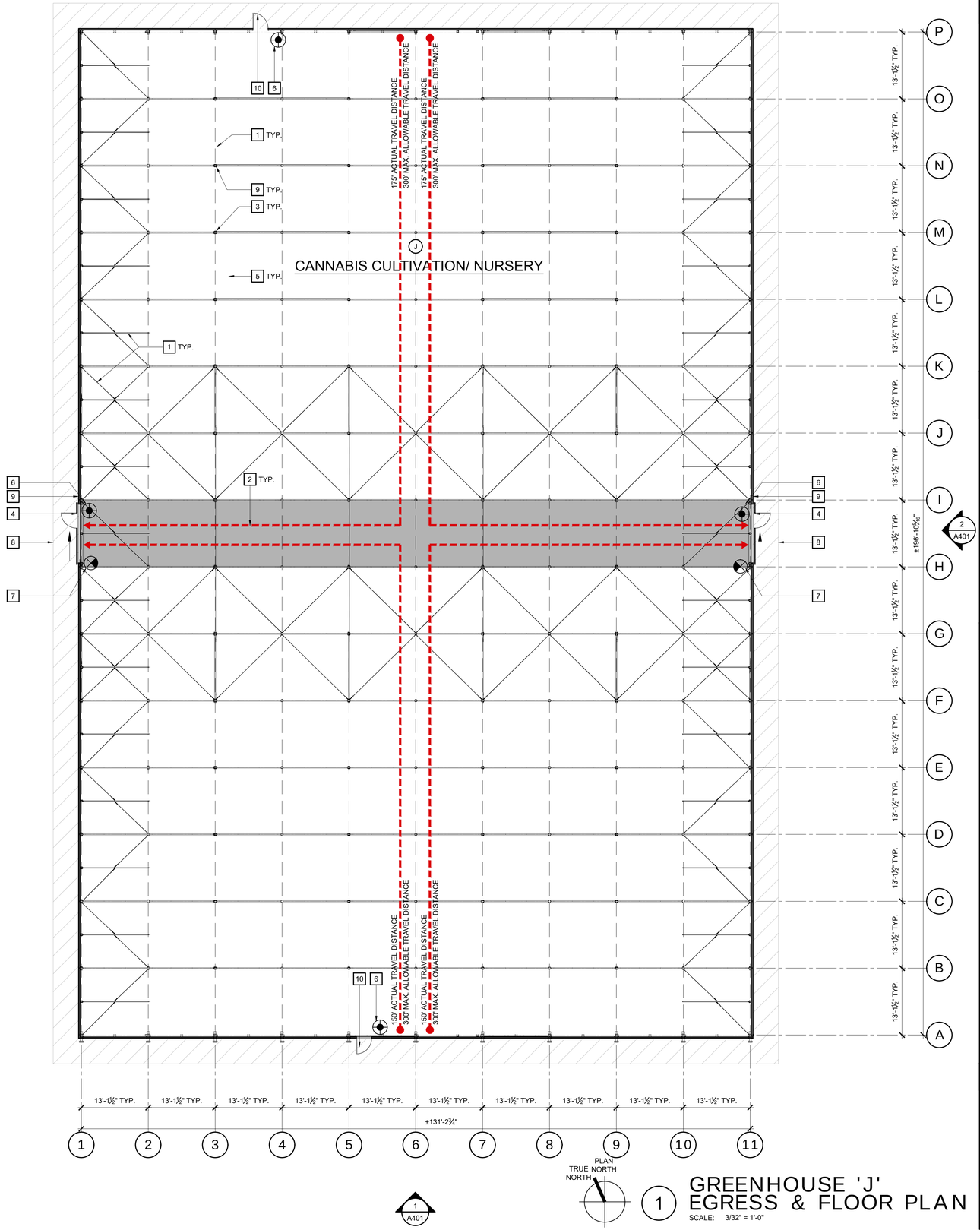


1 GREENHOUSE 'J'
EGRESS & FLOOR PLAN
SCALE: 3/32" = 1'-0"

# 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.

1. GREENHOUSE STRUCTURAL FRAMING ABOVE, PER GREENHOUSE MANUFACTURER -TYPICAL
2. ACCESS AISLE SHALL BE KEPT CLEAR FOR EGRESS
3. METAL COLUMNS PER GREENHOUSE MANUFACTURER -TYPICAL
4. 10'-0" X 8'-0" SLIDING BARN-STYLE DOORS TO MOVE PRODUCT IN AND OUT OF THE GREENHOUSE. A 3'-0" x 6'-8" MINIMUM SIZE EGRESS DOOR SHALL BE FRAMED WITHIN THE BARN DOOR AND SHALL BE USABLE WHILE THE BARN DOOR IS CLOSED. REFER TO DOOR NOTES AND DETAILS FOR APPLICABLE CODE REQUIREMENTS OF EGRESS DOORS. REFER TO SHEET A901 FOR ADDITIONAL DOOR DETAILS.
5. FLOOR INSIDE GREENHOUSE SHALL BE COMPACTED PERVIOUS SOIL -TYPICAL
6. WALL MOUNTED FIRE EXTINGUISHER TYPE 2A-10BC TO MEET NFPA 10 MIN. STANDARD. ONE FIRE EXTINGUISHER PER 3,000 S.F. OR FRACTION THEREOF. MAX TRAVEL DISTANCE FROM ANY SPOT WITHIN THE SPACE TO EXTINGUISHER SHALL NOT EXCEED 75 FEET. MOUNT EXTINGUISHER AT ACCESSIBLE HEIGHT. REFER TO LEGEND FOR SYMBOL.
7. INTERNALLY ILLUMINATED EXIT SIGN. FINAL LOCATIONS TO BE DETERMINED BY FIRE MARSHALL. REFER TO LEGEND FOR SYMBOL. (8 / A900)
8. A MINIMUM 5% GRADE SLOPE AWAY FROM THE FOUNDATION IS REQUIRED FOR A MINIMUM OF 6" OF FALL WITHIN THE FIRST 10'-0" MEASURED PERPENDICULAR TO THE FACE OF THE WALL.
9. FOR SPECIFIC INFORMATION REGARDING GREENHOUSE STRUCTURE, INCLUDING WALL AND ROOF COVERING, REFER TO DRAWINGS PROVIDED BY GREENHOUSE MANUFACTURER, TYPICAL.
10. EGRESS DOOR -REFER TO DOOR NOTES AND DETAILS FOR APPLICABLE CODE REQUIREMENTS OF EGRESS DOORS. (~ / A900)

# BUILDING OCCUPANCY CALCULATIONS

BUILDING AREA: 37,268 s.f.

OCCUPANT LOAD:
25,930 / 500 = 51.86 OCCUPANTS

EGRESS DOOR REQUIREMENTS:
25,930 / 15,000 = 1.72 (2) EGRESS DOOR REQUIREMENT PER APPENDIX "C" C104.1 EXCEPTION 2

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

ALLOWABLE AREA:
C102.2 ONE-STORY UNLIMITED AREA. THE AREA OF A ONE-STORY GROUP U AGRICULTURAL BUILDING SHALL NOT BE LIMITED IF THE BUILDING IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET IN WIDTH.

# 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.
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 ITEMS TO REMAIN.
3. CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS/EQUIPMENT AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED.
4. CONTRACTOR TO CLEAN AND PROPERLY DISPOSE OF ALL ABANDONED EQUIPMENT AND TRASH/DEBRIS LEFT FROM PREVIOUS TENANT. CONTRACTOR SHALL VERIFY ALL ITEMS FOR DISPOSAL WITH TENANT AND/OR OWNER PRIOR TO STARTING WORK.
5. CONTRACTOR SHALL IMPLEMENT CONSTRUCTION DUST / DEBRIS CONTROL MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION.
6. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
7. 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.
8. REMOVE TO SOURCE AND CAP ALL PIPES, VENTS, APPLIANCES AND/OR DRAINS NOT BEING RE-USED.
9. GENERAL CONSTRUCTION CONTRACTOR SHALL PROVIDE APPROPRIATE WEATHER PROTECTION OF EXISTING STRUCTURE WHEN DEMOLITION WORK CAUSES EXPOSURE OF EXISTING CONSTRUCTION TO THE ELEMENTS.
10. CONTRACTOR TO ENSURE THAT EXISTING UTILITIES (GAS, ELECTRIC OR PHONE, ETC.), ACCESS FOR TENANT & CUSTOMER USE, MECHANICAL VENTILATION, HEATING AND/OR COOLING SYSTEMS, PROVIDED TO ALL TENANTS IN THE EXISTING BUILDINGS WHERE WORK WILL OCCUR (AS WELL AS IN BUILDINGS WHERE WORK WILL NOT OCCUR).
11. CARE SHALL BE TAKEN BY CONTRACTOR TO MINIMIZE DISRUPTION TO THE TENANT THROUGHOUT DURATION OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO CONSTRUCTION SCHEDULE & HOURS OF CONSTRUCTION WITH FACILITIES MANAGER PRIOR TO WORK.
12. ALL CONDITIONS ARE EXISTING UNLESS NOTED OTHERWISE.

# LEGEND

WALL AND/OR CEILING MOUNTED ILLUMINATED EXIT SIGN.

FIRE EXTINGUISHER w/ MOUNTING BRACKET

ACTUAL / ALLOWED — PATH OF EGRESS TRAVEL

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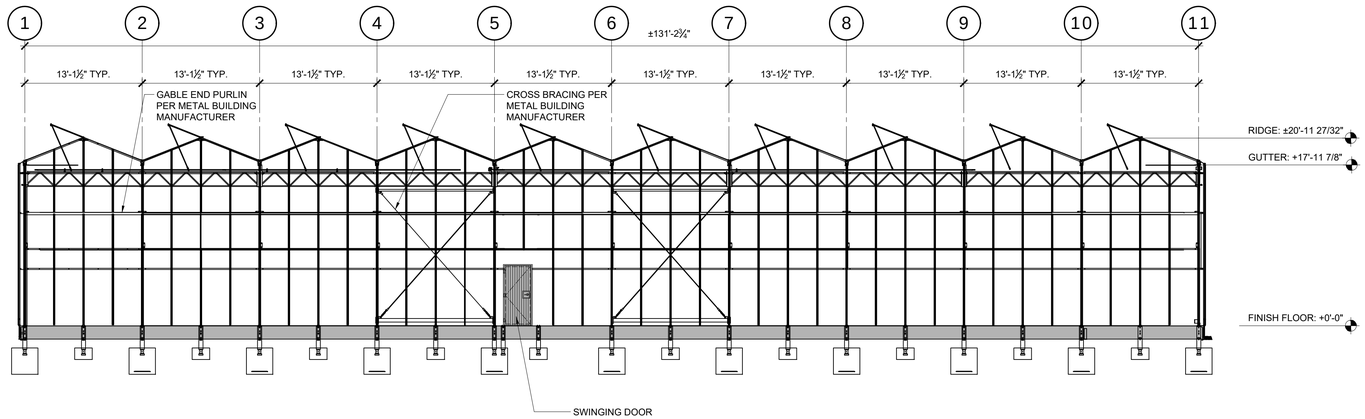
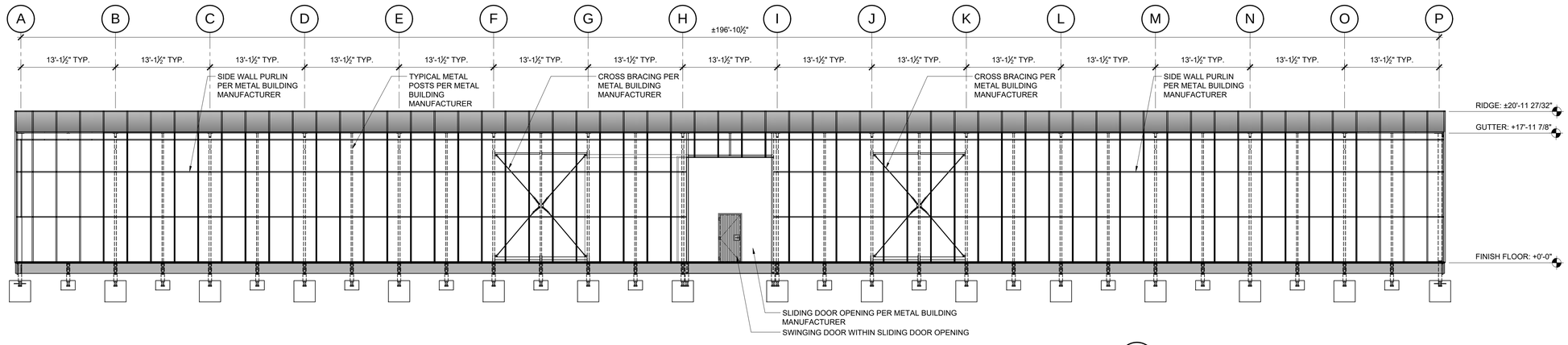
SHEET NAME:
PROPOSED GREENHOUSE FLOOR PLAN

SHEET NO.:
A201

FILE NAME: 21098-A201-Greenhouse




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




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

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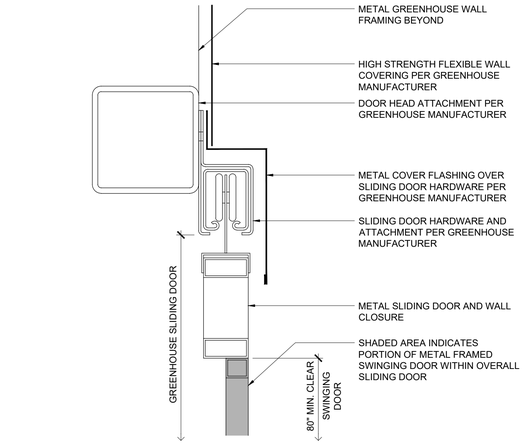
GREENHOUSE EXTERIOR ELEVATION

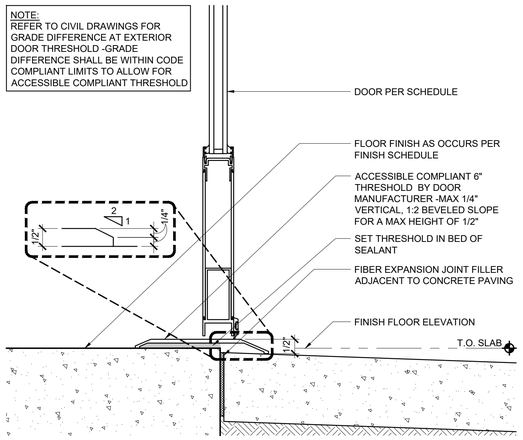
SHEET NO.:
A401

FILE NAME: 21098-A401-Greenhouse

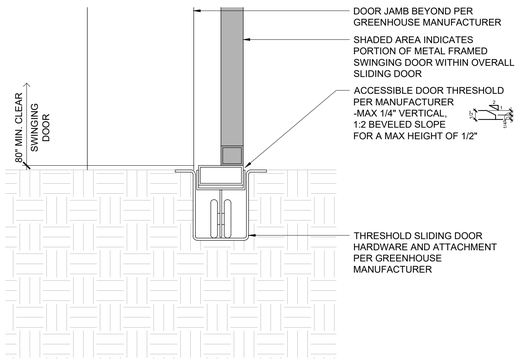



10 SLIDING DOOR HEAD
SCALE: 3" = 1'-0"

NOTE:
REFER TO CIVIL DRAWINGS FOR GRADE DIFFERENCE AT EXTERIOR DOOR THRESHOLD -GRADE DIFFERENCE SHALL BE WITHIN CODE COMPLIANT LIMITS TO ALLOW FOR ACCESSIBLE COMPLIANT THRESHOLD




7 ACCESSIBLE DOOR THRESHOLD
SCALE: 3" = 1'-0"




11 SLIDING DOOR THRESHOLD
SCALE: 3" = 1'-0"

LITHONIA LIGHTING®

**FEATURES & SPECIFICATIONS**

**INTENDED USE** — Ideal for applications where electrical power cannot be provided.

**CONSTRUCTION** — Tritium filled gas tubes require no electrical input.

Universal directional indicator knockouts and mounting (canopy included).

Letters 6" high with 3/4" stroke, with 100' viewing distance rating, based upon UL924 standard.

Completely-sealed lamp compartment.

Polycarbonate or aluminum frame with aluminum faceplate.

Explosion proof/hazardous location.

Suitable for wet locations.

Ideal for extreme temperatures -20°F – 150°F (-28°C – 65°C).

Tamperproof mounting hardware.

Optional vandal shield suitable for low-level applications.

**OPTICS** — Tritium filled gas tubes require no electrical input and are rated for 10 or 20-year life.

No energy consumption.

Self-Luminous signs are required to meet a minimum luminance of 0.06 foot lamberts per square meter. The initial brightness measurements are: 10 Year - 0.15 foot lamberts and 20 Year - 0.20 foot lamberts.

The light output of a tritium sign reduces over time due to decay.

The level of tritium in the exit is 7.5 Curies in a 10-year sign and 11.5 Curies in a 20-year sign (for double face the unit will have 2x the amount).

**INSTALLATION** — Universal (top, end or back) mounting.

Mounting hardware included.

**LISTINGS** — UL Listed. UL Listed for low-level applications with VR option. Meets UL 924, NFPA 101 (current Life Safety Code), NEC and OSHA illumination standards, and State of Minnesota energy-efficiency legislation requiring less than 2OW consumption.

AA option suitable for use in Class I, Div. I, Groups C & D.

**WARRANTY** — 3-year limited warranty (varies with luminous life option chosen). Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

All life safety equipment, including emergency lighting for path of egress must be maintained, serviced, and tested in accordance with all National Fire Protection Association (NFPA) and local codes. Failure to perform the required maintenance, service, or testing could jeopardize the safety of occupants and will void all warranties.

**Note**: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

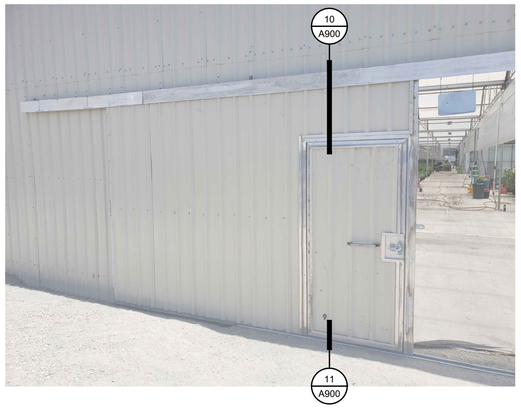
Self-Luminous Exits



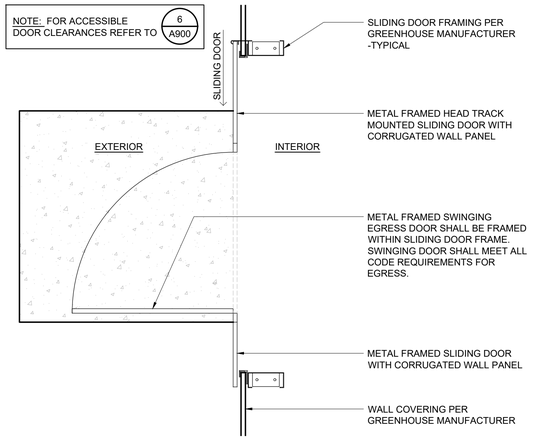

D

TRITIUM

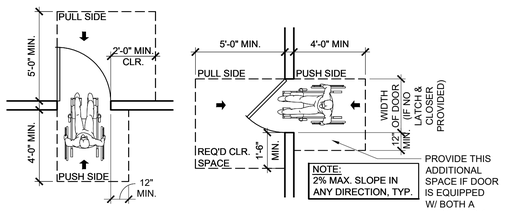
8 ILLUMINATED EXIT SIGN
SCALE: 1/4" = 1'-0"




12 EGRESS DOOR, SIMILAR
SCALE: 1/4" = 1'-0"




9 GREENHOUSE EXIT DOOR AT SLIDING DOORS
SCALE: 3/4" = 1'-0"




A EXTERIOR DOOR B INTERIOR DOOR

6 DOOR CLEARANCES
SCALE: 1/4"=1'-0"

# ACCESSIBILITY NOTES

## A. GENERAL

1. All dimensions and clearances within restroom areas shown on details are to be measured from finished surfaces.
2. Doorways leading to men's sanitary facilities shall be identified by an equilateral triangle ¼" thick with edges 12" long and a vertex pointing upward. Women's sanitary facilities shall be identified by a circle ¼" thick and 12" in diameter.
3. Unisex sanitary facilities shall be identified by a circle ¼" thick, 12" diameter, with a ¼" thick triangle superimposed within the circle.
4. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be installed on the wall adjacent to the latch outside of the door. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" min. by 18" min., centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. Tactile characters on signs shall be located 48" min. above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" max. above the finish floor or ground surface, measured from the baseline of the highest tactile character
5. There shall be sufficient space in the toilet room for a wheelchair measuring 30" wide by 48" long to enter the room and permit the door to close.
6. There shall be in the room a clear floor space of at least 60" in diameter, or a T-shaped space. No door shall encroach into this space for more than 12".
7. The water closet shall be located in a space 60" min. clear in width. The side shall provide a minimum of 17" and a maximum of 18" from the center line of the water closet to the adjacent wall. A minimum 48"x60" clear floor space shall be provided in front of the water closet. Provide a minimum 60"x56" clear floor space around water closet when toilet is wall mounted, and a 60" x 59" minimum clear floor space if water closet is floor mounted. No fixture (including sinks) shall obstruct this clear floor space at the water closet.
8. In other than dwelling units, toilet rooms floors shall have a smooth, hard, non-absorbant surface such as portland cement, concrete, ceramic tile or other approved material which extends upward onto the walls at least 5 inches. Walls within water closet compartments shall be similarly finished to a height of 48 inches.

## B. SANITARY FACILITY FIXTURES & ACCESSORIES

1. A minimum of 30"x48" clear space is provided in front of lavatory allowing foward approach.
2. Lavatory faucets are lever type, push type or electronic control mechanisim valves that are operable with one hand and do not require tight grasping, pinching or twisting of the wrist. Self closing valves shall maintain a minimum of 10 second open flow of 5 lbs. maximum force required to activate controls.
3. Lavatories adjacent to a wall shall be mounted with a minimum distance of 18" to the center line of the fixture.
4. All lavatories that are designed to be accessible shall be mounted with the rim or counter edge no higher than 34" above the finished floor and vertical clearance measured from the bottom of the apron or outside bottom edge of the lavatory of 29" reducing to 27" at a point located 8" back from edge. Toe clearance under lavatory is under 9" high, 30" wide and extends a minimum of 17" in depth from the front of the lavatory.
5. All piping under lavatories shall be configured, insulated or otherwise covered to prevent contact. There shall be no sharp or abrasive surfaces under lavatories.
6. Controls for water closet flush valves shall be mounted on the wide side of toilet areas and shall require 5 lbs. maximum pressure to operate flush valve.
7. Water closet and urinal flush valves controls and faucet and operating mechanism controls, shall be operable with one hand, shall not require tight grasping, pinching, or twisting of the wrist, and shall be mounted no more than 44" above the floor.
8. Mirrors shall be mounted with the bottom of the reflective surface no higher than 40" from the finished floor elevation.
9. Where towels, sanitary napkins, waste receptacles, and other similar dispensing and disposal fixtures are provided, at least one of each type shall be located with all operable parts, including coin slots, within 40" from the finished floor.
10. Toilet tissue dispensers that control delivery or that do not permit continuous paper flow shall not be used. Dispenser is to be located within 7"-9" of the front edge of the toilet seat to the centerline of the dispenser with 19" min. height from floor to center line of dispenser (below grab bar).
11. The top of the toilet seat 17" to 19" from floor surface measured to the top of a maximum 2" high toilet seat.

## C. GRAB BARS

1. Grab bars shall be located on each side, or on one side and the back of the accessible toilet stall or compartment.
2. Grab bars at the side shall be 42" long minimum, located 12" maximum from the rear wall and extending 54" minimum from rear wall with the front end positioned 24" minimum in front of the water closet..
3. Grab bars shall be securely attached in a horizontal position, 33" minimum and 36" maximum above the finish floor measured to the top of the of the gripping surface.
4. The diameter or width of the gripping surfaces of a grab bar shall be 1-1/4" to 1-1/2" or the shape shall provide an equivalent gripping surface. If grab bars are mounted adjacent to a wall, the clearance between the wall and the grab bars shall be 1-1/2".
5. No protruding objects shall be mounted 12" above the grab bar or 1-1/2" below the grab bar.
6. The rear wall grab bar shall be 36" min. and extend from the centerline of the water closet 12" minimum on one side and 24" min. no the other.

# DOOR NOTES

## DOOR HARDWARE AND OPERATION

1. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
2. OPERABLE PARTS SUCH AS DOOR HANDLES, PULLS, LATCHES AND LOCKS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.
3. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
4. DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.
5. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MIN. AND 44" MAX. ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
6. LOCKS AND LATCHES SHALL BE PERMITTED TO PREVENT OPERATION OF DOORS WHERE ANY OF THE FOLLOWING EXISTS:
   1) PLACES OF DETENTION OR RESTRAINT.
   2) IN BUILDINGS IN OCCUPANCY GROUP "A" HAVING AN OCCUPANT LOAD OF 300 OR LESS, GROUPS B, F, M AND S, AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED:
      2.1) THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED;
      2.2) A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND; AND
      2.3) THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOKABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.
7. THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION, OTHER THAN:
   1) WHERE MANUALLY OPERATED BOLT LOCKS ARE PERMITTED
   2) DOORS WITH AUTOMATIC FLUSH BOLTS AS PERMITTED
8. DOORS SERVING A GROUP H OCCUPANCY AND DOORS SERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE IN A GROUP A OCCUPANCY, ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY, E, I-2 OR I-2.1 OCCUPANCIES SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE. ELECTRICAL ROOMS WITH EQUIPMENT RATED 1,200 AMPERES OR MORE AND OVER 6'-0" WIDE THAT CONTAIN OVERCURRENT DEVICES, SWITCHING DEVICES OR CONTROL DEVICES WITH EXIT OR EXIT ACCESS DOORS SHALL BE EQUIPPED WITH PANIC HARDWARE OR FIRE EXIT HARDWARE. THE DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL.
9. WHERE PANIC OR FIRE EXIT HARDWARE IS INSTALLED, IT SHALL COMPLY WITH THE FOLLOWING:
   1) PANIC HARDWARE SHALL BE LISTED IN ACCORDANCE WITH UL 305;
   2) FIRE EXIT HARDWARE SHALL BE LISTED IN ACCORDANCE WITH UL 10C AND UL 305;
   3) THE ACTUATING PORTION OF THE RELEASING DEVICE SHALL EXTEND AT LEAST ONE-HALF OF THE DOOR LEAF WIDTH
   4) THE MAXIMUM UNLATCHING FORCE SHALL NOT EXCEED 15 POUNDS.
10. THRESHOLD CHANGE IN HEIGHT BETWEEN FLOOR SURFACES ON EITHER SIDE OF DOOR SHALL NOT EXCEED 1/2".
11. LEVER TYPE LATCHSET AND LOCKSET HANDLES SHALL COMPLY WITH TITLE-24 ACCESSIBILITY REQUIREMENTS.
12. SWINGING DOOR AND GATE SURFACES WITHIN 10" OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16" OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.

## DOOR OPENING FORCE

13. THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS. FOR OTHER SWINGING DOORS, AS WELL AS SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15-POUND FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND FORCE. THE DOOR SHALL SWING TO A FULL OPEN POSITION WHEN SUBJECTED TO A 15-POUND FORCE. FORCES SHALL BE APPLIED TO THE LATCH SIDE OF THE DOOR.
14. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
   1) INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAX.
   2) SLIDING OR FOLDING DOORS: 5 POUNDS MAX.
   3) REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
   4) EXTERIOR HINGED DOORS: 5 POUNDS MAX.
   EXCEPTION:
   1) EXTERIOR DOORS TO MACHINERY SPACES INCLUDING, BUT NOT LIMITED TO, ELEVATOR PITS OR ELEVATOR PENTHOUSES; MECHANICAL, ELECTRICAL OR COMMUNICATIONS EQUIPMENT ROOMS

## DOOR SWING

15. EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGED SWINGING TYPE AND SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY.

## DOOR WIDTH AND HEIGHT

16. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32" MIN., THE MAX. WIDTH OF A SWINGING DOOR LEAF SHALL BE 48" NOMINAL. THE HEIGHT OF DOOR OPENINGS SHALL NOT BE LESS THAN 80", DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78" MIN. ABOVE THE FINISH FLOOR OR GROUND.

**INTERNATIONAL SYMBOL OF ACCESSIBILITY**

1. MINIMUM 6"x6" DECAL TO BE LOCATED AT EACH PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR EXTERIOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL.
2. MINIMUM 36"x36" PAINTED SYMBOL ON PAVEMENT SHALL BE LOCATED IN STALL SO THAT IT IS VISIBLE BY A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE. (CENTERED AT STALL ENTRANCE RECOMMENDED)
3. BACKGROUND TO BE BLUE, WHEELCHAIR SYMBOL TO BE WHITE (TYPICAL).

3 ACCESSIBILITY SYMBOL
SCALE: 3/4"=1'-0"

55
WR&D
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LICENSED ARCHITECT JERRY PETER RUHNKE No. C22266 STATE OF CALIFORNIA

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD

A.P.N.: 153-011-059-000

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD
SALINAS, CA 93908

JOB NO.: 21098
PRINT DATE:
PLOT DATE: 9.5.2025
DRAWN BY:
CHECKED BY: -
SET ISSUED:

SHEET NAME: DOOR DETAILS

SHEET NO.: A900

FILE NAME: 21098-A900-Greenhouse

## GAS HEATER SCHEDULE

| CODE | MFR | MODEL | FAN | | | ELECTRICAL | | | HTG MBH | | HEIGHT | WEIGHT | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | CFM | ESP | HP | V/PH | MCA | MOCP | IN | OUT | (IN) | (LBS) | |
| GH-1 | MODINE | BDP150 | 1,600 | 0.60 | 1/4 | 208/3 | 1.7 | 15.0 | 150 | 123 | 35.25 | 185 | 1 |
| | | | | | | | | | | | | | |
| NOTES: | 1. PROVIDE GPRV, SHUTOFF VALVE AND DIRT LEG AT GAS INLET. CONTROLLED BY THERMOSTAT. | | | | | | | | | | | | |

## EXHAUST FAN SCHEDULE

| CODE | MFR | MODEL | CFM | ESP (in) | AMPS | MOTOR | V/PH | HT. W/O | WEIGHT | AREAS SERVED | SONES | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | HP | | ISOLATORS (IN) | (LBS) | | | |
| EF-1 | MAXXAIR | IF24 | 4,100 | NA | 4.35 | 3/4 | 120/1 | 28 | 48 | GREENHOUSE | NA | 1 |
| | | | | | | | | | | | | |
| NOTES: | 1. CONTROLLED BY LOCAL SWITCH W/ ONE MASTER SWITCH TO ENABLE ALL 6 FANS. | | | | | | | | | | | |

## NATURAL GAS CALCULATIONS

| MARK | DESCRIPTION | CFH DEMAND | DISTANCE FROM METER | BRANCH PIPE SIZE |
|---|---|---|---|---|
| (E) GH | EXISTING GREENHOUSE | 3600 | | |
| (E) GH | EXISTING GREENHOUSE | 3600 | | |
| (E) GH | EXISTING GREENHOUSE | 3600 | | |
| (E) GH | EXISTING SMALL GREENHOUSE | 300 | | |
| (E) BLDG | EXISTING BUILDING (FRONT) | 120 | | |
| (E) BLDG | EXISTING WAREHOUSE | 360 | | |
| (N) GH | NEW GREENHOUSE | 1500 | 980 | 2" |
| (N) BLDG | NEW WAREHOUSE (IN SEPARATE PROJECT) | 240 | 860 | 2" |
| | | | | |
| | TOTAL GAS DEMAND: | 13320 | | |
| | MAX. PIPING LENGTH: | 980 | | |
| | GAS MAIN SIZE AT METER: | 4" | | |

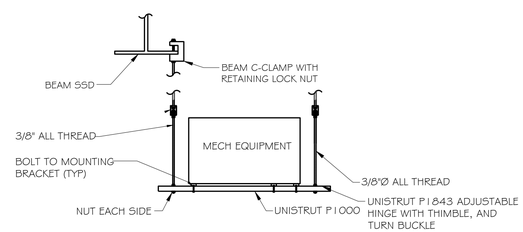
## SYMBOLS & ABBREVIATIONS (MECHANICAL)

| | |
|---|---|
| BT | BYPASS TIMER |
| ℄ | CENTER LINE |
| CD | CONDENSATE DRAIN |
| Ø | DIAMETER |
| | EXHAUST, RETURN, SUPPLY AIR DUCT (EXISTING) |
| | EXHAUST, RETURN, SUPPLY AIR DUCT (NEW) |
| | EXTENT OF DEMOLITION |
| | EXHAUST DUCT UP, DOWN, PENE & DEMO |
| | FIRE/SMOKE DAMPER |
| | FIRE DAMPER |
| | POINT OF CONNECTION |
| | P/T PLUG |
| | RETURN OR EXHAUST AIR |
| | RETURN DUCT UP, DOWN, PENE & DEMO |
| S | SPEED CONTROL SWITCH |
| X | SPIN-IN EXTRACTOR/DAMPER |
| | SUPPLY DUCT UP, DOWN, PENE & DEMO |
| | SUPPLY OR OUTSIDE AIR |
| T | THERMOSTAT at + 48" |
| X X X | TO BE REMOVED |
| | TRANSFER AIR |
| | TURNING VANES |
| | VOLUME DAMPER |

| | |
|---|---|
| AD | ACCESS DOOR |
| AFF | ABOVE FINISH FLOOR |
| AL | ACOUSTICALLY LINED |
| AP | ACCESS PANEL |
| BD | BALANCING DAMPER |
| BDD | BACKDRAFT DAMPER |
| BHP | BRAKE HORSE POWER |
| BJ | BETWEEN JOIST |
| BTU | BRITISH THERMAL UNIT |
| C. | CONDUIT |
| CA | COMBUSTION AIR |
| CD | CONDENSATE DRAIN |
| CFM | CUBIC FEET PER MINUTE |
| DEMO | DEMOLITION |
| DL | DOOR LOUVER |
| (E) | EXISTING |
| EAD | EXHAUST AIR DUCT |
| EC | ELECTRICAL CONTRACTOR |
| EDB | ENTERING DRY BULB |
| EOD | EXTENT OF DEMOLITION |
| ETR | EXISTING TO REMAIN |
| EWB | ENTERING WET BULB |
| EWT | ENTERING WATER TEMPERATURE |
| °F | DEGREES FAHRENHEIT |
| FC | FLEXIBLE CONNECTION |
| FD | FIRE DAMPER |
| FLA | FULL LOAD AMPS |
| FSD | FIRE SMOKE DAMPER |
| FT.HD. | FEET HEAD |
| FTR | FLUE THRU ROOF |
| GC | GENERAL CONTRACTOR |
| GPM | GALLONS PER MINUTE |
| HP | HORSE POWER |
| KW | KILOWATTS |
| LBS | POUNDS |
| LWT | LEAVING WATER TEMPERATURE |
| MBH | 1,000 BTU/HR |
| MC | MECHANICAL CONTRACTOR |
| (N) | NEW |
| NIC | NOT IN CONTRACT |
| NTS | NOT TO SCALE |
| OBD | OPPOSED BLADE DAMPER |
| OSA | OUTSIDE AIR |
| PC | PLUMBING CONTRACTOR |
| PENE | PENETRATION |
| PD | PRESSURE DROP |
| PH | PHASE |
| POC | POINT OF CONNECTION |
| P/N | PART NUMBER |
| PRV | PRESSURE REDUCING VALVE |
| PSI | POUNDS PER SQUARE INCH |
| P/T | PRESSURE / TEMPERATURE |
| RA | RETURN AIR |
| RAD | RETURN AIR DUCT |
| (RL) | RELOCATE |
| RPM | REVOLUTIONS PER MINUTE |
| SA | SUPPLY AIR |
| SAD | SUPPLY AIR DUCT |
| SD | SUPPLY DIFFUSER |
| SP | STATIC PRESSURE |
| SS | STAINLESS STEEL |
| STD | STANDARD |
| TV | TURNING VANES |
| TYP | TYPICAL |
| UCD | UNDERCUT DOOR |
| UON | UNLESS OTHERWISE NOTED |
| V | VOLT |
| VD | VOLUME DAMPER |
| VIF | VERIFY IN FIELD |
| W/ | WITH |
| WC | WATER COLUMN |
| WT | WEIGHT |
| W/O | WITH OUT |

## GENERAL MECHANICAL NOTES

1. ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA BUILDING CODE, NATIONAL FIRE PROTECTION CODES, AND ALL OTHER APPLICABLE CODES AND REGULATIONS, INCLUDING THE CALIFORNIA ENERGY CONSERVATION STANDARDS OF TITLE 24.
2. LOCATIONS OF ALL CEILING DIFFUSERS, REGISTERS AND GRILLES ARE DETAILED ON THE ARCHITECTURAL REFLECTED CEILING PLAN AND ROOM ELEVATIONS.
3. LOCATION OF ALL ROOF OPENINGS AND THE LOCATION OF ALL ROOF MOUNTED EQUIPMENT SUPPORTS ARE DETAILED ON THE STRUCTURAL AND ARCHITECTURAL PLANS.
4. PLATFORMS, CURBS AND FLASHING FOR EQUIPMENT SHALL BE AS INDICATED ON THE STRUCTURAL AND ARCHITECTURAL PLANS. COORDINATE THE EXACT SIZES OF REQUIRED OPENINGS AND SUPPORT FOR THE FURNISHED EQUIPMENT.
5. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL FITTINGS, TRANSITIONS, DAMPERS, VALVES, AND OTHER DEVICES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
6. ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED, AND TESTED IN ACCORDANCE WITH THE APPLICABLE SMACNA STANDARDS.
7. DUCTWORK SHALL BE INSULATED WITH 2" FIBERGLASS INSULATION AND ALL SERVICE JACKET. PROVIDE 1" ACOUSTICAL LINER WHERE SHOWN ON PLANS. DUCT DIMENSIONS ON PLANS ARE NET CLEAR INTERIOR.
8. MANUAL DAMPERS SHALL BE PROVIDED IN ALL DUCT BRANCHES TO INDIVIDUAL DIFFUSERS, GRILLES AND REGISTERS.
9. ALL EQUIPMENT, DUCTS, PIPING, AND OTHER DEVICES AND MATERIALS INSTALLED OUTSIDE THE BUILDING OR OTHERWISE EXPOSED TO THE WEATHER SHALL BE COMPLETELY WEATHERPROOFED.
10. PIPES AND DUCTWORK SHALL BE SUPPORTED AND BRACED PER SMACNA "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS."
11. EXPOSED PIPING ALLOWED ONLY WHERE INDICATED. PROVIDE ESCUTCHEONS IN FINISHED AREAS.
12. PROVIDE ROUGH-IN AND FINAL CONNECTIONS FOR EQUIPMENT PROVIDED UNDER OTHER DIVISIONS OF THE SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF EQUIPMENT.
13. PENETRATIONS OF RATED ASSEMBLIES SHALL BE FIRE STOPPED BY AN APPROVED MATERIAL AS PRESCRIBED IN CBC SECTION 714.
14. REFER TO STRUCTURAL DRAWING FOR LOCATIONS OF BEAMS, SHEAR WALLS AND MEMBERS. ALL DRILLING OF STRUCTURAL BEAMS AND MEMBERS TO BE COORDINATED WITH THE STRUCTURAL ENGINEER. ALL HOLES SHALL BE MINIMUM SIZE AND APPROVED BY STRUCTURAL ENGINEER PRIOR TO DRILLING.
15. FIELD VERIFY LOCATION AND SIZE OF ALL EXISTING PIPING, DUCTWORK AND EQUIPMENT PRIOR TO FABRICATION OF ANY NEW WORK.
16. STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36. BOLTS SHALL CONFORM TO ASTM A-307. FABRICATION, ERECTION, WELDING AND PAINTING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS. ALL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED.
17. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE TEMPERATURE CONTROL AND ADEQUATE VENTILATION TO A NEW GREENHOUSE IN ACCORDANCE WITH THE 2022 EDITION OF THE TITLE 24 CALIFORNIA CODE OF REGULATIONS. SHOULD ANY CONDITION DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH SAID TITLE 24 CCR, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED AND APPROVED BY THE DESIGN TEAM BEFORE PROCEEDING WITH THE WORK.
18. ATTACHMENTS OF EQUIPMENT WEIGHING LESS THAN 400 LBS. AND SUPPORTED DIRECTLY FROM THE FLOOR OR ROOF STRUCTURE, FURNITURE OR TEMPORARY OR MOVEABLE EQUIPMENT WEIGHING LESS THAN 20 LBS. THAT IS SUPPORTED BY VIBRATION ISOLATOR DEVICES SUSPENDED FROM THE ROOF, WALL OR FLOOR NEED NOT BE DETAILED ON THE PLANS (CCR TITLE 24, PART 2, SECTION 7.125 EXCEPTION). HOWEVER, SUCH EQUIPMENT MUST BE SUPPORTED AND ANCHORED TO RESIST THE FORCES PRESCRIBED PER ASCE-7, CHAPTER 13 AS MODIFIED BY CBC 1613/1615 AND THE ANCHORAGE SHALL BE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. THE INSPECTOR OF RECORD SHALL ASSURE THAT THE ABOVE REQUIREMENTS ARE ENFORCED.
19. INSULATION MATERIAL SHALL MEET THE STATE QUALITY STANDARD PER SECTION 118 CALIFORNIA ENERGY CODE (CEC).
20. ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS PER SECTIONS 112 AND 122 CEC.
21. ALL HVAC EQUIPMENT AND APPLIANCES SHALL MEET THE REQUIREMENTS OF SECTIONS 111-113, 115, AND 120-129 CEC.




1 MPO.1 MOUNTING DETAIL
NO SCALE

ZAL ENGINEERING
MECHANICAL CONSULTANTS
PO BOX 1861
MONTEREY, CA 93940
TELEPHONE (831) 641-7739
JOB NO. 25025.00

REGISTERED PROFESSIONAL ENGINEER No. 37305 MECHANICAL STATE OF CALIFORNIA

MONTEREY VALLEY PRIDE
GREENHOUSE
2262 ALISAL RD
SALINAS, CA 93908

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

ENGINEER BY:
DRAWN BY:
CHECKED BY:

SHEET NUMBER
MPO.1
SHEET OF

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1 / MP2.0 SITE PLAN - EXISTING & PROPOSED

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

0 8 16 32 64

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

N

ZAL ENGINEERING

MECHANICAL CONSULTANTS

PO Box 1861
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Telephone (831) 641-7739
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REGISTERED PROFESSIONAL ENGINEER
No. 37306
CERTIFICATE EXPIRES 6-30-2025
STATE OF CALIFORNIA
MECHANICAL

CONSTRUCTION

# MONTEREY VALLEY PRIDE GREENHOUSE

2262 ALISAL RD
SALINAS, CA 93908

| NO. | DESCRIPTION | DATE |
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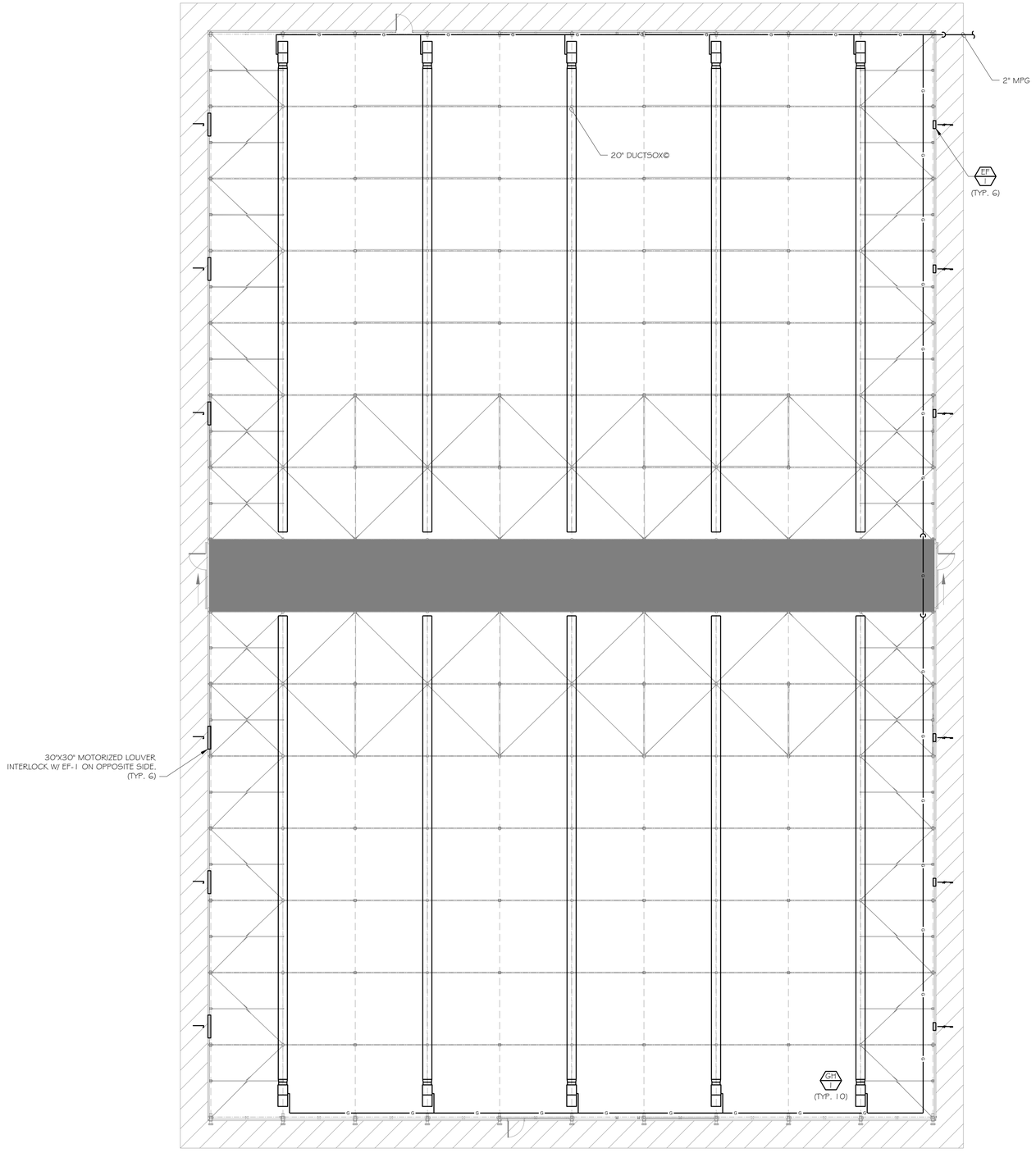


1 / MP2.1 GREENHOUSE FLOOR PLAN - NEW MECHANICAL & PLUMBING
SCALE: 3/32" = 1'-0"

0 3 6 12 24
SCALE: 3/32" = 1'-0"

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2262 ALISAL RD
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## ELECTRICAL SYMBOLS (NOT ALL SYMBOLS ARE APPLICABLE)

| | |
|---|---|
| X | LOWER CASE LETTER = SWITCH LEG<br>D = DIMMER SWITCH<br>DL = DATALINE SWITCH<br>K = KEY SWITCH<br>M = MOTOR RATED SWITCH<br>TS = DIGITAL TIMER SWITCH<br>O = OCCUPANCY SENSOR SWITCH<br>3 = 3 WAY SWITCH, 4 = 4 WAY SWITCH |
| | PUSH BUTTON SWITCH |
| | POWER OUTLET SEE DRAWING FOR RATING & TYPE.(1PH) |
| | POWER OUTLET SEE DRAWING FOR RATING & TYPE.(3PH) |
| | RECEPTACLE, DUPLEX 20A, 120V, 2P, 3W, NEMA 5-20R |
| EVR | EV READY LOW POWER LEVEL 2 EV CHARGING RECEPTACLE |
| EVCS | EV CHARGER SYSTEM WITH LEVEL 2 EVSE |
| | QUAD RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER 20A, 120V, |
| TV | TV OUTLET, CONFIRM EXACT MOUNTING HEIGHT WITH ARCHITECTURAL PLAN |
| | FLUSH FLOOR BOX WITH DUPLEX RECEPTACLE AND COMPARTMENT FOR 2-DATA OUTLETS. |
| C | 6" DUPLEX ABOVE COUNTER RECEPTACLE WITH GFCI, 20A, 120V, 2P, 3W, NEMA 5-20R |
| | HALF-SWITCHED RECEPTACLE |
| | VERTICAL WIREMOLD RACEWAY, POWER POLE |
| | WIREMOLD RACEWAY. |
| | TRANSFORMER |
| | RECESSED PANELBOARD |
| | SURFACE PANELBOARD |
| | DISTRIBUTION PANELBOARD OR SWITCHBOARD |
| 400/3 | BREAKER IN NEMA 1 ENCLOSURE, SIZE AS SHOWN |
| MH | MAN HOLE |
| | JUNCTION OR OUTLET BOX WITH BLANK COVER - 4X UNLESS OTHERWISE NOTED |
| OS | OCCUPANCY SENSOR, CEILING OR WALL MOUNTED |
| OS | OCCUPANCY SENSOR, CEILING OR WALL MOUNTED WITH POWER PACK |
| PC | PHOTOCELL |
| PC | PHOTOCELL FOR EXTERIOR LIGHTS |
| LCP | LIGHTING CONTROL PANEL |
| | DOORBELL CHIME |
| | CEILING MOUNTED DATA/COMMUNICATION OUTLET IN 2 GANG BOX |
| | WALL MOUNTED TELEPHONE/DATA OUTLET ½"C, 6" ABOVE CEILING (2 GANG BOX) |
| | WALL MOUNTED DATA OUTLET ½"C, 6" ABOVE CEILING (2 GANG BOX) |
| SP | SPEAKER |
| | FIRE ALARM HORN & STROBE. |
| | FIRE ALARM STROBE LIGHT ONLY. WALL CEILING MOUNTED. |
| H S | WALL, CEILING-FIRE ALARM HORN/SPEAKER ONLY |
| F | MANUAL PULL STATION |
| TS PS | TAMPER/PRESSURE SWITCH |
| DSD | DUCT SMOKE DETECTOR WITH RELAYS |
| FSD | FIRE/SMOKE DAMPER |
| FACP | FIRE ALARM CONTROL PANEL |
| SD | SMOKE DETECTOR |
| HD , HD X | HEATER DETECTOR. COMBINATION RATE/RISE AND 190/200° FIXED TEMP.<br>F IS 190/200° FIXED ONLY, R= RATE OF RISE |
| WH 1 | MECHANICAL EQUIPMENT DESIGNATION |
| (#) | MOTOR, # DENOTES HORSEPOWER, CF/M = CIRCULATING FAN OR MOTOR |
| | ELECTRIC CONDUIT RUN EXPOSED OR CONCEALED IN WALLS, OR ABOVE CEILING WHERE WALLS AND CEILING PERMIT. |
| | LOW VOLTAGE WIRING (50V OR BELOW) |
| | GROUND GRID |
| | CONDUIT RUN BELOW GRADE OR FLOOR |
| | CONDUIT UP/DOWN |
| | CONDUIT STUBBED OUT AND CAPPED |
| | EYS EXPLOSION PROOF FITTING |
| | FLEX CONDUIT |
| P4-10 | DESTINATION (PANEL-CIRCUIT NO.)<br>CONDUIT (3/4" MIN. U.O.N.)<br>GROUND CONDUCTOR, NEUTRAL CONDUCTOR, HOT CONDUCTORS: #12 WIRE U.O.N. (NO HASH MARKS INDICATE #12 AND 1#12 GND. |
| 3 15 30 | DISCONNECT SWITCH (LOCKABLE), NON-FUSED/FUSED, 3-POLE, NEMA 1 U.O.N.<br>FUSE SIZE, NF FOR NON-FUSE<br>DISCONNECT RATING<br>POLES |
| N 3 15 30 | COMBINATION MOTOR STARTER WITH NON-FUSED/FUSED CIRCUIT BREAKER DISCONNECT (LOCKABLE)<br>FUSE SIZE, NF FOR NON-FUSE<br>N=CONTROLLER NEMA SIZE, UON<br>DISCONNECT RATING<br>POLES |
| M | METER |
| | COPPER GROUND ROD, ¾"Dx10'L |
| | P.O.C. (POINT OF CONNECTION) |
| | EXISTING TO REMAIN (LIGHT LINE WORK) |
| | NEW WORK (DARK LINE WORK) |

## GENERAL ELECTRICAL NOTES (NOT ALL NOTES APPLICABLE)

G1. ALL WORK SHALL COMPLY WITH THE NEC (LATEST ADOPTED VERSION OF THE STATE) OR LATEST EDITION OF THE ELECTRICAL CODE AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES. WHERE THE PLANS SHOW MORE RESTRICTIVE REQUIREMENTS, THE PLANS SHALL GOVERN, BUT NOTHING ON THESE PLANS SHALL BE INTERPRETED AS AUTHORITY TO VIOLATE ANY CODE OR REGULATION.

G2. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL BEAR THE UNDERWRITERS' LABORATORY LABEL (UL) AND SHALL BE INSTALLED IN THE MANNER FOR WHICH THEY ARE DESIGNED AND APPROVED.

G3. LED FIXTURES/LAMPS SHALL BE LISTED ON DRAWINGS, CONSTANT POWER DRIVER, 0 TO 10V DIMMER. LED DRIVERS/DIMMERS THAT HAVE BEEN LISTED AS CERTIFIED BY THE STATE ENERGY COMMISSION.

G4. UNLESS OTHERWISE NOTED, ALL WIRE SHALL BE COPPER, STRANDED ONLY, UL LISTED, RATED FOR 600 VOLTS, TYPE THHN/THWN, NO. 12 AWG MINIMUM FOR POWER AND #14 AWG MINIMUM FOR CONTROL. USE XHHW TYPE FOR #6 OR LARGER.

G5. PROVIDE RGC UP TO 8' AFF WHERE EXPOSED AND INDOORS, EMT CONDUIT TYPE FOR ALL OTHER AREAS LOCATED INDOORS. IN ADDITION USE RGC FOR OUTDOORS ABOVE GRADE, AND PVC SCHEDULE 40 FOR OUTDOORS UNDERGROUND. IN ADDITION, OUTDOOR UNDERGROUND CONDUIT RISERS AND 90 DEG BENDS CONDUITS SHALL BE RGC. UNDERGROUND RGC SHALL BE WRAPPED WITH 20 MIL TAPE AND EXTEND 12" ABOVE GRADE FOR RISERS. USE MIN 3/4" CONDUIT, U.O.N.

G6. THE CONTRACTOR SHALL INSTALL ALL CONDUITS AND WIRES WITH A MINIMUM NUMBER OF BENDS AND IN SUCH A MANNER AS TO CONFORM TO THE STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEAD ROOM, KEEP OPENINGS AND PASSAGEWAYS CLEAR, AND MEET ALL STRUCTURAL CODE REQUIREMENTS.

G7. ALL CONDUIT CONNECTIONS TO EQUIPMENT SUBJECT TO VIBRATION SHALL BE MADE WITH SEALTIGHT FLEX CONDUIT. PROVIDE SUFFICIENT SLACK TO ELIMINATE VIBRATION. ARRANGE CONNECTIONS TO PREVENT THE ENTRANCE OF MOISTURE. PROVIDE FIRE STOP SEAL FOR WALL/FLOOR PENETRATION AND WATERPROOF SEAL FOR EXTERIOR WALL.

G8. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES. ALL CONDUIT RUNS SHALL INCLUDE A CODE SIZED GROUND WIRE WHETHER OR NOT SO INDICATED.

G9. ALL BRANCH CIRCUITS SHALL INCLUDE A CODE SIZED GROUND WIRE. ISOLATED/DEDICATED BRANCH CIRCUITS SHALL INCLUDE A SEPARATE GROUND WIRE CONNECTED TO THE DESIGNATED SINGLE POINT GROUND FOR EACH DUPLEX OUTLET ON A CIRCUIT.

G10. CERTAIN FEEDER AND BRANCH CIRCUIT WIRE SIZES HAVE BEEN OVERSIZED TO COMPENSATE FOR VOLTAGE DROP. SPLICE WIRES TO COMPATIBLE SIZES FOR TERMINATION, ADJACENT TO EQUIPMENT CONNECTION AS REQUIRED. SHAVING OF CABLE STRAND NOT ALLOWED.

G11. ALL TERMINATION POINTS WILL HAVE SCREW-IN, CLAMP-TYPE CONNECTIONS, UNLESS OTHERWISE PRIOR APPROVAL IS GIVEN BY CLIENT'S FACILITIES REPRESENTATIVE.

G12. THE ENTIRE WIRING SYSTEM TO BE TESTED FOR SHORT CIRCUITS, GROUNDS, AND INSULATION RESISTANCE BETWEEN CONDUCTORS AND TO GROUND.

G13. THE CONTRACTOR SHALL PROVIDE SUPPORT FOR ALL FIXTURES AND ELECTRICAL EQUIPMENT TO COMPLY WITH THE SEISMIC REQUIREMENTS OF THE UNIFORM BUILDING CODE AND ALL LOCAL ORDINANCES.

G14. PROVIDE A MANUAL DISCONNECTING MEANS, CAPABLE OF BEING LOCKED IN THE OPEN POSITION FOR ALL MOTORS NOT WITHIN SIGHT OF OR MORE THAN TWENTY-FIVE (25) FEET FROM ITS CONTROLLER.

G15. ALL CIRCUIT BREAKERS, FUSES, AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED & NO LESS THAN THE WITHSTAND RATING OF THE BUS THEY ARE CONNECTED TO.

G16. PROVIDE A NAMEPLATE FOR EACH INDIVIDUALLY MOUNTED CIRCUIT BREAKER OR DISCONNECT SWITCH, ELECTRICAL PANELS, TRANSFORMERS, DISTRIBUTION BOARDS, ETC, PULL BOX, ARKTITE RECEPTACLE, AND FOR ANY OTHER CONTROL DEVICE OR MAJOR ITEM OF ELECTRICAL EQUIPMENT AS FOLLOWS:

1 -- PROVIDE LAMINATED NAMEPLATES ENGRAVED IN 1/4" HIGH LETTERS TO CORRESPOND WITH THE DESIGNATION ON THE DRAWINGS. PROVIDE OTHER OR ADDITIONAL INFORMATION ON NAMEPLATES WHERE INDICATED. ORANGE FOR 480V.

2 -- ATTACH NAMEPLATES TO EQUIPMENT WITH RIVETS, BOLTS, OR APPLICABLE SHEET METAL SCREWS. GLUE-ON TYPES AND POP-RIVETS TYPE ARE NOT ACCEPTABLE.

LABEL ALL RECEPTACLES, OUTLETS, JUNCTION BOXES, WITH DYMO-TYPE EMBOSSED TAPE AS FOLLOWS:

1 -- RECEPTACLES AND JUNCTION BOXES: PANEL AND CIRCUIT NUMBER.

2 -- USE BLACK TAPE FOR 240V AND LESS.

3 -- USE ORANGE TAPE FOR 277V AND ABOVE.

INDICATE ON THE DEVICE IF THE CIRCUIT IS DEDICATED OR ISOLATED.

G17. PROVIDE UPDATED, TYPED CIRCUIT BREAKER PANEL SCHEDULES THAT ACCURATELY REFLECT ALL CHANGES MADE.

G18. THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW ALL OFFSETS, BENDS, FITTINGS, JUNCTION BOXES, PULL BOXES, AND EXPANSION FITTINGS REQUIRED TO MEET FIELD CONDITIONS. CONTRACTOR SHALL DETERMINE ACTUAL MATERIAL AND HARDWARE REQUIREMENTS AND VERIFY ALL DIMENSIONS.

G19. CONTRACTOR SHALL PROVIDE PULL LINE IN ALL EMPTY CONDUITS.

G20. FUNCTIONALLY TEST THE ELECTRICAL INSTALLATION FOR PROPER OPERATION AND ROTATION.

G21. FURNISH AND INSTALL ALL CONDUITS, WIRES, BOXES, SWITCHES, LIGHT FIXTURES (WITH LAMPS), RECEPTACLES, SERVICE DEVICES, PANELBOARDS AND OTHER EQUIPMENT SHOWN ON THE DRAWINGS AS REQUIRED FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM.

G22. LOCATIONS SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS SHALL TAKE PRECEDENCE OVER THOSE SHOWN ON THE ELECTRICAL DRAWINGS. REFER TO THE REFLECTED CEILING PLAN AND THE ARCHITECTURAL FLOOR PLANS FOR EXACT LOCATIONS OF DEVICES. REFER TO THE MECHANICAL DRAWINGS FOR LOCATIONS OF HEATING, VENTILATING AND AIR CONDITIONING EQUIPMENT, PLUMBING, FIRE SUPPRESSION EQUIPMENT, ETC. VERIFY EXISTING SITE CONDITIONS, SERVICE REQUIREMENTS, AND EXACT LOCATIONS OF SERVICE FACILITIES BEFORE SUBMITTING BID.

G23. INDEPENDENTLY SUPPORT ALL CONDUIT ABOVE SUSPENDED CEILING. SEISMIC WIRES ARE NOT TO BE USED FOR SUPPORT.

G24. CONTRACTOR SHALL BE ALLOWED TO COMBINE CIRCUIT HOMERUNS. HOMERUNS SHALL NOT BE ALLOWED TO EXCEED MORE THAN THREE PHASE CONDUCTORS EXCEPT WHEN DERATING FACTORS ARE APPLIED.

G25. PROVIDE PHASE ROTATION SIGN AND PHASE COLOR CODE IDENTIFICATION FOR ALL WIRES INSIDE ALL 480/208V PANEL BOARDS.

G26. INSTALL THE FOLLOWING DEVICES ABOVE THE FINISHED FLOOR, UNLESS OTHERWISE NOTED.

| | |
|---|---|
| RECEPTACLES, POWER OUTLETS | 18" TO ℄ |
| VOICE, DATA, VOICE/DATA COMBINATION | 18" TO ℄ |
| LIGHT SWITCHES | 48" TO ℄ |
| CARD READERS & KEYPADS | 48" TO ℄ |
| DISCONNECT SWITCHES | 60" AT HANDLE |
| TOP CIRCUIT BREAKER IN PANELBOARD | 72" |
| WALL MOUNT OCCUPANCY SENSOR | 96" TO ℄ |
| RECEPTACLES SHOP LOCATIONS, COUNTERS OR DESKTOPS | 42" OR 6" TO ℄ ABOVE SPLASHGUARD, COUNTER OR DESKTOP |

G27. PROVIDE COLOR CODED AS SHOWN:
COLOR CODE WILL BE CARRIED THROUGHOUT ALL BRANCHES ON A SINGLE CIRCUIT.

| | APPLICATION | COLOR CODING |
|---|---|---|
| 1. | 3-PHASE - 480/277 VOLT | A = BROWN B = ORANGE<br>C = YELLOW<br>NEUTRAL = GRAY<br>GROUND = GREEN |
| 2. | 3-PHASE - 120/208 VOLT | A = BLACK B = RED C = BLUE<br>NEUTRAL = WHITE<br>GROUND = GREEN |
| 3. | 1-PHASE - 120 VOLT ISOLATED CIRCUIT (ORANGE RECEPTACLE ONLY) | HOT = ORANGE NEUTRAL = WHITE<br>GROUND = GREEN |
| 4. | 1-PHASE - 120 VOLT CIRCUIT | HOT = BLACK, RED, OR BLUE DEPENDING ON PHASE<br>NEUTRAL = WHITE |
| 5. | DOOR SWITCHES | HOT = RED SWITCHED = BLUE |
| 6. | FIRE CIRCUITS | RED |

G28. IN FINISHED INTERIOR AREAS, RUN ALL CONDUITS CONCEALED, UNLESS OTHERWISE NOTED.

G29. PAINT ALL EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS.

G30. POWER AND LIGHTING BRANCH CIRCUITS SHALL HAVE A MINIMUM TWO (2) #12 AWG. AND ONE (1) #12 AWG. GROUND TYPE THWN/THHN. ALL POWER WIRING SHALL RUN IN CONDUIT. PROVIDE ALL WIRES AND WIRE SIZES REQUIRED BY LATEST CODES.

G31. SUBMIT TO THE ENGINEER SHOP DRAWINGS, MANUFACTURER'S DATA AND CERTIFICATES FOR EQUIPMENT, MATERIALS AND FINISH, AND PERTINENT DETAILS FOR EACH SYSTEM SPECIFIED. OBTAIN APPROVAL BEFORE PROCUREMENT, FABRICATION, OR DELIVERY OF THE ITEMS TO THE JOB SITE. PARTIAL SUBMITTALS ARE NOT ACCEPTABLE AND WILL BE RETURNED WITHOUT REVIEW.

G32. ALL ELECTRICAL EQUIPMENT INSTALLED OUTDOORS SHALL BE WEATHERPROOF, MINIMUM OF NEMA 3R RATING. EXTERIOR CONDUIT RUNS INTO BUILDINGS SHALL BE INSTALLED WITH FLASHING, CAULKED AND SEALED. CONDUITS FOR EXTERIOR ELECTRICAL DEVICES SHALL BE RUN INSIDE BUILDING, UON.

G33. SIZE FUSES FOR ALL FUSED SWITCHES PER SUPPLIED EQUIPMENT MANUFACTURER'S RECOMMENDATION.

## GROUNDING NOTES:

GD1. ALL GROUND GRID CONDUCTORS ARE #4/0 SOFT DRAWN BARE COPPER.

GD2. GROUND RODS SHALL BE MIN 10 FEET IN LENGTH, 3/4" DIAMETER, AND COPPER CLAD.

GD3. CONNECTIONS TO GROUND RODS SHALL BE EXOTHERMIC TYPE. TEST WELL CONNECTIONS SHALL BE BOLTED TYPE.

GD4. THE CONTRACTOR SHALL MAKE GROUND RESISTANCE MEASUREMENTS AS REQUIRED BY THE LATEST EDITION OF NEC, DOCUMENT THE READINGS AND REPORT THEM TO THE ENGINEER.

GD5. MAJOR EQUIPMENT SHALL BE CONNECTED TO THE GROUND GRID BY TWO CONNECTIONS FROM DIFFERENT PARALLEL MAIN GRID CONDUCTORS.

GD6. WHEN AN EXPOSED GROUND CABLE IS RUN IN METAL CONDUIT OR PROTECTED BY A METAL GUARD; THE GROUND CABLE SHALL BE BONDED AT BOTH ENDS TO THE CONDUIT OR THE GUARD.

GD7. UNLESS OTHERWISE NOTED, BURIED GROUNDING CONDUCTORS SHALL HAVE A MINIMUM OF 2½" FEET OF COVER (30").

GD8. BURIED GROUNDING CONDUCTORS SHALL BE KEPT A MINIMUM OF 12 INCHES WHEN CROSSING METAL OBJECTS, SUCH AS BURIED PIPING OR STEEL.

GD9. WHERE GROUNDING CONDUCTOR IS BURIED PARALLEL TO UNDERGROUND METALLIC PIPING, THREE (3) FEET SEPARATION SHALL BE MAINTAINED BETWEEN THE PIPING AND GROUND CONDUCTOR TO PREVENT POSSIBLE GALVANIC ACTION.

GD10. GROUND CONDUCTOR PIGTAIL "STUB-UPS" SHALL STUB-UP WITHIN SIX (12") INCHES OF THE EQUIPMENT WITH A THIRTY (36") INCH PIGTAIL ABOVE FINISHED FLOOR; IF THE EQUIPMENT HAS A GROUND PAD OR BUS, WITHIN SIX (12") INCHES OF THE POINT OF CONNECTION.

GD11. ALL GROUNDING CONDUCTOR JUNCTIONS BURIED IN THE EARTH SHALL BE MADE BY EITHER THE EXOTHERMIC PROCESS OR COMPRESSION METHOD.

GD12. ALL JUNCTIONS MADE ABOVE GROUND OR IN TEST WELLS SHALL BE BOLTED CONNECTIONS, EXCEPT THOSE AT BUILDING COLUMNS WHICH MAY BE EITHER BOLTED OR EXOTHERMIC TYPES.

## ELECTRICAL ABBREVIATIONS

| | | | |
|---|---|---|---|
| A | AMPERE | MH | MAN HOLE |
| AF/AFCI | ARC FAULT CIRCUIT INTERRUPTER | MCB | MAIN CIRCUIT BREAKER |
| AFF/AFG | ABOVE FINISHED FLOOR/ABOVE FINISHED GRADE | MDF | MAIN DISTRIBUTION FRAME |
| AV | AUDIO VISUAL | MECH | MECHANICAL |
| ATS | AUTOMATIC TRANSFER SWITCH | MIN | MINIMUM |
| BLDG. | BUILDING | MLO | MAIN LUGS ONLY |
| C | CONDUIT | MSB | MAIN SWITCHBOARD |
| CAT | CATEGORY | MTD | MOUNTED |
| CATV | CATV | (N) | NEW |
| CB | CIRCUIT BREAKER | NE | NON ELECTRICAL |
| CKT | CIRCUIT | NEUT | NEUTRAL |
| CLG. | CEILING | NEC | NATIONAL ELECTRICAL CODE |
| CO | CONDUIT ONLY | NL | NIGHT LIGHT |
| COMM | COMMUNICATION | NFSS | NON FUSED SAFETY SWITCH |
| CU | COPPER | NTS | NOT TO SCALE |
| DIST | DISTRIBUTION | OC | ON CENTER |
| DWG | DRAWING | OS | OCCUPANCY SENSOR |
| (E) | EXISTING | P | POLE |
| (ERL) | EXISTING TO BE RELOCATED | PNL | PANEL |
| ELECT | ELECTRIC(AL) | PVC | POLYVINYL CHLORIDE |
| EMT | ELECTRIC METALLIC TUBING | RECEPT | RECEPTACLE |
| EP | EXPLOSION PROOF | REF | REFERENCE |
| (ER) | EXISTING TO REMAIN | (R) | RELOCATED |
| F | FUSED | RGC | RIGID GALVANIZED STEEL CONDUIT |
| FA | FIRE ALARM | REQ | REQUIRED |
| FACP | FIRE ALARM CONTROL PANEL | RM | ROOM |
| FIXT | FIXTURE | SC | SHORT CIRCUIT |
| FLA | FULL LOAD AMPERES | SM | MANUAL MOTOR SWITCH |
| FLEX | FLEXIBLE | SPC | SPACE |
| FSS | FUSED SAFETY SWITCH | SPEC | SPECIFICATION(S) |
| FT | FOOT OR FEET | SPR | SPARE |
| G; GND | GROUND(ED) | SWGR | SWITCHGEAR |
| GFCI | GROUND FAULT CIRCUIT INTERRUPTER | SWBD | SWITCHBOARD |
| HH | HAND HOLE | TCP | TEMPERATURE CONTROL PANEL |
| HOA | HAND-OFF-AUTOMATIC | TEL | TELEPHONE |
| HP | HORSEPOWER | TTB | TELEPHONE TERMINAL BACKBOARD |
| HT | HEIGHT | TYP | TYPICAL |
| IMC | INTERMEDIATE METAL CONDUIT | TVSS | TRANSIENT VOLTAGE SURGE SUPPRESSER |
| IDF | INTERMEDIATE DISTRIBUTION FRAME | UON | UNLESS OTHERWISE NOTED |
| JB | JUNCTION BOX | UPS | UNINTERRUPTIBLE POWER SUPPLY |
| KAIC | AMPERE INTERRUPTING CAPACITY, IN THOUSANDS | UTY | UTILITY |
| LCP | LIGHTING CONTROL PANEL | VFD | VARIABLE FREQUENCY DRIVE |
| LEL | LOWER EXPLOSION LEVEL | W/ | WITH |
| LDA | LIGHTING DESIGN ALLIANCE | WP | WEATHERPROOF |
| LT(G) | LIGHT(ING) | XFMR/TR | TRANSFORMER |

## DRAWINGS LIST


| | |
|---|---|
| E0.1 | ELECTRICAL GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS |
| E0.2 | ELECTRICAL SPECIFICATIONS |
| E1.0 | ELECTRICAL SITE PLAN |
| E2.0 | ELECTRICAL POWER PLAN |
| E3.0 | ELECTRICAL LIGHTING PLAN |
| E4.1 | ELECTRICAL SINGLE LINE DIAGRAM AND CALCULATIONS |
| E4.2 | PANEL SCHEDULES |
| E5.0 | ELECTRICAL DETAILS |


## SCOPE OF WORK

ELECTRICAL DESIGN FOR NEW GREENHOUSE BUILDING

## LIST OF APPLICABLE CODES

2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA ENERGY CODE (TITLE 24, PART 6)
2022 CALIFORNIA BUILDING CODE (CBC)
ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS


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E 23717
EXP: 12/31/25
ELECTRICAL
STATE OF CALIFORNIA


ISSUES/REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| A | 09/11/25 | ISSUED FOR PERMIT |

MONTEREY VALLEY PRIDE GREENHOUSE

2262 Alisal Road
Salinas, CA 93908

| DRAWN BY: | DESIGNED BY: | CHECKED BY: | APPROVED BY: |
|---|---|---|---|
| RP | AI | AI | AI |

PROJECT NUMBER: 25186
SCALE: AS INDICATED

ELECTRICAL GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS

E0.1

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SECTION 26000
ELECTRICAL GENERAL SPECIFICATION

PART 1 -- GENERAL

1.01 CONDITIONS AND REQUIREMENTS
A. Refer to the General Conditions, Supplementary General Conditions as required.

1.02 SCOPE OF WORK
A. Furnish and install all materials and equipment and provide all labor required and necessary to complete the work shown on the drawings and/or specified in this specification and all other work and miscellaneous items, not specifically mentioned, but reasonably inferred for a complete installation including all accessories and appurtenances required for testing the system. It is the intent of the drawings and specifications that all systems be complete and ready for operation.
B. Definitions (Applicable to Drawings and Specifications):
1. Above Grade: Not buried in ground and not embedded in concrete slab on grade.
2. Below Grade: Buried in ground or embedded in concrete slab on grade.
3. Concealed: Inside building above grade and located within walls, furred spaces, crawl spaces, attics, above suspended ceilings, etc. In general, any item not visible or directly accessible.
4. Connect: Complete hookup of items with required services, including conduit, wires, plug, receptacle, and other accessories.
5. Exposed: Either visible or subject to mechanical or weather damage, indoors or outdoors, including areas such as mechanical and storage rooms. In general, any item that is directly accessible without removing panels, walls, ceilings, or other general, any item that is directly accessible without removing panels, walls, ceilings or other parts of structure.
6. Furnish: Supply and deliver complete.
7. Install: Place, secure, and connect as required to make fully operational.
8. Provide: Furnish and install as defined above, perform work.
9. Underground: Buried in ground, including under building slabs.
10. Use (Verb): Furnish and install as defined under "provide."
11. Wiring: Electrical raceway, conductors, and connections.

1.03 CODE COMPLIANCE
A. All work and materials shall comply with the latest rules, codes, and regulations, including, but not limited to the following:
1. Occupational Safety and Health Act Standards (OSHA).
2. National Electrical Code of latest version adopted by State.
3. International Building Code with Local Amendements.
4. NFPA #70: National Electrical Code (NEC).
5. NFPA #101: Life Safety Code.
6. Institute of Electrical and Electronics Engineers (IEEE).
7. National Electrical Testing Association (NETA):
8. Acceptance Testing Specifications for Electrical Power Distribution Equipment and Systems, Standard ATS.
9. National Electrical Manufacturers Association (NEMA).
10. All other applicable Federal, State, and Local laws and regulations.
B. Code compliance is mandatory. Nothing in these drawings and Specifications permits work not conforming to theses codes. Where work is shown to exceed minimum code requirements, comply with drawings and specifications.
C. No work shall be concealed until after inspection and approval by proper authorities. If work is concealed without inspection and approval, the Contractor shall be responsible for all work-required opening and restoring the concealed areas in addition to all required modifications.

1.04 LICENSE, FEES AND PERMITS
A. Arrange for required inspections and pay all license, permit, and inspection fees.

1.05 CONDITIONS AT SITE
A. Visit to site is required of all bidders prior to submission of bid. All bidders are required to familiarized themselves with all discernible conditions and no extra payment will be allowed for work required because of these conditions, whether specifically mentioned or not.
B. Lines of other services that are damaged as result of this work shall promptly be repaired at no expense to the Owner to complete satisfaction of the Owner.

1.06 DRAWINGS AND SPECIFICATIONS
A. All drawings and all Divisions of these specifications shall be considered as a whole and work of this Division shown anywhere therein shall be furnished under this Division.
B. Drawings are diagrammatically and indicate the general arrangement of equipment and wiring. Most direct routing of conduits and wiring is not assured. Exact requirements do shall be governed by architectural, structural and, mechanical conditions of the job. Consult all other drawings in preparation of the bid. Extra lengths of wiring or addition of pull or junction boxes, etc. necessitated by such conditions shall be included in the bid. Check all information and report any apparent discrepancies before submitting bid.
C. Right is reserved to make changes of up to 10' in location of any outlet or equipment prior to rouging in without increasing contract cost.

1.07 SAFETY AND INDEMNITY
A. Safety: The Contractor shall be solely and completely responsible to conditions of the job site, including safety of all persons and property during performance of the work. These requirements will apply continuously and not be limited to normal working hours. No act, service, drawing review, or construction review by the Owner, the Architect/Engineer, or their Consultants, is intended to include review of the adequacy of the Contractor's safety measures, in, on, near the construction site.
B. Indemnity: The Contractor will hold harmless, indemnify, and defend the Owner, the Architect/Engineer, their Consultants, and each of their officers, employees and agents, from any and all liability claims, losses or damage arising or alleged to arise from the performance of the work described herein, but not including the sole negligence of the Owner, the Architect/Engineer, and their Consultants, and each of their Officers, Employees and agents.

1.08 RECORD DRAWINGS
A. Contractor shall obtain a complete record set of reproducible drawings from the Architect/Engineer. This shall be corrected daily to show all changes from original contract drawings and shall be kept on the job. This set of reproducible, clearly and neatly marked, shall be delivered to the Architect/Engineer upon completion of the job.

1.09 GUARANTEE
A. Guarantee the installation free from defects of workmanship and materials for a period of one (1) year after Date of Certificate of Final Payment, and promptly remedy any defects developing during this period, without charge.

1.10 ACCEPTANCE DEMONSTRATION
A. Upon completion of the work, at a time to be designated by the owner, the Contractor shall demonstrate for the owner the operation of the electrical installation, including any and all special items installed by him or installed under his supervision.

1.11 SUBSTITUTIONS
A. Wherever possible, more than one manufacturer has been listed for various items of equipment, any one of which will be acceptable. Base the bid on use of materials specified. If, after award of the Contract, a substitute is proposed, the request for permission to substitute shall be accompanied with a statement of the amount of money to be returned to the contract if the substitution is permitted. The Owner's Architect/Engineer is the sole judge of acceptability of proffered substitutions. If a substitute item is permitted, and any redesign effort is thereby necessitated, the required redesign shall be at the Contractor's expense.

1.12 SHOP DRAWINGS
A. Submit shop drawings and product descriptive literature for review
B. All proposed deviations from specifications must be clearly listed under a prominent heading entitled "DEVIATIONS".
C. Purpose of review of submittals is for check of general compliance with information given in contract documents. Each review and/or addition of notations and comments does not relieve Contractor from compliance with requirements of project contract documents.
D. Contractor shall be responsible for conforming and correlating all quantities and dimensions, selecting fabrication processes and techniques of construction. Where dimensions of proposed equipment differ significantly from that shown on contract documents, Contractor shall submit sealed drawings showing proposed layout of equipment with shop drawing submittal.

1.13 WORKMANSHIP AND CONTRACTOR'S QUALIFICATIONS
A. Only quality workmanship will be accepted. Haphazard or poor installation practice will be cause for rejection of work.
B. Provide foreman to be in charge of this work at all times.

1.14 COORDINATION
A. Coordinate work with other trades to avoid conflict and to provide correct rough in and connection for equipment furnished under other trades that requires electrical connections. Inform Contractors of other trades of required access to and clearances around electrical equipment to maintain serviceability and code compliance.
B. Verify equipment dimensions and requirements with provisions specified under this Section. Check actual job conditions before fabricating work. Report necessary changes in time to prevent needless work. Changes or additions subject to additional compensation, which are made without written authorization and an agreed price, shall be at Contractor's risk and expense.

1.15 CUTTING AND PATCHING
A. All cutting and patching required for work of this Division is included herein. Coordination with General Contractor and other trades is imperative. Contractor shall bear the responsibility for the added expense of adjusting for improper holes, supports, etc.

1.16 EXISTING UNDERGROUND UTILITIES AND SERVICES:
A. Locations of existing utilities, where shown, were established from best available information. Assume that this information is approximate. Contractor shall verify exact location and depths before starting work. Should, during the course of the work, conditions are found different than indicated, notify Architect/Engineer immediately. Use extreme caution so as not to damage or break lines that are in use. If breakage does occur, Contractor shall be responsible for all damage and repairs resulting therefrom. All unusual conditions with respect to existing facilities shall be brought to Architect/Engineer's attention immediately.

PART 2 -- PRODUCTS

2.01 MATERIAL APPROVAL
A. All materials must be new and bear Underwriters' Laboratories label. Materials that are not covered by UL testing standards shall be tested and approved by an independent testing laboratory or a governmental agency.
B. Material not in accordance with these Specifications may be rejected either before or after installation.

2.02 CONDUITS AND OTHER RACEWAYS
A. Rigid Steel: Hot-dipped galvanized.
B. Intermediate Metal Conduit (IMC): Hot dipped galvanized.
C. Electrical metallic Tubing (EMT): Electro-galvanized.
D. Plastic: Schedule 40 PVC, approved for us as non-metallic raceway for 90 Deg C.
E. Wire way: Code gauge steel, with knockouts and hinged cover. Corrosion-resistant gray baked enamel finish.
F. Provide fittings and accessories approved for the purpose equal in all respects to the conduit or raceway. EMT connectors and couplings shall be steel compression type.
G. Manufacturer: Allied Tube, Western Tube, or approved equal.

2.03 MOTOR STARTERS
A. General:
1. Manufacturer: Starters shall be as manufactured by Square D, Eaton, General Electric or approved equal and shall be UL listed.
2. Material: The materials and equipment, used in the construction of the motor starters covered by this specification, shall be new, of the highest quality, and of the type recognized by the industry for use in this type of equipment.
B. Description:
1. Service: Starter operating voltage and phase shall be compatible for the motor ratings shown on the drawings.
2. Enclosures: Enclosures shall be suitable for the area in which they are located, as indicated on the drawings.
3. Heaters: Heaters for overhead relays shall be supplied with the starter and sized by the Contractor.
4. Manual Starters:
d. Manual starters for three-phase motors shall be of manually operated-type, with a cover mounted pushbutton. They shall have trip free overload protection and under-voltage protection.
e. Starters shall be full-voltage, non-reversing, reversing, two-speed, or as indicated on the drawings.
f. Starter size shall be applicable with the horsepower and voltage of the motor, as indicated on the drawings. Minimum size shall be NEMA 1. No half-sizes shall be allowed.
5. Three-Phase Magnetic Starters:
a. Motor starters shall be the magnetic-type, full voltage, non-reversing (except where noted on the drawings) and sized in accordance with NEMA Standards for Industrial Control.
b. Starters shall have three thermal overload relays complete with heaters, and manual reset button on the starter door.
c. Starter shall have a 120 volt AC, 60 hertz fused control transformer, secondary ground referenced and 120 Volt AC Coil.
d. Auxiliary contacts shall be provided as specified on the drawings. It shall be possible to field add two additional auxiliary contacts to each starter.
e. 500VA, 120V control transformer.
f. Each starter shall have a red indicating light mounted in the door. The light shall be a push-to-test transformer-type, with "motor on" legend plate. The door shall have a ground bonding jumper to the enclosure.
g. A three-position hand-off Auto-selector. Coordinate with mechanical drawings and specification for additional information.
h. Manufacturer shall be General Electric, Cutler-Hammer or Square D.
6. Combination Three-Phase Magnetic Starter:
a. Starters shall be as specified in Section 'Three-Phase Magnetic Starters'.
b. Starters shall be equipped with a three-pole, "Motor Circuit Protector MCP" breaker or fused disconnect.
c. Enclosure doors shall be equipped with the following devices:
1) Door operating handle indicating whether disconnect is on "ON" or "OFF position and sized for minimum of three padlocks.
2) Defeater bypass for opening door, when switch is "ON", by authorized personnel.
d. Combination magnetic starters shall have the symmetrical interrupting rating indicated on the drawings.
e. Manufacturer shall be General Electric, Eaton, or Square D.
7. Single Phase Manual Starter:
a. Starters for fractional horsepower 120 Volt motors shall be manual types, unless shown otherwise, equipped with built-in overload protection. Manufacturer shall be General Electric, Eaton, or Square D.

2.04 DISTRIBUTION PANELS
A. Dead-front, dead-rear, NEMA 1 of 3R gasketed, weatherproof) enclosure, as indicated, designed for use on a three-phase, four-wire 120/208 volt 277/480 volt system as required. See drawing for additional details.
B. Construction: Code gauge galvanized steel fully flanged for strength and rigidity. Door and trim shall be cold-rolled steel, code gauge. Provide concealed butt hinges and 3-point catch and lock. Provide separately hinged or bolted vertical access doors over lug and wiring spaces.
C. Finish: Finial all exposed parts with one coat rust inhibitor and two coats of light gray enamel.
D. Bus Bars: Shall be installed throughout and shall be hard-rolled, electrolytic copper of 98% conductivity designed for a maximum 1000 amperes per square inch. Bars shall be factory pre-dilled to accept future field installation of 2 or 3 pole circuit breakers or fused switches in any combination, and shall run full length of breaker of switch space. Brace all bus bars for maximum short circuit rating of circuit breakers, but in no case less than 25,000 Amperes symmetrical.
E. Provide ⅓ capacity ground bus with terminal lugs for each feeder shown.
F. Circuit Breaker Type: Thermal magnetic trip, molded case type breakers. Unless otherwise stated on the Drawings, the minimum interrupting capacity shall be 25,000 Amperes symmetrical.
G. Fused Switch Type: Switch shall be provided with rejection type fuse holders and current limiting fuses, class "RKI", except class "L" in ratings 800 Amperes and over. Use class "RKI" time delay type fuses for all motor circuit.
H. Provide handle locking devices for all circuit breakers and fused switches.
I. Provide engraved bakelite nameplates with minimum ¾" high letter screwed on to a panel front and for each circuit protective device in panel ADHESIVES NOT PERMITTED.
J. Installation;
1. Provide all necessary blocking, channels, and other hardware for securing panel boards to wall, column, or other parts of building structure.
K. Manufacturer: Square D I-line or approved equal.

2.10 DISCONNECT SWITCH
A. General:
1. Disconnect switches shall be manufactured by Square D, Eaton, General Electric, or approved equal.
B. TYPE
1. Disconnects (Motor: Non-Fused/Fused)
a. Lockable disconnect switches shall be provided and located at all motors.
b. Switches for three-phase motors shall be heavy-duty, three-pole, and fused/non-fused as shown on drawings.
c. Switches containing more than three poles shall be as specified on the drawings.
d. Switches for single-phase, fractional horsepower motors shall be lockable in the off position, toggle type, without overload protection and shall be horsepower rated.
e. Switches shall be horsepower rated.
2. Disconnects (Circuit: non-Fused/Fused)
C. a Heavy-duty switches shall be type (number of poles) and rating (amperage and voltage), as indicated on the drawings.

PART 3 -- EXECUTION

3.01 GENERAL
A. Electrical system layouts indicated on the drawings are generally diagrammatic, but shall be followed as closely as actual construction and work of other trades will permit. Govern exact routing of cable and wiring and the locations of outlets by the structure and equipment served.
B. Consult all other drawings. Verify scales and report any dimensional discrepancies or other conflicts to the Owner before submitting bid.
C. All homeruns to panel boards are indicated as starting from the outlet nearest the panel and continuing in the general direction of that panel. Continue such circuits to the panel as though the routes were completely indicated. Terminate homeruns of signal, alarm, and communications systems in a similar manner.
D. Avoid cutting and boring holes through structure or structural members whenever possible. Obtain prior approval of ARCHITECT/ENGINEER and conform to all structural requirements when cutting or boring the structure is necessary and permitted.
E. Furnish and install all necessary hardware, hangers, blocking, brackets, bracing, runners, etc. required for equipment specified under this section.
F. Provide necessary backing required insuring rigid mounting of outlet boxes.

3.02 WIRING METHOD
A. Install all wiring in raceway, unless specifically shown otherwise.
B. Conduit shall be rigid steel, IMC, EMT, or plastic as follows:
1. Above ground: Use rigid steel, IMC, EMT.
a. Wet locations: Rigid steel or IMC only.
b. Hazardous locations: Rigid steel conforming to NEC and local code requirements.
c. Locations subject to mechanical injury: Rigid steel or IMC only.
2. Underground: Use rigid steel wrapped with tape and ½" overlap or use plastic.
a. Rigid steel conduit shall be encased in 3" minimum concrete enveloped and may be used for all services.
b. Plastic conduit size 2" or larger shall be encased in 3" minimum concrete envelope.
c. Plastic conduit size 1-1/2" and smaller shall be installed on 2" sand backfill. In planting areas provide 2" concrete cap. Multiple runs shall maintain 3" minimum separation between runs. Maintain 12" minimum of separation between power and signal conduits. Maintain 12" minimum of separation between medium voltage and low voltage power conduits.
3. Under building or building slabs: Use rigid steel wrapped with tape and ½" overlap or plastic conduit.
a. Encase rigid steel conduit wrapped with tape and ½" overlap in 3" minimum, concrete envelope.
b. Encase plastic conduit size 2" and larger in 3" minimum concrete envelop.
c. Install plastic conduit size 1-1/2" and small on 2" sand base and cover with 2" and backfill. Maintain 3" minimum separation between runs. Do not install plastic conduit in rock base.
d. Make all risers to grade with rigid steel conduit and rigid steel elbow fittings only. Concrete encases underground portion of steel conduit or fittings.
e. Burial depth of conduits shall be as follows:
1) Concrete encased: 24" minimum for 600 volt or lower systems to top of concrete encasement.
2) Concrete capped: 24" minimum to top of conduit.
3) Conduits without concrete encasement or cap: 24" minimum to top of conduit.
4) When installed under buildings the above minimum depth shall be 18" below bottom of floor slab.
C. Use flexible conduits in the followings applications:
1. Recessed lighting fixtures.
2. Motor connections.
3. Connection between fan plenum and structure.
4. At expansion joints.
5. At transformers and other equipment which produces vibration.
6. At wet locations, the flexible conduit shall be liquid tight type.

3.03 INSTALLATION OF CONDUITS
A. General:
1. Run all conduits concealed unless otherwise noted or shown.
2. Run exposed conduit parallel to or at right angles to centerlines of columns and beams.
3. Run no conduit in concrete slabs or floors except at point of penetration. All penetrations shall be at right angles to slab surfaces.
4. Install conduits above ceilings to avoid obstructing removal of ceiling tiles, lighting fixtures, air diffusers, etc.
5. Conduits shall not cross any duct shaft or area designated as future duct shaft horizontally. Conduit risers when allowed in duct shaft must be coordinated with Mechanical work to avoid any conflict.
B. Conduit Supports:
1. Support conduit with UL's listed steel conduit supports at intervals required by the NEC. Wires or sheet metal strips are not acceptable for conduit support. Use conduit hangers for all conduits not directly fastened to structure and for all multiple conduit runs.
2. Individual conduits sizes ½" and ¾" may be supported from ceiling support wires with Caddy clips only if acceptable to local code. No conduit is permitted to be attached to any ceiling support wire.
3. Avoid attaching conduit to fan plenums. When it is necessary to support conduit from fan plenum, provide a length of flexible conduit between portion attached fan plenum and portion attached to the building to minimize transmission of vibration to the building structure.
C. Conduit penetrations of roof, walls, floors and ceilings shall be sealed to preserve the integrity of waterproofing, fire rating and soundproofing, for when the roof, wall, floor, or ceiling is designed. Materials and methods used shall conform to that specified under Architect/Engineer sections.
D. All underground conduits and ducts size 2" and larger shall be proven clear by pulling through a mandrel ¼" smaller than the inside diameter.
E. Where flush branch circuit panel boards are shown on walls, stub a minimum of three 1" empty conduits into overhead ceiling spaces and three 1" conduits into space below floors (if any) in addition to conduits required for circuit wiring.

3.04 CONCRETE DUCT BANK CONSTRUCTION
A. Provide plastic spacers at maximum 5'-0" centers to maintain 3" spacing between conduits. Drive two reinforcing bars to anchor the conduits at 10'-0" on centers to prevent floating during concrete pour. When installed under roadways, provide reinforcing bars as required as shown on drawings.

3.05 INSTALLATION OF WIRES
A. Pull no wire into any portion of the conduit system until all construction work, which might damage the wire, has been completed.
B. Install all wire continuous from outlet to outlet or terminal to terminal. Splices in cables when required shall be made in handholes, pull boxes, or junction boxes. Make branch circuit splices in outlet boxes with 8" of correctly color-coded tails left in the box.
C. Splices in wires and cables shall be made utilizing materials and methods described herein before.
D. All cables and wires passing through manholes and handholes shall be full looped inside the manhole and handhole and supported on fiberglass racks.
E. Make all ground, neutral and line connections to receptacle and wiring device terminals as recommended by manufacturer. Provide ground jumper from outlet box to ground terminal of devices when the device is not approved for grounding through the mounting screws.
F. Provide Bray wire markers where number of conductors in a box exceeds four.

3.06 WIRE COLOR CODE
A. Colors code all conductors. Wire sizes s#8 AWG and smaller shall have integral color-coded insulation. Wire sizes #6 AWG and larger may have black insulation, but identified by color coded electrical tape at all junction, splice, pull or termination points. Color tape shall be approved ½ lap to least 6" of the conductor.
B. Color Code wires as follows:

| Conductors | 208/120V | 480/277V |
|---|---|---|
| Phase A | Black | Brown |
| Phase B | Red | Orange |
| Phase C | Blue | Yellow |
| Neutral | White | Gray |
| Ground | Green | Green |
| Isolated GND | Green w/ yellow stripes | Green w/ yellow stripes |

3.07 CONNECTIONS TO EQUIPMENT
A. General
1. Furnish and install required power supply conduit and wiring to all equipment. See below for other wiring required.
2. Furnish and install a disconnect switch immediately ahead of and adjacent to each magnetic motor starter or appliance unless that motor appliance is located adjacent and within sight of the serving panel board, circuit breaker or switch. Verify all equipment nameplate current ratings prior to installation.
3. Mount all motor starters and provide all power wiring to them, indicating those furnished under other section of specifications.
4. Install all rough-in work for equipment from approved shop drawings to suit the specific requirements of the equipment.
5. Furnish and install all magnetic motor starters that are shown on the electrical drawings or specified under other divisions to be furnished under this Division of work. Verify equipment nameplate ratings prior to installation and furnish adequately rated starters for the loads.
6. Furnish and install manual thermal protection for all motors not integrally equipped with thermal protection
7. Furnish 120 Volt power to each control panel and time switch requiring a source of power to operate.
B. Heating, Ventilation and Air-Conditioning Equipment:
1. Line and low voltage temperature control and interlock wiring and conduit and required connections thereto are part of other Division sunless specifically shown or noted on the electrical drawings as to be furnished under this section.
2. Provide 120 Volt power supply to temperature control panels furnished and installed under other Divisions of work.
C. Plumbing and other Contract-Furnished and Owner Furnished Equipment:
1. All required power and control conduit, wiring and connections are included under this section of the work. Control sensing and alarm devices will be furnished under the respective section of the contract supplying the equipment unless noted otherwise. Where these are located in pipes, ducts, vessels, tanks, etc. they will be mounted in place by the Contractor furnishing the devices. All others shall be mounted under this section of work.
2. Control panels for packaged equipment will be furnished under the respective section of the contract supplying the equipment unless otherwise noted. Installation and connection of the control panels are under this section of the work.

3.08 IDENTIFICATION
A. Provide engraved, lamacoid name plates for switch gear, panels, motor starters, disconnect switches and all similar devices.
B. Provide dymo labels on all lighting switches and convenience and special purpose receptacles to show panel and circuit number to which the device is connected.
C. Provide label on all motors: "CAUTION. AUTOMATIC EQUIPMENT. MAY START AT ANY TIME."

3.09 GROUNDING
A. Electrical service and separately derived alternating current systems shall be grounded in accordance with NEC Article 250, inclusive.
B. Ground non-current carrying metal parts of electrical equipment enclosures, frames, conductor raceways or cable trays to provide a low impedance path for line-to-ground fault current and to bond all non-current carrying metal parts together. Equipment ground conductor shall be electrically and mechanically continuous from the electrical circuit source to the equipment to be grounded.
C. Size grounding/bonding conductors per NEC Article 250-122 unless larger conductors are shown on drawings.
D. Size Grounding Electrodes/Service Entrance conductors per NEC article 250-66 unless larger conductors are shown on drawings.
E. Grounding conductors shall be identified with green insulation. Where green insulation is not available on larger sizes, black insulation shall be used and suitable identified with green tape at each junction box or device enclosure.

3.10 LIGHTING
A. General
1. Provide and install all fixtures, complete, including, lamps, and ready for service.
2. Verify ceiling type and conditions and other fixture for proper application required by the type of ceiling installed.
3. Architectural ceiling plans and/or elevations shall be used to determine exact locations of lighting fixtures.
4. Install fixtures in such a manner as to avoid obstructions and to give proper illumination result. Verify layouts with Architect.
B. Installation of Recessed Lighting Fixtures:
1. All recessed lighting fixtures shall be wired from adjacent junction boxes utilizing flexible metal conduit to permit future fixture relocation.
2. Support for fixtures shall conform to NEC 410-30 and 410-36.
3. Seismic Restraints: When installed in grid type ceilings a slack #12 gauge galvanized steel tie wire permanently attached to the structure shall be provided at two diagonal corners of each four foot long fixture.
4. Coordinate with ceiling installation contractor for recessed fixtures in fire rated ceilings.
C. Outlet Boxes:
1. Outlet box for surface or stem mounted fixtures shall be provided with fixture stud as well tapped and drilled canopy covers.
2. Flush outlet box shall be provided with fixture stud and plaster ring.
D. Installation of Fixtures:
1. All fixtures shall e supported from the building structural members or from bridging attached to the structural members. Provide all necessary blocking and hardware to that fixtures hand true, square, plumb, and in proper alignment.
2. Fixtures installed suspended below grid type ceilings shall be supported independently of the grid system a minimum of one points per four foot long fixture.
3. Minimum mounting provisions for close-ceiling (surface) mounted fluorescent lighting fixtures in ceiling other than grid type shall be as follows:
a. By a pair of 3/16" machine bolts separated by a maximum distance possible and located four inches in from each end of fixture, and no more than 48" apart along length of fixture.

3.11 Occupancy Sensors:
A. It shall be the contractor's responsibility to locate and aim sensor in the correct location required for complete and proper volumetric coverage within the range of coverage(s) of controlled areas per the manufacturer's recommendations. Rooms shall have ninety (90) to one hundred (100) percent coverage to completely cover the controlled area to accommodate all occupancy habits of single or multiple occupants at any location within the room(s). The locations and quantities of sensors shown on the drawings are diagrammatic and indicate only the rooms that are to be provided with sensors. The contractor shall provide additional sensors if required to properly and completely cover the respective room.
B. It is the contractor's responsibility to arrange a pre-installation meeting with the manufacturer's factory authorized representative, at the owner's facility, to verify placement of sensors and installation criteria.
C. Proper judgment must be exercised in executing the installation so as to ensure the best possible installation in the available space and to overcome local difficulties due to space limitations or interference of structural components.
D. Power packs located in exposed areas are to be in boxes.
E. All exposed wiring shall be installed in conduit.

3.12 Testing and Commissioning:
A. General Scope:
1. It is the intent of these tests to assure that all electrical equipment, both Contractor and Owner-supplied, is operational within industry and manufacturer's tolerances and is installed in accordance with design specifications.
B. Grounding
1. Conduct ground resistance tests using a ground resistance tester with a scale reading of 25 ohms maximum.
2. Test methods shall conform to IEEE Standard 81 using the three electrode method. Conduct test only after a period of not less than 48 hours of dry weather.
3. Take resistance readings for each ground rod individually and for each system as a whole without benefit of chemical treatment or other artificial means. Ground resistance readings shall not exceed 5 ohms. If the readings are over 5 ohms, provide lengthened or additional ground rods (maximum of three additional rods).
4. Submit a test report with recorded data of each ground rod location and each system the Engineer for Review.
C. Low Voltage Cable Tests:
1. Insulation Resistance Tests: Megger and record insulation resistances of all 600 volt insulated conductors using a 500 volt megger with a scale reading not less than 100 megaohms for one minute. Make tests with circuits isolated from source and load. The insulation resistance shall be 2 megaohms or more.
a. Submit a report to the Engineer certifying test.
2. Continuity Test of Wire: Test each wire for continuity and accuracy of the identifying tags at both ends and at all locations marked.
a. Submit a report to the Engineer certifying test.
D. Phase Rotation:
1. The contractor shall test and verify that the phase rotation of all new three-phase services, feeders and branch circuits matches the phase rotation of the existing circuits being replaced.
E. Equipment Testing:
1. Panelboards, switchboards, transformers, circuit breakers, and etc. Testing shall be in accordance with the Acceptance Testing Specification issued by National Electrical Testing Associate (NETA/ATS).

END OF SECTION 26000

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ALEKSEI ISKN
E 23717
EXP: 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

ISSUES/REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| A | 09/11/25 | ISSUED FOR PERMIT |

MONTEREY VALLEY PRIDE GREENHOUSE

2262 Alisal Road
Salinas, CA 93908

| DRAWN BY: | DESIGNED BY: | CHECKED BY: | APPROVED BY: |
|---|---|---|---|
| RP | AI | AI | AI |

PROJECT NUMBER: 25186
SCALE: AS INDICATED

ELECTRICAL SPECIFICATIONS

E0.2

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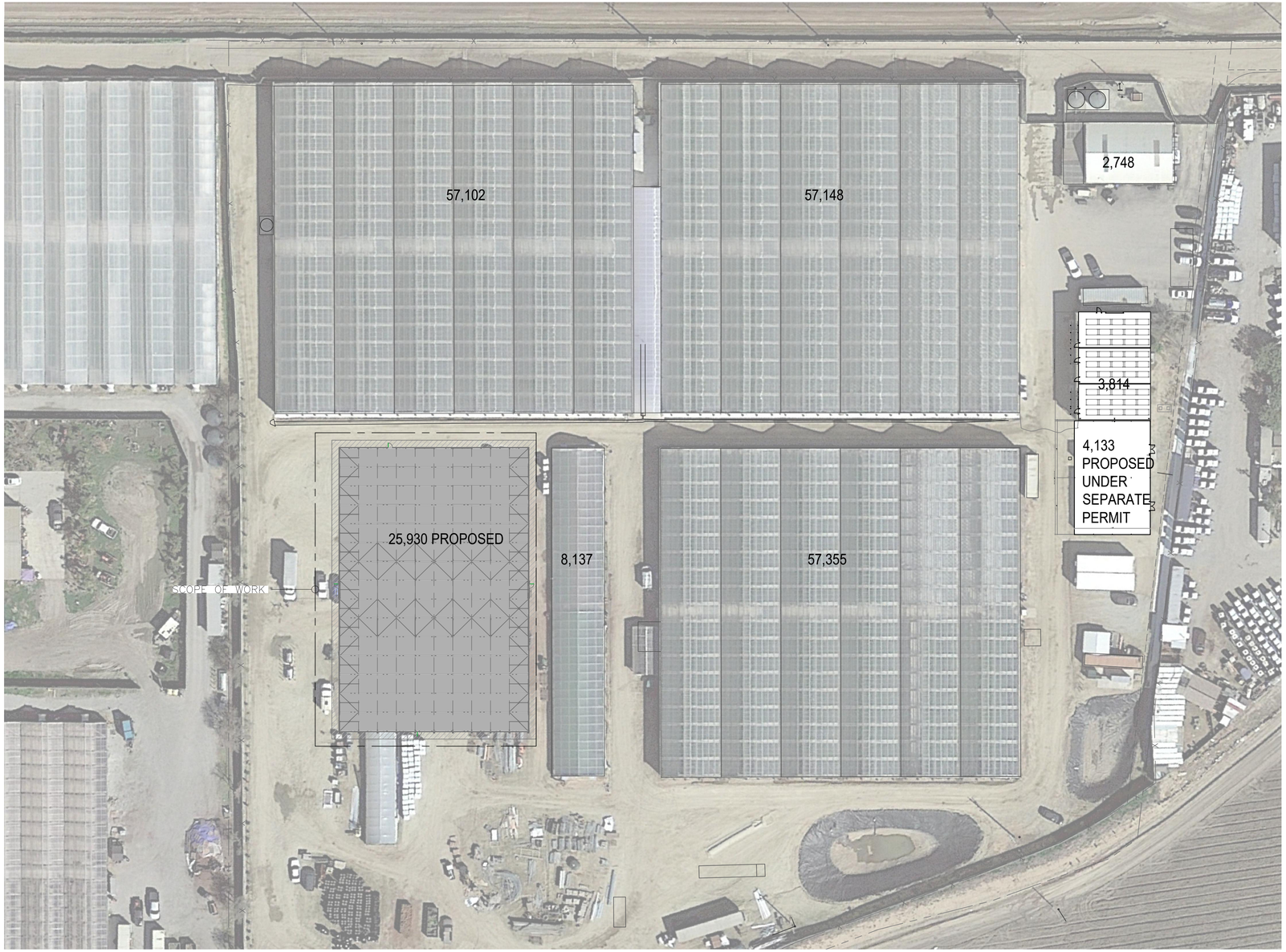
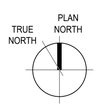



1 ELECTRICAL SITE PLAN
1" = 40'-0"

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ALEKSEI ISEN
E 23717
EXP: 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

ISSUES/REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| A | 09/11/25 | ISSUED FOR PERMIT |

MONTEREY VALLEY
PRIDE
GREENHOUSE

2262 Alisal Road
Salinas, CA 93908

| DRAWN BY: | DESIGNED BY: | CHECKED BY: | APPROVED BY: |
|---|---|---|---|
| RP | AI | AI | AI |

PROJECT NUMBER: 25186
SCALE: AS INDICATED

ELECTRICAL
SITE PLAN

E1.0

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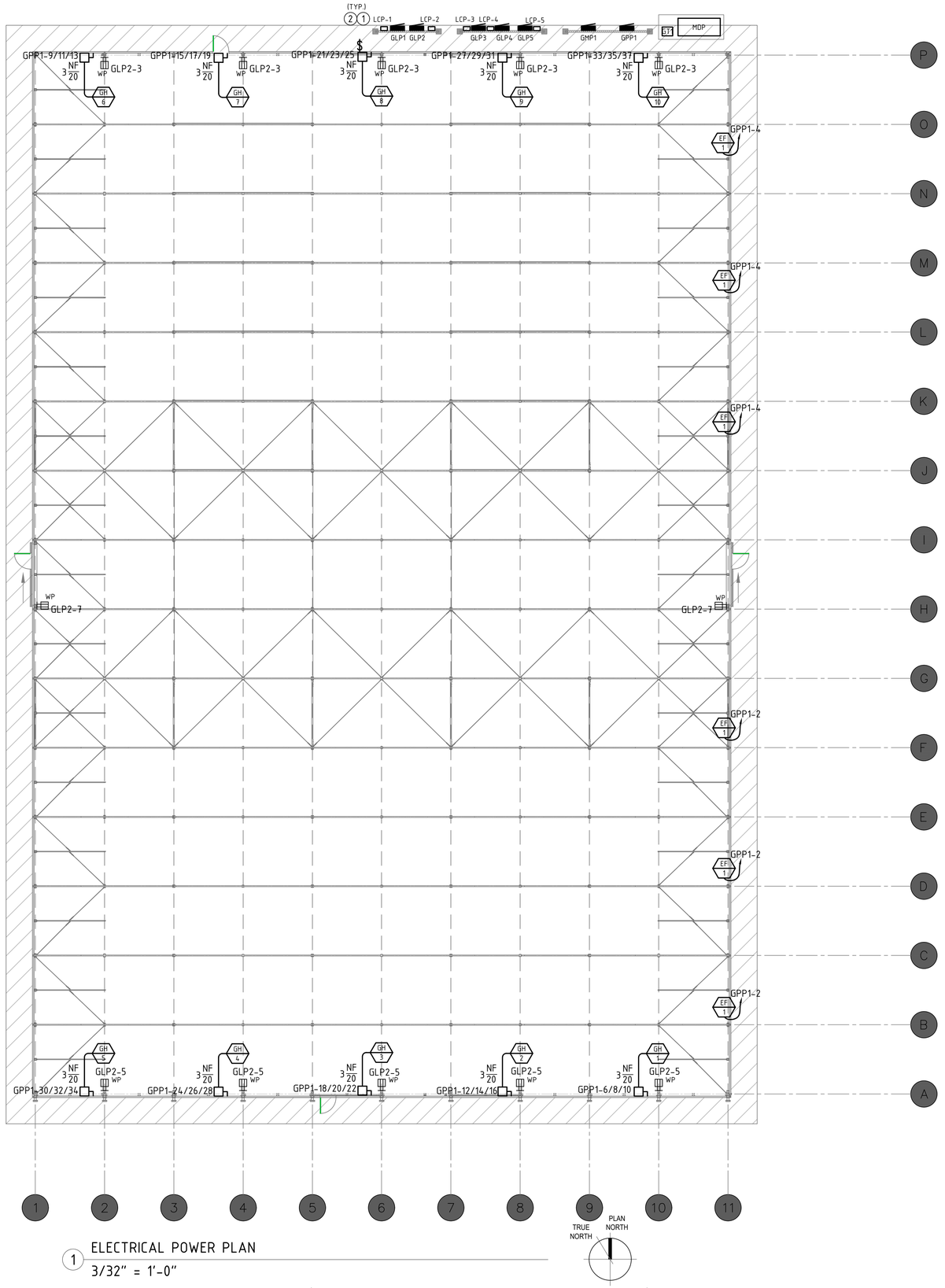


1 ELECTRICAL POWER PLAN
3/32" = 1'-0"

## GENERAL POWER NOTES:

A. UNLESS OTHERWISE NOTED CONDUCTORS FOR CIRCUITS RATED 100 AMPERES OR LESS, OR MARKED FOR 14 AWG THROUGH 1 AWG SHALL BE BASED ON 60°C RATING. CONDUCTOR FOR CIRCUITS RATED MORE THAN 100A, OR MARKED HIGHER THAN 1 AWG SHALL BE BASED ON 75°C RATING.
B. ALL OUTDOOR EQUIPMENT SHALL BE NEMA-3R RATED.
C. ALL INDOOR EQUIPMENT SHALL BE NEMA-1 RATED.
D. CONTRACTOR TO VERIFY EXACT LOCATION OF ELECTRICAL PANELS.
E. FURNISH AND INSTALL MATERIALS FOR A TEMPORARY CONSTRUCTION SERVICES AS REQUIRED.
F. EQUIPMENT TAGGED (N) AND/OR DRAWN WITH BLACK SOLID LINE IS NEW, (E) AND/OR DRAWN WITH GRAY SOLID LINE - EXISTING TO REMAIN, (D) AND/OR DRAWN WITH BLACK DASHED LINE - TO BE DEMOLISHED.
G. ELECTRICAL CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF EXISTING AND NEW EQUIPMENT LOCATIONS.
H. ELECTRICAL CONTRACTOR TO PROVIDE WORKING CLEARANCE PER NEC 110.26 FOR ALL NEW ELECTRICAL EQUIPMENT.

## DRAWING NOTES:

1. PROVIDE LOW-VOLTAGE CONTROL WIRING FROM MANUAL SWITCHES TO LCP. EXACT WIRING AND ROUTING BY CONTRACTOR.

2. LIGHTING CONTROL PANEL (LCP) WITH INTEGRAL TIMECLOCK, RELAYS/CONTACTORS, AND MASTER OFF. COORDINATE ALL CONTROL REQUIREMENTS WITH MANUFACTURER. COORDINATE EXACT LOCATION IN FIELD. PROVIDE NEMA 4X ENCLOSURE.

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LICENSED PROFESSIONAL ENGINEER
ALEKSEI ISEEN
E 23717
EXP: 12/31/25
ELECTRICAL
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MONTEREY VALLEY
PRIDE
GREENHOUSE

2262 Alisal Road
Salinas, CA 93908

| DRAWN BY: | DESIGNED BY: | CHECKED BY: | APPROVED BY: |
|---|---|---|---|
| RP | AI | AI | AI |

PROJECT NUMBER: 25186
SCALE: AS INDICATED

ELECTRICAL
POWER PLAN

E2.0

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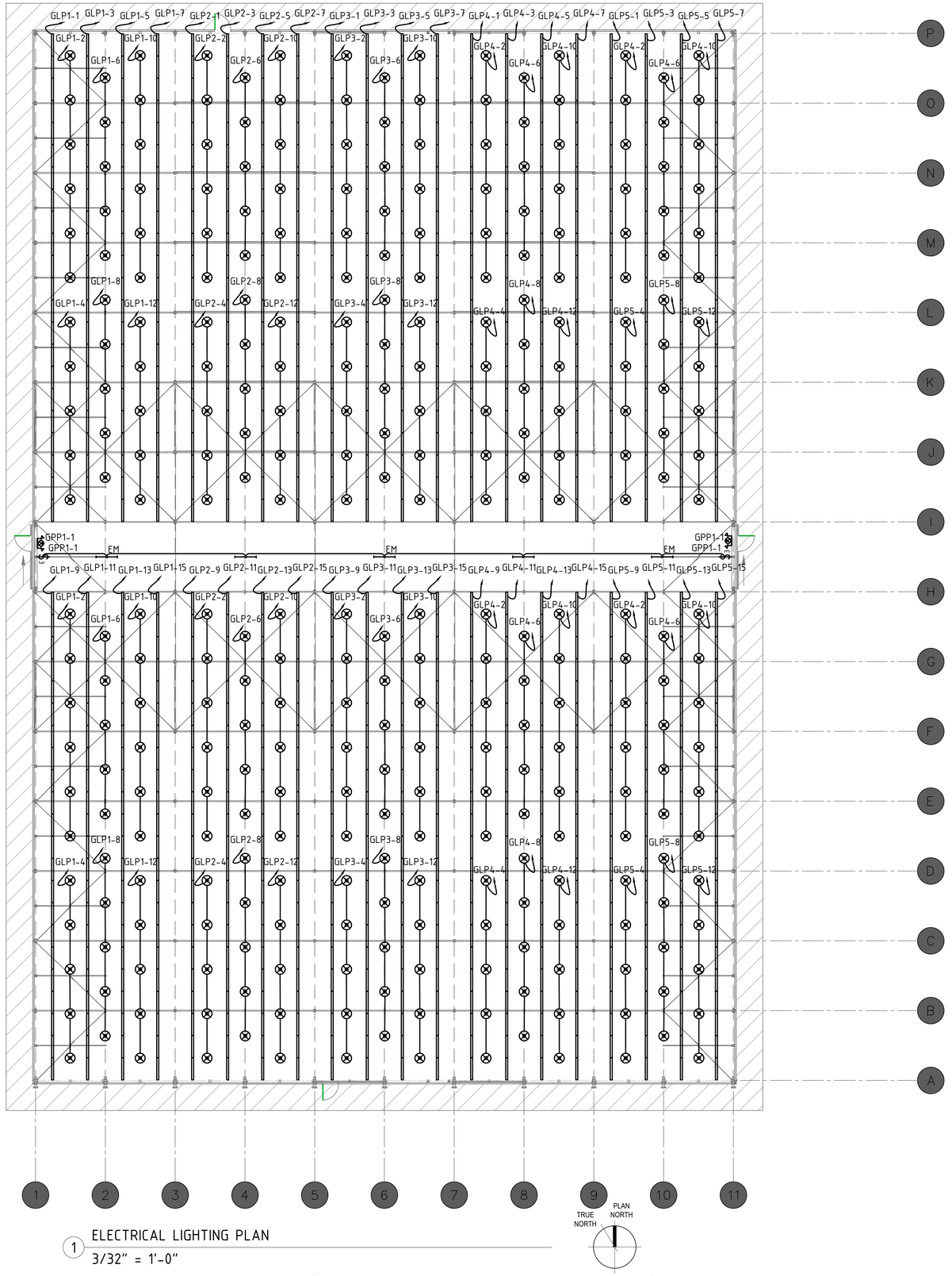


1 ELECTRICAL LIGHTING PLAN

3/32" = 1'-0"

## GENERAL POWER NOTES:

A. UNLESS OTHERWISE NOTED CONDUCTORS FOR CIRCUITS RATED 100 AMPERES OR LESS, OR MARKED FOR 14 AWG THROUGH 1 AWG SHALL BE BASED ON 60°C RATING. CONDUCTOR FOR CIRCUITS RATED MORE THAN 100A, OR MARKED HIGHER THAN 1 AWG SHALL BE BASED ON 75°C RATING.

B. ALL OUTDOOR EQUIPMENT SHALL BE NEMA-3R RATED.

C. ALL INDOOR EQUIPMENT SHALL BE NEMA-1 RATED.

D. CONTRACTOR TO VERIFY EXACT LOCATION OF ELECTRICAL PANELS.

E. FURNISH AND INSTALL MATERIALS FOR A TEMPORARY CONSTRUCTION SERVICES AS REQUIRED.

F. EQUIPMENT TAGGED (N) AND/OR DRAWN WITH BLACK SOLID LINE IS NEW, (E) AND/OR DRAWN WITH GRAY SOLID LINE - EXISTING TO REMAIN, (D) AND/OR DRAWN WITH BLACK DASHED LINE - TO BE DEMOLISHED.

G. ELECTRICAL CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF EXISTING AND NEW EQUIPMENT LOCATIONS.

## LIGHTING FIXTURE SCHEDULE

| SYMBOL | LIGHTING TYPE | WATTS |
|---|---|---|
| | PHILIPS GREENPOWER LED LIGHTING PHILIPS TLL 800 DRW_MB 277-400V 2.3 | 238 |
| ⊗ | HPS LIGHT | 1100 |
| | VAPOR TIGHT LED | 50 |
| EM | VAPOR TIGHT LED, WITH EMERGENCY BACKUP | 50 |
| | EMERGENCY/EXIT LIGHT COMBO | 5 |

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LICENSED PROFESSIONAL ENGINEER
ALEKSEI ISEN
E 23717
EXP: 12/31/25
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STATE OF CALIFORNIA

ISSUES/REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| A | 09/11/25 | ISSUED FOR PERMIT |

MONTEREY VALLEY PRIDE GREENHOUSE

2262 Alisal Road
Salinas, CA 93908

| DRAWN BY: | DESIGNED BY: | CHECKED BY: | APPROVED BY: |
|---|---|---|---|
| RP | AI | AI | AI |

PROJECT NUMBER: 25186
SCALE: AS INDICATED

ELECTRICAL LIGHTING PLAN

E3.0

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## ELECTRICAL LOAD ESTIMATE

**PROJECT INFORMATION**

| | | | | | |
|---|---|---|---|---|---|
| Project Name | 2262 Alisal Road - Greenhouse | Performed By | RP | **SYSTEM** | |
| Job No. | 25186 | Date Started | 08/12/2025 | Voltage | **480** Volts |
| Project Type | New Construction | Date Modified | 08/12/2025 | Phase | **3** |

**POWER**

| | | | | | | | Demand | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Description | | Area, SF | kVA/SF | | | | Normal | kVA | StandBy | kVA | |
| General Area Power and Lighting | | 25930.0 | 1.0 | | | | Y | 25.93 | N | 0.00 | |
| **Total** | | | | | | | | **25.93** | | **0.00** | |

**LIGHTING & EQUIPMENT**

| | | | | | | | Power | | | | | Demand | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Load ID | Type | ton | Qty | kW | Eff. | PF | Volts | FLA | Phase | kVA | Factor | Normal | kVA | StandBy | kVA | Notes |
| Grow Lighting | Power | | 880 | 0.24 | - | 0.9 | 277 | | 1 | 0.27 | 1.00 | Y | 234.67 | N | 0.00 | |
| HPS lights | Power | | 320 | 1.10 | - | 0.9 | 277 | | 1 | 1.29 | 1.00 | Y | 414.12 | N | 0.00 | |
| Exhaust Fan | Current | | 6 | | - | 0.9 | 120 | 4.4 | 1 | 0.52 | 0.80 | Y | 2.51 | N | 0.00 | |
| Gas Heater | Current | | 10 | | - | 0.9 | 208 | 1.7 | 3 | 0.61 | 0.80 | Y | 4.90 | N | 0.00 | |
| Irrigation pumps (assumed) | Power | | 2 | 15.00 | - | 0.9 | 480 | | 3 | 16.67 | 0.80 | Y | 26.67 | N | 0.00 | |
| **Total** | | | | | | | | | | | | | **708.79** | | **0.00** | |

| | |
|---|---|
| **Total Demand Load, kVA** | **734.72** |
| **Service Current, Amp** | **883.73** |

## ELECTRICAL LOAD SUMMARY

| | | | | | |
|---|---|---|---|---|---|
| Existing Demand Load | 1011.2 | x | 125% | = | 1264 kVA |
| (N) Greenhouse Load | | | | | 735 kVA |
| (N) Warehouse Load (under separate permit) | | | | | 42 kVA |
| | | | | **Total Demand Load, kVA** | **2041** |
| | | | | **Service Current, Amp** | **2455** |
| | | | | **Service OCPD, Amp** | **4000** |

## RISER DIAGRAM GENERAL NOTES:

A. ALL ELECTRICAL SERVICE ENTRANCE EQUIPMENT SHALL BE NEMA-3R RATED IF INSTALLED OUTDOORS.

B. ALL ELECTRICAL EQUIPMENT AND WIRE RATED @ 75ºC CONTINUOUS DUTY UNLESS SPECIFIED.

C. PRIOR TO CONSTRUCTION, THE ELECTRICAL CONTRACTOR SHALL:

a. VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO CONSTRUCTION.
b. COORDINATE THE ELECTRICAL SERVICE WITH UTILITY COMPANY REPRESENTATIVE.
c. NOTIFY THE ENGINEER OF ANY CHANGES REQUIERED TO COMPLETE NEW CONSTRUCTION.

D. ANY NEW ELECTRICAL EQUIPMENT SHALL MATCH EXISTING A.I.C. RATING.

E. OVERCURRENT DEVICES OF ENTIRE DISTRIBUTION SYSTEM SHALL MEET STATED FAULT CURRENT VALUES WITH FULLY RATED EQUIPMENT. REFER TO SWITCHBOARD SCHEDULES AND DISTRIBUTION PANEL SCHEDULES FOR ADDITIONAL REQUIREMENTS.

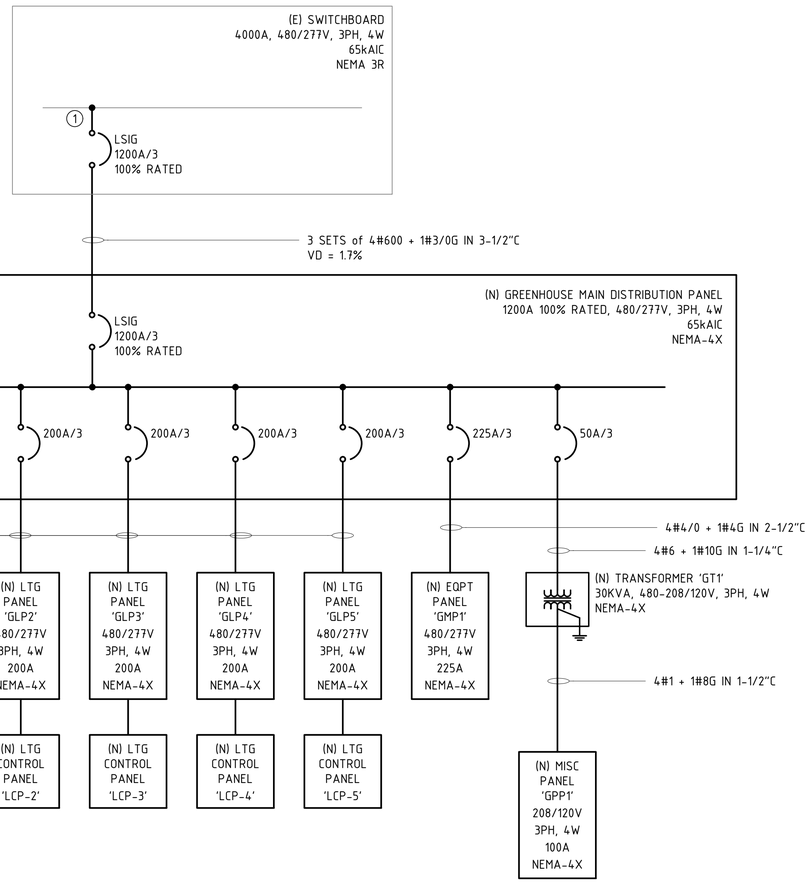
F. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

G. EQUIPMENT TAGGED (N) AND/OR DRAWN WITH BLACK SOLID LINE IS NEW, (E) AND/OR DRAWN WITH GRAY SOLID LINE - EXISTING TO REMAIN.

H. (N) CIRCUIT BREAKER SHALL MATCH (E) SWITCHBOARD IN ALL PARAMETERS INCLUDING VOLTAGE AND KAIC RATING

## DRAWING NOTES:

(1) PROVIDE NEW 1200A CIRCUIT BREAKER WITH LSIG TRIP UNIT AND SUITABLE ENCLOSURE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.




1 ELECTRICAL SINGLE LINE DIAGRAM
NTS

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MONTEREY VALLEY PRIDE GREENHOUSE

2262 Alisal Road
Salinas, CA 93908

| DRAWN BY: | DESIGNED BY: | CHECKED BY: | APPROVED BY: |
|---|---|---|---|
| RP | AI | AI | AI |

PROJECT NUMBER: 25186
SCALE: AS INDICATED

ELECTRICAL SINGLE LINE DIAGRAM AND CALCULATIONS

E4.1

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PANELBOARD IDENTIFICATION: **GLP1** — **NEW**

LOCATION: **WAREHOUSE** MOUNTING: **SURFACE** MAIN: **200A** BUS: **225A** VOLTS: **480 /277V** PHASE: **3** WIRE: **4**

PROTECTIVE DEVICES: **65000**

| DESCRIPTION | VOLT-AMP A | VOLT-AMP B | VOLT-AMP C | BREAKER AMP | BREAKER POLE | LOAD TYPE | CIR./ POLE # | A | B | C | CIR./ POLE # | LOAD TYPE | BREAKER AMP | BREAKER POLE | VOLT-AMP A | VOLT-AMP B | VOLT-AMP C | DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| GROW LIGHTS | 5236 | | | 30 | 1 | L | 1 | | | | 2 | L | 30 | 1 | 6600 | | | HPS LIGHTS |
| GROW LIGHTS | | 5236 | | 30 | 1 | L | 3 | | | | 4 | L | 30 | 1 | | 5500 | | HPS LIGHTS |
| GROW LIGHTS | | | 5236 | 30 | 1 | L | 5 | | | | 6 | L | 30 | 1 | | | 5500 | HPS LIGHTS |
| GROW LIGHTS | 5236 | | | 30 | 1 | L | 7 | | | | 8 | L | 30 | 1 | 5500 | | | HPS LIGHTS |
| GROW LIGHTS | | 5236 | | 30 | 1 | L | 9 | | | | 10 | L | 30 | 1 | | 6600 | | HPS LIGHTS |
| GROW LIGHTS | | | 5236 | 30 | 1 | L | 11 | | | | 12 | L | 30 | 1 | | | 5500 | HPS LIGHTS |
| GROW LIGHTS | 5236 | | | 30 | 1 | L | 13 | | | | 14 | L | 30 | 1 | 6600 | | | HPS LIGHTS |
| GROW LIGHTS | | 5236 | | 30 | 1 | L | 15 | | | | 16 | L | 30 | 1 | | 5500 | | HPS LIGHTS |
| SPACE | | | | | | | 17 | | | | 18 | L | 30 | 1 | | | 5500 | HPS LIGHTS |
| SPACE | | | | | | | 19 | | | | 20 | L | 30 | 1 | 5500 | | | HPS LIGHTS |
| SPACE | | | | | | | 21 | | | | 22 | L | 30 | 1 | | 6600 | | HPS LIGHTS |
| SPACE | | | | | | | 23 | | | | 24 | L | 30 | 1 | | | 5500 | HPS LIGHTS |
| SPACE | | | | | | | 25 | | | | 26 | | | | | | | SPACE |
| SPACE | | | | | | | 27 | | | | 28 | | | | | | | SPACE |
| SPACE | | | | | | | 29 | | | | 30 | | | | | | | SPACE |
| SPACE | | | | | | | 31 | | | | 32 | | | | | | | SPACE |
| SPACE | | | | | | | 33 | | | | 34 | | | | | | | SPACE |
| SPACE | | | | | | | 35 | | | | 36 | | | | | | | SPACE |
| SPACE | | | | | | | 37 | | | | 38 | | | | | | | SPACE |
| SPACE | | | | | | | 39 | | | | 40 | | | | | | | SPACE |
| SPACE | | | | | | | 41 | | | | 42 | | | | | | | SPACE |

VOLT-AMPERES

TOTAL: BUS A: **15708** BUS B: **15708** BUS C: **10472** (ODD)

SUBTOTALS: **24200** **24200** **22000** (EVEN)

**39908** **39908** **32472**

PHASE AMPS: **144** **144** **117**

| TYPE | DESCRIPTION | CONNECTED VA | DF | DEMAND LOAD | |
|---|---|---|---|---|---|
| L | LIGHTING | 112,288.00 | 1.00 | 112.29 | KVA |
| R | RECEPTACLE | - | 10kVA + 50% | - | KVA |
| A | AIR CONDITIONING | - | 1.00 | - | KVA |
| H | HEATING | - | 1.00 | - | KVA |
| M | MISCELLANEOUS | - | 1.00 | - | KVA |
| C | CONTINUOUS | - | 1.25 | - | KVA |
| K | KITCHEN | - | 1.00 | - | KVA |
| | TOTAL | 112,288.00 | | **112.29** | **KVA** |
| | | | | **135.10** | **AMP** |

PANELBOARD IDENTIFICATION: **GLP2** — **NEW**

LOCATION: **WAREHOUSE** MOUNTING: **SURFACE** MAIN: **200A** BUS: **225A** VOLTS: **480 /277V** PHASE: **3** WIRE: **4**

PROTECTIVE DEVICES: **65000**

| DESCRIPTION | VOLT-AMP A | VOLT-AMP B | VOLT-AMP C | BREAKER AMP | BREAKER POLE | LOAD TYPE | CIR./ POLE # | A | B | C | CIR./ POLE # | LOAD TYPE | BREAKER AMP | BREAKER POLE | VOLT-AMP A | VOLT-AMP B | VOLT-AMP C | DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| GROW LIGHTS | 5236 | | | 30 | 1 | L | 1 | | | | 2 | L | 30 | 1 | 6600 | | | HPS LIGHTS |
| GROW LIGHTS | | 5236 | | 30 | 1 | L | 3 | | | | 4 | L | 30 | 1 | | 5500 | | HPS LIGHTS |
| GROW LIGHTS | | | 5236 | 30 | 1 | L | 5 | | | | 6 | L | 30 | 1 | | | 5500 | HPS LIGHTS |
| GROW LIGHTS | 5236 | | | 30 | 1 | L | 7 | | | | 8 | L | 30 | 1 | 5500 | | | HPS LIGHTS |
| GROW LIGHTS | | 5236 | | 30 | 1 | L | 9 | | | | 10 | L | 30 | 1 | | 6600 | | HPS LIGHTS |
| GROW LIGHTS | | | 5236 | 30 | 1 | L | 11 | | | | 12 | L | 30 | 1 | | | 5500 | HPS LIGHTS |
| GROW LIGHTS | 5236 | | | 30 | 1 | L | 13 | | | | 14 | L | 30 | 1 | 6600 | | | HPS LIGHTS |
| GROW LIGHTS | | 5236 | | 30 | 1 | L | 15 | | | | 16 | L | 30 | 1 | | 5500 | | HPS LIGHTS |
| SPACE | | | | | | | 17 | | | | 18 | L | 30 | 1 | | | 5500 | HPS LIGHTS |
| SPACE | | | | | | | 19 | | | | 20 | L | 30 | 1 | 5500 | | | HPS LIGHTS |
| SPACE | | | | | | | 21 | | | | 22 | L | 30 | 1 | | 6600 | | HPS LIGHTS |
| SPACE | | | | | | | 23 | | | | 24 | L | 30 | 1 | | | 5500 | HPS LIGHTS |
| SPACE | | | | | | | 25 | | | | 26 | | | | | | | SPACE |
| SPACE | | | | | | | 27 | | | | 28 | | | | | | | SPACE |
| SPACE | | | | | | | 29 | | | | 30 | | | | | | | SPACE |
| SPACE | | | | | | | 31 | | | | 32 | | | | | | | SPACE |
| SPACE | | | | | | | 33 | | | | 34 | | | | | | | SPACE |
| SPACE | | | | | | | 35 | | | | 36 | | | | | | | SPACE |
| SPACE | | | | | | | 37 | | | | 38 | | | | | | | SPACE |
| SPACE | | | | | | | 39 | | | | 40 | | | | | | | SPACE |
| SPACE | | | | | | | 41 | | | | 42 | | | | | | | SPACE |

VOLT-AMPERES

TOTAL: BUS A: **15708** BUS B: **15708** BUS C: **10472** (ODD)

SUBTOTALS: **24200** **24200** **22000** (EVEN)

**39908** **39908** **32472**

PHASE AMPS: **144** **144** **117**

| TYPE | DESCRIPTION | CONNECTED VA | DF | DEMAND LOAD | |
|---|---|---|---|---|---|
| L | LIGHTING | 112,288.00 | 1.00 | 112.29 | KVA |
| R | RECEPTACLE | - | 10kVA + 50% | - | KVA |
| A | AIR CONDITIONING | - | 1.00 | - | KVA |
| H | HEATING | - | 1.00 | - | KVA |
| M | MISCELLANEOUS | - | 1.00 | - | KVA |
| C | CONTINUOUS | - | 1.25 | - | KVA |
| K | KITCHEN | - | 1.00 | - | KVA |
| | TOTAL | 112,288.00 | | **112.29** | **KVA** |
| | | | | **136.10** | **AMP** |

PANELBOARD IDENTIFICATION: **GLP3** — **NEW**

LOCATION: **WAREHOUSE** MOUNTING: **SURFACE** MAIN: **200A** BUS: **225A** VOLTS: **480 /277V** PHASE: **3** WIRE: **4**

PROTECTIVE DEVICES: **65000**

| DESCRIPTION | VOLT-AMP A | VOLT-AMP B | VOLT-AMP C | BREAKER AMP | BREAKER POLE | LOAD TYPE | CIR./ POLE # | A | B | C | CIR./ POLE # | LOAD TYPE | BREAKER AMP | BREAKER POLE | VOLT-AMP A | VOLT-AMP B | VOLT-AMP C | DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| GROW LIGHTS | 5236 | | | 30 | 1 | L | 1 | | | | 2 | L | 30 | 1 | 6600 | | | HPS LIGHTS |
| GROW LIGHTS | | 5236 | | 30 | 1 | L | 3 | | | | 4 | L | 30 | 1 | | 5500 | | HPS LIGHTS |
| GROW LIGHTS | | | 5236 | 30 | 1 | L | 5 | | | | 6 | L | 30 | 1 | | | 5500 | HPS LIGHTS |
| GROW LIGHTS | 5236 | | | 30 | 1 | L | 7 | | | | 8 | L | 30 | 1 | 5500 | | | HPS LIGHTS |
| GROW LIGHTS | | 5236 | | 30 | 1 | L | 9 | | | | 10 | L | 30 | 1 | | 6600 | | HPS LIGHTS |
| GROW LIGHTS | | | 5236 | 30 | 1 | L | 11 | | | | 12 | L | 30 | 1 | | | 5500 | HPS LIGHTS |
| GROW LIGHTS | 5236 | | | 30 | 1 | L | 13 | | | | 14 | L | 30 | 1 | 6600 | | | HPS LIGHTS |
| GROW LIGHTS | | 5236 | | 30 | 1 | L | 15 | | | | 16 | L | 30 | 1 | | 5500 | | HPS LIGHTS |
| SPACE | | | | | | | 17 | | | | 18 | L | 30 | 1 | | | 5500 | HPS LIGHTS |
| SPACE | | | | | | | 19 | | | | 20 | L | 30 | 1 | 5500 | | | HPS LIGHTS |
| SPACE | | | | | | | 21 | | | | 22 | L | 30 | 1 | | 6600 | | HPS LIGHTS |
| SPACE | | | | | | | 23 | | | | 24 | L | 30 | 1 | | | 5500 | HPS LIGHTS |
| SPACE | | | | | | | 25 | | | | 26 | | | | | | | SPACE |
| SPACE | | | | | | | 27 | | | | 28 | | | | | | | SPACE |
| SPACE | | | | | | | 29 | | | | 30 | | | | | | | SPACE |
| SPACE | | | | | | | 31 | | | | 32 | | | | | | | SPACE |
| SPACE | | | | | | | 33 | | | | 34 | | | | | | | SPACE |
| SPACE | | | | | | | 35 | | | | 36 | | | | | | | SPACE |
| SPACE | | | | | | | 37 | | | | 38 | | | | | | | SPACE |
| SPACE | | | | | | | 39 | | | | 40 | | | | | | | SPACE |
| SPACE | | | | | | | 41 | | | | 42 | | | | | | | SPACE |

VOLT-AMPERES

TOTAL: BUS A: **15708** BUS B: **15708** BUS C: **10472** (ODD)

SUBTOTALS: **24200** **24200** **22000** (EVEN)

**39908** **39908** **32472**

PHASE AMPS: **144** **144** **117**

| TYPE | DESCRIPTION | CONNECTED VA | DF | DEMAND LOAD | |
|---|---|---|---|---|---|
| L | LIGHTING | 112,288.00 | 1.00 | 112.29 | KVA |
| R | RECEPTACLE | - | 10kVA + 50% | - | KVA |
| A | AIR CONDITIONING | - | 1.00 | - | KVA |
| H | HEATING | - | 1.00 | - | KVA |
| M | MISCELLANEOUS | - | 1.00 | - | KVA |
| C | CONTINUOUS | - | 1.25 | - | KVA |
| K | KITCHEN | - | 1.00 | - | KVA |
| | TOTAL | 112,288.00 | | **112.29** | **KVA** |
| | | | | **135.10** | **AMP** |

PANELBOARD IDENTIFICATION: **GLP4** — **NEW**

LOCATION: **WAREHOUSE** MOUNTING: **SURFACE** MAIN: **200A** BUS: **225A** VOLTS: **480 /277V** PHASE: **3** WIRE: **4**

PROTECTIVE DEVICES: **65000**

| DESCRIPTION | VOLT-AMP A | VOLT-AMP B | VOLT-AMP C | BREAKER AMP | BREAKER POLE | LOAD TYPE | CIR./ POLE # | A | B | C | CIR./ POLE # | LOAD TYPE | BREAKER AMP | BREAKER POLE | VOLT-AMP A | VOLT-AMP B | VOLT-AMP C | DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| GROW LIGHTS | 5236 | | | 30 | 1 | L | 1 | | | | 2 | L | 30 | 1 | 6600 | | | HPS LIGHTS |
| GROW LIGHTS | | 5236 | | 30 | 1 | L | 3 | | | | 4 | L | 30 | 1 | | 5500 | | HPS LIGHTS |
| GROW LIGHTS | | | 5236 | 30 | 1 | L | 5 | | | | 6 | L | 30 | 1 | | | 5500 | HPS LIGHTS |
| GROW LIGHTS | 5236 | | | 30 | 1 | L | 7 | | | | 8 | L | 30 | 1 | 5500 | | | HPS LIGHTS |
| GROW LIGHTS | | 5236 | | 30 | 1 | L | 9 | | | | 10 | L | 30 | 1 | | 6600 | | HPS LIGHTS |
| GROW LIGHTS | | | 5236 | 30 | 1 | L | 11 | | | | 12 | L | 30 | 1 | | | 5500 | HPS LIGHTS |
| GROW LIGHTS | 5236 | | | 30 | 1 | L | 13 | | | | 14 | L | 30 | 1 | 6600 | | | HPS LIGHTS |
| GROW LIGHTS | | 5236 | | 30 | 1 | L | 15 | | | | 16 | L | 30 | 1 | | 5500 | | HPS LIGHTS |
| SPACE | | | | | | | 17 | | | | 18 | L | 30 | 1 | | | 5500 | HPS LIGHTS |
| SPACE | | | | | | | 19 | | | | 20 | L | 30 | 1 | 5500 | | | HPS LIGHTS |
| SPACE | | | | | | | 21 | | | | 22 | L | 30 | 1 | | 6600 | | HPS LIGHTS |
| SPACE | | | | | | | 23 | | | | 24 | L | 30 | 1 | | | 5500 | HPS LIGHTS |
| SPACE | | | | | | | 25 | | | | 26 | | | | | | | SPACE |
| SPACE | | | | | | | 27 | | | | 28 | | | | | | | SPACE |
| SPACE | | | | | | | 29 | | | | 30 | | | | | | | SPACE |
| SPACE | | | | | | | 31 | | | | 32 | | | | | | | SPACE |
| SPACE | | | | | | | 33 | | | | 34 | | | | | | | SPACE |
| SPACE | | | | | | | 35 | | | | 36 | | | | | | | SPACE |
| SPACE | | | | | | | 37 | | | | 38 | | | | | | | SPACE |
| SPACE | | | | | | | 39 | | | | 40 | | | | | | | SPACE |
| SPACE | | | | | | | 41 | | | | 42 | | | | | | | SPACE |

VOLT-AMPERES

TOTAL: BUS A: **15708** BUS B: **15708** BUS C: **10472** (ODD)

SUBTOTALS: **24200** **24200** **22000** (EVEN)

**39908** **39908** **32472**

PHASE AMPS: **144** **144** **117**

| TYPE | DESCRIPTION | CONNECTED VA | DF | DEMAND LOAD | |
|---|---|---|---|---|---|
| L | LIGHTING | 112,288.00 | 1.00 | 112.29 | KVA |
| R | RECEPTACLE | - | 10kVA + 50% | - | KVA |
| A | AIR CONDITIONING | - | 1.00 | - | KVA |
| H | HEATING | - | 1.00 | - | KVA |
| M | MISCELLANEOUS | - | 1.00 | - | KVA |
| C | CONTINUOUS | - | 1.25 | - | KVA |
| K | KITCHEN | - | 1.00 | - | KVA |
| | TOTAL | 112,288.00 | | **112.29** | **KVA** |
| | | | | **135.10** | **AMP** |

PANELBOARD IDENTIFICATION: **GLP5** — **NEW**

LOCATION: **WAREHOUSE** MOUNTING: **SURFACE** MAIN: **200A** BUS: **225** VOLTS: **480 /277V** PHASE: **3** WIRE: **4**

PROTECTIVE DEVICES: **65000**

| DESCRIPTION | VOLT-AMP A | VOLT-AMP B | VOLT-AMP C | BREAKER AMP | BREAKER POLE | LOAD TYPE | CIR./ POLE # | A | B | C | CIR./ POLE # | LOAD TYPE | BREAKER AMP | BREAKER POLE | VOLT-AMP A | VOLT-AMP B | VOLT-AMP C | DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| GROW LIGHTS | 5236 | | | 30 | 1 | L | 1 | | | | 2 | L | 30 | 1 | 6600 | | | HPS LIGHTS |
| GROW LIGHTS | | 5236 | | 30 | 1 | L | 3 | | | | 4 | L | 30 | 1 | | 5500 | | HPS LIGHTS |
| GROW LIGHTS | | | 5236 | 30 | 1 | L | 5 | | | | 6 | L | 30 | 1 | | | 5500 | HPS LIGHTS |
| GROW LIGHTS | 5236 | | | 30 | 1 | L | 7 | | | | 8 | L | 30 | 1 | 5500 | | | HPS LIGHTS |
| GROW LIGHTS | | 5236 | | 30 | 1 | L | 9 | | | | 10 | L | 30 | 1 | | 6600 | | HPS LIGHTS |
| GROW LIGHTS | | | 5236 | 30 | 1 | L | 11 | | | | 12 | L | 30 | 1 | | | 5500 | HPS LIGHTS |
| GROW LIGHTS | 5236 | | | 30 | 1 | L | 13 | | | | 14 | L | 30 | 1 | 6600 | | | HPS LIGHTS |
| GROW LIGHTS | | 5236 | | 30 | 1 | L | 15 | | | | 16 | L | 30 | 1 | | 5500 | | HPS LIGHTS |
| SPACE | | | | | | | 17 | | | | 18 | L | 30 | 1 | | | 5500 | HPS LIGHTS |
| SPACE | | | | | | | 19 | | | | 20 | L | 30 | 1 | 5500 | | | HPS LIGHTS |
| SPACE | | | | | | | 21 | | | | 22 | L | 30 | 1 | | 6600 | | HPS LIGHTS |
| SPACE | | | | | | | 23 | | | | 24 | L | 30 | 1 | | | 5500 | HPS LIGHTS |
| SPACE | | | | | | | 25 | | | | 26 | | | | | | | SPACE |
| SPACE | | | | | | | 27 | | | | 28 | | | | | | | SPACE |
| SPACE | | | | | | | 29 | | | | 30 | | | | | | | SPACE |
| SPACE | | | | | | | 31 | | | | 32 | | | | | | | SPACE |
| SPACE | | | | | | | 33 | | | | 34 | | | | | | | SPACE |
| SPACE | | | | | | | 35 | | | | 36 | | | | | | | SPACE |
| SPACE | | | | | | | 37 | | | | 38 | | | | | | | SPACE |
| SPACE | | | | | | | 39 | | | | 40 | | | | | | | SPACE |
| SPACE | | | | | | | 41 | | | | 42 | | | | | | | SPACE |

VOLT-AMPERES

TOTAL: BUS A: **15708** BUS B: **15708** BUS C: **10472** (ODD)

SUBTOTALS: **24200** **24200** **22000** (EVEN)

**39908** **39908** **32472**

PHASE AMPS: **144** **144** **117**

| TYPE | DESCRIPTION | CONNECTED VA | DF | DEMAND LOAD | |
|---|---|---|---|---|---|
| L | LIGHTING | 112,288.00 | 1.00 | 112.29 | KVA |
| R | RECEPTACLE | - | 10kVA + 50% | - | KVA |
| A | AIR CONDITIONING | - | 1.00 | - | KVA |
| H | HEATING | - | 1.00 | - | KVA |
| M | MISCELLANEOUS | - | 1.00 | - | KVA |
| C | CONTINUOUS | - | 1.25 | - | KVA |
| K | KITCHEN | - | 1.00 | - | KVA |
| | TOTAL | 112,288.00 | | **112.29** | **KVA** |
| | | | | **135.10** | **AMP** |

PANELBOARD IDENTIFICATION: **GPP1** — **NEW**

LOCATION: **WAREHOUSE** MOUNTING: **SURFACE** MAIN: **MLO** BUS: **100A** VOLTS: **208 /120V** PHASE: **3** WIRE: **4**

PROTECTIVE DEVICES: **10000**

| DESCRIPTION | VOLT-AMP A | VOLT-AMP B | VOLT-AMP C | BREAKER AMP | BREAKER POLE | LOAD TYPE | CIR./ POLE # | A | B | C | CIR./ POLE # | LOAD TYPE | BREAKER AMP | BREAKER POLE | VOLT-AMP A | VOLT-AMP B | VOLT-AMP C | DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| WALKWAY LIGHTS | 260 | | | 20 | 1 | L | 1 | | | | 2 | M | 20 | 1 | 1566 | | | EF-1 |
| RECEPTACLES | | 900 | | 20 | 1 | R | 3 | | | | 4 | M | 20 | 1 | | 1566 | | EF-1 |
| RECEPTACLES | | | 900 | 20 | 1 | R | 5 | | | | 6 | H | | | | | 612 | GH-1 |
| RECEPTACLES | 360 | | | 20 | 1 | R | 7 | | | | 8 | H | 15 | 1 | 612 | | | -- |
| GH-6 | | 612 | | | | H | 9 | | | | 10 | H | | | | 612 | | -- |
| -- | | | 612 | 15 | 1 | H | 11 | | | | 12 | H | | | | | 612 | GH-2 |
| -- | 612 | | | | | H | 13 | | | | 14 | H | 15 | 1 | 612 | | | -- |
| GH-7 | | 612 | | | | H | 15 | | | | 16 | H | | | | 612 | | -- |
| -- | | | 612 | 15 | 1 | H | 17 | | | | 18 | H | | | | | 612 | GH-3 |
| -- | 612 | | | | | H | 19 | | | | 20 | H | 15 | 1 | 612 | | | -- |
| GH-8 | | 612 | | | | H | 21 | | | | 22 | H | | | | 612 | | -- |
| -- | | | 612 | 15 | 1 | H | 23 | | | | 24 | H | | | | | 612 | GH-4 |
| -- | 612 | | | | | H | 25 | | | | 26 | H | 15 | 1 | 612 | | | -- |
| GH-9 | | 612 | | | | H | 27 | | | | 28 | H | | | | 612 | | -- |
| -- | | | 612 | 15 | 1 | H | 29 | | | | 30 | H | | | | | 612 | GH-5 |
| -- | 612 | | | | | H | 31 | | | | 32 | H | 15 | 1 | 612 | | | -- |
| GH-10 | | 612 | | | | H | 33 | | | | 34 | H | | | | 612 | | -- |
| -- | | | 612 | 15 | 1 | H | 35 | | | | 36 | | | | | | | SPACE |
| -- | 612 | | | | | H | 37 | | | | 38 | | | | | | | SPACE |
| SPACE | | | | | | | 39 | | | | 40 | | | | | | | SPACE |
| SPACE | | | | | | | 41 | | | | 42 | | | | | | | SPACE |

VOLT-AMPERES

TOTAL: BUS A: **3682** BUS B: **3962** BUS C: **3962** (ODD)

SUBTOTALS: **4628** **4628** **3962** (EVEN)

**8310** **8590** **7024**

PHASE AMPS: **69** **72** **59**

| TYPE | DESCRIPTION | CONNECTED VA | DF | DEMAND LOAD | |
|---|---|---|---|---|---|
| L | LIGHTING | 200.00 | 1.00 | 0.20 | KVA |
| R | RECEPTACLE | 2,060.00 | 10kVA + 50% | 2.06 | KVA |
| A | AIR CONDITIONING | - | 1.00 | - | KVA |
| H | HEATING | 18,373.06 | 1.00 | 18.37 | KVA |
| M | MISCELLANEOUS | 3,132.00 | 1.00 | 3.13 | KVA |
| C | CONTINUOUS | - | 1.25 | - | KVA |
| K | KITCHEN | - | 1.00 | - | KVA |
| | TOTAL | 23,825.06 | | **23.83** | **KVA** |
| | | | | **66.10** | **AMP** |

PANELBOARD IDENTIFICATION: **GMP1** — **NEW**

LOCATION: **WAREHOUSE** MOUNTING: **SURFACE** MAIN: **225A** BUS: **225A** VOLTS: **480 /277V** PHASE: **3** WIRE: **4**

PROTECTIVE DEVICES: **65000**

| DESCRIPTION | VOLT-AMP A | VOLT-AMP B | VOLT-AMP C | BREAKER AMP | BREAKER POLE | LOAD TYPE | CIR./ POLE # | A | B | C | CIR./ POLE # | LOAD TYPE | BREAKER AMP | BREAKER POLE | VOLT-AMP A | VOLT-AMP B | VOLT-AMP C | DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Provision for Irrigation Pumps | 5000 | | | 30 | 3 | M | 1 | | | | 2 | M | 30 | 3 | 5000 | | | Provision for Irrigation Pumps |
| -- | | 5000 | | | | M | 3 | | | | 4 | M | | | | 5000 | | -- |
| -- | | | 5000 | | | M | 5 | | | | 6 | M | | | | | 5000 | -- |
| SPACE | | | | | | | 7 | | | | 8 | | | | | | | SPACE |
| SPACE | | | | | | | 9 | | | | 10 | | | | | | | SPACE |
| SPACE | | | | | | | 11 | | | | 12 | | | | | | | SPACE |
| SPACE | | | | | | | 13 | | | | 14 | | | | | | | SPACE |
| SPACE | | | | | | | 15 | | | | 16 | | | | | | | SPACE |
| SPACE | | | | | | | 17 | | | | 18 | | | | | | | SPACE |
| SPACE | | | | | | | 19 | | | | 20 | | | | | | | SPACE |
| SPACE | | | | | | | 21 | | | | 22 | | | | | | | SPACE |
| SPACE | | | | | | | 23 | | | | 24 | | | | | | | SPACE |
| SPACE | | | | | | | 25 | | | | 26 | | | | | | | SPACE |
| SPACE | | | | | | | 27 | | | | 28 | | | | | | | SPACE |
| SPACE | | | | | | | 29 | | | | 30 | | | | | | | SPACE |
| SPACE | | | | | | | 31 | | | | 32 | | | | | | | SPACE |
| SPACE | | | | | | | 33 | | | | 34 | | | | | | | SPACE |
| SPACE | | | | | | | 35 | | | | 36 | | | | | | | SPACE |
| SPACE | | | | | | | 37 | | | | 38 | | | | | | | SPACE |
| SPACE | | | | | | | 39 | | | | 40 | | | | | | | SPACE |
| SPACE | | | | | | | 41 | | | | 42 | | | | | | | SPACE |

VOLT-AMPERES

TOTAL: BUS A: **5000** BUS B: **5000** BUS C: **5000** (ODD)

SUBTOTALS: **5000** **5000** **5000** (EVEN)

**10000** **10000** **10000**

PHASE AMPS: **36** **36** **36**

| TYPE | DESCRIPTION | CONNECTED VA | DF | DEMAND LOAD | |
|---|---|---|---|---|---|
| L | LIGHTING | - | 1.00 | - | KVA |
| R | RECEPTACLE | - | 10kVA + 50% | - | KVA |
| A | AIR CONDITIONING | - | 1.00 | - | KVA |
| H | HEATING | - | 1.00 | - | KVA |
| M | MISCELLANEOUS | 30,000.00 | 1.00 | 30.00 | KVA |
| C | CONTINUOUS | - | 1.25 | - | KVA |
| K | KITCHEN | - | 1.00 | - | KVA |
| | TOTAL | 30,000.00 | | **30.00** | **KVA** |
| | | | | **36.10** | **AMP** |

CANNABIS PERMITS
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info@cannabispermits.com

ELC ELECTRICAL CONSULTING
ELC ELECTRICAL CONSULTING, LLC
1000 BRICKELL AVE
STE 715 PMB 1484
MIAMI, FL 33131

LICENSED PROFESSIONAL ENGINEER — ALEKSEI ISIN — E 23717 EXP: 12/31/25 — ELECTRICAL — STATE OF CALIFORNIA

ISSUES/REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| A | 09/11/25 | ISSUED FOR PERMIT |

MONTEREY VALLEY PRIDE GREENHOUSE

2262 Alisal Road
Salinas, CA 93908

| DRAWN BY: | DESIGNED BY: | CHECKED BY: | APPROVED BY: |
|---|---|---|---|
| RP | AI | AI | AI |

PROJECT NUMBER: 25186
SCALE: AS INDICATED

PANEL SCHEDULES

E4.2

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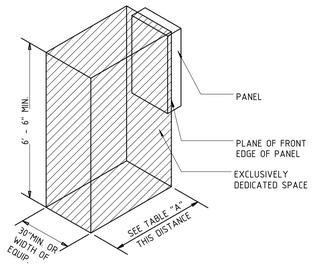



NOTE:

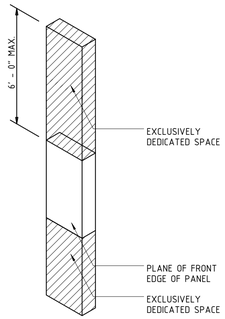
THIS FIGURE ILLUSTRATES THE WORKING SPACE IN FRONT OF THE PANELBOARD REQUIRED BY SECTION 110-16 OF THE NATIONAL ELECTRICAL CODE.

| TABLE 110-16(A) | WORKING CLEARANCES | | |
|---|---|---|---|
| VOLTAGE TO GROUND, NOMINAL | MINIMUM CLEAR DISTANCE (FEET) CONDITION: 1 | 2 | 3 |
| 0-150 | 3 | 3 | 3 |
| 151-600 | 3 | 3 1/2 | 4 |

NOTE:

NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO THE ELECTRICAL EQUIPMENT OR ARCHITECTURAL APPURTENANCES SHALL BE PERMITTED TO BE INSTALLED, IN ENTER OR PASS THROUGH THE DEDICATED SPACES SHOWN ABOVE.

## 1 ELECTRICAL EQUIPMENT DEDICATED SPACE DETAIL
NTS

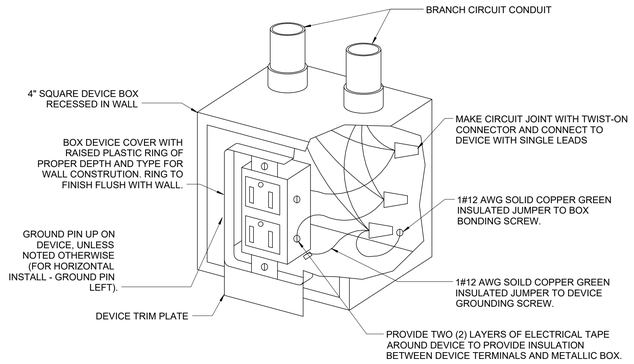



NOTE:

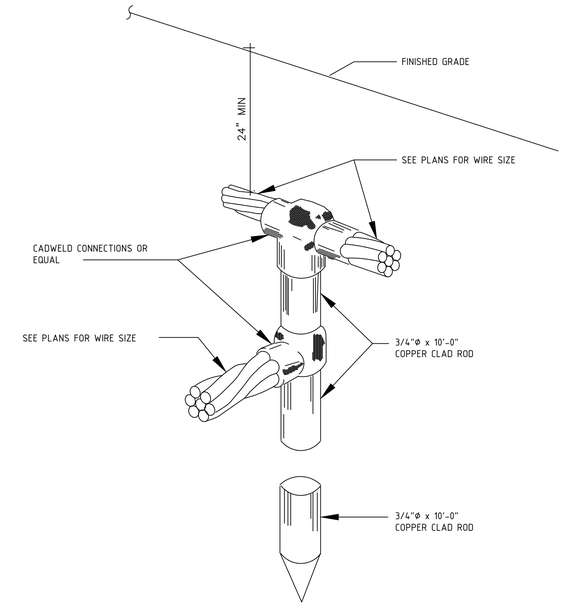
THIS FIGURE ILLUSTRATES THE ADDITIONAL EXCLUSIVELY DEDICATED SPACE REQUIRED OVER AND UNDER THE PANELBOARD FOR THE CABLES, RACEWAYS, ETC. TO AND FROM THE PANELBOARD REQUIRED BY SECTION 110-26 OF THE NATIONAL ELECTICAL CODE.

WHERE THE "CONDITIONS" ARE AS FOLLOWS:

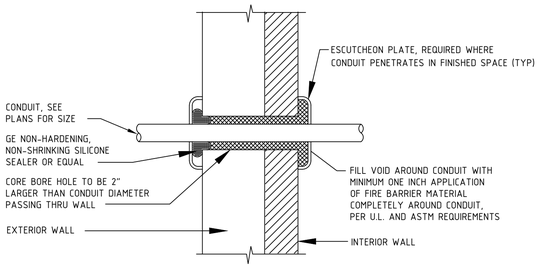
1. EXPOSED LIVE PARTS ON ONE SIDE AND NO LIVE OR GROUND PARTS ON THE OTHER SIDE OF THE WORKING SPACE, OR EXPOSED LIVE PARTS ON BOTH SIDES EFFECTIVELY GUARDED BY SUITABLE WOOD OR OTHER INSULATING MATERIALS. INSULATED WIRE OR INSULATE BUSBARS OPERATING AT NOT OVER 300 VOLTS SHALL NOT BE CONSIDERED LIVE PARTS.
2. EXPOSED LIVE PARTS ON ONE SIDE AND GROUNDED PARTS ON THE OTHER SIDE.
3. EXPOSED LIVE PARTS ON BOTH SIDES OF THE WORK SPACE (NOT GUARDED AS PROVIDED IN CONDITION 1) WITH THE OPERATOR BETWEEN.



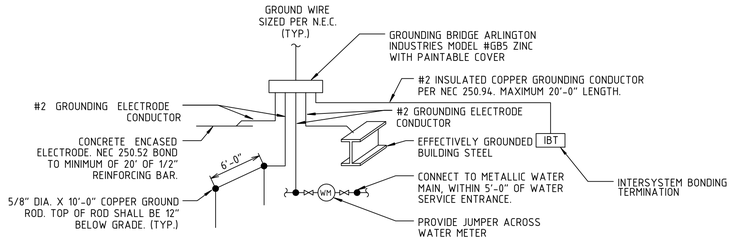

## 2 TYPICAL RECEPTACLE WIRING DETAIL
NTS




## 5 TYPICAL GROUND ROD CONNECTION DETAIL
NTS




## 3 CONDUIT PENETRATION THROUGH WALL
NTS




NOTES:

1. GROUNDING ELECTRODE BONDING JUMPERS SHALL BE CONNECTED TO THE INTERIOR METAL WATER PIPE NOT MORE THAN 5 FT FROM THE POINT OF ENTRANCE TO THE BUILDING OR SHALL BE CONNECTED TO THE STRUCTURAL FRAME OF A BUILDING THAT IS DIRECTLY CONNECTED TO A GROUNDING ELECTRODE.

## 4 TYPICAL GROUNDING DETAILS
NTS

CANNABIS PERMITS
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MIAMI, FL 33131

LICENSED PROFESSIONAL ENGINEER
ALEKSEI ISEN
E 23717
EXP: 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

ISSUES/REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| A | 09/11/25 | ISSUED FOR PERMIT |

MONTEREY VALLEY PRIDE GREENHOUSE

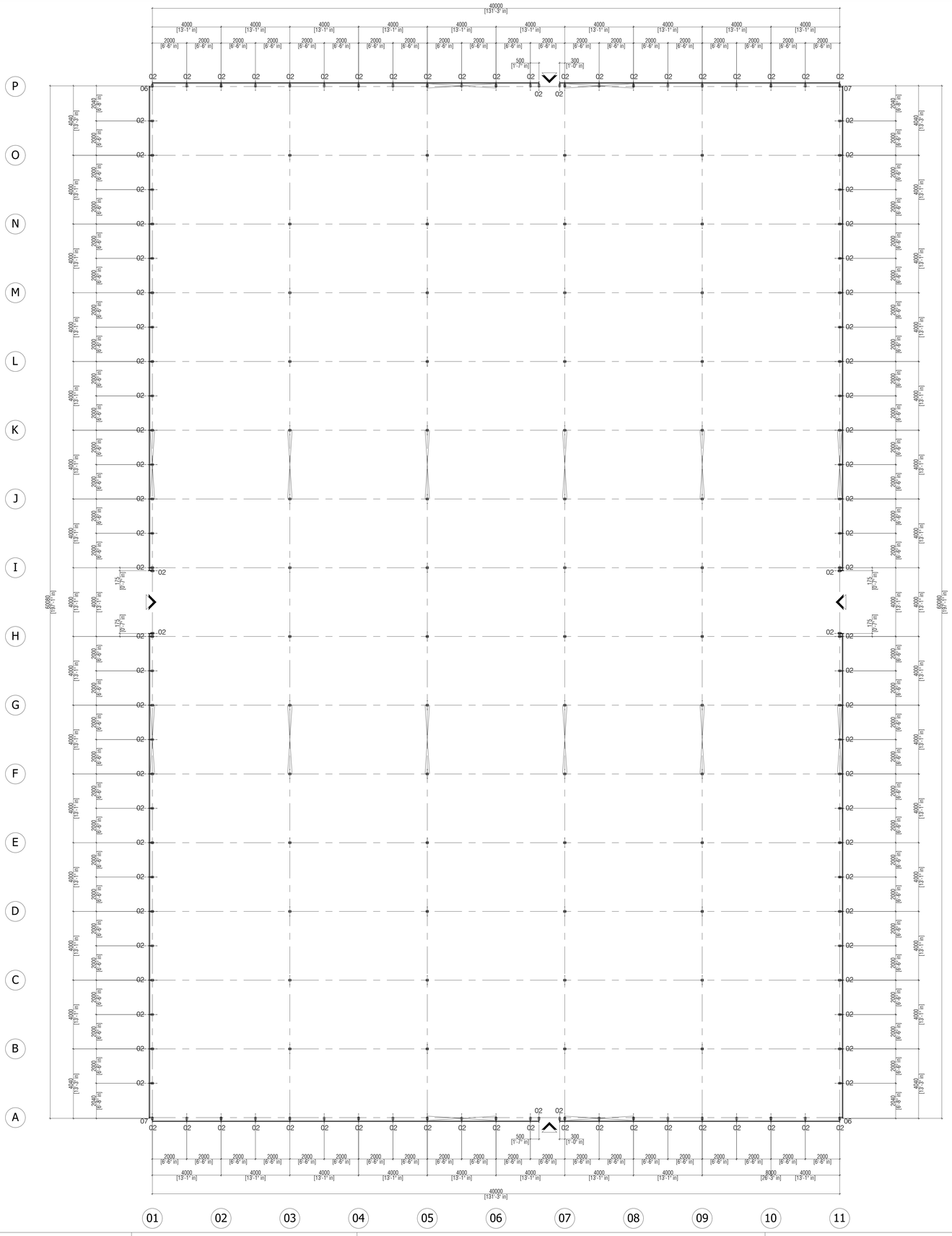
2262 Alisal Road
Salinas, CA 93908

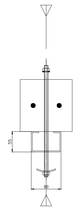
| DRAWN BY: | DESIGNED BY: | CHECKED BY: | APPROVED BY: |
|---|---|---|---|
| RP | AI | AI | AI |

PROJECT NUMBER: 25186
SCALE: AS INDICATED

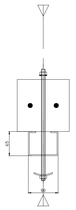
ELECTRICAL DETAILS

E5.0

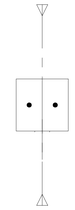


02
C 20-55-80-55-20



03
C 20-65-80-65-20



Concrete pile

| Partlist foundation | | | | 5 |
|---|---|---|---|---|
| Description / Size | Code | AE code | Quantity/greenhouse | Total all greenhouses |
| C 20x35x80x35x20x3 | 01 | AE0041614 | 0 | 0 |
| C 20x55x80x55x20x3 | 02 | AE0041615 | 102 | 510 |
| C 20x65x80x65x20x3 | 03 | AE0041618 | 4 | 20 |
| Foundation U 40x80x40x4 | 04 | AE0041619 | 0 | 0 |
| Foundation U 40x80x40x4 | 05 | AE0041627 | 0 | 0 |
| Foundation U 40x80x40x4 | 06 | AE0041628 | 2 | 10 |
| Foundation U 40x80x40x4 | 07 | AE0041636 | 2 | 10 |
| Steel Anchor pile HEA 180 | 08 | AE0041638 | 0 | 0 |
| Concrete pile | | | 162 | 810 |

REGISTERED PROFESSIONAL ENGINEER
YUTAKA UYEDA
NO. S-3871
EXP. 12-31-2026
STRUCTURAL
STATE OF CALIFORNIA

SYSTEM USA inc.
GREENHOUSES

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Client

Valley Pride Flowers
20400 Spence Rd
Salinas, CA 93908

Project

Greenhouse
Valley Pride
-

| Drawing | Revision | Revision date |
|---|---|---|
| Positionplan piles | | (D-M-YYYY) |

| Engineer | Checked | Scale | Project No. |
|---|---|---|---|
| T. Schoeber | L. Wijnen | 1:125 | 35522 |
| Initial date (D-M-YYYY) | Units | Sheet size | Sheet No. |
| 8-5-2025 | mm | A1 | 1.1.1 |

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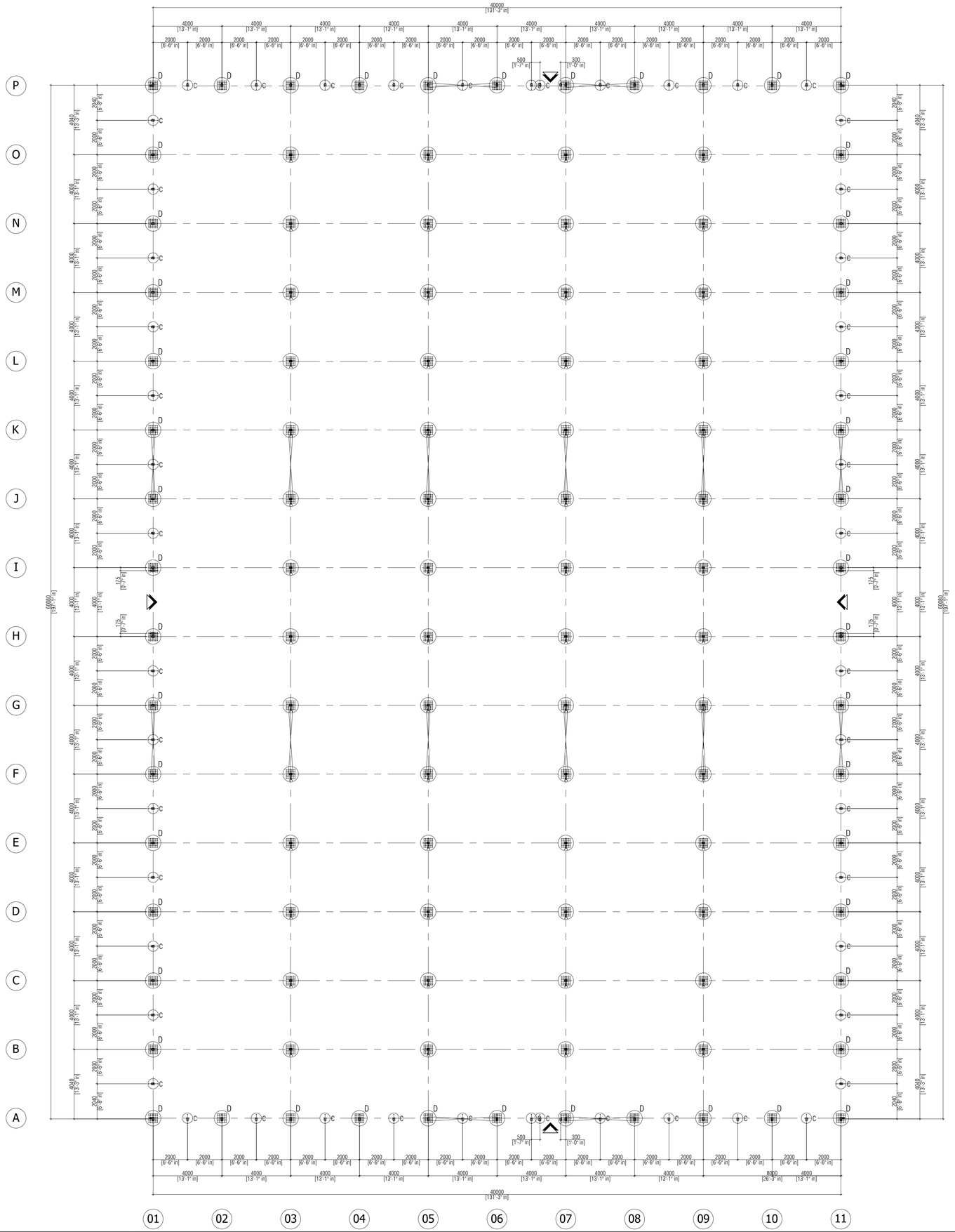
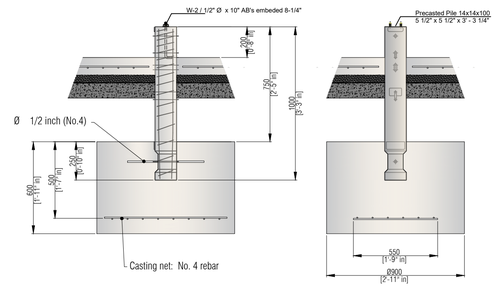
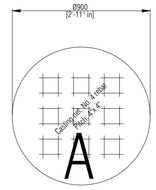
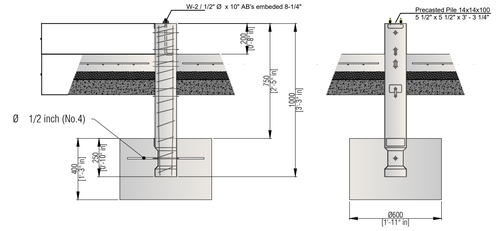


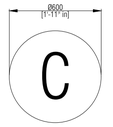

## Pile A



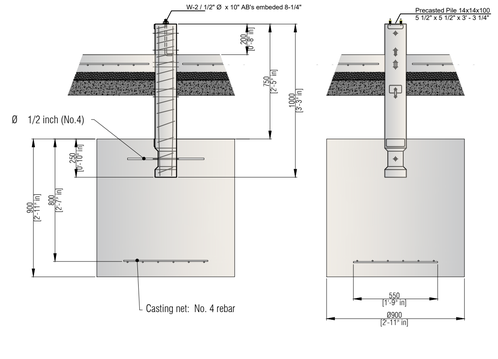



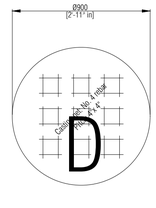

## Pile C




## Pile D




REGISTERED PROFESSIONAL ENGINEER
YUTAKA UYEDA
NO. S-3871
EXP. 12-31-2026
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| Client | Project |
|---|---|
| Valley Pride Flowers<br>20400 Spence Rd<br>Salinas, CA 93908 | Greenhouse<br>Valley Pride<br>- |

| Drawing | Revision | Revision date (D-M-YYYY) |
|---|---|---|
| Details concrete piles | | |

| Engineer | Checked | Scale | Project No. |
|---|---|---|---|
| T. Schoeber | L. Wijnen | 1:125 | 35522 |
| Initial date (D-M-YYYY) | Units | Sheet size | Sheet No. |
| 8-5-2025 | mm | A1 | 1.1.2 |

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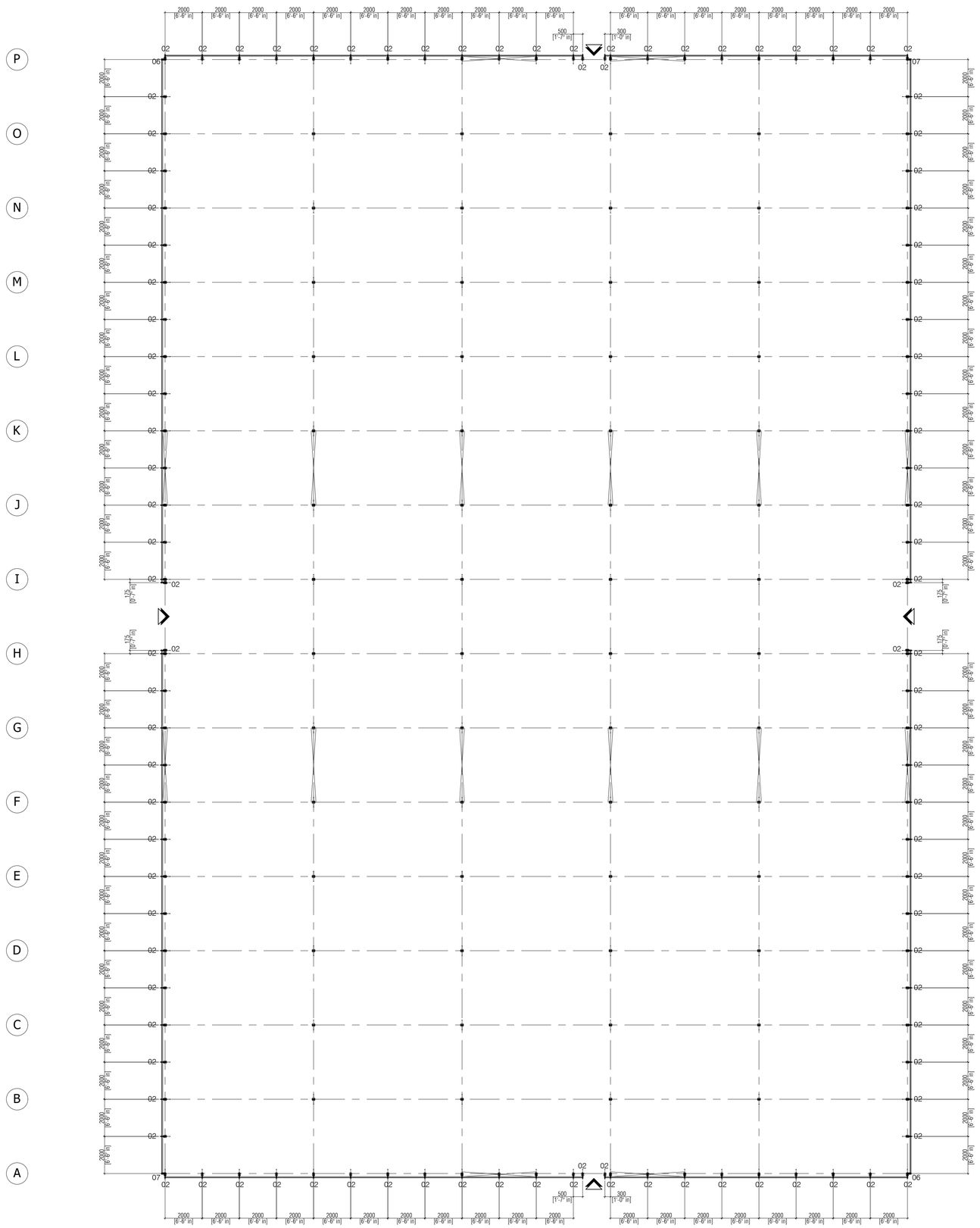
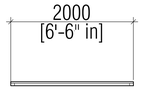
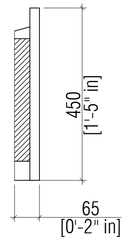



Insulated slabs (65mm)




| Partlist slabs | | | |
|---|---|---|---|
| Description | length | height | Quantity/greenhouse |
| Insulated slabs | 6' - 6" | 1' - 5" | 94 |

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| Valley Pride Flowers<br>20400 Spence Rd<br>Salinas, CA 93908 | Greenhouse<br>Valley Pride<br>- |

| Drawing | Revision | Revision date (D-M-YYYY) |
|---|---|---|
| Position plan slabs | | |

| Engineer | Checked | Scale | Project No. |
|---|---|---|---|
| T. Schoeber | L. Wijnen | 1:125 | 35522 |
| Initial date (D-M-YYYY) | Units | Sheet size | Sheet No. |
| 8-5-2025 | mm | A1 | 1.1.3 |

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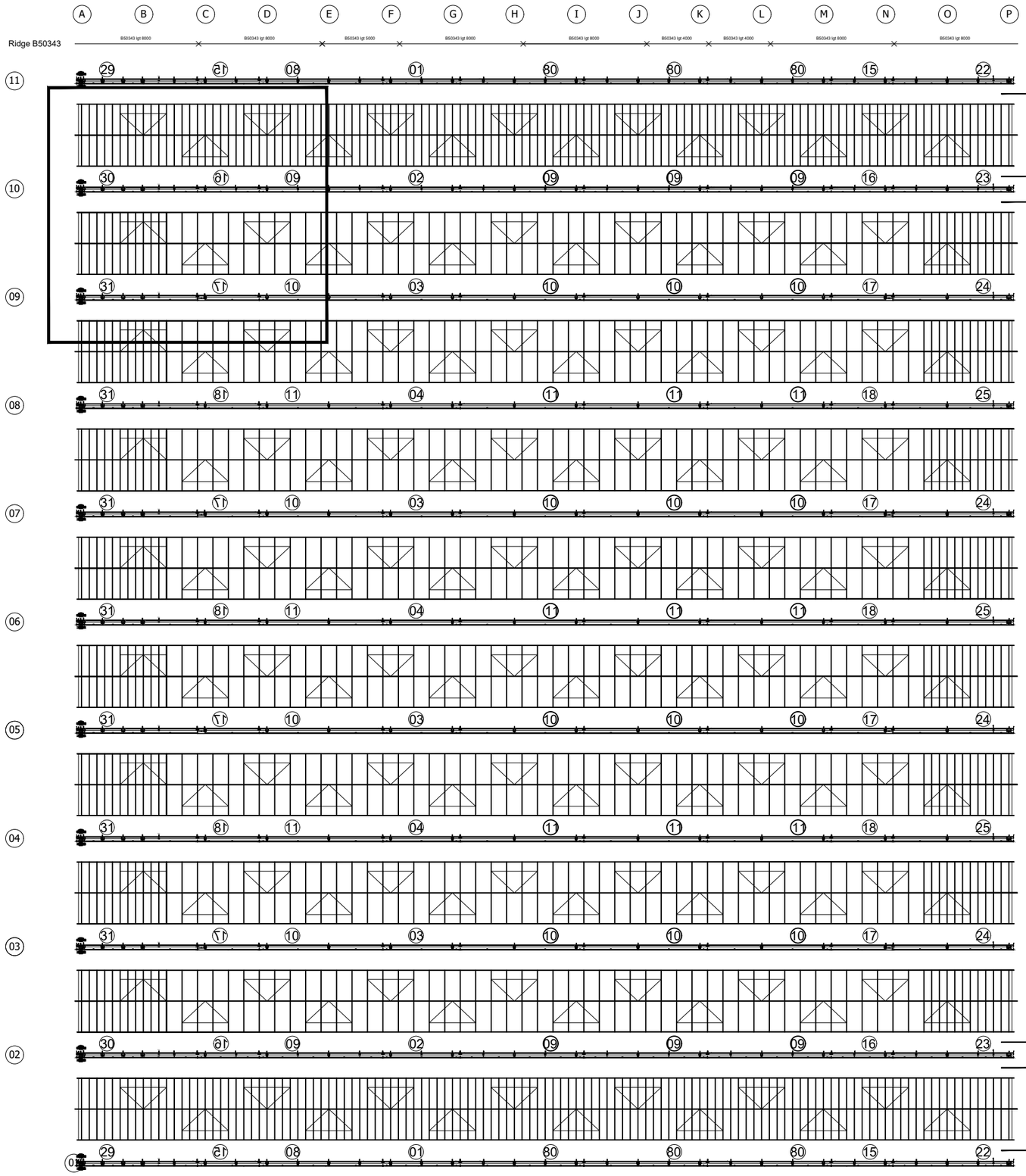


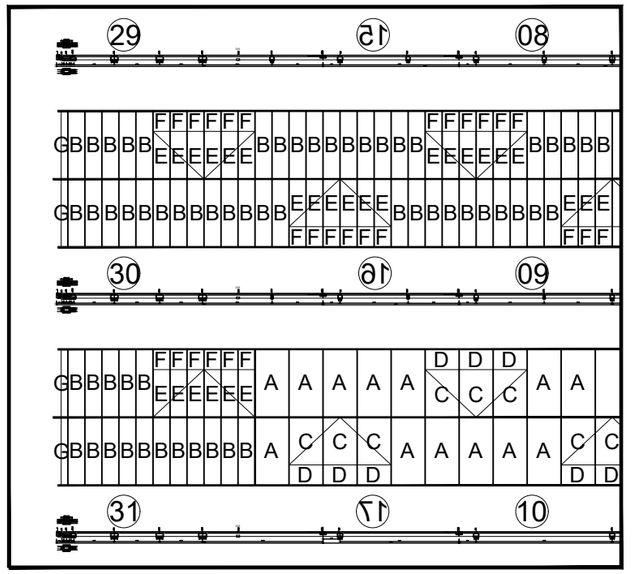

| Glass Specification total roof | | |
|---|---|---|
| Description / Size | Code | Quantity per greenhouse |
| 1/1 pane 995x2113 | A | 496 |
| 1/2 pane 496x2113 | B | 568 |
| 1/1 air vent. 987x1200 | C | 288 |
| 1/1 under air vent. 995x939 | D | 288 |
| 1/2 air vent. 487x1200 | E | 216 |
| 1/2 under air vent. 496x939 | F | 216 |
| End pane 180x2113 | G | 40 |

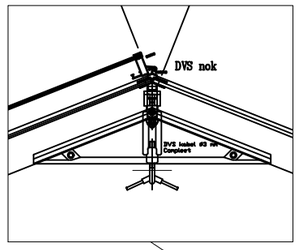
| Glass Specification 1st Sidewall roof | | | 1 |
|---|---|---|---|
| Description / Size | Code | Quantity per bay | Sub-total |
| 1/1 pane 995x2113 | A | 0 | 0 |
| 1/2 pane 496x2113 | B | 156 | 156 |
| 1/1 ventilation pane 987x1200 | C | 0 | 0 |
| 1/1 under ventilation pane 995x939 | D | 0 | 0 |
| 1/2 ventilation pane 487x1200 | E | 84 | 84 |
| 1/2 under ventilation pane 496x939 | F | 84 | 84 |
| Pane 180x2113 | G | 4 | 4 |

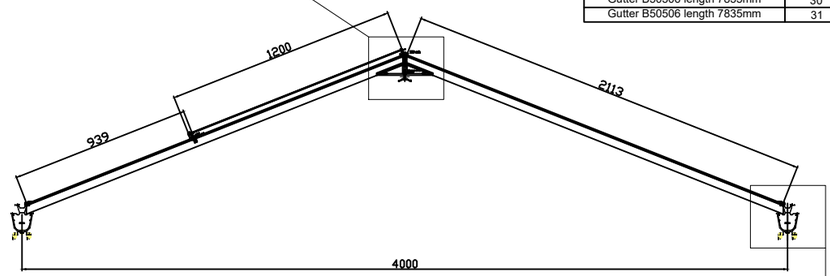
| Roofbars | | 1 |
|---|---|---|
| Profile No. | Quantity per section | Sub-total |
| B51101 D-PVC | 242 | 242 |

| Glass Specification Middle roof | | | 8 |
|---|---|---|---|
| Description / Size | Code | Quantity per bay | Sub-total |
| 1/1 pane 995x2113 | A | 62 | 496 |
| 1/2 pane 496x2113 | B | 32 | 256 |
| 1/1 ventilation pane 987x1200 | C | 36 | 288 |
| 1/1 under ventilation pane 995x939 | D | 36 | 288 |
| 1/2 ventilation pane 487x1200 | E | 6 | 48 |
| 1/2 under ventilation pane 496x939 | F | 6 | 48 |
| Pane 180x2113 | G | 4 | 32 |

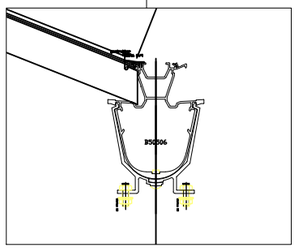
| Roofbars | | 8 |
|---|---|---|
| Profile No. | Quantity per section | Sub-total |
| B51007 D-PVC I | 120 | 960 |




| Specification Gutters | | |
|---|---|---|
| Description / Size | Code | Quantity per greenhouse |
| Gutter B50506 length 5000mm | 01 | 2 |
| Gutter B50506 length 5000mm | 02 | 2 |
| Gutter B50506 length 5000mm | 03 | 4 |
| Gutter B50506 length 5000mm | 04 | 3 |
| Gutter B50506 length 8000mm | 08 | 8 |
| Gutter B50506 length 8000mm | 09 | 8 |
| Gutter B50506 length 8000mm | 10 | 16 |
| Gutter B50506 length 8000mm | 11 | 12 |
| Gutter B50506 length 4000mm | 15 | 4 |
| Gutter B50506 length 4000mm | 16 | 4 |
| Gutter B50506 length 4000mm | 17 | 8 |
| Gutter B50506 length 4000mm | 18 | 6 |
| Gutter B50506 length 7800mm | 22 | 2 |
| Gutter B50506 length 7800mm | 23 | 2 |
| Gutter B50506 length 7800mm | 24 | 4 |
| Gutter B50506 length 7800mm | 25 | 3 |
| Gutter B50506 length 7835mm | 29 | 2 |
| Gutter B50506 length 7835mm | 30 | 2 |
| Gutter B50506 length 7835mm | 31 | 7 |

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For more details of mounting
alu system see building manual BOAL

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| Client | Project |
|---|---|
| Valley Pride Flowers<br>20400 Spence Rd<br>Salinas, CA 93908 | Greenhouse<br>Valley Pride<br>- |
| **Drawing** | **Revision** / **Revision date** (D-M-YYYY) |
| Roof & gutter layout | |

| Engineer | Checked | Scale | Project No. |
|---|---|---|---|
| T. Schoeber | L. Wijnen | 1:50 | 35522 |
| **Initial date** (D-M-YYYY) | **Units** | **Sheet size** | **Sheet No.** |
| 8-5-2025 | mm | A1 | 1.3.1 |

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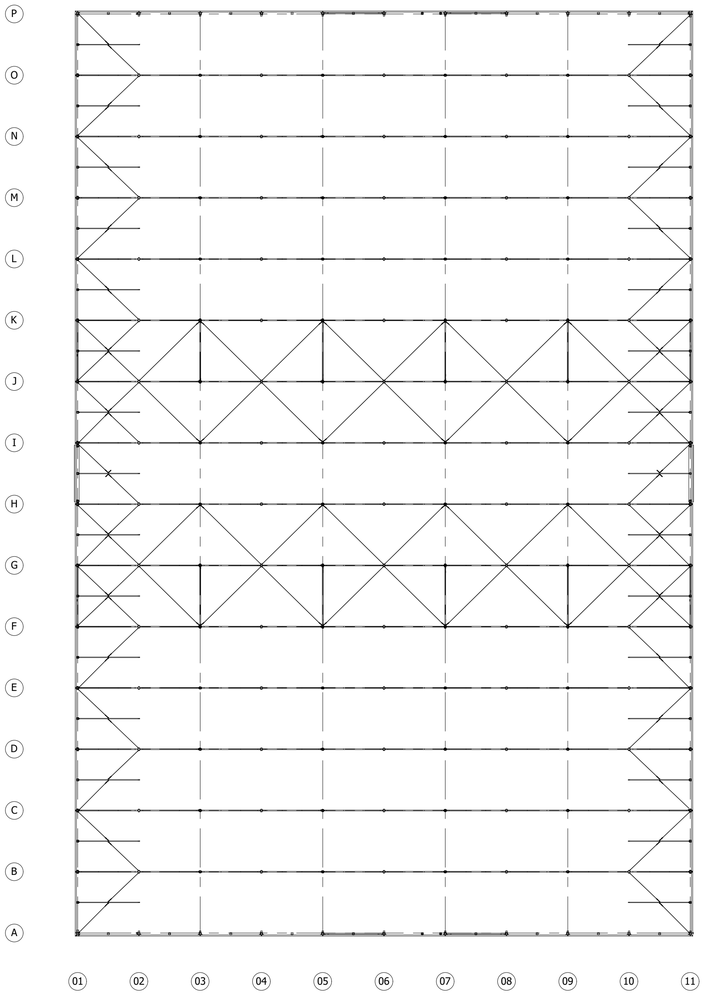
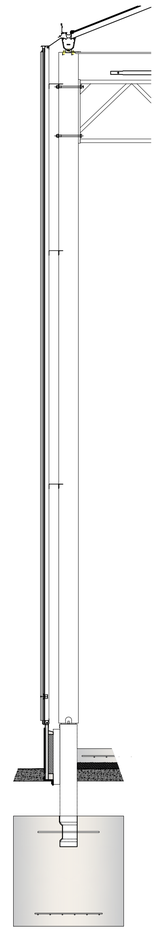
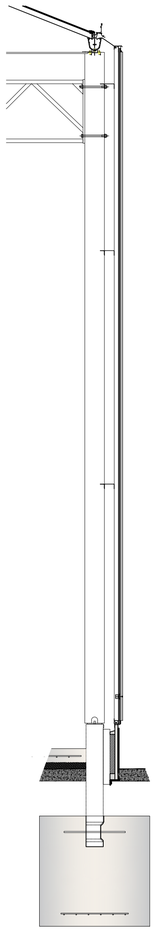
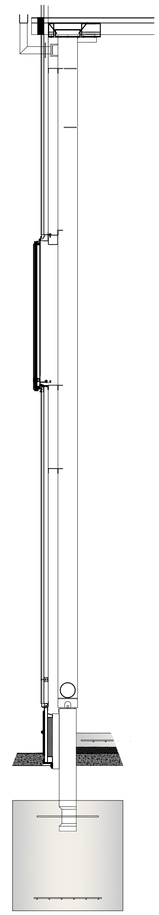


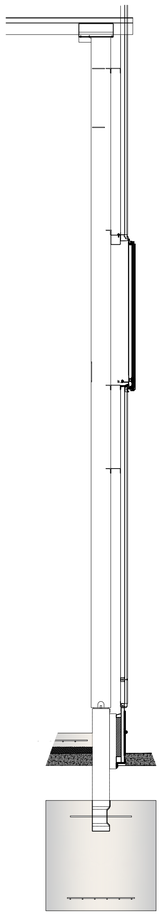
Detail A



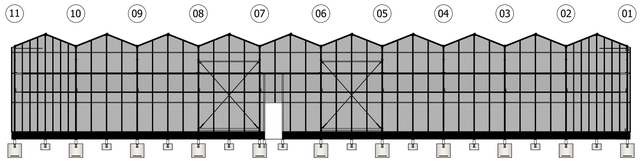
Detail B

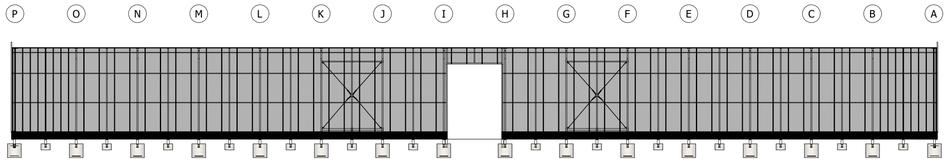


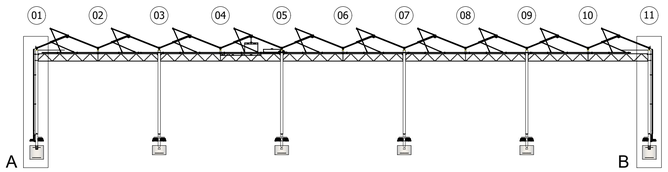
Detail C

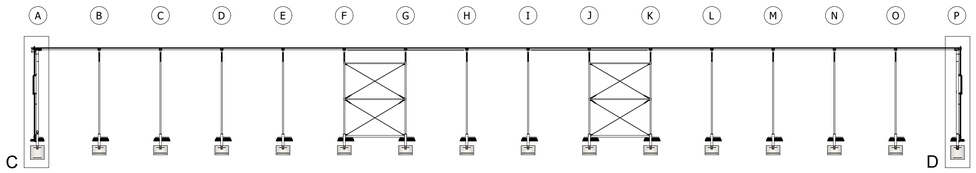


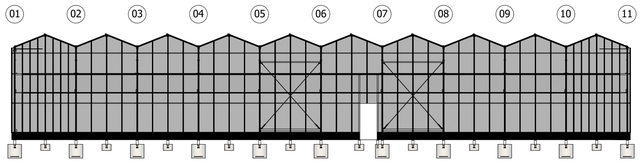
Detail D

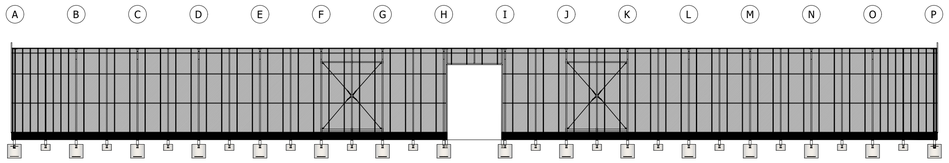


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| Valley Pride Flowers<br>20400 Spence Rd<br>Salinas, CA 93908 | Greenhouse<br>Valley Pride<br>- |

| Drawing | Revision | Revision date (D-M-YYYY) |
|---|---|---|
| Gable views | | |

| Engineer | Checked | Scale | Project No. |
|---|---|---|---|
| T. Schoeber | L. Wijnen | 1:100 | 35522 |
| **Initial date** (D-M-YYYY) | **Units** | **Sheet size** | **Sheet No.** |
| 8-5-2025 | mm | A1 | 1.4.1 |

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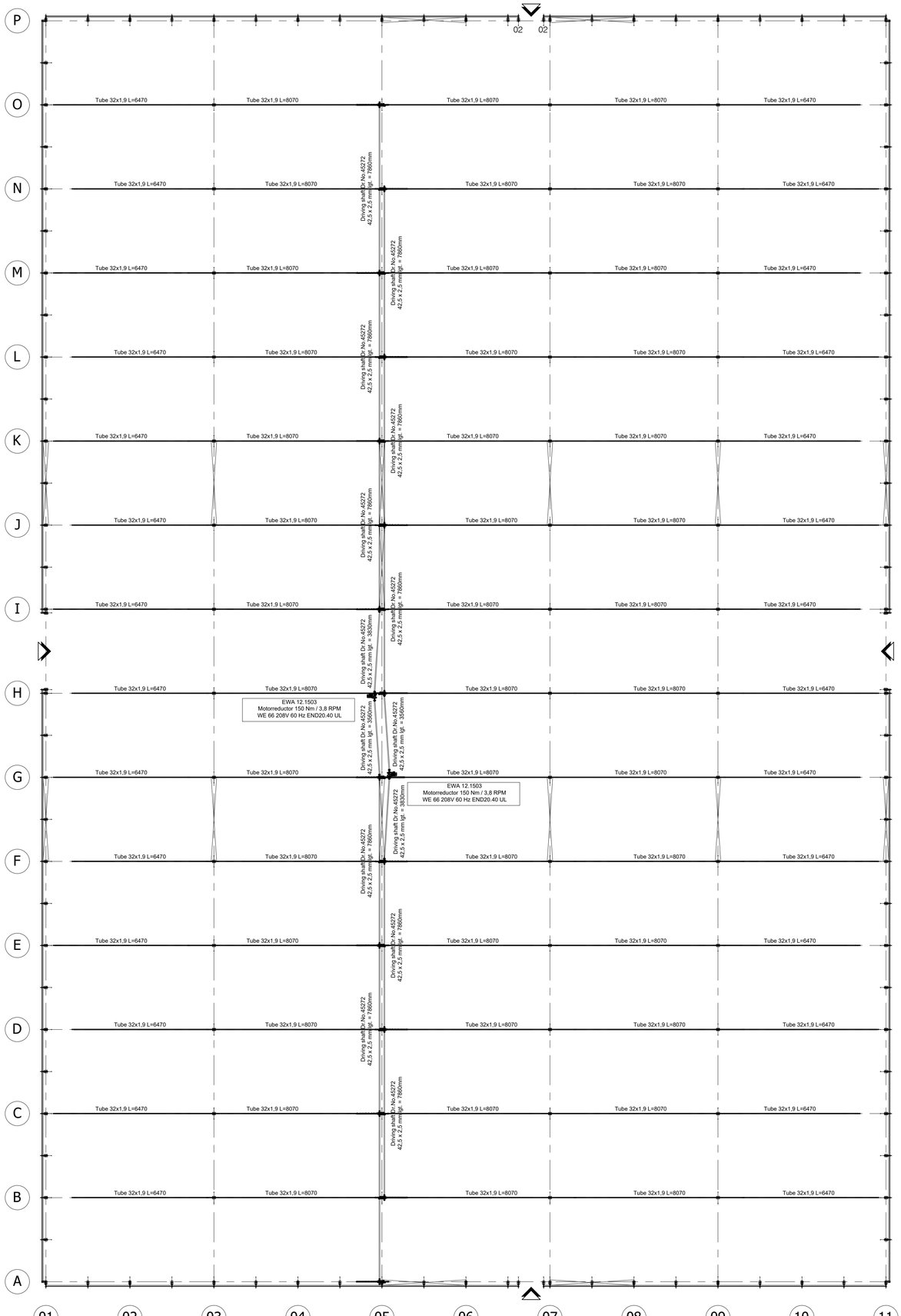


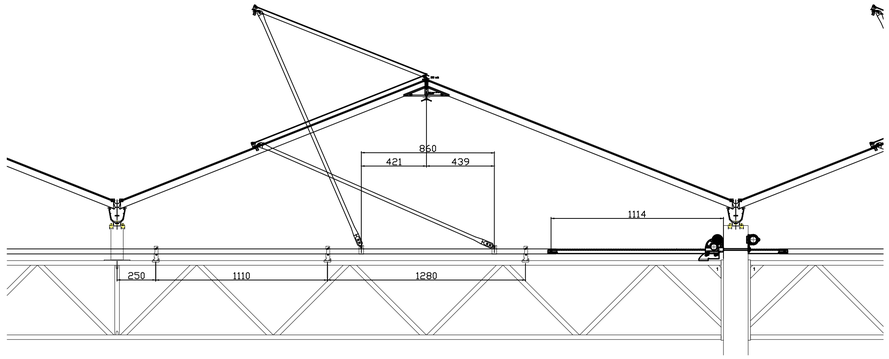


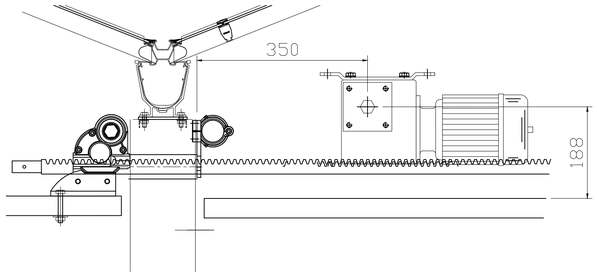


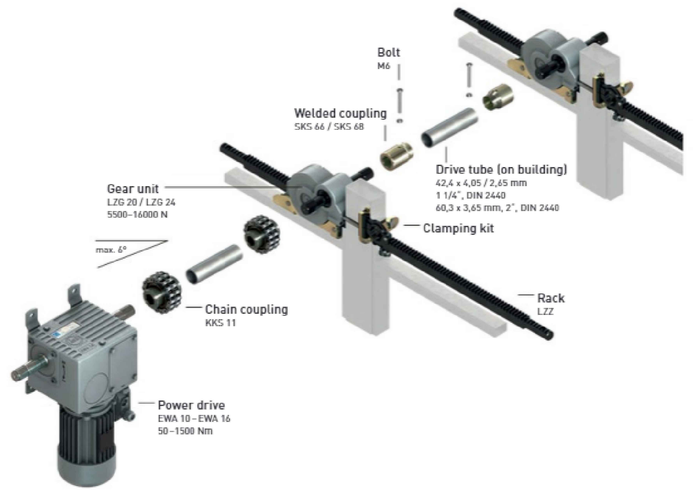


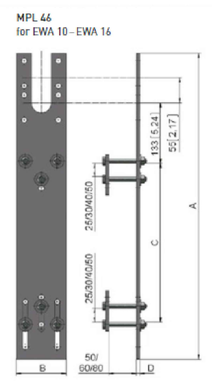


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| Drawing | Revision | Revision date (D-M-YYYY) |
|---|---|---|
| Ventilation system | | |

| Engineer | Checked | Scale | Project No. |
|---|---|---|---|
| T. Schoeber | L. Wijnen | 1:100 | 35522 |
| Initial date (D-M-YYYY) | Units | Sheet size | Sheet No. |
| 8-5-2025 | mm | A1 | 1.5.1 |

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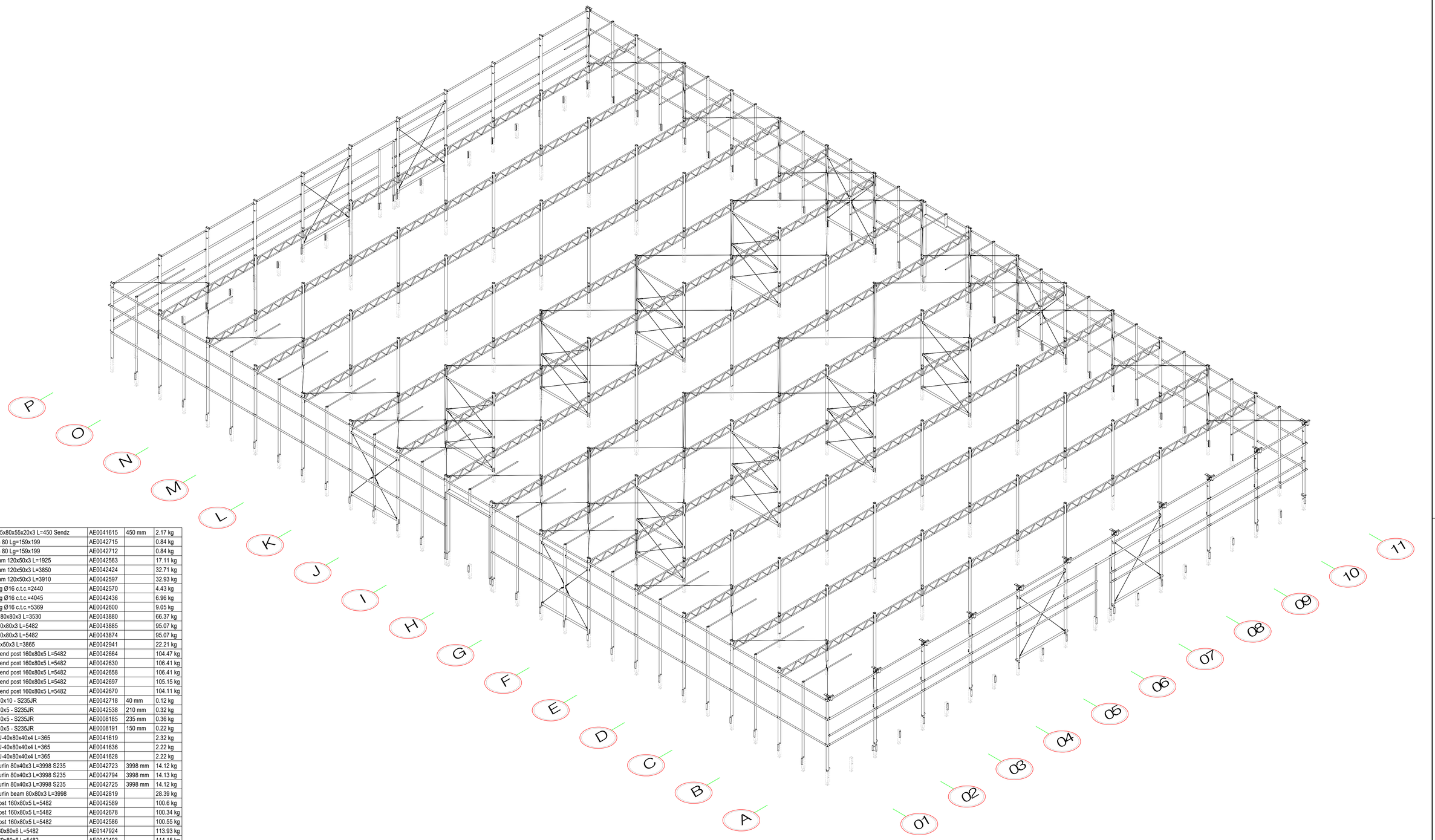


| | | | | | |
|---|---|---|---|---|---|
| | 99 | C-profil 20x55x80x55x20x3 L=450 Sendz | AE0041615 | 450 mm | 2.17 kg |
| | 4 | Corner purlin 80 Lg=159x199 | AE0042715 | | 0.84 kg |
| | 6 | Corner purlin 80 Lg=159x199 | AE0042712 | | 0.84 kg |
| | 8 | Coupling beam 120x50x3 L=1925 | AE0042563 | | 17.11 kg |
| | 8 | Coupling beam 120x50x3 L=3850 | AE0042424 | | 32.71 kg |
| | 2 | Coupling beam 120x50x3 L=3910 | AE0042597 | | 32.93 kg |
| | 16 | Cross bracing Ø16 c.t.c.=2440 | AE0042570 | | 4.43 kg |
| | 32 | Cross bracing Ø16 c.t.c.=4045 | AE0042436 | | 6.96 kg |
| | 8 | Cross bracing Ø16 c.t.c.=5369 | AE0042600 | | 9.05 kg |
| | 2 | Door beam 180x80x3 L=3530 | AE0043880 | | 66.37 kg |
| 97 | 2 | Door post 180x80x3 L=5482 | AE0043885 | | 95.07 kg |
| 96 | 2 | Door post 180x80x3 L=5482 | AE0043874 | | 95.07 kg |
| 98 | 4 | Door post 80x50x3 L=3865 | AE0042941 | | 22.21 kg |
| 81 | 5 | Drain Gable-end post 160x80x5 L=5482 | AE0042664 | | 104.47 kg |
| 82 | 2 | Drain Gable-end post 160x80x5 L=5482 | AE0042630 | | 106.41 kg |
| 83 | 2 | Drain Gable-end post 160x80x5 L=5482 | AE0042658 | | 106.41 kg |
| 87 | 1 | Drain Gable-end post 160x80x5 L=5482 | AE0042697 | | 105.15 kg |
| 84 | 2 | Drain Gable-end post 160x80x5 L=5482 | AE0042670 | | 104.11 kg |
| | 90 | Flat profile 40x10 - S235JR | AE0042718 | 40 mm | 0.12 kg |
| | 12 | Flat profile 40x5 - S235JR | AE0042538 | 210 mm | 0.32 kg |
| | 16 | Flat profile 40x5 - S235JR | AE0008185 | 235 mm | 0.36 kg |
| | 48 | Flat profile 40x5 - S235JR | AE0008191 | 150 mm | 0.22 kg |
| | 1 | Foundation U-40x80x40x4 L=365 | AE0041619 | | 2.32 kg |
| | 1 | Foundation U-40x80x40x4 L=365 | AE0041636 | | 2.22 kg |
| | 1 | Foundation U-40x80x40x4 L=365 | AE0041628 | | 2.22 kg |
| | 6 | Gable end purlin 80x40x3 L=3998 S235 | AE0042723 | 3998 mm | 14.12 kg |
| | 2 | Gable end purlin 80x40x3 L=3998 S235 | AE0042794 | 3998 mm | 14.13 kg |
| | 52 | Gable end purlin 80x40x3 L=3998 S235 | AE0042725 | 3998 mm | 14.12 kg |
| | 20 | Gable end purlin beam 80x80x3 L=3998 | AE0042819 | | 28.39 kg |
| 61 | 5 | Gable-end post 160x80x5 L=5482 | AE0042589 | | 100.6 kg |
| 63 | 1 | Gable-end post 160x80x5 L=5482 | AE0042678 | | 100.34 kg |
| 62 | 4 | Gable-end post 160x80x5 L=5482 | AE0042586 | | 100.55 kg |
| 1 | 32 | Inner post 160x80x6 L=5482 | AE0147924 | | 113.93 kg |
| 2 | 8 | Inner post 160x80x6 L=5482 | AE0042403 | | 114.15 kg |
| 3 | 16 | Inner post 160x80x6 L=5482 | AE0042398 | | 114.09 kg |
| 52 | 4 | Intermediate side-wall post 140x60x3 L=5482 | AE0042566 | | 52.76 kg |
| 51 | 26 | Intermediate side-wall post 140x60x3 L=5482 | AE0042573 | | 49.66 kg |
| | 30 | Pressure beam 40x40x2 L=3979 | AE0002729 | | 9.36 kg |
| | 8 | Pressure beam 60x60x3 L=1930 | AE0042559 | | 12.04 kg |
| | 12 | Pressure beam 60x60x3 L=3920 | AE0042421 | | 23.13 kg |
| | 8 | Pressure beam 60x60x3 L=3920 | AE0042400 | | 24.66 kg |
| | 2 | Rectangular box profile 120x50x3 - S235JRH | AE0042662 | 3910 mm | 29.62 kg |
| 11 | 20 | Side wall post 160x80x6 L=5482 | AE0042553 | | 114.93 kg |
| 12 | 8 | Side wall post 160x80x6 L=5482 | AE0042547 | | 114.87 kg |
| | 30 | Side wall purlin 80x40x2 L=3914 S235 | AE0042731 | 3914 mm | 9.42 kg |
| | 1 | Side wall purlin 80x40x2 L=3956 S235 | AE0042738 | 3956 mm | 9.52 kg |
| | 62 | Side wall purlin 80x40x2 L=3998 S235 | AE0042729 | 3998 mm | 9.62 kg |
| | 36 | Support post 80x60x3 L=227 | AE0017436 | | 2.1 kg |
| | 34 | Support post 80x60x3 L=227 wind | AE0017438 | | 2.32 kg |
| | 11 | Support roof washer 120x60x3 | AE0017554 | | 7.06 kg |
| 1 | 70 | Trellis girder H=510 L=7840 | AE0042329 | | 75.46 kg |
| | 108 | Turn buckles M10 L - R (lenght about 204mm) | M106353 | | 0.3 kg |
| | 56 | Turn buckles M16 L - R | M106187 | | 1.01 kg |
| | 76 | Wind bracing Ø10 c.t.c.=2497 | AE0042577 | | 1.71 kg |
| | 32 | Wind bracing Ø10 c.t.c.=5278 | AE0042440 | | 3.43 kg |
| Code | Qty | Description | Part number | Length | Weight |

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Client
Valley Pride Flowers
20400 Spence Rd
Salinas, CA 93908

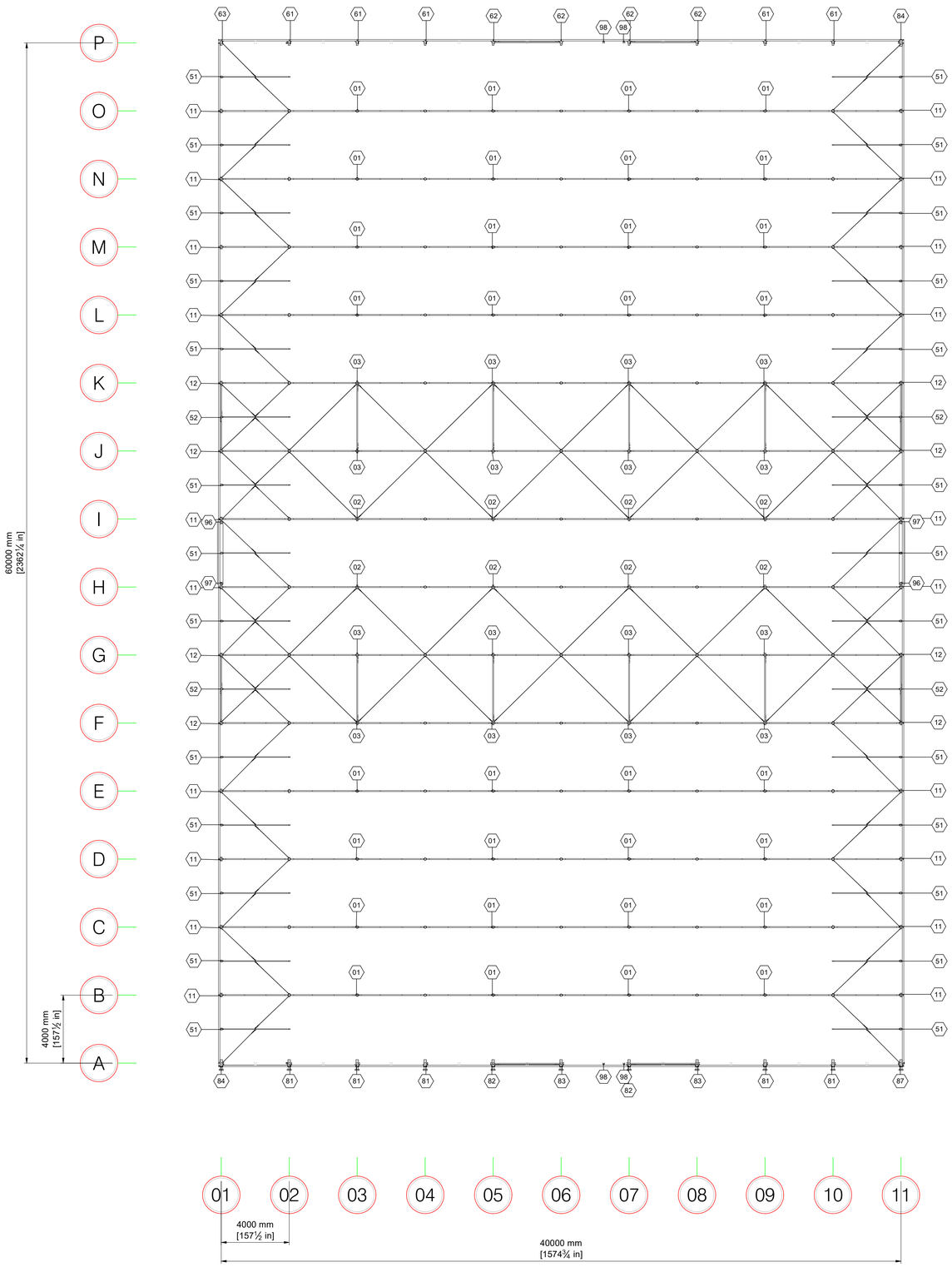
Project
Greenhouse
Valley Pride

Drawing
Greenhouse 3D Steel Construction

Revision
-

Revision date
(D-M-YYYY)

| Engineer | Checked | Scale | Project no. |
|---|---|---|---|
| K. Vaessen | L.Wijnen | 1 : 110 | 35522 |
| **Initial date** (D-M-YYYY) | **Units** | **Sheet size** | **Sheet no.** |
| 30-4-2025 | mm | A1 | 1.2.1 |







| Code | Qty | Description | Part number | Length | Weight |
|---|---|---|---|---|---|
| 98 | 4 | Door post 80x50x3 L=3865 | AE0042941 | | 22.21 kg |
| 97 | 2 | Door post 180x80x3 L=5482 | AE0043885 | | 95.07 kg |
| 96 | 2 | Door post 180x80x3 L=5482 | AE0043874 | | 95.07 kg |
| 87 | 1 | Drain Gable-end post 160x80x5 L=5482 | AE0042697 | | 105.15 kg |
| 84 | 2 | Drain Gable-end post 160x80x5 L=5482 | AE0042670 | | 104.11 kg |
| 83 | 2 | Drain Gable-end post 160x80x5 L=5482 | AE0042658 | | 106.41 kg |
| 82 | 2 | Drain Gable-end post 160x80x5 L=5482 | AE0042630 | | 106.41 kg |
| 81 | 5 | Drain Gable-end post 160x80x5 L=5482 | AE0042664 | | 104.47 kg |
| 63 | 1 | Gable-end post 160x80x5 L=5482 | AE0042678 | | 100.34 kg |
| 62 | 4 | Gable-end post 160x80x5 L=5482 | AE0042586 | | 100.55 kg |
| 61 | 5 | Gable-end post 160x80x5 L=5482 | AE0042589 | | 100.6 kg |
| 52 | 4 | Intermediate side-wall post 140x60x3 L=5482 | AE0042566 | | 52.76 kg |
| 51 | 26 | Intermediate side-wall post 140x60x3 L=5482 | AE0042573 | | 49.66 kg |
| 12 | 8 | Side wall post 160x80x6 L=5482 | AE0042547 | | 114.87 kg |
| 11 | 20 | Side wall post 160x80x6 L=5482 | AE0042553 | | 114.93 kg |
| 03 | 16 | Inner post 160x80x6 L=5482 | AE0042398 | | 114.09 kg |
| 02 | 8 | Inner post 160x80x6 L=5482 | AE0042403 | | 114.15 kg |
| 01 | 32 | Inner post 160x80x6 L=5482 | AE0147924 | | 113.93 kg |

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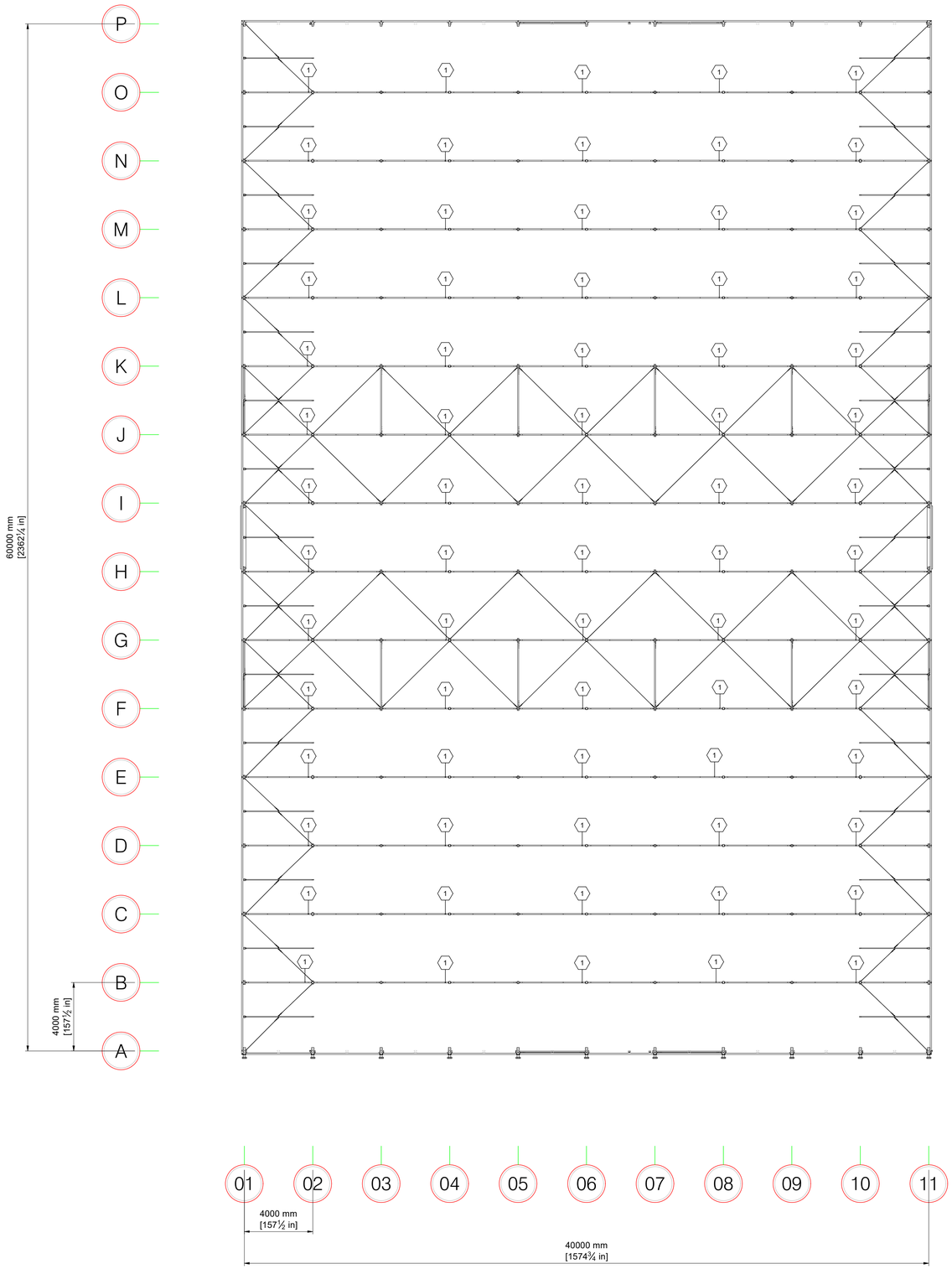
**Project**
Greenhouse
Valley Pride

**Drawing**
Greenhouse Overview posts

**Revision**
-

**Revision date**
(D-M-YYYY)

| Engineer | Checked | Scale | Project no. |
|---|---|---|---|
| K. Vaessen | L.Wijnen | 1 : 150 | 35522 |
| **Initial date** (D-M-YYYY) | **Units** | **Sheet size** | **Sheet no.** |
| 30-4-2025 | mm | A1 | 1.2.2 |




| Code | Qty | Description | Part number | Length | Weight |
|---|---|---|---|---|---|
| 1 | 70 | Trellis girder H=510 L=7840 | AE0042329 | | 75.46 kg |

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**Project**
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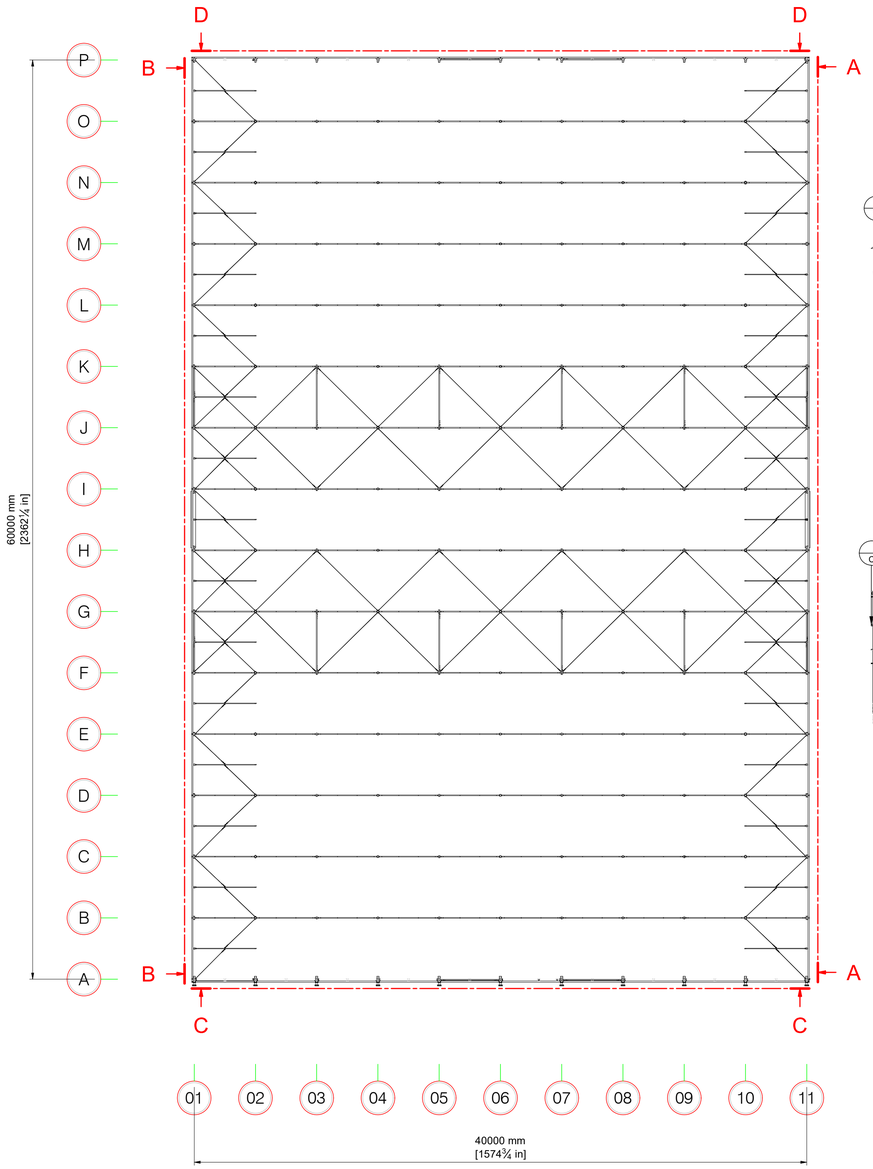
Valley Pride

**Drawing**
Greenhouse Overview trusses

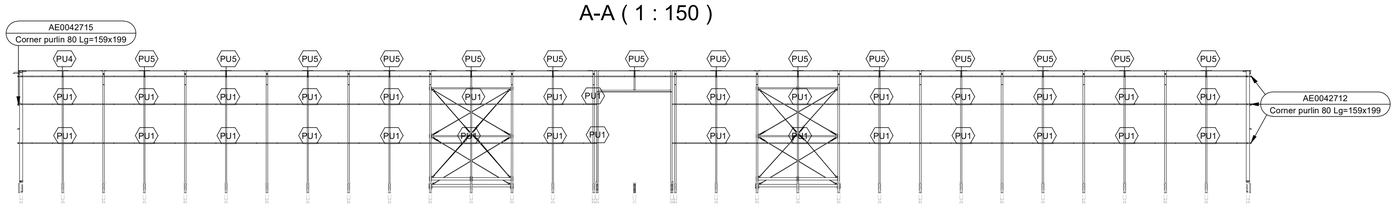
**Revision**
-

**Revision date**
(D-M-YYYY)

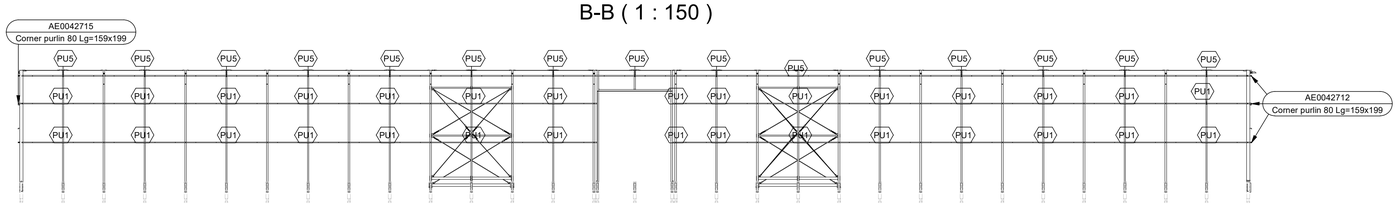
| Engineer | Checked | Scale | Project no. |
|---|---|---|---|
| K. Vaessen | L.Wijnen | 1 : 150 | 35522 |
| **Initial date** (D-M-YYYY) | **Units** | **Sheet size** | **Sheet no.** |
| 30-4-2025 | mm | A1 | 1.2.3 |



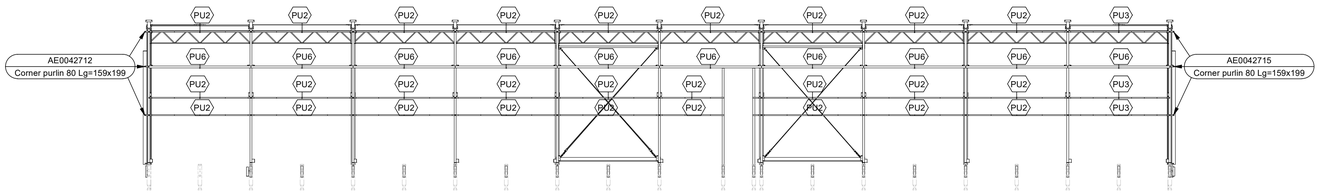

## A-A ( 1 : 150 )



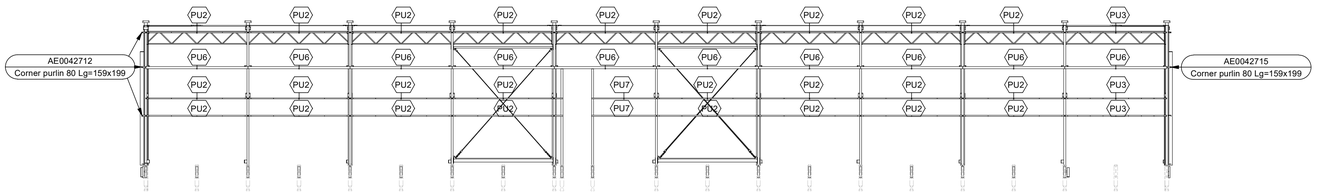

## B-B ( 1 : 150 )




## C-C ( 1 : 120 )




## D-D ( 1 : 120 )




| Code | Qty | Description | Part number | Length | Weight |
|---|---|---|---|---|---|
| PU7 | 2 | Gable end purlin 80x40x3 L=3998 S235 | AE0042794 | 3998 mm | 14.13 kg |
| PU6 | 20 | Gable end purlin beam 80x80x3 L=3998 | AE0042819 | | 28.39 kg |
| PU5 | 30 | Side wall purlin 80x40x2 L=3914 S235 | AE0042731 | 3914 mm | 9.42 kg |
| PU4 | 1 | Side wall purlin 80x40x2 L=3956 S235 | AE0042738 | 3956 mm | 9.52 kg |
| PU3 | 6 | Gable end purlin 80x40x3 L=3998 S235 | AE0042723 | 3998 mm | 14.12 kg |
| PU2 | 52 | Gable end purlin 80x40x3 L=3998 S235 | AE0042725 | 3998 mm | 14.12 kg |
| PU1 | 62 | Side wall purlin 80x40x2 L=3998 S235 | AE0042729 | 3998 mm | 9.62 kg |
| | 6 | Corner purlin 80 Lg=159x199 | AE0042712 | | 0.84 kg |
| | 4 | Corner purlin 80 Lg=159x199 | AE0042715 | | 0.84 kg |

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20400 Spence Rd
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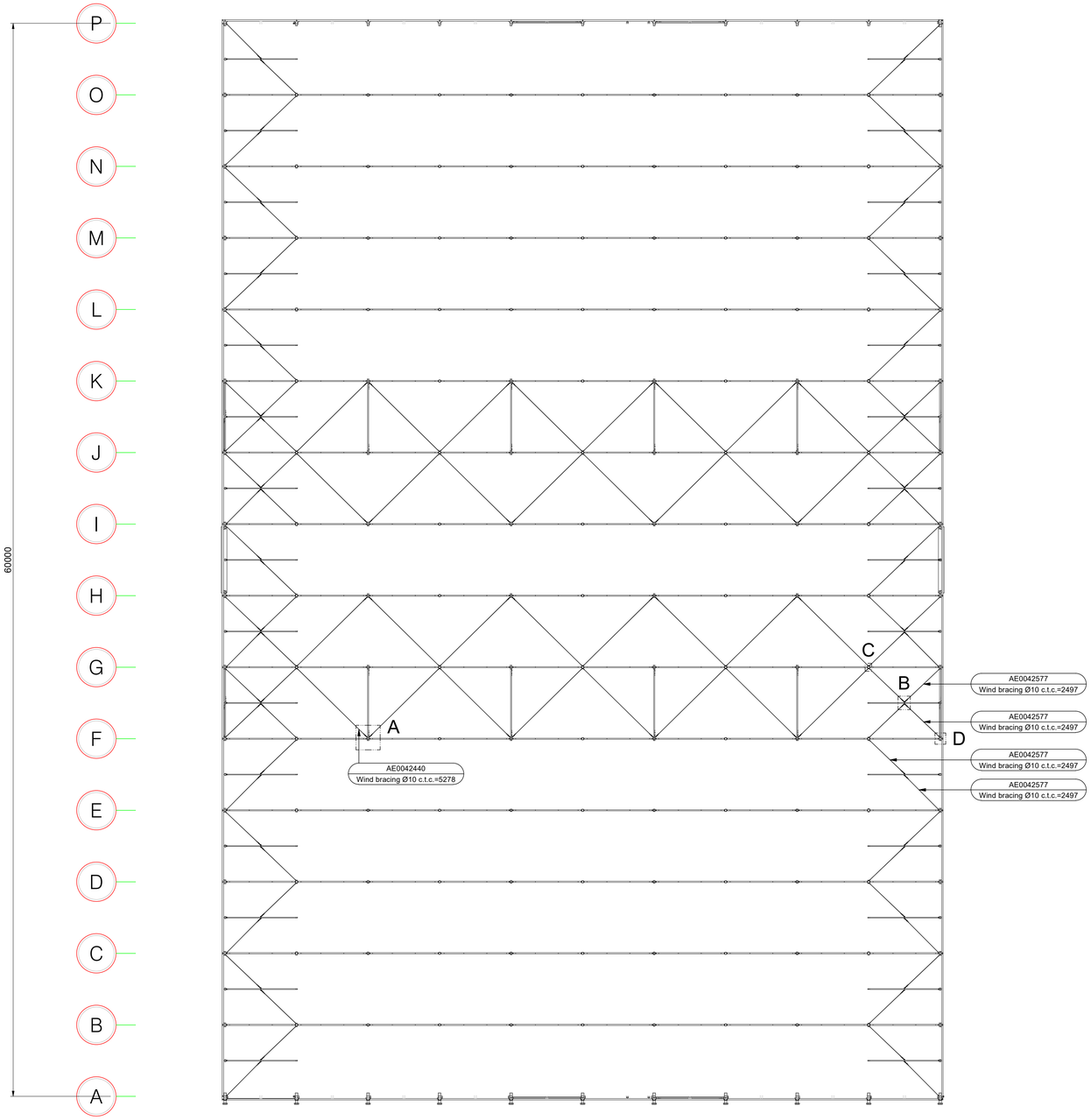
**Project**
Greenhouse
Valley Pride

**Drawing**
Greenhouse Overview purlins

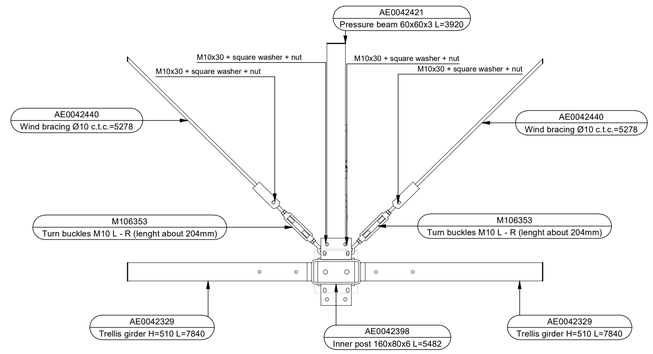
**Revision**
-

**Revision date**
(D-M-YYYY)

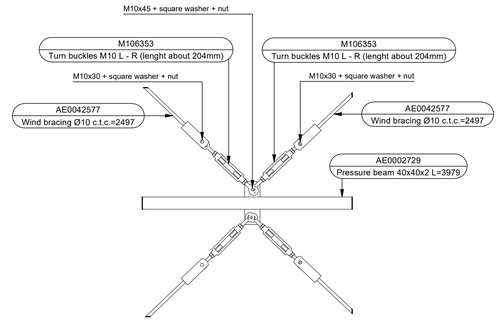
| Engineer | Checked | Scale | Project no. |
|---|---|---|---|
| K. Vaessen | L.Wijnen | 1 : 200 | 35522 |
| **Initial date** (D-M-YYYY) | **Units** | **Sheet size** | **Sheet no.** |
| 30-4-2025 | mm | A1 | 1.2.4 |



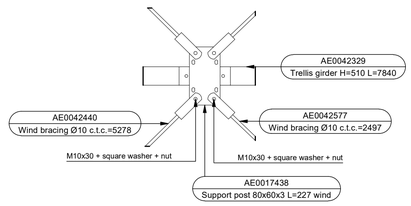

A ( 1 : 10 )



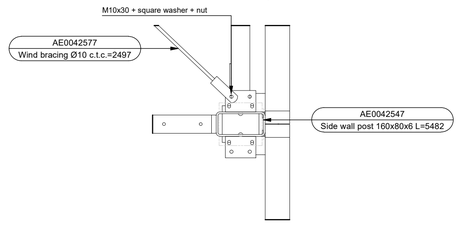

B ( 1 : 10 )




C ( 1 : 10 )




D ( 1 : 10 )




| Code | Qty | Description | Part number | Length | Weight |
|---|---|---|---|---|---|
| | 108 | Turn buckles M10 L - R (lenght about 204mm) | M106353 | | 0.3 kg |
| | 32 | Wind bracing Ø10 c.t.c.=5278 | AE0042440 | | 3.43 kg |
| | 76 | Wind bracing Ø10 c.t.c.=2497 | AE0042577 | | 1.71 kg |

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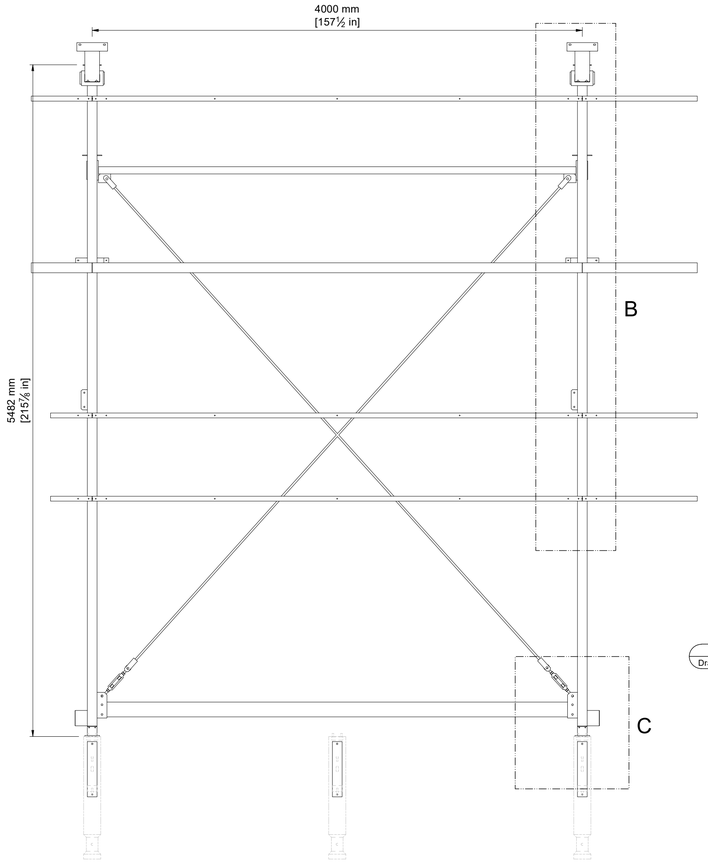
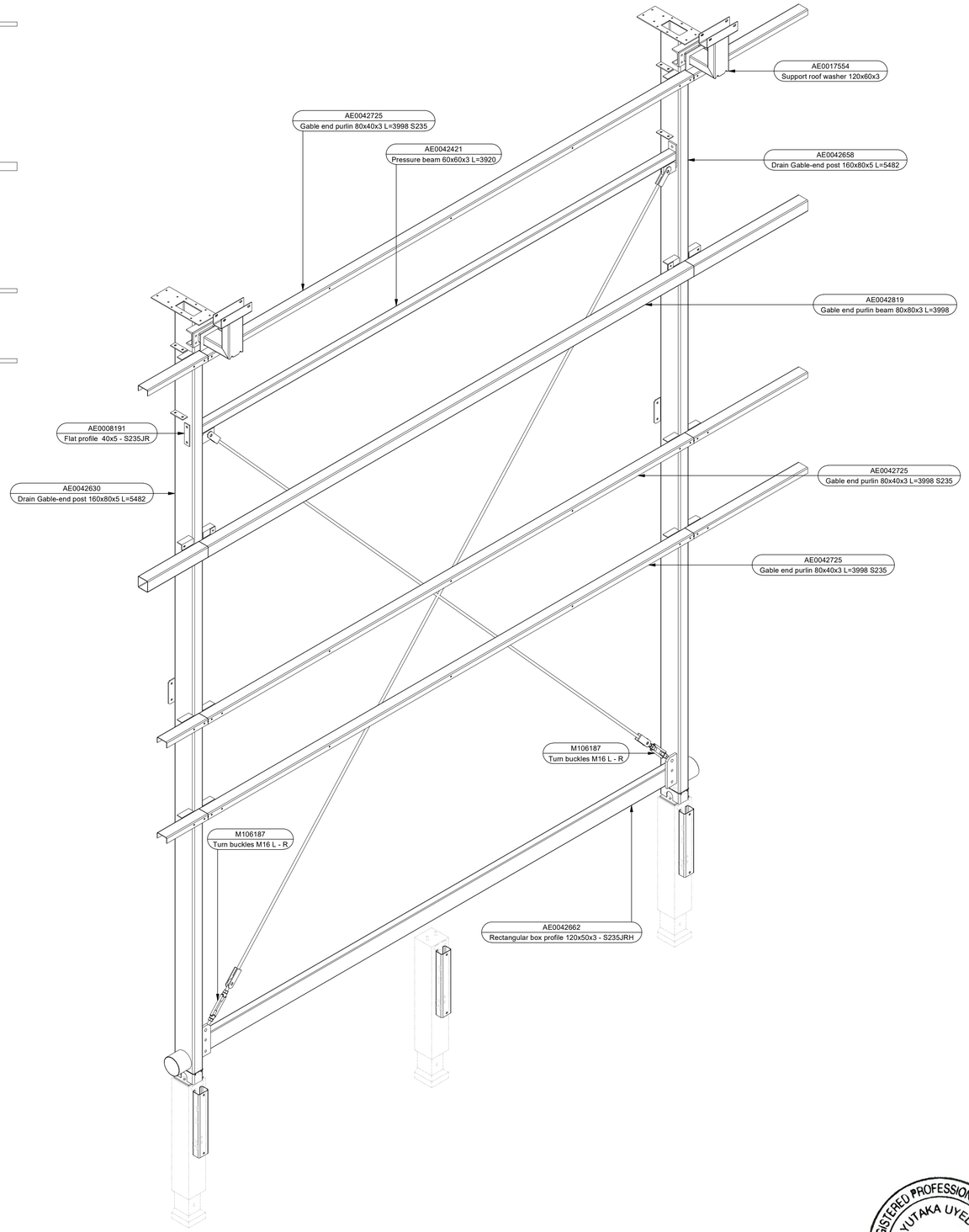
| Client | Project |
|---|---|
| Valley Pride Flowers<br>20400 Spence Rd<br>Salinas, CA 93908 | Greenhouse<br>Valley Pride |

| Drawing | Revision | Revision date |
|---|---|---|
| Greenhouse Overview wind bracing | - | (D-M-YYYY) |

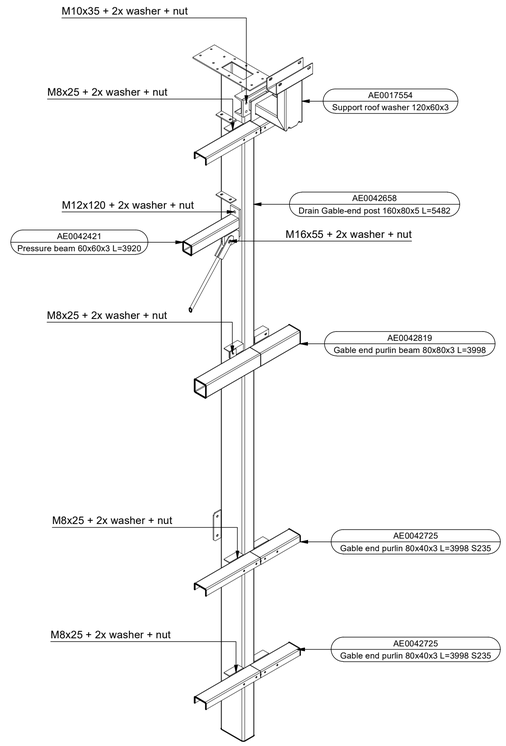
| Engineer | Checked | Scale | Project no. |
|---|---|---|---|
| K. Vaessen | L.Wijnen | 1 :150 | 35522 |
| **Initial date** (D-M-YYYY) | **Units** | **Sheet size** | **Sheet no.** |
| 30-4-2025 | mm | A1 | 1.2.5 |

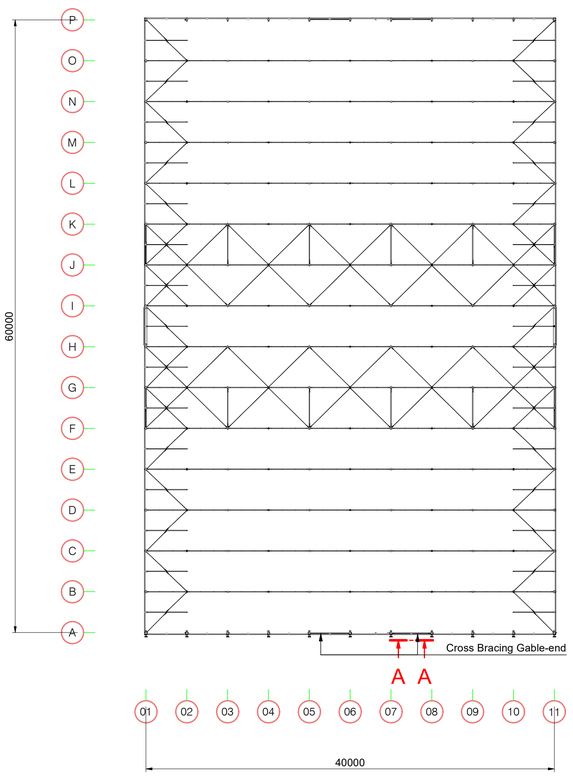
## A-A ( 1 : 25 )



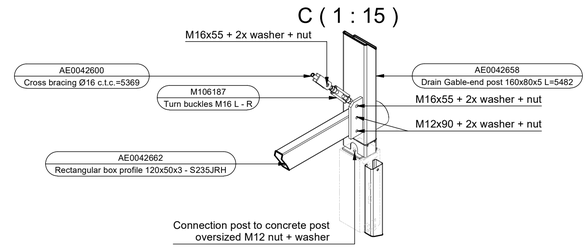




## B ( 1 : 15 )




## C ( 1 : 15 )




| | | | | | |
|---|---|---|---|---|---|
| | 56 | Turn buckles M16 L - R | M106187 | | 1.01 kg |
| | 11 | Support roof washer 120x60x3 | AE0017554 | | 7.06 kg |
| | 2 | Rectangular box profile 120x50x3 - S235JRH | AE0042662 | 3910 mm | 29.62 kg |
| | 12 | Pressure beam 60x60x3 L=3920 | AE0042421 | | 23.13 kg |
| | 20 | Gable end purlin beam 80x80x3 L=3998 | AE0042819 | | 28.39 kg |
| | 52 | Gable end purlin 80x40x3 L=3998 S235 | AE0042725 | 3998 mm | 14.12 kg |
| | 48 | Flat profile 40x5 - S235JR | AE0008191 | 150 mm | 0.22 kg |
| 83 | 2 | Drain Gable-end post 160x80x5 L=5482 | AE0042658 | | 106.41 kg |
| 82 | 2 | Drain Gable-end post 160x80x5 L=5482 | AE0042630 | | 106.41 kg |
| | 8 | Cross bracing Ø16 c.t.c.=5369 | AE0042600 | | 9.05 kg |
| Code | Qty | Description | Part number | Length | Weight |

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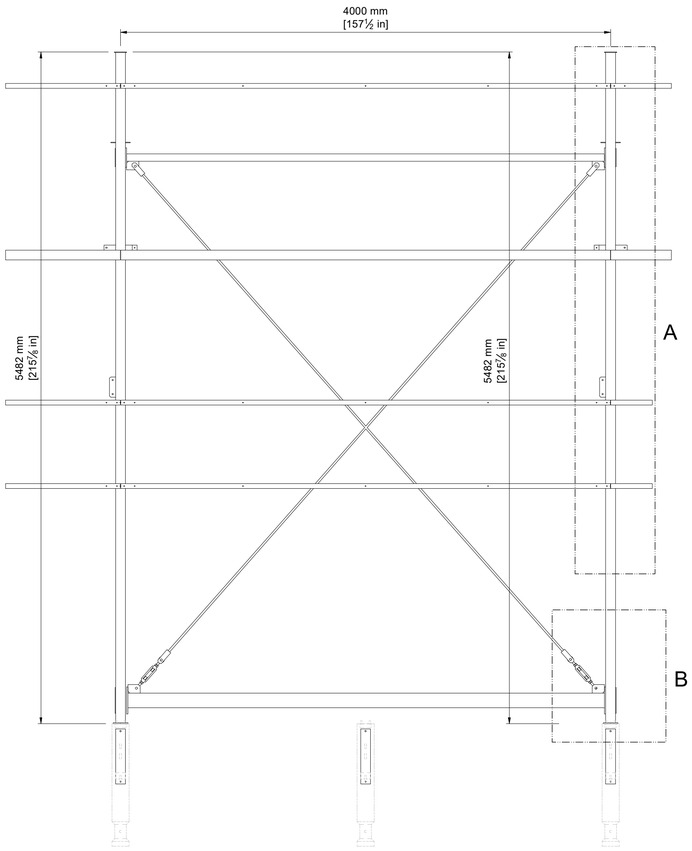
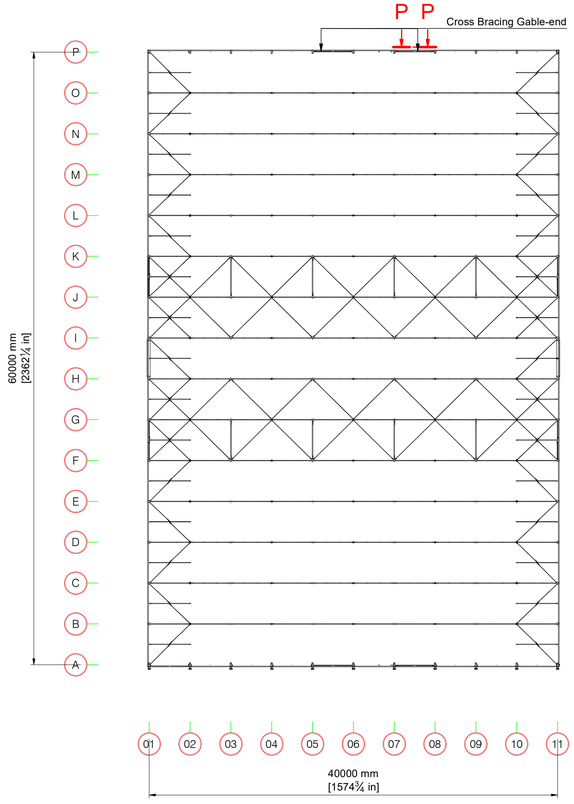
| Client | Project |
|---|---|
| Valley Pride Flowers<br>20400 Spence Rd<br>Salinas, CA 93908 | Greenhouse<br>Valley Pride |

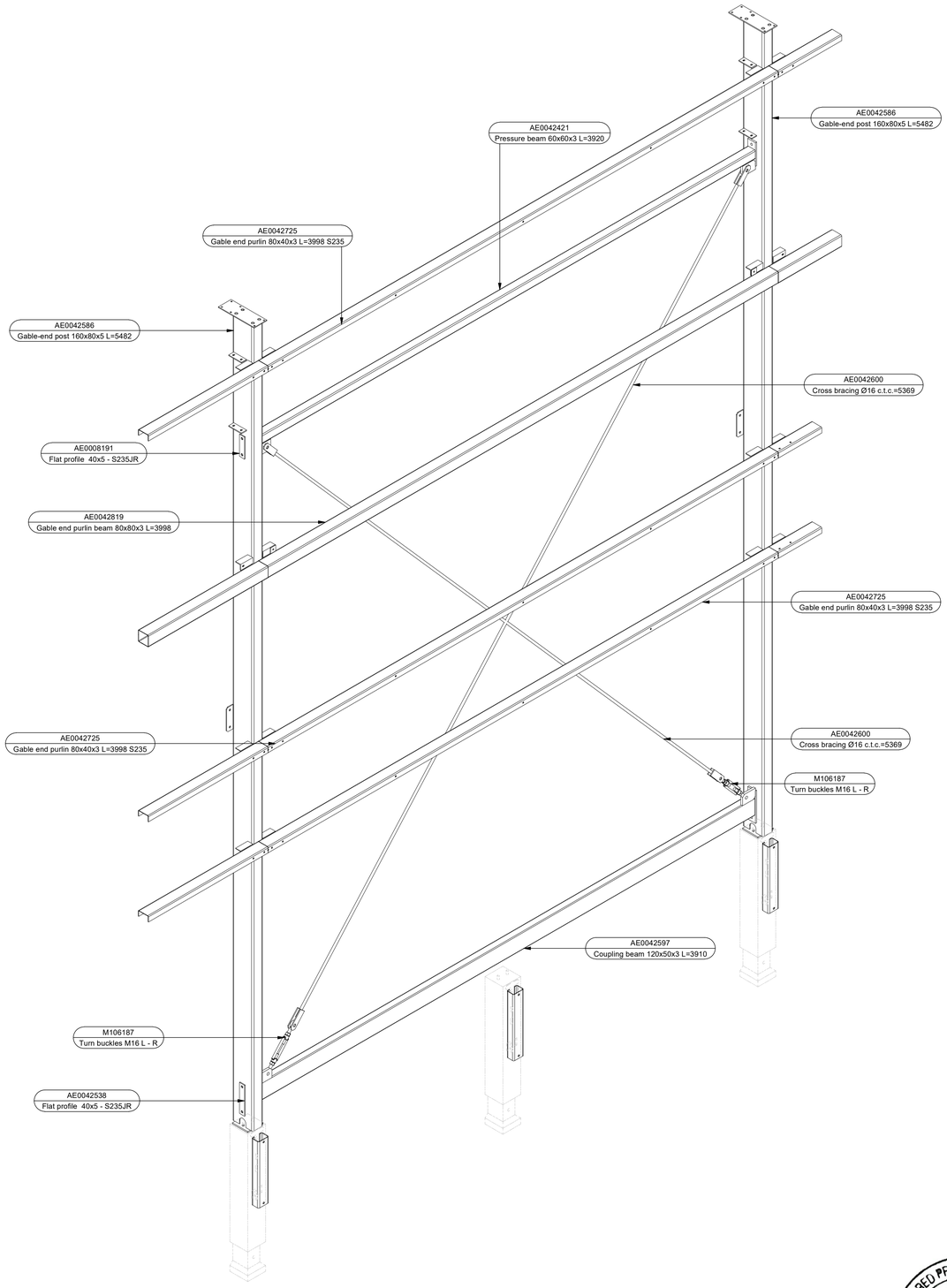
| Drawing | Revision | Revision date |
|---|---|---|
| Greenhouse Cross Bracing Gable-end A | - | (D-M-YYYY) |

| Engineer | Checked | Scale | Project no. |
|---|---|---|---|
| K. Vaessen | L.Wijnen | 1 : 300 | 35522 |
| **Initial date** (D-M-YYYY) | **Units** | **Sheet size** | **Sheet no.** |
| 30-4-2025 | mm | A1 | 1.2.6 |

## P-P ( 1 : 25 )



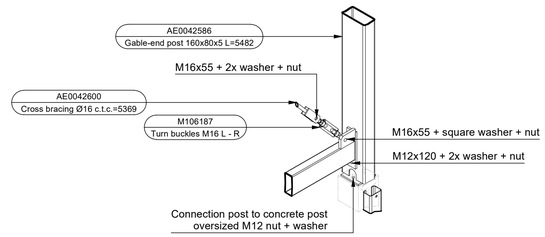




## A ( 1 : 15 )




## B ( 1 : 15 )




| | | | | | |
|---|---|---|---|---|---|
| | 56 | Turn buckles M16 L - R | M106187 | | 1.01 kg |
| | 12 | Pressure beam 60x60x3 L=3920 | AE0042421 | | 23.13 kg |
| 62 | 4 | Gable-end post 160x80x5 L=5482 | AE0042586 | | 100.55 kg |
| | 20 | Gable end purlin beam 80x80x3 L=3998 | AE0042819 | | 28.39 kg |
| | 52 | Gable end purlin 80x40x3 L=3998 S235 | AE0042725 | 3998 mm | 14.12 kg |
| | 12 | Flat profile 40x5 - S235JR | AE0042538 | 210 mm | 0.32 kg |
| | 48 | Flat profile 40x5 - S235JR | AE0008191 | 150 mm | 0.22 kg |
| | 8 | Cross bracing Ø16 c.t.c.=5369 | AE0042600 | | 9.05 kg |
| | 2 | Coupling beam 120x50x3 L=3910 | AE0042597 | | 32.93 kg |
| Code | Qty | Description | Part number | Length | Weight |

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**Client**
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**Project**
Greenhouse
Valley Pride

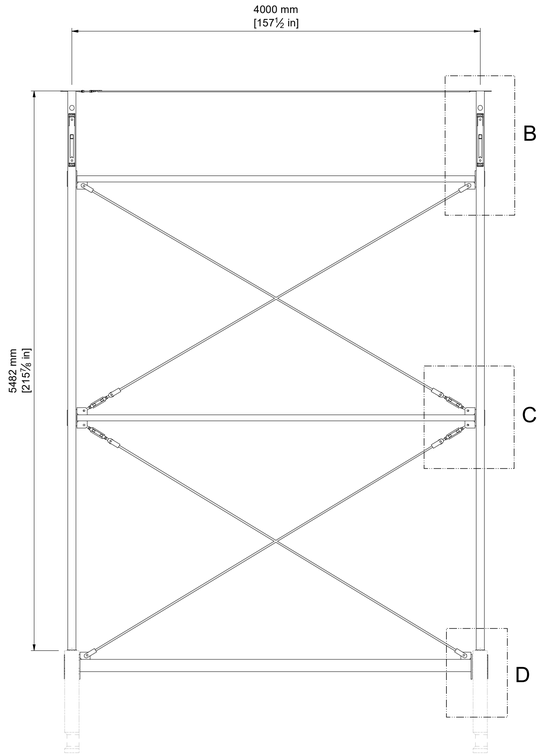
**Drawing**
Greenhouse Cross Bracing Gable-end P

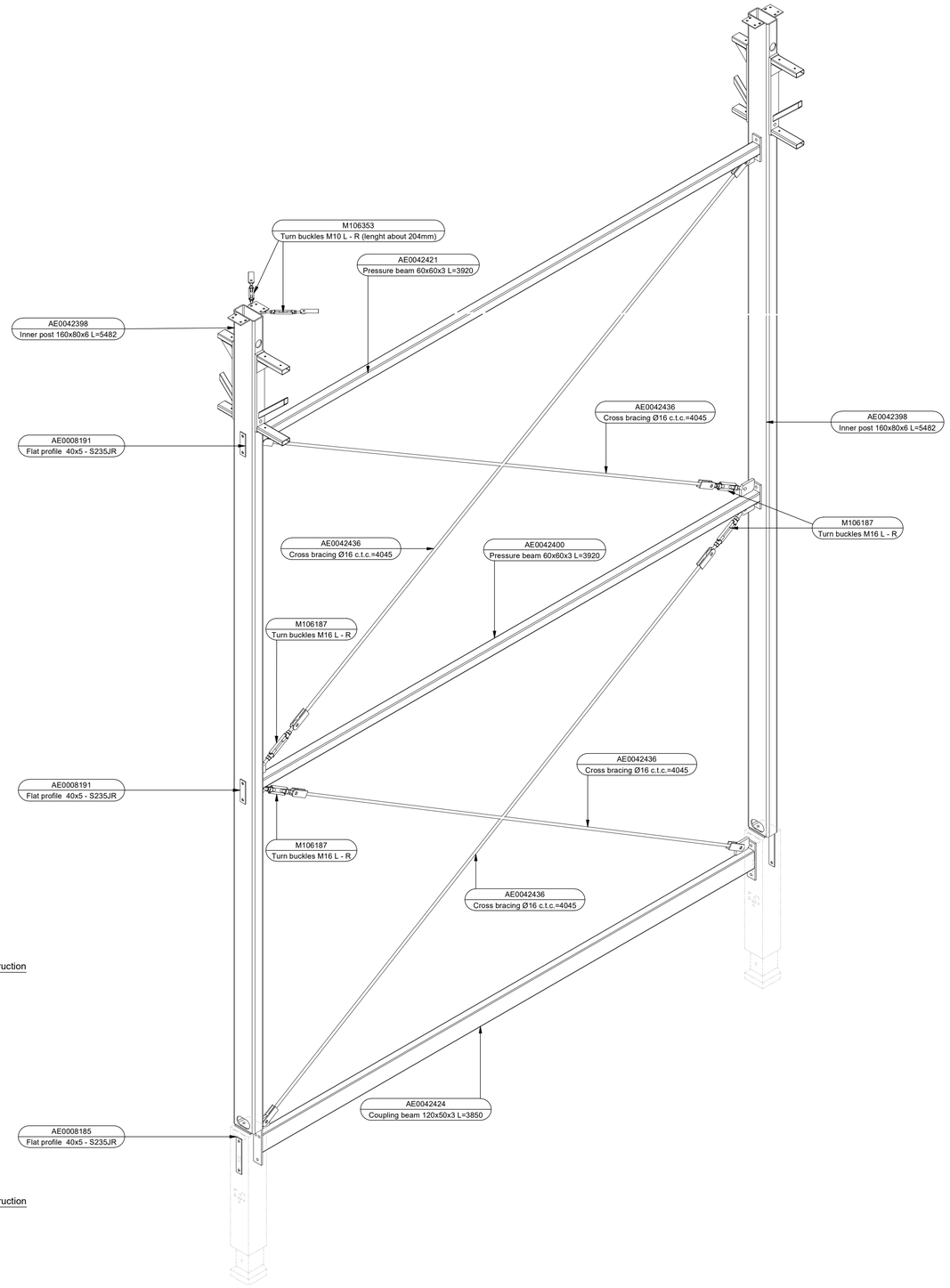
**Revision**
-

**Revision date**
(D-M-YYYY)

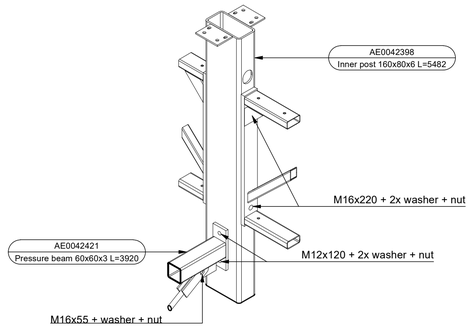
| Engineer | Checked | Scale | Project no. |
|---|---|---|---|
| K. Vaessen | L.Wijnen | 1 : 300 | 35522 |
| **Initial date** (D-M-YYYY) | **Units** | **Sheet size** | **Sheet no.** |
| 30-4-2025 | mm | A1 | 1.2.7 |

## 3-3 ( 1 : 30 )

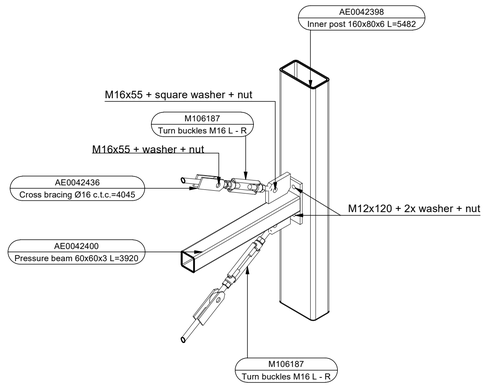


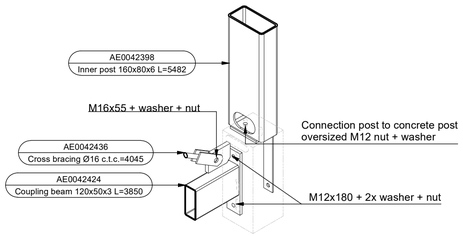

## B ( 1 : 10 )

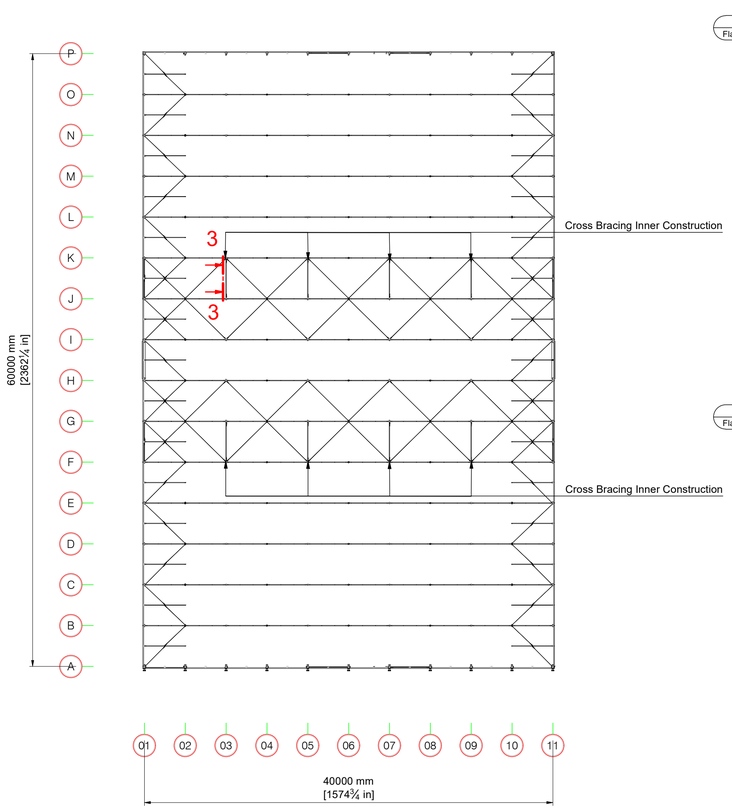



## C ( 1 : 10 )




## D ( 1 : 10 )




| | | | | | |
|---|---|---|---|---|---|
| | 56 | Turn buckles M16 L - R | M106187 | | 1.01 kg |
| | 108 | Turn buckles M10 L - R (lenght about 204mm) | M106353 | | 0.3 kg |
| | 8 | Pressure beam 60x60x3 L=3920 | AE0042400 | | 24.66 kg |
| | 12 | Pressure beam 60x60x3 L=3920 | AE0042421 | | 23.13 kg |
| 3 | 16 | Inner post 160x80x6 L=5482 | AE0042398 | | 114.09 kg |
| | 16 | Flat profile 40x5 - S235JR | AE0008185 | 235 mm | 0.36 kg |
| | 48 | Flat profile 40x5 - S235JR | AE0008191 | 150 mm | 0.22 kg |
| | 32 | Cross bracing Ø16 c.t.c.=4045 | AE0042436 | | 6.96 kg |
| | 8 | Coupling beam 120x50x3 L=3850 | AE0042424 | | 32.71 kg |
| Code | Qty | Description | Part number | Length | Weight |

REGISTERED PROFESSIONAL ENGINEER
YUTAKA UYEDA
NO. S-3871
EXP. 12-31-2026
STRUCTURAL
STATE OF CALIFORNIA

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**Client**
Valley Pride Flowers
20400 Spence Rd
Salinas, CA 93908

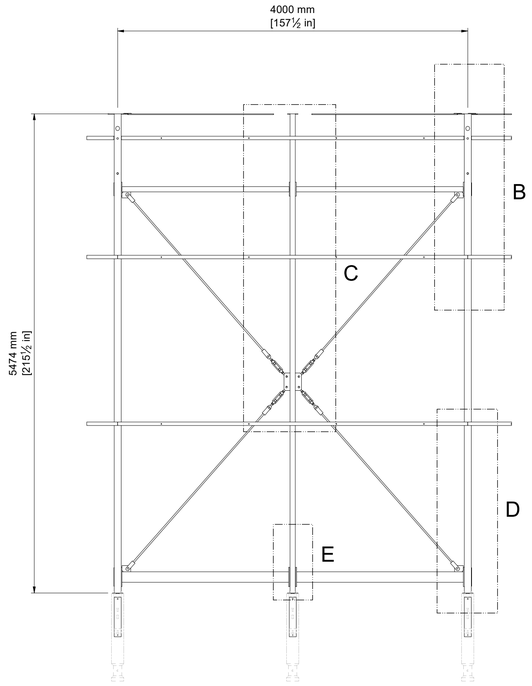
**Project**
Greenhouse
Valley Pride

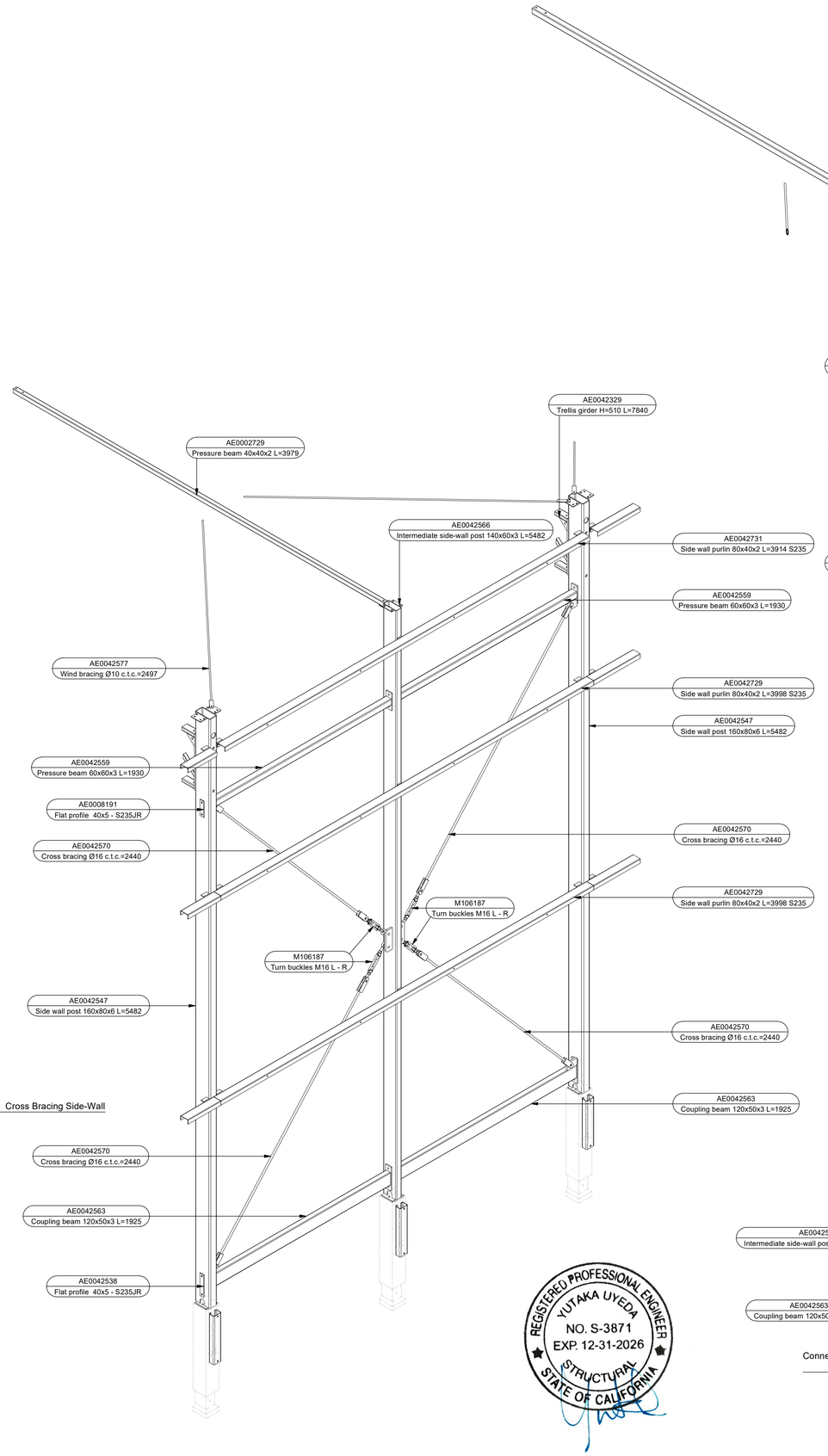
**Drawing**
Greenhouse Cross Bracing Inner Constrcution G + K

**Revision**
-

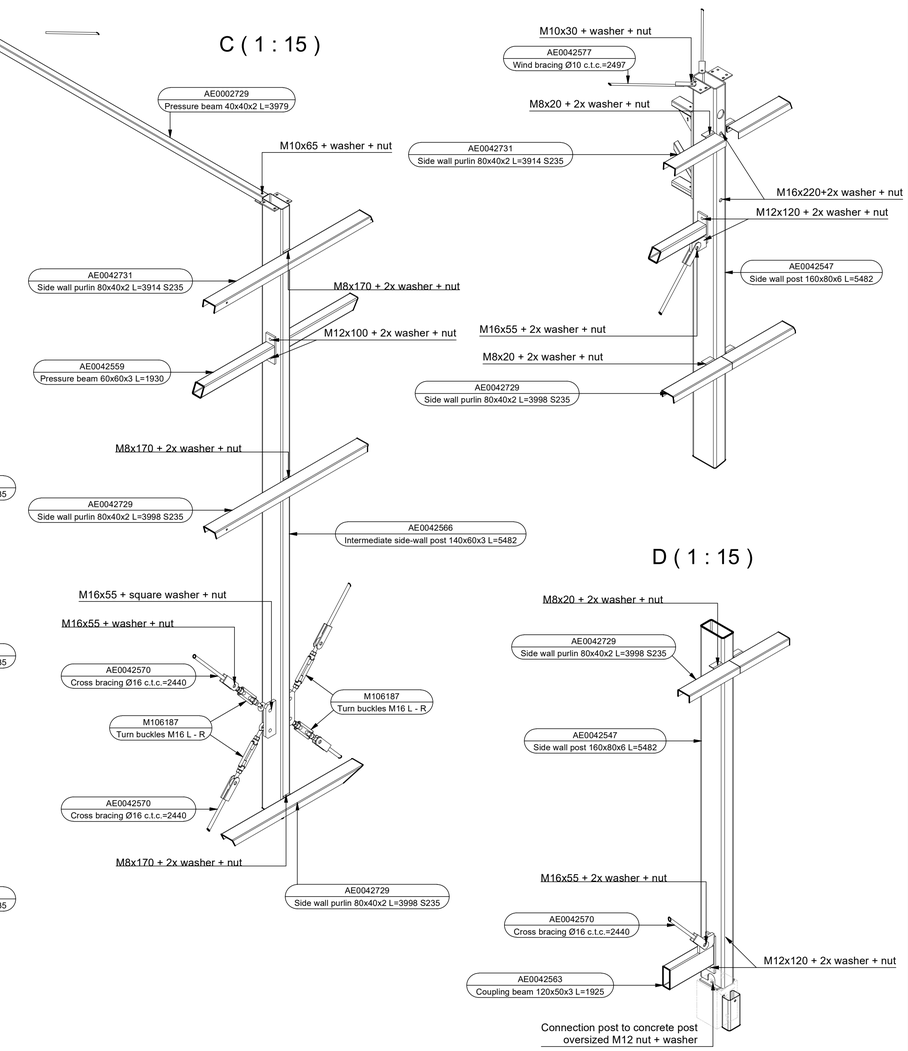
**Revision date**
(D-M-YYYY)

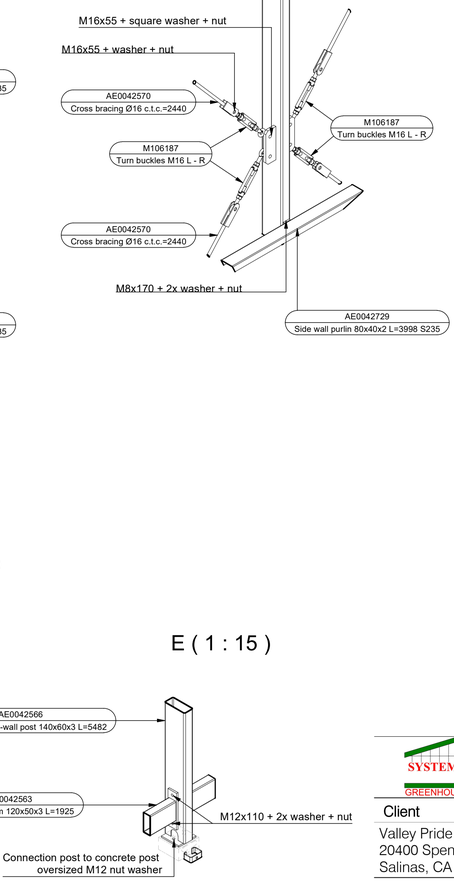
| Engineer | Checked | Scale | Project no. |
|---|---|---|---|
| K. Vaessen | L.Wijnen | 1 : 300 | 35522 |
| **Initial date** (D-M-YYYY) | **Units** | **Sheet size** | **Sheet no.** |
| 30-4-2025 | mm | A1 | 1.2.8 |



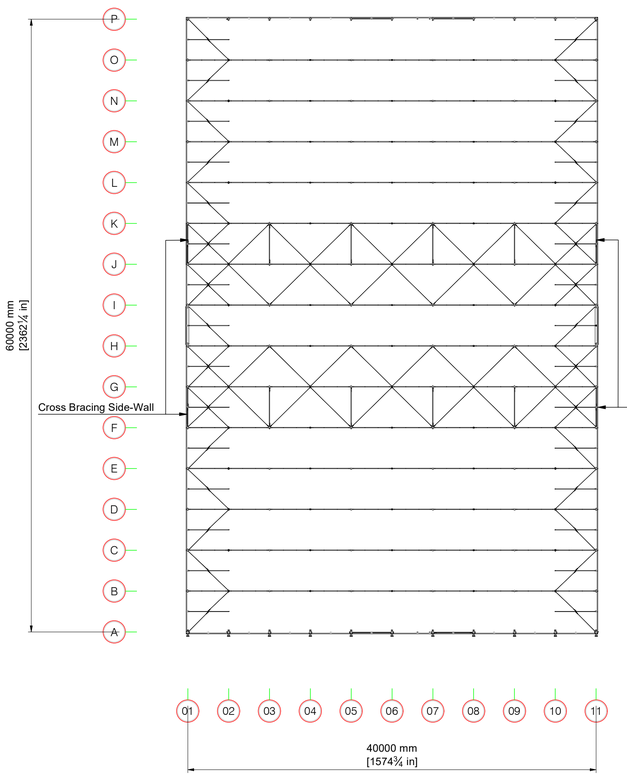

B ( 1 : 15 )



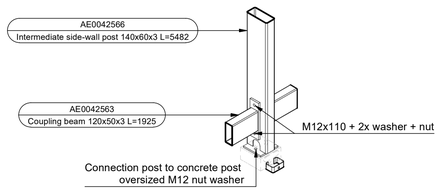




D ( 1 : 15 )




E ( 1 : 15 )




REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

| | | | | | |
|---|---|---|---|---|---|
| | 8 | Coupling beam 120x50x3 L=1925 | AE0042563 | | 17.11 kg |
| | 16 | Cross bracing Ø16 c.t.c.=2440 | AE0042570 | | 4.43 kg |
| | 12 | Flat profile 40x5 - S235JR | AE0042538 | 210 mm | 0.32 kg |
| | 48 | Flat profile 40x5 - S235JR | AE0008191 | 150 mm | 0.22 kg |
| 52 | 4 | Intermediate side-wall post 140x60x3 L=5482 | AE0042566 | | 52.76 kg |
| | 30 | Pressure beam 40x40x2 L=3979 | AE0002729 | | 9.36 kg |
| | 8 | Pressure beam 60x60x3 L=1930 | AE0042559 | | 12.04 kg |
| 12 | 8 | Side wall post 160x80x6 L=5482 | AE0042547 | | 114.87 kg |
| | 30 | Side wall purlin 80x40x2 L=3914 S235 | AE0042731 | 3914 mm | 9.42 kg |
| | 62 | Side wall purlin 80x40x2 L=3998 S235 | AE0042729 | 3998 mm | 9.62 kg |
| 1 | 70 | Trellis girder H=510 L=7840 | AE0042329 | | 75.46 kg |
| | 56 | Turn buckles M16 L - R | M106187 | | 1.01 kg |
| | 76 | Wind bracing Ø10 c.t.c.=2497 | AE0042577 | | 1.71 kg |
| Code | Qty | Description | Part number | Length | Weight |

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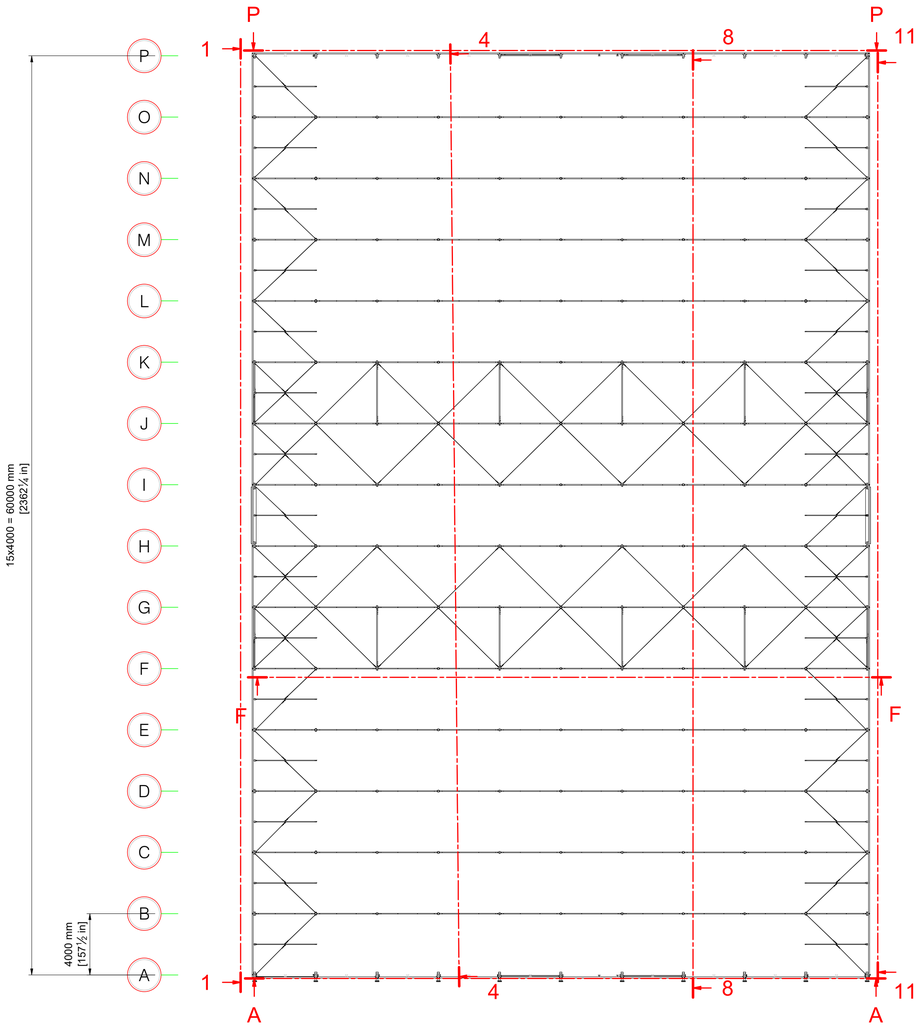
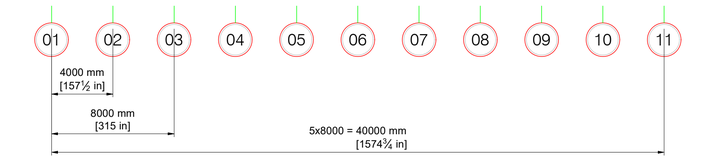
| Client | Project |
|---|---|
| Valley Pride Flowers<br>20400 Spence Rd<br>Salinas, CA 93908 | Greenhouse<br>Valley Pride |

| Drawing | Revision | Revision date |
|---|---|---|
| Greenhouse Cross Bracing Side-Wall 01 + 11 | - | (D-M-YYYY) |

| Engineer | Checked | Scale | Project no. |
|---|---|---|---|
| K. Vaessen | L.Wijnen | 1 : 300 | 35522 |
| **Initial date** | **Units** | **Sheet size** | **Sheet no.** |
| 30-4-2025 (D-M-YYYY) | mm | A1 | 1.2.9 |

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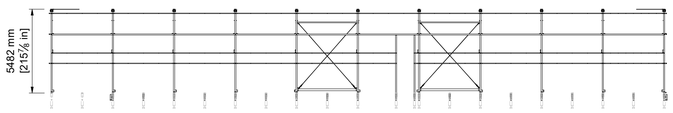
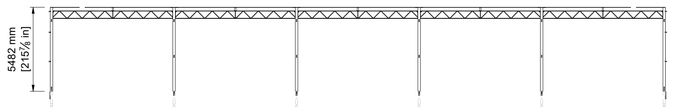
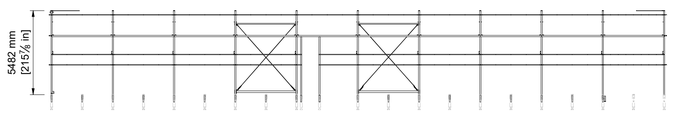


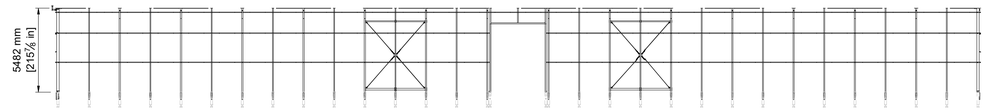

F-F ( 1 : 200 )



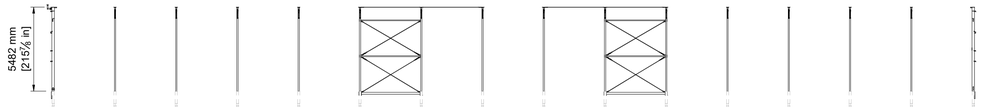

P-P ( 1 : 200 )




11-11 ( 1 : 200 )

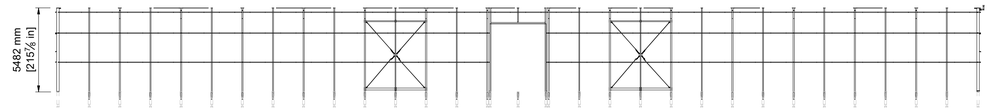



8-8 ( 1 : 200 )




4-4 ( 1 : 200 )

1-1 ( 1 : 200 )




REGISTERED PROFESSIONAL ENGINEER
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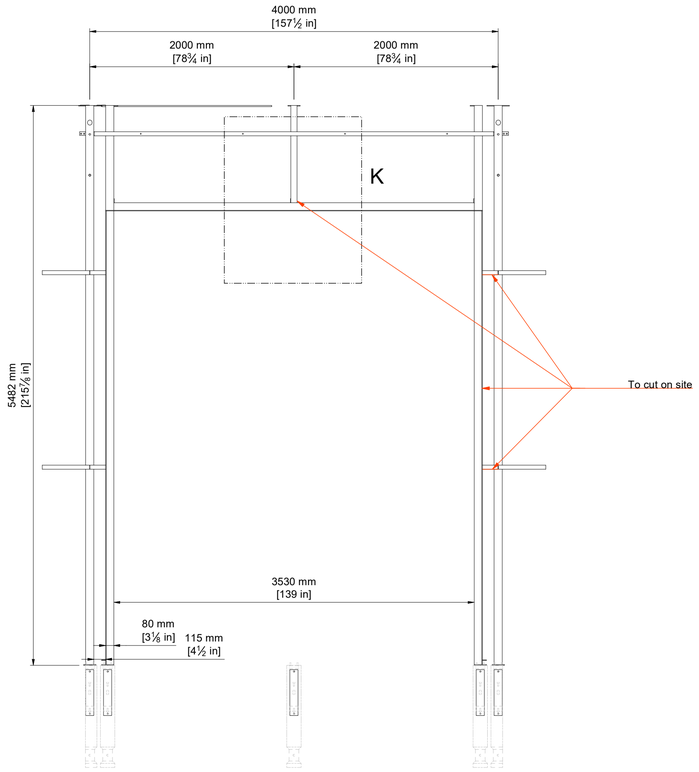
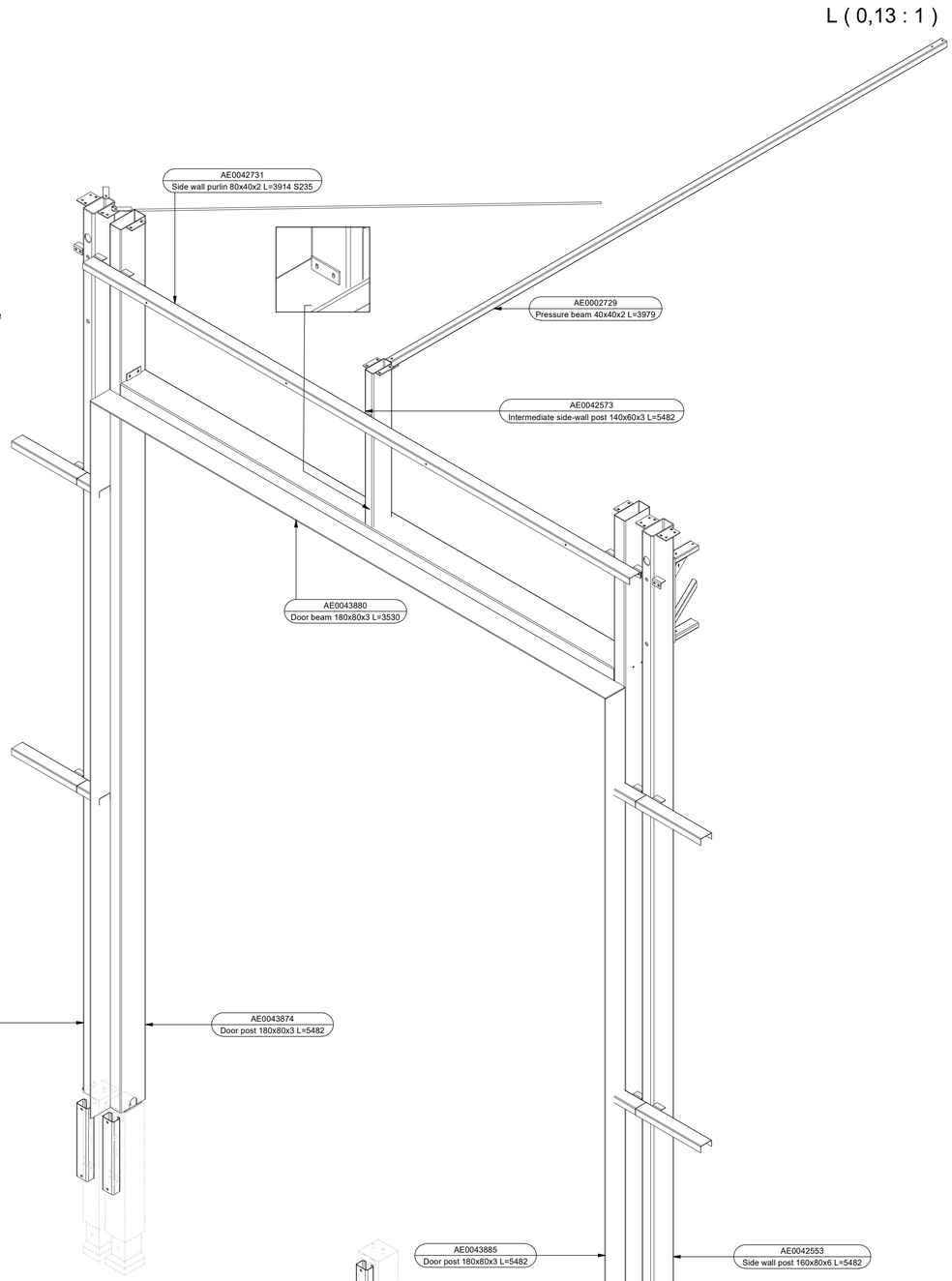
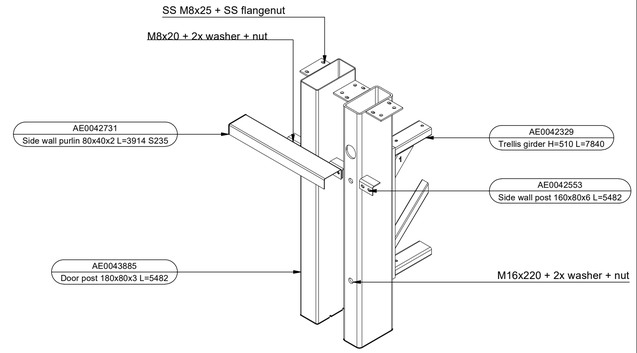
| Client | Project |
|---|---|
| Valley Pride Flowers<br>20400 Spence Rd<br>Salinas, CA 93908 | Greenhouse<br>Valley Pride |

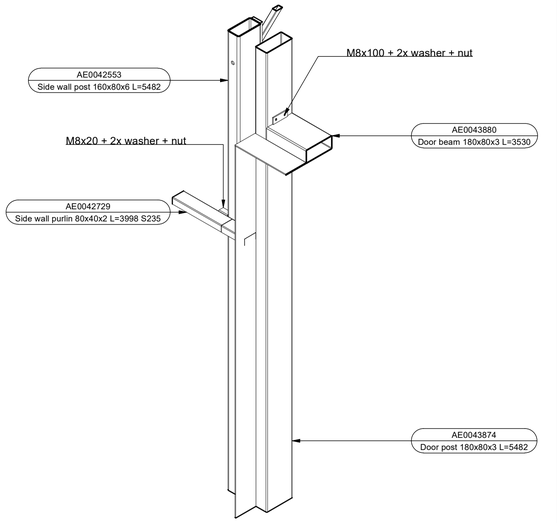
| Drawing | Revision | Revision date |
|---|---|---|
| Greenhouse Section Views | - | (D-M-YYYY) |

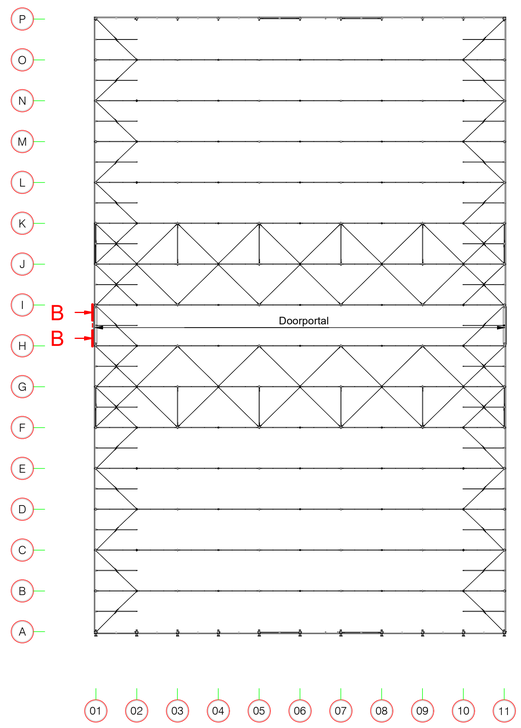
| Engineer | Checked | Scale | Project no. |
|---|---|---|---|
| K. Vaessen | L.Wijnen | 1 : 200 | 35522 |
| **Initial date** | **Units** | **Sheet size** | **Sheet no.** |
| 30-4-2025 (D-M-YYYY) | mm | A1 | 1.2.10 |

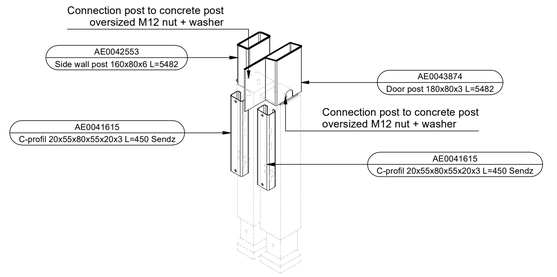



| | | | | | |
|---|---|---|---|---|---|
| | 99 | C-profil 20x55x80x55x20x3 L=450 Sendz | AE0041615 | 450 mm | 2.17 kg |
| | 2 | Door beam 180x80x3 L=3530 | AE0043880 | | 66.37 kg |
| 97 | 2 | Door post 180x80x3 L=5482 | AE0043885 | | 95.07 kg |
| 96 | 2 | Door post 180x80x3 L=5482 | AE0043874 | | 95.07 kg |
| 1 | 32 | Inner post 160x80x6 L=5482 | AE0147924 | | 113.93 kg |
| 51 | 26 | Intermediate side-wall post 140x60x3 L=5482 | AE0042573 | | 49.66 kg |
| 11 | 20 | Side wall post 160x80x6 L=5482 | AE0042553 | | 114.93 kg |
| | 30 | Side wall purlin 80x40x2 L=3914 S235 | AE0042731 | 3914 mm | 9.42 kg |
| | 62 | Side wall purlin 80x40x2 L=3998 S235 | AE0042729 | 3998 mm | 9.62 kg |
| 1 | 70 | Trellis girder H=510 L=7840 | AE0042329 | | 75.46 kg |
| Code | Qty | Description | Part number | Length | Weight |

REGISTERED PROFESSIONAL ENGINEER
YUTAKA UYEDA
NO. S-3871
EXP. 12-31-2026
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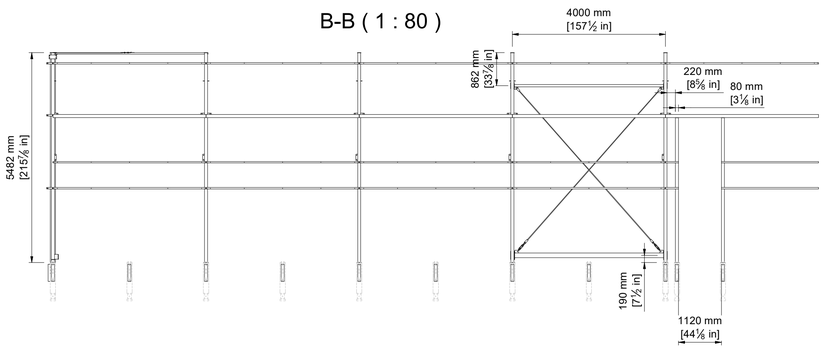
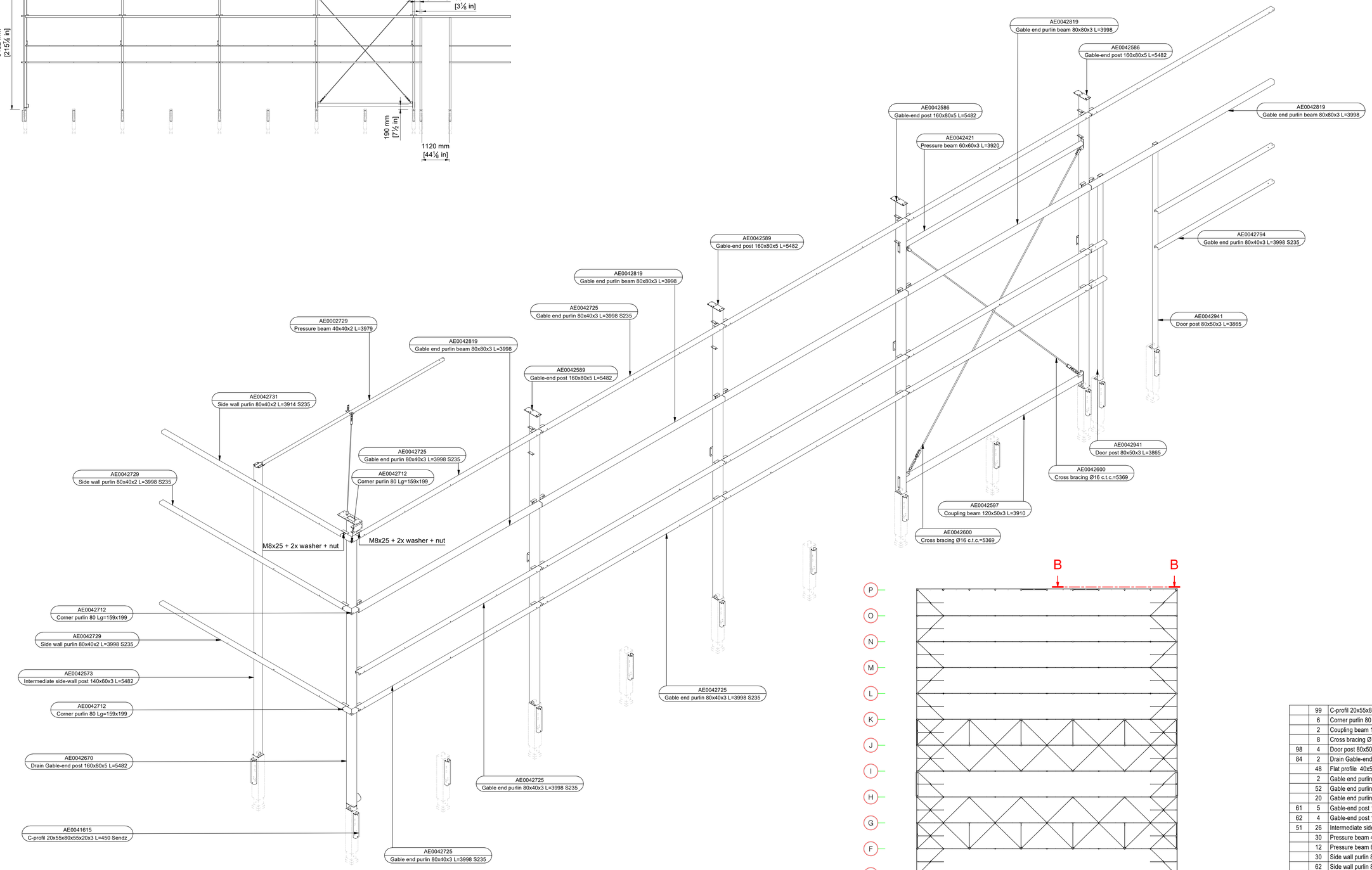
| Client | Project |
|---|---|
| Valley Pride Flowers<br>20400 Spence Rd<br>Salinas, CA 93908 | Greenhouse<br>Valley Pride |

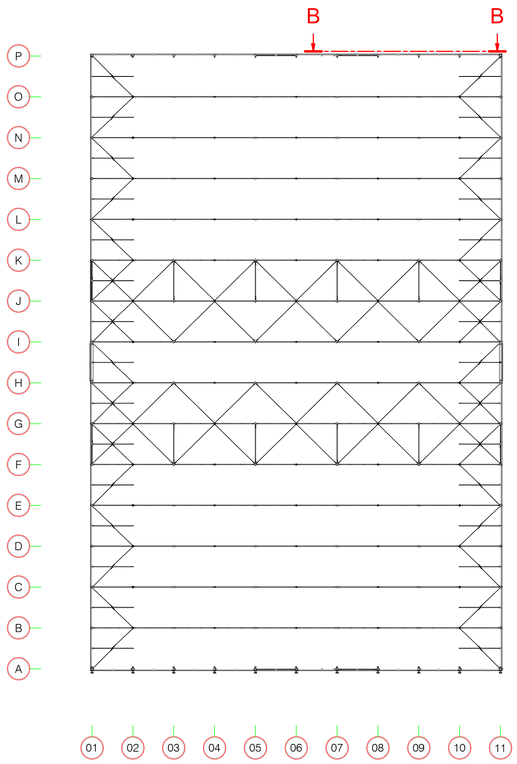
| Drawing | Revision | Revision date |
|---|---|---|
| Greenhouse Details Door Portal 1 + 11 | - | (D-M-YYYY) |

| Engineer | Checked | Scale | Project no. |
|---|---|---|---|
| K. Vaessen | L.Wijnen | 1 : 300 | 35522 |
| **Initial date** (D-M-YYYY) | **Units** | **Sheet size** | **Sheet no.** |
| 30-4-2025 | mm | A1 | 1.2.11 |

## B-B ( 1 : 80 )




| | | | | | |
|---|---|---|---|---|---|
| | 99 | C-profil 20x55x80x55x20x3 L=450 Sendz | AE0041615 | 450 mm | 2.17 kg |
| | 6 | Corner purlin 80 Lg=159x199 | AE0042712 | | 0.84 kg |
| | 2 | Coupling beam 120x50x3 L=3910 | AE0042597 | | 32.93 kg |
| | 8 | Cross bracing Ø16 c.t.c.=5369 | AE0042600 | | 9.05 kg |
| 98 | 4 | Door post 80x50x3 L=3865 | AE0042941 | | 22.21 kg |
| 84 | 2 | Drain Gable-end post 160x80x5 L=5482 | AE0042670 | | 104.11 kg |
| | 48 | Flat profile 40x5 - S235JR | AE0008191 | 150 mm | 0.22 kg |
| | 2 | Gable end purlin 80x40x3 L=3998 S235 | AE0042794 | 3998 mm | 14.13 kg |
| | 52 | Gable end purlin 80x40x3 L=3998 S235 | AE0042725 | 3998 mm | 14.12 kg |
| | 20 | Gable end purlin beam 80x80x3 L=3998 | AE0042819 | | 28.39 kg |
| 61 | 5 | Gable-end post 160x80x5 L=5482 | AE0042589 | | 100.6 kg |
| 62 | 4 | Gable-end post 160x80x5 L=5482 | AE0042586 | | 100.55 kg |
| 51 | 26 | Intermediate side-wall post 140x60x3 L=5482 | AE0042573 | | 49.66 kg |
| | 30 | Pressure beam 40x40x2 L=3979 | AE0002729 | | 9.36 kg |
| | 12 | Pressure beam 60x60x3 L=3920 | AE0042421 | | 23.13 kg |
| | 30 | Side wall purlin 80x40x2 L=3914 S235 | AE0042731 | 3914 mm | 9.42 kg |
| | 62 | Side wall purlin 80x40x2 L=3998 S235 | AE0042729 | 3998 mm | 9.62 kg |
| Code | Qty | Description | Part number | Length | Weight |

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**Client**
Valley Pride Flowers
20400 Spence Rd
Salinas, CA 93908

**Project**
Greenhouse
Valley Pride

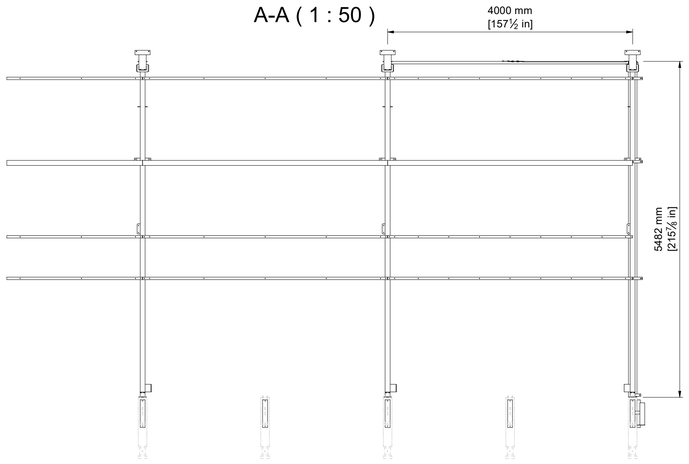
**Drawing**
Greenhouse Details Corner 11 P

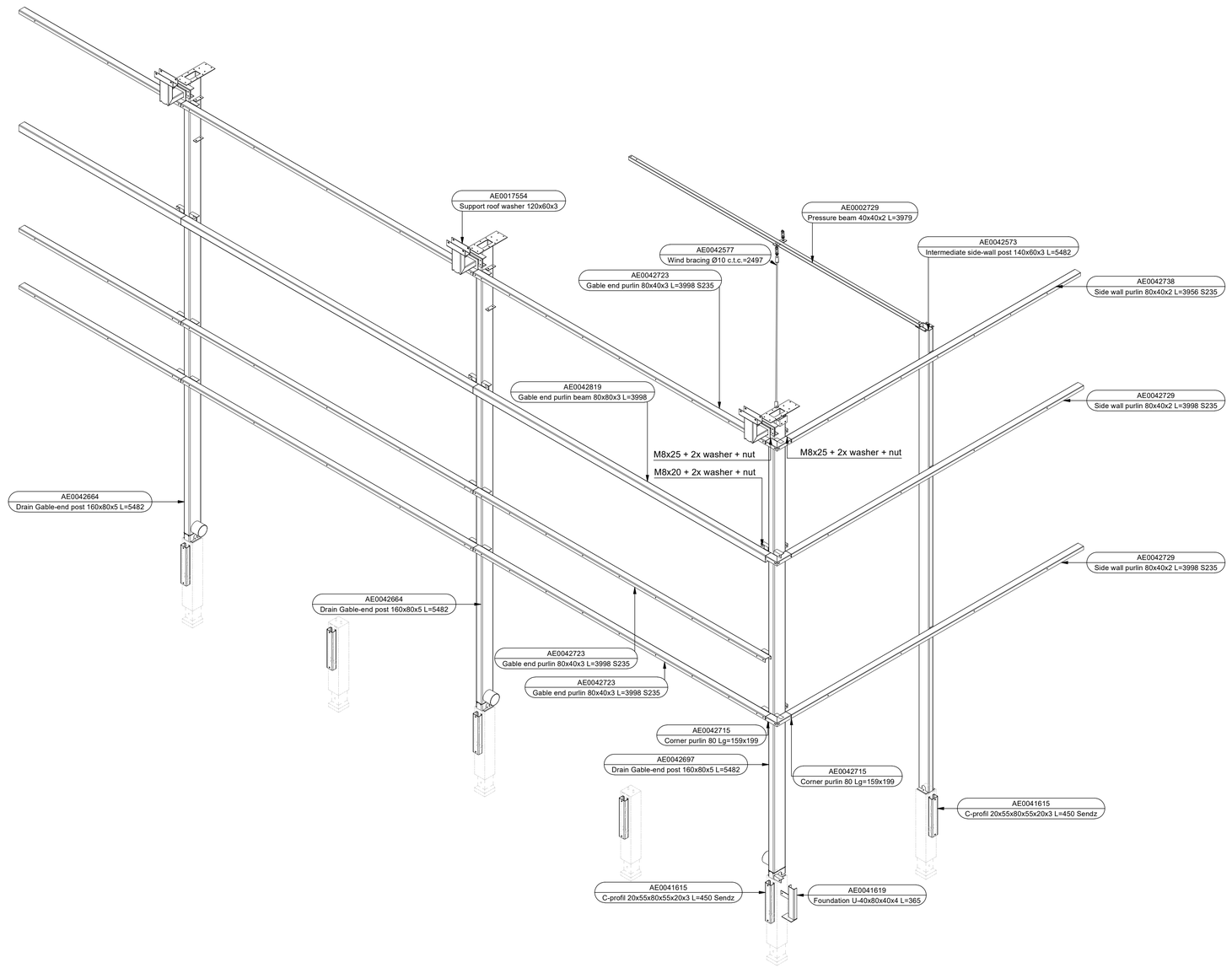
**Revision**
-

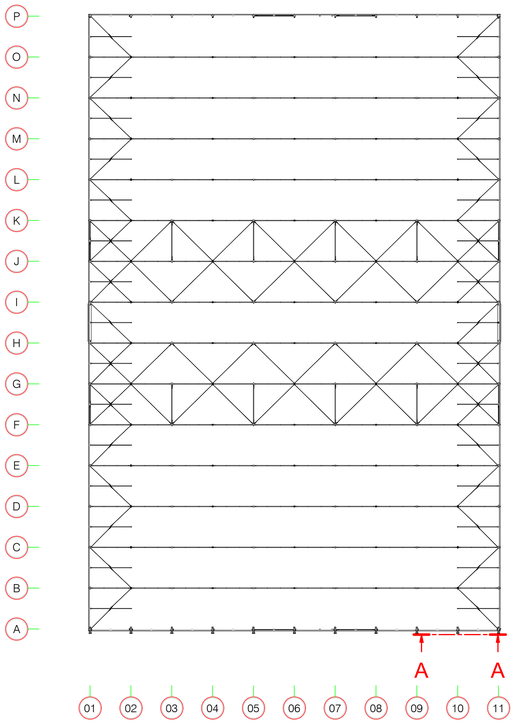
**Revision date**
(D-M-YYYY)

| Engineer | Checked | Scale | Project no. |
|---|---|---|---|
| K. Vaessen | L.Wijnen | 1 : 300 | 35522 |
| **Initial date** (D-M-YYYY) | **Units** | **Sheet size** | **Sheet no.** |
| 30-4-2025 | mm | A1 | 1.2.12 |

## A-A ( 1 : 50 )




| | | | | | |
|---|---|---|---|---|---|
| | 11 | Support roof washer 120x60x3 | AE0017554 | | 7.06 kg |
| 87 | 1 | Drain Gable-end post 160x80x5 L=5482 | AE0042697 | | 105.15 kg |
| 81 | 5 | Drain Gable-end post 160x80x5 L=5482 | AE0042664 | | 104.47 kg |
| | 1 | Foundation U-40x80x40x4 L=365 | AE0041619 | | 2.32 kg |
| | 99 | C-profil 20x55x80x55x20x3 L=450 Sendz | AE0041615 | 450 mm | 2.17 kg |
| | 76 | Wind bracing Ø10 c.t.c.=2497 | AE0042577 | | 1.71 kg |
| | 30 | Pressure beam 40x40x2 L=3979 | AE0002729 | | 9.36 kg |
| 51 | 26 | Intermediate side-wall post 140x60x3 L=5482 | AE0042573 | | 49.66 kg |
| | 4 | Corner purlin 80 Lg=159x199 | AE0042715 | | 0.84 kg |
| | 20 | Gable end purlin beam 80x80x3 L=3998 | AE0042819 | | 28.39 kg |
| | 1 | Side wall purlin 80x40x2 L=3956 S235 | AE0042738 | 3956 mm | 9.52 kg |
| | 6 | Gable end purlin 80x40x3 L=3998 S235 | AE0042723 | 3998 mm | 14.12 kg |
| | 62 | Side wall purlin 80x40x2 L=3998 S235 | AE0042729 | 3998 mm | 9.62 kg |
| Code | Qty | Description | Part number | Length | Weight |

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**Client**
Valley Pride Flowers
20400 Spence Rd
Salinas, CA 93908

**Project**
Greenhouse
Valley Pride

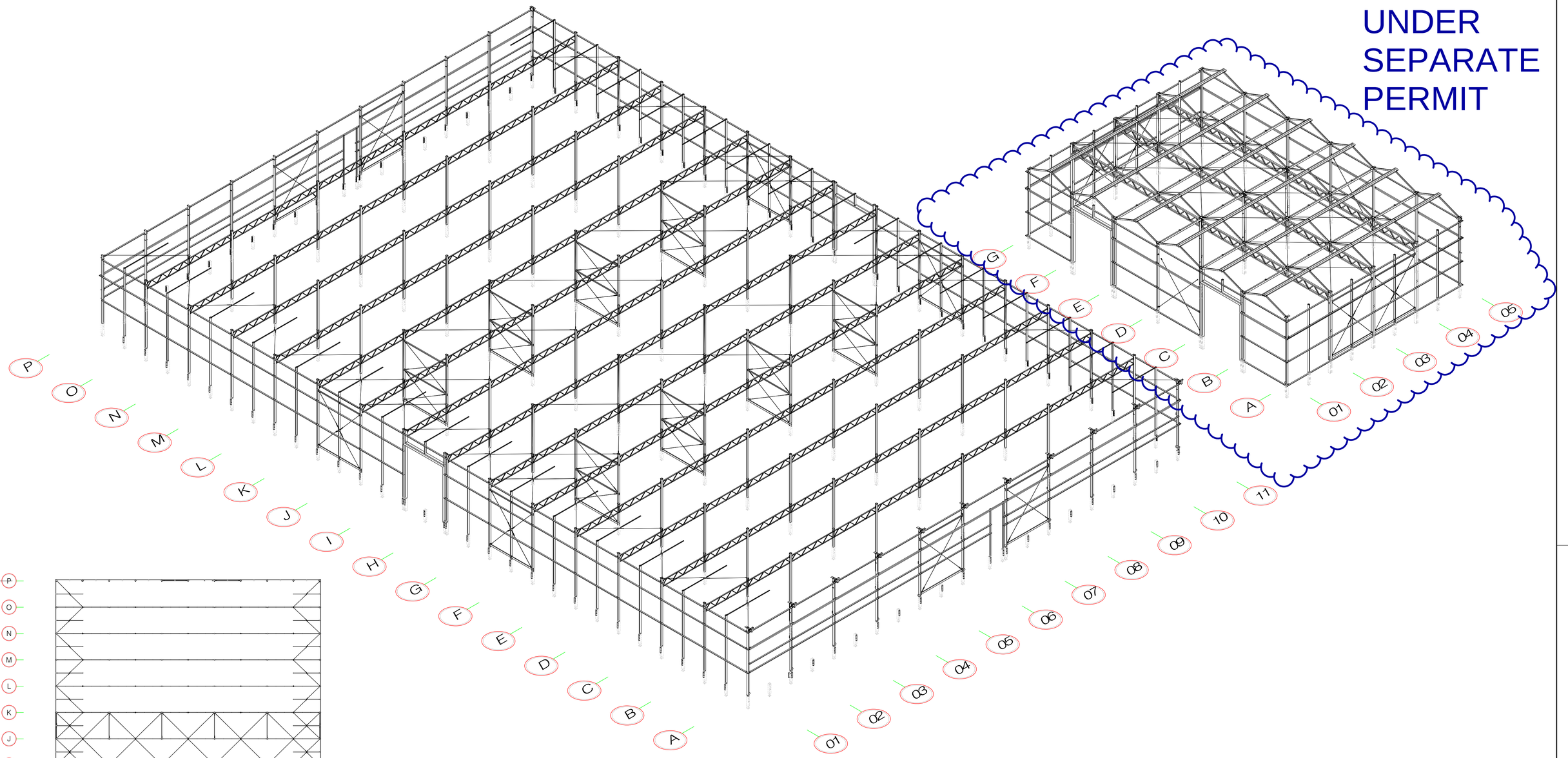
**Drawing**
Greenhouse Details Corner 11 A

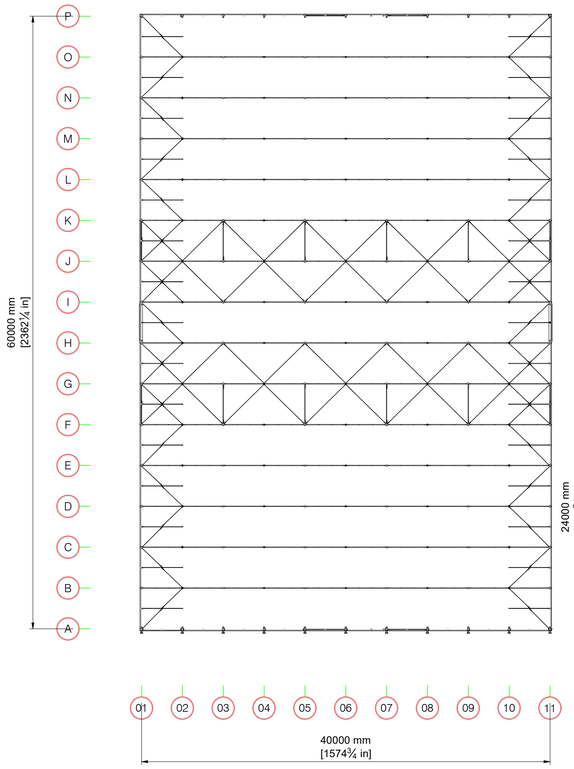
**Revision**
-

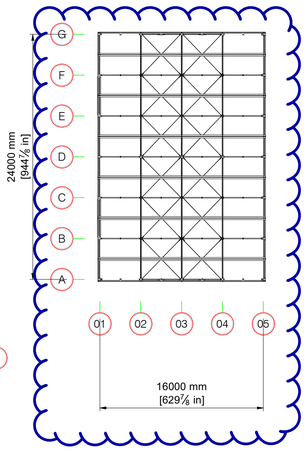
**Revision date**
(D-M-YYYY)

| Engineer | Checked | Scale | Project no. |
|---|---|---|---|
| K. Vaessen | L.Wijnen | 1 : 300 | 35522 |
| **Initial date** (D-M-YYYY) | **Units** | **Sheet size** | **Sheet no.** |
| 30-4-2025 | mm | A1 | 1.2.13 |

UNDER SEPARATE PERMIT




UNDER SEPARATE PERMIT

REGISTERED PROFESSIONAL ENGINEER
YUTAKA UYEDA
NO. S-3871
EXP. 12-31-2026
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STATE OF CALIFORNIA

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| Client | Project |
|---|---|
| Valley Pride Flowers<br>20400 Spence Rd<br>Salinas, CA 93908 | Warehouse<br>Valley Pride<br>---- |

| Drawing | Revision | Revision date |
|---|---|---|
| Greenhouse + Warehouse 3D Overview | - | (D-M-YYYY) |

| Engineer | Checked | Scale | Project no. |
|---|---|---|---|
| K. Vaessen | L.Wijnen | 1 : 130 | 35522 |
| **Initial date** | **Units** | **Sheet size** | **Sheet no.** |
| 5-5-2025 (D-M-YYYY) | mm | A1 | 1.2.32 |

# MONTEREY VALLEY PRIDE

## 2262 ALISAL ROAD - SALINAS, CA 93908

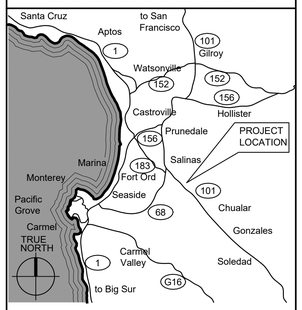
## ABREVIATIONS

| | | | |
|---|---|---|---|
| & | AND | JT. | JOINT |
| ∠ | ANGLE | | |
| @ | AT | KIT. | KITCHEN |
| ℄ | CENTERLINE | | |
| Ø | DIAMETER OR ROUND | L. | LENGTH |
| ⊥ | PERPENDICULAR | LAM. | LAMINATE |
| ℔ | PROPERTY LINE | LAV. | LAVATORY |
| # | POUND OR NUMBER | LB. | LAG BOLT |
| | | LOC. | LOCATE(ION) |
| A.B. | ANCHOR BOLT | L.V.L. | LAMINATED VENEER LUMBER |
| A.B.S. | ACRYLONITRILE BUTADIENE | L.W. | LIGHTWEIGHT |
| ABV. | ABOVE | | |
| A.A. | ASPHALTIC CONCRETE | MAS. | MASONRY |
| A/C | AIR CONDITIONING | MAT. | MATERIAL(S) |
| ACOUS. | ACOUSTICAL | MAX. | MAXIMUM |
| ADJ. | ADJUSTABLE | M.B. | MACHINE BOLT |
| A.F.F. | ABOVE FINISH FLOOR | M.C. | MEDICINE CABINET |
| AGGR. | AGGREGATE | M.H. | MAN HOLE |
| ALUM. | ALUMINUM | MECH. | MECHANICAL |
| ANOD. | ANODIZED | MEMB. | MEMBRANE |
| A.P.A | AMERICAN PLYWOOD ASSOCIATION | MEZZ. | MEZZANINE |
| | | MFR. | MANUFACTURE(ER) |
| APPROX. | APPROXIMATE | MIN. | MINIMUM |
| ARCH. | ARCHITECTURAL | MIR. | MIRROR |
| A.S. | ADJUSTABLE SHELF | MISC. | MISCELLANEOUS |
| | | MLDG. | MOLDING/MOULDING |
| BD. | BOARD | M.I.W. | MALLEABLE IRON WASHER |
| BIT. | BITUMINOUS | M.O. | MASONRY OPENING |
| BLDG. | BUILDING | MTD. | MOUNTED |
| BLK. | BLOCK | MET. | METAL |
| BLKG. | BLOCKING | MULL. | MULLION |
| BM. | BEAM | | |
| B.M. | BENCH MARK | N. | NORTH |
| BOT. | BOTTOM | (N) | NEW |
| BRG. | BEARING | NAT. | NATURAL |
| BTWN. | BETWEEN | N.I.C. | NOT IN CONTRACT |
| B.U.R. | BUILD-UP ROOFING | NOM. | NOMINAL |
| B.W. | BOTH WAYS | N.T.S. | NOT TO SCALE |
| CAB. | CABINET | O/ | OVER |
| C.B. | CATCH BASIN | OBS. | OBSCURE |
| CBC | CALIFORNIA BUILDING CODE | O.C. | ON CENTER(S) |
| CEM. | CEMENT | O.D. | OUTSIDE DIAMETER |
| CER. | CERAMIC | OFF. | OFFICE |
| CFCI. | CONTRACTOR FURNISHED, CONTRACTOR INSTALLED | OFCI. | OWNER FURNISHED, CONTRACTOR INSTALLED |
| C.F. | CUBIC FEET | OFOI. | OWNER FURNISHED, OWNER INSTALLED |
| C.I. | CAST IRON | O.H. | OVER HANG |
| C.J. | CONTROL JOINT | O.H.M.S. | OVALHEAD MACHINE SCREW |
| CL. | CLOSET | O.H.W.S. | OVALHEAD WOOD SCREW |
| CLG. | CEILING | OPNG. | OPENING |
| CLKG. | CAULKING | OPP. | OPPOSITE |
| CLR. | CLEAR(ANCE) | | |
| C.M.U. | CONCRETE MASONRY UNIT | P.A.F. | POWDER ACTUATED FASTENER |
| COL. | COLUMN | P.B. | PANIC BAR |
| COMP. | COMPOSITION | PART. BD. | PARTICLE BOARD |
| CONC. | CONCRETE | PCF. | POUNDS PER CUBIC FOOT |
| CONN. | CONNECTION | P.D. | POWDER DRIVEN |
| CONSTR. | CONSTRUCTION | PG. | PAINT GRADE |
| CONT. | CONTINUOUS | PERF. | PERFORATE |
| COR. | CORRUGATED | PLF. | POUNDS PER LINEAR FOOT |
| C.O.T.G. | CLEAN-OUT TO GRADE | PLAS. LAM. | PLASTIC LAMINATE |
| CSMT. | CASEMENT | PLAS. | PLASTER |
| CSWK. | CASEWORK | PLYWD. | PLYWOOD |
| C.T. | CERAMIC TILE | PR. | PAIR |
| CTR. | COUNTER | PSF | POUNDS PER SQUARE FOOT |
| CTSK. | COUNTERSINK | PSI | POUNDS PER SQUARE INCH |
| C.Y. | CUBIC YARD | P.T. | PRESSURE TREATED |
| | | PART. | PARTITION |
| DBL. | DOUBLE | P.T. DISP. | PAPER TOWEL DISPENSER |
| DEPT. | DEPARTMENT | P.V.C. | POLYVINYL CHLORIDE |
| DET. | DETAIL | | |
| DF. | DRINKING FOUNTAIN | R. | RISER |
| D.F. | DOUGLAS FIR | R.A. | RETURN AIR |
| D.G. | DECOMPOSED GRANITE | RAD. | RADIUS |
| D.H. | DOUBLE HUNG | R.D. | ROOF DRAIN |
| DIAG. | DIAGONAL | REG. | REGISTER |
| DIA. | DIAMETER | REF. | REFRIGERATOR |
| DIMEN. | DIMENSION | REINF. | REINFORCED |
| DISP. | DISPENSER/DISPOSER | REQ'D. | REQUIRED |
| DN. | DOWN | REQMT. | REQUIREMENT |
| DR. | DOOR | RESIL. | RESILIENT |
| DRWG. | DRAWING | REV. | REVERSED |
| D.S.B. | DBL. STRENGTH B GRADE (GLASS) | R.H.M.S. | ROUNDHEAD MACHINE SCREW |
| D.S. | DOWNSPOUT | R.H.W.S. | ROUNDHEAD WOOD SCREW |
| DWR. | DRAWER | RM. | ROOM |
| D.W. | DISH WASHER | R.O. | ROUGH OPENING |
| | | R.O.W. | RIGHT OF WAY |
| E. | EAST | R.S. | RESAWN |
| EA. | EACH | RUB. | RUBBER |
| E.J. | EXPANSION JOINT | RWD. | REDWOOD |
| ELEV. | ELEVATION, ELEVATOR | R.W.L. | RAIN WATER LEADER |
| ELEC. | ELECTRIC(AL) | | |
| EMER. | EMERGENCY | S. | SOUTH |
| ENCL. | ENCLOSURE | S.B. | SOLID BLOCKING |
| EQUIP. | EQUIPMENT N.I.C. W/ WITH | S.C. | SOLID CORE |
| EWC. | ELECTRIC WATER COOLER | SCHED. | SCHEDULE |
| (E) | EXISTING | S.A. | STORM DRAIN |
| EXH. | EXHAUST | SECT. | SECTION |
| EXP. | EXPOSED/EXPANSION | SERV. | SERVICE |
| EXT. | EXTERIOR | S.F. | SQUARE FOOT |
| | | S.G. | STAIN GRADE |
| F.A. | FIRE ALARM | SH. | SHELF/SHELVING |
| FAST. | FASTEN(ER) | SHWR. | SHOWER |
| F.A. | FLAT BAR | SHT. | SHEET |
| F.D. | FLOOR DRAIN | SHT'G. | SHEATHING |
| FEC. | FIRE EXTINGUISHER CABINET | SIM. | SIMILAR |
| F.F. | FINISH FLOOR | S.S. | STAINLESS STEEL SERVICE SINK |
| F.G. | FINISH GRADE | | |
| FND. | FOUNDATION | S.S.D. | SEE STRUCTURAL DRAWINGS |
| F.E. | FIRE EXTINGUISHER | S.M. | SHEET METAL |
| F. | FIBERGLASS | S.M.S. | SHEET METAL SCREW |
| FIN. | FINISH(ED) | SPEC. | SPECIFICATION |
| F.H.M.S. | FLATHEAD MECHANICAL SCREW | SQ. | SQUARE |
| | | STL. | STEEL |
| F.H.W.S. | FLATHEAD WOOD SCREW | STD. | STANDARD |
| FLASH. | FLASHING | STAG. | STAGGERED |
| FLR. | FLOOR(ING) | STOR. | STORAGE |
| FLUOR. | FLUORESCENT | STRUCT. | STRUCTURAL |
| F.O. | FACE OF | SUSP. | SUSPENDED |
| F.O.B. | FACE OF BLOCK | SYM. | SYMMETRY(ICAL) |
| F.O.C. | FACE OF CONCRETE | SYS. | SYSTEM |
| F.O.F. | FACE OF FINISH | | |
| F.O.M. | FACE OF MASONRY | T. | TREAD |
| F.O.S. | FACE OF STUD | T.B. | TOWEL BAR |
| F.P. | FIREPLACE | T.B.D. | TO BE DETERMINED |
| F.R.P. | FIBERGLASS REINF. PANEL | T.C. | TOP OF CURB |
| F.S. | FULL SIZE | TEL. | TELEPHONE |
| FT. | FOOT/FEET | TEMP. | TEMPERED |
| FTG. | FOOTING | T.E.N. | TYPICAL EDGE NAILING |
| FURR. | FURREDING) | T & G | TONGUE & GROOVE |
| FUT. | FUTURE | THK. | THICK(NESS) |
| | | THRESH. | THRESHOLD |
| GA. | GAUGE/GAGE | T.J.I. | TRUSS JOIST INTERNATIONAL |
| GALV. | GALVANIZED | T.O. | TOP OF |
| G.B. | GRAB BAR | T.P.H. | TOILET PAPER HOLDER |
| G.I. | GALVANIZED IRON | T.Q. | TOP OF PAVEMENT |
| GL. | GLASS/GLAZING | TV. | TELEVISION |
| G.L.B. | GLUE-LAM BEAM | T.W. | TOP OF WALL |
| GR. | GRADE(ING) | TYP. | TYPICAL |
| G.W.B. | GYPSUM WALLBOARD | | |
| | | U/L | UNDERWRITER'S LABORATORY |
| H.B. | HOSE BIB | U.N.O. | UNLESS NOTED OTHERWISE |
| HBD. | HARDBOARD | U.O.N. | UNLESS OTHERWISE NOTED |
| H.A. | HOLLOW CORE | UR. | URINAL |
| HDR | HEADER | | |
| HDWR. | HARDWARE | V.I.F. | VERIFY IN FIELD |
| H.M. | HOLLOW METAL | | |
| HORZ. | HORIZONTAL | W. | WEST/WIDTH/WIDE |
| H.S. | HEAVY SHEET | W/ | WITH |
| HT. | HEIGHT | W.C. | WATER CLOSET |
| HTG. | HEATING | WD. | WOOD |
| H.W. | HOT WATER | WDW. | WINDOW |
| HWD. | HARDWOOD | W.H. | WATER HEATER |
| HVAC. | HEATING/VENTILATING/AIR CONDITIONING | WI. | WOODWORK INSTITUTE |
| | | W/O | WITHOUT |
| I.C.C. | INTERNATIONAL CODE COUNCIL | W.P. | WATERPROOF(ING) |
| | | W.R. | WATER RESISTANT |
| ID. | INSIDE DIAMETER | W.S. | WOOD SCREW |
| INCL. | INCLUDE(D) (ING) | WSCT. | WAINSCOT |
| INSUL. | INSULATE(D) (ING) | WT. | WEIGHT |
| INT. | INTERIOR | W.W.M. | WELDED WIRE MESH |
| INV. | INVERT | | |
| JAN. | JANITOR | | |
| J.H. | JOIST HANGER | | |

## LEGEND

- 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

## LOCATION MAP




## SYMBOLS

- DOOR SYMBOL
- WINDOW SYMBOL
- KEY TAG
- DEMOLITION TAG
- MATCH LINE
- WORK POINT, DATUM POINT OR CONTROL
- VERTICAL OR HORIZONTAL DIAPHRAGM KEY
- SECTION
  - SECTION IDENTIFICATION
  - SHEET WHERE SECTION IS DRAWN
- DETAIL
  - DETAIL IDENTIFICATION
  - SHEET WHERE DETAIL IS DRAWN
- FINISH GRADE (SPOT)
  - ELEVATION
  - SURFACE
- EXISTING GRADE (SPOT)
  - ELEVATION
  - SURFACE
- PROPERTY LINE
- REVISION

## PROJECT TEAM

### OWNER

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Contact: SERGIO SILVA

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Contact: JENNIFER RUDOLPH

### MECH/ PLUMBING

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Contact: JAIME ZALDIVAR

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ph: (408) 430-2876
Email: aleksei@elcelectrical.com
Contact: Aleksei Isen

### METAL BUILDING SUPPLIER

Greenhouse System USA Inc.
P.O. Box 777, 512 Casserly Rd
Watsonville CA 95076
ph: (831) 722 1188 fax: (831) 649-3530
Email: evan@systemusa.com
Evan Schivo

## PROJECT INFORMATION

PROJECT: MONTEREY VALLEY PRIDE ZONING: F/40
LOCATION: 2262 ALISAL ROAD SALINAS, CA 93908
APN: 153-011-059-000
LOT SIZE: 437,640 S.F. (10.05 ACRES)
USE: CANNABIS CULTIVATION AND PROCESSING

### APPLICABLE BUILDING CODES & STANDARDS

CALIFORNIA CODE OF REGULATIONS (CCR):

2022 CALIFORNIA ADMINISTRATIVE CODE (CAC), CCR TITLE 24, PART 1
2022 CALIFORNIA BUILDING CODE (CBC), CCR TITLE 24, PART 2, *VOLUMES 1 AND 2*
~~2022 CALIFORNIA RESIDENTIAL CODE (CRC), CCR TITLE 24, PART 2.5~~
2022 CALIFORNIA ELECTRICAL CODE (CEC), CCR TITLE 24, PART 3
2022 CALIFORNIA MECHANICAL CODE (CMC), CCR TITLE 24, PART 4
2022 CALIFORNIA PLUMBING CODE (CPC), CCR TITLE 24, PART 5
2022 CALIFORNIA ENERGY CODE (CEnC), CCR TITLE 24, PART 6
*PART 7 VACANT*
2022 CALIFORNIA HISTORICAL BUILDING CODE (CHBC), CCR TITLE 24, PART 8
2022 CALIFORNIA FIRE CODE (CFC), CCR TITLE 24, PART 9
~~2022 CALIFORNIA EXISTING BUILDING CODE (CEBC), CCR TITLE 24, PART 10~~
2022 CALIF. GREEN BUILDING STANDARDS CODE (CALGreen), CCR TITLE 24, PART 11
2022 CALIFORNIA REFERENCED STANDARDS CODE, CCR TITLE 24, PART 12
CCR TITLE 19, PUBLIC SAFETY, DIVISION 1, STATE FIRE MARSHAL

### PARTIAL LIST OF APPLICABLE STATE STANDARDS

2022 NFPA 13, AUTOMATIC SPRINKLER SYSTEMS (CA AMENDED)
2022 NFPA 72, NATIONAL FIRE ALARM AND SIGNALLING CODE (CA AMENDED)

EXITING:
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 CURRENT ADOPTED 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.

## SHEET INDEX

| SHT. # | SHEET TITLE |
|---|---|
| **TITLE** | |
| A001 | COVER SHEET |
| G010 | CALIFORNIA GREEN CHECK LIST |
| G011 | CALIFORNIA GREEN CHECK LIST |
| G012 | CALIFORNIA GREEN CHECK LIST |
| **CIVIL** | |
| C1 | TITLE SHEET |
| C2 | GRADING & DRAINAGE PLAN |
| C3 | EROSION CONTROL PLAN |
| **ARCHITECTURAL** | |
| A100 | EXISTING SITE PLAN |
| A101 | PROPOSED SITE PLAN |
| A201 | PROPOSED GREENHOUSE FLOOR PLAN |
| A401 | GREENHOUSE EXTERIOR ELEVATION |
| A900 | DOOR DETAILS |
| **MECHANICAL** | |
| MP0.1 | SYMBOLS AND ABBREVIATIONS |
| MP2.0 | SITE PLAN - EXISTING AND PROPOSED |
| MP2.1 | WAREHOUSE FLOOR PLAN - NEW MECHANICAL & PLUMBING |
| **ELECTRICAL** | |
| E0.1 | GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS |
| E0.2 | ELECTRICAL SPECIFICATIONS |
| E1.0 | ELECTRICAL SITE PLAN |
| E2.0 | ELECTRICAL POWER PLAN |
| E3.0 | ELECTRICAL LIGHTING PLAN |
| E4.0 | ELECTRICAL SINGLE LINE DIAGRAM & CALCULATIONS |
| **METAL BUILDING** | |
| 1.2.21 | WAREHOUSE 3D STEEL CONSTRUCTION |
| 1.2.22 | WAREHOUSE OVERVIEW POSTS |
| 1.2.23 | WAREHOUSE OVERVIEW TRUSSES |
| 1.2.24 | WAREHOUSE OVERVIEW PURLINS |
| 1.2.25 | WAREHOUSE WIND BRACING |
| 1.2.26 | WAREHOUSE CROSS BRACING SIDE-WALL A + G |
| 1.2.27 | WAREHOUSE SECTION VIEWS |
| 1.2.28 | WAREHOUSE DETAILS DOOR PORTAL 1 |
| 1.2.29 | WAREHOUSE DETAILS CORNER 5 A |
| 1.2.30 | WAREHOUSE DETAILS CORNER 1 G |
| 1.2.31 | WAREHOUSE DETAILS CORNER 5 G |
| 1.2.32 | WAREHOUSE 3D OVERVIEW |
| 1.3.1 | WAREHOUSE POSITION PLAN PILES |
| 1.3.2 | WAREHOUSE DETAILS CONCRETE PILES |
| 1.3.3 | WAREHOUSE POSITION PLAN SLABS |
| 1.3.4 | WAREHOUSE ROOF AND GUTTER LAYOUT |
| 1.3.5 | WAREHOUSE GABLE VIEWS |

## SCOPE OF WORK

**SCOPE OF WORK BUILDING 'K':**

1. CONSTRUCTION OF NEW 4,133 S.F. METAL BUILDING.
   - ALL ELECTRICAL WORK SHALL BE APPROVED UNDER A SEPARATE PERMIT.
   - ALL MECHANICAL/PLUMBING AND VENTILATION WORK SHALL BE PROVIDED UNDER A SEPARATE PERMIT.

## DEFERRED SUBMITTALS

GENERAL CONTRACTOR SHALL PROVIDE THE FOLLOWNG SUBMITTALS FOR REVIEW & APPROVAL BY ARCHITECT & BUILDING OFFICIAL PRIOR TO INSTALLATION:

1. FIRE SPRINKLERS.
   DESIGN DRAWINGS, SPECIFICATIONS, AND SUPPORTING CALCULATIONS IN ACCORDANCE WITH NFPA 13 TO BE SUBMITTED FOR REVIEW.
2. FIRE ALARM.
   DESIGN DRAWINGS AND SPECIFICATIONS IN ACCORDANCE WITH NFPA 72.

## GENERAL NOTES

1. 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.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR (SHOWN OR INFERRED) ON THESE PLANS TO RENDER THE WORK COMPLETE.
3. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.
4. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.
5. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.
6. 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.
7. EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE SUBSTANTIALLY CORRECT AND MAY NOT DEPICT THE ACTUAL CONDITION. THE GENERAL CONTRACTOR SHALL VERIFY (E) CONDITIONS AND NOTIFY THE ARCHITECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
8. 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 COUNTY INSPECTIONS.
9. 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.

## VICINITY MAP

WR&D
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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.

LICENSED ARCHITECT
JENNY PETER RUHNKE
No. C22266
RENEWAL 8/31/2027
STATE OF CALIFORNIA

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD BLDG 'K'
A.P.N.: 153-011-059-000
MONTEREY VALLEY PRIDE
2262 ALISAL ROAD
SALINAS, CA 93908

JOB NO.: 21098
PRINT DATE:
PLOT DATE: 9.5.2025
DRAWN BY:
CHECKED BY: C.J.
SET ISSUED:

SHEET NAME:
WAREHOUSE 'K' COVER SHEET
SHEET NO.:
A001
FILE NAME: 21098-001

## GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
- LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS
- THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
- THE 2024 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC).

2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY BUILDING SERVICES DEPARTMENT (COUNTY) AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.

4. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (WHITSON ENGINEERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF TOPOGRAPHY, SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE AND SHALL BE DISPOSED OF IN A LAWFUL MANNER.

11. 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.

12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

16. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

## GRADING AND DRAINAGE

1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (CHAPTER 16.08) AND THE EROSION CONTROL ORDINANCE (CHAPTER 16.12).

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.

5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.

6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

10. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.

11. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

12. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:

A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.

C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS

13. VEGETATION REMOVAL, ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.

14. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

## UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.

2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.

3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.

5. DAMAGE SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

| Inspection: | When: | Who: | Inspection By: | Date of Inspection: |
|---|---|---|---|---|
| Inspect and test Keyway/Subexcavation/overexcavation: | 1)Prior to backfilling | Soils Engineer | | |
| | 2)During backfill placement – ongoing | Soils Engineer | | |
| Inspect and Test Building Pad Subgrade: | Prior to excavation footings or placement of slab-on-grade materials | Soils Engineer | | |
| Inspect Slab-on-grade installation: | Prior to concrete placement | Soils Engineer | | |
| Inspect Foundation and/or retaining wall footing excavations: | Prior to reinforcement placement | Soils Engineer | | |
| Inspect and Test Retaining wall backfill: | During backfill placement – ongoing | Soils Engineer | | |
| Inspect and Test Driveway Fill, Subgrade and Baserock Placement: | 1)During fill placement | Soils Engineer | | |
| | 2)Subgrade, prior to baserock placement | Soils Engineer | | |
| | 3)Baserock prior to AC, Concrete or Pavement | Soils Engineer | | |
| Inspect and Test Drainage Installation: | 1)After pipe placement, prior to backfill placement | Soils Engineer | | |
| | 2)During backfill placement – ongoing | Soils Engineer | | |
| Inspect site stripping and clearing | After clearing complete | Soils Engineer | | |
| Inspect utility trench compaction | After utility trench backfill | Soils Engineer | | |

## LAND SURFACES

IMPERVIOUS GREENHOUSE=25,930 SF
IMPERVIOUS WAREHOUSE=4,133 SF

TOTAL IMPERVIOUS=30,063 SF

## LAND DISTURBANCE*

PROJECT SPECIFIC LAND DISTURBANCE ~42,700 SF

*NOT INCLUDING ON-GOING STOCK PILE OR POND MAINTENANCE AND AGRICULTURAL OPERATIONS

## GRADING QUANTITIES

EARTHWORK QUANTITIES:

CUT = 427 CY
FILL = 925 CY

EARTHWORK QUANTITIES ARE ESTIMATES TO FINISH GRADE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM GRAVEL/PAVEMENT OR TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

## ABBREVIATIONS

| | |
|---|---|
| (E) | EXISTING |
| FG | FINISH GROUND GRADE |
| FF | FINISH FLOOR |
| FL | FLOW LINE |
| FP | FINISH PAVEMENT GRADE |
| G | GROUND |
| M.E. | MATCH EXISTING |
| (N) | NEW |
| SD | STORM DRAIN |
| SS | SANITARY SEWER |
| TC | TOP OF CURB GRADE |
| (TYP) | TYPICAL |
| W | WATER |

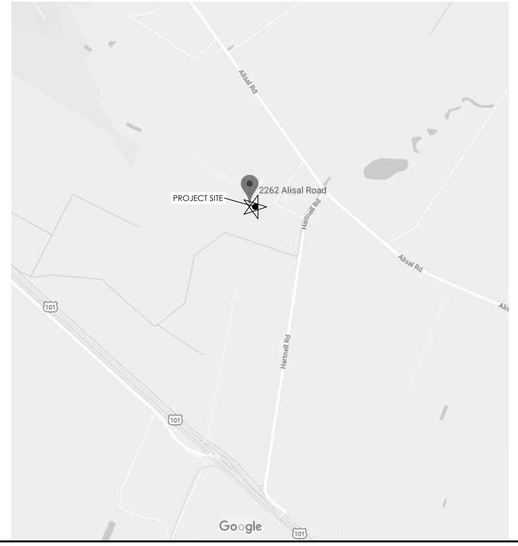
## SHEET INDEX


C1 TITLE SHEET
C2 GRADING AND DRAINAGE PLAN
C3 EROSION CONTROL PLAN


## SCOPE OF WORK

THESE PLANS SHOW THE GRADING AND DRAINAGE MITIGATION FOR THE NEW IMPERVIOUS GREENHOUSE AND WAREHOUSE. GRADING SHOWN INVOLVES AREAS OF ON-GOING GRADING/MAINTENANCE OF STOCK PILE AREAS AND PONDS AS PART OF THE AGRICULTURAL OPERATION AND SHOULD NOT BE CONSIDERED PART OF THE PROJECT SPECIFIC DISTURBED AREA.

## VICINITY MAP



A C1 OVERALL GRADING PLAN
SCALE: 1"=60'

60 0 30 60 120
GRAPHIC SCALE

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| | EASEMENT (ESMT) | |
| | DRAINAGE FLOW LINE | |
| | SAWCUT | |
| | GRADE BREAK | |
| 50 | MAJOR CONTOUR | 50 |
| 49 | MINOR CONTOUR | 49 |
| | BUILDING | |
| X | FENCE | X X |
| | STORM DRAIN LINE | SD |
| ×105.46 | SPOT ELEVATION | TC 49.99 |
| | DRAINAGE FLOW | |

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C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net


REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RUSHLOW
No. 67625
EXP. 06-30-27
CIVIL
STATE OF CALIFORNIA

TITLE SHEET

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD
SALINAS, CA 93908

| | |
|---|---|
| SCALE: | AS NOTED |
| DATE: | 7/24/2025 |
| DESIGN BY: | JPR |
| DRAWN BY: | JPR |
| CHECKED BY: | |
| SHEET NUMBER: | C1 |
| OF | 3 SHEETS |
| PROJECT# | 121130 |


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Plotted: Sep 04, 2025 – 3:46pm

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Plotted: Sep 04, 2025 - 3:46pm

8" DOWNSPOUT COLLECTION LINE
L=340 LF S=0.5% MIN

NEW GREENHOUSE
AREA=25,930 SF
PAD=72.50
(PAD ROUGHLY GRADED MINIMAL FOUNDATION GRADING REQUIRED PER MANUFACTURER'S RECOMENDATIONS)

8" DOWNSPOUT COLLECTION LINE
L=135 LF S=0.5% MIN

CONNECT NEW DOWNSPOUTS TO EXISTING/EXPANDED RETENTION POND.
8" STORM DRAIN (SDR 35)
L= 180 LF
S=1% MIN

INSTALL FLARED END SECTION PER MANUFACTURER'S RECOMMENDATIONS
INV=70.00

WAREHOUSE
PAD 74.00
(PAD ROUGHLY GRADED MINIMAL FOUNDATION GRADING REQUIRED)

FG 74.00 (x4)

CONNECT NEW WAREHOUSE DOWNSPOUTS TO EXISTING STORM DRAIN

MONTEREY COUNTY ENVIRONMENTAL SERVICES REQUIREMENTS:
THE APPLICANT SHALL PROVIDE A PRELIMINARY STORMWATER CONTROL PLAN WITH SUPPORTING CALCULATIONS, PREPARED BY A REGISTERED CIVIL ENGINEER, THAT INCLUDES STORMWATER DETENTION AND RETENTION FACILITIES FOR THE PROPOSED PROJECT. POST-PROJECT RUNOFF RATES SHALL BE LIMITED, AT A MINIMUM, TO MATCH PRE-DEVELOPMENT (NATURAL/UNDEVELOPED) RUNOFF RATES FOR THE 2, 10, 25, AND 100-YEAR 24-HOUR DESIGN STORMS. THE 85TH PERCENTILE 24-HOUR STORM SHALL BE RETAINED TO MITIGATE WATER QUALITY IMPACTS.

PROPOSED MITIGATION:
PER EXISTING SITE CONDITIONS THERE ARE NO STORM DRAIN FACILITIES TO TIE IN AN OVERFLOW/DISCHARGE POINT FOR ON-SITE STORM WATER. TO ACHIEVE THE ABOVE REQUIREMENTS AN INCREASE TO THE EXISTING ON-SITE RETENTION POND TO ACCOUNT FOR A 100 YEAR 24 HOUR STORM FOR THE NEW IMPERVIOUS AREA (NEW GREENHOUSE BUILDING AND BATHROOM ADDITION).

-NEW IMPERVIOUS AREA=25,930 SF

-100 YEAR 24 HOUR RAINFALL DEPTH (PER NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY)=3.57 INCHES

-VOLUME ASSOCIATED WITH THE ABOVE STORM AND NEW IMPERVIOUS AREA=(25,930 SF) * (3.57INCHES/12) = 7,714 CF

-VOLUME PROVIDED AS SHOWN IN EXPANDED RETENTION POND BELOW 70.00'=8,925 CF

MONTEREY COUNTY ENVIRONMENTAL SERVICES REQUIREMENTS:
THE APPLICANT SHALL PROVIDE A PRELIMINARY STORMWATER CONTROL PLAN WITH SUPPORTING CALCULATIONS, PREPARED BY A REGISTERED CIVIL ENGINEER, THAT INCLUDES STORMWATER DETENTION AND RETENTION FACILITIES FOR THE PROPOSED PROJECT. POST-PROJECT RUNOFF RATES SHALL BE LIMITED, AT A MINIMUM, TO MATCH PRE-DEVELOPMENT (NATURAL/UNDEVELOPED) RUNOFF RATES FOR THE 2, 10, 25, AND 100-YEAR 24-HOUR DESIGN STORMS. THE 85TH PERCENTILE 24-HOUR STORM SHALL BE RETAINED TO MITIGATE WATER QUALITY IMPACTS.

PROPOSED MITIGATION:
PER EXISTING SITE CONDITIONS THERE ARE NO STORM DRAIN FACILITIES TO TIE IN AN OVERFLOW/DISCHARGE POINT FOR ON-SITE STORM WATER. TO ACHIEVE THE ABOVE REQUIREMENTS AN INCREASE TO THE EXISTING ON-SITE RETENTION POND TO ACCOUNT FOR A 100 YEAR 24 HOUR STORM FOR THE NEW IMPERVIOUS AREA.

-NEW IMPERVIOUS AREA=4,133 SF

-100 YEAR 24 HOUR RAINFALL DEPTH (PER NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY)=3.57 INCHES

-VOLUME ASSOCIATED WITH THE ABOVE STORM AND NEW IMPERVIOUS AREA=(4,133 SF) * (3.57INCHES/12) = 1230 CF

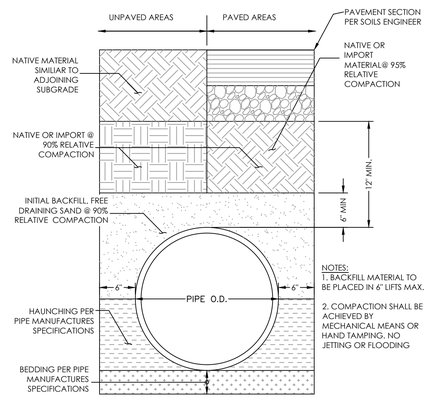
-EXISTING POND TO BE DUG OUT AND VOLUME INCREASED BY ~1,300 CF. ROOF DRAINS FROM NEW BUILDINGS ARE PLUMBED TO EXISTING (IMPROVED) POND.

LEGEND
CUT AREA*
FILL AREA*
*PORTIONS OF THIS GRADING ARE PART OF ON-GOING STOCKPILE REMOVAL AND POND MAINTENANCE.

N

30 0 15 30 60
GRAPHIC SCALE

A / C2 GRADING & DRAINAGE PLAN
SCALE: 1"=30'




NOTES:
1. BACKFILL MATERIAL TO BE PLACED IN 6" LIFTS MAX.

2. COMPACTION SHALL BE ACHIEVED BY MECHANICAL MEANS OR HAND TAMPING. NO JETTING OR FLOODING

B / C2 UTILITY TRENCH
NTS

| BY | DESCRIPTION | DATE | REV. |
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REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RIDDLE
No. 67625
EXP. 06-30-27
CIVIL
STATE OF CALIFORNIA

# GRADING & DRAINAGE PLAN

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD
SALINAS, CA 93908

| | |
|---|---|
| SCALE: | AS NOTED |
| DATE: | 7/24/2025 |
| DESIGN BY: | JPR |
| DRAWN BY: | JPR |
| CHECKED BY: | |

SHEET NUMBER:
C2
OF 3 SHEETS
PROJECT# 121130

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Plotted: Sep 04, 2025 – 3:46pm

# GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH, SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS. (GONZALES GRADING/EROSION ORD. 2806-16.12.090)
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

# MONTEREY COUNTY INSPECTIONS

1. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

# GOOD SITE MANAGEMENT "HOUSEKEEPING"

1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS.
-DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.

# WASTE MANAGEMENT POLLUTION CONTROL

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS, ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
WM-1, MATERIAL DELIVERY AND STORAGE
WM-2, MATERIAL USE
WM-3, STOCKPILE MANAGEMENT
WM-4, SPILL PREVENTION AND CONTROL
WM-5, SOLID WASTE MANAGEMENT
WM-6, HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8, CONCRETE WASTE MANAGEMENT
WM-9, SANITARY/SEPTIC WASTE MANAGEMENT
WM-10, LIQUID WASTE MANAGEMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS; SUCH AS LEAD CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS. WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

# EROSION CONTROL (SOIL STABILIZATION)

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
EC-1, SCHEDULING
EC-2, PRESERVATION OF EXISTING VEGETATION
EC-3, HYDRAULIC MULCH
EC-4, HYDROSEEDING
EC-5, SOIL BINDERS
EC-6, STRAW MULCH
EC-7, GEOTEXTILES AND MATS
EC-8, WOOD MULCHING
EC-9, EARTH DIKES AND DRAINAGE SWALES
EC-10, VELOCITY DISSIPATION DEVICES
EC-11, SLOPE DRAINS
EC-12, STREAMBANK STABILIZATION
EC-13, POLYACRYLAMIDE
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

# SEDIMENT CONTROL

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON, ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF CONTROL BMPS, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
SE-1, SILT FENCE
SE-2, SEDIMENT BASIN
SE-3, SEDIMENT TRAP
SE-4, CHECK DAMS
SE-5, FIBER ROLLS
SE-6, GRAVEL BAG BERM
SE-7, STREET SWEEPING AND VACUUMING
SE-8, SANDBAG BARRIER
SE-9, STRAW BALE BARRIER
SE-10, STORM DRAIN INLET PROTECTION
SE-11, CHEMICAL TREATMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

# TRACKING CONTROL

1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT. AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2, STABILIZED CONSTRUCTION ROADWAY
TC-3, ENTRANCE/OUTLET TIRE WASH
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

# WIND EROSION CONTROL

1. WIND EROSION CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
WE-1, WIND EROSION CONTROL
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

# NON-STORMWATER MANAGEMENT POLLUTION CONTROL

1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
NS-1, WATER CONSERVATION PRACTICES
NS-2, DEWATERING OPERATIONS
NS-3, PAVING AND GRINDING OPERATIONS
NS-4, TEMPORARY STREAM CROSSING
NS-5, CLEAR WATER DIVERSION
NS-6, ILLICIT CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
NS-7, POTABLE WATER / IRRIGATION
NS-8, VEHICLE AND EQUIPMENT CLEANING
NS-9, VEHICLE AND EQUIPMENT FUELING
NS-10, VEHICLE AND EQUIPMENT MAINTENANCE
NS-11, PILE DRIVING OPERATIONS
NS-12, CONCRETE CURING
NS-13, MATERIALS AND EQUIPMENT USE OVER WATER
NS-14, CONCRETE FINISHING
NS-15, STRUCTURE DEMOLITION/REMOVAL
NS-16, TEMPORARY BATCH PLANTS
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

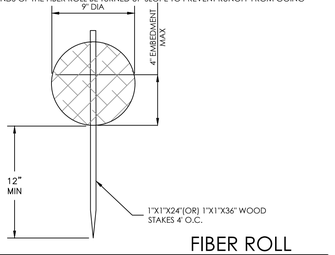
INSTALLATION
1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

2. CASQA RECOMMENDS IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED.IF CONTRACTOR DESIRES TO POSITION FIBER ROLLS END-TO-END, THEY SHALL TIE THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

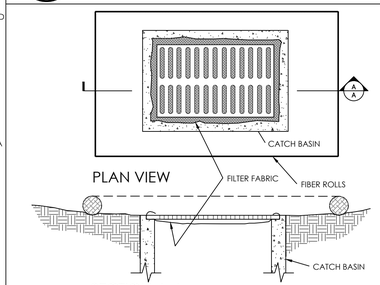
3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

4. CONSTRACTOR SHALL REVIEW CASQA MANUAL FOR INSTALLATION GUIDANCE. (SE-5)

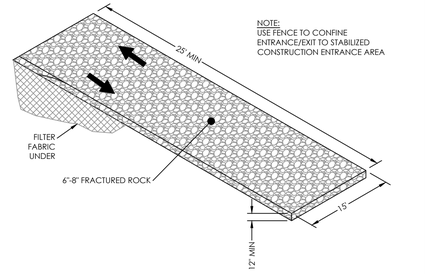
5. CASQA RECOMENDS THE ENDS OF THE FIBER ROLL BE TURNED UP-SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.




B C3 FIBER ROLL
NTS

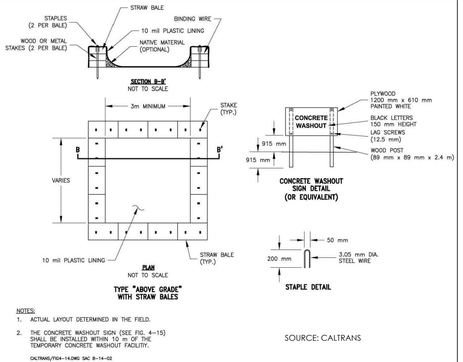



C C3 INLET PROTECTION
NTS




NOTE:
USE FENCE TO CONFINE ENTRANCE/EXIT TO STABILIZED CONSTRUCTION ENTRANCE AREA

D C3 CONSTRUCTION ENTRANCE
NTS




NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN (SEE FIG. 4-15) SHALL BE INSTALLED WITHIN 10 m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

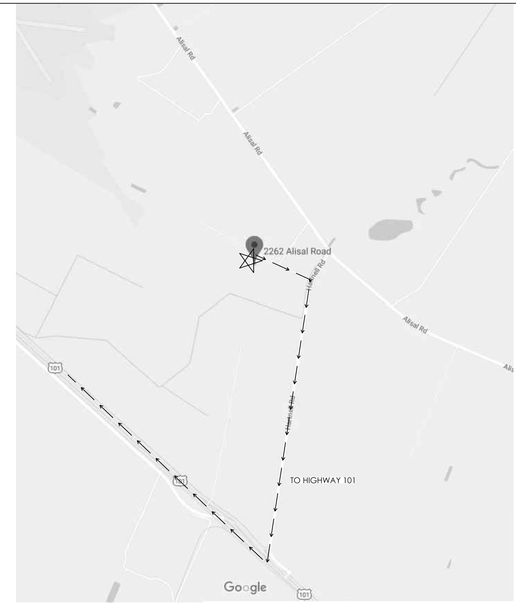
CALTRANS\STD4-14.DWG SAC 8-14-02

SOURCE: CALTRANS

E C3 CONCRETE WASHOUT
NTS

A C3 EROSION CONTROL PLAN
SCALE: 1"=100'

100 0 50 100 200
GRAPHIC SCALE




F C3 CONSTRUCTION HAUL ROUTE
NTS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3engineering.net

REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. HINDLEY
No. 67625
EXP. 06-30-27
CIVIL
STATE OF CALIFORNIA

EROSION CONTROL PLAN

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD
SALINAS, CA 93908

| | |
|---|---|
| SCALE: | AS NOTED |
| DATE: | 7/24/2025 |
| DESIGN BY: | JPR |
| DRAWN BY: | JPR |
| CHECKED BY: | |
| SHEET NUMBER: | C3 |
| OF | 3 SHEETS |
| PROJECT# | 121130 |

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

## EXISTING LOT COVERAGE

| | | |
|---|---|---|
| LOT SIZE: | 10.05 ACRES = 437,640 S.F. (100%) | |
| LOT COVERAGE: | ALLOWABLE GREENHOUSES COVERAGE (50%OF LOT SIZE) : | **218,820 S.F. (50% )** |
| | ACTUAL GREENHOUSES COVERAGE: | 179,746 S.F. ( 41.07% ) |
| | ALLOWABLE NON-GREENHOUSE COVERAGE: | 21,882 S.F. (5% ) |
| | ACTUAL NON GREENHOUSE COVERAGE: | 6,424 S.F. (1.47% ) |

## BUILDING LEGEND

| BLD'G. | DESCRIPTION | NOTES | FIRE SPRINKLED | (E) OCC. GROUP | PROPOSED OCC. GROUP | HEIGHT | STORIES | GROSS S.F. |
|---|---|---|---|---|---|---|---|---|
| A | BUILDING | EXISTING TO REMAIN | N/A | N/A | N/A | < 35'-0" | 1 | 2,748 S.F. |
| C | CANNABIS DRYING | EXISTING TO REMAIN | N/A | F-1 | F-1 | < 35'-0" | 1 | 3,814 S.F. |
| E | GREENHOUSE | EXISTING TO REMAIN | N/A | U | U | < 35'-0" | 1 | 57,148 S.F. |
| F | GREENHOUSE | EXISTING TO REMAIN | N/A | U | U | < 35'-0" | 1 | 57,102 S.F. |
| G | GREENHOUSE | EXISTING TO REMAIN | N/A | U | U | < 35'-0" | 1 | 57,355 S.F. |
| H | GREENHOUSE | EXISTING TO REMAIN | N/A | U | U | < 35'-0" | 1 | 8,137 S.F. |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | TOTAL | | 186, 304 S.F. |

## 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. EXISTING POWER POLE TO REMAIN
2. EXISTING STORMWATER RETENTION POND TO REMAIN.
3. EXISTING PORTABLE STORAGE CONTAINER TO REMAIN.
4. EXISTING CHAIN LINK FENCE TO REMAIN.
5. EXISTING CHAIN LINK INGRESS AND EGRESS GATE TO REMAIN.
6. EXISTING WATER TANK TO REMAIN.
7. EXISTING OFFICE TRAILER TO REMAIN.
8. EXISTING LUNCH TENT TO REMAIN.

55
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LICENSED ARCHITECT
JERRY PETER RUHNKE
No. C27266
RENEWAL 08/31/2026
STATE OF CALIFORNIA

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD BLDG 'K'

A.P.N.: 153-011-059-000

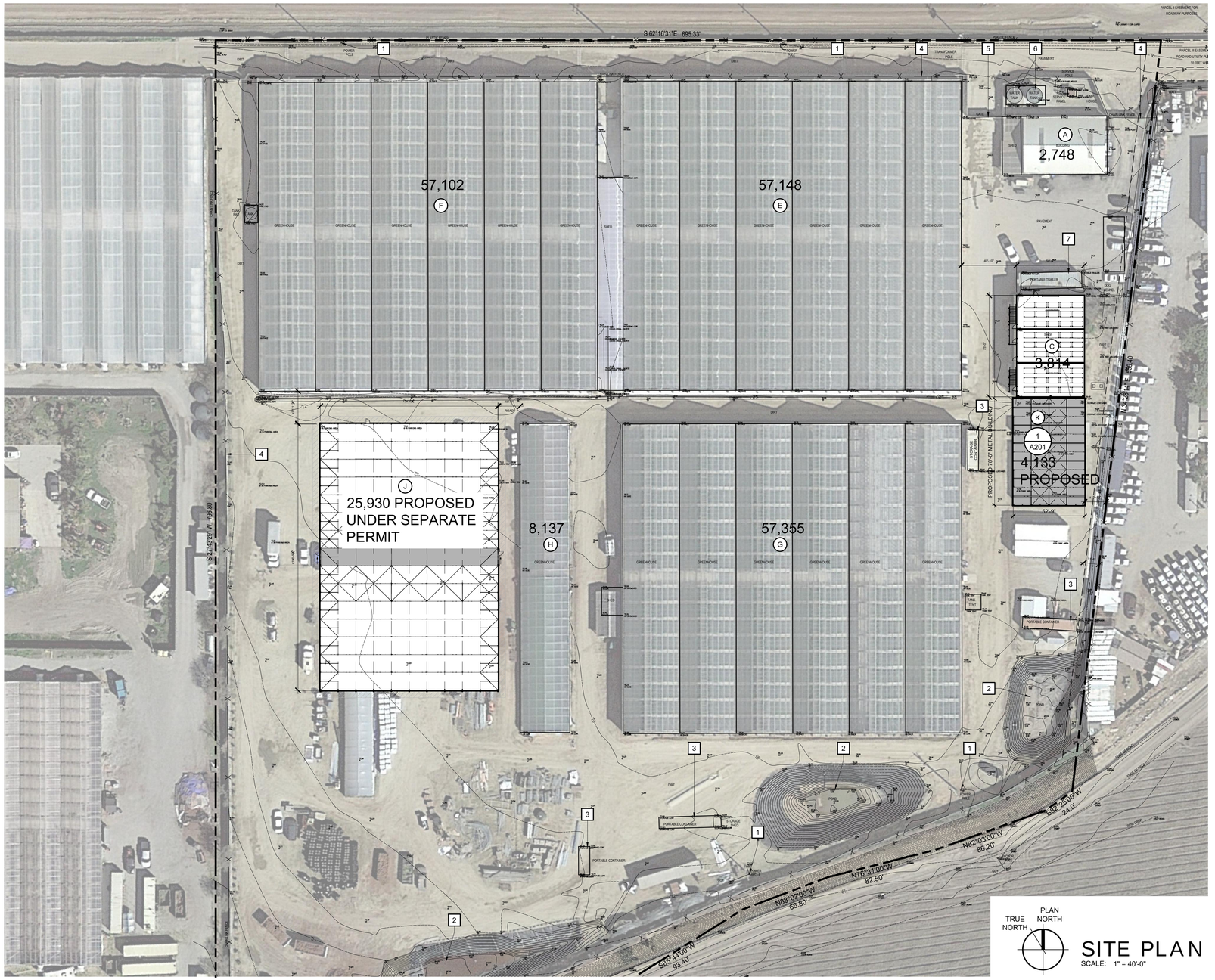
MONTEREY VALLEY PRIDE
2262 ALISAL ROAD
SALINAS, CA 93908

JOB NO.: 21098
PRINT DATE:
PLOT DATE: 9.5.2025
DRAWN BY:
CHECKED BY: -
SET ISSUED:

SHEET NAME:
WAREHOUSE 'K'
EXISTING
SITE PLAN

SHEET NO.:
A100

FILE NAME: 21098-A100-Warehouse




# SITE PLAN

SCALE: 1" = 40'-0"

## BUILDING 'C' & 'K' CODE JUSTIFICATION

| | BUILDING OCCUPANCY | CONSTRUCTION TYPE | ALLOWABLE AREA (TABLE 506.2) SPRINKLERED | ALLOWABLE STORIES | ALLOWABLE HEIGHT |
|---|---|---|---|---|---|
| C K | F-1, B, S-1 | TYPE VB | 25,500 SQFT | 2 (SPRINKLER) | 60' (SPRINKLER) |

BUILDING CODE JUSTIFICATION BASED ON THE MORE STRINGENT OCCUPANCY CLASSIFICATION 'F-1' BASED ON NONSEPARATED OCCUPANCIES C.B.C. 508.3.

C EXISTING BUILDING FOOTPRINT:
1ST FLOOR (W/ CATWALK ABOVE) = ± 3,814 SQFT

EXISTING BUILDING FLOORS = 1 STORY

K PROPOSED BUILDING ADDITION SQUARE FOOTAGE:
1ST FLOOR = ± 4,133 SQFT

PROPOSED BUILDING ADDITION FLOORS = 1 STORY

C K TOTAL BUILDING SQUARE FOOTAGE:
1ST FLOOR (W/ CATWALK ABOVE) = ± 7,947 SQFT

TOTAL BUILDING FLOORS = 1 STORY (W/ CATWALK ABOVE)

| BUILDING ELEMENT | TYPE VB |
|---|---|
| Primary structural frame | non-rated |
| Interior walls | non-rated |
| Exterior walls | non-rated |
| Nonbearing walls and partitions; Exterior | non-rated |
| Nonbearing walls and partitions; Interior | non-rated |
| Floor construction and associated secondary members | non-rated |
| Roof construction and associated secondary members | non-rated |

## BUILDING 'J' CODE JUSTIFICATION

| | BUILDING OCCUPANCY | CONSTRUCTION TYPE | ALLOWABLE AREA (APPENDIX 'C' C102.2) | ALLOWABLE STORIES | ALLOWABLE HEIGHT | ALLOWABLE AREA W/ SPRINKLER INCREASE |
|---|---|---|---|---|---|---|
| J | U | TYPE VB | UNLIMITED | 1 | 40' | **NOTE 'B' |

J BUILDING FOOTPRINT = ±25,930 SQFT
BUILDING FLOORS = 1STORY

A) AUTOMATIC FIRE SPRINKLERS
NO SPRINKLERS REQUIRED

**B) UNLIMITED AREA APPENDIX 'C' C102.2, 60'-0" CLEAR
THE AREA OF A ONE-STORY GROUP U AGRICULTURAL BUILDING SHALL NOT BE LIMITED IF THE BUILDING IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60'-0" IN WIDTH. PER MONTEREY COUNTY, PUBLIC WAYS OR YARDS NOT LESS THAN 30'-0" IN WIDTH ARE ALLOWED FOR UNLIMITED AREA GREENHOUSES WITHOUT SPRINKLERS WITH A REQUEST FOR CODE MODIFICATION.

C) FIRE SEPARATION
- FIRE SEPARATION DISTANCE TO BE BETWEEN 10-0" TO 30'-0" (BASED ON U OCC., VB CONSTRUCTION) FROM ROOF OVERHANG TO IMAGINARY LINE (ASSUMED PROPERTY LINE) PER CBC TABLE 602.

D) EGRESS DOOR REQUIREMENTS:
25,930 / 15,000 = 1.72 (2) EGRESS DOOR REQUIREMENTS PER APPENDIX "C" C104.1 EXCEPTION 2

E) OCCUPANT LOAD:
25,930 S.F. / 500 = 51.86 OCCUPANTS

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

## PROPOSED LOT COVERAGE

LOT SIZE: 10.05 ACRES = 437,640 S.F. (100%)

LOT COVERAGE:
ALLOWABLE GREENHOUSES COVERAGE (50%OF LOT SIZE) : **218,820 S.F. (50%)**
ACTUAL GREENHOUSES COVERAGE: 204,852 S.F. ( 46.80%)
ALLOWABLE NON-GREENHOUSE COVERAGE: 21,882 S.F. (5%)
ACTUAL NON GREENHOUSE COVERAGE: 12,562 S.F. (2.87%)

## PLUMBING FIXTURE CALCULATIONS

B OCCUPANCY: 1,200 SQFT / 200 = 6
6 OCC. / 2 = 3 MEN 3 WOMEN

F OCCUPANC: 2,748 SQFT / 2000 = 1.37
1.37 OCC. / 2 = 0.68 MEN, 0.68 WOMEN

S OCCUPANCY 7,814 SQFT / 5,000 = 1.56
1.56 OCC. / 2 = 0.78 MEN, 0.78 WOMEN

PLUMBING FIXTURE CALCULATION PER CPC TABLE 422.1 & TABLE A:

B OCCUPANCY (TABLE 422.1)

| WATER CLOSETS MALE | WATER CLOSETS WOMEN | URINALS MEN | LAVATORIES MEN | LAVATORIES WOMEN | DRINKING FOUNTAINS |
|---|---|---|---|---|---|
| 1: 1-50 | 1: 1-15 | 1: 1-100 | 1: 1-75 | 1:1-50 | 1:1-150 |

F-1 OCCUPANCY (TABLE 422.1)

| WATER CLOSETS MALE | WATER CLOSETS WOMEN | URINALS MEN | LAVATORIES MEN | LAVATORIES WOMEN | DRINKING FOUNTAINS |
|---|---|---|---|---|---|
| 1: 1-50 | 1: 1-50 | N/A | 1: 1-50 | 1:1-50 | 1:1-250 |

S-1 OCCUPANCY (TABLE 422.1)

| WATER CLOSETS MALE | WATER CLOSETS WOMEN | URINALS MEN | LAVATORIES MEN | LAVATORIES WOMEN | DRINKING FOUNTAINS |
|---|---|---|---|---|---|
| 1: 1-100 | 1: 1-100 | N/A | 1: 1-200 | 1:1-200 | 1:1-250 |

| | WC REQD | WC PROV | URINALS REQD | URINALS PROV | LAVATORIES REQD | LAVATORIES PROV | DRINKING FOUNTAINS REQD | DRINKING FOUNTAINS PROV |
|---|---|---|---|---|---|---|---|---|
| MEN | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| WOMEN | 0 | 0 | N/A | N/A | 0 | 0 | | |
| UNISEX | 1 | 2 | 0 | 0 | 1 | 2 | | |

IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 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 (C.P.C. 422.2 EXC 3).

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

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

## PARKING ANALYSIS

| BLD'G. | USE CLASSIFICATION | NET AREA (S.F.) | LOAD FACTOR | REQUIRED PARKING |
|---|---|---|---|---|
| A | TRIMMING | 2,748 | 1 / 250 | 10.99 |
| C | DRYING | 3,814 | 1 / 500 | 7.62 |
| K | DRYING | 4,133 | 1 / 500 | 8.26 |
| E F G H J | GREENHOUSES | 204,852 | N/A | 0 |
| | | | TOTAL PARKING SPACES REQUIRED | 26.87 |
| | | | TOTAL PARKING SPACES PROVIDED | 30 |

| ACCESSIBLE PARKING SPACES | REQUIRED | PROVIDED |
|---|---|---|
| STANDARD ACCESSIBLE SPACES | 1 | 1 |
| VAN ACCESSIBLE SPACES | 1 | 1 |

## BUILDING LEGEND

| BLD'G. | DESCRIPTION | NOTES | FIRE SPRINKLED | (E) OCC. GROUP | PROPOSED OCC. GROUP | HEIGHT | STORIES | GROSS S.F. |
|---|---|---|---|---|---|---|---|---|
| A | BUILDING | EXISTING TO REMAIN | N/A | B, F-1 | B, F-1 | < 35'-0" | 1 | 2,748 S.F. |
| C | CANNABIS DRYING | EXISTING TO REMAIN | N/A | S-1 | S-1 | < 35'-0" | 1 | 3,814 S.F. |
| E | GREENHOUSE | EXISTING TO REMAIN | N/A | U | U | < 35'-0" | 1 | 57,148 S.F. |
| F | GREENHOUSE | EXISTING TO REMAIN | N/A | U | U | < 35'-0" | 1 | 57,102 S.F. |
| G | GREENHOUSE | EXISTING TO REMAIN | N/A | U | U | < 35'-0" | 1 | 57,355 S.F. |
| H | GREENHOUSE | EXISTING TO REMAIN | N/A | U | U | < 35'-0" | 1 | 8,137 S.F. |
| J | GREENHOUSE | NEW PROPOSED | N/A | N/A | U | < 35'-0" | 1 | 25,930 S.F. |
| K | CANNABIS DRYING | NEW PROPOSED | N/A | N/A | F-1 | < 35'-0" | 1 | 4,133 S.F. |
| | | | | | | | TOTAL | 214,727 S.F. (2,453 REMAINING) |

## 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 EXISTING POWER POLE TO REMAIN
2 EXISTING STORMWATER RETENTION POND TO REMAIN.
3 EXISTING PORTABLE STORAGE CONTAINER TO REMAIN.
4 EXISTING CHAIN LINK FENCE TO REMAIN.
5 EXISTING CHAIN LINK INGRESS AND EGRESS GATE TO REMAIN.
6 EXISTING WATER TANK TO REMAIN.
7 EXISTING OFFICE TRAILER TO REMAIN.

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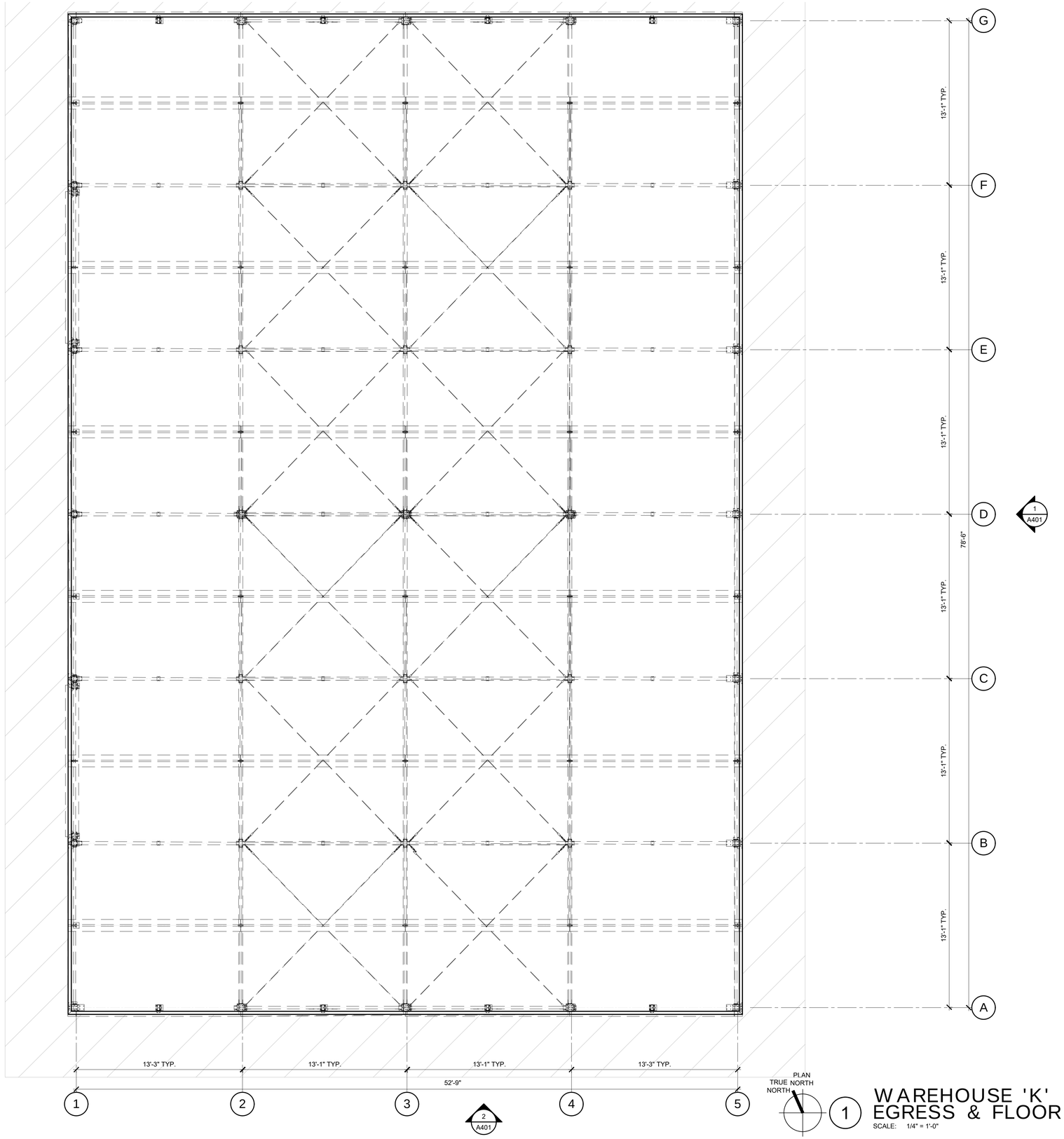
A.P.N.: 153-011-059-000

JOB NO.: 21098
PRINT DATE:
PLOT DATE: 9.5.2025
DRAWN BY:
CHECKED BY: -
SET ISSUED:

SHEET NAME:
WAREHOUSE 'K' PROPOSED SITE PLAN

SHEET NO.:
A101

FILE NAME: 21098-A101-Warehouse




PLAN NORTH
TRUE NORTH

1 WAREHOUSE 'K' EGRESS & FLOOR PLAN

SCALE: 1/4" = 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.

1. GREENHOUSE STRUCTURAL FRAMING ABOVE, PER GREENHOUSE MANUFACTURER -TYPICAL
2. ACCESS AISLE SHALL BE KEPT CLEAR FOR EGRESS
3. METAL COLUMNS PER GREENHOUSE MANUFACTURER -TYPICAL
4. 10'-0" X 8'-0" SLIDING BARN-STYLE DOORS TO MOVE PRODUCT IN AND OUT OF THE GREENHOUSE. A 3'-0" x 6'-8" MINIMUM SIZE EGRESS DOOR SHALL BE FRAMED WITHIN THE BARN DOOR AND SHALL BE USABLE WHILE THE BARN DOOR IS CLOSED. REFER TO DOOR NOTES AND DETAILS FOR APPLICABLE CODE REQUIREMENTS OF EGRESS DOORS. REFER TO SHEET A901 FOR ADDITIONAL DOOR DETAILS.
5. FLOOR INSIDE GREENHOUSE SHALL BE COMPACTED PERVIOUS SOIL -TYPICAL
6. WALL MOUNTED FIRE EXTINGUISHER TYPE 2A-10BC TO MEET NFPA 10 MIN. STANDARD. ONE FIRE EXTINGUISHER PER 3,000 S.F. OR FRACTION THEREOF. MAX TRAVEL DISTANCE FROM ANY SPOT WITHIN THE SPACE TO EXTINGUISHER SHALL NOT EXCEED 75 FEET. MOUNT EXTINGUISHER AT ACCESSIBLE HEIGHT. REFER TO LEGEND FOR SYMBOL.
7. INTERNALLY ILLUMINATED EXIT SIGN. FINAL LOCATIONS TO BE DETERMINED BY FIRE MARSHALL. REFER TO LEGEND FOR SYMBOL. (8 / A900)
8. A MINIMUM 5% GRADE SLOPE AWAY FROM THE FOUNDATION IS REQUIRED FOR A MINIMUM OF 6" OF FALL WITHIN THE FIRST 10'-0" MEASURED PERPENDICULAR TO THE FACE OF THE WALL.
9. FOR SPECIFIC INFORMATION REGARDING GREENHOUSE STRUCTURE, INCLUDING WALL AND ROOF COVERING, REFER TO DRAWINGS PROVIDED BY GREENHOUSE MANUFACTURER, TYPICAL.
10. EGRESS DOOR -REFER TO DOOR NOTES AND DETAILS FOR APPLICABLE CODE REQUIREMENTS OF EGRESS DOORS. (~ / A900)

## BUILDING OCCUPANCY CALCULATIONS

BUILDING AREA: 37,268 s.f.

OCCUPANT LOAD:
25,930 / 500 = 51.86 OCCUPANTS

EGRESS DOOR REQUIREMENTS:
25,930 / 15,000 = 1.72 (2) EGRESS DOOR REQUIREMENT PER APPENDIX "C" C104.1 EXCEPTION 2

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

ALLOWABLE AREA:
C102.2 ONE-STORY UNLIMITED AREA. THE AREA OF A ONE-STORY GROUP U AGRICULTURAL BUILDING SHALL NOT BE LIMITED IF THE BUILDING IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET IN WIDTH.

## 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.
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 ITEMS TO REMAIN.
3. CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS/EQUIPMENT AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED.
4. CONTRACTOR TO CLEAN AND PROPERLY DISPOSE OF ALL ABANDONED EQUIPMENT AND TRASH/DEBRIS LEFT FROM PREVIOUS TENANT. CONTRACTOR SHALL VERIFY ALL ITEMS FOR DISPOSAL WITH TENANT AND/OR OWNER PRIOR TO STARTING WORK.
5. CONTRACTOR SHALL IMPLEMENT CONSTRUCTION DUST / DEBRIS CONTROL MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION.
6. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
7. 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.
8. REMOVE TO SOURCE AND CAP ALL PIPES, VENTS, APPLIANCES AND/OR DRAINS NOT BEING RE-USED.
9. GENERAL CONSTRUCTION CONTRACTOR SHALL PROVIDE APPROPRIATE WEATHER PROTECTION OF EXISTING STRUCTURE WHEN DEMOLITION WORK CAUSES EXPOSURE OF EXISTING CONSTRUCTION TO THE ELEMENTS.
10. CONTRACTOR TO ENSURE THAT EXISTING UTILITIES (GAS, ELECTRIC OR PHONE, ETC.), ACCESS FOR TENANT & CUSTOMER USE, MECHANICAL VENTILATION, HEATING AND/OR COOLING SYSTEMS, PROVIDED TO ALL TENANTS IN THE EXISTING BUILDINGS WHERE WORK WILL OCCUR (AS WELL AS IN BUILDINGS WHERE WORK WILL NOT OCCUR).
11. CARE SHALL BE TAKEN BY CONTRACTOR TO MINIMIZE DISRUPTION TO THE TENANT THROUGHOUT DURATION OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO CONSTRUCTION SCHEDULE & HOURS OF CONSTRUCTION WITH FACILITIES MANAGER PRIOR TO WORK.
12. ALL CONDITIONS ARE EXISTING UNLESS NOTED OTHERWISE.

## LEGEND

WALL AND/OR CEILING MOUNTED ILLUMINATED EXIT SIGN.

FIRE EXTINGUISHER w/ MOUNTING BRACKET

ACTUAL / ALLOWED — PATH OF EGRESS TRAVEL

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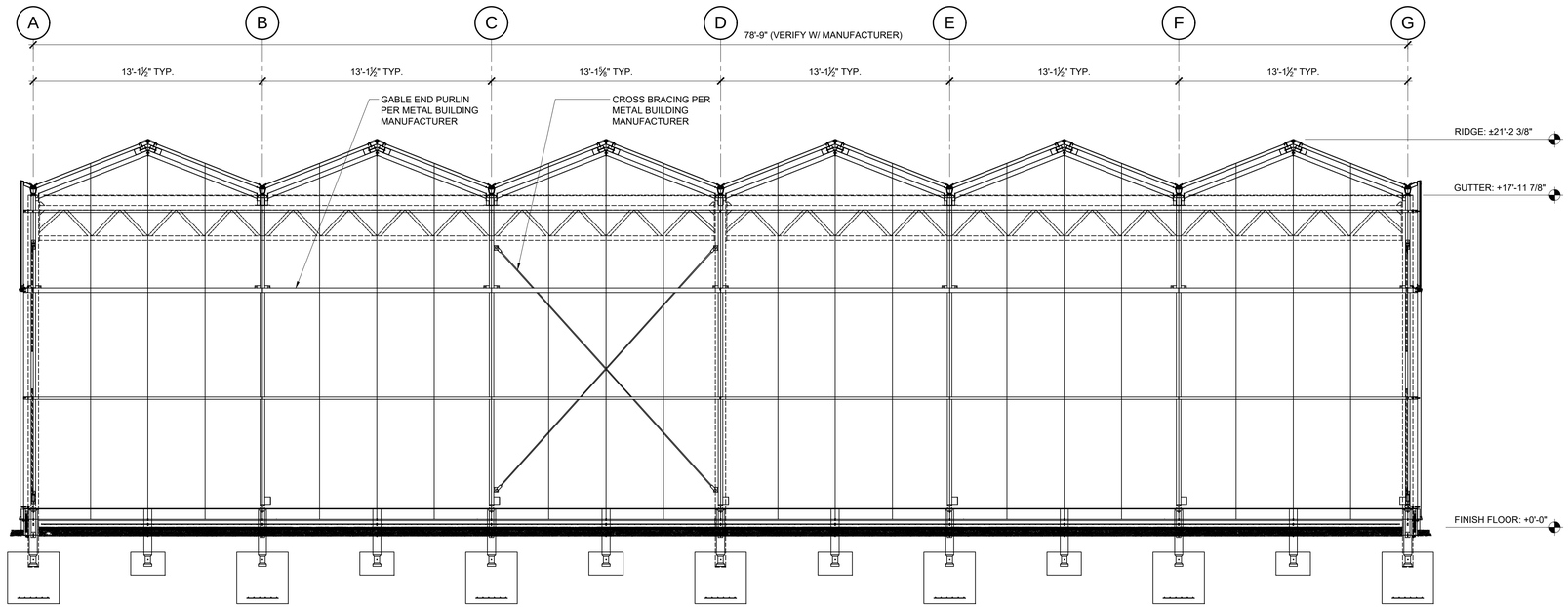
JOB NO.: 21098
PRINT DATE:
PLOT DATE: 9.5.2025
DRAWN BY:
CHECKED BY: -
SET ISSUED:

SHEET NAME:
PROPOSED WAREHOUSE 'K' FLOOR PLAN

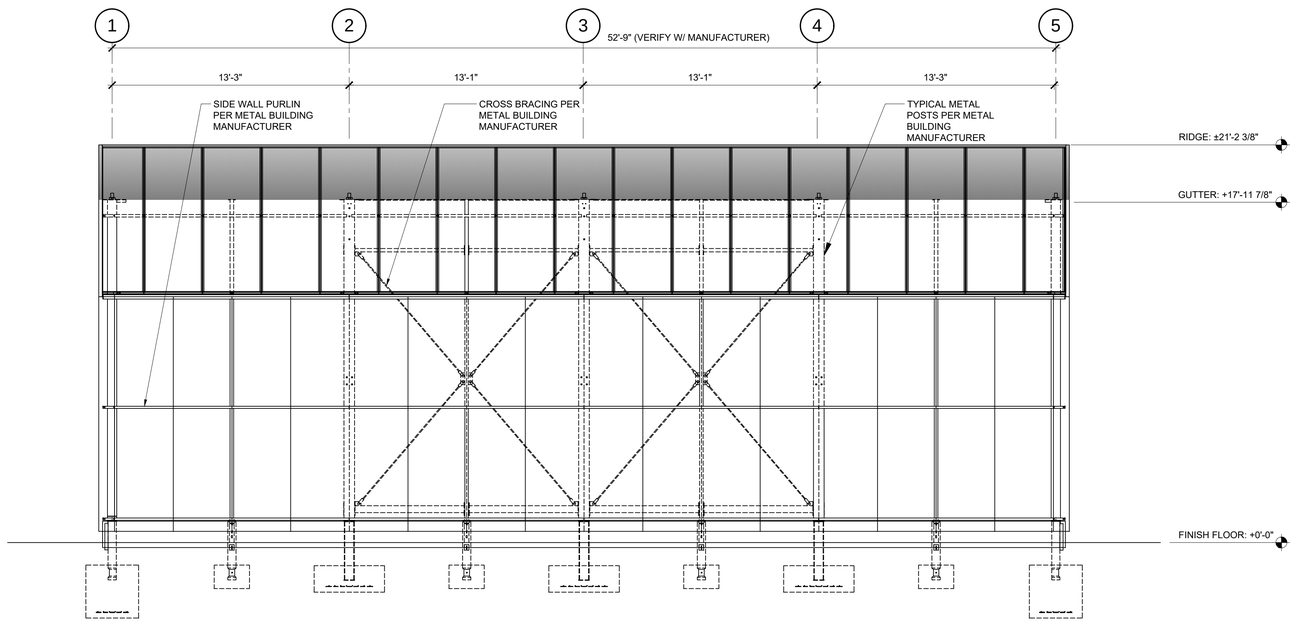
SHEET NO.:
A201

FILE NAME: 21098-A201-Warehouse




1 WAREHOUSE 'K' EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"




2 WAREHOUSE 'K' EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"

55

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A.P.N.: 153-011-059-000

JOB NO.: 21098

PRINT DATE:

PLOT DATE: 9.5.2025

DRAWN BY:

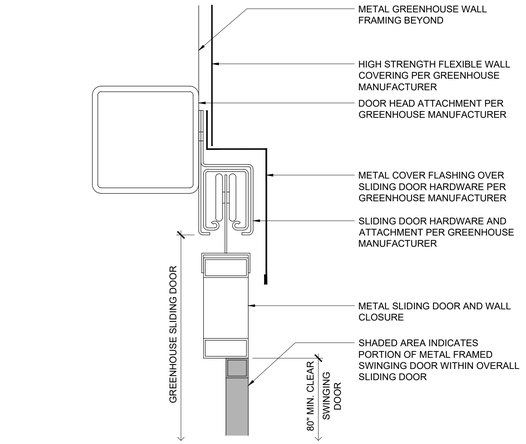
CHECKED BY: -

SET ISSUED:

SHEET NAME: WAREHOUSE 'K' EXTERIOR ELEVATION

SHEET NO.: A401

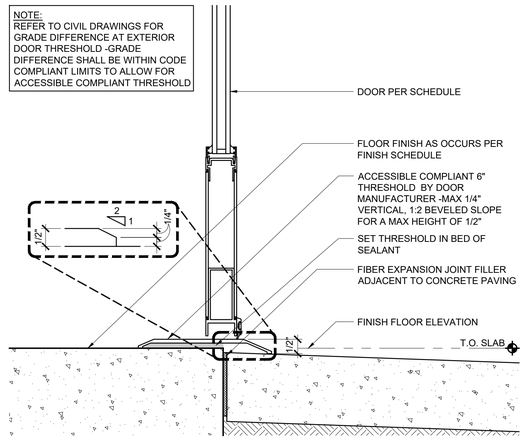
FILE NAME: 21098-A401-Warehouse




## 10 SLIDING DOOR HEAD

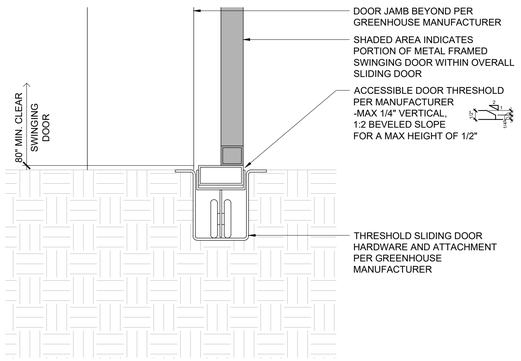
SCALE: 3" = 1'-0"

NOTE:
REFER TO CIVIL DRAWINGS FOR GRADE DIFFERENCE AT EXTERIOR DOOR THRESHOLD -GRADE DIFFERENCE SHALL BE WITHIN CODE COMPLIANT LIMITS TO ALLOW FOR ACCESSIBLE COMPLIANT THRESHOLD




## 7 ACCESSIBLE DOOR THRESHOLD

SCALE: 3" = 1'-0"




## 11 SLIDING DOOR THRESHOLD

SCALE: 3" = 1'-0"

**LITHONIA LIGHTING**

### FEATURES & SPECIFICATIONS

**INTENDED USE** — Ideal for applications where electrical power cannot be provided.

**CONSTRUCTION** — Tritium filled gas tubes require no electrical input.

Universal directional indicator knockouts and mounting (canopy included).

Letters 6" high with 3/4" stroke, with 100' viewing distance rating, based upon UL924 standard.

Completely-sealed lamp compartment.

Polycarbonate or aluminum frame with aluminum faceplate.

Explosion proof/hazardous location.

Suitable for wet locations.

Ideal for extreme temperatures -20°F – 150°F (-28°C – 65°C).

Tamperproof mounting hardware.

Optional vandal shield suitable for low-level applications.

**OPTICS** — Tritium filled gas tubes require no electrical input and are rated for 10 or 20-year life.

No energy consumption.

Self-Luminous signs are required to meet a minimum luminance of 0.06 foot lamberts per square meter. The initial brightness measurements are: 10 Year - 0.15 foot lamberts and 20 Year - 0.20 foot lamberts.

The light output of a tritium sign reduces over time due to decay.

The level of tritium in the exit is 7.5 Curies in a 10-year sign and 11.5 Curies in a 20-year sign (for double face the unit will have 2x the amount).

**INSTALLATION** — Universal (top, end or back) mounting.

Mounting hardware included.

**LISTINGS** — UL Listed. UL Listed for low-level applications with VR option. Meets UL 924, NFPA 101 (current Life Safety Code), NEC and OSHA illumination standards, and State of Minnesota energy-efficiency legislation requiring less than 20W consumption.

AA option suitable for use in Class I, Div. I, Groups C & D.

**WARRANTY** — 3-year limited warranty (varies with luminous life option chosen). Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

All life safety equipment, including emergency lighting for path of egress must be maintained, serviced, and tested in accordance with all National Fire Protection Association (NFPA) and local codes. Failure to perform the required maintenance, service, or testing could jeopardize the safety of occupants and will void all warranties.

**Note**: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

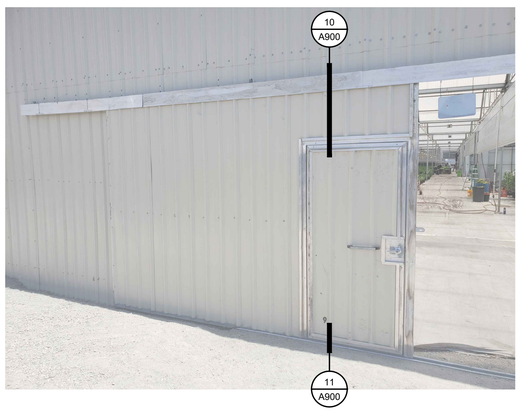
Self-Luminous Exits

**D**

TRITIUM

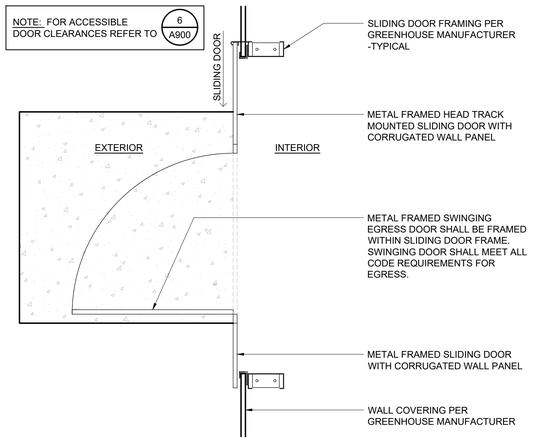
## 8 ILLUMINATED EXIT SIGN

SCALE: 1/4" = 1'-0"



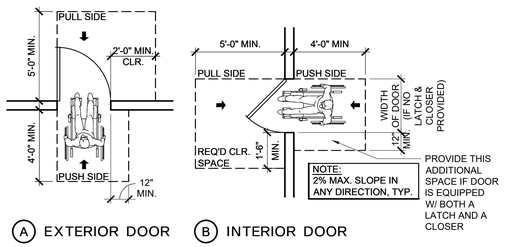

## 12 EGRESS DOOR, SIMILAR

SCALE: 1/4" = 1'-0"




## 9 GREENHOUSE EXIT DOOR AT SLIDING DOORS

SCALE: 3/4" = 1'-0"




## 6 DOOR CLEARANCES

SCALE: 1/4"=1'-0"

# ACCESSIBILITY NOTES

## A. GENERAL

1. All dimensions and clearances within restroom areas shown on details are to be measured from finished surfaces.
2. Doorways leading to men's sanitary facilities shall be identified by an equilateral triangle ¼" thick with edges 12" long and a vertex pointing upward. Women's sanitary facilities shall be identified by a circle ¼" thick and 12" in diameter.
3. Unisex sanitary facilities shall be identified by a circle ¼" thick, 12" diameter, with a ¼" thick triangle superimposed within the circle.
4. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be installed on the wall adjacent to the latch outside of the door. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" min. by 18" min., centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. Tactile characters on signs shall be located 48" min. above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" max. above the finish floor or ground surface, measured from the baseline of the highest tactile character
5. There shall be sufficient space in the toilet room for a wheelchair measuring 30" wide by 48" long to enter the room and permit the door to close.
6. There shall be in the room a clear floor space of at least 60" in diameter, or a T-shaped space. No door shall encroach into this space for more than 12".
7. The water closet shall be located in a space 60" min. clear in width. The side shall provide a minimum of 17" and a maximum of 18" from the center line of the water closet to the adjacent wall. A minimum 48"x60" clear floor space shall be provided in front of the water closet. Provide a minimum 60"x56" clear floor space around water closet when toilet is wall mounted, and a 60" x 59" minimum clear floor space if water closet is floor mounted. No fixture (including sinks) shall obstruct this clear floor space at the water closet.
8. In other than dwelling units, toilet rooms floors shall have a smooth, hard, non-absorbant surface such as portland cement, concrete, ceramic tile or other approved material which extends upward onto the walls at least 5 inches. Walls within water closet compartments shall be similarly finished to a height of 48 inches.

## B. SANITARY FACILITY FIXTURES & ACCESSORIES

1. A minimum of 30"x48" clear space is provided in front of lavatory allowing foward approach.
2. Lavatory faucets are lever type, push type or electronic control mechanisim valves that are operable with one hand and do not require tight grasping, pinching or twisting of the wrist. Self closing valves shall maintain a minimum of 10 second open flow of 5 lbs. maximum force required to activate controls.
3. Lavatories adjacent to a wall shall be mounted with a minimum distance of 18" to the center line of the fixture.
4. All lavatories that are designed to be accessible shall be mounted with the rim or counter edge no higher than 34" above the finished floor and vertical clearance measured from the bottom of the apron or outside bottom edge of the lavatory of 29" reducing to 27" at a point located 8" back from edge. Toe clearance under lavatory is under 9" high, 30" wide and extends a minimum of 17" in depth from the front of the lavatory.
5. All piping under lavatories shall be configured, insulated or otherwise covered to prevent contact. There shall be no sharp or abrasive surfaces under lavatories.
6. Controls for water closet flush valves shall be mounted on the wide side of toilet areas and shall require 5 lbs. maximum pressure to operate flush valve.
7. Water closet and urinal flush valves controls and faucet and operating mechanism controls, shall be operable with one hand, shall not require tight grasping, pinching, or twisting of the wrist, and shall be mounted no more than 44" above the floor.
8. Mirrors shall be mounted with the bottom of the reflective surface no higher than 40" from the finished floor elevation.
9. Where towels, sanitary napkins, waste receptacles, and other similar dispensing and disposal fixtures are provided, at least one of each type shall be located with all operable parts, including coin slots, within 40" from the finished floor.
10. Toilet tissue dispensers that control delivery or that do not permit continuous paper flow shall not be used. Dispenser is to be located within 7"-9" of the front edge of the toilet seat to the centerline of the dispenser with 19" min. height from floor to center line of dispenser (below grab bar).
11. The top of the toilet seat 17" to 19" from floor surface measured to the top of a maximum 2" high toilet seat.

## C. GRAB BARS

1. Grab bars shall be located on each side, or on one side and the back of the accessible toilet stall or compartment.
2. Grab bars at the side shall be 42" long minimum, located 12" maximum from the rear wall and extending 54" minimum from rear wall with the front end positioned 24" minimum in front of the water closet..
3. Grab bars shall be securely attached in a horizontal position, 33" minimum and 36" maximum above the finish floor measured to the top of the of the gripping surface.
4. The diameter or width of the gripping surfaces of a grab bar shall be 1-1/4" to 1-1/2" or the shape shall provide an equivalent gripping surface. If grab bars are mounted adjacent to a wall, the clearance between the wall and the grab bars shall be 1-1/2".
5. No protruding objects shall be mounted 12" above the grab bar or 1-1/2" below the grab bar.
6. The rear wall grab bar shall be 36" min. and extend from the centerline of the water closet 12" minimum on one side and 24" min. no the other.

# DOOR NOTES

## DOOR HARDWARE AND OPERATION

1. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
2. OPERABLE PARTS SUCH AS DOOR HANDLES, PULLS, LATCHES AND LOCKS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.
3. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
4. DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.
5. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MIN. AND 44" MAX. ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
6. LOCKS AND LATCHES SHALL BE PERMITTED TO PREVENT OPERATION OF DOORS WHERE ANY OF THE FOLLOWING EXISTS:
   1) PLACES OF DETENTION OR RESTRAINT.
   2) IN BUILDINGS IN OCCUPANCY GROUP "A" HAVING AN OCCUPANT LOAD OF 300 OR LESS, GROUPS B, F, M AND S, AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED:
      2.1) THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED;
      2.2) A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND; AND
      2.3) THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOKABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.
7. THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION, OTHER THAN:
   1) WHERE MANUALLY OPERATED BOLT LOCKS ARE PERMITTED
   2) DOORS WITH AUTOMATIC FLUSH BOLTS AS PERMITTED
8. DOORS SERVING A GROUP H OCCUPANCY AND DOORS SERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE IN A GROUP A OCCUPANCY, ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY, E, I-2 OR I-2.1 OCCUPANCIES SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE. ELECTRICAL ROOMS WITH EQUIPMENT RATED 1,200 AMPERES OR MORE AND OVER 6'-0" WIDE THAT CONTAIN OVERCURRENT DEVICES, SWITCHING DEVICES OR CONTROL DEVICES WITH EXIT OR EXIT ACCESS DOORS SHALL BE EQUIPPED WITH PANIC HARDWARE OR FIRE EXIT HARDWARE. THE DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL.
9. WHERE PANIC OR FIRE EXIT HARDWARE IS INSTALLED, IT SHALL COMPLY WITH THE FOLLOWING:
   1) PANIC HARDWARE SHALL BE LISTED IN ACCORDANCE WITH UL 305;
   2) FIRE EXIT HARDWARE SHALL BE LISTED IN ACCORDANCE WITH UL 10C AND UL 305;
   3) THE ACTUATING PORTION OF THE RELEASING DEVICE SHALL EXTEND AT LEAST ONE-HALF OF THE DOOR LEAF WIDTH
   4) THE MAXIMUM UNLATCHING FORCE SHALL NOT EXCEED 15 POUNDS.
10. THRESHOLD CHANGE IN HEIGHT BETWEEN FLOOR SURFACES ON EITHER SIDE OF DOOR SHALL NOT EXCEED 1/2".
11. LEVER TYPE LATCHSET AND LOCKSET HANDLES SHALL COMPLY WITH TITLE-24 ACCESSIBILITY REQUIREMENTS.
12. SWINGING DOOR AND GATE SURFACES WITHIN 10" OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16" OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.

## DOOR OPENING FORCE

13. THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS. FOR OTHER SWINGING DOORS, AS WELL AS SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15-POUND FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND FORCE. THE DOOR SHALL SWING TO A FULL OPEN POSITION WHEN SUBJECTED TO A 15-POUND FORCE. FORCES SHALL BE APPLIED TO THE LATCH SIDE OF THE DOOR.
14. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
   1) INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAX.
   2) SLIDING OR FOLDING DOORS: 5 POUNDS MAX.
   3) REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
   4) EXTERIOR HINGED DOORS: 5 POUNDS MAX.
   EXCEPTION:
   1) EXTERIOR DOORS TO MACHINERY SPACES INCLUDING, BUT NOT LIMITED TO, ELEVATOR PITS OR ELEVATOR PENTHOUSES; MECHANICAL, ELECTRICAL OR COMMUNICATIONS EQUIPMENT ROOMS

## DOOR SWING

15. EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGED SWINGING TYPE AND SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY.

## DOOR WIDTH AND HEIGHT

16. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32" MIN., THE MAX. WIDTH OF A SWINGING DOOR LEAF SHALL BE 48" NOMINAL. THE HEIGHT OF DOOR OPENINGS SHALL NOT BE LESS THAN 80", DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78" MIN. ABOVE THE FINISH FLOOR OR GROUND.

**INTERNATIONAL SYMBOL OF ACCESSIBILITY**

1. MINIMUM 6"x6" DECAL TO BE LOCATED AT EACH PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR EXTERIOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL.
2. MINIMUM 36"x36" PAINTED SYMBOL ON PAVEMENT SHALL BE LOCATED IN STALL SO THAT IT IS VISIBLE BY A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE. (CENTERED AT STALL ENTRANCE RECOMMENDED)
3. BACKGROUND TO BE BLUE, WHEELCHAIR SYMBOL TO BE WHITE (TYPICAL).

## 3 ACCESSIBILITY SYMBOL

SCALE: 3/4"=1'-0"

55
WR&D
WALD RUHNKE & DOST
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MONTEREY, CALIFORNIA 93940
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MONTEREY VALLEY PRIDE
2262 ALISAL ROAD BLDG 'K'

A.P.N.: 153-011-059-000

MONTEREY VALLEY PRIDE
2262 ALISAL ROAD
SALINAS, CA 93908

JOB NO.: 21098
PRINT DATE:
PLOT DATE: 9.5.2025
DRAWN BY:
CHECKED BY: -
SET ISSUED:

SHEET NAME: DOOR DETAILS

SHEET NO.: A900

FILE NAME: 21098-A900-Warehouse

## GAS HEATER SCHEDULE

| CODE | MFR | MODEL | FAN | | | ELECTRICAL | | | HTG MBH | | HEIGHT | WEIGHT | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | CFM | ESP | HP | V/PH | MCA | MOCP | IN | OUT | | | |
| GH-1 | MODINE | HDB60 | 990 | 0.60 | 1/4 | 208/3 | 1.7 | 15.0 | 60 | 49.2 | 19 | 92 | 1 |
| | | | | | | | | | | | | | |
| NOTES: | 1. PROVIDE GPRV, SHUTOFF VALVE AND DIRT LEG AT GAS INLET. CONTROLLED BY THERMOSTAT. | | | | | | | | | | | | |

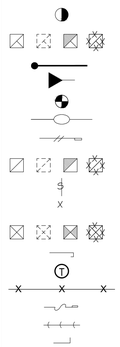
## EXHAUST FAN SCHEDULE

| CODE | MFR | MODEL | CFM | ESP (in) | AMPS | MOTOR | V/PH | HT. W/O | WEIGHT | AREAS SERVED | SONES | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | HP | | ISOLATORS (IN) | (LBS) | | | |
| EF-1 | MAXXAIR | IF24 | 4,100 | NA | 4.35 | 3/4 | 120/1 | 28 | 48 | WAREHOUSE | NA | 1 |
| | | | | | | | | | | | | |
| NOTES: | 1. CONTROLLED BY TIMECLOCK TO RUN CONTINUOUSLY DURING OCCUPIED HOURS. | | | | | | | | | | | |

## NATURAL GAS CALCULATIONS

| MARK | DESCRIPTION | CFH DEMAND | DISTANCE FROM METER | BRANCH PIPE SIZE |
|---|---|---|---|---|
| (E) GH | EXISTING GREENHOUSE | 3600 | | |
| (E) GH | EXISTING GREENHOUSE | 3600 | | |
| (E) GH | EXISTING GREENHOUSE | 3600 | | |
| (E) GH | EXISTING SMALL GREENHOUSE | 300 | | |
| (E) BLDG | EXISTING BUILDING (FRONT) | 120 | | |
| (E) BLDG | EXISTING WAREHOUSE | 360 | | |
| (N) GH | NEW GREENHOUSE (IN SEPARATE PROJECT) | 1500 | 980 | 2" |
| (N) BLDG | NEW WAREHOUSE | 240 | 860 | 2" |
| | | | | |
| | TOTAL GAS DEMAND: | 13320 | | |
| | MAX. PIPING LENGTH: | 980 | | |
| | GAS MAIN SIZE: | 4" | | |

## SYMBOLS & ABBREVIATIONS (MECHANICAL)

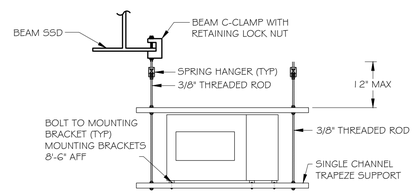



BYPASS TIMER
CENTER LINE
CONDENSATE DRAIN
DIAMETER
EXHAUST, RETURN, SUPPLY AIR DUCT (EXISTING)
EXHAUST, RETURN, SUPPLY AIR DUCT (NEW)
EXTENT OF DEMOLITION
EXHAUST DUCT UP, DOWN, PENE & DEMO
FIRE/SMOKE DAMPER
FIRE DAMPER
POINT OF CONNECTION
P/T PLUG
RETURN OR EXHAUST AIR
RETURN DUCT UP, DOWN, PENE & DEMO
SPEED CONTROL SWITCH
SPIN-IN EXTRACTOR/DAMPER
SUPPLY DUCT UP, DOWN, PENE & DEMO
SUPPLY OR OUTSIDE AIR
THERMOSTAT at + 48"
TO BE REMOVED
TRANSFER AIR
TURNING VANES
VOLUME DAMPER

| | |
|---|---|
| AD | ACCESS DOOR |
| AFF | ABOVE FINISH FLOOR |
| AL | ACOUSTICALLY LINED |
| AP | ACCESS PANEL |
| BD | BALANCING DAMPER |
| BDD | BACKDRAFT DAMPER |
| BHP | BRAKE HORSE POWER |
| BJ | BETWEEN JOIST |
| BTU | BRITISH THERMAL UNIT |
| C. | CONDUIT |
| CA | COMBUSTION AIR |
| CD | CONDENSATE DRAIN |
| CFM | CUBIC FEET PER MINUTE |
| DEMO | DEMOLITION |
| DL | DOOR LOUVER |
| (E) | EXISTING |
| EAD | EXHAUST AIR DUCT |
| EC | ELECTRICAL CONTRACTOR |
| EDB | ENTERING DRY BULB |
| EOD | EXTENT OF DEMOLITION |
| ETR | EXISTING TO REMAIN |
| EWB | ENTERING WET BULB |
| EWT | ENTERING WATER TEMPERATURE |
| °F | DEGREES FAHRENHEIT |
| FC | FLEXIBLE CONNECTION |
| FD | FIRE DAMPER |
| FLA | FULL LOAD AMPS |
| FSD | FIRE SMOKE DAMPER |
| FT.HD. | FEET HEAD |
| FTR | FLUE THRU ROOF |
| GC | GENERAL CONTRACTOR |
| GPM | GALLONS PER MINUTE |
| HP | HORSE POWER |
| KW | KILOWATTS |
| LBS | POUNDS |
| LWT | LEAVING WATER TEMPERATURE |
| MBH | 1,000 BTU/HR |
| MC | MECHANICAL CONTRACTOR |
| (N) | NEW |
| NIC | NOT IN CONTRACT |
| NTS | NOT TO SCALE |
| OBD | OPPOSED BLADE DAMPER |
| OSA | OUTSIDE AIR |
| PC | PLUMBING CONTRACTOR |
| PENE | PENETRATION |
| PD | PRESSURE DROP |
| PH | PHASE |
| POC | POINT OF CONNECTION |
| P/N | PART NUMBER |
| PRV | PRESSURE REDUCING VALVE |
| PSI | POUNDS PER SQUARE INCH |
| P/T | PRESSURE / TEMPERATURE |
| RA | RETURN AIR |
| RAD | RETURN AIR DUCT |
| (RL) | RELOCATE |
| RPM | REVOLUTIONS PER MINUTE |
| SA | SUPPLY AIR |
| SAD | SUPPLY AIR DUCT |
| SD | SUPPLY DIFFUSER |
| SP | STATIC PRESSURE |
| SS | STAINLESS STEEL |
| STD | STANDARD |
| TV | TURNING VANES |
| TYP | TYPICAL |
| UCD | UNDERCUT DOOR |
| UON | UNLESS OTHERWISE NOTED |
| V | VOLT |
| VD | VOLUME DAMPER |
| VIF | VERIFY IN FIELD |
| W/ | WITH |
| WC | WATER COLUMN |
| WT | WEIGHT |
| W/O | WITH OUT |

## GENERAL MECHANICAL NOTES

1. ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA BUILDING CODE, NATIONAL FIRE PROTECTION CODES, AND ALL OTHER APPLICABLE CODES AND REGULATIONS, INCLUDING THE CALIFORNIA ENERGY CONSERVATION STANDARDS OF TITLE 24.
2. LOCATIONS OF ALL CEILING DIFFUSERS, REGISTERS AND GRILLES ARE DETAILED ON THE ARCHITECTURAL REFLECTED CEILING PLAN AND ROOM ELEVATIONS.
3. LOCATION OF ALL ROOF OPENINGS AND THE LOCATION OF ALL ROOF MOUNTED EQUIPMENT SUPPORTS ARE DETAILED ON THE STRUCTURAL AND ARCHITECTURAL PLANS.
4. PLATFORMS, CURBS AND FLASHING FOR EQUIPMENT SHALL BE AS INDICATED ON THE STRUCTURAL AND ARCHITECTURAL PLANS. COORDINATE THE EXACT SIZES OF REQUIRED OPENINGS AND SUPPORT FOR THE FURNISHED EQUIPMENT.
5. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL FITTINGS, TRANSITIONS, DAMPERS, VALVES, AND OTHER DEVICES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
6. ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED, AND TESTED IN ACCORDANCE WITH THE APPLICABLE SMACNA STANDARDS.
7. DUCTWORK SHALL BE INSULATED WITH 2" FIBERGLASS INSULATION AND ALL SERVICE JACKET. PROVIDE 1" ACOUSTICAL LINER WHERE SHOWN ON PLANS. DUCT DIMENSIONS ON PLANS ARE NET CLEAR INTERIOR.
8. MANUAL DAMPERS SHALL BE PROVIDED IN ALL DUCT BRANCHES TO INDIVIDUAL DIFFUSERS, GRILLES AND REGISTERS.
9. ALL EQUIPMENT, DUCTS, PIPING, AND OTHER DEVICES AND MATERIALS INSTALLED OUTSIDE THE BUILDING OR OTHERWISE EXPOSED TO THE WEATHER SHALL BE COMPLETELY WEATHERPROOFED.
10. PIPES AND DUCTWORK SHALL BE SUPPORTED AND BRACED PER SMACNA "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS."
11. EXPOSED PIPING ALLOWED ONLY WHERE INDICATED. PROVIDE ESCUTCHEONS IN FINISHED AREAS.
12. PROVIDE ROUGH-IN AND FINAL CONNECTIONS FOR EQUIPMENT PROVIDED UNDER OTHER DIVISIONS OF THE SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF EQUIPMENT.
13. PENETRATIONS OF RATED ASSEMBLIES SHALL BE FIRE STOPPED BY AN APPROVED MATERIAL AS PRESCRIBED IN CBC SECTION 714.
14. REFER TO STRUCTURAL DRAWING FOR LOCATIONS OF BEAMS, SHEAR WALLS AND MEMBERS. ALL DRILLING OF STRUCTURAL BEAMS AND MEMBERS TO BE COORDINATED WITH THE STRUCTURAL ENGINEER. ALL HOLES SHALL BE MINIMUM SIZE AND APPROVED BY STRUCTURAL ENGINEER PRIOR TO DRILLING.
15. FIELD VERIFY LOCATION AND SIZE OF ALL EXISTING PIPING, DUCTWORK AND EQUIPMENT PRIOR TO FABRICATION OF ANY NEW WORK.
16. STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36. BOLTS SHALL CONFORM TO ASTM A-307. FABRICATION, ERECTION, WELDING AND PAINTING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS. ALL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED.
17. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO RECONSTRUCT THE HOSPITAL IN ACCORDANCE WITH THE 2022 EDITION OF THE TITLE 24 CALIFORNIA CODE OF REGULATIONS. SHOULD ANY CONDITION DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH SAID TITLE 24 CCR, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED AND APPROVED BY THE DESIGN TEAM BEFORE PROCEEDING WITH THE WORK.
18. ATTACHMENTS OF EQUIPMENT WEIGHING LESS THAN 400 LBS. AND SUPPORTED DIRECTLY FROM THE FLOOR OR ROOF STRUCTURE, FURNITURE OR TEMPORARY OR MOVEABLE EQUIPMENT WEIGHING LESS THAN 20 LBS. THAT IS SUPPORTED BY VIBRATION ISOLATOR DEVICES SUSPENDED FROM THE ROOF, WALL OR FLOOR NEED NOT BE DETAILED ON THE PLANS (CCR TITLE 24, PART 2, SECTION 7.125 EXCEPTION). HOWEVER, SUCH EQUIPMENT MUST BE SUPPORTED AND ANCHORED TO RESIST THE FORCES PRESCRIBED PER ASCE-7, CHAPTER 13 AS MODIFIED BY CBC 1613/1615 AND THE ANCHORAGE SHALL BE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. THE INSPECTOR OF RECORD SHALL ASSURE THAT THE ABOVE REQUIREMENTS ARE ENFORCED.
19. ROOFTOP UNIT ANCHORAGE: PROVIDE 3/8" DIA. EYEBOLTS THROUGH ROOFCURB WITH 1/8" DIA. STAINLESS STEEL AIRCRAFT CABLE LOOPS THROUGH RTU LIFTING LUGS. PROVIDE 1/8" SLACK IN LOOP. MIN. 4 PER UNIT.
20. DUCTWORK VISIBLE THROUGH DIFFUSERS AND REGISTERS SHALL BE PAINTED FLAT BLACK.
21. INSULATION MATERIAL SHALL MEET THE STATE QUALITY STANDARD PER SECTION 118 CALIFORNIA ENERGY CODE (CEC).
22. DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 118 CEC.
23. ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF SECTION 118, 123, 124 CEC. AND TABLE E 503.7.1 (9)(10)(11) OF MECHANICAL CODE.
24. ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS PER SECTIONS 112 AND 122 CEC.
25. ALL HVAC EQUIPMENT AND APPLIANCES SHALL MEET THE REQUIREMENTS OF SECTIONS 111-113, 115, AND 120-129 CEC.
26. MC SHALL PROVIDE CONCRETE INSERTS FOR HANGING EQUIPMENT, COORD. W. GC.




1 / MP0.1 GAS HEATER MOUNTING DETAIL
NO SCALE

ZAL ENGINEERING
MECHANICAL CONSULTANTS
PO BOX 1861
MONTEREY, CA 93940
TELEPHONE (831) 641-7739
JOB NO. 25025.00

MONTEREY VALLEY PRODUCE
WAREHOUSE
2262 ALISAL RD
SALINAS, CA 93908

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | . | . |
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| 3 | | |
| 4 | | |
| 5 | | |

ENGINEER BY:
DRAWN BY:
CHECKED BY:

SHEET NUMBER
MP0.1

SHEET OF

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1 MP2.0 SITE PLAN - EXISTING & PROPOSED
SCALE: 1/4" = 1'-0"

0 8 16 32 64
SCALE: 1/32" = 1'-0"

ZAL ENGINEERING
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TELEPHONE (831) 641-7739
JOB NO. 25025.00

REGISTERED PROFESSIONAL ENGINEER
No. 37306
CIVIL
STATE OF CALIFORNIA
CONSTRUCTION

# MONTEREY VALLEY PRIDE WAREHOUSE
2262 ALISAL RD
SALINAS, CA 93908

| NO. | DESCRIPTION | DATE |
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ENGINEER BY:

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CHECKED BY:

SHEET NUMBER
MP2.0

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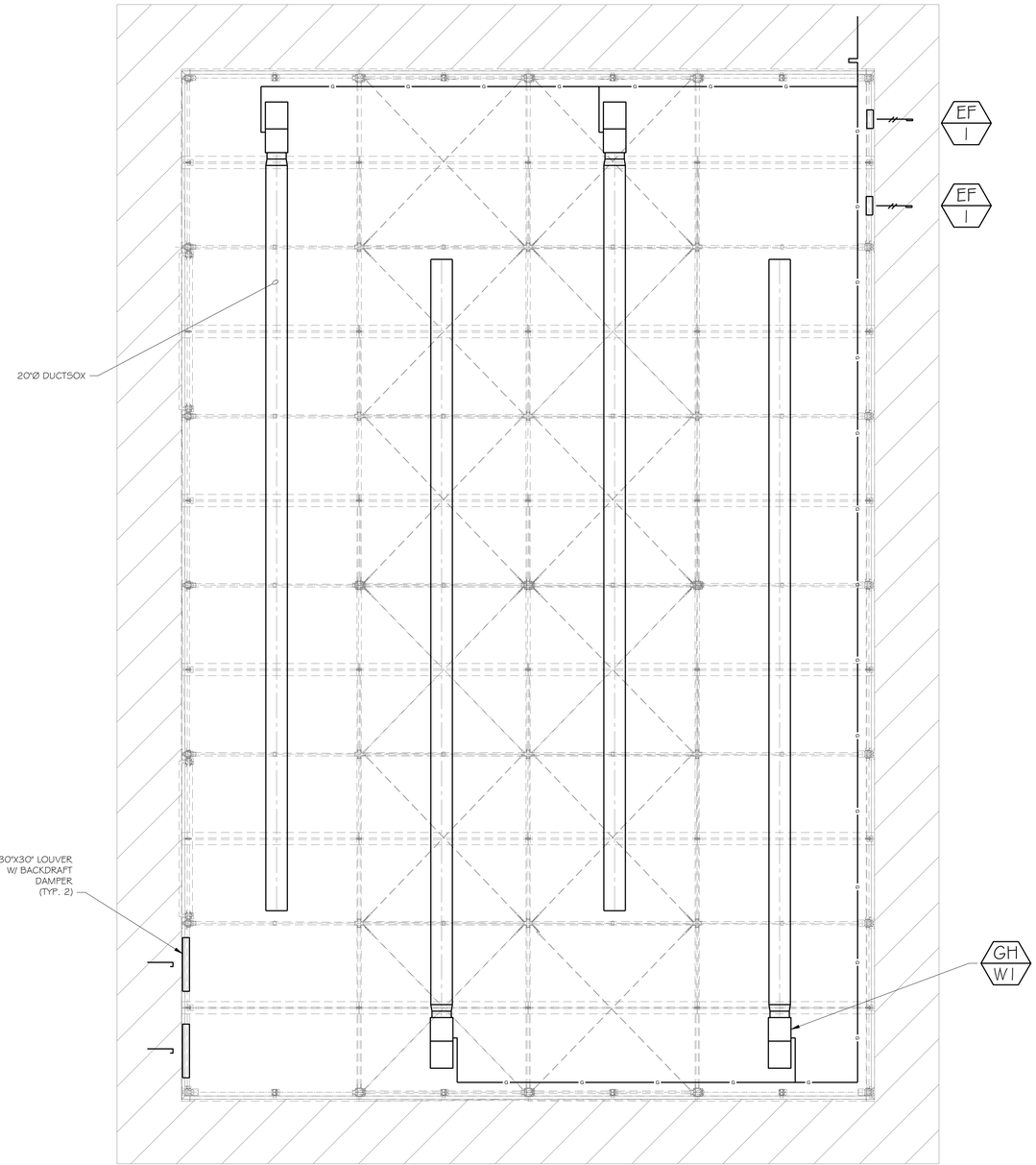


1 MP2.1 WAREHOUSE FLOOR PLAN - NEW MECHANICAL & PLUMBING
SCALE: 3/16" = 1'-0"

0 2 4 6 12
SCALE: 3/16" = 1'-0"

ZAL ENGINEERING
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TELEPHONE (831) 641-7739
JOB NO. 25025.00

REGISTERED PROFESSIONAL ENGINEER
No. 37308
CHRISTOPHER J. ZAL
MECHANICAL
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

# MONTEREY VALLEY PRIDE WAREHOUSE

2262 ALISAL RD
SALINAS, CA 93908

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | | |
| 2 | | |
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ENGINEER BY:
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CHECKED BY:

SHEET NUMBER
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# ELECTRICAL SYMBOLS (NOT ALL SYMBOLS ARE APPLICABLE)

| | |
|---|---|
| X | LOWER CASE LETTER = SWITCH LEG<br>D = DIMMER SWITCH<br>DL = DATALINE SWITCH<br>K = KEY SWITCH<br>M = MOTOR RATED SWITCH<br>TS = DIGITAL TIMER SWITCH<br>O = OCCUPANCY SENSOR SWITCH<br>3 = 3 WAY SWITCH, 4 = 4 WAY SWITCH |
| | PUSH BUTTON SWITCH |
| | POWER OUTLET SEE DRAWING FOR RATING & TYPE.(1PH) |
| | POWER OUTLET SEE DRAWING FOR RATING & TYPE.(3PH) |
| | RECEPTACLE, DUPLEX 20A, 120V, 2P, 3W, NEMA 5-20R |
| EVR | EV READY LOW POWER LEVEL 2 EV CHARGING RECEPTACLE |
| EVCS | EV CHARGER SYSTEM WITH LEVEL 2 EVSE |
| | QUAD RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER 20A, 120V, |
| TV | TV OUTLET, CONFIRM EXACT MOUNTING HEIGHT WITH ARCHITECTURAL PLAN |
| | FLUSH FLOOR BOX WITH DUPLEX RECEPTACLE AND COMPARTMENT FOR 2-DATA OUTLETS. |
| C | 6" DUPLEX ABOVE COUNTER RECEPTACLE WITH GFCI, 20A, 120V, 2P, 3W, NEMA 5-20R |
| | HALF-SWITCHED RECEPTACLE |
| | VERTICAL WIREMOLD RACEWAY, POWER POLE |
| | WIREMOLD RACEWAY. |
| | TRANSFORMER |
| | RECESSED PANELBOARD |
| | SURFACE PANELBOARD |
| | DISTRIBUTION PANELBOARD OR SWITCHBOARD |
| 400/3 | BREAKER IN NEMA 1 ENCLOSURE, SIZE AS SHOWN |
| MH | MAN HOLE |
| | JUNCTION OR OUTLET BOX WITH BLANK COVER - 4X UNLESS OTHERWISE NOTED |
| OS | OCCUPANCY SENSOR, CEILING OR WALL MOUNTED |
| OS | OCCUPANCY SENSOR, CEILING OR WALL MOUNTED WITH POWER PACK |
| PC | PHOTOCELL |
| PC | PHOTOCELL FOR EXTERIOR LIGHTS |
| LCP | LIGHTING CONTROL PANEL |
| | DOORBELL CHIME |
| | CEILING MOUNTED DATA/COMMUNICATION OUTLET IN 2 GANG BOX |
| | WALL MOUNTED TELEPHONE/DATA OUTLET ½"C, 6" ABOVE CEILING (2 GANG BOX) |
| | WALL MOUNTED DATA OUTLET ½"C, 6" ABOVE CEILING (2 GANG BOX) |
| SP | SPEAKER |
| | FIRE ALARM HORN & STROBE. |
| | FIRE ALARM STROBE LIGHT ONLY. WALL CEILING MOUNTED. |
| H S | WALL, CEILING-FIRE ALARM HORN/SPEAKER ONLY |
| F | MANUAL PULL STATION |
| TS PS | TAMPER/PRESSURE SWITCH |
| DSD | DUCT SMOKE DETECTOR WITH RELAYS |
| FSD | FIRE/SMOKE DAMPER |
| FACP | FIRE ALARM CONTROL PANEL |
| SD | SMOKE DETECTOR |
| HD , HD X | HEATER DETECTOR. COMBINATION RATE/RISE AND 190/200° FIXED TEMP.<br>F IS 190/200° FIXED ONLY, R= RATE OF RISE |
| WH 1 | MECHANICAL EQUIPMENT DESIGNATION |
| (#) | MOTOR, # DENOTES HORSEPOWER, CF/M = CIRCULATING FAN OR MOTOR |
| | ELECTRIC CONDUIT RUN EXPOSED OR CONCEALED IN WALLS, OR ABOVE CEILING WHERE WALLS AND CEILING PERMIT. |
| | LOW VOLTAGE WIRING (50V OR BELOW) |
| | GROUND GRID |
| | CONDUIT RUN BELOW GRADE OR FLOOR |
| | CONDUIT UP/DOWN |
| | CONDUIT STUBBED OUT AND CAPPED |
| | EYS EXPLOSION PROOF FITTING |
| | FLEX CONDUIT |
| P4-10 | DESTINATION (PANEL-CIRCUIT NO.)<br>CONDUIT (3/4" MIN. U.O.N.)<br>GROUND CONDUCTOR, NEUTRAL CONDUCTOR, HOT CONDUCTORS: #12 WIRE U.O.N. NO HASH MARKS INDICATE #12 AND 1#12 GND. |
| 3 15 30 | DISCONNECT SWITCH (LOCKABLE), NON-FUSED/FUSED, 3-POLE, NEMA 1 U.O.N.<br>FUSE SIZE, NF FOR NON-FUSE<br>DISCONNECT RATING<br>POLES |
| N 3 15 30 | COMBINATION MOTOR STARTER WITH NON-FUSED/FUSED CIRCUIT BREAKER DISCONNECT (LOCKABLE)<br>FUSE SIZE, NF FOR NON-FUSE<br>N=CONTROLLER NEMA SIZE, UON<br>DISCONNECT RATING<br>POLES |
| M | METER |
| | COPPER GROUND ROD, ¾"Dx10'L |
| | P.O.C. (POINT OF CONNECTION) |
| | EXISTING TO REMAIN (LIGHT LINE WORK) |
| | NEW WORK (DARK LINE WORK) |

# GENERAL ELECTRICAL NOTES (NOT ALL NOTES APPLICABLE)

G1. ALL WORK SHALL COMPLY WITH THE NEC (LATEST ADOPTED VERSION OF THE STATE) OR LATEST EDITION OF THE ELECTRICAL CODE AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES. WHERE THE PLANS SHOW MORE RESTRICTIVE REQUIREMENTS, THE PLANS SHALL GOVERN, BUT NOTHING ON THESE PLANS SHALL BE INTERPRETED AS AUTHORITY TO VIOLATE ANY CODE OR REGULATION.

G2. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL BEAR THE UNDERWRITERS' LABORATORY LABEL (UL) AND SHALL BE INSTALLED IN THE MANNER FOR WHICH THEY ARE DESIGNED AND APPROVED.

G3. LED FIXTURES/LAMPS SHALL BE LISTED ON DRAWINGS, CONSTANT POWER DRIVER, 0 TO 10V DIMMER. LED DRIVERS/DIMMERS THAT HAVE BEEN LISTED AS CERTIFIED BY THE STATE ENERGY COMMISSION.

G4. UNLESS OTHERWISE NOTED, ALL WIRE SHALL BE COPPER, STRANDED ONLY, UL LISTED, RATED FOR 600 VOLTS, TYPE THHN/THWN, NO. 12 AWG MINIMUM FOR POWER AND #14 AWG MINIMUM FOR CONTROL. USE XHHW TYPE FOR #6 OR LARGER.

G5. PROVIDE RGC UP TO 8' AFF WHERE EXPOSED AND INDOORS, EMT CONDUIT TYPE FOR ALL OTHER AREAS LOCATED INDOORS. IN ADDITION USE RGC FOR OUTDOORS ABOVE GRADE, AND PVC SCHEDULE 40 FOR OUTDOORS UNDERGROUND. IN ADDITION, OUTDOOR UNDERGROUND CONDUIT RISERS AND 90 DEG BENDS CONDUITS SHALL BE RGC. UNDERGROUND RGC SHALL BE WRAPPED WITH 20 MIL TAPE AND EXTEND 12" ABOVE GRADE FOR RISERS. USE MIN 3/4" CONDUIT, U.O.N.

G6. THE CONTRACTOR SHALL INSTALL ALL CONDUITS AND WIRES WITH A MINIMUM NUMBER OF BENDS AND IN SUCH A MANNER AS TO CONFORM TO THE STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEAD ROOM, KEEP OPENINGS AND PASSAGEWAYS CLEAR, AND MEET ALL STRUCTURAL CODE REQUIREMENTS.

G7. ALL CONDUIT CONNECTIONS TO EQUIPMENT SUBJECT TO VIBRATION SHALL BE MADE WITH SEALTIGHT FLEX CONDUIT. PROVIDE SUFFICIENT SLACK TO ELIMINATE VIBRATION. ARRANGE CONNECTIONS TO PREVENT THE ENTRANCE OF MOISTURE. PROVIDE FIRE STOP SEAL FOR WALL/FLOOR PENETRATION AND WATERPROOF SEAL FOR EXTERIOR WALL.

G8. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES. ALL CONDUIT RUNS SHALL INCLUDE A CODE SIZED GROUND WIRE WHETHER OR NOT SO INDICATED.

G9. ALL BRANCH CIRCUITS SHALL INCLUDE A CODE SIZED GROUND WIRE. ISOLATED/DEDICATED BRANCH CIRCUITS SHALL INCLUDE A SEPARATE GROUND WIRE CONNECTED TO THE DESIGNATED SINGLE POINT GROUND FOR EACH DUPLEX OUTLET ON A CIRCUIT.

G10. CERTAIN FEEDER AND BRANCH CIRCUIT WIRE SIZES HAVE BEEN OVERSIZED TO COMPENSATE FOR VOLTAGE DROP. SPLICE WIRES TO COMPATIBLE SIZES FOR TERMINATION, ADJACENT TO EQUIPMENT CONNECTION AS REQUIRED. SHAVING OF CABLE STRAND NOT ALLOWED.

G11. ALL TERMINATION POINTS WILL HAVE SCREW-IN, CLAMP-TYPE CONNECTIONS, UNLESS OTHERWISE PRIOR APPROVAL IS GIVEN BY CLIENT'S FACILITIES REPRESENTATIVE.

G12. THE ENTIRE WIRING SYSTEM TO BE TESTED FOR SHORT CIRCUITS, GROUNDS, AND INSULATION RESISTANCE BETWEEN CONDUCTORS AND TO GROUND.

G13. THE CONTRACTOR SHALL PROVIDE SUPPORT FOR ALL FIXTURES AND ELECTRICAL EQUIPMENT TO COMPLY WITH THE SEISMIC REQUIREMENTS OF THE UNIFORM BUILDING CODE AND ALL LOCAL ORDINANCES.

G14. PROVIDE A MANUAL DISCONNECTING MEANS, CAPABLE OF BEING LOCKED IN THE OPEN POSITION FOR ALL MOTORS NOT WITHIN SIGHT OF OR MORE THAN TWENTY-FIVE (25) FEET FROM ITS CONTROLLER.

G15. ALL CIRCUIT BREAKERS, FUSES, AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED & NO LESS THAN THE WITHSTAND RATING OF THE BUS THEY ARE CONNECTED TO.

G16. PROVIDE A NAMEPLATE FOR EACH INDIVIDUALLY MOUNTED CIRCUIT BREAKER OR DISCONNECT SWITCH, ELECTRICAL PANELS, TRANSFORMERS, DISTRIBUTION BOARDS, ETC, PULL BOX, ARKTITE RECEPTACLE, AND FOR ANY OTHER CONTROL DEVICE OR MAJOR ITEM OF ELECTRICAL EQUIPMENT AS FOLLOWS:

1 -- PROVIDE LAMINATED NAMEPLATES ENGRAVED IN 1/4" HIGH LETTERS TO CORRESPOND WITH THE DESIGNATION ON THE DRAWINGS. PROVIDE OTHER OR ADDITIONAL INFORMATION ON NAMEPLATES WHERE INDICATED. ORANGE FOR 480V.

2 -- ATTACH NAMEPLATES TO EQUIPMENT WITH RIVETS, BOLTS, OR APPLICABLE SHEET METAL SCREWS. GLUE-ON TYPES AND POP-RIVETS TYPE ARE NOT ACCEPTABLE.

LABEL ALL RECEPTACLES, OUTLETS, JUNCTION BOXES, WITH DYMO-TYPE EMBOSSED TAPE AS FOLLOWS:

1 -- RECEPTACLES AND JUNCTION BOXES: PANEL AND CIRCUIT NUMBER.

2 -- USE BLACK TAPE FOR 240V AND LESS.

3 -- USE ORANGE TAPE FOR 277V AND ABOVE.

INDICATE ON THE DEVICE IF THE CIRCUIT IS DEDICATED OR ISOLATED.

G17. PROVIDE UPDATED, TYPED CIRCUIT BREAKER PANEL SCHEDULES THAT ACCURATELY REFLECT ALL CHANGES MADE.

G18. THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND DO NOT SHOW ALL OFFSETS, BENDS, FITTINGS, JUNCTION BOXES, PULL BOXES, AND EXPANSION FITTINGS REQUIRED TO MEET FIELD CONDITIONS. CONTRACTOR SHALL DETERMINE ACTUAL MATERIAL AND HARDWARE REQUIREMENTS AND VERIFY ALL DIMENSIONS.

G19. CONTRACTOR SHALL PROVIDE PULL LINE IN ALL EMPTY CONDUITS.

G20. FUNCTIONALLY TEST THE ELECTRICAL INSTALLATION FOR PROPER OPERATION AND ROTATION.

G21. FURNISH AND INSTALL ALL CONDUITS, WIRES, BOXES, SWITCHES, LIGHT FIXTURES (WITH LAMPS), RECEPTACLES, SERVICE DEVICES, PANELBOARDS AND OTHER EQUIPMENT SHOWN ON THE DRAWINGS AS REQUIRED FOR A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM.

G22. LOCATIONS SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS SHALL TAKE PRECEDENCE OVER THOSE SHOWN ON THE ELECTRICAL DRAWINGS. REFER TO THE REFLECTED CEILING PLAN AND THE ARCHITECTURAL FLOOR PLANS FOR EXACT LOCATIONS OF DEVICES. REFER TO THE MECHANICAL DRAWINGS FOR LOCATIONS OF HEATING, VENTILATING AND AIR CONDITIONING EQUIPMENT, PLUMBING, FIRE SUPPRESSION EQUIPMENT, ETC. VERIFY EXISTING SITE CONDITIONS, SERVICE REQUIREMENTS, AND EXACT LOCATIONS OF SERVICE FACILITIES BEFORE SUBMITTING BID.

G23. INDEPENDENTLY SUPPORT ALL CONDUIT ABOVE SUSPENDED CEILING. SEISMIC WIRES ARE NOT TO BE USED FOR SUPPORT.

G24. CONTRACTOR SHALL BE ALLOWED TO COMBINE CIRCUIT HOMERUNS. HOMERUNS SHALL NOT BE ALLOWED TO EXCEED MORE THAN THREE PHASE CONDUCTORS EXCEPT WHEN DERATING FACTORS ARE APPLIED.

G25. PROVIDE PHASE ROTATION SIGN AND PHASE COLOR CODE IDENTIFICATION FOR ALL WIRES INSIDE ALL 480/208V PANEL BOARDS.

G26. INSTALL THE FOLLOWING DEVICES ABOVE THE FINISHED FLOOR, UNLESS OTHERWISE NOTED.

| | |
|---|---|
| RECEPTACLES, POWER OUTLETS | 18" TO ℄ |
| VOICE, DATA, VOICE/DATA COMBINATION | 18" TO ℄ |
| LIGHT SWITCHES | 48" TO ℄ |
| CARD READERS & KEYPADS | 48" TO ℄ |
| DISCONNECT SWITCHES | 60" AT HANDLE |
| TOP CIRCUIT BREAKER IN PANELBOARD | 72" |
| WALL MOUNT OCCUPANCY SENSOR | 96" TO ℄ |
| RECEPTACLES SHOP LOCATIONS, COUNTERS OR DESKTOPS | 42" OR 6" TO ℄ ABOVE SPLASHGUARD, COUNTER OR DESKTOP |

G27. PROVIDE COLOR CODED AS SHOWN:
COLOR CODE WILL BE CARRIED THROUGHOUT ALL BRANCHES ON A SINGLE CIRCUIT.

| | APPLICATION | COLOR CODING |
|---|---|---|
| 1. | 3-PHASE - 480/277 VOLT | A = BROWN B = ORANGE C = YELLOW NEUTRAL = GRAY GROUND = GREEN |
| 2. | 3-PHASE - 120/208 VOLT | A = BLACK B = RED C = BLUE NEUTRAL = WHITE GROUND = GREEN |
| 3. | 1-PHASE - 120 VOLT ISOLATED CIRCUIT (ORANGE RECEPTACLE ONLY) | HOT = ORANGE NEUTRAL = WHITE GROUND = GREEN |
| 4. | 1-PHASE - 120 VOLT CIRCUIT | HOT = BLACK, RED, OR BLUE DEPENDING ON PHASE NEUTRAL = WHITE |
| 5. | DOOR SWITCHES | HOT = RED SWITCHED = BLUE |
| 6. | FIRE CIRCUITS | RED |

G28. IN FINISHED INTERIOR AREAS, RUN ALL CONDUITS CONCEALED, UNLESS OTHERWISE NOTED.

G29. PAINT ALL EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS.

G30. POWER AND LIGHTING BRANCH CIRCUITS SHALL HAVE A MINIMUM TWO (2) #12 AWG. AND ONE (1) #12 AWG. GROUND TYPE THWN/THHN. ALL POWER WIRING SHALL RUN IN CONDUIT. PROVIDE ALL WIRES AND WIRE SIZES REQUIRED BY LATEST CODES.

G31. SUBMIT TO THE ENGINEER SHOP DRAWINGS, MANUFACTURER'S DATA AND CERTIFICATES FOR EQUIPMENT, MATERIALS AND FINISH, AND PERTINENT DETAILS FOR EACH SYSTEM SPECIFIED. OBTAIN APPROVAL BEFORE PROCUREMENT, FABRICATION, OR DELIVERY OF THE ITEMS TO THE JOB SITE. PARTIAL SUBMITTALS ARE NOT ACCEPTABLE AND WILL BE RETURNED WITHOUT REVIEW.

G32. ALL ELECTRICAL EQUIPMENT INSTALLED OUTDOORS SHALL BE WEATHERPROOF, MINIMUM OF NEMA 3R RATING. EXTERIOR CONDUIT RUNS INTO BUILDINGS SHALL BE INSTALLED WITH FLASHING, CAULKED AND SEALED. CONDUITS FOR EXTERIOR ELECTRICAL DEVICES SHALL BE RUN INSIDE BUILDING, UON.

G33. SIZE FUSES FOR ALL FUSED SWITCHES PER SUPPLIED EQUIPMENT MANUFACTURER'S RECOMMENDATION.

## GROUNDING NOTES:

GD1. ALL GROUND GRID CONDUCTORS ARE #4/0 SOFT DRAWN BARE COPPER.

GD2. GROUND RODS SHALL BE MIN 10 FEET IN LENGTH, 3/4" DIAMETER, AND COPPER CLAD.

GD3. CONNECTIONS TO GROUND RODS SHALL BE EXOTHERMIC TYPE. TEST WELL CONNECTIONS SHALL BE BOLTED TYPE.

GD4. THE CONTRACTOR SHALL MAKE GROUND RESISTANCE MEASUREMENTS AS REQUIRED BY THE LATEST EDITION OF NEC, DOCUMENT THE READINGS AND REPORT THEM TO THE ENGINEER.

GD5. MAJOR EQUIPMENT SHALL BE CONNECTED TO THE GROUND GRID BY TWO CONNECTIONS FROM DIFFERENT PARALLEL MAIN GRID CONDUCTORS.

GD6. WHEN AN EXPOSED GROUND CABLE IS RUN IN METAL CONDUIT OR PROTECTED BY A METAL GUARD; THE GROUND CABLE SHALL BE BONDED AT BOTH ENDS TO THE CONDUIT OR THE GUARD.

GD7. UNLESS OTHERWISE NOTED, BURIED GROUNDING CONDUCTORS SHALL HAVE A MINIMUM OF 2½" FEET OF COVER (30").

GD8. BURIED GROUNDING CONDUCTORS SHALL BE KEPT A MINIMUM OF 12 INCHES WHEN CROSSING METAL OBJECTS, SUCH AS BURIED PIPING OR STEEL.

GD9. WHERE GROUNDING CONDUCTOR IS BURIED PARALLEL TO UNDERGROUND METALLIC PIPING, THREE (3) FEET SEPARATION SHALL BE MAINTAINED BETWEEN THE PIPING AND GROUND CONDUCTOR TO PREVENT POSSIBLE GALVANIC ACTION.

GD10. GROUND CONDUCTOR PIGTAIL "STUB-UPS" SHALL STUB-UP WITHIN SIX (12") INCHES OF THE EQUIPMENT WITH A THIRTY (36") INCH PIGTAIL ABOVE FINISHED FLOOR; IF THE EQUIPMENT HAS A GROUND PAD OR BUS, WITHIN SIX (12") INCHES OF THE POINT OF CONNECTION.

GD11. ALL GROUNDING CONDUCTOR JUNCTIONS BURIED IN THE EARTH SHALL BE MADE BY EITHER THE EXOTHERMIC PROCESS OR COMPRESSION METHOD.

GD12. ALL JUNCTIONS MADE ABOVE GROUND OR IN TEST WELLS SHALL BE BOLTED CONNECTIONS, EXCEPT THOSE AT BUILDING COLUMNS WHICH MAY BE EITHER BOLTED OR EXOTHERMIC TYPES.

# ELECTRICAL ABBREVIATIONS

| | | | |
|---|---|---|---|
| A | AMPERE | MH | MAN HOLE |
| AF/AFCI | ARC FAULT CIRCUIT INTERRUPTER | MCB | MAIN CIRCUIT BREAKER |
| AFF/AFG | ABOVE FINISHED FLOOR/ABOVE FINISHED GRADE | MDF | MAIN DISTRIBUTION FRAME |
| AV | AUDIO VISUAL | MECH | MECHANICAL |
| ATS | AUTOMATIC TRANSFER SWITCH | MIN | MINIMUM |
| BLDG. | BUILDING | MLO | MAIN LUGS ONLY |
| C | CONDUIT | MSB | MAIN SWITCHBOARD |
| CAT | CATEGORY | MTD | MOUNTED |
| CATV | CATV | (N) | NEW |
| CB | CIRCUIT BREAKER | NE | NON ELECTRICAL |
| CKT | CIRCUIT | NEUT | NEUTRAL |
| CLG. | CEILING | NEC | NATIONAL ELECTRICAL CODE |
| CO | CONDUIT ONLY | NL | NIGHT LIGHT |
| COMM | COMMUNICATION | NFSS | NON FUSED SAFETY SWITCH |
| CU | COPPER | NTS | NOT TO SCALE |
| DIST | DISTRIBUTION | OC | ON CENTER |
| DWG | DRAWING | OS | OCCUPANCY SENSOR |
| (E) | EXISTING | P | POLE |
| (ERL) | EXISTING TO BE RELOCATED | PNL | PANEL |
| ELECT | ELECTRIC(AL) | PVC | POLYVINYL CHLORIDE |
| EMT | ELECTRIC METALLIC TUBING | RECEPT | RECEPTACLE |
| EP | EXPLOSION PROOF | REF | REFERENCE |
| (ER) | EXISTING TO REMAIN | (R) | RELOCATED |
| F | FUSED | RGC | RIGID GALVANIZED STEEL CONDUIT |
| FA | FIRE ALARM | REQ | REQUIRED |
| FACP | FIRE ALARM CONTROL PANEL | RM | ROOM |
| FIXT | FIXTURE | SC | SHORT CIRCUIT |
| FLA | FULL LOAD AMPERES | SM | MANUAL MOTOR SWITCH |
| FLEX | FLEXIBLE | SPC | SPACE |
| FSS | FUSED SAFETY SWITCH | SPEC | SPECIFICATION(S) |
| FT | FOOT OR FEET | SPR | SPARE |
| G; GND | GROUND(ED) | SWGR | SWITCHGEAR |
| GFCI | GROUND FAULT CIRCUIT INTERRUPTER | SWBD | SWITCHBOARD |
| HH | HAND HOLE | TCP | TEMPERATURE CONTROL PANEL |
| HOA | HAND-OFF-AUTOMATIC | TEL | TELEPHONE |
| HP | HORSEPOWER | TTB | TELEPHONE TERMINAL BACKBOARD |
| HT | HEIGHT | TYP | TYPICAL |
| IMC | INTERMEDIATE METAL CONDUIT | TVSS | TRANSIENT VOLTAGE SURGE SUPPRESSER |
| IDF | INTERMEDIATE DISTRIBUTION FRAME | UON | UNLESS OTHERWISE NOTED |
| JB | JUNCTION BOX | UPS | UNINTERRUPTIBLE POWER SUPPLY |
| KAIC | AMPERE INTERRUPTING CAPACITY, IN THOUSANDS | UTY | UTILITY |
| LCP | LIGHTING CONTROL PANEL | VFD | VARIABLE FREQUENCY DRIVE |
| LEL | LOWER EXPLOSION LEVEL | W/ | WITH |
| LDA | LIGHTING DESIGN ALLIANCE | WP | WEATHERPROOF |
| LT(G) | LIGHT(ING) | XFMR/TR | TRANSFORMER |

## DRAWINGS LIST


| | |
|---|---|
| E0.1 | ELECTRICAL GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS |
| E0.2 | ELECTRICAL SPECIFICATIONS |
| E1.0 | ELECTRICAL SITE PLAN |
| E2.0 | ELECTRICAL POWER PLAN |
| E3.0 | ELECTRICAL LIGHTING PLAN |
| E4.0 | ELECTRICAL SINGLE LINE DIAGRAM AND CALCULATIONS |
| E5.0 | ELECTRICAL DETAILS |


## SCOPE OF WORK

ELECTRICAL DESIGN FOR NEW WAREHOUSE BUILDING

## LIST OF APPLICABLE CODES

2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA ENERGY CODE (TITLE 24, PART 6)
2022 CALIFORNIA BUILDING CODE (CBC)
ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS


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LICENSED PROFESSIONAL ENGINEER
ALEKSEI ISEN
E 23717
EXP: 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

ISSUES/REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| A | 09/11/25 | ISSUED FOR PERMIT |

MONTEREY VALLEY PRIDE GREENHOUSE

2262 Alisal Road
Salinas, CA 93908

| DRAWN BY: | DESIGNED BY: | CHECKED BY: | APPROVED BY: |
|---|---|---|---|
| RP | AI | AI | AI |

PROJECT NUMBER: 25186
SCALE: AS INDICATED

ELECTRICAL GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS

E0.1

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SECTION 26000
ELECTRICAL GENERAL SPECIFICATION

PART 1 -- GENERAL

1.01 CONDITIONS AND REQUIREMENTS
A. Refer to the General Conditions, Supplementary General Conditions as required.

1.02 SCOPE OF WORK
A. Furnish and install all materials and equipment and provide all labor required and necessary to complete the work shown on the drawings and/or specified in this specification and all other work and miscellaneous items, not specifically mentioned, but reasonably inferred for a complete installation including all accessories and appurtenances required for testing the system. It is the intent of the drawings and specifications that all systems be complete and ready for operation.
B. Definitions (Applicable to Drawings and Specifications):
1. Above Grade: Not buried in ground and not embedded in concrete slab on grade.
2. Below Grade: Buried in ground or embedded in concrete slab on grade.
3. Concealed: Inside building above grade and located within walls, furred spaces, crawl spaces, attics, above suspended ceilings, etc. In general, any item not visible or directly accessible.
4. Connect: Complete hookup of items with required services, including conduit, wires, plug, receptacle, and other accessories.
5. Exposed: Either visible or subject to mechanical or weather damage, indoors or outdoors, including areas such as mechanical and storage rooms. In general, any item that is directly accessible without removing panels, walls, ceilings, or other general, any item that is directly accessible without removing panels, walls, ceilings or other parts of structure.
6. Furnish: Supply and deliver complete.
7. Install: Place, secure, and connect as required to make fully operational.
8. Provide: Furnish and install as defined above, perform work.
9. Underground: Buried in ground, including under building slabs.
10. Use (Verb): Furnish and install as defined under "provide."
11. Wiring: Electrical raceway, conductors, and connections.

1.03 CODE COMPLIANCE
A. All work and materials shall comply with the latest rules, codes, and regulations, including, but not limited to the following:
1. Occupational Safety and Health Act Standards (OSHA).
2. National Electrical Code of latest version adopted by State.
3. International Building Code with Local Amendements.
4. NFPA #70: National Electrical Code (NEC).
5. NFPA #101: Life Safety Code.
6. Institute of Electrical and Electronics Engineers (IEEE).
7. National Electrical Testing Association (NETA):
8. Acceptance Testing Specifications for Electrical Power Distribution Equipment and Systems, Standard ATS.
9. National Electrical Manufacturers Association (NEMA).
10. All other applicable Federal, State, and Local laws and regulations.
B. Code compliance is mandatory. Nothing in these drawings and Specifications permits work not conforming to theses codes. Where work is shown to exceed minimum code requirements, comply with drawings and specifications.
C. No work shall be concealed until after inspection and approval by proper authorities. If work is concealed without inspection and approval, the Contractor shall be responsible for all work-required opening and restoring the concealed areas in addition to all required modifications.

1.04 LICENSE, FEES AND PERMITS
A. Arrange for required inspections and pay all license, permit, and inspection fees.

1.05 CONDITIONS AT SITE
A. Visit to site is required of all bidders prior to submission of bid. All bidders are required to familiarized themselves with all discernible conditions and no extra payment will be allowed for work required because of these conditions, whether specifically mentioned or not.
B. Lines of other services that are damaged as result of this work shall promptly be repaired at no expense to the Owner to complete satisfaction of the Owner.

1.06 DRAWINGS AND SPECIFICATIONS
A. All drawings and all Divisions of these specifications shall be considered as a whole and work of this Division shown anywhere therein shall be furnished under this Division.
B. Drawings are diagrammatically and indicate the general arrangement of equipment and wiring. Most direct routing of conduits and wiring is not assured. Exact requirements do shall be governed by architectural, structural and, mechanical conditions of the job. Consult all other drawings in preparation of the bid. Extra lengths of wiring or addition of pull or junction boxes, etc. necessitated by such conditions shall be included in the bid. Check all information and report any apparent discrepancies before submitting bid.
C. Right is reserved to make changes of up to 10' in location of any outlet or equipment prior to rouging in without increasing contract cost.

1.07 SAFETY AND INDEMNITY
A. Safety: The Contractor shall be solely and completely responsible to conditions of the job site, including safety of all persons and property during performance of the work. These requirements will apply continuously and not be limited to normal working hours. No act, service, drawing review, or construction review by the Owner, the Architect/Engineer, or their Consultants, is intended to include review of the adequacy of the Contractor's safety measures, in, on, near the construction site.
B. Indemnity: The Contractor will hold harmless, indemnify, and defend the Owner, the Architect/Engineer, their Consultants, and each of their officers, employees and agents, from any and all liability claims, losses or damage arising or alleged to arise from the performance of the work described herein, but not including the sole negligence of the Owner, the Architect/Engineer, and their Consultants, and each of their Officers, Employees and agents.

1.08 RECORD DRAWINGS
A. Contractor shall obtain a complete record set of reproducible drawings from the Architect/Engineer. This shall be corrected daily to show all changes from original contract drawings and shall be kept on the job. This set of reproducible, clearly and neatly marked, shall be delivered to the Architect/Engineer upon completion of the job.

1.09 GUARANTEE
A. Guarantee the installation free from defects of workmanship and materials for a period of one (1) year after Date of Certificate of Final Payment, and promptly remedy any defects developing during this period, without charge.

1.10 ACCEPTANCE DEMONSTRATION
A. Upon completion of the work, at a time to be designated by the owner, the Contractor shall demonstrate for the owner the operation of the electrical installation, including any and all special items installed by him or installed under his supervision.

1.11 SUBSTITUTIONS
A. Wherever possible, more than one manufacturer has been listed for various items of equipment, any one of which will be acceptable. Base the bid on use of materials specified. If, after award of the Contract, a substitute is proposed, the request for permission to substitute shall be accompanied with a statement of the amount of money to be returned to the contract if the substitution is permitted. The Owner's Architect/Engineer is the sole judge of acceptability of proffered substitutions. If a substitute item is permitted, and any redesign effort is thereby necessitated, the required redesign shall be at the Contractor's expense.

1.12 SHOP DRAWINGS
A. Submit shop drawings and product descriptive literature for review
B. All proposed deviations from specifications must be clearly listed under a prominent heading entitled "DEVIATIONS".
C. Purpose of review of submittals is for check of general compliance with information given in contract documents. Each review and/or addition of notations and comments does not relieve Contractor from compliance with requirements of project contract documents.
D. Contractor shall be responsible for conforming and correlating all quantities and dimensions, selecting fabrication processes and techniques of construction. Where dimensions of proposed equipment differ significantly from that shown on contract documents, Contractor shall submit sealed drawings showing proposed layout of equipment with shop drawing submittal.

1.13 WORKMANSHIP AND CONTRACTOR'S QUALIFICATIONS
A. Only quality workmanship will be accepted. Haphazard or poor installation practice will be cause for rejection of work.
B. Provide foreman to be in charge of this work at all times.

1.14 COORDINATION
A. Coordinate work with other trades to avoid conflict and to provide correct rough in and connection for equipment furnished under other trades that requires electrical connections. Inform Contractors of other trades of required access to and clearances around electrical equipment to maintain serviceability and code compliance.
B. Verify equipment dimensions and requirements with provisions specified under this Section. Check actual job conditions before fabricating work. Report necessary changes in time to prevent needless work. Changes or additions subject to additional compensation, which are made without written authorization and an agreed price, shall be at Contractor's risk and expense.

1.15 CUTTING AND PATCHING
A. All cutting and patching required for work of this Division is included herein. Coordination with General Contractor and other trades is imperative. Contractor shall bear the responsibility for the added expense of adjusting for improper holes, supports, etc.

1.16 EXISTING UNDERGROUND UTILITIES AND SERVICES:
A. Locations of existing utilities, where shown, were established from best available information. Assume that this information is approximate. Contractor shall verify exact location and depths before starting work. Should, during the course of the work, conditions are found different than indicated, notify Architect/Engineer immediately. Use extreme caution so as not to damage or break lines that are in use. If breakage does occur, Contractor shall be responsible for all damage and repairs resulting therefrom. All unusual conditions with respect to existing facilities shall be brought to Architect/Engineer's attention immediately.

PART 2 -- PRODUCTS

2.01 MATERIAL APPROVAL
A. All materials must be new and bear Underwriters' Laboratories label. Materials that are not covered by UL testing standards shall be tested and approved by an independent testing laboratory or a governmental agency.
B. Material not in accordance with these Specifications may be rejected either before or after installation.

2.02 CONDUITS AND OTHER RACEWAYS
A. Rigid Steel: Hot-dipped galvanized.
B. Intermediate Metal Conduit (IMC): Hot dipped galvanized.
C. Electrical metallic Tubing (EMT): Electro-galvanized.
D. Plastic: Schedule 40 PVC, approved for us as non-metallic raceway for 90 Deg C.
E. Wire way: Code gauge steel, with knockouts and hinged cover. Corrosion-resistant gray baked enamel finish.
F. Provide fittings and accessories approved for the purpose equal in all respects to the conduit or raceway. EMT connectors and couplings shall be steel compression type.
G. Manufacturer: Allied Tube, Western Tube, or approved equal.

2.03 MOTOR STARTERS
A. General:
1. Manufacturer: Starters shall be as manufactured by Square D, Eaton, General Electric or approved equal and shall be UL listed.
2. Material: The materials and equipment, used in the construction of the motor starters covered by this specification, shall be new, of the highest quality, and of the type recognized by the industry for use in this type of equipment.
B. Description:
1. Service: Starter operating voltage and phase shall be compatible for the motor ratings shown on the drawings.
2. Enclosures: Enclosures shall be suitable for the area in which they are located, as indicated on the drawings.
3. Heaters: Heaters for overhead relays shall be supplied with the starter and sized by the Contractor.
4. Manual Starters:
d. Manual starters for three-phase motors shall be of manually operated-type, with a cover mounted pushbutton. They shall have trip free overload protection and under-voltage protection.
e. Starters shall be full-voltage, non-reversing, reversing, two-speed, or as indicated on the drawings.
f. Starter size shall be applicable with the horsepower and voltage of the motor, as indicated on the drawings. Minimum size shall be NEMA 1. No half-sizes shall be allowed.
5. Three-Phase Magnetic Starters:
a. Motor starters shall be the magnetic-type, full voltage, non-reversing (except where noted on the drawings) and sized in accordance with NEMA Standards for Industrial Control.
b. Starters shall have three thermal overload relays complete with heaters, and manual reset button on the starter door.
c. Starter shall have a 120 volt AC, 60 hertz fused control transformer, secondary ground referenced and 120 Volt AC Coil.
d. Auxiliary contacts shall be provided as specified on the drawings. It shall be possible to field add two additional auxiliary contacts to each starter.
e. 500VA, 120V control transformer.
f. Each starter shall have a red indicating light mounted in the door. The light shall be a push-to-test transformer-type, with "motor on" legend plate. The door shall have a ground bonding jumper to the enclosure.
g. A three-position hand-off Auto-selector. Coordinate with mechanical drawings and specification for additional information.
h. Manufacturer shall be General Electric, Cutler-Hammer or Square D.
6. Combination Three-Phase Magnetic Starter:
a. Starters shall be as specified in Section 'Three-Phase Magnetic Starters'.
b. Starters shall be equipped with a three-pole, "Motor Circuit Protector MCP" breaker or fused disconnect.
c. Enclosure doors shall be equipped with the following devices:
1) Door operating handle indicating whether disconnect is on "ON" or "OFF position and sized for minimum of three padlocks.
2) Defeater bypass for opening door, when switch is "ON", by authorized personnel.
d. Combination magnetic starters shall have the symmetrical interrupting rating indicated on the drawings.
e. Manufacturer shall be General Electric, Eaton, or Square D.
7. Single Phase Manual Starter:
a. Starters for fractional horsepower 120 Volt motors shall be manual types, unless shown otherwise, equipped with built-in overload protection. Manufacturer shall be General Electric, Eaton, or Square D.

2.04 DISTRIBUTION PANELS
A. Dead-front, dead-rear, NEMA 1 of 3R gasketed, weatherproof) enclosure, as indicated, designed for use on a three-phase, four-wire 120/208 volt 277/480 volt system as required. See drawing for additional details.
B. Construction: Code gauge galvanized steel fully flanged for strength and rigidity. Door and trim shall be cold-rolled steel, code gauge. Provide concealed butt hinges and 3-point catch and lock. Provide separately hinged or bolted vertical access doors over lug and wiring spaces.
C. Finish: Finial all exposed parts with one coat rust inhibitor and two coats of light gray enamel.
D. Bus Bars: Shall be installed throughout and shall be hard-rolled, electrolytic copper of 98% conductivity designed for a maximum 1000 amperes per square inch. Bars shall be factory pre-dilled to accept future field installation of 2 or 3 pole circuit breakers or fused switches in any combination, and shall run full length of breaker of switch space. Brace all bus bars for maximum short circuit rating of circuit breakers, but in no case less than 25,000 Amperes symmetrical.
E. Provide ⅓ capacity ground bus with terminal lugs for each feeder shown.
F. Circuit Breaker Type: Thermal magnetic trip, molded case type breakers. Unless otherwise stated on the Drawings, the minimum interrupting capacity shall be 25,000 Amperes symmetrical.
G. Fused Switch Type: Switch shall be provided with rejection type fuse holders and current limiting fuses, class "RKI", except class "L" in ratings 800 Amperes and over. Use class "RKI" time delay type fuses for all motor circuit.
H. Provide handle locking devices for all circuit breakers and fused switches.
I. Provide engraved bakelite nameplates with minimum ¼" high letter screwed on to a panel front and for each circuit protective device in panel ADHESIVES NOT PERMITTED.
J. Installation;
1. Provide all necessary blocking, channels, and other hardware for securing panel boards to wall, column, or other parts of building structure.
K. Manufacturer: Square D I-line or approved equal.

2.10 DISCONNECT SWITCH
A. General:
1. Disconnect switches shall be manufactured by Square D, Eaton, General Electric, or approved equal.
B. TYPE
1. Disconnects (Motor: Non-Fused/Fused)
a. Lockable disconnect switches shall be provided and located at all motors.
b. Switches for three-phase motors shall be heavy-duty, three-pole, and fused/non-fused as shown on drawings.
c. Switches containing more than three poles shall be as specified on the drawings.
d. Switches for single-phase, fractional horsepower motors shall be lockable in the off position, toggle type, without overload protection and shall be horsepower rated.
e. Switches shall be horsepower rated.
2. Disconnects (Circuit: non-Fused/Fused)
C. a Heavy-duty switches shall be type (number of poles) and rating (amperage and voltage), as indicated on the drawings.

PART 3 -- EXECUTION

3.01 GENERAL
A. Electrical system layouts indicated on the drawings are generally diagrammatic, but shall be followed as closely as actual construction and work of other trades will permit. Govern exact routing of cable and wiring and the locations of outlets by the structure and equipment served.
B. Consult all other drawings. Verify scales and report any dimensional discrepancies or other conflicts to the Owner before submitting bid.
C. All homeruns to panel boards are indicated as starting from the outlet nearest the panel and continuing in the general direction of that panel. Continue such circuits to the panel as though the routes were completely indicated. Terminate homeruns of signal, alarm, and communications systems in a similar manner.
D. Avoid cutting and boring holes through structure or structural members whenever possible. Obtain prior approval of ARCHITECT/ENGINEER and conform to all structural requirements when cutting or boring the structure is necessary and permitted.
E. Furnish and install all necessary hardware, hangers, blocking, brackets, bracing, runners, etc. required for equipment specified under this section.
F. Provide necessary backing required insuring rigid mounting of outlet boxes.

3.02 WIRING METHOD
A. Install all wiring in raceway, unless specifically shown otherwise.
B. Conduit shall be rigid steel, IMC, EMT, or plastic as follows:
1. Above ground: Use rigid steel, IMC, EMT.
a. Wet locations: Rigid steel or IMC only.
b. Hazardous locations: Rigid steel conforming to NEC and local code requirements.
c. Locations subject to mechanical injury: Rigid steel or IMC only.
2. Underground: Use rigid steel wrapped with tape and ½" overlap or use plastic.
a. Rigid steel conduit shall be encased in 3" minimum concrete enveloped and may be used for all services.
b. Plastic conduit size 2" or larger shall be encased in 3" minimum concrete envelope.
c. Plastic conduit size 1-1/2" and smaller shall be installed on 2" sand backfill. In planting areas provide 2" concrete cap. Multiple runs shall maintain 3" minimum separation between runs. Maintain 12" minimum of separation between power and signal conduits. Maintain 12" minimum of separation between medium voltage and low voltage power conduits.
3. Under building or building slabs: Use rigid steel wrapped with tape and ½" overlap or plastic conduit.
a. Encase rigid steel conduit wrapped with tape and ½" overlap in 3" minimum, concrete envelope.
b. Encase plastic conduit size 2" and larger in 3" minimum concrete envelop.
c. Install plastic conduit size 1-1/2" and small on 2" sand base and cover with 2" and backfill. Maintain 3" minimum separation between runs. Do not install plastic conduit in rock base.
d. Make all risers to grade with rigid steel conduit and rigid steel elbow fittings only. Concrete encases underground portion of steel conduit or fittings.
e. Burial depth of conduits shall be as follows:
1) Concrete encased: 24" minimum for 600 volt or lower systems to top of concrete encasement.
2) Concrete capped: 24" minimum to top of conduit.
3) Conduits without concrete encasement or cap: 24" minimum to top of conduit.
4) When installed under buildings the above minimum depth shall be 18" below bottom of floor slab.
C. Use flexible conduits in the followings applications:
1. Recessed lighting fixtures.
2. Motor connections.
3. Connection between fan plenum and structure.
4. At expansion joints.
5. At transformers and other equipment which produces vibration.
6. At wet locations, the flexible conduit shall be liquid tight type.

3.03 INSTALLATION OF CONDUITS
A. General:
1. Run all conduits concealed unless otherwise noted or shown.
2. Run exposed conduit parallel to or at right angles to centerlines of columns and beams.
3. Run no conduit in concrete slabs or floors except at point of penetration. All penetrations shall be at right angles to slab surfaces.
4. Install conduits above ceilings to avoid obstructing removal of ceiling tiles, lighting fixtures, air diffusers, etc.
5. Conduits shall not cross any duct shaft or area designated as future duct shaft horizontally. Conduit risers when allowed in duct shaft must be coordinated with Mechanical work to avoid any conflict.
B. Conduit Supports:
1. Support conduit with UL's listed steel conduit supports at intervals required by the NEC. Wires or sheet metal strips are not acceptable for conduit support. Use conduit hangers for all conduits not directly fastened to structure and for all multiple conduit runs.
2. Individual conduits sizes ½" and ¾" may be supported from ceiling support wires with Caddy clips only if acceptable to local code. No conduit is permitted to be attached to any ceiling support wire.
3. Avoid attaching conduit to fan plenums. When it is necessary to support conduit from fan plenum, provide a length of flexible conduit between portion attached fan plenum and portion attached to the building to minimize transmission of vibration to the building structure.
C. Conduit penetrations of roof, walls, floors and ceilings shall be sealed to preserve the integrity of waterproofing, fire rating and soundproofing, for when the roof, wall, floor, or ceiling is designed. Materials and methods used shall conform to that specified under Architect/Engineer sections.
D. All underground conduits and ducts size 2" and larger shall be proven clear by pulling through a mandrel ¼" smaller than the inside diameter.
E. Where flush branch circuit panel boards are shown on walls, stub a minimum of three 1" empty conduits into overhead ceiling spaces and three 1" conduits into space below floors (if any) in addition to conduits required for circuit wiring.

3.04 CONCRETE DUCT BANK CONSTRUCTION
A. Provide plastic spacers at maximum 5'-0" centers to maintain 3" spacing between conduits. Drive two reinforcing bars to anchor the conduits at 10'-0" on centers to prevent floating during concrete pour. When installed under roadways, provide reinforcing bars as required as shown on drawings.

3.05 INSTALLATION OF WIRES
A. Pull no wire into any portion of the conduit system until all construction work, which might damage the wire, has been completed.
B. Install all wire continuous from outlet to outlet or terminal to terminal. Splices in cables when required shall be made in handholes, pull boxes, or junction boxes. Make branch circuit splices in outlet boxes with 8" of correctly color-coded tails left in the box.
C. Splices in wires and cables shall be made utilizing materials and methods described herein before.
D. All cables and wires passing through manholes and handholes shall be full looped inside the manhole and handhole and supported on fiberglass racks.
E. Make all ground, neutral and line connections to receptacle and wiring device terminals as recommended by manufacturer. Provide ground jumper from outlet box to ground terminal of devices when the device is not approved for grounding through the mounting screws.
F. Provide Bray wire markers where number of conductors in a box exceeds four.

3.06 WIRE COLOR CODE
A. Colors code all conductors. Wire sizes s#8 AWG and smaller shall have integral color-coded insulation. Wire sizes #6 AWG and larger may have black insulation, but identified by color coded electrical tape at all junction, splice, pull or termination points. Color tape shall be approved ½ lap to least 6" of the conductor.
B. Color Code wires as follows:

| Conductors | 208/120V | 480/277V |
|---|---|---|
| Phase A | Black | Brown |
| Phase B | Red | Orange |
| Phase C | Blue | Yellow |
| Neutral | White | Gray |
| Ground | Green | Green |
| Isolated GND | Green w/ yellow stripes | Green w/ yellow stripes |

3.07 CONNECTIONS TO EQUIPMENT
A. General
1. Furnish and install required power supply conduit and wiring to all equipment. See below for other wiring required.
2. Furnish and install a disconnect switch immediately ahead of and adjacent to each magnetic motor starter or appliance unless that motor appliance is located adjacent and within sight of the serving panel board, circuit breaker or switch. Verify all equipment nameplate current ratings prior to installation.
3. Mount all motor starters and provide all power wiring to them, indicating those furnished under other section of specifications.
4. Install all rough-in work for equipment from approved shop drawings to suit the specific requirements of the equipment.
5. Furnish and install all magnetic motor starters that are shown on the electrical drawings or specified under other divisions to be furnished under this Division of work. Verify equipment nameplate ratings prior to installation and furnish adequately rated starters for the loads.
6. Furnish and install manual thermal protection for all motors not integrally equipped with thermal protection
7. Furnish 120 Volt power to each control panel and time switch requiring a source of power to operate.
B. Heating, Ventilation and Air-Conditioning Equipment:
1. Line and low voltage temperature control and interlock wiring and conduit and required connections thereto are part of other Division sunless specifically shown or noted on the electrical drawings as to be furnished under this section.
2. Provide 120 Volt power supply to temperature control panels furnished and installed under over Divisions of work.
C. Plumbing and other Contract-Furnished and Owner Furnished Equipment:
1. All required power and control conduit, wiring and connections are included under this section of the work. Control sensing and alarm devices will be furnished under the respective section of the contract supplying the equipment unless noted otherwise. Where these are located in pipes, ducts, vessels, tanks, etc. they will be mounted in place by the Contractor furnishing the devices. All others shall be mounted under this section of work.
2. Control panels for packaged equipment will be furnished under the respective section of the contract supplying the equipment unless otherwise noted. Installation and connection of the control panels are under this section of the work.

3.08 IDENTIFICATION
A. Provide engraved, lamacoid name plates for switch gear, panels, motor starters, disconnect switches and all similar devices.
B. Provide dymo labels on all lighting switches and convenience and special purpose receptacles to show panel and circuit number to which the device is connected.
C. Provide label on all motors: "CAUTION. AUTOMATIC EQUIPMENT. MAY START AT ANY TIME."

3.09 GROUNDING
A. Electrical service and separately derived alternating current systems shall be grounded in accordance with NEC Article 250, inclusive.
B. Ground non-current carrying metal parts of electrical equipment enclosures, frames, conductor raceways or cable trays to provide a low impedance path for line-to-ground fault current and to bond all non-current carrying metal parts together. Equipment ground conductor shall be electrically and mechanically continuous from the electrical circuit source to the equipment to be grounded.
C. Size grounding/bonding conductors per NEC Article 250-122 unless larger conductors are shown on drawings.
D. Size Grounding Electrodes/Service Entrance conductors per NEC article 250-66 unless larger conductors are shown on drawings.
E. Grounding conductors shall be identified with green insulation. Where green insulation is not available on larger sizes, black insulation shall be used and suitable identified with green tape at each junction box or device enclosure.

3.10 LIGHTING
A. General
1. Provide and install all fixtures, complete, including, lamps, and ready for service.
2. Verify ceiling type and conditions and other fixture for proper application required by the type of ceiling installed.
3. Architectural ceiling plans and/or elevations shall be used to determine exact locations of lighting fixtures.
4. Install fixtures in such a manner as to avoid obstructions and to give proper illumination result. Verify layouts with Architect.
B. Installation of Recessed Lighting Fixtures:
1. All recessed lighting fixtures shall be wired from adjacent junction boxes utilizing flexible metal conduit to permit future fixture relocation.
2. Support for fixtures shall conform to NEC 410-30 and 410-36.
3. Seismic Restraints: When installed in grid type ceilings a slack #12 gauge galvanized steel tie wire permanently attached to the structure shall be provided at two diagonal corners of each four foot long fixture.
4. Coordinate with ceiling installation contractor for recessed fixtures in fire rated ceilings.
C. Outlet Boxes:
1. Outlet box for surface or stem mounted fixtures shall be provided with fixture stud as well tapped and drilled canopy covers.
2. Flush outlet box shall be provided with fixture stud and plaster ring.
D. Installation of Fixtures:
1. All fixtures shall e supported from the building structural members or from bridging attached to the structural members. Provide all necessary blocking and hardware to that fixtures hand true, square, plumb, and in proper alignment.
2. Fixtures installed suspended below grid type ceilings shall be supported independently of the grid system a minimum of one points per four foot long fixture.
3. Minimum mounting provisions for close-ceiling (surface) mounted fluorescent lighting fixtures in ceiling other than grid type shall be as follows:
a. By a pair of 3/16" machine bolts separated by a maximum distance possible and located four inches in from each end of fixture, and no more than 48" apart along length of fixture.

3.11 Occupancy Sensors:
A. It shall be the contractor's responsibility to locate and aim sensor in the correct location required for complete and proper volumetric coverage within the range of coverage(s) of controlled areas per the manufacturer's recommendations. Rooms shall have ninety (90) to one hundred (100) percent coverage to completely cover the controlled area to accommodate all occupancy habits of single or multiple occupants at any location within the room(s). The locations and quantities of sensors shown on the drawings are diagrammatic and indicate only the rooms that are to be provided with sensors. The contractor shall provide additional sensors if required to properly and completely cover the respective room.
B. It is the contractor's responsibility to arrange a pre-installation meeting with the manufacturer's factory authorized representative, at the owner's facility, to verify placement of sensors and installation criteria.
C. Proper judgment must be exercised in executing the installation so as to ensure the best possible installation in the available space and to overcome local difficulties due to space limitations or interference of structural components.
D. Power packs located in exposed areas are to be in boxes.
E. All exposed wiring shall be installed in conduit.

3.12 Testing and Commissioning:
A. General Scope:
1. It is the intent of these tests to assure that all electrical equipment, both Contractor and Owner-supplied, is operational within industry and manufacturer's tolerances and is installed in accordance with design specifications.
B. Grounding
1. Conduct ground resistance tests using a ground resistance tester with a scale reading of 25 ohms maximum.
2. Test methods shall conform to IEEE Standard 81 using the three electrode method. Conduct test only after a period of not less than 48 hours of dry weather.
3. Take resistance readings for each ground rod individually and for each system as a whole without benefit of chemical treatment or other artificial means. Ground resistance readings shall not exceed 5 ohms. If the readings are over 5 ohms, provide lengthened or additional ground rods (maximum of three additional rods).
4. Submit a test report with recorded data of each ground rod location and each system the Engineer for Review.
C. Low Voltage Cable Tests:
1. Insulation Resistance Tests: Megger and record insulation resistances of all 600 volt insulated conductors using a 500 volt megger with a scale reading not less than 100 megaohms for one minute. Make tests with circuits isolated from source and load. The insulation resistance shall be 2 megaohms or more.
a. Submit a report to the Engineer certifying test.
2. Continuity Test of Wire: Test each wire for continuity and accuracy of the identifying tags at both ends and at all locations marked.
a. Submit a report to the Engineer certifying test.
D. Phase Rotation:
1. The contractor shall test and verify that the phase rotation of all new three-phase services, feeders and branch circuits matches the phase rotation of the existing circuits being replaced.
E. Equipment Testing:
1. Panelboards, switchboards, transformers, circuit breakers, and etc. Testing shall be in accordance with the Acceptance Testing Specification issued by National Electrical Testing Associate (NETA/ATS).

END OF SECTION 26000

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EXP: 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

ISSUES/REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| A | 09/11/25 | ISSUED FOR PERMIT |

MONTEREY VALLEY
PRIDE
GREENHOUSE

2262 Alisal Road
Salinas, CA 93908

| DRAWN BY: | DESIGNED BY: | CHECKED BY: | APPROVED BY: |
|---|---|---|---|
| RP | AI | AI | AI |

PROJECT NUMBER: 25186
SCALE: AS INDICATED

ELECTRICAL
SPECIFICATIONS

E0.2

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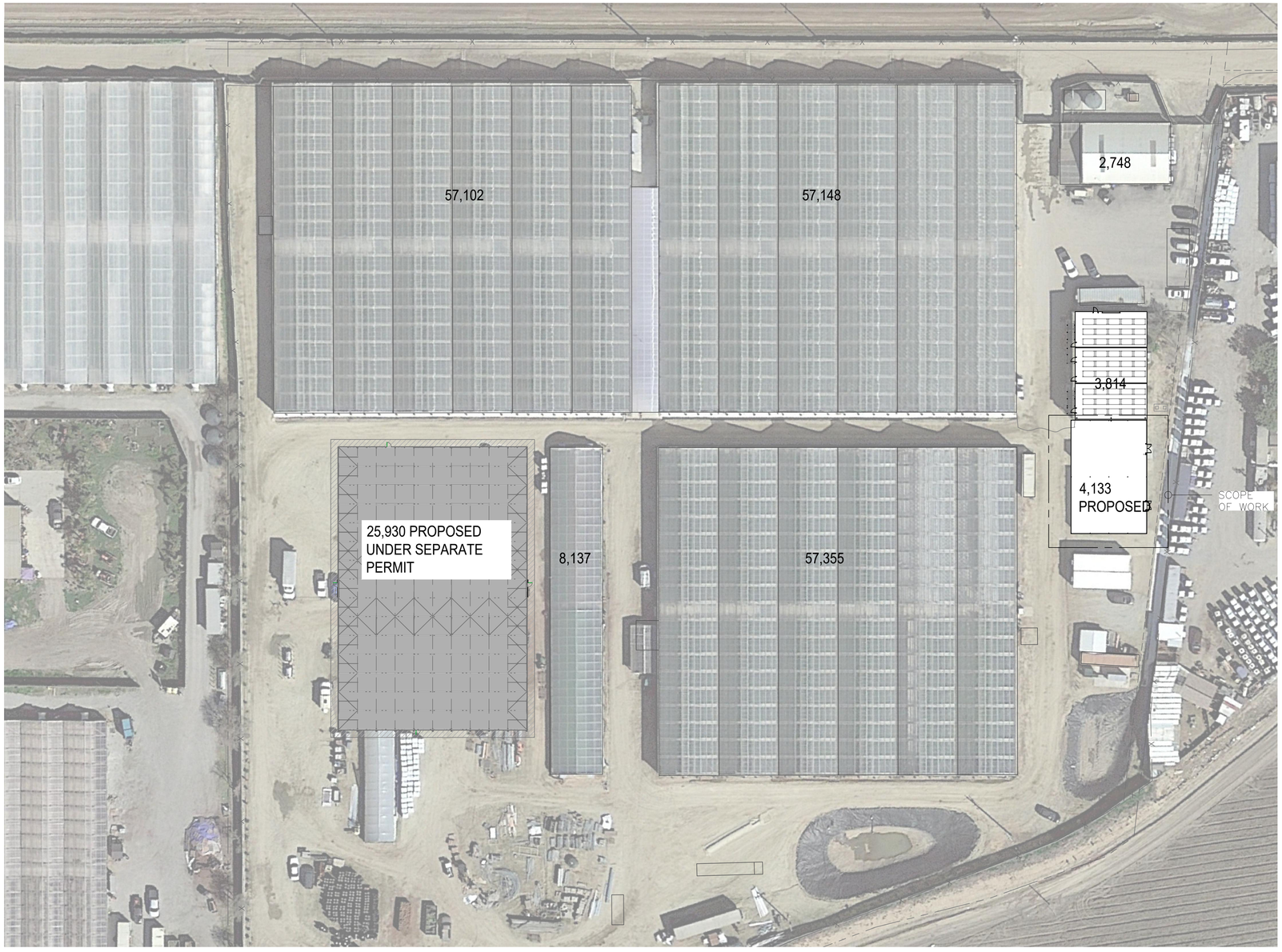


1 ELECTRICAL SITE PLAN
1" = 40'-0"

TRUE NORTH
PLAN NORTH

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ELECTRICAL
SITE PLAN

E1.0

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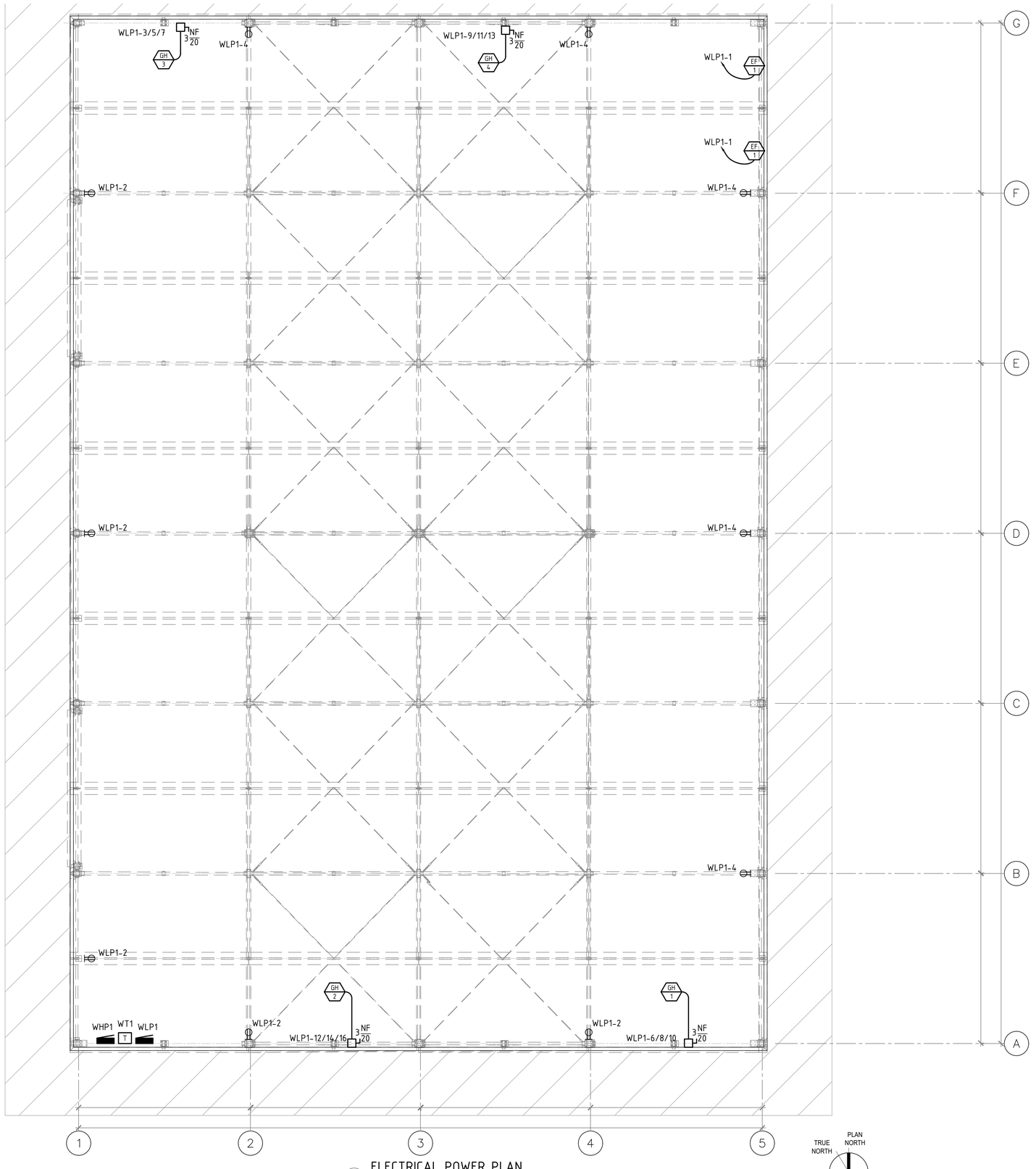
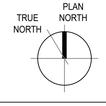



1 ELECTRICAL POWER PLAN
1/4" = 1'-0"




## GENERAL POWER NOTES:

A. UNLESS OTHERWISE NOTED CONDUCTORS FOR CIRCUITS RATED 100 AMPERES OR LESS, OR MARKED FOR 14 AWG THROUGH 1 AWG SHALL BE BASED ON 60°C RATING. CONDUCTOR FOR CIRCUITS RATED MORE THAN 100A, OR MARKED HIGHER THAN 1 AWG SHALL BE BASED ON 75°C RATING.
B. ALL OUTDOOR EQUIPMENT SHALL BE NEMA-3R RATED.
C. ALL INDOOR EQUIPMENT SHALL BE NEMA-1 RATED.
D. CONTRACTOR TO VERIFY EXACT LOCATION OF ELECTRICAL PANELS.
E. FURNISH AND INSTALL MATERIALS FOR A TEMPORARY CONSTRUCTION SERVICES AS REQUIRED.
F. EQUIPMENT TAGGED (N) AND/OR DRAWN WITH BLACK SOLID LINE IS NEW, (E) AND/OR DRAWN WITH GRAY SOLID LINE - EXISTING TO REMAIN, (D) AND/OR DRAWN WITH BLACK DASHED LINE - TO BE DEMOLISHED.
G. ELECTRICAL CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF EXISTING AND NEW EQUIPMENT LOCATIONS.
H. ELECTRICAL CONTRACTOR TO PROVIDE WORKING CLEARANCE PER NEC 110.26 FOR ALL NEW ELECTRICAL EQUIPMENT.

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| DRAWN BY: | DESIGNED BY: | CHECKED BY: | APPROVED BY: |
|---|---|---|---|
| RP | AI | AI | AI |

PROJECT NUMBER: 25186
SCALE: AS INDICATED

ELECTRICAL POWER PLAN

E2.0

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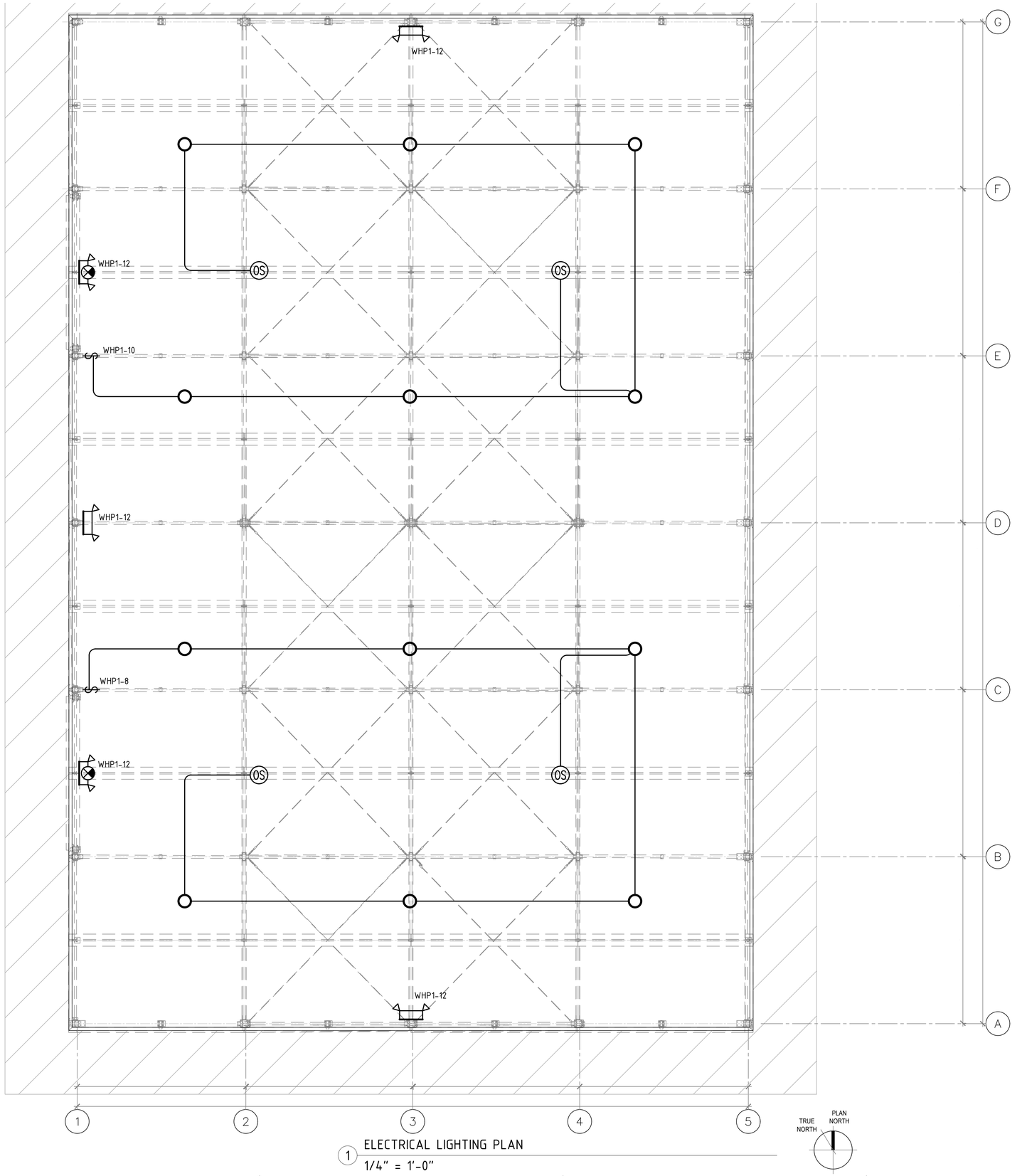


1 ELECTRICAL LIGHTING PLAN
1/4" = 1'-0"




## GENERAL POWER NOTES:

A. UNLESS OTHERWISE NOTED CONDUCTORS FOR CIRCUITS RATED 100 AMPERES OR LESS, OR MARKED FOR 14 AWG THROUGH 1 AWG SHALL BE BASED ON 60°C RATING. CONDUCTOR FOR CIRCUITS RATED MORE THAN 100A, OR MARKED HIGHER THAN 1 AWG SHALL BE BASED ON 75°C RATING.
B. ALL OUTDOOR EQUIPMENT SHALL BE NEMA-3R RATED.
C. ALL INDOOR EQUIPMENT SHALL BE NEMA-1 RATED.
D. CONTRACTOR TO VERIFY EXACT LOCATION OF ELECTRICAL PANELS.
E. FURNISH AND INSTALL MATERIALS FOR A TEMPORARY CONSTRUCTION SERVICES AS REQUIRED.
F. EQUIPMENT TAGGED (N) AND/OR DRAWN WITH BLACK SOLID LINE IS NEW, (E) AND/OR DRAWN WITH GRAY SOLID LINE - EXISTING TO REMAIN, (D) AND/OR DRAWN WITH BLACK DASHED LINE - TO BE DEMOLISHED.
G. ELECTRICAL CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF EXISTING AND NEW EQUIPMENT LOCATIONS.

## LIGHTING FIXTURE SCHEDULE

| SYMBOL | LIGHTING TYPE | WATTS |
|---|---|---|
| ○ | HIGH BAY LIGHT | 150 |
| ⊓ | EMERGENCY BUG-EYE LIGHT | 5 |
| ⊠ | EXIT LIGHT | 5 |

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LICENSED PROFESSIONAL ENGINEER
ALEKSEI ISEN
E 23717
EXP: 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

ISSUES/REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| A | 09/11/25 | ISSUED FOR PERMIT |

MONTEREY VALLEY PRIDE GREENHOUSE

2262 Alisal Road
Salinas, CA 93908

| DRAWN BY: | DESIGNED BY: | CHECKED BY: | APPROVED BY: |
|---|---|---|---|
| RP | AI | AI | AI |

PROJECT NUMBER: 25186
SCALE: AS INDICATED

ELECTRICAL LIGHTING PLAN

E3.0

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PANELBOARD IDENTIFICATION: **WHP1** — **NEW**

LOCATION: **WAREHOUSE** MOUNTING: **SURFACE** MAIN **100A** BUS **100A** VOLTS **480 /277V** PHASE **3** WIRE **4**

PROTECTIVE DEVICES: **65000**

| DESCRIPTION | VOLT-AMP A | VOLT-AMP B | VOLT-AMP C | BREAKER AMP | BREAKER POLE | LOAD TYPE | CIR / POLE # | A | B | C | CIR / POLE # | LOAD TYPE | BREAKER AMP | BREAKER POLE | VOLT-AMP A | VOLT-AMP B | VOLT-AMP C | DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| HVAC placeholder | 833 | | | | | A | 1 | | | | 2 | M | | | 10000 | | | TRANSFORMER 'WT1' |
| -- | | 833 | | 20 | 3 | A | 3 | | | | 4 | M | 100 | 3 | | 10000 | | -- |
| -- | | | 833 | | | A | 5 | | | | 6 | M | | | | | 10000 | -- |
| HVAC placeholder | 833 | | | | | A | 7 | | | | 8 | L | 1 | 20 | 900 | | | HIGH BAY LIGHTING |
| -- | | 833 | | 20 | 3 | A | 9 | | | | 10 | L | 1 | 20 | | 900 | | HIGH BAY LIGHTING |
| -- | | | 833 | | | A | 11 | | | | 12 | L | 1 | 20 | | | 50 | EMERGENCY/EXIT LIGHTS |
| Provision for Miscellaneous Equipment | 1000 | | | | | M | 13 | | | | 14 | | | | | | | SPACE |
| -- | | 1000 | | 20 | 3 | M | 15 | | | | 16 | | | | | | | SPACE |
| -- | | | 1000 | | | M | 17 | | | | 18 | | | | | | | SPACE |
| SPACE | | | | | | | 19 | | | | 20 | | | | | | | SPACE |
| SPACE | | | | | | | 21 | | | | 22 | | | | | | | SPACE |
| SPACE | | | | | | | 23 | | | | 24 | | | | | | | SPACE |
| SPACE | | | | | | | 25 | | | | 26 | | | | | | | SPACE |
| SPACE | | | | | | | 27 | | | | 28 | | | | | | | SPACE |
| SPACE | | | | | | | 29 | | | | 30 | | | | | | | SPACE |
| SPACE | | | | | | | 31 | | | | 32 | | | | | | | SPACE |
| SPACE | | | | | | | 33 | | | | 34 | | | | | | | SPACE |
| SPACE | | | | | | | 35 | | | | 36 | | | | | | | SPACE |
| SPACE | | | | | | | 37 | | | | 38 | | | | | | | SPACE |
| SPACE | | | | | | | 39 | | | | 40 | | | | | | | SPACE |
| SPACE | | | | | | | 41 | | | | 42 | | | | | | | SPACE |

VOLT-AMPERES

TOTAL: BUS A: **2667** BUS B: **2667** BUS C: **2667** (ODD)

**10900** **10900** **10050** (EVEN)

SUBTOTALS: **13567** **13567** **12717**

PHASE AMPS: **49** **49** **46**

| TYPE | DESCRIPTION | CONNECTED VA | DF | DEMAND LOAD | |
|---|---|---|---|---|---|
| L | LIGHTING | 1,850.00 | 1.00 | 1.85 | KVA |
| R | RECEPTACLE | - | 10kVA + 50% | - | KVA |
| A | AIR CONDITIONING | 5,000.00 | 1.00 | 5.00 | KVA |
| H | HEATING | - | 1.00 | - | KVA |
| M | MISCELLANEOUS | 33,000.00 | 1.00 | 33.00 | KVA |
| C | CONTINUOUS | - | 1.25 | - | KVA |
| K | KITCHEN | - | 1.00 | - | KVA |
| | TOTAL | 39,850.00 | | **39.85** | **KVA** |
| | | | | **47.90** | **AMP** |

PANELBOARD IDENTIFICATION: **WLP1** — **NEW**

LOCATION: **WAREHOUSE** MOUNTING: **SURFACE** MAIN **100A** BUS **100A** VOLTS **208 /120V** PHASE **3** WIRE **4**

PROTECTIVE DEVICES: **10000**

| DESCRIPTION | VOLT-AMP A | VOLT-AMP B | VOLT-AMP C | BREAKER AMP | BREAKER POLE | LOAD TYPE | CIR / POLE # | A | B | C | CIR / POLE # | LOAD TYPE | BREAKER AMP | BREAKER POLE | VOLT-AMP A | VOLT-AMP B | VOLT-AMP C | DESCRIPTION |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| EXHAUST FAN | 1044 | | | 20 | 1 | L | 1 | | | | 2 | R | 20 | 1 | 900 | | | RECEPTACLES |
| GH-3 | | 204 | | | | H | 3 | | | | 4 | R | 20 | 1 | | 900 | | RECEPTACLES |
| -- | | | 204 | 15 | 3 | H | 5 | | | | 6 | H | | | | | 204 | GH-1 |
| -- | 204 | | | | | H | 7 | | | | 8 | H | 15 | 3 | 204 | | | -- |
| GH-4 | | 204 | | | | H | 9 | | | | 10 | H | | | | 204 | | -- |
| -- | | | 204 | 15 | 3 | H | 11 | | | | 12 | H | | | | | 204 | GH-2 |
| -- | 204 | | | | | H | 13 | | | | 14 | H | 15 | 3 | 204 | | | -- |
| SPACE | | | | | | | 15 | | | | 16 | H | | | | 204 | | -- |
| SPACE | | | | | | | 17 | | | | 18 | | | | | | | SPACE |
| SPACE | | | | | | | 19 | | | | 20 | | | | | | | SPACE |
| SPACE | | | | | | | 21 | | | | 22 | | | | | | | SPACE |
| SPACE | | | | | | | 23 | | | | 24 | | | | | | | SPACE |
| SPACE | | | | | | | 25 | | | | 26 | | | | | | | SPACE |
| SPACE | | | | | | | 27 | | | | 28 | | | | | | | SPACE |
| SPACE | | | | | | | 29 | | | | 30 | | | | | | | SPACE |
| SPACE | | | | | | | 31 | | | | 32 | | | | | | | SPACE |
| SPACE | | | | | | | 33 | | | | 34 | | | | | | | SPACE |
| SPACE | | | | | | | 35 | | | | 36 | | | | | | | SPACE |
| SPACE | | | | | | | 37 | | | | 38 | | | | | | | SPACE |
| SPACE | | | | | | | 39 | | | | 40 | | | | | | | SPACE |
| SPACE | | | | | | | 41 | | | | 42 | | | | | | | SPACE |

VOLT-AMPERES

TOTAL: BUS A: **1452** BUS B: **408** BUS C: **408** (ODD)

**1308** **1308** **408** (EVEN)

SUBTOTALS: **2761** **1717** **817**

PHASE AMPS: **23** **14** **7**

| TYPE | DESCRIPTION | CONNECTED VA | DF | DEMAND LOAD | |
|---|---|---|---|---|---|
| L | LIGHTING | 1,044.00 | 1.00 | 1.04 | KVA |
| R | RECEPTACLE | 900.00 | 10kVA + 50% | 0.90 | KVA |
| A | AIR CONDITIONING | - | 1.00 | - | KVA |
| H | HEATING | 2,449.74 | 1.00 | 2.45 | KVA |
| M | MISCELLANEOUS | - | 1.00 | - | KVA |
| C | CONTINUOUS | - | 1.25 | - | KVA |
| K | KITCHEN | - | 1.00 | - | KVA |
| | TOTAL | 4,393.74 | | **4.39** | **KVA** |
| | | | | **12.20** | **AMP** |

## RISER DIAGRAM GENERAL NOTES:

A. ALL ELECTRICAL SERVICE ENTRANCE EQUIPMENT SHALL BE NEMA-3R RATED IF INSTALLED OUTDOORS.

B. ALL ELECTRICAL EQUIPMENT AND WIRE RATED @ 75ºC CONTINUOUS DUTY UNLESS SPECIFIED.

C. PRIOR TO CONSTRUCTION, THE ELECTRICAL CONTRACTOR SHALL:

a. VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO CONSTRUCTION.
b. COORDINATE THE ELECTRICAL SERVICE WITH UTILITY COMPANY REPRESENTATIVE.
c. NOTIFY THE ENGINEER OF ANY CHANGES REQUIERED TO COMPLETE NEW CONSTRUCTION.

D. ANY NEW ELECTRICAL EQUIPMENT SHALL MATCH EXISTING A.I.C. RATING.

E. OVERCURRENT DEVICES OF ENTIRE DISTRIBUTION SYSTEM SHALL MEET STATED FAULT CURRENT VALUES WITH FULLY RATED EQUIPMENT. REFER TO SWITCHBOARD SCHEDULES AND DISTRIBUTION PANEL SCHEDULES FOR ADDITIONAL REQUIREMENTS.

F. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

G. EQUIPMENT TAGGED (N) AND/OR DRAWN WITH BLACK SOLID LINE IS NEW, (E) AND/OR DRAWN WITH GRAY SOLID LINE - EXISTING TO REMAIN.

H. (N) CIRCUIT BREAKER SHALL MATCH (E) SWITCHBOARD IN ALL PARAMETERS INCLUDING VOLTAGE AND KAIC RATING

**PROJECT INFORMATION**

| | | | |
|---|---|---|---|
| Project Name | 2262 Alisal Road - Warehouse | Performed By | RP |
| Job No. | 25186 | Date Started | 08/21/2025 |
| Project Type | New Construction | Date Modified | 08/21/2025 |

**SYSTEM**

| | |
|---|---|
| Voltage | **480** Volts |
| Phase | **3** |

**POWER**

| Description | Area, SF | kVA/SF | Demand Normal | Demand kVA | Demand StandBy | Demand kVA | Notes |
|---|---|---|---|---|---|---|---|
| General Area Power and Lighting | 4133.0 | 3.0 | Y | 12.40 | N | 0.00 | |
| **Total** | | | | **12.40** | | **0.00** | |

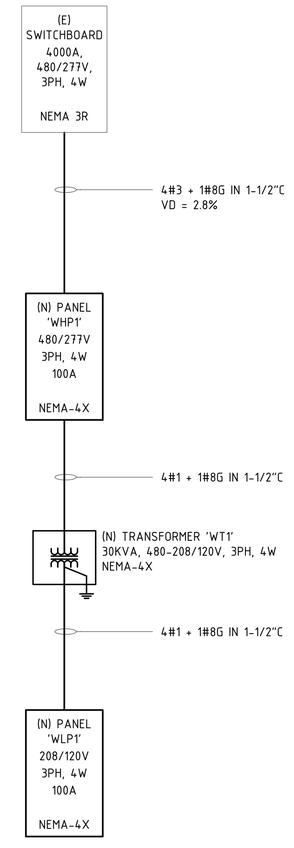
**FIXED APPLIANCES & EQUIPMENT**

| Load ID | Type | ton | Qty | Power kW | Eff. | PF | Volts | FLA | Phase | kVA | Factor | Demand Normal | Demand kVA | Demand StandBy | Demand kVA | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Gas Heater | Current | | 4 | | - | 0.9 | 208 | 1.7 | 3 | 0.61 | 1.00 | Y | 2.45 | N | 0.00 | |
| Miscellaneous | Power | | 1 | 10.00 | - | 0.9 | 480 | | 3 | 11.76 | 1.00 | Y | 11.76 | N | 0.00 | |
| **Total** | | | | | | | | | | | | | **26.61** | | **0.00** | |

| | |
|---|---|
| **Total Demand Load, kVA** | **39.01** |
| **Service Current, Amp** | **46.92** |
| **Minimum Service OCPD, Amp** | **58.66** |

## ELECTRICAL LOAD SUMMARY

| | | | | |
|---|---|---|---|---|
| Existing Demand Load | 1011.2 | x 125% | = | 1264 kVA |
| (N) Greenhouse Load | (under separate permit) | | | 735 kVA |
| (N) Warehouse Load | | | | 42 kVA |
| | | **Total Demand Load, kVA** | | **2041** |
| | | **Service Current, Amp** | | **2455** |
| | | **Service OCPD, Amp** | | **4000** |




1 ELECTRICAL SINGLE LINE DIAGRAM
NTS

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ALEKSEI ISEN
E 23717
EXP: 12/31/25
ELECTRICAL
STATE OF CALIFORNIA

ISSUES/REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| A | 09/11/25 | ISSUED FOR PERMIT |

MONTEREY VALLEY PRIDE GREENHOUSE

2262 Alisal Road
Salinas, CA 93908

| DRAWN BY: | DESIGNED BY: | CHECKED BY: | APPROVED BY: |
|---|---|---|---|
| RP | AI | AI | AI |

PROJECT NUMBER: 25186
SCALE: AS INDICATED

ELECTRICAL SINGLE LINE DIAGRAM AND CALCULATIONS

E4.0

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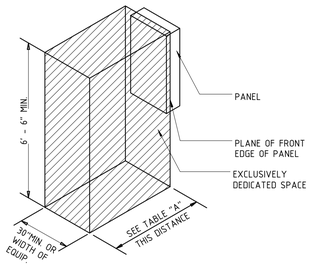



NOTE:

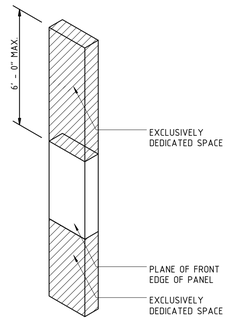
THIS FIGURE ILLUSTRATES THE WORKING SPACE IN FRONT OF THE PANELBOARD REQUIRED BY SECTION 110-16 OF THE NATIONAL ELECTRICAL CODE.

| TABLE 110-16(A) | WORKING CLEARANCES | | |
|---|---|---|---|
| VOLTAGE TO GROUND, NOMINAL | MINIMUM CLEAR DISTANCE (FEET) CONDITION: 1 | 2 | 3 |
| 0-150 | 3 | 3 | 3 |
| 151-600 | 3 | 3 1/2 | 4 |

NOTE:

NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO THE ELECTRICAL EQUIPMENT OR ARCHITECTURAL APPURTENANCES SHALL BE PERMITTED TO BE INSTALLED, IN ENTER OR PASS THROUGH THE DEDICATED SPACES SHOWN ABOVE.

## 1 ELECTRICAL EQUIPMENT DEDICATED SPACE DETAIL
NTS

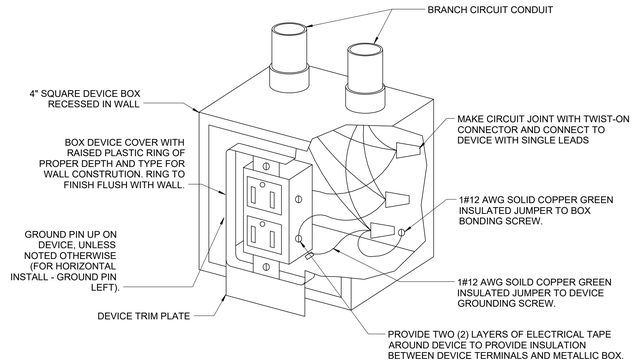



NOTE:

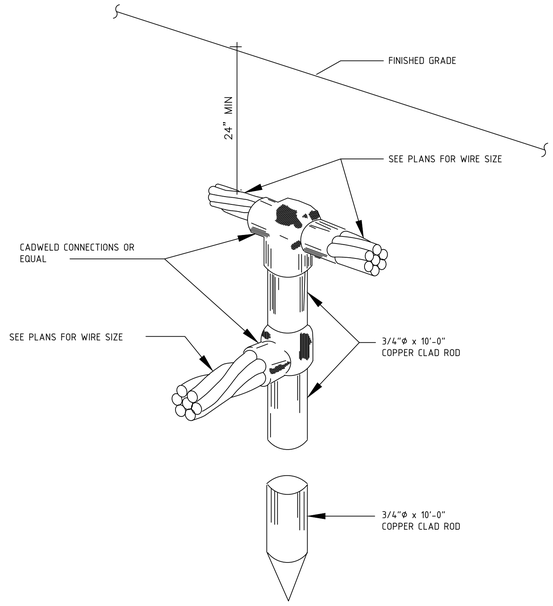
THIS FIGURE ILLUSTRATES THE ADDITIONAL EXCLUSIVELY DEDICATED SPACE REQUIRED OVER AND UNDER THE PANELBOARD FOR THE CABLES, RACEWAYS, ETC. TO AND FROM THE PANELBOARD REQUIRED BY SECTION 110-26 OF THE NATIONAL ELECTICAL CODE.

WHERE THE "CONDITIONS" ARE AS FOLLOWS:

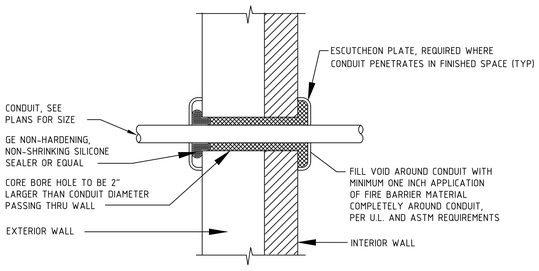
1. EXPOSED LIVE PARTS ON ONE SIDE AND NO LIVE OR GROUND PARTS ON THE OTHER SIDE OF THE WORKING SPACE, OR EXPOSED LIVE PARTS ON BOTH SIDES EFFECTIVELY GUARDED BY SUITABLE WOOD OR OTHER INSULATING MATERIALS. INSULATED WIRE OR INSULATE BUSBARS OPERATING AT NOT OVER 300 VOLTS SHALL NOT BE CONSIDERED LIVE PARTS.
2. EXPOSED LIVE PARTS ON ONE SIDE AND GROUNDED PARTS ON THE OTHER SIDE.
3. EXPOSED LIVE PARTS ON BOTH SIDES OF THE WORK SPACE (NOT GUARDED AS PROVIDED IN CONDITION 1) WITH THE OPERATOR BETWEEN.



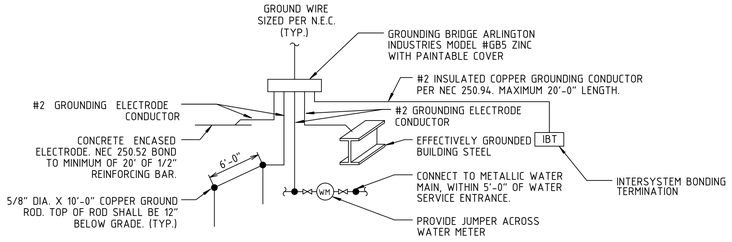

## 2 TYPICAL RECEPTACLE WIRING DETAIL
NTS




## 5 TYPICAL GROUND ROD CONNECTION DETAIL
NTS




## 3 CONDUIT PENETRATION THROUGH WALL
NTS




NOTES:

1. GROUNDING ELECTRODE BONDING JUMPERS SHALL BE CONNECTED TO THE INTERIOR METAL WATER PIPE NOT MORE THAN 5 FT FROM THE POINT OF ENTRANCE TO THE BUILDING OR SHALL BE CONNECTED TO THE STRUCTURAL FRAME OF A BUILDING THAT IS DIRECTLY CONNECTED TO A GROUNDING ELECTRODE.

## 4 TYPICAL GROUNDING DETAILS
NTS

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LICENSED PROFESSIONAL ENGINEER
ALEKSEI ISEN
E 23717
EXP: 12/31/25
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STATE OF CALIFORNIA

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| NO. | DATE | DESCRIPTION |
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| A | 09/11/25 | ISSUED FOR PERMIT |

MONTEREY VALLEY PRIDE GREENHOUSE

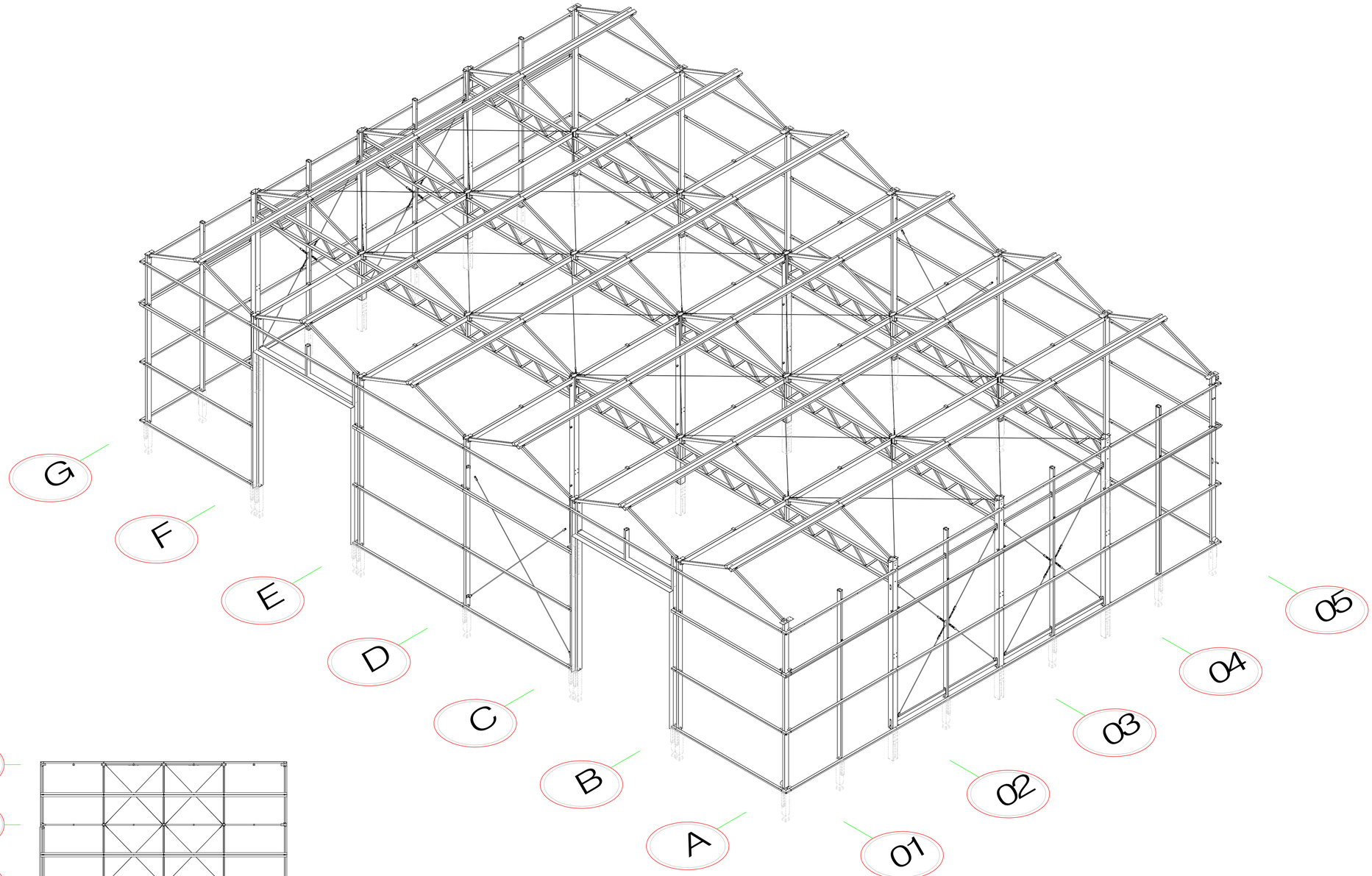
2262 Alisal Road
Salinas, CA 93908

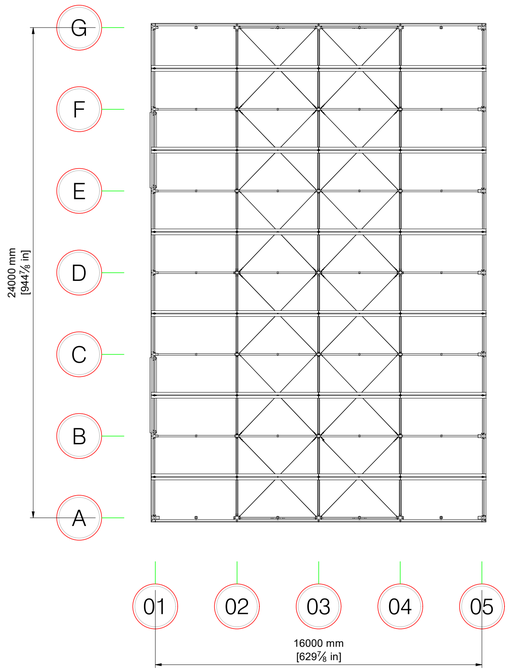
| DRAWN BY: | DESIGNED BY: | CHECKED BY: | APPROVED BY: |
|---|---|---|---|
| RP | AI | AI | AI |

PROJECT NUMBER: 25186
SCALE: AS INDICATED

ELECTRICAL DETAILS

E5.0




| | | | | | |
|---|---|---|---|---|---|
| | 6 | Corner purlin 80 Lg=169x199 | AE0042809 | | 0.87 kg |
| | 6 | Corner purlin 80 Lg=169x199 | AE0042812 | | 0.87 kg |
| | 2 | Corner purlin beam 80 Lg=169x199 | AE0042833 | | 2.58 kg |
| | 2 | Corner purlin beam 80 Lg=169x199 | AE0042841 | | 2.58 kg |
| | 4 | Coupling beam 120x50x3 L=1875 | AE0042775 | | 16.73 kg |
| | 4 | Coupling beam 120x50x3 L=1875 | AE0042778 | | 16.73 kg |
| | 16 | Cross bracing Ø16 c.t.c.=2402 | AE0042780 | | 4.37 kg |
| | 4 | Cross bracing Ø16 c.t.c.=5369 | AE0042600 | | 9.05 kg |
| | 2 | Door beam 180x80x3 L=3530 | AE0043880 | | 66.37 kg |
| 96 | 2 | Door post 180x80x3 L=5482 | AE0043874 | | 95.07 kg |
| 97 | 2 | Door post 180x80x3 L=5482 | AE0043885 | | 95.07 kg |
| 87 | 1 | Drain Gable-end post 160x80x5 L=5482 | AE0042697 | | 105.15 kg |
| 85 | 5 | Drain Gable-end post 160x80x5 L=5482 | AE0042740 | | 102.92 kg |
| 86 | 2 | Drain Gable-end post 160x80x5 L=5482 | AE0042758 | | 102.96 kg |
| | 8 | Equilateral Angle Profile 80x80x15 - S235 L=80 | AE0148857 | 80 mm | 1.22 kg |
| | 68 | Flat profile 40x10 - S235JR | AE0042718 | 40 mm | 0.12 kg |
| | 8 | Flat profile 40x5 - S235JR | AE0008191 | 150 mm | 0.22 kg |
| | 8 | Flat profile 40x5 - S235JR | AE0042538 | 210 mm | 0.32 kg |
| | 36 | Gable end purlin 80x40x3 L=3998 S235 | AE0042794 | 3998 mm | 14.13 kg |
| | 12 | Gable end purlin beam 80x80x3 L=3998 | AE0042819 | | 28.39 kg |
| 65 | 1 | Gable-end post 160x80x5 L=5482 | AE0042760 | | 101.19 kg |
| 64 | 5 | Gable-end post 160x80x5 L=5482 | AE0042750 | | 101.32 kg |
| | 10 | Gutter beam 140x80x4 Lg=3884 | AE0042844 | | 50.76 kg |
| | 10 | Gutter beam 140x80x4 Lg=3894 | AE0042849 | | 50.89 kg |
| 42 | 4 | Intermediate side-wall post 140x60x3 L=5482 | AE0042769 | | 52.66 kg |
| 41 | 7 | Intermediate side-wall post 140x60x3 L=5482 | AE0042788 | | 49.56 kg |
| | 4 | Pressure beam 60x60x3 L=1880 | AE0042774 | | 11.78 kg |
| | 4 | Pressure beam 60x60x3 L=1880 | AE0042770 | | 11.78 kg |
| 1 | 60 | Ridge beam 80x80x2 Lg=1900 | AE0042859 | | 9.73 kg |
| 22 | 6 | Side wall post 180x180x5 L=5482 | AE0042762 | | 150.6 kg |
| 32 | 3 | Side wall post 180x180x5 L=5482 | AE0042520 | | 150.77 kg |
| | 4 | Side wall purlin 80x40x2 L=3914 S235 | AE0042797 | 3914 mm | 9.42 kg |
| | 2 | Side wall purlin 80x40x2 L=3956 S235 | AE0042806 | 3956 mm | 9.52 kg |
| | 2 | Side wall purlin 80x40x2 L=3956 S235 | AE0042804 | 3956 mm | 9.52 kg |
| | 4 | Side wall purlin 80x40x2 L=3998 S235 | AE0042808 | 3998 mm | 9.63 kg |
| | 4 | Side wall purlin 80x40x2 L=3998 S235 | AE0042802 | 3998 mm | 9.63 kg |
| | 8 | Side wall purlin 80x40x2 L=3998 S235 | AE0042799 | 3998 mm | 9.63 kg |
| | 2 | Side wall purlin beam 80x80x3 L=3998 | AE0042827 | | 34.79 kg |
| | 2 | Side wall purlin beam 80x80x3 L=3998 | AE0042830 | | 34.79 kg |
| | 4 | Side wall purlin beam 80x80x3 L=3998 | AE0042823 | | 34.79 kg |
| | 24 | Square box profile 100x100x3 - S235JRH | AE0042880 | 4199 mm | 37.59 kg |
| | 24 | Square box profile 100x100x3 - S235JRH | AE0042882 | 3998 mm | 35.79 kg |
| | 15 | Support post 180x80x3 lg=177 wind | AE0042543 | | 3.79 kg |
| 3 | 6 | Trellis girder H=610 L=11820 | AE0042347 | | 336.89 kg |
| | 24 | Turn buckles M10 L - R (lenght about 204mm) | M106353 | | 0.3 kg |
| | 16 | Turn buckles M16 L - R | M106187 | | 1.01 kg |
| | 24 | Wind bracing Ø10 c.t.c.=5238 | AE0042445 | | 3.4 kg |
| Code | Qty | Description | Part number | Length | Weight |

REGISTERED PROFESSIONAL ENGINEER
YUTAKA UYEDA
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EXP. 12-31-2026
STRUCTURAL
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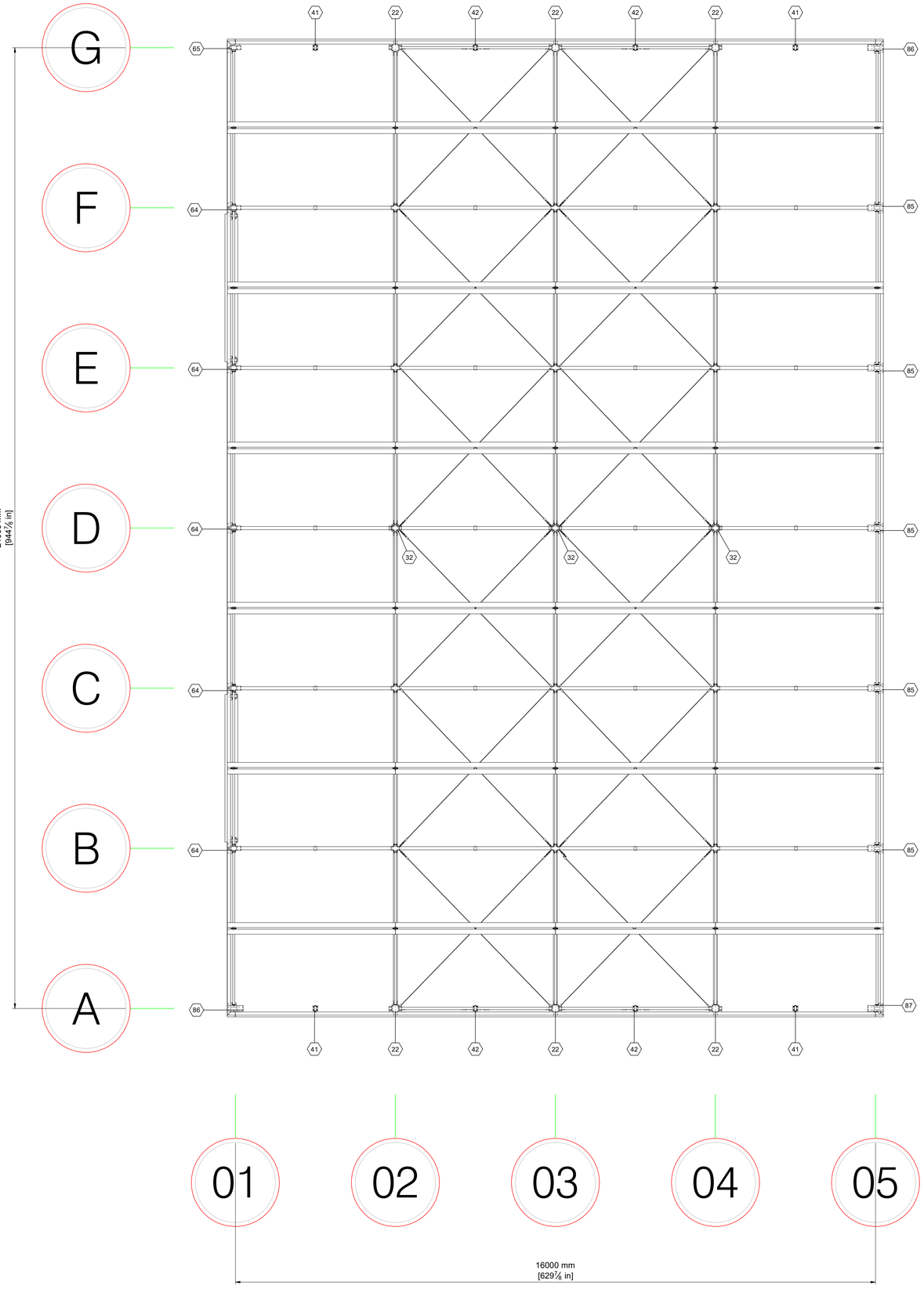
Project
Warehouse
Valley Pride
---

Drawing
Warehouse 3D Steel Construction

Revision
-

Revision date
(D-M-YYYY)

| Engineer | Checked | Scale | Project no. |
|---|---|---|---|
| K. Vaessen | L.Wijnen | 1 : 60 | 35522 |
| **Initial date** (D-M-YYYY) | **Units** | **Sheet size** | **Sheet no.** |
| 5-5-2025 | mm | A1 | 1.2.21 |




| Code | Qty | Description | Part number | Length | Weight |
|---|---|---|---|---|---|
| 87 | 1 | Drain Gable-end post 160x80x5 L=5482 | AE0042697 | | 105.15 kg |
| 86 | 2 | Drain Gable-end post 160x80x5 L=5482 | AE0042758 | | 102.96 kg |
| 85 | 5 | Drain Gable-end post 160x80x5 L=5482 | AE0042740 | | 102.92 kg |
| 65 | 1 | Gable-end post 160x80x5 L=5482 | AE0042760 | | 101.19 kg |
| 64 | 5 | Gable-end post 160x80x5 L=5482 | AE0042750 | | 101.32 kg |
| 42 | 4 | Intermediate side-wall post 140x60x3 L=5482 | AE0042769 | | 52.66 kg |
| 41 | 7 | Intermediate side-wall post 140x60x3 L=5482 | AE0042788 | | 49.56 kg |
| 32 | 3 | Side wall post 180x180x5 L=5482 | AE0042520 | | 150.77 kg |
| 22 | 6 | Side wall post 180x180x5 L=5482 | AE0042762 | | 150.6 kg |

REGISTERED PROFESSIONAL ENGINEER
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**Client**
Valley Pride Flowers
20400 Spence Rd
Salinas, CA 93908

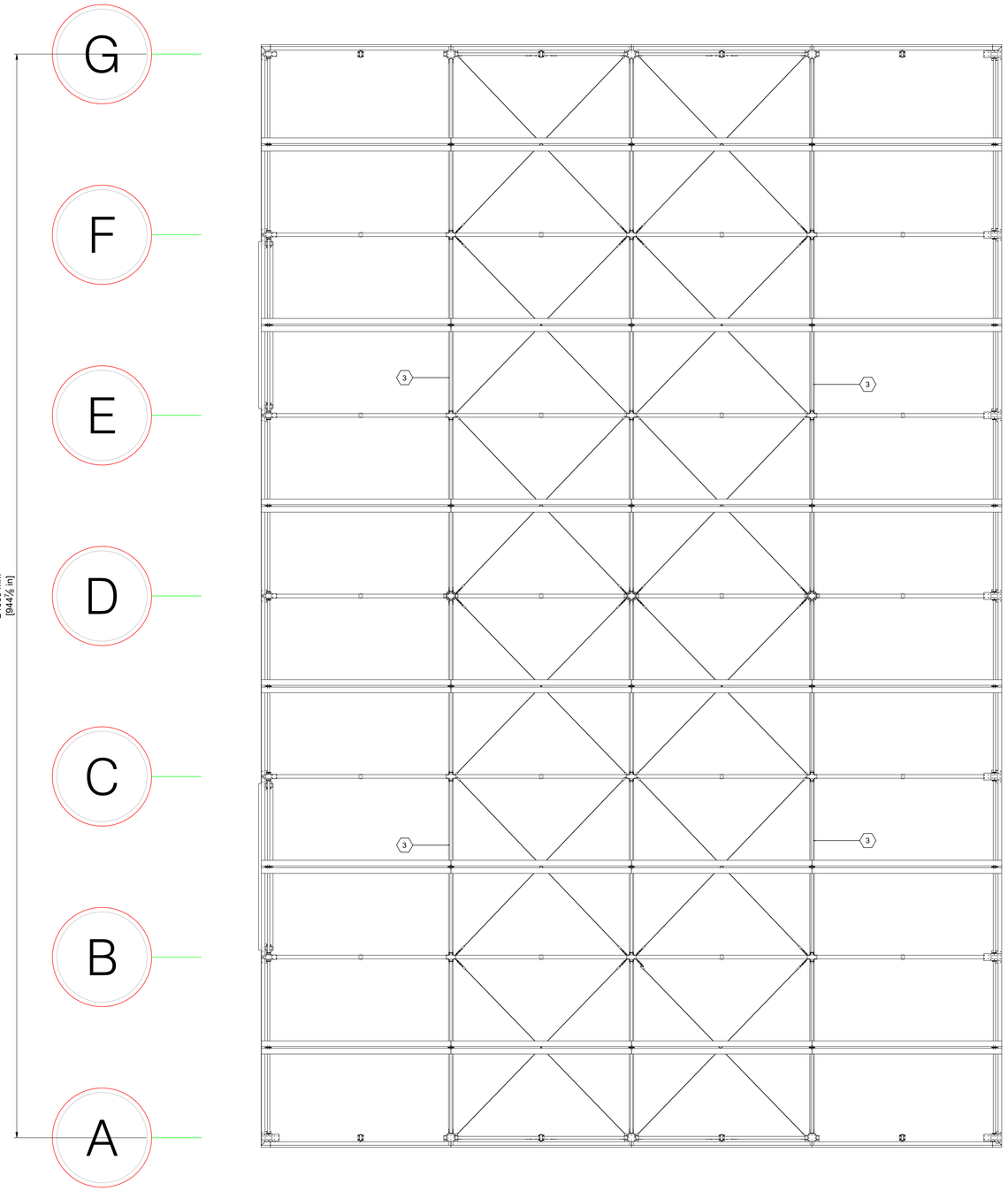
**Project**
Warehouse
Valley Pride
---

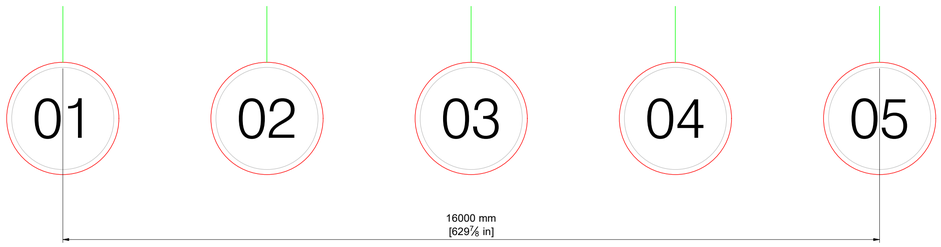
**Drawing**
Warehouse Overview posts

**Revision**
-

**Revision date**
(D-M-YYYY)

| Engineer | Checked | Scale | Project no. |
|---|---|---|---|
| K. Vaessen | L.Wijnen | 1 : 60 | 35522 |
| **Initial date** | **Units** | **Sheet size** | **Sheet no.** |
| 5-5-2025 (D-M-YYYY) | mm | A1 | 1.2.22 |

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| Code | Qty | Description | Part number | Length | Weight |
|---|---|---|---|---|---|
| 3 | 6 | Trellis girder H=610 L=11820 | AE0042347 | | 336.89 kg |

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20400 Spence Rd
Salinas, CA 93908

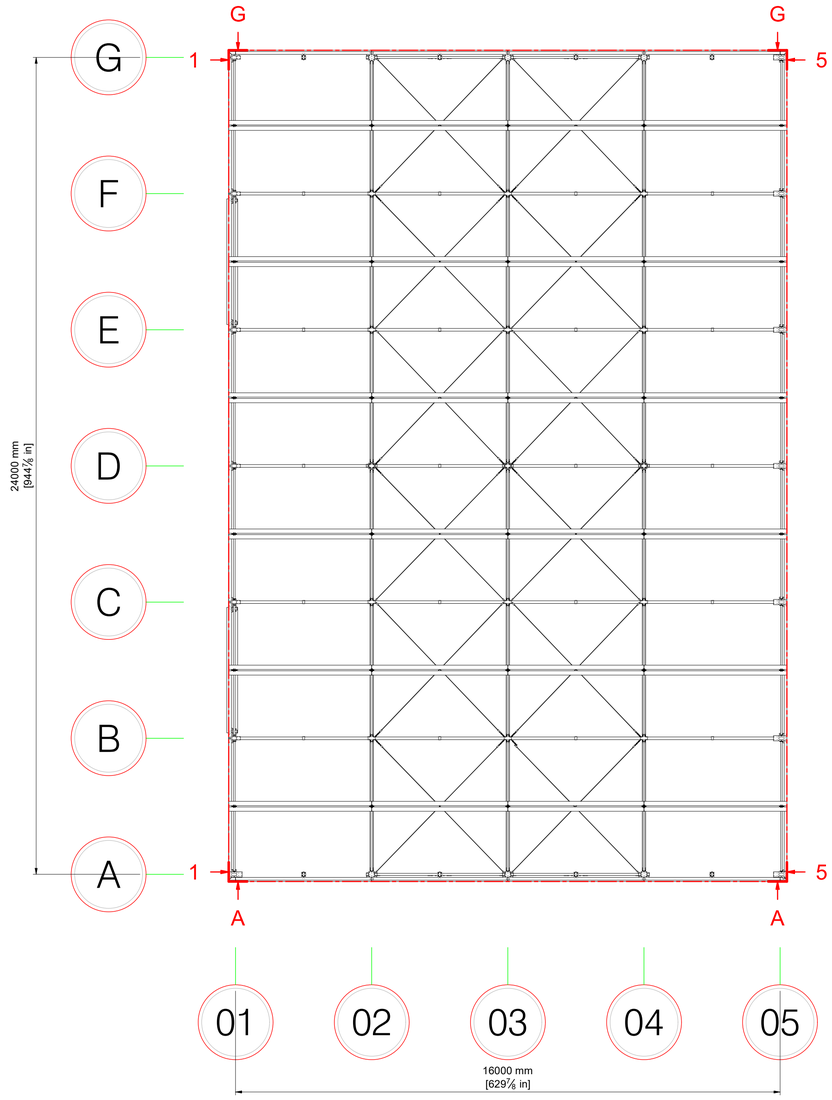
**Project**
Warehouse
Valley Pride
---

**Drawing**
Warehouse Overview trusses

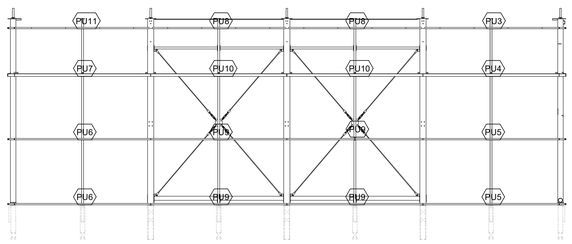
**Revision**
-

**Revision date**
(D-M-YYYY)

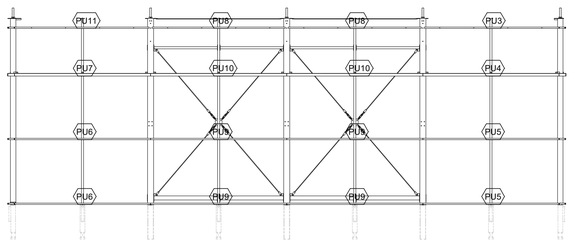
| Engineer | Checked | Scale | Project no. |
|---|---|---|---|
| K. Vaessen | L.Wijnen | 1 : 60 | 35522 |
| **Initial date** (D-M-YYYY) | **Units** | **Sheet size** | **Sheet no.** |
| 5-5-2025 | mm | A1 | 1.2.23 |




A-A ( 1 : 90 )




G-G ( 1 : 90 )

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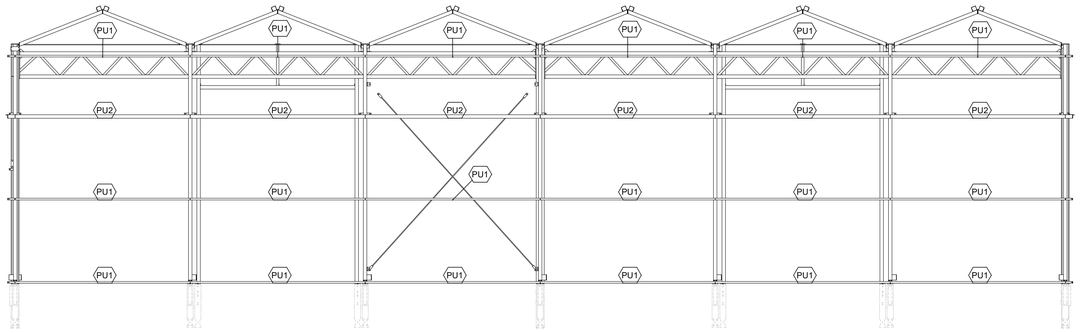
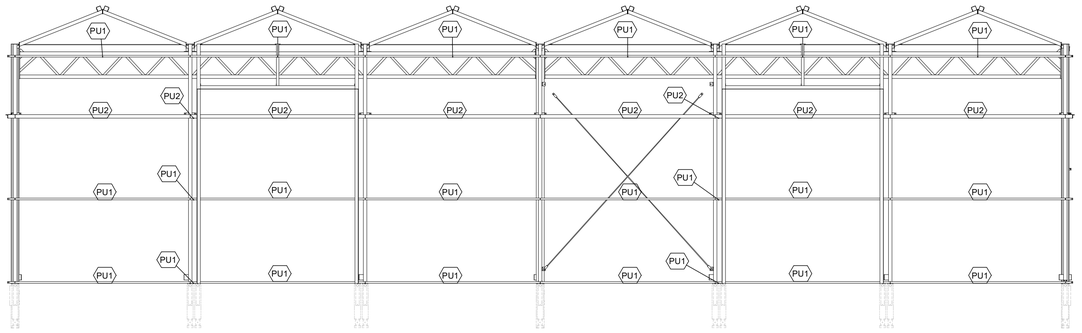



1-1 ( 1 : 70 )




| Code | Qty | Description | Part number | Length | Weight |
|---|---|---|---|---|---|
| PU11 | 2 | Side wall purlin 80x40x2 L=3956 S235 | AE0042804 | 3956 mm | 9.52 kg |
| PU10 | 4 | Side wall purlin beam 80x80x3 L=3998 | AE0042823 | | 34.79 kg |
| PU9 | 8 | Side wall purlin 80x40x2 L=3998 S235 | AE0042799 | 3998 mm | 9.63 kg |
| PU8 | 4 | Side wall purlin 80x40x2 L=3914 S235 | AE0042797 | 3914 mm | 9.42 kg |
| PU7 | 2 | Side wall purlin beam 80x80x3 L=3998 | AE0042827 | | 34.79 kg |
| PU6 | 4 | Side wall purlin 80x40x2 L=3998 S235 | AE0042802 | 3998 mm | 9.63 kg |
| PU5 | 4 | Side wall purlin 80x40x2 L=3998 S235 | AE0042808 | 3998 mm | 9.63 kg |
| PU4 | 2 | Side wall purlin beam 80x80x3 L=3998 | AE0042830 | | 34.79 kg |
| PU3 | 2 | Side wall purlin 80x40x2 L=3956 S235 | AE0042806 | 3956 mm | 9.52 kg |
| PU2 | 12 | Gable end purlin beam 80x80x3 L=3998 | AE0042819 | | 28.39 kg |
| PU1 | 36 | Gable end purlin 80x40x3 L=3998 S235 | AE0042794 | 3998 mm | 14.13 kg |

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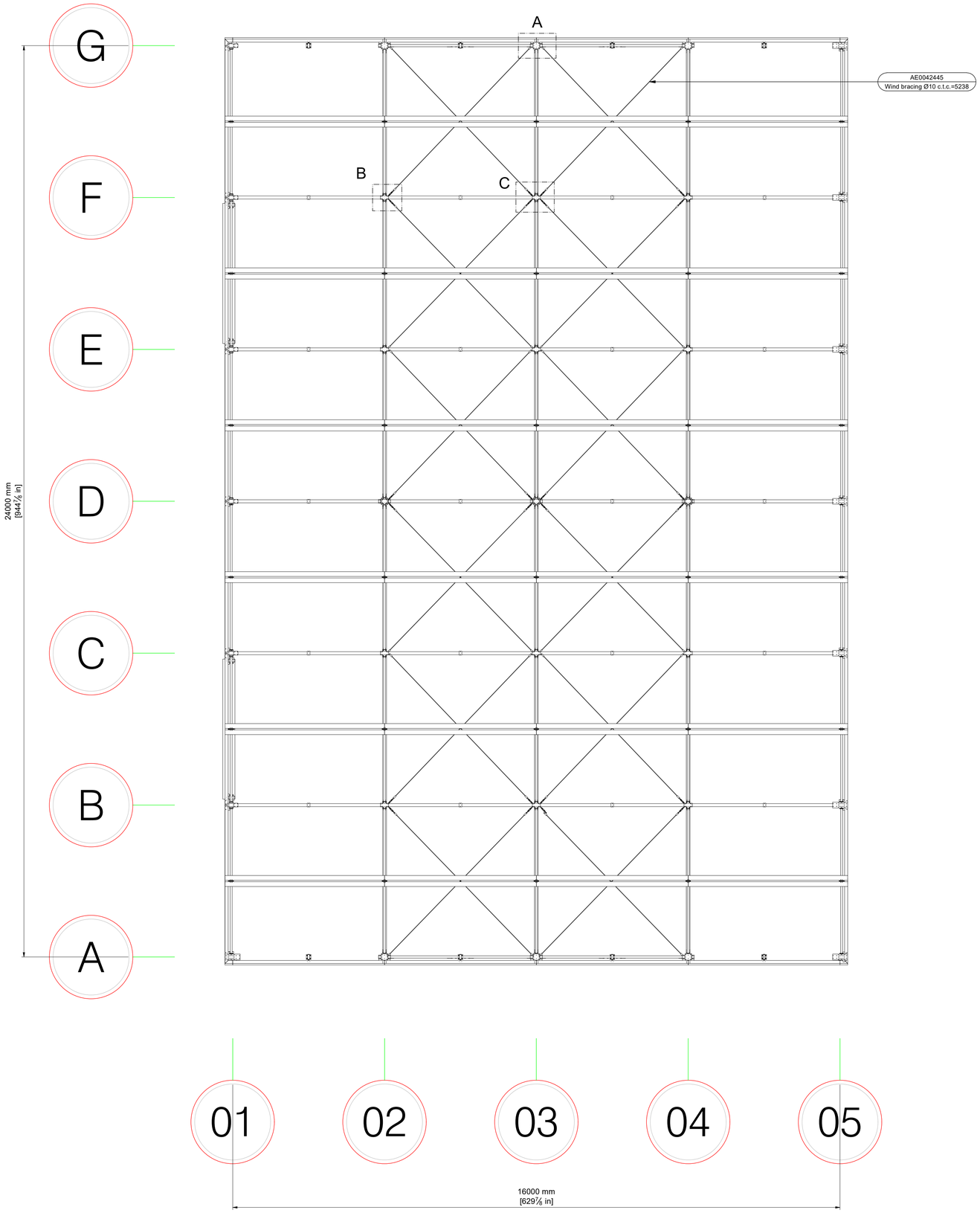
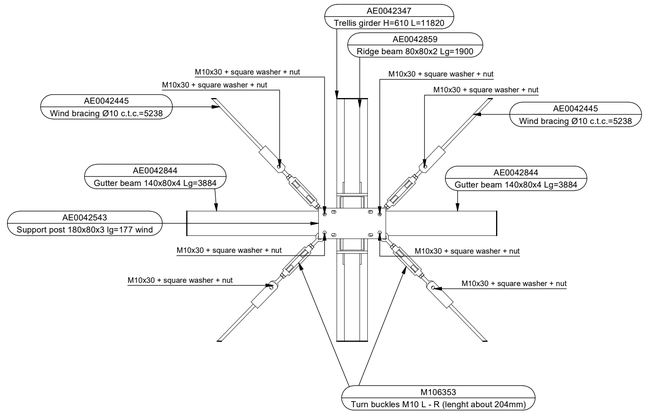
| Client | Project |
|---|---|
| Valley Pride Flowers<br>20400 Spence Rd<br>Salinas, CA 93908 | Warehouse<br>Valley Pride<br>---- |

| Drawing | Revision | Revision date |
|---|---|---|
| Warehouse Overview purlins | - | (D-M-YYYY) |

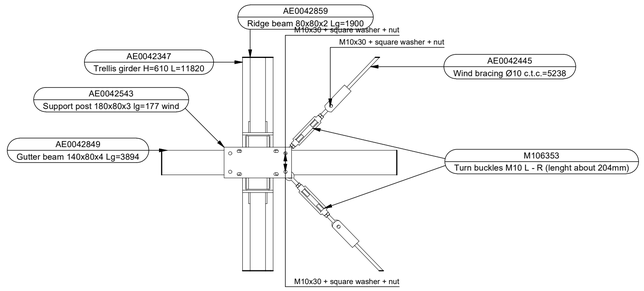
| Engineer | Checked | Scale | Project no. |
|---|---|---|---|
| K. Vaessen | L.Wijnen | 1 : 90 | 35522 |
| **Initial date** | **Units** | **Sheet size** | **Sheet no.** |
| 5-5-2025 (D-M-YYYY) | mm | A1 | 1.2.24 |



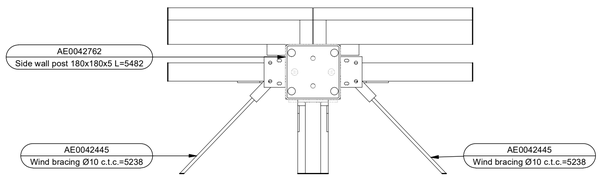

C ( 1 : 10 )




B ( 1 : 10 )




A ( 1 : 10 )




| | | | | | |
|---|---|---|---|---|---|
| | 24 | Turn buckles M10 L - R (lenght about 204mm) | M106353 | | 0.3 kg |
| | 24 | Wind bracing Ø10 c.t.c.=5238 | AE0042445 | | 3.4 kg |
| Code | Qty | Description | Part number | Length | Weight |

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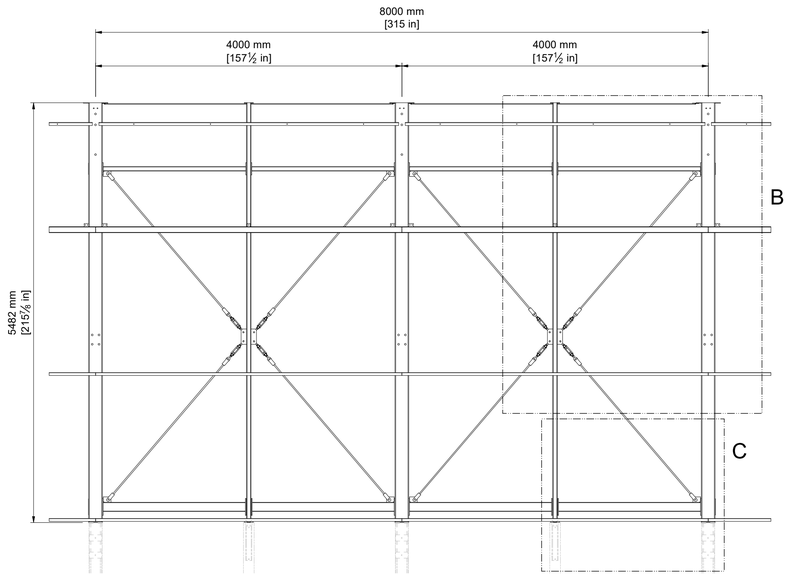
| Client | Project |
|---|---|
| Valley Pride Flowers<br>20400 Spence Rd<br>Salinas, CA 93908 | Warehouse<br>Valley Pride<br>---- |

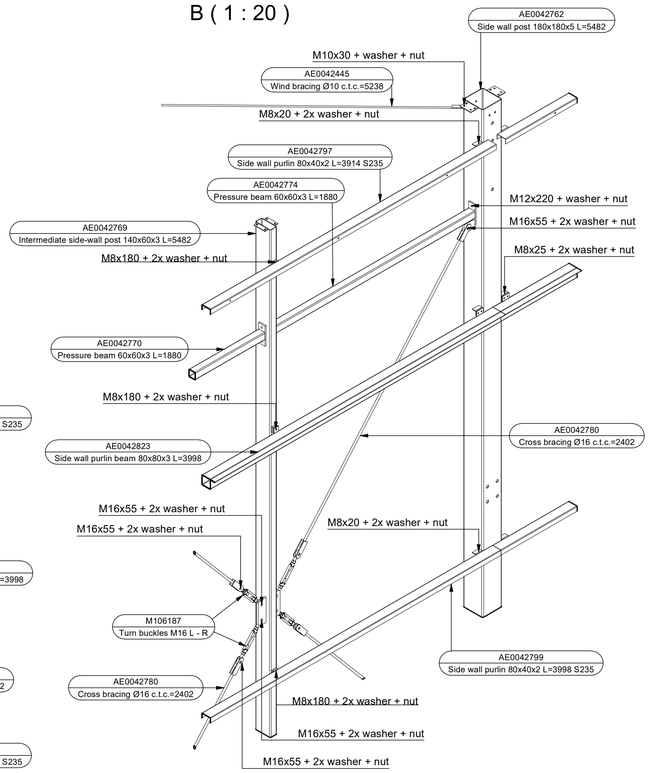
| Drawing | Revision | Revision date |
|---|---|---|
| Warehouse Wind Bracing | - | (D-M-YYYY) |

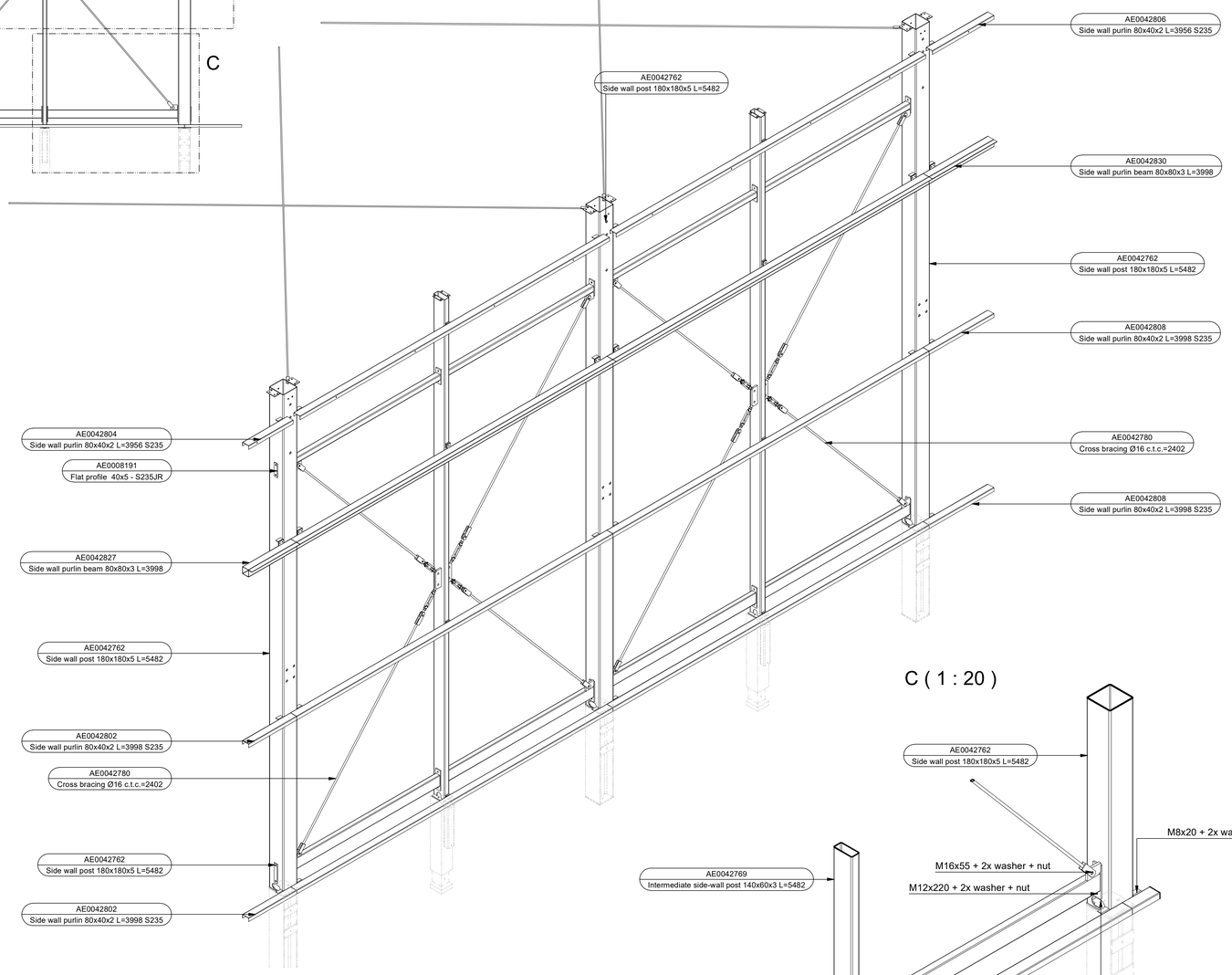
| Engineer | Checked | Scale | Project no. |
|---|---|---|---|
| K. Vaessen | L.Wijnen | 1 : 60 | 35522 |
| **Initial date** | **Units** | **Sheet size** | **Sheet no.** |
| 5-5-2025 (D-M-YYYY) | mm | A1 | 1.2.25 |

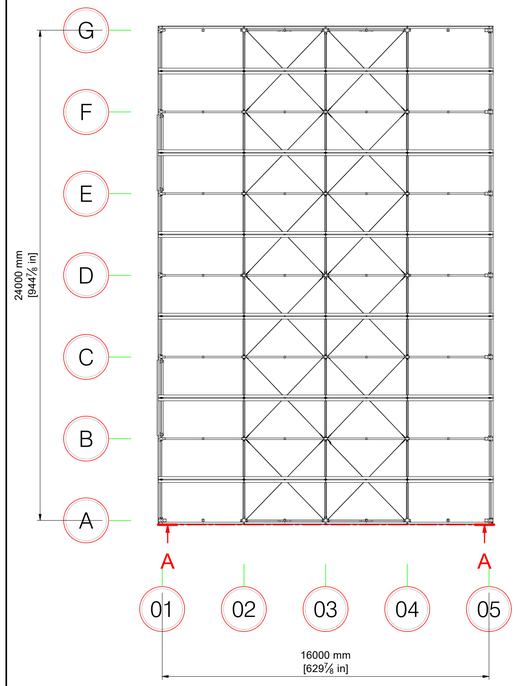
## A-A ( 1 : 40 )



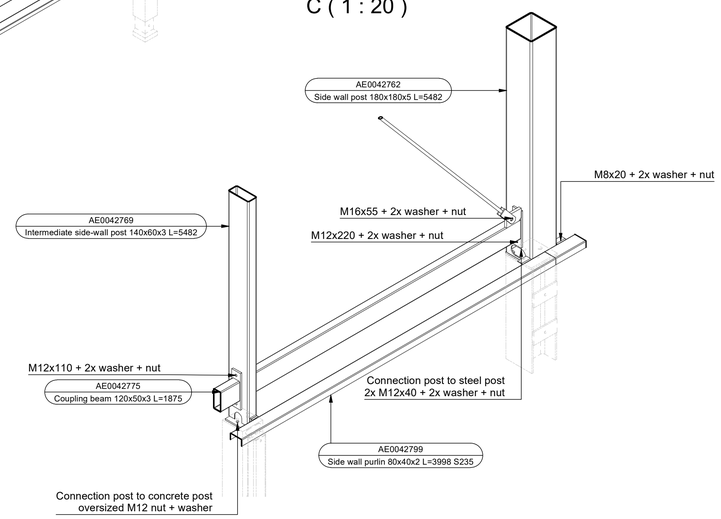

## B ( 1 : 20 )




## C ( 1 : 20 )



| | Code | Qty | Description | Part number | Length | Weight |
|---|---|---|---|---|---|---|
| | | 4 | Coupling beam 120x50x3 L=1875 | AE0042775 | | 16.73 kg |
| | | 16 | Cross bracing Ø16 c.t.c.=2402 | AE0042780 | | 4.37 kg |
| | | 8 | Flat profile 40x5 - S235JR | AE0008191 | 150 mm | 0.22 kg |
| | 42 | 4 | Intermediate side-wall post 140x60x3 L=5482 | AE0042769 | | 52.66 kg |
| | | 4 | Pressure beam 60x60x3 L=1880 | AE0042774 | | 11.78 kg |
| | | 4 | Pressure beam 60x60x3 L=1880 | AE0042770 | | 11.78 kg |
| | 22 | 6 | Side wall post 180x180x5 L=5482 | AE0042762 | | 150.6 kg |
| | | 4 | Side wall purlin 80x40x2 L=3914 S235 | AE0042797 | 3914 mm | 9.42 kg |
| | | 2 | Side wall purlin 80x40x2 L=3956 S235 | AE0042804 | 3956 mm | 9.52 kg |
| | | 2 | Side wall purlin 80x40x2 L=3956 S235 | AE0042806 | 3956 mm | 9.52 kg |
| | | 4 | Side wall purlin 80x40x2 L=3998 S235 | AE0042808 | 3998 mm | 9.63 kg |
| | | 4 | Side wall purlin 80x40x2 L=3998 S235 | AE0042802 | 3998 mm | 9.63 kg |
| | | 8 | Side wall purlin 80x40x2 L=3998 S235 | AE0042799 | 3998 mm | 9.63 kg |
| | | 2 | Side wall purlin beam 80x80x3 L=3998 | AE0042830 | | 34.79 kg |
| | | 2 | Side wall purlin beam 80x80x3 L=3998 | AE0042827 | | 34.79 kg |
| | | 4 | Side wall purlin beam 80x80x3 L=3998 | AE0042823 | | 34.79 kg |
| | | 16 | Turn buckles M16 L - R | M106187 | | 1.01 kg |
| | | 24 | Wind bracing Ø10 c.t.c.=5238 | AE0042445 | | 3.4 kg |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**Client**
Valley Pride Flowers
20400 Spence Rd
Salinas, CA 93908

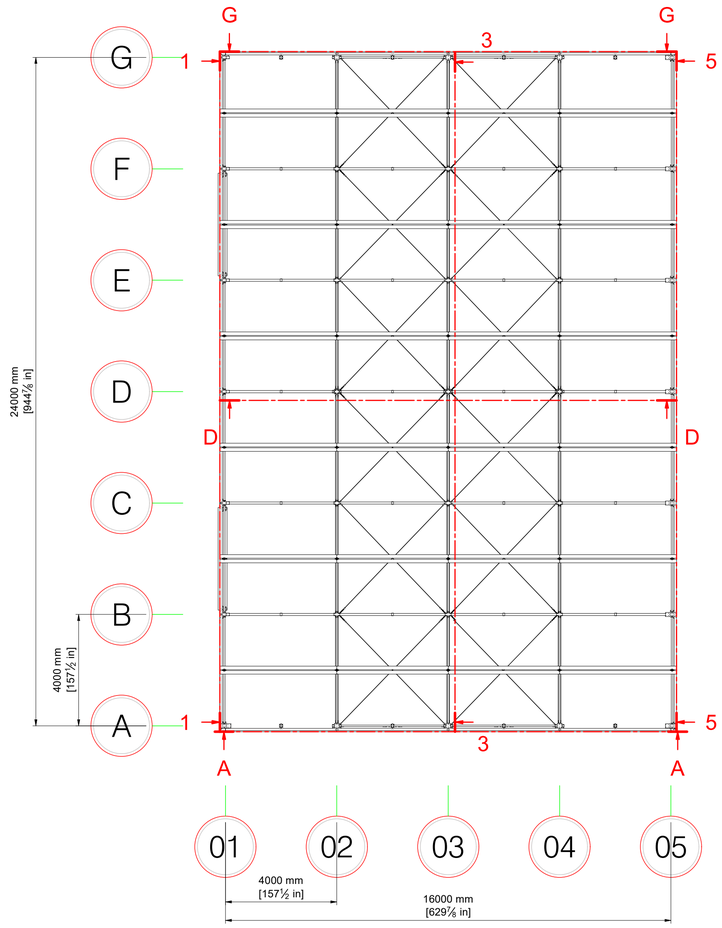
**Project**
Warehouse
Valley Pride
---

**Drawing**
Warehouse Cross Bracing Side-Wall A + G

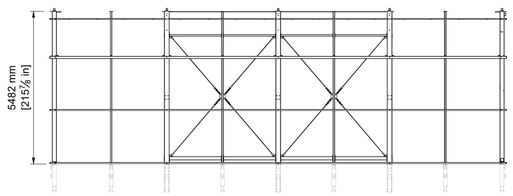
**Revision**
-

**Revision date**
(D-M-YYYY)

| Engineer | Checked | Scale | Project no. |
|---|---|---|---|
| K. Vaessen | L.Wijnen | 1 : 150 | 35522 |
| **Initial date** | **Units** | **Sheet size** | **Sheet no.** |
| 5-5-2025 (D-M-YYYY) | mm | A1 | 1.2.26 |

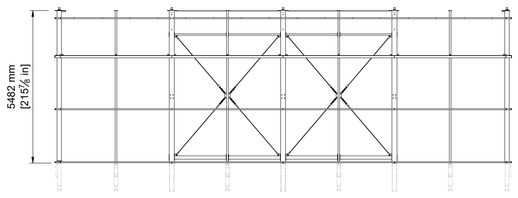



A-A ( 1 : 110 )

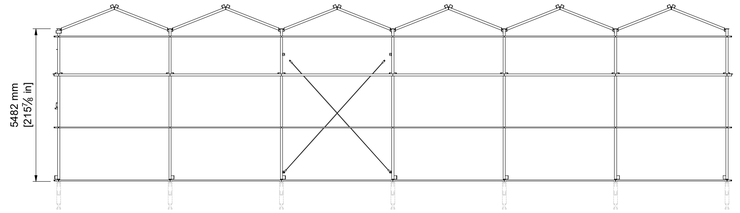



D-D ( 1 : 110 )

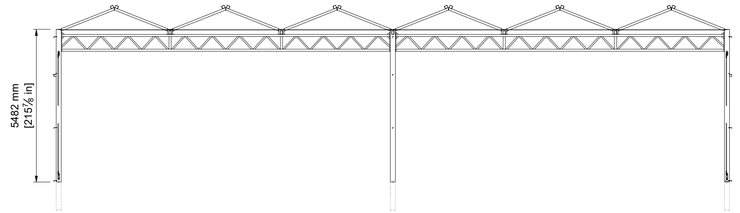
G-G ( 1 : 110 )



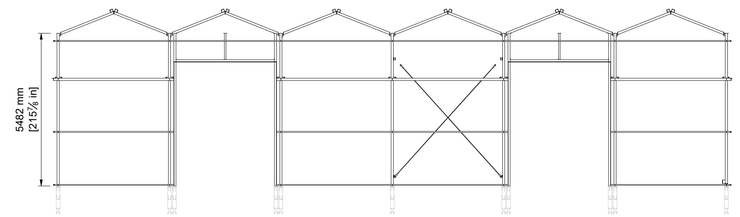

5-5 ( 1 : 110 )




3-3 ( 1 : 110 )




1-1 ( 1 : 110 )

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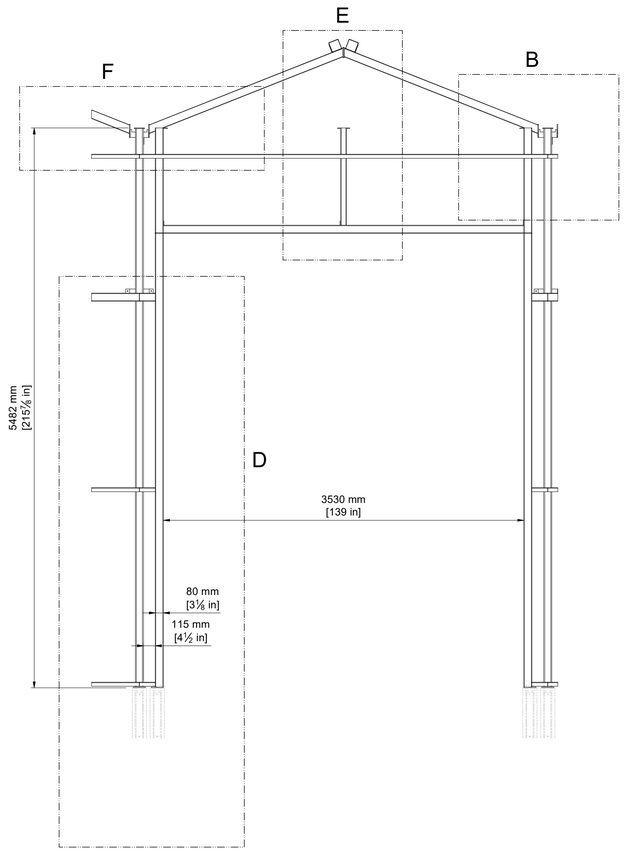
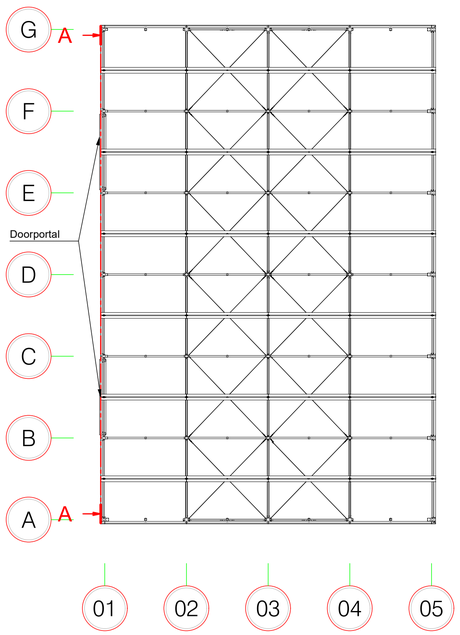
|---|---|
| Valley Pride Flowers<br>20400 Spence Rd<br>Salinas, CA 93908 | Warehouse<br>Valley Pride<br>---- |

| Drawing | Revision | Revision date |
|---|---|---|
| Warehouse Section Views | - | (D-M-YYYY) |

| Engineer | Checked | Scale | Project no. |
|---|---|---|---|
| K. Vaessen | L.Wijnen | 1 : 110 | 35522 |
| **Initial date** | **Units** | **Sheet size** | **Sheet no.** |
| 5-5-2025 (D-M-YYYY) | mm | A1 | 1.2.27 |

## A-A ( 1 : 30 )

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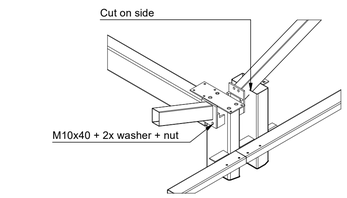
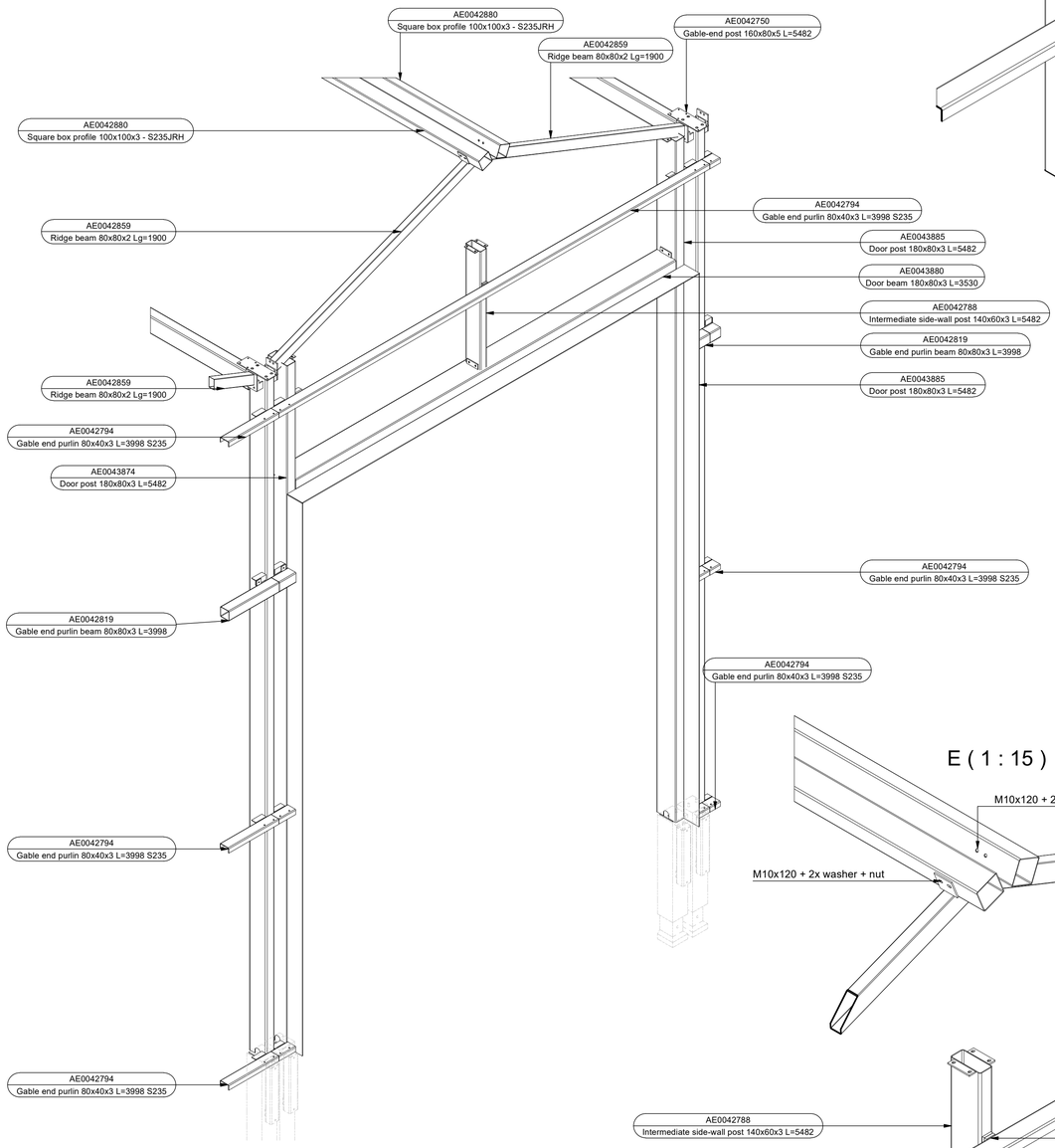
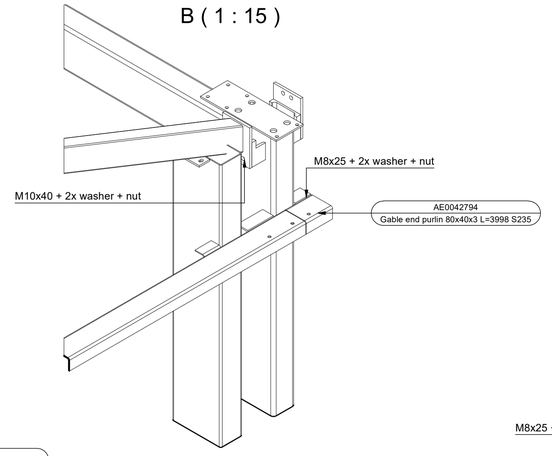
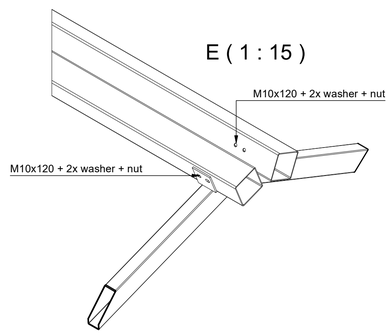


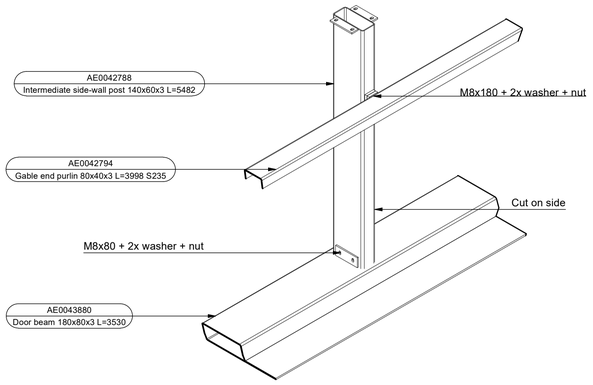




## B ( 1 : 15 )




## E ( 1 : 15 )

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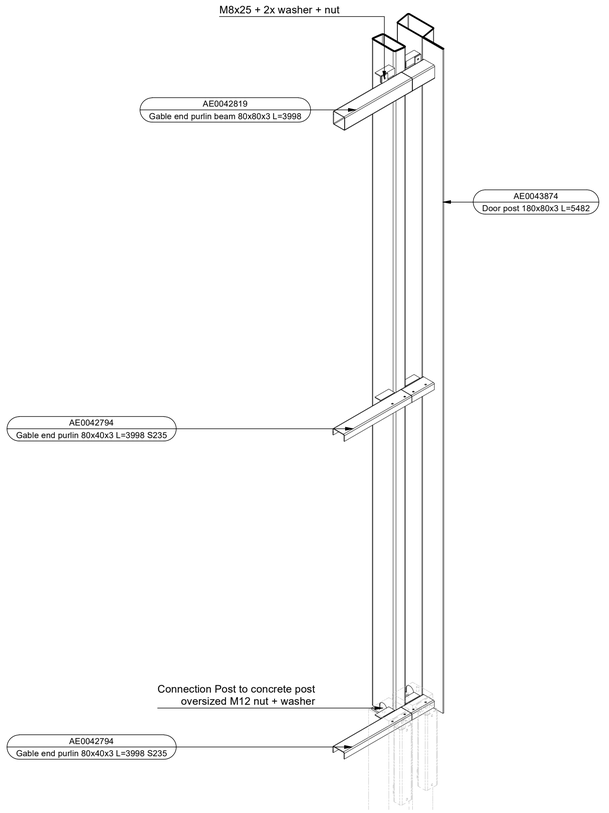


| Code | Qty | Description | Part number | Length | Weight |
|---|---|---|---|---|---|
| 85 | 5 | Drain Gable-end post 160x80x5 L=5482 | AE0042740 | | 102.92 kg |
| 41 | 7 | Intermediate side-wall post 140x60x3 L=5482 | AE0042788 | | 49.56 kg |
| 64 | 36 | Gable end purlin 80x40x3 L=3998 S235 | AE0042794 | 3998 mm | 14.13 kg |
| | 12 | Gable end purlin beam 80x80x3 L=3998 | AE0042819 | | 28.39 kg |
| 1 | 60 | Ridge beam 80x80x2 Lg=1900 | AE0042859 | | 9.73 kg |
| | 24 | Square box profile 100x100x3 - S235JRH | AE0042880 | 4199 mm | 37.59 kg |
| 97 | 2 | Door post 180x80x3 L=5482 | AE0043885 | | 95.07 kg |
| | 2 | Door beam 180x80x3 L=3530 | AE0043880 | | 66.37 kg |
| 96 | 2 | Door post 180x80x3 L=5482 | AE0043874 | | 95.07 kg |
| 64 | 5 | Gable-end post 160x80x5 L=5482 | AE0042750 | | 101.32 kg |
| 87 | 1 | Drain Gable-end post 160x80x5 L=5482 | AE0042697 | | 105.15 kg |

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**Client**
Valley Pride Flowers
20400 Spence Rd
Salinas, CA 93908

**Project**
Warehouse
Valley Pride
---

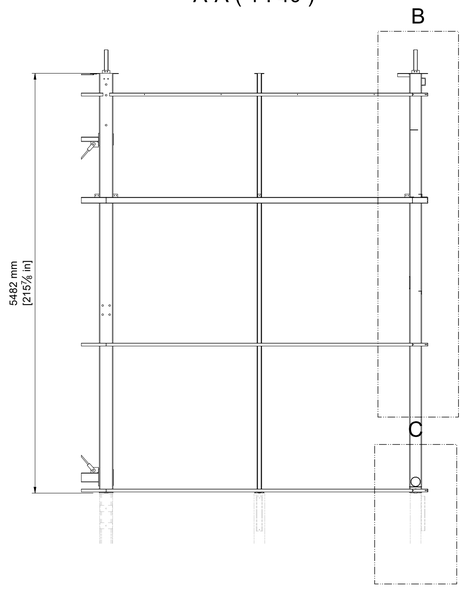
**Drawing**
Warehouse Details Door Portal 1

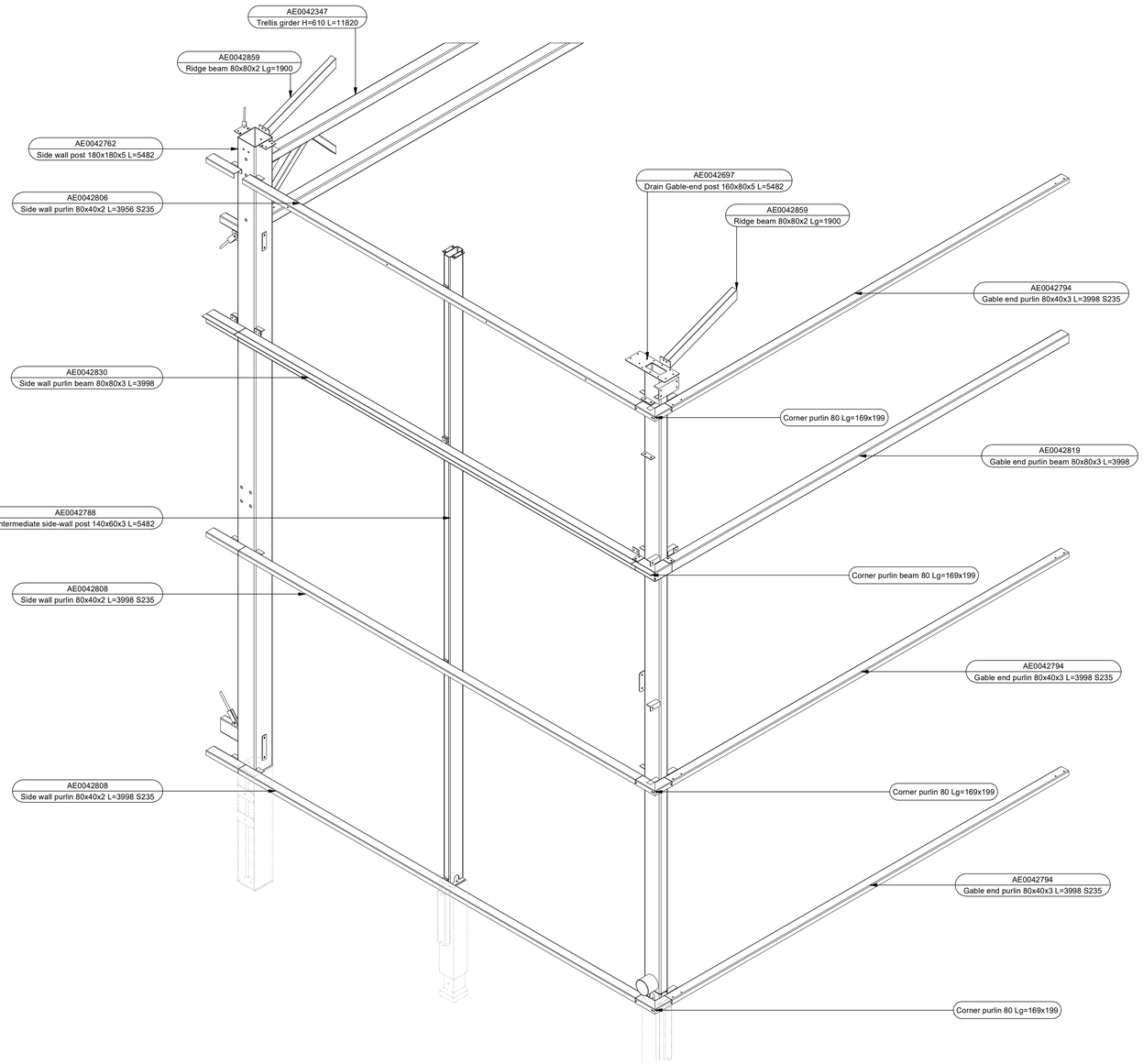
**Revision**
-

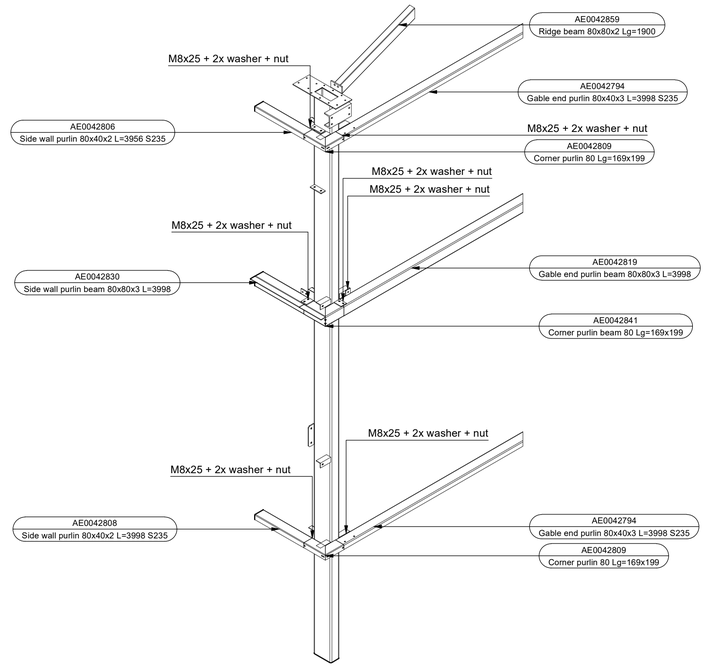
**Revision date**
(D-M-YYYY)

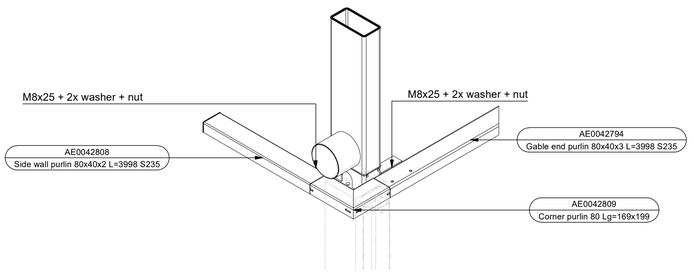
| Engineer | Checked | Scale | Project no. |
|---|---|---|---|
| K. Vaessen | L.Wijnen | 1 : 150 | 35522 |
| **Initial date** (D-M-YYYY) | **Units** | **Sheet size** | **Sheet no.** |
| 5-5-2025 | mm | A1 | 1.2.28 |

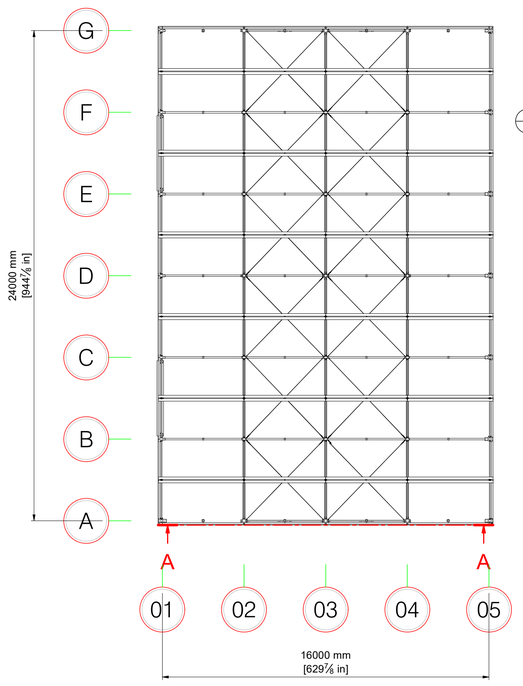
## A-A ( 1 : 40 )




| Code | Qty | Description | Part number | Length | Weight |
|---|---|---|---|---|---|
| 87 | 1 | Drain Gable-end post 160x80x5 L=5482 | AE0042697 | | 105.15 kg |
| 22 | 6 | Side wall post 180x180x5 L=5482 | AE0042762 | | 150.6 kg |
| | 2 | Corner purlin beam 80 Lg=169x199 | AE0042841 | | 2.58 kg |
| | 6 | Corner purlin 80 Lg=169x199 | AE0042809 | | 0.87 kg |
| | 4 | Side wall purlin 80x40x2 L=3998 S235 | AE0042808 | 3998 mm | 9.63 kg |
| | 2 | Side wall purlin beam 80x80x3 L=3998 | AE0042830 | | 34.79 kg |
| | 2 | Side wall purlin 80x40x2 L=3956 S235 | AE0042806 | 3956 mm | 9.52 kg |
| | 12 | Gable end purlin beam 80x80x3 L=3998 | AE0042819 | | 28.39 kg |
| | 36 | Gable end purlin 80x40x3 L=3998 S235 | AE0042794 | 3998 mm | 14.13 kg |
| 41 | 7 | Intermediate side-wall post 140x60x3 L=5482 | AE0042788 | | 49.56 kg |
| 3 | 6 | Trellis girder H=610 L=11820 | AE0042347 | | 336.89 kg |

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**Project**
Warehouse
Valley Pride
----

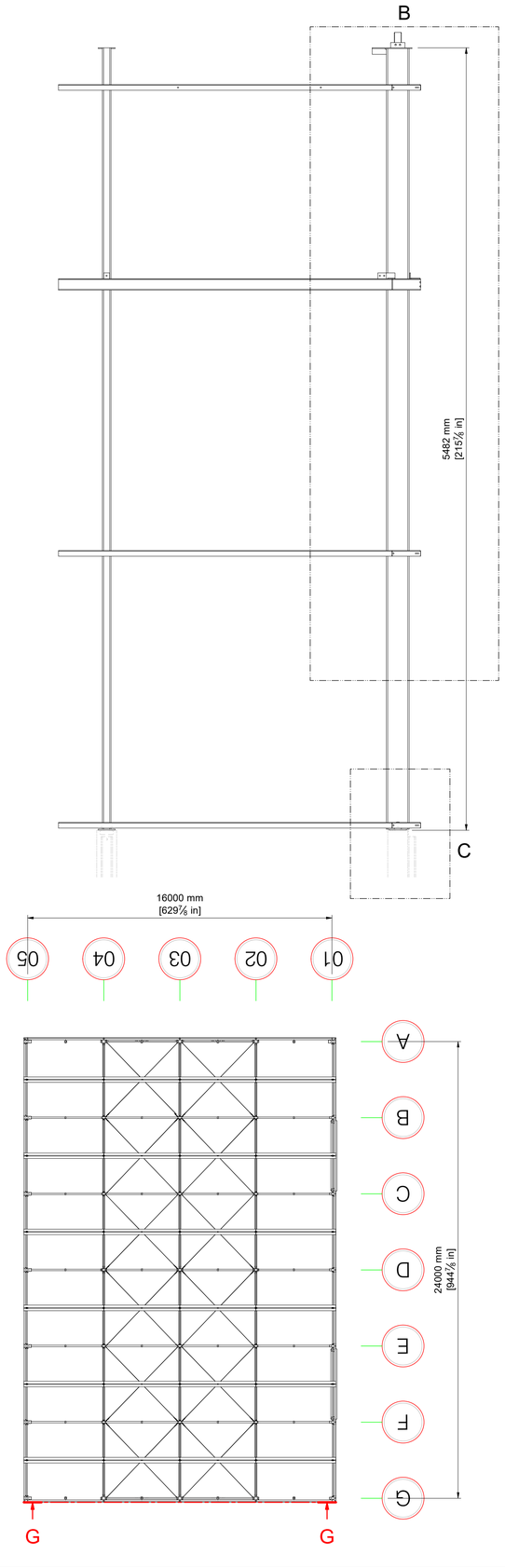
**Drawing**
Warehouse Details Corner 5 A

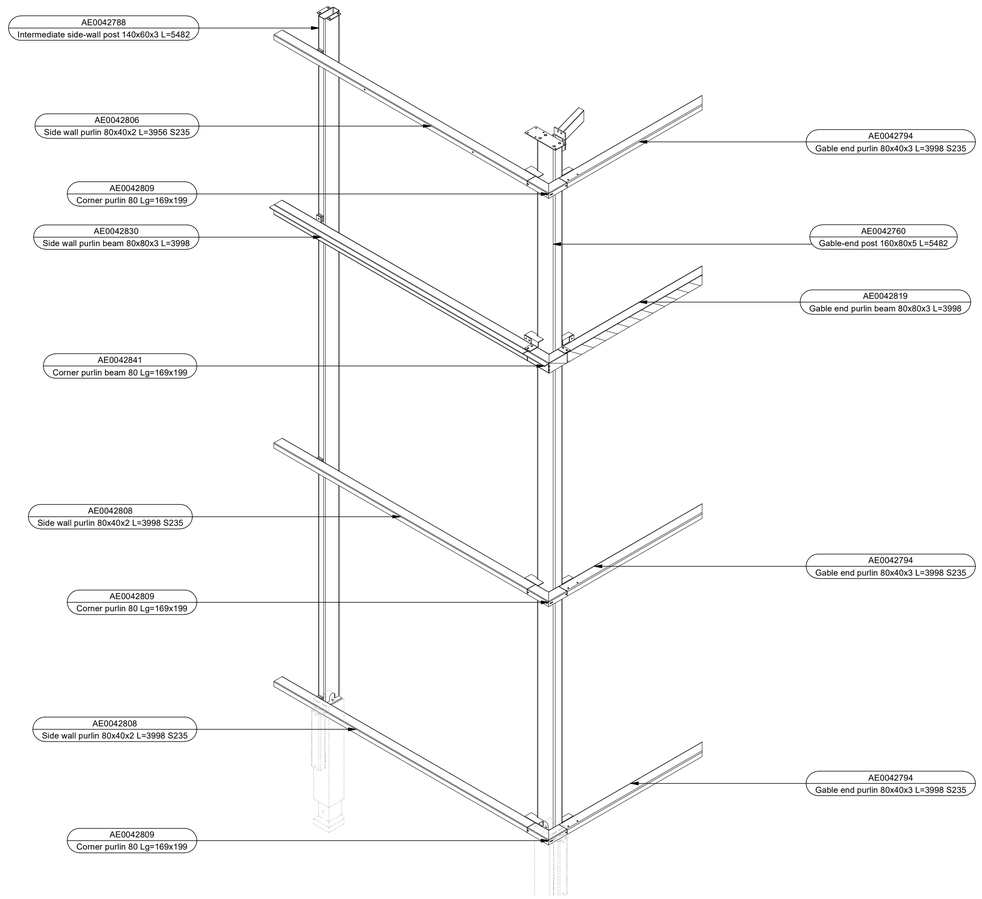
**Revision**
-

**Revision date**
(D-M-YYYY)

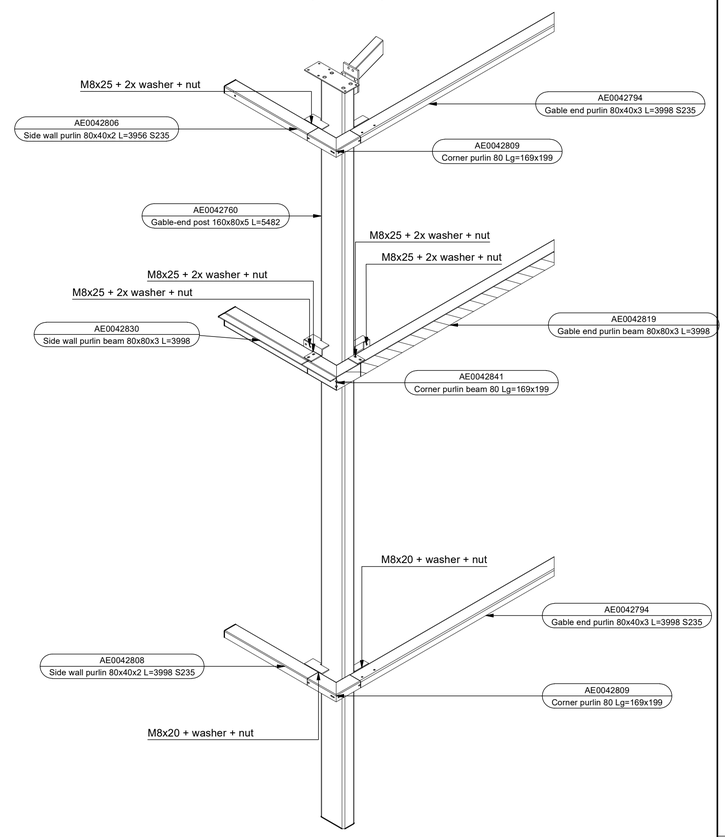
| Engineer | Checked | Scale | Project no. |
|---|---|---|---|
| K. Vaessen | L.Wijnen | 1 : 150 | 35522 |
| **Initial date** | **Units** | **Sheet size** | **Sheet no.** |
| 5-5-2025 (D-M-YYYY) | mm | A1 | 1.2.29 |

## G-G ( 1 : 20 )

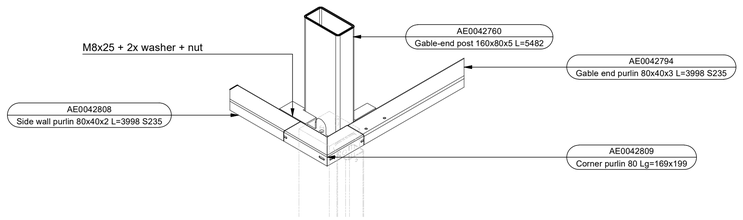



## B ( 1 : 15 )




## C ( 1 : 10 )




| | Qty | Description | Part number | Length | Weight |
|---|---|---|---|---|---|
| | 6 | Corner purlin 80 Lg=169x199 | AE0042809 | | 0.87 kg |
| | 2 | Corner purlin beam 80 Lg=169x199 | AE0042841 | | 2.58 kg |
| | 36 | Gable end purlin 80x40x3 L=3998 S235 | AE0042794 | 3998 mm | 14.13 kg |
| | 12 | Gable end purlin beam 80x80x3 L=3998 | AE0042819 | | 28.39 kg |
| 65 | 1 | Gable-end post 160x80x5 L=5482 | AE0042760 | | 101.19 kg |
| 41 | 7 | Intermediate side-wall post 140x60x3 L=5482 | AE0042788 | | 49.56 kg |
| | 2 | Side wall purlin 80x40x2 L=3956 S235 | AE0042806 | 3956 mm | 9.52 kg |
| | 4 | Side wall purlin 80x40x2 L=3998 S235 | AE0042808 | 3998 mm | 9.63 kg |
| | 2 | Side wall purlin beam 80x80x3 L=3998 | AE0042830 | | 34.79 kg |

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**Project**
Warehouse
Valley Pride
---

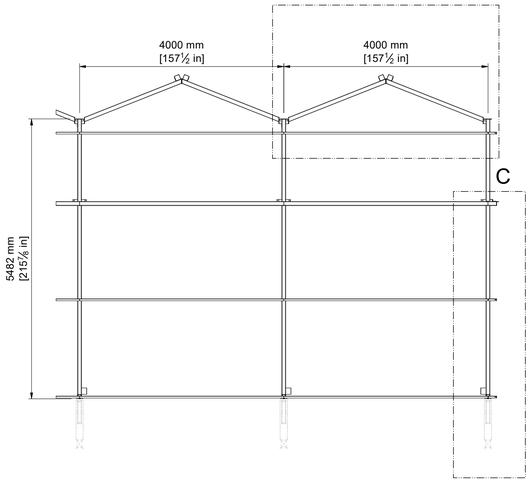
**Drawing**
Warehouse Details Corner 1 G

**Revision**
-

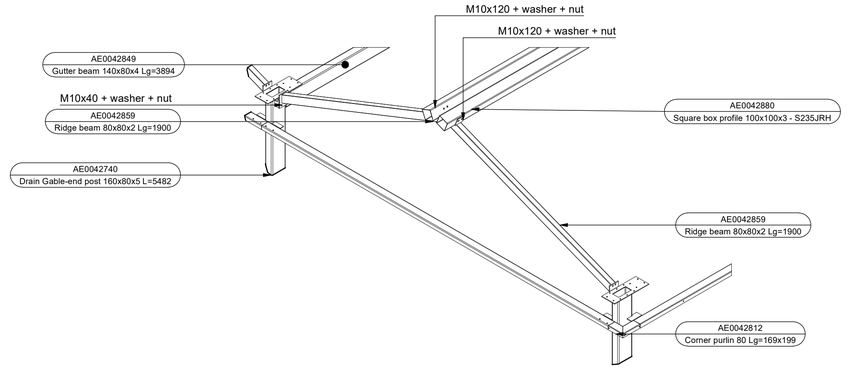
**Revision date**
(D-M-YYYY)

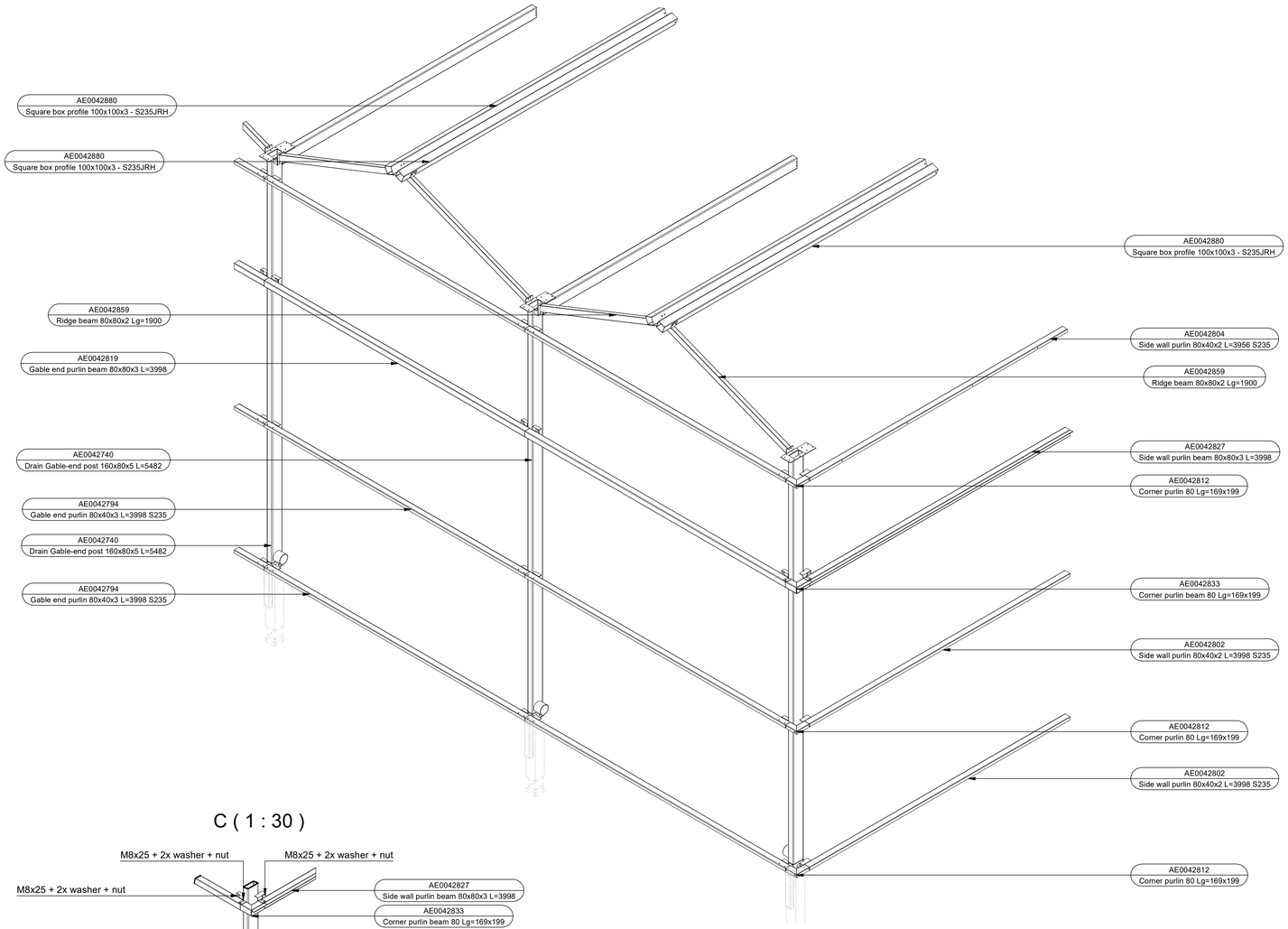
| Engineer | Checked | Scale | Project no. |
|---|---|---|---|
| K. Vaessen | L.Wijnen | 1 : 150 | 35522 |
| **Initial date** (D-M-YYYY) | **Units** | **Sheet size** | **Sheet no.** |
| 5-5-2025 | mm | A1 | 1.2.30 |

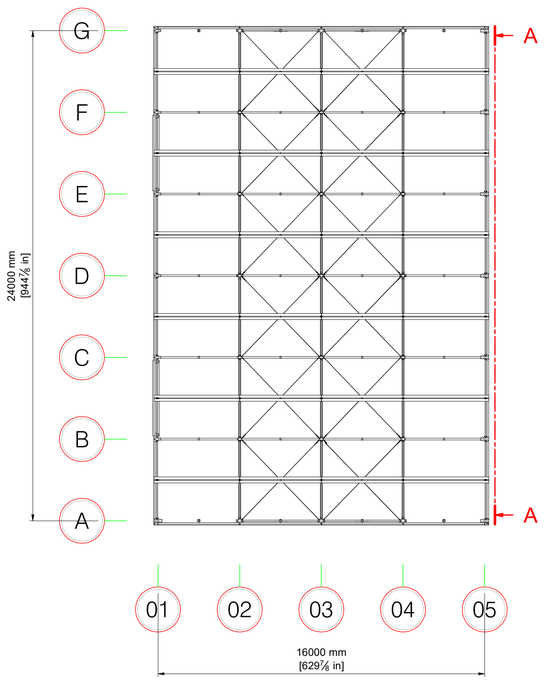
## A-A ( 1 : 60 )



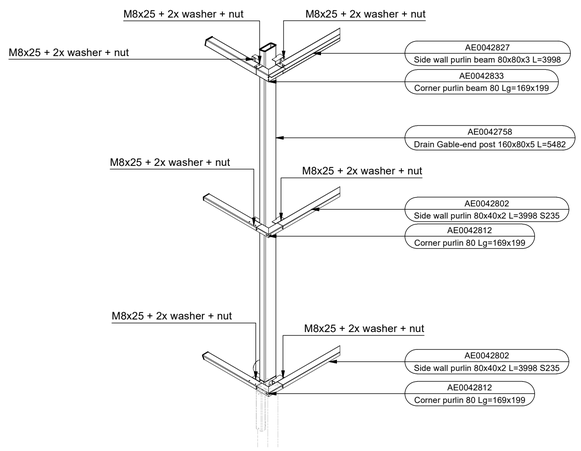

## B ( 1 : 30 )




## C ( 1 : 30 )




| | Qty | Description | Part number | Length | Weight |
|---|---|---|---|---|---|
| | 6 | Corner purlin 80 Lg=169x199 | AE0042812 | | 0.87 kg |
| | 2 | Corner purlin beam 80 Lg=169x199 | AE0042833 | | 2.58 kg |
| 86 | 2 | Drain Gable-end post 160x80x5 L=5482 | AE0042758 | | 102.96 kg |
| 85 | 5 | Drain Gable-end post 160x80x5 L=5482 | AE0042740 | | 102.92 kg |
| | 36 | Gable end purlin 80x40x3 L=3998 S235 | AE0042794 | 3998 mm | 14.13 kg |
| | 12 | Gable end purlin beam 80x80x3 L=3998 | AE0042819 | | 28.39 kg |
| | 10 | Gutter beam 140x80x4 Lg=3894 | AE0042849 | | 50.89 kg |
| 1 | 60 | Ridge beam 80x80x2 Lg=1900 | AE0042859 | | 9.73 kg |
| | 2 | Side wall purlin 80x40x2 L=3956 S235 | AE0042804 | 3956 mm | 9.52 kg |
| | 4 | Side wall purlin 80x40x2 L=3998 S235 | AE0042802 | 3998 mm | 9.63 kg |
| | 2 | Side wall purlin beam 80x80x3 L=3998 | AE0042827 | | 34.79 kg |
| | 24 | Square box profile 100x100x3 - S235JRH | AE0042880 | 4199 mm | 37.59 kg |

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Salinas, CA 93908

**Project**
Warehouse
Valley Pride
----

**Drawing**
Warehouse Details Corner 5 G

**Revision**
-

**Revision date**
(D-M-YYYY)

| Engineer | Checked | Scale | Project no. |
|---|---|---|---|
| K. Vaessen | L.Wijnen | 1 : 150 | 35522 |
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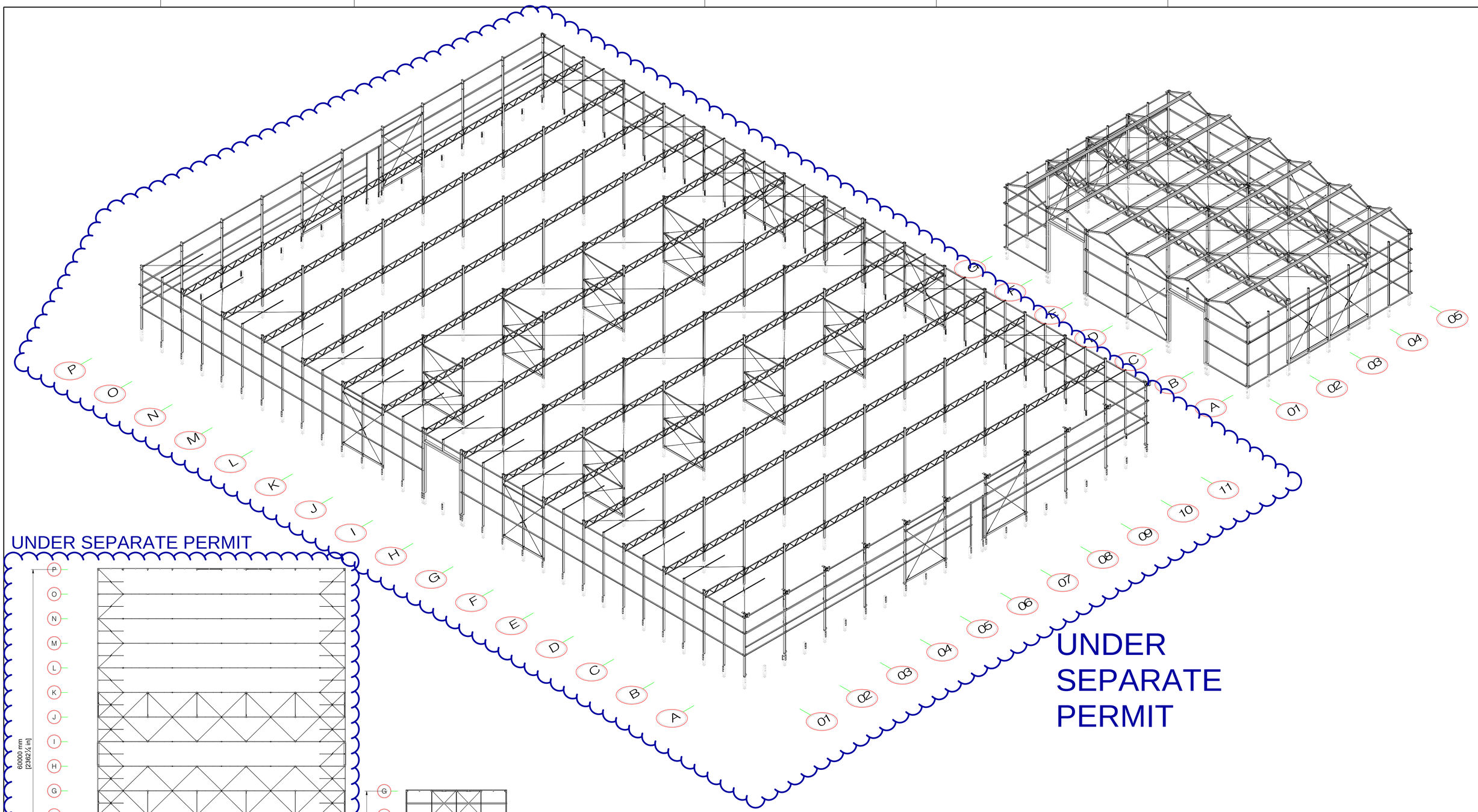
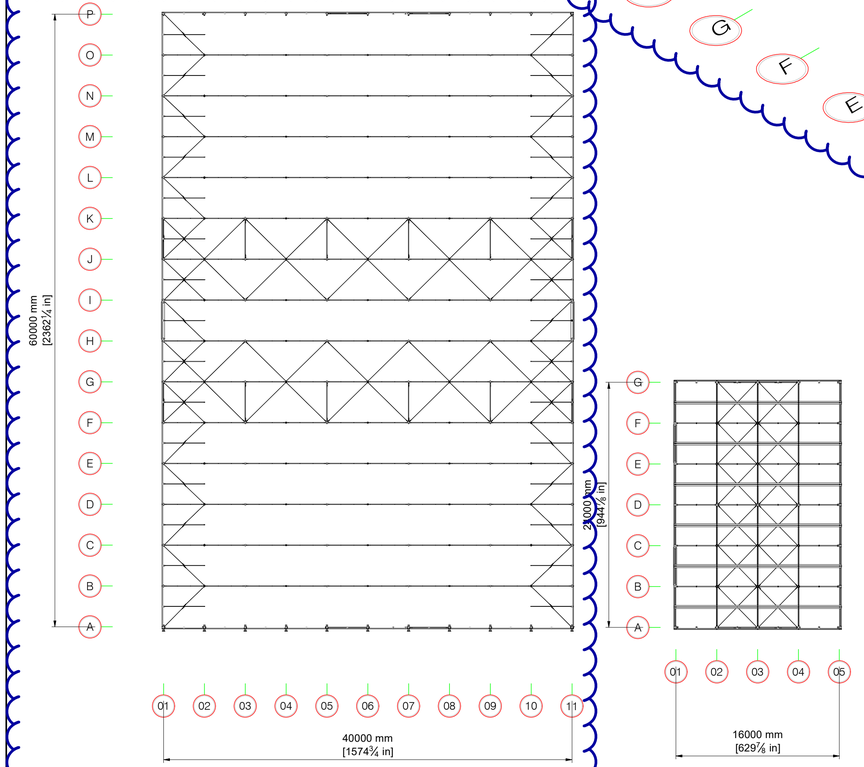
| 5-5-2025 | mm | A1 | 1.2.31 |




UNDER SEPARATE PERMIT







UNDER SEPARATE PERMIT

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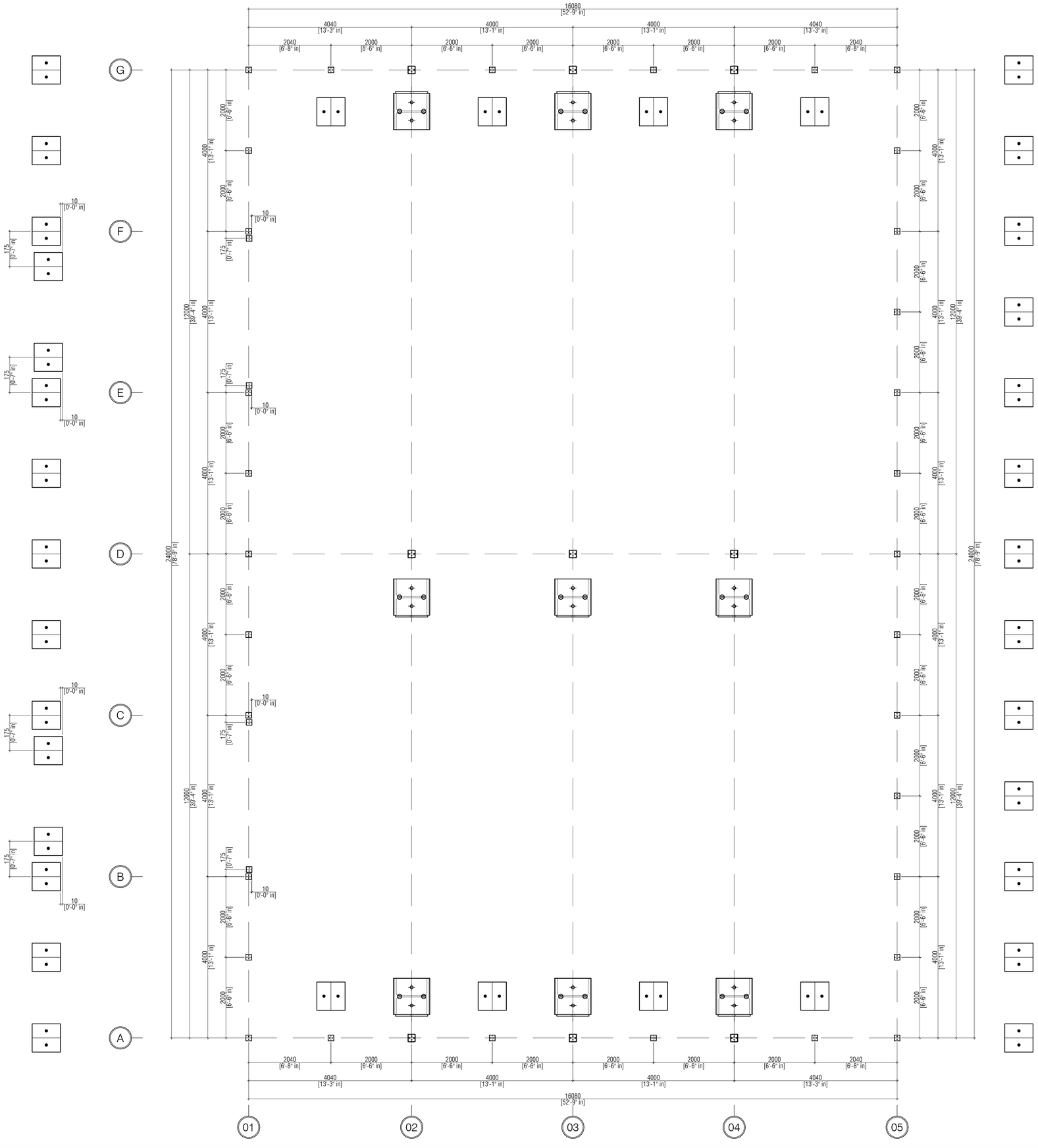
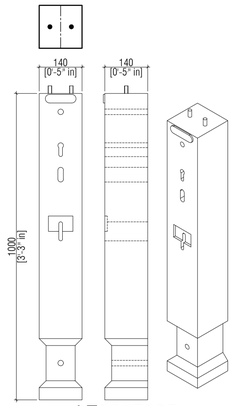
| Client | Project |
|---|---|
| Valley Pride Flowers<br>20400 Spence Rd<br>Salinas, CA 93908 | Warehouse<br>Valley Pride<br>---- |

| Drawing | Revision | Revision date |
|---|---|---|
| Greenhouse + Warehouse 3D Overview | - | (D-M-YYYY) |

| Engineer | Checked | Scale | Project no. |
|---|---|---|---|
| K. Vaessen | L.Wijnen | 1 : 130 | 35522 |
| **Initial date** | **Units** | **Sheet size** | **Sheet no.** |
| 5-5-2025 (D-M-YYYY) | mm | A1 | 1.2.32 |

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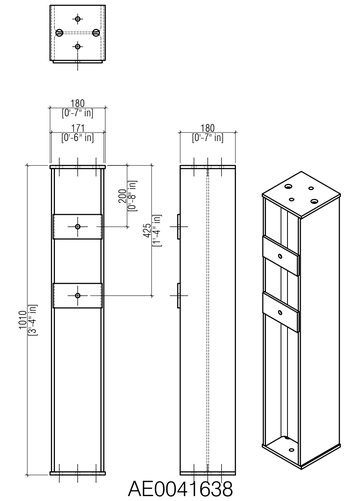


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| Client | Project |
|---|---|
| Valley Pride Flowers<br>20400 Spence Rd<br>Salinas, CA 93908 | Warehouse<br>Valley Pride<br>---- |

| Drawing | Revision | Revision date (D-M-YYYY) |
|---|---|---|
| Positionplan piles | | |

| Engineer | Checked | Scale | Project No. |
|---|---|---|---|
| T. Schoeber | L. Wijnen | 1:50 | 35522 |
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| 14-5-2025 | mm | A1 | 1.3.1 |

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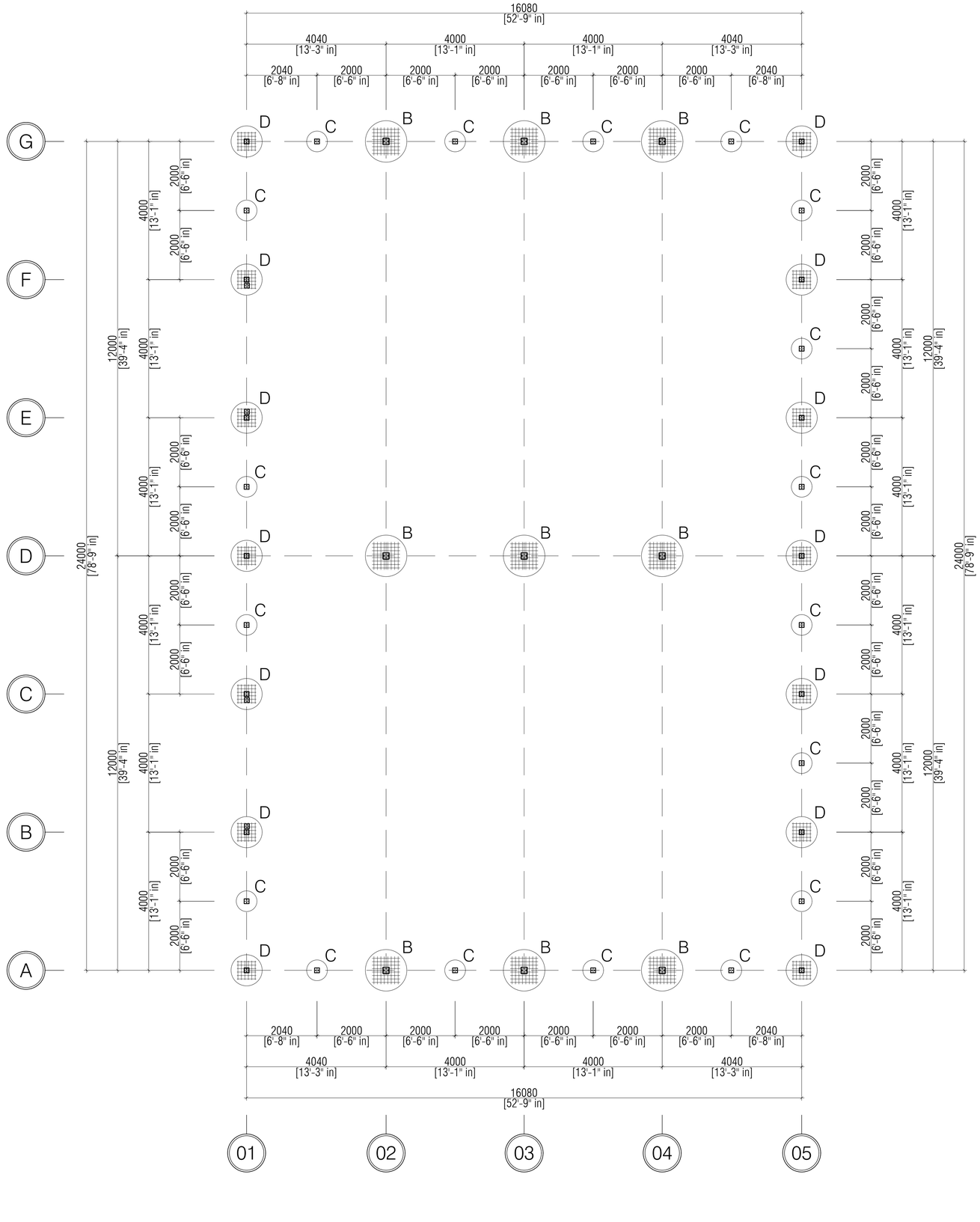
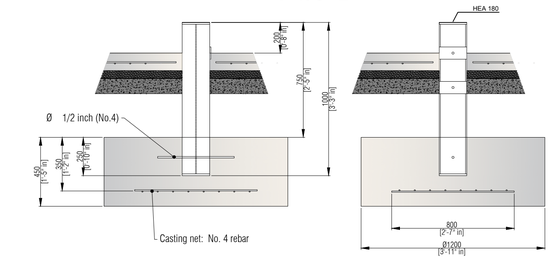
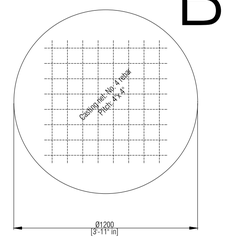
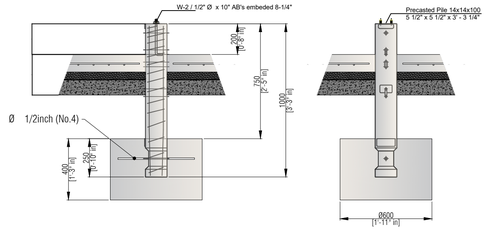


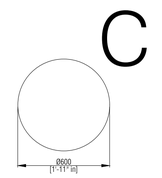

## Pile B



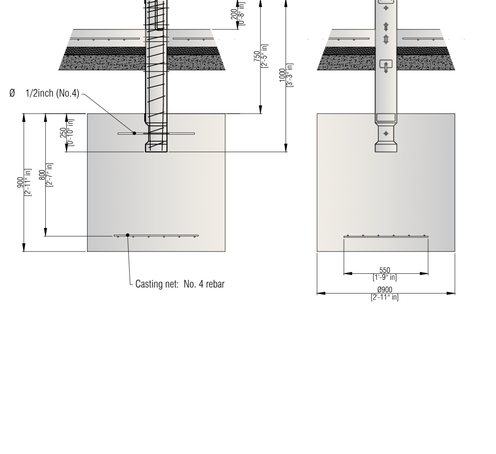



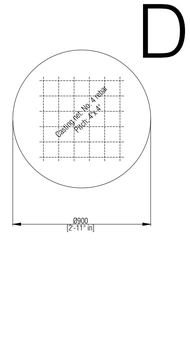

## Pile C




## Pile D

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| Client | Project |
|---|---|
| Valley Pride Flowers<br>20400 Spence Rd<br>Salinas, CA 93908 | Warehouse<br>Valley Pride<br>---- |

| Drawing | Revision | Revision date (D-M-YYYY) |
|---|---|---|
| Details concrete piles | | |

| Engineer | Checked | Scale | Project No. |
|---|---|---|---|
| T. Schoeber | L. Wijnen | 1:50 | 35522 |
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| 14-5-2025 | mm | A1 | 1.3.2 |

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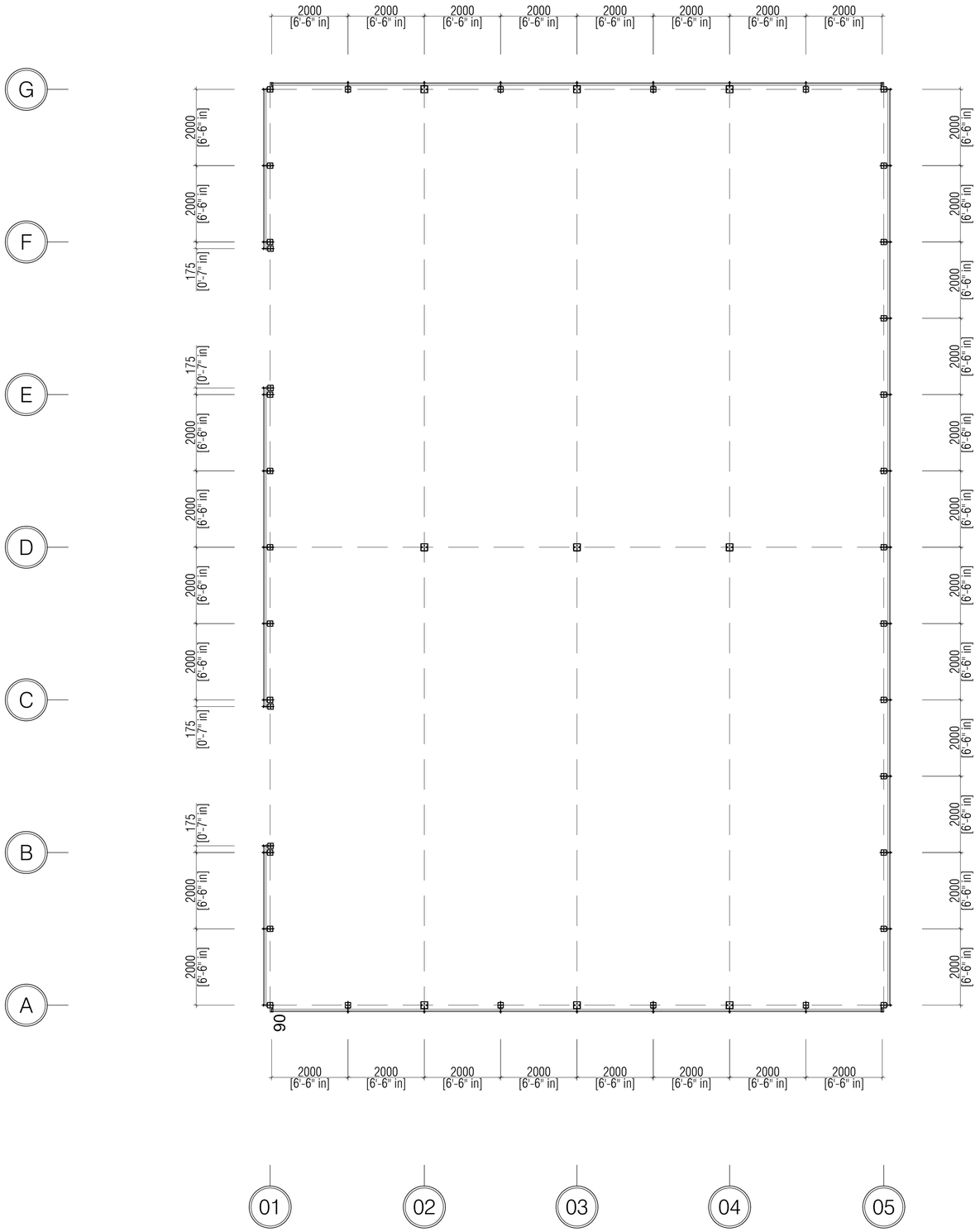
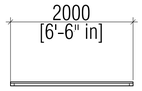
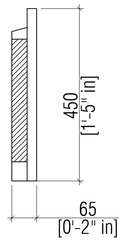



Insulated slabs (65mm)




| Partlist slabs | | | |
|---|---|---|---|
| Description | length | height | Quantity/greenhouse |
| Insulated slabs | 6' - 6" | 1' - 5" | 37 |

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| Client | Project |
|---|---|
| Valley Pride Flowers<br>20400 Spence Rd<br>Salinas, CA 93908 | Warehouse<br>Valley Pride<br>---- |

| Drawing | Revision | Revision date (D-M-YYYY) |
|---|---|---|
| Position plan slabs | | |

| Engineer | Checked | Scale | Project No. |
|---|---|---|---|
| T. Schoeber | L. Wijnen | 1:50 | 35522 |
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| 14-5-2025 | mm | A1 | 1.3.3 |

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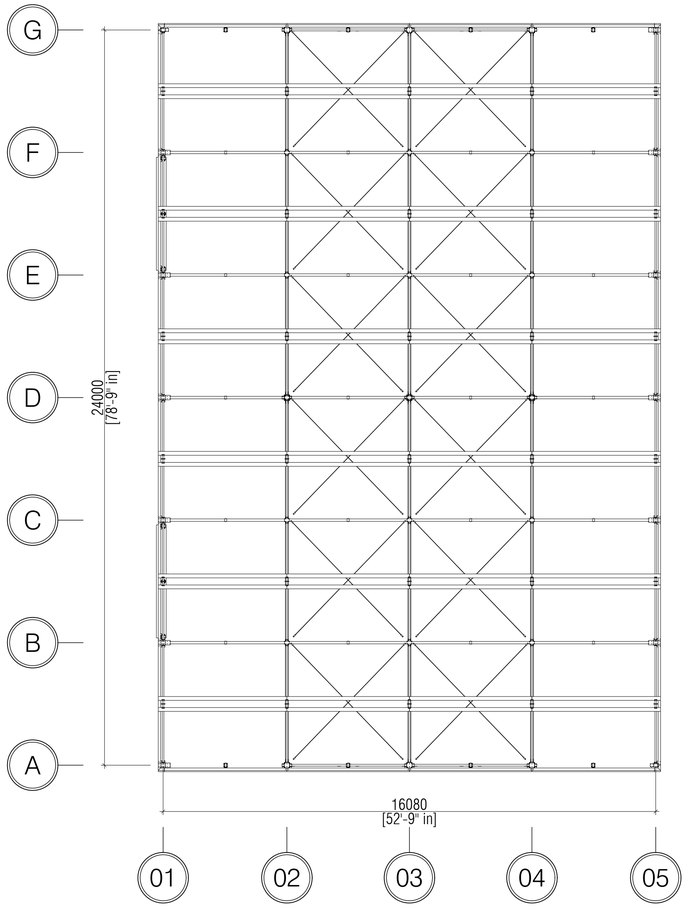


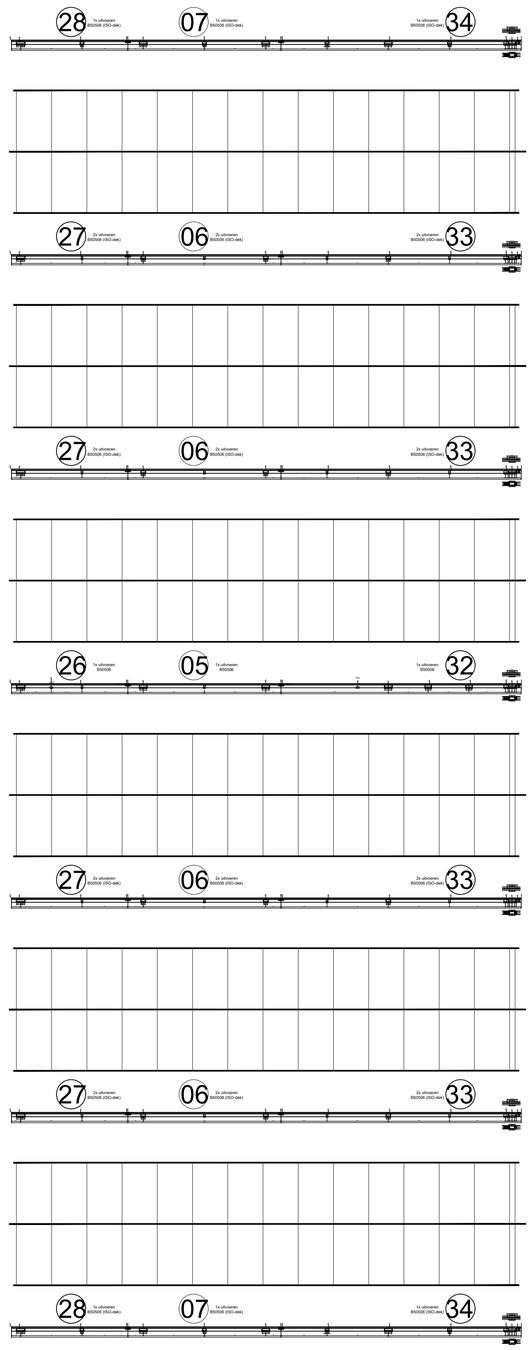


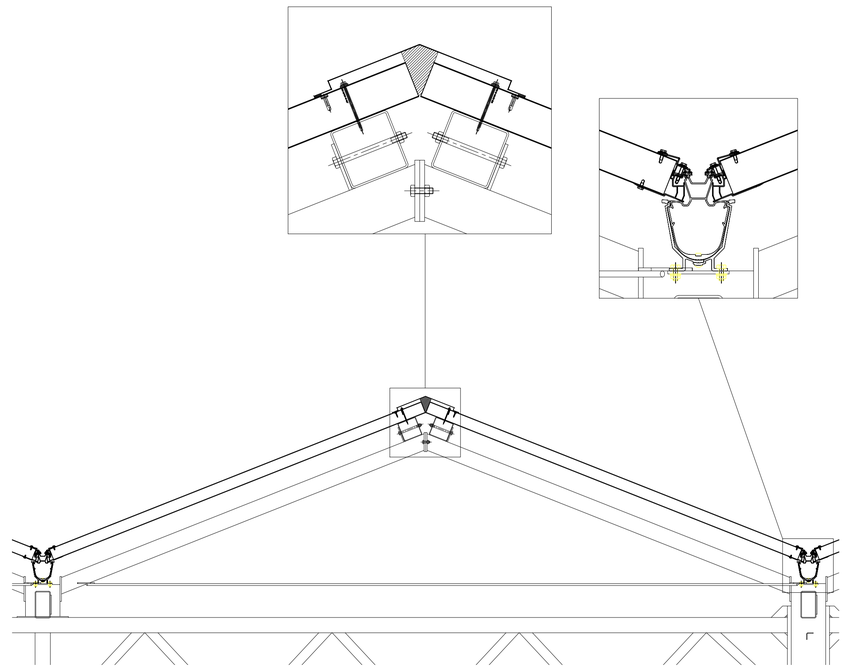

REGISTERED PROFESSIONAL ENGINEER
YUTAKA UYEDA
NO. S-3871
EXP. 12-31-2026
STRUCTURAL
STATE OF CALIFORNIA

SYSTEM USA inc.
GREENHOUSES

System USA inc.
512 Casserly Rd. Watsonville
California 95077

T +01 831 722 1188
sales@systemusa.com
www.systemusa.com

| Client | Project |
|---|---|
| Valley Pride Flowers<br>20400 Spence Rd<br>Salinas, CA 93908 | Warehouse<br>Valley Pride<br>---- |

| Drawing | Revision | Revision date (D-M-YYYY) |
|---|---|---|
| Roof and gutter layout | | |

| Engineer | Checked | Scale | Project No. |
|---|---|---|---|
| T. Schoeber | L. Wijnen | 1:100 | 35522 |
| **Initial date** (D-M-YYYY) | **Units** | **Sheet size** | **Sheet No.** |
| 14-5-2025 | mm | A1 | 1.3.4 |

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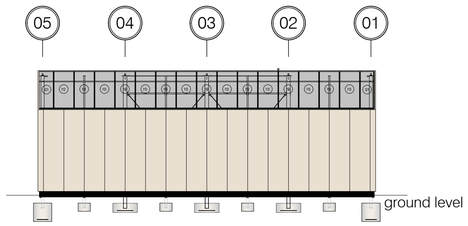


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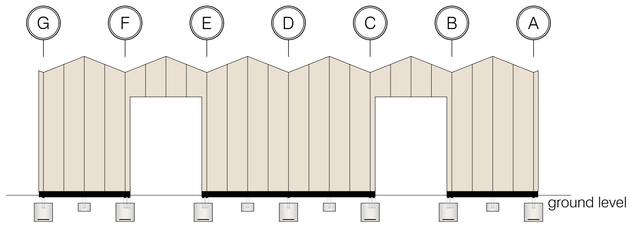


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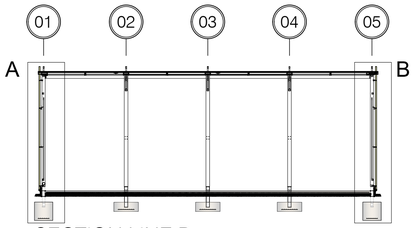


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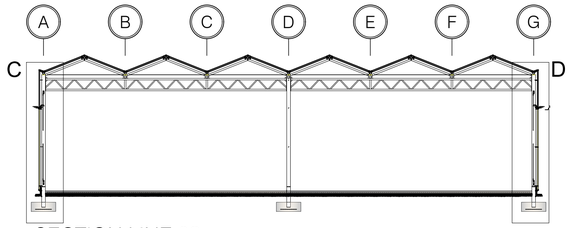


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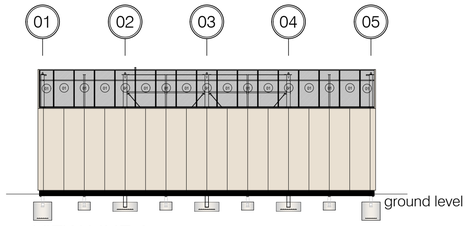


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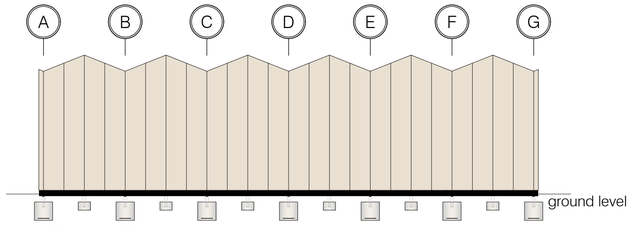


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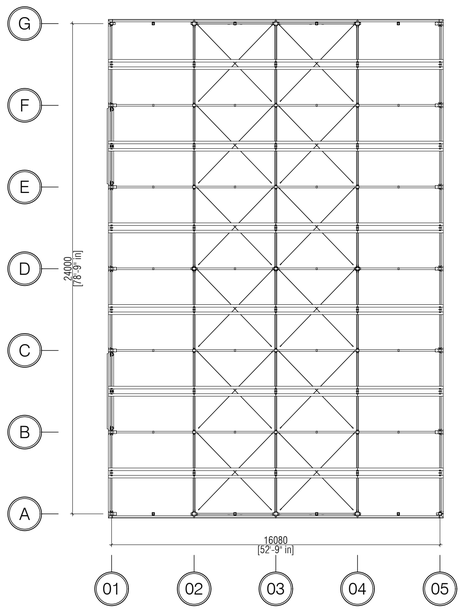
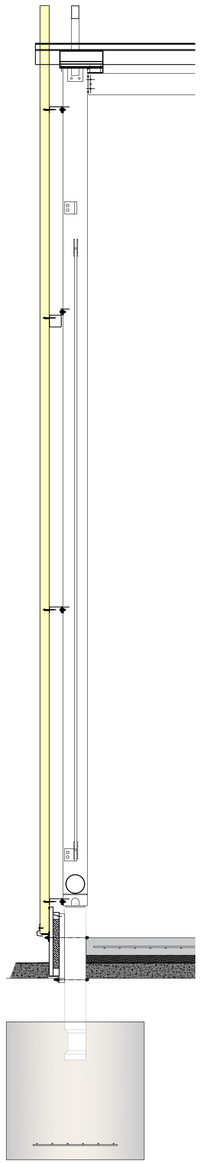
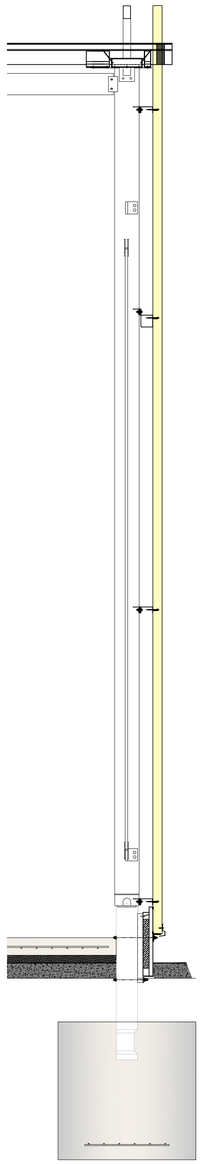


DETAIL A



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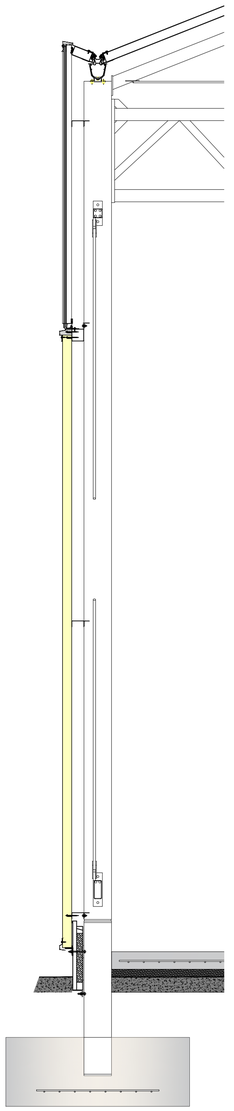
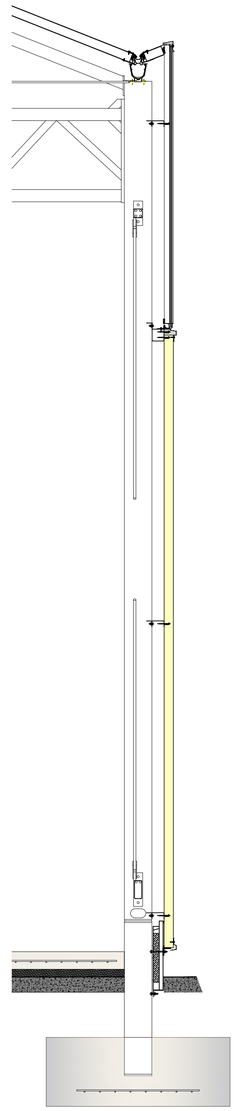


DETAIL C



DETAIL D

REGISTERED PROFESSIONAL ENGINEER
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| Client | Project | | |
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| Valley Pride Flowers<br>20400 Spence Rd<br>Salinas, CA 93908 | Warehouse<br>Valley Pride<br>---- | | |
| Drawing | | Revision | Revision date (D-M-YYYY) |
| Gable views | | | |
| Engineer | Checked | Scale | Project No. |
| T. Schoeber | L. Wijnen | 1:50 | 35522 |
| Initial date (D-M-YYYY) | Units | Sheet size | Sheet No. |
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# Exhibit C

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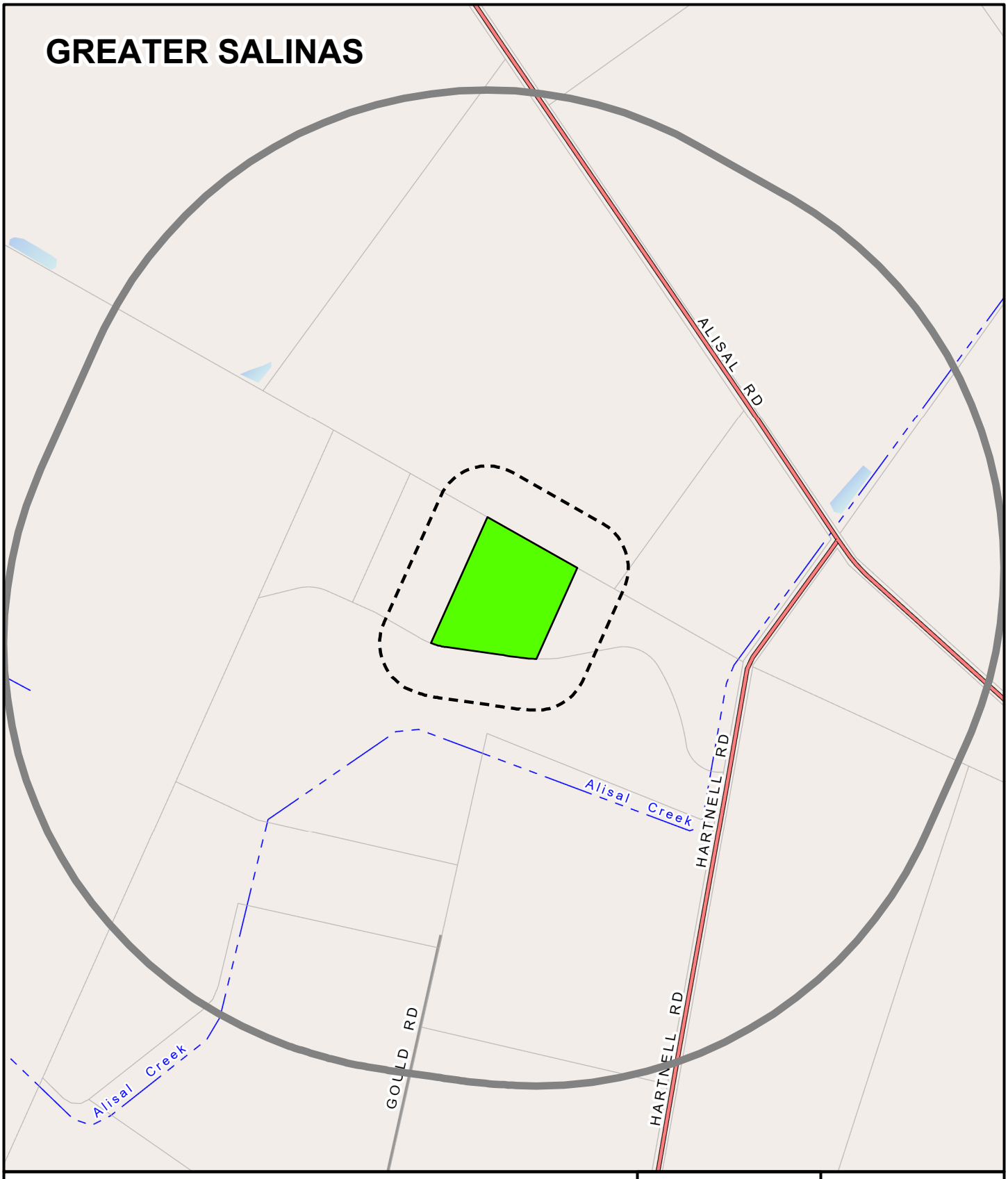


**APPLICANT:** SERGIO & CELIA SILVA

**APN:** 153011059000 **FILE #** PLN250296

Project Site 300 FT Buffer 2500 FT Buffer

N

0 600

Feet

PLANNER: MCKENNA BOWLIN(

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# Exhibit D

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MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
PLANNING
168 W ALISAL ST, 2nd FLOOR, SALINAS, CA 93901
PHONE: (831) 755-5025 FAX: (831) 757-9516

# *PROGRAMMATIC INITIAL STUDY*

## *I. BACKGROUND INFORMATION*

**Project Title:** Multiple Cannabis Cultivation Facilities in Unincorporated Monterey County

**File No.:** Multiple

**Project Location:**

The project area consists of 45 sites in unincorporated Monterey County with existing greenhouses that have been identified for cannabis cultivation. The 45 project sites are located within in the Salinas Valley in northern unincorporated Monterey County. The majority (40) of the project sites are within a 15.75 square mile area located approximately one mile southeast of the City of Salinas and one mile east of U.S. Highway 101 (US 101). Three sites are located north of the City of Salinas. One is approximately one mile northeast and two are approximately one-mile northwest. Two sites are located between Chualar and Gonzales. One is located approximately 2.5 miles west of US 101 along River Road and the other site is located approximately 0.75 miles east of US 101 along Old Stage Road.

The specific sites for proposed cannabis cultivation are referred to as "project sites." The regional location of the project sites is shown in Figure 1. Figure 2 shows the location of each of the 45 greenhouse project sites. Table 1 describes the location of the greenhouse project sites, including applicant name, APN, address, and parcel size.

| | |
|---|---|
| **Name of Property Owner:** | See Table 1 |
| **Name of Applicant:** | See Table 1 |
| **Assessor's Parcel Number(s):** | See Table 1 |
| **Acreage of Property:** | 699.73 acres (total acreage of the 45 sites) |
| **General Plan Designation:** | Farmlands 40-160 acres |
| **Zoning District:** | Farmlands (F/40) |
| **Lead Agency:** | County of Monterey |
| **Prepared By:** | Rincon Consultants, Inc. |
| **Date Prepared:** | April 2020, revised October 2020 |
| **Contact Person:** | Craig Spencer, Monterey County RMA-Planning Division<br>Phone: 831-755-5233<br>Email: spencer@co.monterey.ca.us |

**Figure 1 Regional Location**

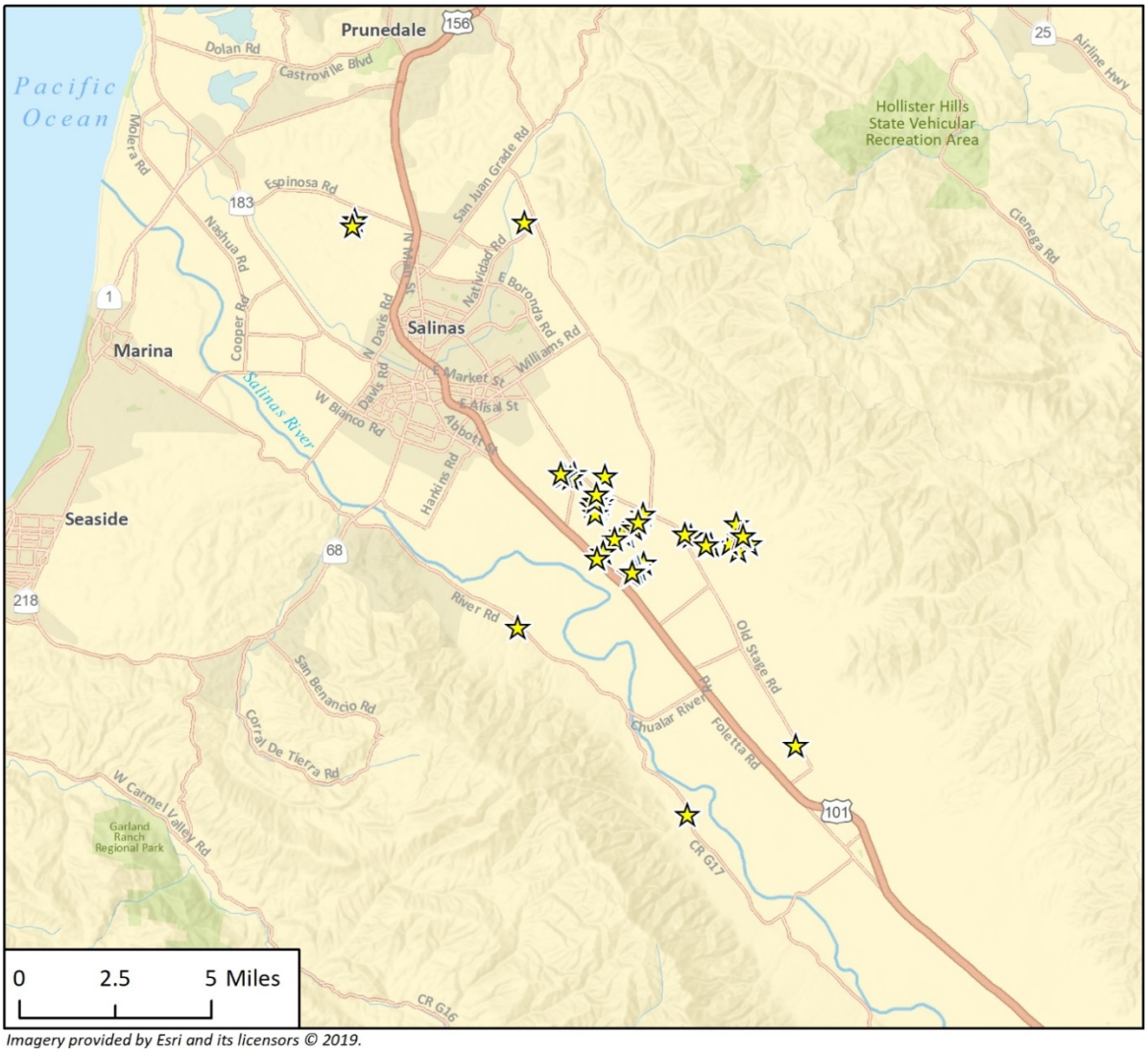

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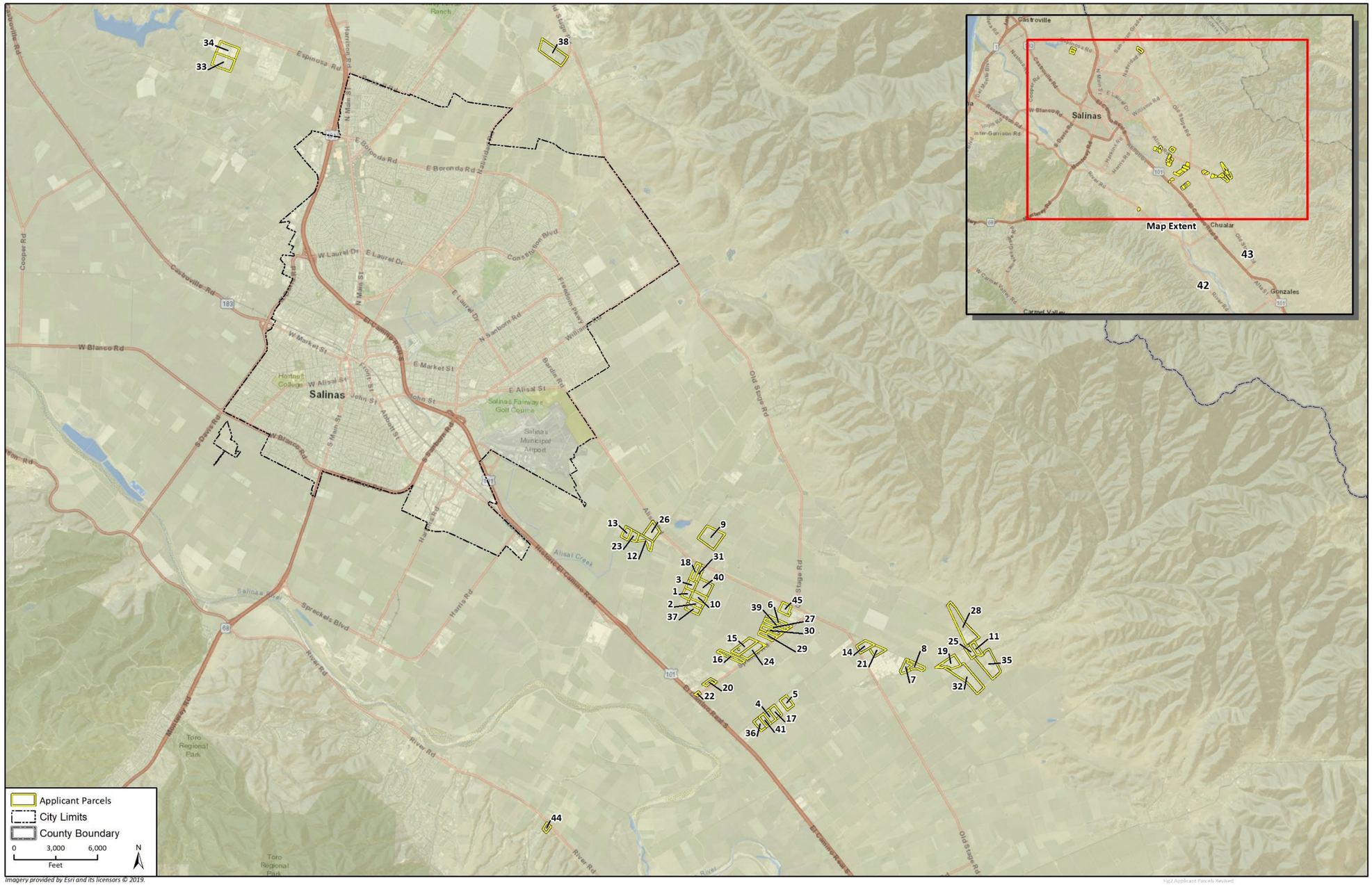
**Figure 2 Project Location**



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## Table 1 Location of Greenhouse Project Sites

| Site Number | Property Owner/ Applicant Name | APN | Address | Parcel Size (acres) |
|---|---|---|---|---|
| 1 | Michael Ferguson | 137-141-011 | 22785 Fuji Ln, Salinas, CA 93908 | 10 |
| 2 | Michael Ferguson | 137-141-014 | 22750 Fuji Ln, Salinas, CA 93908 | 10 |
| 3 | Michael Ferguson | 137-141-010 | 22835 Fuji Ln, Salinas, CA 93908 | 10 |
| 4 | Michael Ferguson | 137-051-025 | 23760 Potter Road Salinas, CA 93908 | 10 |
| 5 | Mike Hackett | 137-051-039 | 23940 Potter Rd, Salinas, CA 93908 | 12.3 |
| 6 | Qlora Group Inc | 137-121-006 | 20180 Spence Rd, Salinas, CA 93908 | 10.96 |
| 7 | Uchida Keishiro & Hanako Trs | 137-111-014 | 25950 Encinal Rd, Salinas, CA 93908 | 9.88 |
| 8 | Uchida Keishiro & Hanako Trs | 137-111-015 | 26000 Encinal Rd, Salinas, CA 93908 | 10.57 |
| 9 | Zabala Farms of Salinas LLC/Gavin | 107-011-006 | 50 Zabala Rd, Salinas, CA 93908 | 40.33 |
| 10 | George Gatanaga | 137-141-013 | 22790 Fuji Ln, Salinas, CA 93908 | 15 |
| 11 | Justin Donnelly | 137-061-026 | 26900 Encinal Rd, Salinas, CA 93908 | 10 |
| 12 | Gavin Kogan | 153-011-060 | 18 Hartnell Rd, Salinas, CA 93908 | 11.6 |
| 13 | Gavin Kogan | 153-011-058 | 2272 Alisal Rd, Salinas, CA 93908 | 9.59 |
| 14 | Michael Gregory | 137-111-031 | 25600 Encinal Rd, Salinas, CA 93908 | 13.7 |
| 15 | Yuji Onitsuka | 137-121-022 | 20420 Spence Rd, Salinas, CA 93908 | 20 |
| 16 | Yoshihiro Shinhira | 137-021-043 | 20510 Spence Rd, Salinas, CA 93908 | 10.23 |
| 17 | Satsuma Pacific | 137-051-024 | 23820 Potter Rd, Salinas, CA 93908 | 10 |
| 18 | Greenworks | 137-141-005 | 2338 Alisal Rd, Salinas, CA 93908 | 9.32 |
| 19 | Joey Espinosa | 137-061-032 | 26500 Encinal Rd, Salinas, CA 93908 | 19.38 |
| 20 | Binhai Harbor Group | 137-021-033 | 20800 Spence Rd, Salinas, CA 93908 | 10 |
| 21 | A Growing Concern/Daniel Vorhies | 137-111-033 | 25700 Encinal, Salinas, CA 93906 | 12.5 |
| 22 | Ryan Gilruth | 137-021-018 | 20954 Spence Rd, Salinas, CA 93908 | 1.7 |
| 23 | Bernard Steimann | 153-011-059 | 2262 Alisal Rd, Salinas, CA 93908 | 9.7 |
| 24 | Bernard Steimann | 137-121-023 | 20400 Spence Rd, Salinas, CA 93908 | 21.42 |
| 25 | Josh Del Real | 137-061-029 | 26800 Encinal Rd, Salinas, CA 93908 | 10 |
| 26 | Gabriel Garcia | 153-011-059 | 2242 Alisal Rd, Salinas, CA 93908 | 22 |
| 27 | Chris Boggs | 137-121-004 | 20220 Spence Rd, Salinas, CA 93908 | 10 |
| 28 | Michael Williamson | 149-031-038 | 26889 Encinal Rd, Salinas, CA 93908 | 47.23 |
| 29 | Peter Mercado Jr. | 137-121-010 & 137-121-013 | 20260 Spence Rd, Salinas, CA 93908 | 10 |
| 30 | Salinas Spence Road | 137-121-012 | 20240 Spence Rd, Salinas, CA 93908 | 11.5 |
| 31 | Sean Jenkins | 137-141-006 | 2340 Alisal Rd, Salinas, CA 93908 | 9.33 |
| 32 | 27020 Encinal Road LLC | 137-061-050 | 27020 Encinal Rd, Salinas, CA 93908 | 48.91 |
| 33 | 360 Espinosa Road LLC | 253-012-048 | 370 Espinosa Rd, Salinas, CA 93907 | 30 |
| 34 | 370 Espinosa Road LLC | 253-012-047 | 360 Espinosa Rd, Salinas, CA 93907 | 30.3 |
| 35 | 214 Lewis Road LLC | 137-061-048 | 27040 Encinal Rd, Salinas, CA 93908 | 42.57 |
| 36 | Ecca Investments | 137-051-027 | 23640 Potter Rd, Salinas, CA 93908 | 10 |
| 37 | Cazares Rodolfo & Hortencia Trs | 137-141-015 | 22730 Fuji Ln, Salinas, CA 93908 | 10 |
| 38 | N/A | 211-021-014 | 398 Natividad Rd, #A, Salinas, CA 93906 | 40 |
| 39 | N/A | 137-121-005 | 20200 Spence Rd, Salinas, CA 93908 | 10 |
| 40 | Valle Del Sol Properties LLC | 137-141-009 | 22900 Fuji Lane, Salinas, CA 93908 | 24 |

| Site Number | Property Owner/ Applicant Name | APN | Address | Parcel Size (acres) |
|---|---|---|---|---|
| 41 | PRSC LLC | 137-151-026 | 23700 Potter Rd, Salinas, CA 93908 | 8.359 |
| 42 | Cali Girls Seeds | 167-041-006 | 1230 River Road, Salinas, CA 93908 | 0.8 |
| 43 | RoVaSe, Inc. | 269-061-014 | 26100 Old Stage Road | 10 |
| 44 | The Hiv, Inc. | 139-091-008 | 564 River Road, Salinas, CA 93908 | 5 |
| 45 | Daniel Vorhies | 137-121-016 | 2378 Alisal Rd, Salinas, CA 93908 | 11.56 |

# *II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING*

## A. Description of Project:

**Background.** On November 8, 2016, voters enacted the Adult Use of Marijuana Act (AUMA). AUMA created a state licensing program for commercial adult-use cannabis activities. On June 27, 2017, the state enacted the Medicinal and Adult-Use of Cannabis Regulatory and Safety Act (Business and Professions Code Section 26000 et seq., MAUCRSA), which created a licensing scheme for both medicinal and adult-use cannabis. MAUCRSA allows counties and cities to maintain local regulatory authority over commercial cannabis activities.

The Monterey County Code (Chapters 7.90, 7.100, 20.67, 21.67, and 21.69) requires necessary land use entitlements for all commercial cannabis and outdoor cannabis operations and is intended to establish criteria for issuing local permits pursuant to the MAUCRSA to establish an effective regulatory and enforcement system as well as establishing a business tax on commercial cannabis operations. It is the intent of the County to provide for the adaptive reuse of greenhouses in Monterey County and to restrict the proliferation of greenhouses or other structures on productive agricultural lands. To this end, within the Farmland zoning district, indoor and mixed-light cannabis cultivation and cannabis nurseries may be permitted with a use permit in each case provided that within the Farmland zoning district, the cultivation occurs only within a greenhouse or industrial building that was permitted or legally established prior to January 1, 2016 (Monterey Code of Ordinances-Chapter 21.67, July 2019).

Cannabis facilities provide for a combination of cultivation, processing, manufacturing, and distribution of cannabis. Facilities may allow for space for one or all of these stages. The cultivation stage begins with the "mother plants." These plants are housed together and maintained for cloning to be used for future growth, as well as for sale to other facilities. Plants are then grown to maturity and processed by cutting, trimming, and drying. Dried plants are manufactured by packaging for retail purposes. Finally, the packaged product is distributed for medical or adult-use sale.

In order to streamline environmental review of the existing facilities, the County is evaluating all 45 project sites within one programmatic initial study. A programmatic initial study evaluates projects that can include one or more of the following: a wide range of individual projects; implementation over a long timeframe; and/or implementation across a large geographic area. The multiple facilities and area proposed for this project includes several individual sites as well as a broad geographic area.

**Project Description.** The 45 proposed project sites contain existing greenhouses that were previously used for various agricultural production, including herbs, crops, and cut flowers. The project sites would require commercial cannabis permits to convert and reuse the existing greenhouses and industrial structures for cannabis cultivation, manufacturing, post-harvest production, and distribution. A large portion of the proposed project sites (31) are currently utilizing the existing greenhouses and other structures on the sites for cannabis production. In addition to the 31 sites with existing operational greenhouses, 14 sites would convert existing greenhouses to cannabis production uses. The project would ~~not require~~ result in the demolition ~~of existing facilities or~~ and construction of new facilities on approximately 25 percent of the project sites, with the remainder of the sites using ~~as the cannabis operations would use~~ existing greenhouses or buildings for cannabis operations. ~~Should any sites require demolition of rebuilding in the future, additional CEQA review may be required when such activities are proposed.~~

**Proposed Site Improvements.** Conversion of the existing greenhouses would require infrastructure improvements to provide for the cultivation and processing needs of the cannabis plants. Plant production is year-round and requires support for development, including light, water, and ventilation. Access to light varies during different stages of plant development. The growth stage requires a minimum of 12 hours of light. Greenhouses would be retrofitted with mechanical curtains to block light during periods with longer hours daylight (i.e. summer). Conversely, greenhouses would also be retrofitted with electrical LED lighting to provide supplemental light during periods of limited natural light (i.e. winter). Ventilation systems with odor prevention measures would be installed, as needed, for plant cultivation, post-harvest production and processing.

Proposed site improvements would also provide operational facilities including: water distribution/conveyance systems for domestic use, drip irrigation, washing for packaging facilities and manufacturing equipment, water treatment facilities, new wells, storage tanks for domestic/emergency/fire suppression water, and permanent bathroom facilities for operational employees. Water use and wastewater production associated with these facilities are addressed under Section 9, *Hydrology and Water Quality* and Section 19, *Utilities and Service Systems*, below. Development of the project sites for cannabis cultivation may also include the establishment of a new public water system, if it is determined that Monterey County's threshold for requiring a water system would be met due to the number of operational employees present on a given project site; this is addressed below under Section 19, *Utilities and Service Systems.*

Site improvements will require design review and approval by the Planning Commission and the tentative map will require review by the Planning Commission. If future development is proposed that differs from what is analyzed in this initial study, additional environmental analysis would be required.

**Buildout Potential.** Of the 45 project sites, 31 (7,087,689 s.f.) are currently operational for cannabis cultivation, manufacturing, or distribution. The remaining 14 project sites are not currently cultivating cannabis but intend to convert the 2,336,896 s.f. of vacant greenhouses to cannabis production. Forty-four (44) of the project sites propose to cultivate in greenhouses, which would be described as a Type 2B "mixed light" designation. The Type 2B license is for cultivation using a combination of natural and supplemental artificial lighting at a maximum threshold to be determined by the licensing authority, between 5,001 and 10,000 square feet, inclusive, of total

canopy size on one premises. Most of the project sites are larger than 10,000 s.f., so they would be applying for multiple Type 2B licenses. Two indoor cultivation sites would apply for multiple Type 1A cultivation, allowing for exclusively artificial lighting of less than or equal to 5,000 square feet of total canopy size on one premises. Square footage for maximum buildout for cultivation, processing, distribution, and manufacturing activities are shown below in Table 2.

**Operations.** The cultivation stage for cannabis requires minimal staffing. Plants are watered by drip irrigation and light is controlled by timers and mechanical curtains during the growing stage of development. The ~~manufacturing~~ processing stage of production requires 40-60 seasonal staff members per site. Plants are processed by cutting, trimming, and drying. The dried product is then packaged on-site and prepared for distribution. A portion of the plants are cut into smaller plants and cloned for distribution to other facilities. The existing 45 project sites collectively have an average total of ~~780~~ 987 employees for regular operations (average of about ~~17~~ 22 employees per site), which grows by ~~159~~ 289 employees seasonally, to ~~939~~1,276. It is anticipated that the project would result in approximately 14,521 new employees across the 45 project sites.[1] Hours of operation vary by site but fall within the hours of 6 AM and 10 PM daily. The average number of total new ~~daily~~ truck trips generated by the project sites is approximately 30 trips per day ~~and~~ in addition to approximately 78 truck trips per week for delivery of materials or supplies and shipment of product, based on information provided by the site operators.

**Utilities.** Operational power of the proposed cannabis facilities would be provided by Pacific Gas & Electric (PG&E). Each site has access to PG&E electrical and natural gas lines. Table 3 provides the existing utilities service information, including water use, wastewater generation, and energy use, and Table 4 provides the proposed infrastructure improvements required, to the extent known.

**Energy.** Cultivation equipment, particularly the lighting and climate control equipment required for indoor and mixed-light operations, requires a relatively large amount of energy (primarily electricity) for operation. Specific energy uses in indoor grow operations include high-intensity lighting, dehumidification to remove water vapor and avoid mold formation, space heating or cooling during non-illuminated periods and drying processes, preheating of irrigation water, generation of $CO_2$ from fossil fuel combustion, and ventilation and air conditioning to remove waste heat (Source IX.1). Lighting is the greatest contributor to energy use (Source IX.1). Reliance on equipment can vary widely as a result of factors such as plant spacing, layout, and the surrounding climate of a given facility.

[1] Calculated using an estimate of full time equivalent (FTE) employment of 0.88 FTE per 1,000 square feet and a greenhouse operation FTE employment of 1.56 FTE per 1,000 square feet.

**Table 2 Maximum Buildout for Project Site**

| Site Number | Address | Parcel Size (acres) | Past Use (When Use Ended) | Currently Used for Cannabis? | Current Average Number of Regular Employees (Seasonal Employees) | Cultivation Building Area (sf) | Processing Building Area (sf) | Distribution Building Area (sf) | Manufacturing Building Area (sf) |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 22785 Fuji Ln, Salinas, CA 93908 | 10.0 | Cut flowers (unknown) | Yes | 20 (20) | 239,652 | N/A | N/A | N/A |
| 2 | 22750 Fuji Ln, Salinas, CA 93908 | 10.0 | Cut flowers (unknown) | No | 20 (20) | 210,460 | 31,325 | N/A | N/A |
| 3 | 22835 Fuji Ln, Salinas, CA 93908 | 10.0 | Cut flowers (unknown) | Yes | 20 (20) | 238,463 | 34,342 | N/A | N/A |
| 4 | 23760 Potter Road Salinas, CA 93908 | N/A | Cut flowers (unknown) | No | 20 (20) | 290,000 | N/A | N/A | N/A |
| 5 | 23940 Potter Rd, Salinas, CA 93908 | 12.3 | Cut flowers (2016) | Yes | 30 (30) | 269,941 | 7,058 | N/A | N/A |
| 6 | 20180 Spence Rd, Salinas, CA 93908 | 11.0 | Cut flowers (unknown) | Yes | 25 (25) | 268,560 | 16,786 | N/A | N/A |
| 7 | 25950 Encinal Rd, Salinas, CA 93908 | 9.9 | Cut flowers (unknown) | Yes | 10 (20) | 459,510 | 4,635 | N/A | N/A |
| 8 | 26000 Encinal Rd, Salinas, CA 93908 | 10.6 | Cut flowers (unknown) | Yes | 10 (20) | Shared with Site 8 | Shared with Site 8 | N/A | N/A |
| 9 | 50 Zabala Rd, Salinas, CA 93908 | 40.3 | Cut flowers (unknown) | Yes | 15 (18) | 140,000 | 2,400 | N/A | N/A |
| 10 | 22790 Fuji Ln, Salinas, CA 93908 | 15.0 | Cut flowers (still in use) | Yes | 40 (40) | 236,000 | 1,350 | N/A | 2,400 |
| 11 | 26900 Encinal Rd, Salinas, CA 93908 | 10.0 | Cut flowers (1990) | Yes | 15 (20) | 220,000 | 5,000 | 5,000 | 6,000 |
| 12 | 18 Hartnell Rd, Salinas, CA 93908 | 11.6 | Unknown (unknown) | Yes | 10 (15) | 82,900 | 2,264 | N/A | N/A |
| 13 | 2272 Alisal Rd, Salinas, CA 93908 | 9.6 | Unknown (unknown) | Yes | 24 (17) | 190,600 | 3,800 | N/A | N/A |
| 14 | 25600 Encinal Rd, Salinas, CA 93908 | 13.7 | Trucking yard (2015) | Yes | 8 (15) | 57,000 | 2,529 | N/A | N/A |
| 15 | 20420 Spence Rd, Salinas, CA 93908 | 20.0 | Cut flowers and vegetables (still in use) | Yes | 30 (50) | 288,633 | 6,125 | N/A | 700 |

| Site Number | Address | Parcel Size (acres) | Past Use (When Use Ended) | Currently Used for Cannabis? | Current Average Number of Regular Employees (Seasonal Employees) | Cultivation Building Area (sf) | Processing Building Area (sf) | Distribution Building Area (sf) | Manufacturing Building Area (sf) |
|---|---|---|---|---|---|---|---|---|---|
| 16 | 20510 Spence Rd, Salinas, CA 93908 | 10.2 | Cut flowers (unknown) | No | 15 (20) | 154,588 | N/A | N/A | N/A |
| 17 | 23820 Potter Rd, Salinas, CA 93908 | 10.0 | Cut flowers and trucking yard (unknown) | Yes | 15 (20) | 170,484 | 10,164 | N/A | N/A |
| 18 | 2338 Alisal Rd, Salinas, CA 93908 | 9.3 | Cut flowers (still in use) | Yes | 40 (60) | 204,704 | 3,200 | N/A | N/A |
| 19 | 26500 Encinal Rd, Salinas, CA 93908 | 19.4 | Flower nursery (2017) | Yes | 65 (80) | 550,000 | 1,320 | 10,320 | 900 |
| 20 | 20800 Spence Rd, Salinas, CA 93908 | 10.0 | Recycling plant (2016) | No | 10 (20) | 3,457 | N/A | N/A | 33,522 |
| 21 | 25700 Encinal, Salinas, CA 93906 | 12.5 | Cut flowers (2017) | No | 12 (20) | 171,503 | 3,200 | 2,544 | N/A |
| 22 | 20954 Spence Rd, Salinas, CA 93908 | 1.7 | Unknown (2016) | No | 6 (8) | N/A | N/A | N/A | 3,000 |
| 23 | 2262 Alisal Rd, Salinas, CA 93908 | 9.7 | Agriculture (2015) | N/A | 50 (55) | 171,605 | 3,814 | 1,179 | N/A |
| 24 | 20400 Spence Rd, Salinas, CA 93908 | 21.4 | Agriculture and floral production (2015) | N/A | 20 (24) | 237,750 | 5,000 | 2,400 | N/A |
| 25 | 26800 Encinal Rd, Salinas, CA 93908 | 10.0 | Orchids, flowers, vegetable plants (2016) | Yes | 40 (60) | 263,680 | 8000 | 3000 | 10,414 |
| 26 | 2242 Alisal Rd , Salinas, CA 93908 | 22.0 | Berry and vegetable production (2017) | Yes | N/A | 239,400 | 10,000 | 1,850 | 2,500 |
| 27 | 20220 Spence Rd, Salinas, CA 93908 | 10.0 | Beneficial insect production (still in use) | No | 20 (20) | 214,273 | 12,000 | 3,590 | 6,000 |

| Site Number | Address | Parcel Size (acres) | Past Use (When Use Ended) | Currently Used for Cannabis? | Current Average Number of Regular Employees (Seasonal Employees) | Cultivation Building Area (sf) | Processing Building Area (sf) | Distribution Building Area (sf) | Manufacturing Building Area (sf) |
|---|---|---|---|---|---|---|---|---|---|
| 28 | 26889 Encinal Rd, Salinas, CA 93908 | 47.2 | Schubert Nursery Topiary (2017) | Yes | 150 (150) [maximums] | 464,360 | 20,682 | 5,000 | 5,000 |
| 29 | 20260 Spence Rd, Salinas, CA 93908 | 10.0 | Cut flower and agriculture (2015) | Yes | 12 (24) | 247,000 | 8,922 | 2,515 | 7,000 |
| 30 | 20240 Spence Rd, Salinas, CA 93908 | 11.5 | Agriculture and cut flowers (2015) | Yes | 15 (22) | 177,965 | 7,200 | 3,123 | 0 |
| 31 | 2340 Alisal Rd, Salinas, CA 93908 | 9.3 | Herbs, flowers, and vegetable cultivation (2018) | Yes | 14 (24) | 206,700 | 3,276 | 2,100 | 0 |
| 32 | 27020 Encinal Rd, Salinas, CA 93908 | 48.9 | Cut flowers, herbs, ornamentals, and vegetable seedlings (still in use) | N/A | N/A | 228,216 | 8,000 | 2,000 | 800 |
| 33 | 370 Espinosa Rd, Salinas, CA 93907 | 30.0 | Flower products and vegetables (still in use) | 2015 | 50 (80) | 308,159 | | 12,254 | |
| 34 | 360 Espinosa Rd, Salinas, CA 93907 | 30.3 | Herbs, floral products, and vegetables (2018) | Yes | 50 (90) | 611,113 | 7,829 | 1,200 | 2,533 |
| 35 | 27040 Encinal Rd, Salinas, CA 93908 | 42.6 | Cut flowers, herbs, ornamentals, and vegetable seedlings (still in use) | N/A | N/A | 326,000 | 8,000 | 2,500 | 2,500 |
| 36 | 23640 Potter Rd, Salinas, CA 93908 | 10.0 | Floral and spice production (unknown) | 2015 | 11 (15) | 272,603 | 1,025 | 896 | N/A |

| Site Number | Address | Parcel Size (acres) | Past Use (When Use Ended) | Currently Used for Cannabis? | Current Average Number of Regular Employees (Seasonal Employees) | Cultivation Building Area (sf) | Processing Building Area (sf) | Distribution Building Area (sf) | Manufacturing Building Area (sf) |
|---|---|---|---|---|---|---|---|---|---|
| 37 | 22730 Fuji Ln, Salinas, CA 93908 | 10.0 | Floral and spice production (unknown) | 2005 | 18 (25) | 135,300 | 1,050 | 814 | 0 |
| 38 | 398 Natividad Rd, #A, Salinas, CA 93906 | 40.0 | Row crop, row crop cultivation, and flower cultivation (2017, partially) | Yes (partially) | 15 (20) | 176,004 | 3,000 | 2,000 | 0 |
| 39 | 20200 Spence Rd, Salinas, CA 93908 | 10.0 | Cultivation flower (2017, partially) | Yes (partially) | 15 (20) | 268900 | 5,600 | 2,200 | 0 |
| 40 | 22900 Fuji Lane, Salinas, CA 93908 | 24.0 | Beneficial insect production (still in use) | No | 30 (45) | N/A | 196,000 | 4,480 | 6,000 |
| 41 | 23700 Potter Rd, Salinas, CA 93908 | 8.4 | Non-cannabis agriculture (unknown) | Yes | N/A | 99288 | 6,685 | 400 | |
| 42 | 1230 River Road, Salinas, CA 93908 | 0.8 | Residential (still in use) | No | N/A | 190 | 0 | 0 | 0 |
| 43 | 26100 Old Stage Road | 10.0 | Agricultural (2016) | Yes | N/A | 500 | 576 | 0 | 0 |
| 44 | 564 River Road, Salinas, CA 93908 | 5.0 | Residential (still in use) | Yes | N/A | 7,520 | 1,984 | 923 | 0 |
| 45 | 2378 Alisal Rd, Salinas, CA 93908 | 11.6 | Cut flowers (still in use) | No | 16 (24) | 330,000 | N/A | N/A | N/A |
| **Total** | | | | | **987 (1,276)** | **9,106,981** | **458,395** | **57,534** | **86,769** |

*Notes: N/A = not available/unknown*

## Table 3 Existing Utilities Usage

| Site Number | Address | Current Water Use (GPD) | Current Wastewater Provider | Current Energy Use (kWh/year) | Current Energy Source |
|---|---|---|---|---|---|
| 1 | 22785 Fuji Ln | 17,000 | Septic | 1,200 | Utility |
| 2 | 22750 Fuji Ln | 45,000 | Septic | 72,000 | Utility |
| 3 | 22835 Fuji Ln | N/A | N/A | N/A | N/A |
| 4 | 23760 Potter Rd | 17,000 | Septic | 6,000 | Utility |
| 5 | 23940 Potter Rd | 50,000 | Septic | N/A | Utility |
| 6 | 20180 Spence Rd | 50,000 | Septic | 1,500,000 | Utility |
| 7 | 25950 Encinal Rd | 1,000,000 | Septic | N/A | Utility |
| 8 | 26000 Encinal Rd | *data combined with 25950 Encinal Rd (above) | | | |
| 9 | 50 Zabala Rd | 3,732 | SP Sanitation | 1,169,916.25 | Utility |
| 10 | 22790 Fuji Ln | 17,000 | Septic | N/A | Utility and generator |
| 11 | 26900 Encinal Rd | 3,000 | Septic | 19,200,000 | Utility |
| 12 | 18 Hartnell Rd | N/A | N/A | N/A | N/A |
| 13 | 2272 Alisal Rd | N/A | N/A | N/A | N/A |
| 14 | 25600 Encinal Rd | 7,976 | Septic | 300,000 | Utility |
| 15 | 20420 Spence Rd | 20,000 | Septic | 1,621,250 | Utility |
| 16 | 20510 Spence Rd | 4,000 | Septic | 27,000 | Utility |
| 17 | 23820 Potter Rd | N/A | N/A | N/A | N/A |
| 18 | 2338 Alisal Rd | N/A | Septic | N/A | Utility |
| 19 | 26500 Encinal Rd | 26,796,000 | Septic | 1,200 | Utility |
| 20 | 20800 Spence Rd | N/A | Septic | N/A | Utility |
| 21 | 25700 Encinal Rd | N/A | Septic | N/A | Utility |
| 22 | 20954 Spence Rd | N/A | N/A | N/A | N/A |
| 23 | 2262 Alisal Rd | 20,000 | Septic | 1,080,000 | Utility |
| 24 | 20400 Spence Rd | 20,000 | Septic | 1,100,000 | Utility and generator |
| 25 | 26800 Encinal Rd | 12,513 | Septic | 960,000 | Utility and generator |
| 26 | 2242 Alisal Rd | N/A | Septic | 0 | Utility |
| 27 | 20220 Spence Rd | N/A | Septic | 1 | Utility |
| 28 | 26889 Encinal Rd | 45 to 50 | Septic | 3,805,601.02 | Utility and generator (back up only) |
| 29 | 20260 Spence Rd | 3,000 | On-Site Reverse Osmosis System | 750,000 | Utility |
| 30 | 20240 Spence Rd | 1,174 | Septic | 267,398 | Utility |
| 31 | 2340 Alisal Rd | 7,500 | Septic | 1,000,000 | Utility and generator |

| Site Number | Address | Current Water Use (GPD) | Current Wastewater Provider | Current Energy Use (kWh/year) | Current Energy Source |
|---|---|---|---|---|---|
| 32 | 27020 Encinal Rd | 66,728 | Septic | 68,588 | Utility |
| 33 | 370 Espinosa Rd | 65,616 | Septic | 516,718 | Utility |
| 34 | 360 Espinosa Rd | 28,163 | Septic | 1,418,184 | Utility |
| 35 | 27040 Encinal Rd | 72,312 | Septic | 78,1448 | Utility |
| 36 | 23640 Potter Rd | 45,000 | Septic | 623,597 | Utility |
| 37 | 22730 Fuji Ln | 3,342 | Septic | 949,500 | Utility |
| 38 | 398 Natividad Rd, #A | 643 | Septic | 0 | Utility |
| 39 | 20200 Spence Rd | 45,000 | Septic | 92,000 | Utility |
| 40 | 22900 Fuji Ln | N/A | Septic | 1 | Utility |
| 41 | 23700 Potter Rd | 700 | Septic | 265,376 | Utility |
| 42 | 1230 River Rd | 0.5 | Septic | 1,000 | Utility and solar |
| 43 | 26100 Old Stage Rd | 300 | Septic | 8,220 | Utility |
| 44 | 564 River Rd | N/A | N/A | N/A | N/A |
| 45 | 2378 Alisal Rd | N/A | N/A | N/A | N/A |

*Notes: N/A = not available/unknown*

## Table 4 Proposed Utilities Improvements

| Site Number | Address | New Wells | Water Storage Tanks | Irrigation | Waste-water | Bathrooms | Washing Facilities | Electric Utility | Roads | Parking | Fencing | Other |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 22785 Fuji Ln | Yes | Yes | No | No | No | No | Yes, 4,000 amps | No | No | No | No |
| 2 | 22750 Fuji Ln | No | Yes, 30,000 gallons | Yes, new system | No | No | No | Yes | Yes, fire access road | New paved parking, 25 spaces, no EV | Partial | Increase natural gas service |
| 3 | 22835 Fuji Ln | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 4 | 23760 Potter Rd | No | Yes | Yes, new drip | No | Yes, 6-8 | Yes, 6-8 | Yes, 4,000 amps | Yes, fire access | Yes, 120 spaces | Yes, perimeter | Rebuild greenhouses |
| 5 | 23940 Potter Rd | N/A | Yes, 50,000 gallons | N/A | N/A | No, 3 existing | No, 3 existing | N/A | No | No | No | No |
| 6 | 20180 Spence Rd | No | unknown | No | No | No | No | Power upgrade | No | No | No | Rehabilitate 68,000-sf greenhouses |

| Site Number | Address | New Wells | Water Storage Tanks | Irrigation | Waste-water | Bathrooms | Washing Facilities | Electric Utility | Roads | Parking | Fencing | Other |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7 | 25950 Encinal Rd | No | Yes, 50,000 gallons | Yes, new drip | No | Yes, 1 | Yes, 1 | Yes, 400 amp | No | No | No | Greenhouse rehabilitation |
| 8 | 26000 Encinal Rd | *data combined with 25950 Encinal Rd (above) | | | | | | | | | | |
| 9 | 50 Zabala Rd | No | Yes, 70,000 gallons | As needed | No | Yes | Yes | Yes, 8,000 amp 480v upgrade | Yes, fire access | No, 58 spaces, no EV | Yes, extend fence for fire lane and site access | Encroachment permit; lighting |
| 10 | 22790 Fuji Ln | No | No | Yes, new holding tanks | No | 2 | Yes, 2 | No | No | 25 new spaces | Yes, for 14 acres | No |
| 11 | 26900 Encinal Rd | No | Yes, 40,000 gallons | No | No | Yes, 2 | Yes, 2 | Yes, 400 amp | Yes, fire access | Yes, 15 spaces | No | 3 greenhouses and 10,000-square foot building |
| 12 | 18 Hartnell Rd | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 13 | 2272 Alisal Rd | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 14 | 25600 Encinal Rd | No | Yes, 48,800 gallons | No | No | No | No | Yes, 3,000 amp | New paving | No | No | No |
| 15 | 20420 Spence Rd | Yes, 1 new | Yes, two 65,000 gallon tanks | Yes | N/A | Yes, 1 | N/A | Yes, power upgrade | N/A | No | No | Fire sprinkler upgrade |
| 16 | 20510 Spence Rd | No | Yes, 100,000 gallons | Yes, replace pump | No | Yes, 2 | No | Yes, minor upgrades | No | 10 spaces | 3,000,000 linear feet | No |
| 17 | 23820 Potter Rd | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 18 | 2338 Alisal Rd | No | Yes, 40,000 gallons | Yes, new drip | No | Yes, 8 stalls | No | Yes, 4,000 amps | Yes, second entrance | 68 spaces | Yes, new fence and gate | No |
| 19 | 26500 Encinal Rd | No | Yes, 120,000 gallons | Yes, new lines | No | No | No | No | No | No | Yes, back fence | Fire sprinkler upgrade |
| 20 | 20800 Spence Rd | No | No | No | No | No | No | No | No | No | No | No |
| 21 | 25700 Encinal Rd | No | No | No | No | Yes, 3 | Yes, 3 | N/A | N/A | Yes, 26 new spaces | No | Rehabilitate 5,000-square feet |

| Site Number | Address | New Wells | Water Storage Tanks | Irrigation | Waste-water | Bathrooms | Washing Facilities | Electric Utility | Roads | Parking | Fencing | Other |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 22 | 20954 Spence Rd | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 23 | 2262 Alisal Rd | No | No | No | No | Yes | No | Yes, two 4,000-amp transformers, new electrical panels | Yes, fire access | No, 50 spaces, no EV | No | Retrofit Greenhouse 1, remodel DISTRO building, modify dry room |
| 24 | 20400 Spence Rd | No | No | | No | Yes | Yes, new showers | Yes, two 4,000-amp transformers, new electrical panels | Yes, fire access | 55 spaces, no EV, new dirt parking area | No | Remove old residence |
| 25 | 26800 Encinal Rd | No | Yes, 45,000 gallons | Yes, new drip | Yes | Yes | No | Yes, upgrade | No | No, 54 spaces, no EV | Yes, new security fencing | Rebuild two greenhouses and a warehouse to prior existing square footage |
| 26 | 2242 Alisal Rd | No | Yes, 80,000 gallons | No | Yes | Yes | No | Yes, upgrade | Yes, add base rock | Yes, 72 spaces improved with base rock | No | Expand processor building by 10,000 sf |
| 27 | 20220 Spence Rd | No | Yes, 50,000 gallons | Yes, new drip | No | No | No | Yes | Yes, improve access roads | Yes, 35 spaces | Yes, front and back | No |
| 28 | 26889 Encinal Rd | No | Yes, 65,000 gallons | No | Yes (new septic to bathrooms) | Yes | Yes | Yes, two 4,000 amp panels | Yes, fire access | Yes, 193 spaces, 3 electric | Yes, replace/ repair fencing | New and upgraded gas line |
| 29 | 20260 Spence Rd | No | Yes, 4 | No | No | No | No | Yes | Yes, fire access | No, 60 spaces, no EV | No | New dry room facility |
| 30 | 20240 Spence Rd | No | Yes, 75,000 gallons | Yes, new drip | No | Yes | Yes | Yes, 6,000 amp | Yes, fire access | Yes, improve ADA space; 24 spaces; no EV. | New security fence added 2017 | Replace 2 greenhouses destroyed by storm |
| 31 | 2340 Alisal Rd | No | Yes, 75,000 gallons | Yes, new drip | Yes | Yes | Yes | Yes, 8,000 amps | Yes, fire access | Yes, improve ADA spaces, 53 spaces, no EV | Perimeter security fence installed | New greenhouses and service buildings |

| Site Number | Address | New Wells | Water Storage Tanks | Irrigation | Waste-water | Bathrooms | Washing Facilities | Electric Utility | Roads | Parking | Fencing | Other |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 32 | 27020 Encinal Rd | No | Yes, 60,000 gallons | No | No | No | No | Yes, 4,000 amps | Yes, fire access | Yes, improve ADA space, 43 spaces, no EV | Yes, security fencing | No |
| 33 | 370 Espinosa Rd | No | Yes, 120,000 gallons | No | No | No | No | Yes, increase to 12,000 amps | No | Yes, partial resurfacing, 168 spaces, no EV | Yes, security fencing | No |
| 34 | 360 Espinosa Rd | No | Yes, 120,000 gallons | No | No | No | No, using existing | Yes, increase to 16,000 amps | No | Yes, partial resurfacing, 68 spaces, no EV | Yes, security fencing | No |
| 35 | 27040 Encinal Rd | No | Yes, 60,000 gallons | No | No | No | No | Yes, 12,000 amps | Yes, all weather fire access road | Yes, improve ADA space, 33 spaces, no EV | Yes, security fencing | No |
| 36 | 23640 Potter Rd | No | No | No | Yes | No | No | Yes | Yes, all weather fire access road; culvert & driveway improvements within road ROW | No, 19 spaces, no EV | No | No |
| 37 | 22730 Fuji Ln | No | Yes, 41,000 gallons | Yes, upgrade low-flow system | No | No | No | Yes, upgrade to 1,600 amps, 277/480 volts, transformer | Yes, fire access | No, 55 spaces, no EV | No | Stormwater retention pond, fire prevention system improvements |
| 38 | 398 Natividad Rd, #A | No | Yes, 40,000 gallons | No | Yes | No | Yes | Yes | Yes, fire access | No, 43 spaces, no EV | No | No |
| 39 | 20200 Spence Rd | No | Yes, 30,000 gallons | Yes, new system | No | No | Yes | Yes, two 4,000 amp | Yes, fire access | No, 35 spaces, no EV | No | New gas line and fire sprinklers for metal buildings |
| 40 | 22900 Fuji Ln | No | Yes, 1 tank | Yes, drip irrigation | No | No | No | Yes | Yes, upgrade access roads with compacted | Yes, 30 spaces | Yes, front and back | N/A |

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

*Notes: N/A = not available/unknown*

Generators located at various sites provide backup power production during the winter months when additional light and heat are needed for plant cultivation. Monterey County Code Section 21.67.050.B.9 states that "On-site renewable energy generation shall be required for all indoor (cultivation activities using artificial lighting only including Type 1A, 1C, 2A, 3A and 4 state license types) cannabis cultivation activities. Renewable energy systems shall be designed to have a generation potential equal to or greater than one half of the anticipated energy demand."[2] Energy upgrades, including renewable energy systems, new power lines and generators, are proposed throughout the project sites.

**Water.** Water supply for irrigation, processing, and domestic use would be provided by on-site or shared wells. A few project sites are connected to existing public water systems, including the El Camino Water Company INC, Spence Road Water System #05, Encinal Rd Water System #1, and Green Valley Floral. Other sites not connecting to an existing water system may require the establishment of a new small water system or public water system with Monterey County, as discussed in Section 19, *Utilities and Service Systems*. Several of the sites have water sources (within the Salinas Valley Groundwater Basin) that exceed the maximum contaminant level for nitrate and 1,2,3 trichloropropane (TCP) and would require on-site treatment prior to use for cannabis cultivation. The treatment systems would generate waste, which would require offsite disposal or approval/wastewater discharge permit for onsite disposal from the Central Coast RWQCB; this is also addressed in Section 19, *Utilities and Service Systems*.

During operation of the proposed project, water supply would be pumped from existing wells and would be conveyed to the cultivation greenhouses via drip-irrigation systems. As discussed in Section 10, *Hydrology and Water Quality*, groundwater quality in the area is typically affected by high nitrate concentrations, which are common to agricultural areas. This water is required to be treated to primary drinking water standards for domestic use. Well restoration, maintenance, and installation may be included for various sites, where applicants have explored available connections through an existing permitted water system within three miles of the project site and no such system is available. Potential impacts associated with water infrastructure replacement are discussed in Section 10, *Hydrology and Water Quality* and Section 19, *Utilities and Service Systems.*

**Solid Waste.** Any municipal solid waste generated at the project sites would be contained in dumpsters and serviced by the Salinas Valley Solid Waste Authority (SVSWA) and Monterey Regional Waste Management District (MRWMD). Plant trimming waste would be minimized by composting requirements pursuant to CDFA regulations 8108 and 8308 requiring a cannabis waste management plan, which may include composting cannabis waste in compliance with title 14 of California Code of Regulations, division 7, chapter 3.1. On-site composting is possible but not

[2] Type 1A means indoor cultivation using exclusively artificial lighting of between 501 and 5,000 square feet of total canopy size on one premises. Type 1C means cultivation using a combination of natural and supplemental artificial lighting at a maximum threshold to be determined by the licensing authority, of 2,500 square feet or less of total canopy size for mixed-light cultivation, or 500 square feet or less of total canopy size for indoor cultivation, on one premises. Type 2A means indoor cultivation exclusively using artificial lighting and having a total canopy size between 5,001 and 10,000 square feet on one premises. Type 3A means indoor cultivation using exclusively artificial lighting and having a total canopy area between 10,001 and 22,000 square feet on one premises. Type 4 means cultivation of cannabis solely as a nursery. In no cases are renewable energy systems required on greenhouses using only natural light.

required for the project sites; most green waste would be hauled and disposed of offsite, for composting at the landfill. The County does not allow for burning of cannabis waste on the project sites.

**Wastewater.** Wastewater is constituted of both domestic sewage produced at bathroom facilities as well as process wastewater produced through project operation and maintenance activities, including but not limited to wash water. All domestic sewage would be contained in on-site septic systems. Septic systems would be pumped on an as-needed basis, depending on the number of employees at each site. Domestic sewage would be pumped out of the septic systems and hauled to an approved wastewater treatment facility by a registered liquid waste hauler. Process wastewater would be disposed of in compliance with the Cannabis General Order, as discussed below in Section 10, *Hydrology and Water Quality* and Section 19, *Utilities and Service Systems.*

**Site Access.** Regional access to the 38 project sites located south of the City of Salinas and east of US 101 would be provided by intersections of US 101 and Hartnell Road, Spence Road, and Potter Road. Two project sites are located to the west of US 101 along River Road. The three sites to the north of Salinas are accessed from US 101 and Espinosa Road/Russell Road. Local access to the southern sites is from Alisal Road and Encinal Road. Two sites northwest of Salinas are accessed from Espinosa Road and the one site to the northeast of Salinas is accessed from Natividad Road.

Roadway, fencing, and parking improvements may be constructed at some sites. Parking improvements would include formalization of existing parking areas and potentially creation of additional parking; however, parking areas are not anticipated to be paved.

**Environmental Setting.** The 45 project sites contain existing greenhouses, farmland, parking, single-family farm housing, and supporting infrastructure such as storage warehouses, water tanks, generators, and trailers that were previously used for agricultural uses. The distribution of on-site uses varies throughout all the project sites. Thirty-one of the sites are currently operational with licensed commercial cannabis cultivation, manufacturing, and distribution. The remaining ~~eight~~ 14 facilities are not currently operational with licensed commercial cannabis, although they are in the process of obtaining licenses. Currently, these remaining ~~eight~~ 14 facilities are operational for floral, spice, herb, and vegetable production or are not in use.

These sites are located throughout the Salinas Valley both north and south of the City of Salinas and are generally flat and surrounded by roadways and adjacent farmland. Quail Creek and Alisal Creek are located southeast of the City of Salinas and run east-west through a portion of the project area. One project site is located northeast of the City of Salinas and is approximately 0.3 mile east of Natividad Creek, flowing north-south, and at the foot of Vierra Canyon to the east. The Salinas River is located west of US 101 and runs north-south approximately 0.5 miles to the west of the project area.

Regional access to the 40 project sites located south of the City of Salinas would be provided by intersections of US 101 and Hartnell Road, Spence Road, and Potter Road. The three sites to the north of Salinas are accessed from US 101 and Espinosa Road/Russell Road. Local access to the southern sites is from Alisal Road and Encinal Road. Two sites northwest of Salinas are accessed from Espinosa Road and the one site to the northeast of Salinas is accessed from Natividad Road. Two sites are located west of US 101, one west of Spence and one farther south, west of Penvir.

Both sites would be accessed by River Road. One site is located east of Penvir, along Old Stage Road.

Project sites would be accessed via private roadways and driveways off the local access arterial roadways. Access gates provide entry to some of the project sites.

**General Plan Land Use Designation.** The project sites are designated Farmland (F). Farmlands are typically 40-160 acres minimum and allow a range of uses to conserve and enhance the use of the important farmlands in the County of Monterey while also providing opportunity to establish necessary support and ancillary facilities for those agricultural uses. The extent of use of land for this designation shall be limited to building coverage of 5 percent of the subject property, except for commercial greenhouse operations, which are permitted coverage of 50 percent. Land adjacent to the sites are also designated Farmland (Source IX.2).

**Zoning.** All but two of the project sites are zoned Farmland, which allows soil dependent agricultural uses, including crop and tree farming, dry land farming, livestock farming, greenhouses and vineyards. The two remaining sites, at 20800 and 20954 Spence Road, are zoned Heavy Industrial (HI). Chapter 21.67 of the Monterey County Municipal Code specifically allows for specified uses depending on the zoning districts. Uses include cultivation, manufacturing, processing, storing, laboratory testing, packaging, labeling, transporting, distributing, delivery, and sale of medical and adult-use marijuana. Zonings that allow specified cannabis uses include Light Industrial, Heavy Industrial, Agricultural Industrial, and Farmland with approval of a Cannabis Use Permit (CUP) and Commercial Cannabis Business Permit (CCBP) by the County.

Commercial cannabis cultivation is only allowed within greenhouses, warehouse, and industrial buildings established prior to January 1, 2016 and located only in the Farmland or Industrial zoning districts. Manufacturing is only permitted in Heavy Commercial, Light Industrial, Heavy Industrial, Agricultural Industrial, and in Farmland zoning districts. Outdoor cultivation is not contemplated in this document.

The 45 project sites are all located adjacent to farmland in unincorporated Monterey County to the north, south, east, and west. City of Salinas is located approximately one mile north of 42 of the project sites and one mile south of the three northernmost sites. The City of Gonzales is located approximately 2.5 miles south of the two southernmost the project sites.

**Analysis Baseline.** CEQA Guidelines Section 15125(a) defines the environmental setting of a project as being: "the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, from both a local and regional perspective."

The Guidelines state that the "environmental setting will *normally* constitute the baseline physical conditions by which a lead agency determines whether an impact is significant" (emphasis added). In certain instances, the lead agency has the discretion to use a baseline other than existing conditions at the time environmental analysis is commenced, as long as this decision is supported by substantial evidence.

For this Initial Study, the baseline for most issues is the existing condition, as described under *Setting* above. This includes existing greenhouses that were previously used for various agricultural production, including herbs, crops, and cut flowers. Thirty-one (31) of the greenhouse project sites are currently cultivating cannabis. Three sites have been cultivating cannabis since 2005. Seven of the project sites have been cultivating cannabis since 2015 when the Medical Cannabis Regulation and Safety Act (MCRSA) was passed in California. One site has been cultivating cannabis since 2017 when MAUCRSA was passed. The remaining 20 sites are assumed to have been cultivating cannabis since approximately 2017. Fourteen sites (14) have not been previously cultivating cannabis.

For five issue areas – air quality, energy, greenhouse gas emissions, transportation, and water supply – the baseline for analysis accounts for the prior use of the greenhouses for various agricultural production, excluding cannabis; primarily cut flowers. Given the historic use of the greenhouse project sites for agricultural production, and the intent of the applicants to continue to cultivate commercial cannabis within greenhouses that are currently cultivating cannabis, and to convert greenhouses that were previously utilized for agricultural production to commercial cannabis cultivation, it has been determined that the most consistent baseline for evaluating energy demand, greenhouse gas emissions, vehicle trips, and water demand associated with all greenhouse project sites is the prior agricultural use.

**B. Other Public Agencies Whose Approval May be Required:**

California Department of Food and Agriculture (CalCannabis)

- State Cannabis License

Department of Public Health (Manufactured Cannabis Safety Branch (MCSB)

- On-site Wastewater Treatment System Permit

County of Monterey

- Commercial Cannabis Business Permit
- Cannabis Use Permit
- Coastal Development Permit

Bureau of Cannabis Control (Distribution)

- Cannabis Distribution Permit

California State Water Resources Control Board (SWRCB)

- NPDES Construction General Permit
- Cannabis General Order

California Department of Fish & Wildlife (DFW)

- Lake and Streambed Alteration
- Incidental Take Statement or Incidental Take Permit

Monterey Bay Air Resources District (MBARD)

- Authority to Construct, if required
- Permit to Operate, if required

## *III. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS*

Use the list below to indicate plans applicable to the project and verify their consistency or non-consistency with project implementation. [to insert a checked box, type 'Alt B'; to insert a blank box, type 'Alt-A']

**General Plan/Area Plan** ☒ **Air Quality Mgmt. Plan** ☒

**Specific Plan** ☐ **Airport Land Use Plans** ☐

**Water Quality Control Plan** ☒ **Local Coastal Program-LUP** ☐

General Plan. The proposed project was reviewed for consistency with the 2010 Monterey County General Plan. The proposed commercial cannabis uses are consistent with the Farmland land use designation. The project is consistent with other applicable General Plan policies, as further discussed in Section 10, *Land Use and Planning* (Source: IX.3). **CONSISTENT**

Water Quality Control Plan. Monterey County is included in the Central Coast Regional Water Quality Control Board – Region 3 (CCRWQCB). The CCRWQCB regulates the sources of water quality related problems that could result in actual or potential impairment or degradation of beneficial uses or degradation of water quality. The 45 project sites would convert existing greenhouses and industrial structures from previous agricultural uses to commercial cannabis cultivation. No new development is proposed that would increase the amount of impervious surfaces on the sites; therefore, existing drainage patterns would not be substantially altered. In addition, the commercial cannabis uses that would replace the existing agricultural uses under the proposed project would have a lower water demand than present uses, effectively decreasing the total amount of water usage on the project sites; accordingly, potential impacts associated with water usage and application would also decrease, including as related to erosion, siltation, and surface runoff on and off site.

Because the project sites have an agricultural classification, activities at each site would not require coverage under NPDES Construction General Permit (Source: IX.4), which must describe sediment and erosion control measures, runoff water quality monitoring, maintenance responsibilities, and other requirements. The project would not increase impervious surfaces.

Consistent with the SWRCB Cannabis Cultivation Policy, project-specific Best Management Practices (BMPs) shall be reviewed and approved by the County as part of the licensing process. BMPs for Cannabis Cultivation are discussed further in Section 10, *Hydrology and Water Quality*. Pursuant to compliance with these existing requirements, the proposed project would not result in water quality impacts or be inconsistent with the objectives of this plan (Source: IX.4). **CONSISTENT**

Air Quality Management Plan. Inconsistency with the Air Quality Management Plan (AQMP) is an indication of a project's cumulative adverse impact on regional air quality (ozone levels). It is not an indication of project-specific impacts, which are evaluated according to the Air District's

adopted thresholds of significance. Inconsistency with the AQMP is considered a significant cumulative air quality impact. The Monterey Bay Air Resources District (MBARD) prepared the AQMP for the Monterey Bay Region. The AQMP addresses the attainment and maintenance of State and federal ambient air quality standards within the North Central Coast Air Basin. As shown in Section 3, *Air Quality*, the project's criteria pollutant emissions would not exceed MBARD thresholds for criteria pollutants, including ozone precursors (ROG and $NO_X$) and large particulate matter ($PM_{10}$), for which the NCCAB is in nonattainment. Given the aforementioned, the project would not contribute to or result in exceedance of the AMBAG growth forecasts on which the AQMP is based and the project would be consistent with the 2017 AQMP. Therefore, the proposed project would not conflict with or obstruct implementation of the AQMP (Source: IX.5). **CONSISTENT**

## *IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION*

### A. FACTORS

The environmental factors checked below would be potentially affected by this project, as discussed within the checklist on the following pages. [Type 'Alt B' to insert a checked box]

| | | |
|---|---|---|
| ■ Aesthetics | ■ Agriculture and Forestry Resources | ■ Air Quality |
| ■ Biological Resources | ■ Cultural Resources | ■ Energy |
| ■ Geology/Soils | ■ Greenhouse Gas Emissions | ■ Hazards & Hazardous Materials |
| ■ Hydrology/Water Quality | ■ Land Use/Planning | ■ Mineral Resources |
| ■ Noise | □ Population/Housing | □ Public Services |
| □ Recreation | ■ Transportation | ■ Tribal Cultural Resources |
| ■ Utilities/Service Systems | □ Wildfire | ■ Mandatory Findings of Significance |

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, and are easily identifiable and without public controversy. For the environmental issue areas where there is no potential for significant environmental impact (and not checked above), the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

☐ Check here if this finding is not applicable

**FINDING**: For the above referenced topics that are not checked off, there is no potential for significant environmental impact to occur from either construction, operation or maintenance of the proposed project and no further discussion in the Environmental Checklist is necessary. [Provide evidence for each topic/factor]

**EVIDENCE:**

14. Population/Housing. The 45 project sites would allow for cannabis production within existing agricultural greenhouses. The cultivation, manufacturing, production, and distribution of cannabis would potentially increase the number of on-site employees but would not result in direct population growth. As the proposed cannabis operations were previously used for other agricultural activities, the employment provided by the project would be mostly transferred employment opportunities from prior or existing uses, and the increase or decrease in overall employment in the County would be minor. The vast majority of current employees live in Salinas or the surrounding area, which can be reasonably assumed to continue to be true for the proposed project. Jobs generated by the proposed cannabis operations are likely to be filled by existing residents of the County or nearby cities. The project sites would maintain farmland uses under the existing zoning designation and would not directly induce unplanned population.

    The project sites are currently developed with existing greenhouses, some industrial buildings, and single-family residences accessory to the agricultural use. The retrofitting or replacement of the existing greenhouse structures and commercial cannabis operations would not displace people or housing, necessitating the construction of replacement housing elsewhere.

    Implementation of the project would not construct or displace any housing, as the project sites are not currently developed with housing. The workers who would service the site would likely come from the existing population and would not reflect or attribute to any type of population growth. There would be *no impact*.

15. Public Services. The project sites are currently served by Monterey County Regional Fire District. Cannabis businesses are required to pay a tax per square foot that goes directly to funding the fire district, per a measure passed in June 2018. The closest fire station to the project sites to the south of the City of Salinas is the Chualar Station (#2) located at 24281 Washington Street, approximately three to six miles from the sites located south of Salinas. Project sites located to the north of the City of Salinas would be served by Toro Station (#1) located at 19900 Portola Drive, approximately four miles southwest of the northern sites. (Source: IX.52) The North County Fire District Station 2 could also serve the sites north of City of Salinas. The Station is located at 17639 Pesante Road, Prunedale, approximately four miles north of City of Salinas.

    The project would not facilitate the construction of new habitable structures. As discussed in Section 3, *Air Quality*, the project is estimated to have approximately 14,521 employees. As the proposed cannabis operations were previously used for other agricultural activities, the employment provided by the project would be mostly transferred employment opportunities from prior or existing uses, and the increase or decrease in overall employment in the County would be minor. Therefore, the project's employment would be from within the community and is

not be anticipated to pull population from outside of the area that would represent a substantial population increase that would require additional facilities. The project would not result in the provision of or need for new or physically altered fire protection facilities.

The Monterey County Sheriff's Office provides police services to the unincorporated portions of the County. These services include patrol, crime prevention, and crime investigation provided out of stations in Monterey, Salinas, and King City. The nearest station to the project sites is the Salinas station, located at 1414 Natividad Road in Salinas, approximately two to five miles from the sites located immediately north and south of Salinas. (Source: IX.53).

As discussed earlier, the increase or decrease in overall employment in the County would be minor because the project is converting existing agricultural facilities to cannabis operations, which is also an agricultural use. The project's employment would be from within the community and is not be anticipated to pull population from outside of the area, and the project would not facilitate the construction of habitable structures that would require additional facilities. The project would not result in significant additional demand for police protection services since the project does not include new residential or commercial development. The project would not result in the need for new or physically altered police protection facilities.

As described previously, the project would not facilitate the construction of new habitable structures. It is assumed that on-site employees would be from within the existing community; as such, the project would not indirectly increase population. Because the project would not generate a population increase, it would not result in the need for the construction of new schools, parks, or other public facilities. There would be *no impact*.

16. Recreation. The project would not generate population directly or indirectly. As such, the project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur. The project does not include a recreational facility, nor require the construction or expansion of existing recreational facilities. No significant change in the demand for use of recreation facilities is expected. There would be *no impact*

20. Wildfire. While nearly all of California is subject to some degree of wildfire hazard, there are specific features that make certain areas more hazardous. CAL FIRE is required by law to map areas of significant fire hazards based on fuels, terrain, weather and other relevant factors (Public Resources Code [PRC] 4201-4204, California Government Code 51175-89). The primary factors that increase an area's susceptibility to fire hazards include topography and slope, vegetation type and vegetation condition, and weather and atmospheric conditions. The project sites

are relatively flat with minimal wildland fire fuel. The project would not add trees to the sites and would not substantially alter the sites to exacerbate wildfire hazards.

In California, responsibility for wildfire prevention and suppression is shared by federal, state and local agencies. Federal agencies have legal responsibility to prevent and suppress wildfires in Federal Responsibility Areas (FRAs). CAL FIRE prevents and suppresses wildfires in State Responsibility Area (SRA) lands, which are non-federal lands in unincorporated areas with watershed value, are of statewide interest, defined by land ownership, population density, and land use. Wildfire prevention and suppression in Local Responsibility Areas (LRA) are typically provided by city fire departments, fire protection districts, counties, and by CAL FIRE under contract to local government. CAL FIRE maps fire hazards based on zones, referred to as Fire Hazard Severity Zones. Each of the zones influence how people construct buildings and protect property to reduce risk associated with wildland fires. Under state regulations, areas within Very High Fire Hazard Severity Zones (VHFHSZ) must comply with specific building and vegetation management requirements intended to reduce property damage and loss of life within these areas. The project sites are in a LRA and are non-VHFHSZ. The project sites are not in or near a state responsibility area and are not classified as having a high fire hazard (Source: IX.57).

The conversion of existing greenhouses for commercial cannabis use would not require new infrastructure associated with fire prevention. The nearest waterway to the project sites is the Salinas River. There would be no impact related to flooding or landslides resulting from post-fire geologic conditions. There would be *no impact*.

## B. DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on

attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

| Signature | Date |
|---|---|
| *Craig Spencer* | **Planning Services Manager** |

## *V. EVALUATION OF ENVIRONMENTAL IMPACTS*

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).

2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significance.

## *VI. ENVIRONMENTAL CHECKLIST [To insert checked box, type 'Alt B']*

| 1. AESTHETICS<br>**Would the project:** | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Have a substantial adverse effect on a scenic vista? (Source: IX.3for questions that have "no impact" insert number corresponding to list of references and no further discussion is required ) | ☐ | ☐ | ☒ | ☐ |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | ☐ | ☐ | ☐ | ☒ |
| c) In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | ☐ | ☐ | ☒ | ☐ |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | ☐ | ☐ | ☒ | ☐ |

**Discussion/Conclusion/Mitigation:**

**Aesthetics 1(a) – Less than Significant.** The County of Monterey does not identify any specific vistas within the County (Source IX.2). However, the Gabilan and Santa Lucia mountain ranges can be viewed to the east of the project sites, providing scenic views. Existing views of these ranges from public roadways are limited due to existing development, including greenhouses and accessory buildings. Conversion of the existing greenhouses would not increase the height of existing structures, nor would the project include new buildings that could block existing views. Therefore, the project would not interrupt views of the Gabilan and Santa Lucia mountain ranges from nearby public roads.

Furthermore, agricultural activities are exempt from the viewshed policies of the General Plan, except in specific situations that do not apply to the project (Source: IX.3).

Because the project would not interrupt scenic views, and because viewshed policies in the General Plan do not apply to agricultural activities as proposed, impacts on scenic vistas would be *less than significant*.

**Aesthetics 1(b) – No Impact.** US 101 is the only highway passing through the project area and it is not listed as either designated or eligible scenic highway (Source: IX.59). In addition, the project

would not impact trees, rock outcroppings, or historic buildings. Therefore, the project would have *no impact* on scenic resources within a state scenic highway.

**Aesthetics 1(c) – Less than Significant.** The project area is non-urbanized and the project sites are developed with existing greenhouses, accessory structures, and surrounding parking and driveways. The character of the area has changed in recent years, with the addition of screened chain link fencing, usually eight feet in height, on many properties. Views throughout the area consist of agricultural farmland on the valley floor and rolling hillsides to the east and west. The proposed project would allow for conversion of the existing greenhouses for cannabis cultivation, manufacturing, and production. ~~Should any sites require demolition of rebuilding in the future, additional CEQA review may be required when such activities are proposed.~~ The rebuilding of previously existing greenhouses would not be considered a substantial change in the visual character of the site, as this modification would essentially revert the site to a previous visual state. Additionally, the demolition of existing buildings and structures would similarly revert the site to a previous visual state of undeveloped land. The conversion of existing greenhouses would minimally alter the existing character of the area. Additionally, the proposed reuse of old and abandoned greenhouses would continue to revitalize the area, utilizing underused and blighted infrastructure. This is similar to other completed cannabis projects in the County, which have revitalized abandoned greenhouses similar to the proposed project. All on-site buildings would be reused. The proposed project sites would maintain the existing aesthetic of the greenhouse structures with retrofitting enhancements such as shades. These enhancements would incrementally alter the existing aesthetic character of public views of the site and its surroundings. Impacts on visual character and quality would be *less than significant*.

**Aesthetics 1(d) – Less than Significant.** Existing lighting on and near the project sites includes exterior lighting on buildings, street lighting, and security lighting; and interior greenhouse lighting on some sites. The proposed project would introduce some new sources of light and glare, particularly during winter months. The primary sources of nighttime light would include supplemental lighting for plant growth (interior light), parking lot lights, security lighting, and headlights of motor vehicles traveling to and from the project sites (exterior light). The growing stage of the cannabis plant requires 12 hours of light, requiring greenhouses to be retrofitted with LED lighting to provide supplemental light during the portion of the year when there is limited natural light. This additional light could adversely affect nighttime views. However, curtains would be installed to shield light emitted from the greenhouses between sunset and sunrise per CDFA regulation 8304(g), which would limit the adverse impact.

Regarding exterior lighting, County of Monterey Design Guidelines for Exterior Lighting requires exterior lighting to be unobtrusive, reduce off-site glare, and only light an intended area. The design guidelines establish criteria for the location and direction of fixtures, number of fixtures, and design of fixtures. CDFA regulation 8304(c) further requires that all outdoor lighting used for security purposes shall be shielded and downward facing. These existing regulations would limit adverse impacts from exterior lighting.

Of the 45 project sites, there are currently 31 sites that are operational. The majority of the sites are interspersed throughout a two-mile area to the south of City of Salinas, three sites are located northeast and northwest of the City of Salinas, and two sites are also located near Gonzales,

approximately 17 miles south of the City of Salinas. Therefore, the concentration of new lighting sources would be dispersed enough throughout the region that there would be an incremental increase in nighttime lighting.

Because the project would not include new or expanded greenhouses or other structures, additional glare would be limited to the addition of vehicles on the project sites. Interior curtains within the greenhouses would reduce glare.

Conformance with County of Monterey Design Guidelines and CDFA regulations pertaining to lighting would reduce potential light and glare impacts to a less than significant level. Impacts would be *less than significant*.

## 2. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

| **Would the project:** | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: IX.7) | ☐ | ☐ | ☒ | ☐ |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: IX.9) | ☐ | ☐ | ☒ | ☐ |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: IX.7, 8) | ☐ | ☐ | ☐ | ☒ |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? (SourceIX.7, 8) | ☐ | ☐ | ☐ | ☒ |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | ☐ | ☐ | ☒ | ☐ |

**Discussion/Conclusion/Mitigation:**

**Agriculture and Forestry Resources 2(a) – Less Than Significant.** All 45 project sites are located on Prime Farmland or Farmland of Statewide Importance, as designated by the Department of Conservation California Farmland Mapping and Monitoring Program (Reference: IX.7). The proposed project would convert existing greenhouses for commercial cannabis use. The Medical Marijuana Regulation and Safety Act designates cannabis cultivation as an agricultural use for the purposes of the Act. In addition, commercial cannabis operations would only be permitted within structures that were legally established prior to January 1, 2016 to avoid impacts related to the

potential for construction on new structures within the farmland zones. Therefore, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Impacts would be *less than significant*.

**Agriculture and Forestry Resources 2(b) – Less than Significant.** The project sites are not under the Williamson Act contract (Source: IX.9) and the conversion of the existing greenhouses would not conflict with the existing agricultural zoning. Impacts would be *less than significant*.

**Agriculture and Forestry Resources 2(c-d) – No Impact.** The proposed project sites would not conflict or cause rezoning of forest land, timberland, or timberland zoned Timberland Production or result in the loss of forest land or conversion of forest land to non-forest use (Reference: IX. 7 & 8). There would be *no impact.*

**Agriculture and Forestry Resources 2(e) – Less than Significant.** The greenhouse project sites are existing Farmland that would continue to operate as agricultural uses and would not conflict with adjacent agricultural uses. Forestland is not located within the project sites. Impacts would be *less than significant*.

## 3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

| Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: IX.15, 18) | ☐ | ☐ | ☒ | ☐ |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (Source: Appendix A) | ☐ | ☐ | ☒ | ☐ |
| c) Expose sensitive receptors to substantial pollutant concentrations? (Source: IX.11, 17, 19) | ☐ | ☐ | ☒ | ☐ |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | ☐ | ☐ | ☒ | ☐ |

### Discussion/Conclusion/Mitigation:

Air Quality Standards and Attainment

The project sites are within the North Central Coast Air Basin (NCCAB), which is comprised of Monterey, Santa Cruz, and San Benito counties and is under the jurisdiction of the Monterey Bay Air Resources District (MBARD).[3] As the local air quality management agency, MBARD is required to monitor air pollutant levels to ensure that state and federal air quality standards are met and, if they are not met, to develop strategies to meet the standards. Depending on whether the standards are met or exceeded, the NCCAB is classified as being in "attainment" or "nonattainment." The NCCAB is designated as nonattainment for the state $PM_{10}$ standard and nonattainment-transitional for the state one-hour and eight-hour ozone standards (Source: IX.5).[4] The NCCAB is in attainment or unclassified for all other federal and state standards.

[3] MBARD was formerly called the Monterey Bay Unified Air Pollution District (MBUAPCD); accordingly, documents authored by the MBUAPCD are cited as authored by MBARD in this document.

[4] The nonattainment-transitional area designation for ozone is defined by California Health and Safety Code Section 40925.5 as a nonattainment area in which air quality data show three or fewer exceedances of the state standard at each monitoring site in the area during the most recent calendar year.

Air Quality Management

Because the NCCAB is designated as nonattainment for the state ozone and $PM_{10}$ standards, MBARD is required to implement strategies to reduce pollutant levels to recognized acceptable standards. In March 2017, MBARD adopted the *2012-2015 Air Quality Management Plan* (2015 AQMP) as an update to the 2012 AQMP (Source: IX.5). The 2015 AQMP is based on growth forecasts provided by the Association of Monterey Bay Area Governments (AMBAG) and assesses and updates elements of the 2012 AQMP, including the air quality trends analysis, emissions inventory, and mobile source programs. The 2015 AQMP only addresses attainment of the state eight-hour ozone standard because in 2012, the United States Environmental Protection Agency (U.S. EPA) designated the NCCAB as in attainment for the current national eight-hour ozone standard of 0.075 parts per million (ppm). In October 2015, the national standard was reduced to 0.070 ppm. However, the NCCAB continues to be in attainment with the federal ozone standard (Source IX. 5).

Methodology

The analysis of air quality impacts conforms to the methodologies recommended in MBARD's *CEQA Air Quality Guidelines* (2008). Criteria pollutant emissions associated with the project were calculated using the California Emissions Estimator Model (CalEEMod) version 2016.3.2. CalEEMod was developed for use throughout the state in estimating criteria pollutant and greenhouse gas (GHG) emissions from land use development. This methodology section describes the CalEEMod inputs that were used to determine criteria pollutant and GHG emissions, as the inputs are interconnected for both emissions types. GHG emissions are discussed in detail under Section 7, *Greenhouse Gas Emissions*.

Construction

Although the cannabis operations would primarily use existing greenhouses or buildings, or would perform minor retrofit work that would not be anticipated to require heavy construction equipment, some ~~The~~ projects ~~would not~~ may also require demolition of existing facilities ~~or~~ to allow for construction of new facilities~~, since the cannabis operations would use existing greenhouses or buildings~~. The amount of demolition and construction that would be performed is unknown at this stage of permitting. For a conservative modeling analysis, it was assumed that demolition and construction would occur on approximately 25 percent of all existing square footage. Default construction equipment in CalEEMod was assumed. ~~Minor greenhouse retrofit work may occur at the existing facilities to convert the operations; however, this work would not be anticipated to require heavy construction equipment or activities such as grading. This work would be similar to existing maintenance and upkeep of the previous uses on site, and therefore these emissions are accounted for in the region. In addition, the duration of such activities would be temporary.~~

Operation

Operational emissions were estimated for the maximum buildout operations for all 45 cultivation sites. The square footage for the cultivation, processing, distribution, and manufacturing activities are shown below in Table 5~~Table 3~~. Of the 45 sites, 43 sites are applying for permits to perform

cultivation in greenhouses, while two sites would be indoor cultivation. These two sites include 26100 Old Stage Road, which has a 500-s.f. indoor cultivation facility, and 20800 Spence Road, which has a 3,457-s.f. indoor cultivation facility. For processing, distribution, and manufacturing activities, these uses would occur indoor (indoor uses have higher energy use than greenhouses). These buildout areas were inputted into CalEEMod as shown in Table 5~~Table 3~~.

**Table 5~~3~~ CalEEMod Land Use Inputs**

| Use | Square Footage for Greenhouse[1] | Square Footage for Building[2] |
|---|---|---|
| Cultivation | 9,007,885 | 3,957 |
| Processing | - | 434,456 |
| Distribution | - | 49,619 |
| Manufacturing | - | 44,847 |
| **Total** | **9,007,885** | **532,879** |

*[1] CalEEMod land use of Industrial: User-defined Industrial. CalEEMod does not have a greenhouse land use type, and inputs for greenhouses must be determined by the user.*

*[2] CalEEMod land use of Industrial: Manufacturing.*

For operational emissions, although 31 of the sites have already switched to cannabis operations, to determine the full impact of the project, all 45 sites were assumed to be cut flower operations as mentioned in Section 2*, Description of the Project and Environmental Setting*, for the comparison to the proposed cannabis uses.

Due to the similar operations for cut flower and cannabis cultivation, there would be some similar model inputs, which are described below. For operational architectural coating emissions, it was assumed that no repainting would occur for the cultivation space that would occur in greenhouses, as the growing facilities would be in greenhouses that do not have to be painted. The indoor building uses were assumed to be repainted using CalEEMod defaults.

Area sources of GHG emissions include fireplace/woodstoves, landscaping equipment exhaust, and consumer products. While consumer products are primarily sources of reactive organic gas emissions, they do not generally emit measurable GHG emissions, with the exception of fertilizers used in plant production. No fireplaces would be associated with any of the proposed uses, and the County does not allow the burning of cannabis waste on the project sites. Therefore, the area sources assessed in this analysis are limited to landscaping equipment exhaust and fertilizers associated with the project sites. Application of nitrogen-based fertilizers results in the release of $N_2O$; the fertilizer volatilizes over time. Efficient application of fertilizers has implications on GHG emissions, crop yield, and production costs (due to the cost of the fertilizer). Published data regarding the nitrogen-based fertilizer application rate for cannabis production is limited. The U.S. Department of Agriculture has studied ideal "benchmark" application rates by region for maximization of a crop yield for crops including corn, cotton, and wheat (Source: IX.10). Benchmark application rates for these crops range from 85 to 174 pounds per acre. In the absence of fertilizer application rates for cut flower or cannabis cultivation, this analysis conservatively assumes a fertilizer application equivalent to 174 pounds per acre. This was multiplied through the

project's cultivation square footage and the Global Warming Potential (GWP) of $N_2O$ of 298, which is used by CalEEMod. This was assumed for both the existing cut flower operations and the proposed cannabis operations.

The operational year for cut flower and cannabis operations inputted into CalEEMod was assumed to be 2019, as most facilities are already operational, and an earlier start year results in higher, and therefore more conservative, emissions than later operational years that assume lower emissions from more efficient vehicles.

Due to the programmatic nature of the project, the 2019 average distance per trip for all trips within Monterey County was used for trip lengths for both cut flowers and cannabis farms, which according to EMFAC2014 is 6.22 miles.

Impacts associated with wastewater services and infrastructure typically relate to municipal wastewater, such as sewage. Given the agricultural nature of cannabis cultivation, it is not anticipated that the implementation of the project and operation of Type 1-4 licensed facilities would result in substantial new wastewater generation, as cannabis cultivation and other agricultural operations typically result only in the generation of agricultural runoff from outdoor cultivation sites and disposal of mineral-nutrient-rich water used in hydroponic operations that are addressed and regulated separately from municipal wastewater. Wastewater generated by the facilities would include from the restrooms associated with the facilities, which were assumed to only be included in the indoor building uses. The default wastewater rates for manufacturing were used for these buildings.

The differing model inputs from existing and project emissions are described below.

**Existing.** Mobile emissions were based upon trip generation rates provided in the project Traffic Impact Analysis (Source: IX.11). Per the TIA, a cut flower farm was observed generating an average daily traffic (ADT) rate of 0.78 trips per 1,000 s.f. Per the TIA calculations, this rate was assumed for only the cultivation square footage.

As described under Section 18(b), cut flower operations water use was determined to use 3.6 acre-feet per year (AFY) per acre.

Although a cut flower farm would generate energy use from similar uses to cannabis production (e.g., ventilation, heating and cooling, lighting, etc.), to be conservative and due to uncertainty about the intensity of cut flower farm energy use, this component of baseline emissions activities for greenhouse uses is not further evaluated and baseline energy use from cut flower greenhouses is assumed to be zero. Default CalEEMod rates for a manufacturing use were used for the building uses.

Although a cut flower farm would generate solid waste disposal rates from similar activities to cannabis production (e.g., vegetative and materials handling waste), to be conservative and due to uncertainty about the intensity of cut flower solid waste disposal rates for greenhouses, this component of baseline emissions activities for cut flower greenhouses is not further evaluated and

baseline energy use is assumed to be zero. Default CalEEMod rates for a manufacturing use were used for the building uses.

**Proposed.** Per the TIA, cannabis cultivation sites would generate an ADT of 1.05 trips per 1,000 s.f. during the weekdays, 0.21 per 1,000 s.f. on Saturday, and 0.07 per 1,000 s.f. on Sunday (Source IX.10). Per the TIA calculations, this rate was assumed for only the cultivation square footage (the estimated cultivation ADT would encompass distribution, processing, and manufacturing trips).

An average water rate for cannabis operations to estimate project water use, determined under Section 18(b), is 0.94 acre-feet per year (AFY) per acre.

According to a cannabis waste management firm with clients throughout California, a mid-sized cannabis operation produces 250 to 500 pounds of waste a day. Cannabis cultivation waste includes plant and soil waste, as well as waste from other materials such as containers used during cultivation, trash, and discarded piping and equipment (Source: IX.12). Plant and soil waste may be composted on site to be reused. However, for the purposes of this analysis, it is assumed that all waste would be hauled to a solid waste disposer, and that each of the 45 facilities would dispose of 500 pounds per day for 365 days per year (4,289 tons per year in total). This rate was assumed for both greenhouse and building square footage.

Energy use for greenhouses and for indoor buildings are discussed separately below. Typically, greenhouses use less energy than indoor buildings as the lighting requirement is much lower in greenhouses.

A California Public Utilities Commission (CPUC) workshop report on the potential impacts from marijuana legalization found that in Washington state greenhouse cultivators operating year-round were consuming approximately 150 Watts per s.f. of energy (Source: IX.14). Greenhouses operating 30 to 50 percent of the year were consuming about 60 Watts per s.f. of energy, and greenhouses operating 15 percent of the year were consuming less than five Watts per s.f. of energy. The percentage of the year that each greenhouse would be operating is unknown; energy use inputted into CalEEMod conservatively assumed 150 Watts per s.f. to represent full, year-round operation. However, in reality, some of the greenhouses would have periods of less intensive energy use during different cycles of cultivation.

As sources of energy use for cultivation, processing, distribution, and manufacturing for indoor cannabis activities would be similar to common manufacturing activities, energy demand was estimated using CalEEMod standard rates for manufacturing uses. Per Monterey County Code Section 21.67.040.B.9, indoor cannabis facilities are required to generate 50 percent of their energy demand through renewable energy. This assumption was inputted into CalEEMod for the project's indoor uses through a separate model run (Appendix A).

Significance Thresholds

Criteria for determining consistency with MBARD's AQMP are defined in Section 5.5 of the MBARD's *CEQA Air Quality Guidelines* (Source: IX.15). The project would be inconsistent with the MBARD AQMP, and would therefore have a cumulatively considerable (significant)

contribution to significant cumulative air quality impacts, if it would result in either of the following (Sources: IX. 15, 16):

- Population growth generated by the project would cause the population of Monterey County to exceed the population forecast for the appropriate five-year increment utilized in the 2015 AQMP; or
- Construction and operational emissions of ozone precursors would exceed the significance thresholds established by MBARD, which are intended to set the allowable limit that a project can emit without impeding or conflicting with the AQMP's goal of attainment ambient air quality standards.

MBARD has issued criteria for determining the level of significance for project-specific impacts within its jurisdiction. Based on criteria set forth in MBARD's *CEQA Air Quality Guidelines* (Source: IX.15), the project's impacts on criteria air pollution would be significant if the project would result in air pollutant emissions during construction or operation that exceed the thresholds in Table 6~~Table 4~~. MBARD's CEQA Guidelines do not provide a threshold for $PM_{2.5}$.

**Table 64 Air Quality Thresholds of Significance**

| Pollutant | Source | Threshold of Significance |
|---|---|---|
| **Construction Impacts** | | |
| $PM_{10}$ | Direct | 82 lbs/day[1] |
| **Operational Impacts** | | |
| VOC | Direct and Indirect | 137 lbs/day |
| $NO_X$ | Direct and Indirect | 137 lbs/day |
| $PM_{10}$ | On-site | 82 lbs/day[2] |
| CO | N/A | LOS at intersection/road segment degrades from D or better to E or F or V/C ratio at intersection/road segment at LOS E or F increases by 0.05 or more or delay at intersection at LOS E or F increases by 10 seconds or more or reserve capacity at unsignalized intersection at LOS E or F decreases by 50 or more |
| | Direct | 550 lbs/day[3] |
| $SO_X$, as $SO_2$ | Direct | 150 lbs/day |

*Notes: lbs/day = pounds per day; $PM_{10}$ = particulate matter with a diameter of 10 micrometers or less; VOC = volatile organic compounds (also referred to as ROG, or reactive organic gases); $NO_X$ = oxides of nitrogen; CO = carbon monoxide; $SO_X$ = oxides of sulfur; $SO_2$ = sulfur dioxide*

*[1] This threshold only applies if construction is located nearby or upwind of sensitive receptors. In addition, a significant air quality impact related to $PM_{10}$ emissions may occur if a project uses equipment that is not "typical construction equipment" as specified in Section 5.3 of the MBARD CEQA Guidelines.*

*[2] The District's operational $PM_{10}$ threshold of significance applies only to on-site emissions, such as project-related exceedances along unpaved roads. These impacts are generally less than significant. For large development projects, almost all travel is on paved roads, and entrained road dust from vehicular travel can exceed the significance threshold.*

*[3] Modeling should be undertaken to determine if the project would cause or substantially contribute (550 lbs/day) to exceedance of CO ambient air quality standards (AAQS). If not, the project would not have a significant impact.*

*Source: IX.15*

The CO thresholds provided by MBARD are designed to screen out projects from further analysis that would have a less than significant impact to CO; however, projects that exceed these screening thresholds would not necessarily result in a hotspot. Localized CO concentrations are primarily the result of the volume of cars along a road and the level of emissions generated by vehicles; restricted vehicular traffic flows can contribute to higher volumes of vehicles on a given roadway in a period of time, but are not the cause of high CO concentrations. Stringent vehicle emission standards in California have reduced the level of CO emissions generated by vehicles over time such that CO hotspots are rarely a concern, except for roadways with very high traffic volumes. Because MBARD only provides screening thresholds for CO hotspot impacts but does not have a standard for assessing whether a project's CO hotspot impacts would be significant, the CO threshold from the Bay Area Air Quality Management District (BAAQMD), which is the air district immediately adjacent to MBARD to the north, is utilized in this analysis. The BAAQMD has established a volume of 44,000 vehicles per hour as the level above which traffic volumes may contribute to a violation of CO standards (Source: IX.17). This threshold is applied in the following impact analysis to determine whether the project would result in an exceedance of CO standards. The BAAQMD threshold is appropriate to use for a project under the jurisdiction of MBARD, as MBARD has similar climatic conditions to BAAQMD (cool-summer Mediterranean climate) and as both air districts are currently in attainment for CO.

**Air Quality 3(a) – Less than Significant.** According to MBARD's *CEQA Air Quality Guidelines*, a project that conflicts with or obstructs implementation of the AQMP would have a significant cumulative effect on regional air quality (Source: IX.15). In order to be determined to be consistent with the AQMP, a project's emissions must be accounted for in the growth assumptions of the AQMP (i.e., the population growth and employment growth).

The project would not directly propose new development and would not change land use designations within the County; however, the project may result in the development of employment opportunities. While there is no formally documented data related to employment associated with the existing cannabis industry locally in the County, the CDFA released a study that contains extensive job analysis related to cannabis cultivation (Source: IX.18). For indoor growing operations, the report documents a full time equivalent (FTE) employment of 0.88 FTE per 1,000 s.f. of operations. For greenhouse operations, the report documents an FTE employment of 1.56 FTE per 1,000 s.f. of operations. Given the project s.f. listed in Table 5~~Table 3~~, the project is estimated to have approximately 14,521 employees. As the proposed cannabis operations were previously used for other agricultural activities, the employment provided by the project would be mostly transferred employment opportunities from existing uses, and the increase or decrease in overall employment in the County would be minor. Therefore, the project's employment would not be anticipated to pull population from outside of the area that would represent a substantial population increase not accounted for in the AQMP. In addition, per AMBAG's 2018 Regional Growth Forecast, employment in the region is forecasted to grow from 337,600 employees in 2015 to 395,000 employees in 2040; therefore, the region is forecasted to accommodate a large growth in employment, and the project's potential employment growth would be consistent with the anticipated growth in the region (Source: IX.6). Also, as shown below, the net increase in the project's criteria pollutant emissions compared to the analyzed scenario of existing cut flower operations would not exceed MBARD thresholds for criteria pollutants, including ozone

precursors (ROG and $NO_X$) and large particulate matter ($PM_{10}$), for which the NCCAB is in nonattainment. Given the aforementioned, the project would not contribute to or result in exceedance of the AMBAG growth forecasts on which the AQMP is based and the project would be consistent with the 2015 AQMP, and impacts would be *less than significant.*

**Air Quality 3(b) – Less than Significant.**

Construction

With the conservative assumption that demolition and construction would occur on approximately 25 percent of all square footage, the project's $PM_{10}$ emissions would reach as high as 19 pounds per day, which would not exceed the 82 pounds per day threshold (see Appendix A for model outputs). ~~The project would not require demolition of existing facilities or construction of new facilities, as the cannabis operations would use existing greenhouses or buildings. Minor retrofit work may occur at the existing facilities to convert the operations; however, this work would not be anticipated to require heavy construction equipment or activities such as grading. This work would be similar to existing maintenance and upkeep of the previous uses on site, and therefore these emissions are accounted for in the region. In addition, the duration of such activities would be temporary. Therefore, construction emissions would be similar to existing uses and part of typical maintenance and upkeep of an agricultural facility, and~~ Therefore, construction emissions would be *less than significant*.

Operation

Table 7~~Table 5~~ presents the existing operational criteria pollutant emissions for the cut flower operations and project operational criteria pollutant emissions for the cannabis cultivation operations, including the net change in emissions from cannabis operations. As shown in the table, there would be a net change in emissions for all criteria pollutants, mostly due to the higher vehicle trips associated with cannabis cultivation. The net change for these pollutants would not exceed MBARD thresholds. Therefore, impacts would be *less than significant*.

**Table 7~~5~~ Existing and Project Criteria Pollutant Emissions**

| Phase | Emissions (pounds per day) | | | | | |
|---|---|---|---|---|---|---|
| | **ROG** | **$NO_X$** | **CO** | **$SO_X$** | **$PM_{10}$** | **$PM_{2.5}$** |
| **Existing** | | | | | | |
| Area | 208 | <1 | 1 | <1 | <1 | <1 |
| Energy | <1 | 4 | 3 | <1 | <1 | <1 |
| Mobile | 18 | 77 | 216 | <1 | 34 | 10 |
| **Project** | | | | | | |
| Area | 208 | <1 | 1 | <1 | <1 | <1 |
| Energy | <1 | 4 | 3 | <1 | <1 | <1 |
| Mobile | 25 | 103 | 291 | <1 | 46 | 13 |
| **Net Change from Existing to Project** | | | | | | |
| Area | 0 | 0 | 0 | 0 | 0 | 0 |
| Energy | 0 | 0 | 0 | 0 | 0 | 0 |
| Mobile | 7 | 26 | 75 | 0 | 12 | 3 |
| **Maximum Daily Emissions** | **7** | **26** | **75** | **0** | **0 (on-site only)[1]** | **0 (on-site only)[1]** |
| MBARD Threshold | 137 | 137 | 550 | 150 | 82 (on-site only) | N/A |
| *Threshold Exceeded?* | *No* | *No* | *No* | *No* | *No* | *N/A* |

[1] *Mobile emissions are considered off-site emissions; area and energy are on-site emissions.*
*Source: Appendix A*

**Air Quality 3(c) – Less than Significant.** According to the MBARD CEQA Guidelines (Source IX: 15), a sensitive receptor is defined as any residence including private homes, condominiums, apartments, and living quarters; education resources such as preschools and kindergarten through grade twelve (k-12) schools; daycare centers; and health care facilities such as hospitals or retirement and nursing homes. A sensitive receptor includes long term care hospitals, hospices, prisons, and, dormitories or similar live-in housing. Due to the rural and agricultural nature of the project sites, the only type of sensitive receptor near the sites are single-family residential homes located on agricultural properties. Exposure of sensitive receptors to substantial pollutant concentrations could occur during construction activities from diesel particulate matter (DPM) or during operation from CO hotspots and generators.

Construction

DPM is generated by construction activities, with heavy construction equipment being greater sources of DPM. The dose a receptor is exposed to is the primary factor used to determine health risk. Dose is a function of the concentration of a substance or substances in the environment and the extent of exposure that person has with the substance. Dose is positively correlated with time, meaning that a longer exposure period would result in a higher exposure level for the Maximally Exposed Individual. The risks estimated for a Maximally Exposed Individual are higher if a fixed exposure occurs over a longer period of time. According to the Office of Environmental Health

Hazard Assessment (OEHHA), health risk assessments, which determine the exposure of sensitive receptors to toxic emissions, should be based on a 30-year exposure period; however, such assessments should be limited to the period/duration of activities associated with the project (Source: IX.19). Thus, if the duration of proposed construction activities near any specific sensitive receptor was one year, the exposure would be approximately 3 percent of the total exposure period used for health risk calculation. While overall project construction would occur over a longer timeframe, the typical construction work associated with an individual site would be anticipated to be approximately one year given the level of construction work needed to demolish and construct greenhouses and/or manufacturing buildings. In addition, some sites would use existing facilities or ~~As stated above,~~ project construction would only include retrofit work to upgrade existing greenhouses and accessory structures that would occur over a shorter timeframe. Therefore, DPM generated by the project ~~this minor and temporary~~ work is not expected to create conditions where the probability is greater than 10 in 1 million of contracting cancer for the Maximally Exposed Individual or to generate ground-level concentrations of non-carcinogenic TACs that exceed a Hazard Index greater than 1 for the Maximally Exposed Individual. Additionally, with ongoing implementation of U.S. EPA and CARB requirements for cleaner fuels, off-road diesel engine retrofits, and new low-emission diesel engine types, the DPM emissions of individual equipment would be substantially reduced over future years. Therefore, project construction would not expose sensitive receptors to substantial pollutant concentrations. Impacts would be *less than significant*.

Operation

*CO Hotspots*

Buildout of the project would result in new cannabis operations that would generate additional vehicle trips on area roadways. Areas with high vehicle density, such as congested intersections, have the potential to create concentrations of CO ("CO hotspots") and could potentially expose sensitive receptors to harmful levels of pollution. The NAAQS for CO is 35.0 ppm and the CAAQS for CO is 20.0 ppm. Localized CO concentrations are the result of the volume of cars along a road and the level of emissions generated by vehicles, rather than the flow of traffic, and vehicle CO emissions have declined over time due to stringent State standards for vehicle emissions and would continue to decline as more stringent standards are put in place. 44,000 vehicles per hour, determined by BAAQMD to be the level above which traffic volumes may contribute to a violation of CO standards (as discussed under Significance Thresholds, above; Source: IX.17). The studied road and freeway segments would not have hourly traffic volumes exceeding 44,000 vehicles under buildout of the project (Source: IX.11). Therefore, the project would not result in volumes of traffic that would create, or substantially contribute to, the exceedance of NAAQS or CAAQS for CO, and impacts would be *less than significant*.

*Generators*

Project generators could also result in emissions of DPM. The existing cut flower uses also use generators for similar purposes to the cannabis operations; therefore, the project's use of the generators would not represent a new source of DPM. The project would also implement CDFA regulations for cannabis cultivation for power sources and generator emissions. CDFA state

regulations for cannabis cultivation must be implemented for project power sources and generators. CDFA regulations sections 8102(s), 8304(e), 8305 and 8306 provides generator requirements, identification of all power sources for cultivation activities for indoor and mixed-light license types. These regulations also require renewable energy requirements for all indoor tier 2 mixed-light and nurseries using indoor tier 2 mixed-light techniques shall ensure that electrical power used for commercial cannabis activity meets the average greenhouse gas emissions intensity required by their local utility provider pursuant to the California Renewables Portfolio Standard Program, beginning January 1, 2023. Additionally, portable equipment may be subject to regulation by MBARD, which requires a permit to operate be obtained for stationary equipment such as generators, hash oil processing, and boilers greater than 2 MMBtu/hour for natural gas or 250,000 Btu/hour for other fuels. MBARD also requires an Authority to Construct and Permit to Operate be obtained for odor control devices, fume hoods, and engine generator sets.

With required compliance with the CDFA regulations, exposure of sensitive receptors to substantial pollutant concentrations from generators would be *less than significant*.

**Air Quality 3(d) – Less than Significant.** Cannabis has a strong odor that may be objectionable to some people. Odors from cannabis operations may be detectable off site and prevailing winds from the west can transport odors east toward odor receptors.

Health and Safety Code Section 41705 exempts agricultural operations from odor related nuisances. Therefore, the cannabis operations within the greenhouse conversion sites are considered to be agricultural and odors resulting from the operations would not be considered a nuisance.

Due to the rural and agricultural nature of the project sites, the only type of sensitive receptor near the sites are single-family residential homes on or adjacent to the project sites, all of which are accessory to the agricultural use. Farmlands tend to have large lot sizes and therefore can incorporate large setbacks from neighboring uses and from sensitive receptors. Within existing farmlands, odors are already prevalent from a variety of crops and odors produced by fertilizer treatments, such as from existing farming activities on the adjacent properties. However, even with the appropriate siting, cannabis uses can subject some people to objectionable odors.

Section 7.90.100.A.8 of the Monterey County Code requires all commercial cannabis applicants to incorporate odor prevention devices and techniques, such as a ventilation system with a carbon filter, to ensure that odors from cannabis are not detectable offsite. In addition, per Monterey County Code Section 7.90.100.A.16, the facilities must provide a contact that the public can reach to provide notice of issues with the cannabis operation, including odors. Given the necessary compliance with odor control measures, the project would not subject a substantial number of people to objectionable odors. Impacts would be *less than significant*.

| 4. BIOLOGICAL RESOURCES<br>**Would the project:** | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: IX.13) | ☐ | ☐ | ☒ | ☐ |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: IX.13) | ☐ | ☐ | ☒ | ☐ |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: IX.13) | ☐ | ☐ | ☒ | ☐ |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: IX.13) | ☐ | ☐ | ☒ | ☐ |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: IX.20, 21) | ☐ | ☐ | ☐ | ☒ |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources: IX.20, 21) | ☐ | ☐ | ☐ | ☒ |

**Discussion/Conclusion/Mitigation:**

Information regarding the biological resources at the project sites is based on the Monterey County Medical Marijuana Regulations Initial Study prepared in May 2016 to address the County ordinances amending Title 20 and Title 21 of the Monterey County Code, requiring a Coastal Development Permit in the coastal zone or a Use Permit in the inland zone to conduct commercial medical cannabis activity on a property in the unincorporated areas of the County.

**Biological Resources 4(a-d) – Less Than Significant.** Although there are numerous biological resources found throughout Monterey County, the proposed project would convert existing greenhouse sites for commercial cannabis cultivation. The 45 project sites have been graded,

disturbed and developed with greenhouses, parking area, warehouses, and some single-family homes. The sites contain mostly ruderal vegetation, which are plant species that are typically the first species to establish disturbed lands. A developed habitat type includes all areas that are planted and maintained as landscaped areas. These habitats are often host to a wide array of invasive species. Urban areas have marginal value for wildlife because of human disturbance and a lack of vegetation. Wildlife species that use these areas are typically adapted to human disturbance.

In accordance with CDFA regulation section 8102(w and dd), each project applicant must provide a copy of any final Lake or Streambed Alteration (LSA) agreement issued by the California Department of Fish and Wildlife (CDFW), pursuant to sections 1602 and 1617 if the Fish and Game Code, or written verification from the CDFW that a LSA agreement is not required. The LSA Agreements provide actions to avoid and minimize adverse impacts and provide protections to California's fish and wildlife resources. If applicable, the applicants shall provide evidence that the premises are not located in whole or in part in a watershed or other geographic area that the SWRCB or the CDFW has determined to be significantly adversely impacted by cannabis cultivation pursuant to section 8216. CDFA regulation section 8216 states that if the SWRCB or the CDFW notifies the department in writing that cannabis cultivation is causing significant adverse impacts on the environment in a watershed or other geographic area pursuant to section 26069, subdivision (c)(1), of the Business and Professions Code, the department shall not issue new licenses or increase the total number of plant identifiers within that watershed or area while the moratorium is in effect.

General environmental protection measures are provided in CDFA Regulation 8304. All licensees shall comply with the following measures: (a) compliance with section 13149 of the Water Code as implemented by the State Water Resources Control Board, Regional Water Quality Control Boards, or California Department of Fish and Wildlife; (b) compliance with any conditions requested by the California Department of Fish and Wildlife or the State Water Resources Control Board under section 26060.1(b)(1) of the Business and Professions Code; (c) all outdoor lighting used for security purposes shall be shielded and downward facing; (g) mixed-light license types of all tiers and sizes shall ensure that lights used for cultivation are shielded from sunset to sunrise to avoid nighttime glare.

Because cannabis cultivation is not authorized under federal law, it may not be possible for certain applicants to be in strict compliance with federal requirements. As a result, federal requirements that would normally address impacts (e.g., the requirements of the U.S. Fish and Wildlife Service or National Marine Fisheries Service included with an incidental take authorization under the federal Endangered Species Act) cannot be relied upon. This circumstance has been acknowledged (Source: IX.13).

The conversion of existing agricultural greenhouses for medical and adult commercial cannabis use would not impact special status species, riparian habitats or other sensitive natural communities, federally protected wetlands, or native resident or migratory wildlife corridors. Therefore, the project would have a *less than significant impact*.

**Biological Resources 4(e, f) – No Impact.** The conversion of existing agricultural greenhouses to medical and adult commercial cannabis use would not conflict with any local policies or

ordinances protecting biological resources or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, the project will not conflict with policies protecting biological resources (Source: IX.20 & 21). There would be *no impact.*

| 5. CULTURAL RESOURCES<br><br>**Would the project:** | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to 15064.5? | ☐ | ☐ | ☒ | ☐ |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? | ☐ | ☐ | ☒ | ☐ |
| c) Disturb any human remains, including those interred outside of formal cemeteries? (Source: IX.37) | ☐ | ☐ | ☒ | ☐ |

**Cultural Resources 5(a-b) – Less Than Significant**. The project entails converting existing greenhouses to medical and adult commercial cannabis uses at 45 sites in Monterey County. The existing structures would not be removed, and no new structures are proposed to be constructed on the project sites. The project would not cause a substantial adverse change in the significance of a historical resource, archaeological resource or directly or indirectly destroy a unique paleontological resource or site or geologic feature.

The project would be required to comply with a standard Condition of Approval (COA) which requires that work be halted if cultural, archaeological, or historical resources are uncovered at the site until a qualified professional archaeologist can evaluate it. When contacted, the project planner and the archaeologist must immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for avoidance or recovery. Mitigation measures may include but would not be limited to: capping of the area containing the resource using culturally sterile and chemically neutral fill material and/or construction monitoring.

Pursuant to compliance with the standard COA, existing requirements, and tribal consultation requests, impacts to paleontological resources and human remains would be *less than significant.*

**Cultural Resources 5(c) – Less than Significant.** New construction and ground disturbing activities are not proposed at the project sites; therefore, there is little potential for ground disturbance to uncovering of human remains. If encountered, such resources could be damaged or destroyed. If human remains are encountered during ground disturbing activities, existing regulations, including CDFA section 8304(d), would require that work within the area cease and that the Monterey County Coroner be notified immediately. If the remains are determined to be Native American, then the Native American Heritage Commission (NAHC) must be notified within 24 hours, as required by Public Resources Code 5097.98. The NAHC would contact the designated Most Likely Descendant who would provide recommendations for the treatment of the remains within 24 hours.

Pursuant to compliance with existing requirements, impacts to human remains would be *less than significant.*

| 6. ENERGY<br><br>**Would the project:** | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (Source: IX.9, 10, 27, 28, 29, 30, Appendix A) | ☐ | ☐ | ☒ | ☐ |
| b) Conflict with or obstruct a state or local plan for renewable energy efficiency? (Source: IX.31) | ☐ | ☐ | ☐ | ☒ |

**Discussion/Conclusion/Mitigation:**

The existing statewide and utility-level energy use with electricity, natural gas, and petroleum are provided below to provide a statewide and regional context on energy use.

Electricity and Natural Gas

In 2018, California used 285,488 gigawatt-hours (GWh) of electricity, of which 31 percent were from renewable resources (Source: IX.22). California also consumed approximately 12,500 million U.S. therms (MMthm) of natural gas in 2017 (Source: IX.23). The project sites would be provided electricity and natural gas by Pacific Gas & Electric (PG&E). Table 8~~Table 6~~ and Table 9~~Table 7~~ show the electricity and natural gas consumption by sector and total for PG&E.

**Table 8~~6~~ Electricity Consumption in the PG&E Service Area in 2018**

| Agriculture and Water Pump | Commercial Building | Commercial Other | Industry | Mining and Construction | Residential | Streetlight | Total Usage |
|---|---|---|---|---|---|---|---|
| 5,735 | 29,650 | 4,195 | 10,345 | 1,567 | 27,965 | 319 | 79,776 |

*Notes: All usage expressed in GWh*

*Source: IX.24*

**Table 9~~7~~ Natural Gas Consumption in PG&E Service Area in 2018**

| Agriculture and Water Pump | Commercial Building | Commercial Other | Industry | Mining and Construction | Residential | Total Usage |
|---|---|---|---|---|---|---|
| 37.2 | 899.1 | 59.0 | 1,776.0 | 190.2 | 1,832.8 | 4,794.4 |

*Notes: All usage expressed in MMThm*

*Source: IX.25*

Petroleum

In 2016, approximately 40 percent of the state's energy consumption was used for transportation activities (Source: IX.26). Californians presently consume over 19 billion gallons of motor vehicle

fuels per year (Source: IX.26). Though California's population and economy are expected to grow, gasoline demand is projected to decline from roughly 15.8 billion gallons in 2017 to between 12.3 billion and 12.7 billion gallons in 2030, a 20 percent to 22 percent reduction. This decline comes in response to both increasing vehicle electrification and higher fuel economy for new gasoline vehicles (Source: IX.26).

Cannabis Background

Cultivation equipment, particularly the lighting and climate control equipment required for indoor and mixed-light operations, requires a relatively large amount of energy (primarily electricity) for operation. Specific energy uses in indoor grow operations include high-intensity lighting, dehumidification to remove water vapor and avoid mold formation, space heating or cooling during non-illuminated periods and drying processes, preheating of irrigation water, generation of $CO_2$ from fossil fuel combustion, and ventilation and air conditioning to remove waste heat (Source: IX.1). Lighting is the greatest contributor to energy use (Source: IX.1). Reliance on equipment can vary widely as a result of factors such as plant spacing, layout, and the surrounding climate of a given facility.

A CPUC workshop report on the potential impacts from marijuana legalization found that in Washington state indoor cultivators operating year-round were consuming approximately 150 Watts per s.f. of energy (Source: IX.13). Greenhouses operating 30 to 50 percent of the year were consuming about 60 Watts per s.f. of energy, and greenhouses operating 15 percent of the year were consuming less than 5 Watts per s.f. of energy.

Regulatory Framework

Monterey County Code Section 21.67.040.B.9 states that "On-site renewable energy generation shall be required for all indoor cultivation activities. Renewable energy systems shall be designed to have a generation potential equal to or greater than one half of the anticipated energy demand."

Energy 6(a) – Less Than Significant.

Construction Energy Demand

Project construction would require energy resources primarily in the form of fuel consumption to operate heavy equipment, light-duty vehicles, machinery, and generators. Temporary grid power may also be provided to construction trailers or electric construction equipment. Energy use during construction activities would be temporary in nature, and construction equipment used would be typical of similar-sized construction projects in the region. In addition, construction contractors would be required to comply with the provisions of 13 California Code of Regulations (CCR) Sections 2449 and 2485, which prohibit diesel-fueled commercial motor vehicles and off-road diesel vehicles from idling for more than five minutes to minimize unnecessary fuel consumption. Construction equipment would also be subject to the U.S. EPA Construction Equipment Fuel Efficiency Standard (40 Code of Federal Regulations [CFR] Parts 1039, 1065, and 1068), which would minimize inefficient fuel consumption. Therefore, project construction would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary

consumption of energy, and impacts would be less than significant. ~~The project would not require demolition of existing facilities or construction of new facilities, as the cannabis operations would use existing greenhouses or buildings. Minor greenhouse retrofit work may occur at the greenhouses or buildings to convert the operations; however, this work would not be anticipated to require heavy construction equipment or activities such as grading. This work would be similar to existing maintenance and upkeep of the previous uses on site, and therefore these emissions are accounted for in the region. In addition, the duration of such activities would be temporary. Therefore, the construction energy demand would be similar to existing uses and part of typical maintenance and upkeep of an agricultural facility, and would not result in wasteful, inefficient, or unnecessary consumption of energy resources.~~

Operational Energy Demand

Operational energy demand would occur from gasoline consumption from transportation (vehicle trips) and electricity and natural gas usage for cultivation, manufacturing, processing, and distribution.

Gasoline consumption would be attributed to the trips generated from people employed by the cannabis operations. As discussed under Methodology under Section 16, *Transportation*, cannabis cultivation sites would generate an ADT of 1.05 trips per 1,000 s.f. during the weekdays, 0.21 trips per 1,000 s.f. on Saturday, and 0.07 trips per 1,000 s.f. on Sunday (Source: IX.10), and a cut flower farm was observed generating an ADT rate of 0.78 trips per 1,000 s.f. These rates were used to determine the energy consumption associated with fuel use from the operation of the project. The majority of the fuel consumption would be from motor vehicles traveling to and from the project sites. According to the CalEEMod calculations, the existing cut flower operation would result in an estimated 15,856,818 annual vehicle miles traveled (VMT), and the project's cannabis operations would result in an estimated 16,060,111 annual VMT (Appendix A). Table 10~~Table 8~~ shows the estimated total annual fuel consumption for existing operations, project operations, and the net change from existing operations to project operations using the estimated VMT with the assumed vehicle fleet mix (Appendix A).

**Table 108 Existing and Project Annual Transportation Energy Consumption**

| Vehicle Type[1] | Percent of Vehicle Trips[2] | Annual Vehicle Miles Traveled[3] | Average Fuel Economy (miles/gallon)[4] | Total Annual Fuel Consumption (gallons) | Total Fuel Consumption (MBtu)[6] |
|---|---|---|---|---|---|
| **Existing** | | | | | |
| Passenger Cars | 52.6 | 8,340,686 | 24.2 | 344,656 | 37,839 |
| Light/Medium Trucks | 38.0 | 6,025,591 | 17.5 | 344,319 | 37,802 |
| Heavy Trucks/Other | 8.6 | 1,363,686 | 6.5 | 209,798 | 23,033 |
| Motorcycles | 0.8 | 126,855 | 43.9[5] | 2,890 | 317 |
| Total | 100.0 | 15,856,818 | – | **901,663** | **98,992** |
| **Project** | | | | | |
| Passenger Cars | 52.6 | 8,447,618 | 24.2 | 349,075 | 38,324 |
| Light/Medium Trucks | 38.0 | 6,102,842 | 17.5 | 348,734 | 38,287 |
| Heavy Trucks/Other | 8.6 | 1,381,170 | 6.5 | 212,488 | 23,329 |
| Motorcycles | 0.8 | 128,481 | 43.9[5] | 2,927 | 321 |
| Total | 100.0 | 16,060,111 | – | **913,223** | **100,261** |
| **Net Change from Existing to Project** | | | | | |
| Passenger Cars | 52.6 | 106,932 | 24.2 | 4,419 | 485 |
| Light/Medium Trucks | 38.0 | 77,251 | 17.5 | 4,414 | 485 |
| Heavy Trucks/Other | 8.6 | 17,483 | 6.5 | 2,690 | 295 |
| Motorcycles | 0.8 | 1,626 | 43.9[5] | 37 | 4 |
| Total | 100.0 | 203,293 | – | **11,560** | **1,269** |

*[1] Vehicle classes provided in CalEEMod do not correspond exactly to vehicle classes in DOT fuel consumption data, except for motorcycles. Therefore, it was assumed that passenger cars correspond to the light-duty, short-base vehicle class, light/medium trucks correspond to the light-duty long-base vehicle class, and heavy trucks/other correspond to the single unit, 2-axle 6-tire or more class.*

*[2] Percent of vehicle trips from Table 4.4 "Fleet Mix" in Air Quality and Greenhouse Gas Impact Study (Appendix A).*

*[3] Mitigated annual VMT found in Table 4.2 "Trip Summary Information" in Air Quality and Greenhouse Gas Impact Study (Appendix A).*

*[4] Average Fuel Economy: Source: IX.27*

*[5] Source: IX.28*

*[6] CaRFG fuel specification of 109,786 Btu/gallon used to identify conversion rate for fuel energy consumption for vehicle classes specified above (Source: IX.29).*

*Notes: Totals may not add up due to rounding.*

The proposed cannabis operations would generate energy demand for electricity for ventilation, heating and cooling, and lighting. In addition, the building space used for distribution, manufacturing, processing, and cultivation may use natural gas heating in addition to electricity.

Operation of the proposed project would consume approximately 3.6 GWh of electricity and 0.14 MMthm of natural gas per year. As previously mentioned, the project would be served by PG&E,

which provided 79,776 GWh of electricity and 4,794 MMthm of natural gas in 2018. Project demand represents 0.005 percent and 0.003 of annual electricity and natural gas supply from PG&E, respectively. As such, the project would not represent a substantial increase in demand for electricity or natural gas.

The project's indoor cannabis operations would be required to generate 50 percent of their energy demand through renewable energy (per Monterey County Code Section 21.67.040.B.9), which would further limit demand from the indoor sites. The project would also implement State regulations for cannabis cultivation, contained in Title 3, Division 8, Chapter 1 of the California Code of Regulations, that are related to energy efficiency and conservation. These regulations were not captured in the above estimates as they are to be implemented by cannabis facilities in the State in the coming years. The regulations would reduce the current levels of GHG emissions produced in the state from indoor and tier 2 mixed-light cultivation (including nurseries using these cultivation techniques) and support the state's GHG reduction target (specifically, to assist in achieving the Senate Bill (SB) 32 goal of reducing statewide GHG emissions to 40 percent below 1990 levels by 2030). Specifically, the regulations will require that beginning January 1, 2022, applications for indoor and tier 2 mixed-light cultivation license renewal (and nurseries using these techniques) must submit data regarding the amount and sources of all electricity used during the previous license period. Beginning January 1, 2023, licensees that have a weighted GHG emission intensity that is greater than the local utility's GHG emission intensity based on RPS will be required to show evidence of carbon offsets or allowances to cover the excess in carbon emissions. The implementation of these measures, required by law, would further reduce the energy demand for the project's cannabis operations.

In conclusion, the energy demand from the minor retrofit construction associated with the project would be similar to existing uses and part of typical maintenance and upkeep of an agricultural facility, and would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Operation of the project would increase gasoline, electricity, and natural gas consumption due to increased vehicle trips and operational energy needs. However, this increased demand would represent a small proportion of demand from energy providers, and the project would be required to comply with applicable regulations related to energy efficiency and conservation. Therefore, project operation would not result in wasteful or unnecessary energy consumption, and impacts would be *less than significant*

**Energy 6(b) –No Impact.** The Monterey County Municipal Action Plan (MCAP), adopted in 2013, outlines the methods to reach the County's goal of reducing municipal GHG emissions to 15 percent below 2005 baseline levels by the year 2020 (Source: IX.31). Policies of the MCAP that would be relevant to the proposed project and involve energy efficiency or renewable energy include the following statewide policies:

- **S-1: Renewable Portfolio Standard.** Obligates investor-owned utilities (IOUs), energy service providers (ESPs), and Community Choice Aggregations (CCAs) to procure an additional one percent of retail sales per year from eligible renewable sources until 20 percent is reached, no later than 2010. The RPS set forth a longer range target of procuring 33 percent of retail sales by 2020. SB X 1-2 expands and preempts the RPS to obligate all California electricity retailers in the state (including publicly owned utilities, investor owned utilities,

electricity service providers, and community choice aggregators) to obtain at least 33 percent of their energy from renewable resources by the year 2020.

- **S-2: Pavley (AB 1493) and Advanced Clean Cars.** Requires CARB to adopt vehicle standards that will lower GHG emissions from new light duty autos to the maximum extent feasible beginning in 2009. Additional strengthening of the Pavley standards (Advanced Clean Cars) has been proposed for vehicle model years 2017– 2025. Together, the two standards are expected to increase average fuel economy to roughly 43 miles per gallon by 2020 (and more for years beyond 2020) and reduce GHG emissions from the transportation sector in California by approximately 14 percent.
- **S-3: Low Carbon Fuel Standard.** Mandates the following: (1) that a statewide goal be established to reduce the carbon intensity of California's transportation fuels by at least 10 percent by 2020, and (2) that a low carbon fuel standard for transportation fuels be established in California.

These MCAP policies are statewide laws incorporated by the County into the MCAP; therefore, they are implemented on the statewide level. For example, for Policy S-1 PG&E would comply with the RPS to achieve the required reductions. Implementation of the project would not interfere with PG&E's procurement of renewable energy, and the project's energy use would benefit from the increased energy efficiency of the RPS requirements. In addition, per Monterey County Code Section 21.67.050.A.9, the two proposed indoor facilities would be required to have renewable energy systems that are designed to have a generation potential equal to or greater than one-half of the anticipated energy demand.

Policies S-2 and S-3 would be implemented through increased vehicle fuel efficiency through the vehicles and through the fuel that vehicles use. Implementation of the project would not interfere with these increased efficiencies, and vehicle use related to the project would benefit from the increased energy efficiencies of these measures.

Other policies discussed in the MCAP include focused policies on facilities specific to the County and Natividad Medical Center and would not be applicable to the proposed project.

In addition to MCAP policies, the project would be required to comply with CDFA state regulations for cannabis cultivation for project power sources and generators.

CDFA state regulations for cannabis cultivation must be implemented for project power sources and generators. CDFA regulations sections 8102(s), 8304(e), 8305 and 8306 provides generator requirements, identification of all power sources for cultivation activities for indoor and mixed-light license types. These regulations also require renewable energy requirements for all indoor tier 2 mixed-light and nurseries using indoor tier 2 mixed-light techniques shall ensure that electrical power used for commercial cannabis activity meets the average greenhouse gas emissions intensity required by their local utility provider pursuant to the California Renewables Portfolio Standard Program, beginning January 1, 2023.

Given the aforementioned, the project would not conflict with or obstruct a state or local plan for renewable or energy efficiency, and there would be *no impact*.

| 7. GEOLOGY AND SOILS<br>**Would the project:** | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: (Source: IX.3, 32, 33) | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | ☐ | ☐ | ☒ | ☐ |
| ii) Strong seismic ground shaking? | ☐ | ☐ | ☒ | ☐ |
| iii) Seismic-related ground failure, including liquefaction? | ☐ | ☐ | ☒ | ☐ |
| iv) Landslides? | ☐ | ☐ | ☒ | ☐ |
| b) Result in substantial soil erosion or the loss of topsoil? (Source: IX.3, 7) | ☐ | ☐ | ☒ | ☐ |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: IX.2, 34) | ☐ | ☐ | ☒ | ☐ |
| d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial direct or indirect risks to life or property? (Source: IX.2) | ☐ | ☐ | ☒ | ☐ |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | ☐ | ☐ | ☒ | ☐ |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: IX.34) | ☐ | ☐ | ☒ | ☐ |

**Discussion/Conclusion/Mitigation:**

**Geology and Soils 7(a) – Less than Significant.**

Fault Rupture and Ground Shaking

As shown in the Monterey County General Plan Regional Faults Map, the Reliz Fault Zone, which is not active (Source: IX.3), is located approximately two miles west of the majority of the project sites, with the exception of the two located on River Road, which roughly follows the Reliz Fault Zone (Source: IX.3). The Paicines and Brickmore Canyon Fault Zones are located approximately 20 miles east of the project sites (Source: IX.32). Due to the distance to active fault zones, the potential for surface-fault rupture is low. The project would not facilitate construction of any new habitable structures or facilities that would be occupied by people. Additionally, improvements to existing greenhouses may include retrofitting the existing structures, which would improve seismic safety. While the use of these buildings would be intensified, the potential for impacts from fault rupture and ground shaking would not be exacerbated. Impacts related to fault rupture and ground shaking would be *less than significant.*

Seismic Ground Failure

Liquefaction is defined as the sudden loss of soil strength due to a rapid increase in soil pore water pressures resulting from seismic ground shaking. Liquefaction most often occurs in loose saturated silts and saturated, poorly graded, fine-grained sands. According to the Monterey County Geologic Hazards Map, the project sites are in an area of low to high potential for liquefaction (Source: IX.33). The project does not include habitable structures that would be occupied by people and would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death resulting from liquefaction. Therefore, impacts related to seismic ground failure, including liquefaction, would be *less than significant*.

Slope Stability and Landslides

Landslides result when the driving forces that act on a slope (i.e., the weight of the slope material, and the weight of objects placed on it) are greater than the slope's natural resisting forces (i.e. the shear strength of the slope material). All 45 sites are predominantly flat and, according to the General Plan and the California Department of Conservation, the site is in an area with low earthquake-induced landslide susceptibility (Source: IX.3, 32). Impacts related to slope stability and landslides would be *less than significant*.

**Geology and Soils 7(b) – Less than Significant.** Soil erosion is the removal of soil by water and wind. In the Salinas Valley, erosion and deposition are directly related through flooding, where sediment is picked up in one area, transported, and deposited in another. This includes sediment eroded from stream banks due to scouring flow. The 45 project sites are located on land that is generally flat. According to the Monterey County General Plan, the sites are all located in an area with low to moderate soil erosion hazard (Source: IX.3). Conversion of the existing greenhouses on the 45 project sites would not involve ground-disturbing earthwork, although soil would be imported for use in above-ground planters within the greenhouses. Ground disturbance would be

minimal since the project would not create new development. Cannabis cultivation within the existing greenhouses would be planted individually above ground and watered using drip irrigation from onsite well water.

In addition, improvements facilitated by the project would be limited to within the existing greenhouse structures; with the exception of minor roadway, fencing, and parking improvements on some sites, which are assumed to total less than one acre per project site. Therefore, the sites would not require coverage under NPDES Construction General Permit (Source: IX.7). Impacts related to erosion would be *less than significant*.

**Geology and Soils 7(c) - Less than Significant.** Subsidence occurs when a large land area settles due to over saturation or extensive withdrawal of groundwater, oil, or natural gas. Areas susceptible to subsidence are typically composed of open textured soils that become saturated. These areas are usually composed of soils with high silt or clay content. Using the GIS mapper for Monterey County, the 45 project sites are all located on generally silty clay loam or sandy loam soils (Source: IX.2) Therefore, subsidence has the potential to occur. However, there is little documentation of widespread subsidence in Monterey County (Source: IX.34).

The project would convert existing greenhouses for commercial cannabis operation and would receive water supply from groundwater wells within the Salinas Valley Groundwater Basin. Forty-one of the 45 total sites are located within the East Side Subbasin of the Salinas Valley Groundwater Basin, and the two remaining sites are located within the 180/400 Foot Aquifer. The southernmost site is not located within a defined basin. The 180/400 Foot Aquifer is identified by Department of Water Resources (DWR) as critically overdrafted, as defined by the Sustainable Groundwater Management Act (SGMA). SGMA requires that a Groundwater Sustainability Agency (GSA) develop and implement a Groundwater Sustainability Plan (GSP) for each critically overdrafted basin in the state by January 31, 2020. GSAs are typically water districts, municipalities, or joint powers authorities overlying the groundwater basin(s) subject to SGMA management; if no GSP assumes responsibility for a critically overdrafted basin, the responsibility of GSA defaults to the DWR. The GSA responsible for the 180/400 Foot Aquifer Basin is the Salinas Valley Groundwater Basin GSA, which adopted a GSP for the 180/400 Foot Aquifer Subbasin on January 9, 2020 by Resolution 2020-1. The purpose of the GSP is to outline how the Salinas Valley GSA and its partner GSAs will achieve groundwater sustainability in the 180/400 Foot Aquifer Subbasin in 20 years, and maintain sustainability for an additional 30 years (Source: IX.62).

The Salinas Valley GSA is also developing a Salinas Valley Integrated Groundwater Sustainability Plan (IGSP) to guide groundwater management throughout the Salinas Valley. The IGSP will identify quantifiable actions and requirements for groundwater, toward the goal of achieving sustainable conditions by the year 2040. Such requirements may include future restrictions on groundwater pumping rates in certain areas of the groundwater basin (Source: IX.47). Implementation of the valley-wide IGSP and 180/400 Foot Aquifer Subbasin GSP would facilitate sustainable conditions for groundwater extraction of aquifers below the project sites by 2040, which would also reduce the potential for subsidence due to groundwater withdrawal. The project is required to comply with both GSPs, including any future restrictions on groundwater pumping rates that may be imposed by the GSA.

As discussed in Section 10, *Hydrology and Water Quality*, project water demand would be lower than prior cut flower demand; therefore, pumping rates would be lower in the near term and would contribute toward meeting sustainable conditions within the IGSP by 2040. The potential for subsidence resulting from the proposed project to adversely impact people or structures would be *less than significant*.

**Geology and Soils 7(d) – Less than Significant.** Expansive soils experience volumetric changes with changes in moisture content, swelling with increases in moisture content and shrinking with decreasing moisture content. These volumetric changes can cause distress resulting in damage to concrete slabs and foundation. Shrinking and swelling are related to the clay content of soils, with clay rich soils being prone to swelling, and sand or gravel soils experiencing very little shrinking and swelling. The sites are located in a region known to have clay loam soils and therefore likely to have a shrink-swell potential (Source: IX.2). However, all structures are pre-existing; the proposed project would not include structures or roadways that would create substantial risks to life or property as a result of the presence of expansive soils. Impacts would be *less than significant*.

**Geology and Soils 7(e) – Less Than Significant.** For project sites utilizing existing septic systems, the systems would be required to comply with the County of Monterey Onsite Wastewater Treatment Systems (OWTS) regulation as described in the County of Monterey Ordinance Chapter 15.20, Sewer Disposal. Because the septic systems are already in place, the impact would be *less than significant*.

**Geology and Soils 7(f)- Less Than Significant.** Three types of geologic unit are mapped within the project boundaries (Source: IX.33): Pleistocene-Holocene (Q), Pleistocene (Qoa), and Miocene (M). These units are marine and nonmarine sedimentary rocks. The County of Monterey General Plan EIR prepared a review of nearly 700 known fossil localities in 2001, and 12 fossil sites were identified as having outstanding scientific value. The location of the sites does not coincide with the 45 project sites (Source: IX.34), and new construction and ground disturbing activities are not proposed at the project sites; therefore, there is little potential for ground disturbance of geologic units. The impact would be *less than significant*.

| 8. GREENHOUSE GAS EMISSIONS<br>Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: IX.13, 39-41, Appendix A) | ☐ | ☐ | ☒ | ☐ |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | ☐ | ☐ | ☒ | ☐ |

**Discussion/Conclusion/Mitigation:**

Climate Change Background

Gases that absorb and re-emit infrared radiation in the atmosphere are called greenhouse gases (GHGs). The gases that are widely seen as the principal contributors to human-induced climate change include carbon dioxide ($CO_2$), methane ($CH_4$), nitrous oxides ($N_2O$), fluorinated gases such as hydrofluorocarbons (HFCs) and perfluorocarbons (PFCs), and sulfur hexafluoride ($SF_6$). Water vapor is excluded from the list of GHGs because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation.

GHGs are emitted by both natural processes and human activities. Of these gases, $CO_2$ and $CH_4$ are emitted in the greatest quantities from human activities. Emissions of $CO_2$ are largely by-products of fossil fuel combustion, whereas $CH_4$ results from off-gassing associated with agricultural practices and landfills. Man-made GHGs, many of which have greater heat-absorption potential than $CO_2$, include fluorinated gases and $SF_6$ (Source IX.35). Different types of GHGs have varying global warming potentials (GWPs). The GWP of a GHG is the potential of a gas or aerosol to trap heat in the atmosphere over a specified timescale (generally, 100 years). Because GHGs absorb different amounts of heat, a common reference gas ($CO_2$) is used to relate the amount of heat absorbed to the amount of the gas emissions, referred to as "carbon dioxide equivalent" ($CO_2e$), and is the amount of a GHG emitted multiplied by its GWP. $CO_2$ has a 100-year GWP of one. By contrast, $CH_4$ has a GWP of 25, meaning its global warming effect is 25 times greater than carbon dioxide on a molecule per molecule basis (Source IX.36).

According to the CalEPA's *2010 Climate Action Team Biennial Report*, potential impacts of climate change in California may include loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years (Source IX.37). While these potential impacts identify the possible effects of climate change at a global and potentially statewide level, in general scientific modeling tools are currently unable to predict what impacts would occur locally with a similar degree of accuracy.

Regulatory Framework

California's major initiative for reducing GHG emissions is outlined in Assembly Bill 32 (AB 32), the "California Global Warming Solutions Act of 2006," signed into law in 2006. AB 32 codifies the statewide goal of reducing GHG emissions to 1990 levels by 2020 and requires CARB to prepare a Scoping Plan that outlines the main State strategies for reducing GHGs to meet the 2020 deadline. In addition, AB 32 requires CARB to adopt regulations to require reporting and verification of statewide GHG emissions.

Based on this guidance, CARB approved a 1990 statewide GHG level and 2020 limit of 427 MMT $CO_2e$. The Scoping Plan was approved by CARB on December 11, 2008 and included measures to address GHG emission reduction strategies related to energy efficiency, water use, and recycling and solid waste, among other measures. Many of the GHG reduction measures included in the Scoping Plan (e.g., Low Carbon Fuel Standard, Advanced Clean Car standards, and Cap-and-Trade) have been adopted since approval of the Scoping Plan.

In May 2014, CARB approved the first update to the AB 32 Scoping Plan. The 2013 Scoping Plan update defines CARB's climate change priorities for the next five years and sets the groundwork to reach post-2020 statewide goals. The update highlights California's progress toward meeting the "near-term" 2020 GHG emission reduction goals defined in the original Scoping Plan. It also evaluates how to align the State's longer-term GHG reduction strategies with other State policy priorities, such as for water, waste, natural resources, clean energy and transportation, and land use (Source IX.38).

SB 97, signed in August 2007, acknowledges that climate change is an environmental issue that requires analysis in CEQA documents. In March 2010, the California Resources Agency (Resources Agency) adopted amendments to the State CEQA Guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions. The adopted guidelines give lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts.

On September 8, 2016, the governor signed SB 32 into law, extending AB 32 by requiring the State to further reduce GHGs to 40 percent below 1990 levels by 2030 (the other provisions of AB 32 remain unchanged). CARB has updated Scoping Plan (2017 Scoping Plan) to provide a framework for achieving the 2030 target (Source: IX.39). The 2017 Scoping Plan does not provide project-level thresholds for land use development. Instead, it recommends that local governments adopt policies and locally-appropriate quantitative thresholds consistent with statewide per capita goals of six metric tons (MT) $CO_2e$ by 2030 and two MT $CO_2e$ by 2050 (CARB 2017b). As stated in the 2017 Scoping Plan, these goals may be appropriate for plan-level analyses (city, county, subregional, or regional level), but not for specific individual projects because they include all emissions sectors in the state (Source: IX.39).

SB 375, signed in August 2008, enhances the state's ability to reach AB 32 goals by directing CARB to develop regional GHG emission reduction targets to be achieved from passenger vehicles by 2020 and 2035. In addition, SB 375 directs each of the state's 18 major Metropolitan Planning Organizations (MPOs) to prepare a "sustainable communities strategy" (SCS) which contains a

growth strategy to meet these emission targets for inclusion in the Regional Transportation Plan (RTP). On March 22, 2018, CARB adopted updated regional targets for reducing GHG emissions from 2005 levels by 2020 and 2035. The Association of Monterey Bay Area Governments (AMBAG) was assigned targets of a 3 percent reduction in GHGs from transportation sources from 2005 levels by 2020 and a 6 percent reduction in GHGs from transportation sources from 2005 levels by 2035. AMBAG adopted the 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy (AMBAG MTP/SCS) in June 2018, which meets the requirements of SB 375.

Adopted on September 10, 2018, SB 100 supports the reduction of GHG emissions from the electricity sector by accelerating the state's Renewables Portfolio Standard Program, which was last updated by SB 350 in 2015. SB 100 requires electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045. Also, on September 10, 2018, the governor issued Executive Order (EO) B-55-18, which established a new statewide goal of achieving carbon neutrality by 2045 and maintaining net negative emissions thereafter. This goal is in addition to the existing statewide GHG reduction targets established by SB 32 and SB 100.

Methodology

CalEEMod 2016.3.2 was used to estimate GHG emissions from existing conditions and from the project. The model calculates emissions of the following GHGs: $CO_2$, $N_2O$, and $CH_4$, reported as $CO_2e$. For a full description of model inputs and assumptions, please see the Methodology section under Section 3, *Air Quality*, and see Appendix A.

**Greenhouse Gas Emissions 8(a) – Less than Significant.** The vast majority of individual projects do not generate sufficient GHG emissions to directly influence climate change. However, project emissions can contribute incrementally to cumulative effects which are significant, even if individual changes resulting from a project are limited. Thus, the issue of climate change typically involves an analysis of whether a project's contribution towards an impact is cumulatively considerable. "Cumulatively considerable" means the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines, Section 15064[h][1]).

Neither the State, MBARD, or the County have adopted GHG emissions thresholds. The 2017 Scoping Plan does not provide specific guidance to local jurisdictions for determining the amount of emission reductions to be achieved from land use plans or projects. Instead, it recommends local governments adopt policies and locally-appropriate quantitative thresholds consistent with a statewide per capita goal of six MT $CO_2e$ by 2030 and two MT $CO_2e$ by 2050 (Source: IX.39). While the County does have a GHG emissions reduction plan for reductions out to 2020, it does not identify a locally-appropriate quantitative threshold; in addition, MBARD has not provided quantitative thresholds to evaluate GHG impacts associated with land use projects.

As identified in Section 15064.7(c) of the State CEQA Guidelines, a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies or recommended by experts, provided the decision of the lead agency to adopt such thresholds is

supported by substantial evidence. Land use projects in Monterey County have used the quantitative thresholds established by San Luis Obispo County Air Pollution Control District (SLOAPCD) to assess GHG impacts (Source: IX.40). In April 2012, SLOAPCD, whose jurisdiction is adjacent to MBARD to the south, adopted quantitative thresholds for GHG emissions for most land use projects (Source: IX.41). The SLOAPCD CEQA Handbook includes an efficiency threshold of 4.9 MT CO2e per service population (SP) per year (service population = number of residents + employees). Because the efficiency metric is tied to ensuring every resident and employee does his or her fair share to achieve statewide GHG reduction targets, it is appropriate for use anywhere in the state, and not just in the region within SLOAPCD's jurisdiction. Therefore, the SLOAPCD efficiency threshold is the appropriate threshold to use in evaluating the significance of the proposed project's GHG emissions.

While there is no formally documented data related to employment associated with the existing cannabis industry locally in the County, the California Department of Food and Agriculture released a study that contains extensive job analysis related to cannabis cultivation (Source: IX.13). For indoor growing operations, the report documents a full time equivalent (FTE) employment of 0.88 FTE per 1,000 s.f. of operations. For greenhouse operations, the report documents an FTE employment of 1.56 FTE per 1,000 s.f. of operations. Given the project s.f. listed in Table 5, the project is estimated to have approximately 14,521 employees.

Construction

With the conservative assumption that demolition and construction would occur for approximately 25 percent of all square footage, the project's construction GHG emissions would total 5,881 MT $CO_2$e. Amortized over the potential lifetime of the project, a 30-year period, this would result in yearly GHG emissions of 196 MT $CO_2$e. ~~The project would not require demolition of existing greenhouses or construction of new facilities, as the cannabis operations would use existing greenhouses or buildings. Minor retrofit work may occur at the greenhouses or buildings to convert the operations; however, this work would not be anticipated to require heavy construction equipment or activities such as grading for foundations. This work would be similar to existing maintenance and upkeep of the previous agricultural uses on each site, and therefore these emissions are accounted for in the region. Therefore, construction GHG emissions would be similar to existing emissions and part of typical maintenance and upkeep of an agricultural facility and would be *less than significant.*~~

Operation

For operational emissions, although 31 of the sites have already switched to cannabis operations, to determine the full impact of the project, all 45 sites were assumed to be cut flower operations as mentioned in Section 2, *Description of the Project and Environmental Setting*, for the comparison to the proposed cannabis uses. Table 11~~Table 9~~ presents the existing GHG emissions for the prior cut flower operations and project GHG emissions (including construction) for the cannabis cultivation operations, including the net change in GHG emissions from cannabis operations. As shown in the table, there would be a net increase in GHG emissions for mobile and waste GHG emissions from cannabis operations. The greatest increase in emissions is due to the higher vehicle trips associated with cannabis cultivation. Area emissions would remain negligible under both existing and project scenarios. Energy GHG emissions would be higher under existing

operations (agricultural production, including herbs, crops, and cut flowers) because greenhouses use less energy than indoor buildings as the lighting requirement is much lower in greenhouses. Additionally, two of the proposed sites (indoor) would be required to generate 50 percent of their energy demand through renewable energy, which would decrease the energy requirements and GHG emissions on these two sites. Water GHG emissions would be higher under existing operations due to the higher water demand of cut flower operations.

**Table 11~~9~~ Existing and Project Greenhouse Gas Emissions**

| **Sources** | **$CO_2e$ (MT per year)** |
|---|---|
| **Existing** | |
| Area | 4,866[1] |
| Energy | 2,039 |
| Mobile | 7,655 |
| Waste | 332 |
| Water | 1,076 |
| Existing Total | 15,968 |
| **Proposed** | |
| Construction | 2,624 |
| Area | 4,866[1] |
| Energy | 1,793 |
| Mobile | 7,753 |
| Waste | 2,443 |
| Water | 549 |
| Proposed Total | ~~17,404~~20,118 |
| **Net Change from Existing to Proposed** | |
| Construction | 196 |
| Area | 0 |
| Energy | -246 |
| Mobile | 98 |
| Waste | 2,111 |
| Water | -527 |
| Net Change Total | ~~1,436~~1,632 |
| Project SP (Employees) | 14,521 |
| **Total Emissions Per SP** | **0.1 per SP per year** |
| Threshold | 4.9 per SP per year |
| ***Threshold Exceeded?*** | ***No*** |

*[1] Area emissions are dominated by fertilizer emissions, which were calculated outside of CalEEMod (see method under Methodology, above).*

*[2] For proposed energy use, two separate model runs were conducted for the indoor only uses, with one model run having no renewable energy (2,039 $CO_2e$ MT per year) and the second run having 50 percent renewable energy (1,397 $CO_2e$ MT per year). The second model run was added to the energy generated by the greenhouse activities for the project's total energy use.*

*SP = Service Population; $CO_2e$ = carbon dioxide equivalent; MT = metric tons.*

*Source: Appendix A*

As described above, the project's contribution to GHG emissions impacts and climate change would be considered significant if the project's per service population emissions would exceed the SLOAPCD's efficiency threshold of 4.9 MT $CO_2e$ per SP per year. As shown in Table 11~~Table 9~~, the project's emissions of would be 0.1 MT $CO_2e$ per SP per year, well below the 4.9 MT $CO_2e$ per SP per year threshold. Therefore, impacts would be *less than significant*.

**Greenhouse Gas Emissions 8(b) – Less than Significant.** The regional GHG reduction policies and regulations applicable to the project are those found in Monterey County General Plan and Municipal Climate Action Plan, SB 32 and the 2017 Scoping Plan, which respectively codify the State's mid-term (2030) GHG target and plan for achieving it, and AMBAG's MTP/ SCS.

Policies S-2 and S-3 of the MCAP would be implemented through increased vehicle fuel efficiency through the vehicles and through the fuel that vehicles use. Implementation of the project would not interfere with these increased efficiencies, and vehicle use related to the project would benefit from the lowered GHG emissions from these measures.

Other policies discussed in the MCAP include focused policies on facilities specific to the County and Natividad Medical Center and would not be applicable to the proposed project.

AMBAG 2040 MTP/SCS

The AMBAG 2040 MTP/SCS was created to outline a growth strategy to meet GHG emission reduction targets to be achieved from passenger vehicles by 2020 and 2035. This is through an SCS land use development pattern complements the proposed transportation network which emphasizes multimodal system enhancements, system preservation, and improved access to high quality transit. The focus of the multimodal system and transit strategy is on urbanized areas, which are better suited to alternative modes of transportation, as opposed to agriculture and the rural, spread out nature of agricultural land use. While the cannabis operations would be located outside of areas that would have transit stops or bicycle lanes nearby, methods to reduce vehicle trips and therefore GHG emissions such as carpooling can be encouraged by the operations or organized by the employees. In addition, the project would not inhibit the measures identified in the 2040 MTP/SCS to meet AMBAG's required targets from being implemented. Therefore, the project would not conflict with the AMBAG 2040 MTP/SCS.

2017 Scoping Plan and EO B-55-18

The 2017 Scoping Plan outlines a pathway to achieving the reduction targets set under SB 32, which is considered an interim target toward meeting the State's long-term 2045 goal established by EO B-55-18. A project would impede "substantial progress" toward meeting the SB 32 and EO B-55-18 targets if per service person GHG emissions exceeded the locally-appropriate efficiency threshold. As discussed under Section 7(b), the project's GHG emissions would not exceed the identified efficiency threshold. As a result, the project would not conflict with the reduction targets of 2017 Scoping Plan and EO B-55-18.

CDFA Cannabis Cultivation Regulations

The project would implement CDFA regulations for cannabis cultivation that are related to power sources and generator emissions. The project would also implement CDFA regulations for cannabis cultivation for power sources and generator emissions. CDFA state regulations for cannabis cultivation shall be implemented for project power sources and generators, as mentioned in Section 3, *Air Quality* and Section 6, *Energy.*

Given the aforementioned, the project would not conflict with applicable state plans, policies or regulations intended to reduce GHG emissions, and this impact would be *less than significant.*

| 9. HAZARDS AND HAZARDOUS MATERIALS<br>**Would the project:** | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | ☐ | ☐ | ☒ | ☐ |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | ☐ | ☐ | ☒ | ☐ |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | ☐ | ☐ | ☐ | ☒ |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: IX.4, 42, 43) | ☐ | ☐ | ☒ | ☐ |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (Source: IX.44) | ☐ | ☐ | ☐ | ☒ |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: IX.2) | ☐ | ☐ | ☐ | ☒ |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (Source: IX.2) | ☐ | ☐ | ☒ | ☐ |

**Discussion/Conclusion/Mitigation:**

**Hazards and Hazardous Materials 9(a-b) – Less than Significant.** The project would convert existing greenhouses previously utilized for agricultural uses such as herbs, crops, and cut flowers to commercial adult and medical marijuana uses. The cultivation and manufacturing of medical and adult use marijuana may require the use and storage of nominal amounts of potentially hazardous materials such as fuel for power equipment and backup generators, and pesticides. Additionally, mixed-light cultivation operations may use high-powered lights, which may contain hazardous components that could enter the environment through disposal. HI-zoned sites do allow volatile manufacturing, which could include the use of butane, hexane, and/or propane. F-zoned

sites only allow non-volatile manufacturing, which could include the use of ethanol, $CO_2$, water, ice, and mechanical methods.

Many of the project sites are or have historically been registered with EHB Hazardous Materials Management Services. Cannabis Management Service will work with applicants to register each location as needed in the California Environmental Reporting System (CERS) database to meet Hazardous Materials Business Plan Electronic Reporting Requirements. In addition, facilities that generate hazardous waste shall register electronically for an EPA ID number through the Electronic Verification Questionnaire process with the Department of Toxic Substances Control (DTSC) and shall meet all annual reporting requirements for storage, transportation, and disposal of hazardous waste.

The project sites would be required to comply with existing federal, state, and local laws regulating the use and disposal of any hazardous materials used. In accordance with CDFA regulation 8106(a)(3), a pest management plan shall include, but not be limited to, the following: (a) product name and active ingredient(s) of all pesticides to be applied to cannabis during any stage of plant growth; (b) integrated pest management protocols, including chemical, biological, and cultural methods the applicant anticipates using to control prevent the introduction of pests on the cultivation site; (c) a signed attestation that states the applicant shall contact the appropriate County Agricultural Commissioner regarding requirements for legal use of pesticides on cannabis prior to using any of the active ingredients or products included in the pest management plan and shall comply with all pesticide laws. In addition, CDFA regulations 8304(a) and 8307 outline pesticide use requirements, including: (a) licensees shall comply with all pesticide laws and regulations enforced by the Department of Pesticide Regulation; (b) for all pesticides that are exempt from registration requirements, licensees shall comply with all pesticide laws and regulations enforced by the Department of Pesticide regulation and with the following pesticide application and storage protocols. Additionally, the transportation of hazardous materials is subject to the Hazardous Material Transportation Act of 1975, which provides procedures and policies, material designations, packaging requirements, and operational rules for transportation of hazardous materials. The Resource Conservation and Recovery Act (RCRA) also established hazardous waste disposal requirements; please refer to 40 CFR parts 260 through 273. Any removal of building materials that may contain asbestos would be conducted in compliance with MBARD Rule 424 and USEPA asbestos regulations.

With adherence to existing hazardous materials regulations and laws, the project would not create a significant hazard through the routine transport, use, or disposal of hazardous materials. Impacts would be *less than significant*.

**Hazards and Hazardous Materials 9(c) – No Impact.** No schools are located within ¼ mile of any of the project sites. The nearest school to the project sites is La Joya Elementary School, located approximately 2.3 miles west of 398 Natividad Road. There would be *no impact*.

**Hazards and Hazardous Materials 9(d) – Less Than Significant Impact.** In accordance with CDFA regulation 8102(q), Annual License Application Requirements, The Department of Toxic Substances Control EnviroStor Database and the State Water Quality Control Board Geotracker Database were checked for potential hazardous material sites in the project area. The databases

revealed the seven of the sites are enrolled in the irrigated lands regulatory program (ILRP). These sites are listed in Table 12~~Table 10~~, below.

**Table 12~~10~~ Geotracker Irrigated Lands Regulatory Sites**

| | |
|---|---|
| 26000 Encinal Road | Kee's Greenhouse/Yuai Nursery |
| 25950 Encinal Road | Kee's Greenhouse/Yuai Nursery |
| 20420 Spence Road | Salinas Valley Nursery |
| 402 Natividad Road | 3 Generaciones, LLC/Toyo Ranch |
| 20510 Spence Road | Altman Planta Ranch |
| 20400 Spence Road | Minami Greenhouse Inc. |
| 22900 Fuji Lane | Sunberry Growers LLC |

*Source: IX.42*

These project sites would continue to be enrolled in ILRP and would continue to be required to prevent agricultural runoff from impairing surface waters and groundwater, as pesticides, fertilizers, and other pollutants are considered to be hazardous materials (Source: IX.4). The project would not substantially modify the use of the project sites and would not exacerbate existing hazards to the public or environment.

Geotracker identified one site near 20800 Spence Road (Premium Fresh Farms, LLC) as a clean-up site with historical status. EnviroStor identified one State Response site (Berman Steel at US 101 and Spence Road) in close proximity to 20800 Spence Road as well (Source: IX.43). A LUST cleanup site was identified at 360 Espinosa Road (Growers Transplanting). This site is completed and closed (Source: IX.42). The historical status and completed/closed status of these two sites indicates that there is little to no potential for hazardous materials to impact any of the project sites. The impact of hazardous materials sites would be *less than significant*.

**Hazards and Hazardous Materials 9(e) – No Impact.** Four of the project sites located along Alisal Road are located within two miles of the Salinas Municipal Airport and are within the Salinas Municipal Airport Land Use Plan's area of influence (Source: IX.44). These four sites are identified as agriculture in the land use plan. The conversion of existing greenhouses to cannabis use would not result in a safety hazard or create excessive noise for people working or residing in the area. The project would not expose people or structures to airport hazards. There would be *no impact*.

**Hazards and Hazardous Materials 9(f) – No Impact.** The project entails conversion of existing greenhouses to commercial cannabis use. No roadways designated as evacuation routes would be modified by the project, and no population growth would occur as part of the project as no new residences are proposed, requiring modifications to existing emergency response or evacuation plans. Therefore, proposed cannabis operations would not interfere with emergency response or emergency evacuation plans. The project sites would comply with the Municipal Code and Fire Department standards for emergency vehicle access. There would be *no impact*.

**Hazards and Hazardous Materials 9(g) – Less than Significant**. All of the project sites are located on existing agricultural land within unincorporated Monterey County. As indicated on

CAL-FIRE Fire Hazard Severity Zone maps, most of the sites are not located within State Responsibility Areas (SRA). Five sites are located within a moderate SRA, three sites are located within a high SRA, and one site is located in an SRA area awaiting zoning (Source: IX.2). The three sites in high SRA and five sites in moderate SRA and would comply with applicable building and landscape standards for fire safety. As discussed in Section IV.15, *Public Services,* the site is adequately served by the Monterey County Regional Fire District. Impacts would be *less than significant*.

| 10. HYDROLOGY AND WATER QUALITY<br>**Would the project:** | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | ☐ | ☐ | ☒ | ☐ |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | ☐ | ☐ | ☒ | ☐ |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, (Source: IX.7) | | | | |
| i) Result in substantial erosion or siltation on or off site. | ☐ | ☐ | ☒ | ☐ |
| ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite. | ☐ | ☐ | ☒ | ☐ |
| iii Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | ☐ | ☐ | ☒ | ☐ |
| iv) Impede or redirect flood flows? | ☐ | ☐ | ☒ | ☐ |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (Source: IX.47) | ☐ | ☐ | ☐ | ☒ |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (Source: IX.48) | ☐ | ☐ | ☐ | ☒ |

**Discussion/Conclusion/Mitigation:**

**Hydrology and Water Quality 10(a) – Less than Significant**. The proposed project would replace existing agricultural operations with new cannabis grow operations, and would permit existing cannabis operations to continue. The project does not facilitate the construction of new structures to accommodate new cannabis grow operations. Implementation of the proposed project would be limited to the areas within existing greenhouse and industrial structures and would therefore only occur on portions of the identified project sites.

The Best Management Practices (BMPs) for cannabis cultivation listed below would be consistent with the SWRCB Cannabis Cultivation Policy. Project-specific BMPs must be reviewed and approved by the County as part of the licensing process. County Planning staff ensures compliance through review of license applications and site inspections, as needed.

**Best Management Practices for Cannabis Cultivation.** Consistent with the SWRCB's Cannabis Cultivation Policy, each licensee for cannabis cultivation under the proposed project is required to implement the following BMPs as part of their proposed project:

- Verification that the licensee has a legal right to the identified water source;
- No obstruction, alteration, damming, or diversion of all or a portion of a natural watercourse without notification and approval from CDFW under the Lake and Streambed Alteration Program;
- Regular inspection of the entire water delivery system for leaks, and repair of leaky faucets and connectors as needed;
- Lining of water conveyance ditches/canals to reduce waste and the unreasonable use of water;
- Use of rainwater catchment systems to collect and store stormwater during the rainy season in tanks, bladders, or engineered ponds to reduce the need for water diversions and/or pumping of groundwater during low flow periods (late summer to fall);
- Use of float valves on water storage systems to keep them from overflowing onto the ground;
- Use of drip/irrigation systems;
- Use of mulch to conserve soil moisture in cultivated areas, pots, and bins;
- Where applicable, screen water pump intakes to prevent the entrainment of threatened or endangered aquatic species;
- Base layout and site development on a qualified expert's recommendations with respect to any listed species protected under California or federal law and avoid any action that constitutes "take" under the Federal Endangered Species Act or California Endangered Species Act, unless accompanied by an Incidental Take Statement or Incidental Take Permit issued by the appropriate agency.

In addition, the project would comply with CDFA regulations 8102(p)(v)(w)(dd), 8216, 8304 (a and b), and 8307 by providing evidence of enrollment in or waiver of waste discharge requirements with the SWRCB and identification of water sources used for cultivation activities. In addition, if the SWRCB or the CDFW notifies CalCannabis that cannabis cultivation is causing significant adverse impacts on the environment in a watershed or other geographic area, CalCannabis shall not issue new licenses or increase the total number of plant identifiers within the watershed or area while the moratorium is in effect.

Implementation of the BMPs for cannabis cultivation and CDFA regulations would facilitate compliance with water quality standards.

Water quality standards or waste discharge requirements would not be violated, and surface or ground water quality would not be degraded. Impacts would be *less than significant*.

**Hydrology and Water Quality 10(b) – Less Than Significant Impact**. The project sites overlie the Salinas Valley Groundwater Basin, and would receive water supply from groundwater wells within this basin. The environmental setting with respect to groundwater resources is therefore defined by the extent of the Salinas Valley Groundwater Basin. Forty-one of the proposed project cultivation sites are located within the East Side Subbasin of the Salinas Valley Groundwater Basin, while four project sites (33, 34, 42, and 44) are located within the 180/400 Foot Aquifer. Neither of these aquifers is adjudicated. Both the East Side Subbasin and the 180/400 Foot Subbasin are located within the management jurisdiction area of the Salinas Valley Groundwater Basin GSA, which formed in response to requirements of the SGMA.

The 180/400 Foot Aquifer is identified by Department of Water Resources (DWR) as critically overdrafted; as defined by the SGMA of 2014, "A basin is subject to critical overdraft when continuation of present water management practices would probably result in significant adverse overdraft-related environmental, social, or economic impacts."

In response to the DWR's designation of critical overdraft, and in compliance with SGMA, the Salinas Valley Groundwater Basin GSA developed and adopted a Groundwater Sustainability Plan (GSP) for the 180/400 Foot Aquifer on January 9, 2020. In addition, as discussed in Section 7, *Geology and Soils*, the Salinas Valley GSA is also developing a valley-wide IGSP to guide groundwater management throughout the Salinas Valley and implement groundwater sustainability management actions on a regional scale (Source: IX.47).

In addition to overdraft, the 180/400 Foot Aquifer is also affected by seawater intrusion, which occurs when over-pumping in a groundwater basin alters the pressure differential such that seawater flows into the aquifer, resulting in water quality degradation. In 2010, the County of Monterey adopted Ordinance 5302, which prohibits approval of new groundwater wells in areas affected by seawater intrusion, including the 180/400 Foot Aquifer. As discussed in Section 7, *Geology and Soils*, and mentioned above, the 180/400 Foot Aquifer Subbasin GSP was adopted on January 9, 2020, and a valley-wide IGSP that addresses Salinas Valley groundwater basins collectively is also in development. Implementation of the valley-wide IGSP and 180/400 Foot Aquifer Subbasin GSP would facilitate sustainability of groundwater extractions in aquifers below the project sites by 2040, which would reduce the potential for subsidence due to groundwater withdrawal. The project is required to comply with both GSPs, including any future restrictions on groundwater pumping rates that may be imposed by the GSA.

The average rate of 1.0 AFY per acre is utilized for the analysis of proposed project water demand because it is consistent with usage rates identified for two recently approved indoor cannabis grow operations in comparable locations, and is consistent with the usage rate reported by Monterey County's Agricultural Commissioner's office (Source: IX.46). There is presently no comprehensive record of water usage on the existing project sites prior to cultivation of cannabis. It is known that cut flower operations are historically the dominant activity in the project area. Not all project sites were in active cultivation or were specifically cultivating cut flowers at the time of this analysis; therefore, the assumption that all sites are in active cut flower cultivation results in over-estimating existing water use rates at some sites, which in turn also over-estimates the amount of water use reduction that would occur with transitioning to cannabis cultivation under the proposed project.

This IS-MND provides a programmatic-level analysis for development of all 45 sites for cannabis cultivation; due to the programmatic nature of this IS-MND, the analysis does not include site-specific quantification of existing land uses and their associated water uses. However, all of these greenhouses have historically been used for non-cannabis cultivation and in order to compare the anticipated water usage rate for cannabis cultivation to pre-cannabis cultivation water usage on the project sites, it was necessary to make reasoned assumptions about the pre-cannabis use of the project sites. Accordingly, and even though 31 sites contain existing operational greenhouses, in order to compare pre-cannabis cultivation with cannabis cultivation, this analysis assumes that all greenhouses that would be converted to cannabis cultivation are in cut flower operation, and water uses on these sites would be converted from cut flower operations to cannabis cultivation operations. In comparison with the water demand for cut flower cultivation in Monterey County (3.6 AFY per acre), the estimated proposed project water demand for cannabis cultivation (1.0 AFY per acre) is a decrease of approximately 72 percent, assuming the transition of all 45 sites from cut flower cultivation to cannabis cultivation.

As noted above, the assumption that all project sites would be converted from cut flower operation to cannabis cultivation realistically over-estimates the pre-project water uses on select project sites, as it is reasonable to assume that some properties may have been under-utilized or were utilized at a lesser rate at the time the properties were converted to cannabis cultivation. In addition, it is known that 31 of the 45 sites have already transitioned to cannabis cultivation, although the extent of utilization of each project site has not been quantified for this programmatic analysis. However, for the sake of comparison, a variety of sample scenarios are presented below, based on the water use assumptions discussed above.

- If all of the 45 sites transition from full cut flower cultivation (3.6 AFY/acre) to full cannabis cultivation (1.0 AFY/acre): total water demand would decrease approximately 72 percent
- If 31 of the 45 sites are currently at full capacity (100 percent utilized) for cannabis cultivation and the remaining 14 sites are at full capacity for cut flower cultivation, all of which would be transitioned to cannabis cultivation under the project: total water demand would decrease approximately 10 percent
- If 31 of the 45 sites are currently utilized at 50 percent capacity for cannabis cultivation and 50 percent unutilized, and 14 of the 45 sites are currently utilized at 100 percent capacity for cut flower cultivation, all of which would be converted to full utilization for cannabis cultivation under the proposed project: total water demand would decrease approximately 21 percent
- If 31 of the 45 sites are currently utilized at 50 percent capacity for cannabis cultivation, and 14 of the 45 sites are currently utilized at 50 percent capacity for cut flower cultivation, all of which would be converted to full utilization for cannabis cultivation under the proposed project: total water demand rate would decrease of approximately 36 percent

The sample scenarios above demonstrate that the implementation of proposed project would result in reduced water demand rates, in comparison to both existing conditions (some cannabis cultivation) and pre-project conditions (no cannabis cultivation). Therefore, it is reasonable to determine that the proposed project would result in a net decrease in water demand rates across all

project sites. As discussed in Section 2, the previous use of cut flower most accurately represents the historic use of the sites for the baseline of water demand analysis.

Implementation of the proposed project would occur in compliance with applicable laws and regulations, including but not limited to the moratorium on new wells within areas affected by seawater intrusion; and compliance with CDFA regulation 8107(b) which requires location identification for groundwater wells.

The conversion of the existing greenhouses from agricultural operations to cannabis grow operations would decrease water demand by up to 72 percent, for the full conversion of all project sites from 100 percent utilization for cut flower cultivation (3.6 AFY/acre) to 100 percent utilization for cannabis cultivation (1.0 AFY/acre). Furthermore, compliance with applicable laws and regulations will facilitate groundwater management of the basin and compliance with the groundwater management plan. Impacts would be *less than significant*.

**Hydrology and Water Quality 10(c) – Less than Significant**. The project entails conversion of existing greenhouses previously used for agricultural purposes, including cut flowers, to commercial cannabis use. Conversion of the existing greenhouses would not include new impervious surfaces or alter existing drainage patterns or alter drainage patterns for streams or rivers. In addition, implementation of the BMPs for cannabis cultivation mentioned above would avoid the alteration of the course of a stream or river, as well as substantial erosion, siltation, and surface runoff.

Because the project sites have an agricultural classification, activities at each site would not require coverage under NPDES Construction General Permit (Source: IX.7). The project would not increase impervious surfaces. Impacts to on- and off-site sedimentation and runoff would be *less than significant*.

**Hydrology and Water Quality 10(d) – No Impact**. Tsunamis and seiches, or seismic waves, are generated from undersea or underground movement. The project sites are not located in a coastal area or near a large inland body of water. As such, the sites are not subject to tsunami or seiche. Additionally, all sites are relatively flat and therefore not subject to mudflow (Source: IX.7). There would be *no impact*.

**Hydrology and Water Quality 10(e) – No Impact**. The proposed project would not conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan. The proposed project is located primarily within the East Side Aquifer Subbasin, with ~~two~~ four project sites located within the 180/400 Foot Aquifer Subbasin which is managed per the direction of a GSP adopted by the Salinas Valley Groundwater Basin GSA on January 9, 2020. The stand-alone 180/400 Foot Aquifer Subbasin GSP establishes estimates of the historical, current, and future water budgets in the subbasin based on the best available information. The GSP defines local sustainable management criteria, details required monitoring networks, and outlines projects and programs for reaching sustainability in the subbasin by 2040 (Source: IX.62).

In addition to the stand-alone GSP for the 180/400 Foot Aquifer Subbasin, both the East Side Aquifer Subbasin and the 180/400 Foot Aquifer Subbasin are subject to the management direction of the valley-wide IGSP. At the time of preparation of this analysis, the Salinas Valley Groundwater Basin GSA is preparing the regional IGSP to collectively address the following subbasins: the 180/400 Foot Aquifer Subbasin (3004.01), the East Side Aquifer Subbasin (3-004.02), the Forebay Aquifer Subbasin (3004.04), the Upper Valley Aquifer Subbasin (3-004.05), the Langley Area Subbasin (3004.09), and the Monterey Subbasin (3-004.10). The Salinas Valley Groundwater Basin GSA has published select chapters of the valley-wide IGSP; publication of remaining chapters of the IGSP is pending Board approval of the water budgets for the aforementioned subbasins. Once the entire IGSP is complete and approved of by the GSA Board of Directors, the IGSP will be available for a 90-day public review period prior to filing with the California DWR.

The existing Draft IGSP acknowledges that there are very few measured aquifer parameters within the Salinas Valley Groundwater Basin, and the IGSP will therefore include provisions to monitor conditions and collect data throughout the basin to inform ongoing and future management efforts toward achieving sustainability. A number of existing groundwater management plans exist for the IGSP area and are incorporated into the IGSP as applicable. These include the Greater Monterey County Integrated Regional Water Management Plan (IRWMP) and Urban Water Management Plans (UWMPs) for water districts and municipality service areas within the IGSP area. Incorporation of these studies into the IGSP assists in bridging information gaps regarding groundwater supply availability; however, ongoing data collection and analysis is necessary to fully and accurately characterize conditions of the groundwater basin (Source: IX.48).

In the future, the anticipated net decrease in water demands on the proposed project sites that would occur as a result of replacing cut flower cultivation with cannabis cultivation may be reflected in measured data, collected through compliance with SGMA. As mentioned above, the Salinas Valley Groundwater Basin GSA is currently preparing a valley-wide IGSP, which will detail water budgets for each of the subbasins within the Salinas Valley Groundwater Basin, and will identify management actions and requirements toward the ultimate goal of achieving sustainable groundwater conditions throughout the region by the year 2040. SGMA requires monitoring networks be developed to promote the collection of data of sufficient quality, frequency, and distribution to characterize groundwater and related surface water conditions and to evaluate changing conditions that occur as the GSP(s) are implemented. The monitoring network is intended to: monitor changes in groundwater conditions relative to measurable objectives and minimum thresholds, and thereby demonstrate progress toward achieving measurable objectives; monitor impacts to the beneficial uses or users of groundwater; and quantify annual changes in water budget components (Source: IX.47).

The project is subject to compliance with the measurable objectives and minimum thresholds for groundwater management identified by the Salinas Valley GSA's valley-wide IGSP and the 180/400 Foot Aquifer Subbasin GSP. The conversion of the project sites that would occur under the proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be *less than significant*.

| 11. LAND USE AND PLANNING<br><br>**Would the project:** | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Physically divide an established community? (Source: IX.2) | ☐ | ☐ | ☐ | ☒ |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (Source: IX.3) | ☐ | ☐ | ☒ | ☐ |

**Discussion/Conclusion/Mitigation:**

**Land Use and Planning 11(a) – No Impact.** The project sites are all located on designated Farmland (40-160 acre min) within unincorporated Monterey County (Source: IX.2). Surrounding land uses include Industrial, Permanent Grazing, Rural Residential, Rural Grazing, and Resource Conservation. The closest residential communities to the project sites are the City of Salinas, City of Gonzales and City of King City, located within five miles from some of the project sites. Individual existing single-family residential uses are located on or adjacent to some of the project sites (within 50 feet). These would be maintained as existing uses under the proposed project. The project sites contain existing structures for cannabis cultivation, processing, distribution, and manufacturing. No building expansions are proposed as part of the project. Therefore, the proposed project would not physically divide an established community. There would be *no impact*.

**Land Use and Planning 11(b) – Less than Significant.** The project site is located in unincorporated Monterey County and would be governed by the Monterey County General Plan and the County Code. Medical and adult use cannabis operations are allowed in certain zoning districts with a one-time discretionary permit (Monterey County zoning ordinance Chapter 21.67 and Monterey County Code Chapter 7.90 Commercial Cannabis Permits), as described below:

- Cultivation: Light Industrial, Heavy Industrial, Agricultural Industrial, or Farmland
- Distribution: Heavy Commercial, Light Industrial, Heavy Industrial, and Agricultural Industrial
- Manufacturing: Heavy Commercial, Light Industrial, Heavy Industrial, and Agricultural Industrial, Farmland

Cannabis activities are generally similar to the types of activities occurring in the Farmland district, including soil-dependent agricultural uses, including greenhouses. Indoor, mixed-light, or nursery cannabis cultivation is specifically listed in Section 21.30.040 of the Monterey County Zoning Ordinance as an allowed use subject to an administrative permit, and agricultural support facilities and processing plants are allowed subject to a use permit. Therefore, the proposed activities would be generally consistent with other allowed uses in the Farmland district, and would not create land use conflicts with surrounding properties.

The proposed cannabis cultivation, processing, manufacturing, and self-distribution operations at the project sites are consistent with the Farmland use and are consistent with development standards within the zoning ordinance (Chapter 21.67 Commercial Cannabis Activities), listed below:

> Cultivation[5] is only allowed within existing greenhouses (a structure that was legally established prior to January 1, 2016) and industrial buildings within the following zoning districts: Light Industrial, Heavy Industrial, Agricultural Industrial, and Farmland. Outdoor cultivation is not permitted in the County, except for a pilot program that is currently restricted to Big Sur, Cachagua, and Carmel Valley. Retail facilities are only permitted in Light Commercial and Heavy Commercial zoning districts. Manufacturing[6] is only permitted in Heavy Commercial, Light Industrial, Heavy Industrial, Agricultural Industrial, and in Farmland zoning districts when combined with a cultivation permit. Testing[7] and distribution/transportation[8] are only permitted in the following zoning districts: Heavy Commercial, Light Industrial, Heavy Industrial and Agricultural Industrial.

The conversion of existing greenhouses for medical and adult commercial cannabis is consistent the following goals within the 2010 Monterey County General Plan Agriculture Element.

> Goal AG-1: Promote the long-term protection, conservation, and enhancement of productive and potentially productive agricultural land.
>
> Goal AG-2: Provide opportunities to retain, develop, and expand those agriculture-related enterprises and agricultural support uses.
>
> Goal AG-3: Assure that the County's land use policies do not inappropriately limit or constrain "routine and ongoing agricultural activities (Source: IX.3).

Additionally, Goal LU-5 encourages a full range of industrial development compatible with surrounding land uses. Policy C-2.1 of the General Plan requires land uses that require concentrated commodity movements to be located with adequate access to necessary transportation facilities. The project would concentrate commercial medical cannabis activities in areas with convenient access to major roads and highways through the zoning restrictions. The project sites already support agricultural, industrial, or commercial uses with associated transportation systems, and therefore the project is consistent with these policies. Furthermore, Goal OS-1 calls for retention of the character and natural beauty of Monterey County through preservation, conservation and maintenance of natural resources and agricultural operations. As

[5] Agricultural activities involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis.
[6] An industrial use involving the production of raw medical cannabis either directly or indirectly, by extraction methods, chemical synthesis, or process whereby the raw agricultural product has been transformed into a concentrate, an edible product, or a topical product.
[7] An industrial use including a facility or site that offers or performs tests to determine the chemical compounds of medical cannabis or medical cannabis products.
[8] An industrial use involving the wholesale purchase, transportation, and storage of medical cannabis form a cultivator, or medical cannabis products from a manufacturer, for sale to a dispensary.

the project would involve existing structures within limited areas of the Farmland zone, it would be consistent with this policy.

The proposed commercial cannabis uses are consistent with the Farmland zoning for each project site and would not conflict with any applicable land-use plan, policy, or regulation regarding geology, hazards, hydrology, noise, or utilities (refer to Sections 7, 9, 10, 13, and 19). Impacts would be *less than significant.*

| 12. MINERAL RESOURCES<br><br>**Would the project:** | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: IX.49) | ☐ | ☐ | ☒ | ☐ |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: IX.49) | ☐ | ☐ | ☒ | ☐ |

**Discussion/Conclusion/Mitigation:**

**Mineral Resources 12(a-b) – Less than Significant.** The project sites are not located in an area containing mineral resources. The proposed project would not involve a change in land use or otherwise result in the potential loss of availability of a mineral resource. The project would not result in significant impacts regarding the unanticipated loss of availability of resources (Source: IX.49). Impacts would be *less than significant*.

| 13. NOISE<br><br>**Would the project result in:** | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: IX.50) | ☐ | ☐ | ☒ | ☐ |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | ☐ | ☐ | ☒ | ☐ |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: IX.44) | ☐ | ☐ | ☐ | ☒ |

**Discussion/Conclusion/Mitigation:**

Noise Background

Noise is defined as unwanted sound. Noise level measurements include intensity, frequency, and duration, as well as time of occurrence. Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound pressure levels to be consistent with that of human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz).

Sound pressure level is measured on a logarithmic scale with the 0 dBA level based on the lowest detectable sound pressure level that people can perceive (an audible sound that is not zero sound pressure level). Based on the logarithmic scale, a doubling of sound energy is equivalent to an increase of 3 dBA, and a sound that is 10 dBA less than the ambient sound level has no effect on ambient noise. Because of the nature of the human ear, a sound must be about 10 dBA greater than the ambient noise level to be judged as twice as loud. In general, a 3 dBA change in the ambient noise level is noticeable, while 1-2 dBA changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40-50 dBA, while areas adjacent to arterial streets are typically in the 50-60+ dBA range. Normal conversational levels are usually in the 60-65 dBA range and ambient noise levels greater than 65 dBA can interrupt conversations.

Noise levels from point sources, such as those from individual pieces of machinery, typically attenuate (or drop off) at a rate of 6 dBA per doubling of distance from the noise source. Noise levels from lightly traveled roads typically attenuate at a rate of about 4.5 dBA per doubling of distance. Noise levels from heavily traveled roads typically attenuate at about 3 dBA per doubling of distance. Noise levels may also be reduced by intervening structures; generally, a single row of

buildings between the receptor and the noise source can reduces noise levels by about 5 dBA, while a solid wall or berm can reduce noise levels by 5 to 10 dBA (Source: IX.50).

The duration of noise is important because sounds that occur over a long period of time are more likely to be an annoyance or cause direct physical damage or environmental stress. One of the most frequently used noise metrics that considers both duration and sound power level is the equivalent noise level (Leq). The Leq is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time (essentially, the average noise level). Typically, Leq is summed over a one-hour period. Lmax is the highest RMS (root mean squared) sound pressure level within the measurement period, and Lmin is the lowest RMS sound pressure level within the measurement period.

Regulatory Framework

*Noise*

The Monterey County Code, Chapter 10.60 *Noise Control,* describes the allowances as well as the restrictions related to noise. Section 10.60.030 states that at any time of the day, it is prohibited within the unincorporated area of the County of Monterey to operate, assist in operating, allow, or cause to be operated any machine, mechanism, device, or contrivance which produces a noise level that exceeds 85 dBA at 50 feet. This does not apply if the equipment is operated in excess of 2,500 feet from any occupied dwelling unit. This would apply to construction equipment.

The County's noise level standards are summarized in Table 13~~Table 11~~ and Table 14~~Table 12~~. Table 13~~Table 11~~ shows the County Code standards for exterior noise. Table 14~~Table 12~~ shows the County Land Use Element standards, which define "acceptable" noise level for land use compatibility (Source: IX.51).

**Table 13~~11~~ County of Monterey Exterior Noise Level Standards**

| Zone | Time | Noise Level Standard ($L_{eq}$ dBA) | Maximum Level (dBA) |
|---|---|---|---|
| All | 9:00 PM to 7:00 AM | 45 | 65 |
| Within 500 feet of a noise sensitive land use | 10:00 PM to 7:00 AM (Monday through Saturday) | Not to exceed "acceptable" levels[1] | - |
| | All day Sunday | | |
| | All day Holidays | | |

*Notes:*
*1. See Table 14~~Table 12~~ for "acceptable" noise levels*
*Source: IX.51*

**Table 14~~12~~ Land Use Compatibility for Noise Environments**

| Land Use Category | Community Noise Exposure Level | | | |
|---|---|---|---|---|
| | Normally Acceptable | Conditionally Acceptable | Normally Unacceptable | Clearly Unacceptable |
| Low Density, Single-Family, Duplex, Mobile Homes | 50-60 | 55-70 | 70-75 | 75-85 |
| Residential – Multiple Family | 50-65 | 60-70 | 70-75 | 70-85 |
| Transient Lodging – Motel, Hotels | 50-65 | 60-70 | 70-80 | 80-85 |
| Schools, Libraries, Churches, Hospitals, Nursing Homes | 50-70 | 60-70 | 70-80 | 80-85 |
| Auditoriums, Concert Halls, Amphitheaters | NA | 50-70 | NA | 65-85 |
| Sports Arenas, Outdoor Spectator Sports | NA | 50-75 | NA | 70-85 |
| Playgrounds, Neighborhood Parks | 50-70 | NA | 67.5-75 | 72.5-85 |
| Golf Courses, Riding Stable, Water Recreation, Cemeteries | 50-70 | NA | 70-80 | 80-85 |
| Office Buildings, Business Commercial and Professional | 50-70 | 67.5-77.5 | 75-85 | NA |
| Industrial, Manufacturing, Utilities, Agriculture | 50-75 | 70-80 | 75-85 | NA |

*(Source IX.3)*
*Notes: NA - Not Applicable*
*Normally Acceptable – Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements*
*Conditionally Acceptable – New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.*
*Normally Unacceptable – New construction or development should be discouraged, and if it does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.*
*Clearly Unacceptable – New construction or development should generally not be undertaken.*

*Vibration*

Vibration is a unique form of noise because its energy is carried through buildings, structures, and the ground, whereas sound is simply carried through the air. Thus, vibration is generally felt rather than heard. Some vibration effects can be caused by noise (e.g., the rattling of windows from passing trucks). This phenomenon is caused by the coupling of the acoustic energy at frequencies that are close to the resonant frequency of the material being vibrated. Typically, ground-borne vibration generated by manmade activities attenuates rapidly as distance from the source of the vibration increases. The ground motion caused by vibration is measured as particle velocity in inches per second and is measured in vibration decibels (VdB).

The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. Most perceptible indoor vibration is caused by sources inside buildings such as the operation of mechanical equipment, movement of people, or

the slamming of doors. Typical outdoor sources of perceptible ground-borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads.

Vibration impacts would be significant if they exceed the following Federal Railroad Administration (FRA) thresholds:

- 65 VdB where low ambient vibration is essential for interior operations, such as hospitals and recording studios
- 72 VdB for residences and buildings where people normally sleep, including hotels
- 75 VdB for institutional land uses with primary daytime use, such as churches and schools
- 95 VdB for physical damage to extremely fragile historic buildings
- 100 VdB for physical damage to buildings

In addition to the groundborne vibration thresholds outlined above, the FTA outlined human response to different levels of groundborne vibration and determined that vibration that is 85 VdB is acceptable only if there are an infrequent number of events per day.

**Noise 13(a) – Less than Significant.**

Construction Noise

Although most cannabis operations would use existing greenhouses or buildings, or would perform minor retrofit work that would not be anticipated to require heavy construction equipment, up to 25 percent of the project sites may also require demolition of existing greenhouses to allow for construction of new greenhouses. Typical equipment used for these activities would include dozers and cranes. Calculation noise levels using the Roadway Construction Noise Model (RCNM), a dozer and a crane would generate a noise level of 79 dBA $L_{eq}$ at 50 feet, which would not exceed the County's 85 dBA at 50 feet threshold. ~~The project would not require demolition of existing facilities or construction of new facilities, as the cannabis operations would use existing greenhouses.~~ In addition, project sites would potentially use existing facilities or perform ~~M~~minor retrofit work that would result in lower noise levels. ~~may occur at the greenhouses to convert the operations; however, this work would not be anticipated to require heavy construction equipment over long periods of time.~~ Moreover, all of the sites are surrounded by other agricultural activity as opposed to sensitive receptor uses, such as residential, park, and school uses that are more sensitive to noise impacts. In addition, the duration of such activities would be temporary. Therefore, construction noise impacts would be *less than significant*.

Operational Noise

The nearest residential neighborhoods are located approximately two miles to the north in Salinas. Single-family residences accessory to the agricultural use are located on some project sites and also on some of the adjacent agricultural properties. Operational noise sources associated with the project could include mechanical equipment associated with operation of the greenhouses and warehouses, such as heating, ventilation, and air conditioning (HVAC) units and generators. Per section 10.60.040(C) of the County of Monterey Code, commercial agricultural operations are

exempt from the County exterior noise standards because agricultural areas are anticipated to result in consistent, higher noise levels associated with farming than would be anticipated in a typical residential or commercial area (Source: IX.50). In addition, project HVAC and generator noise sources are also used with the existing facilities, and project noise levels would be similar to those existing on the same properties.

Given the aforementioned, operational noise levels would be *less than significant*.

*Traffic*

Project-generated traffic could result in elevated noise levels along local roadways. As shown in the project's Traffic Impact Study (Source: Appendix B), the largest percentage increase in traffic volume (and therefore the largest noise increase) would occur on the US 101 between Prunedale Road and Sala Road, with a percentage increase of approximately 5 percent. This would result in a noise increase of approximately 0.2 dBA. A 3 dBA noise increase is considered barely perceptible, which would occur with a doubling of traffic. Therefore, with an increase of 0.2 dBA or less, project traffic noise increases would not be perceptible to nearby uses, and traffic noise impacts from the project would be *less than significant*.

**Noise 13(b) – Less than Significant.** Vibration-sensitive land uses would include residential structures located on adjacent agricultural properties. Construction equipment used to demolish or construct project greenhouses may include a dozer, which generates a vibration level of 80 VdB at 50 feet. Per FTA guidance, 85 VdB is acceptable if there are an infrequent number of events per day. During a typical construction day, a dozer would move across the project site and would be near off-site structures for an infrequent portion of the day. Therefore, with a vibration level of 80 VdB, project vibration levels would not exceed 85 VdB. In addition, ~~P~~project site improvements would potentially not include heavy equipment and would instead involve minor retrofitting of existing greenhouses; this work would not be anticipated to require heavy construction equipment that would generate noticeable vibration to on or off-site residences~~, and vibration levels would be lower than the 72 VdB threshold for residences and buildings where people normally sleep~~. In addition, the duration of such activities would be temporary. Project operation would not use substantial vibration-generating equipment. Therefore, the project construction would generate minor vibration levels that would not create a significant impact to offsite vibration-sensitive land uses, the impact would be *less than significant*.

**Noise 13(c) – No Impact.** Four of the project sites located along Alisal Road are within two miles of the Salinas Municipal Airport and are within the Salinas Municipal Airport Land Use Plan's area of influence (Source: IX.44). These project sites are identified as Agriculture in the Salinas Municipal Airport Land Use Plan. The use of existing greenhouses for cannabis would not generate excessive noise for people working or residing in the area. The proposed project would not expose people or structures to airport noise. There would be *no impact*.

| 14. POPULATION AND HOUSING<br>**Would the project:** | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | ☐ | ☐ | ☐ | ☒ |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ |

**Discussion/Conclusion/Mitigation:**

See Section IV

| 15. PUBLIC SERVICES<br><br>**Would the project result in:** | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| a) Fire protection? (Source: IX.52) | ☐ | ☐ | ☐ | ☒ |
| b) Police protection? (Source: IX.52) | ☐ | ☐ | ☐ | ☒ |
| c) Schools? | ☐ | ☐ | ☐ | ☒ |
| d) Parks? | ☐ | ☐ | ☐ | ☒ |
| e) Other public facilities? | ☐ | ☐ | ☐ | ☒ |

**Discussion/Conclusion/Mitigation:**

See Section IV

| 16. RECREATION<br><br>**Would the project:** | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | ☐ | ☐ | ☐ | ☒ |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | ☐ | ☐ | ☐ | ☒ |

**Discussion/Conclusion/Mitigation:**

See Section IV

| 17. TRANSPORTATION<br><br>**Would the project:** | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? (Source: Appendix B) | ☐ | ☒ | ☐ | ☐ |
| b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)? (Source: Appendix B) | ☐ | ☒ | ☐ | ☐ |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | ☐ | ☐ | ☒ | ☐ |
| d) Result in inadequate emergency access? (Source: Appendix B) | ☐ | ☒ | ☐ | ☐ |

**Discussion/Conclusion/Mitigation:**

Section 15064.3 of the CEQA Guidelines replace congestion-based metrics, such as auto delay and LOS, with vehicle miles traveled (VMT) as the basis for determining significant impacts, unless the CEQA Guidelines provide specific exceptions. Section 15064.3(c) states that a lead agency may elect to apply the provisions of Section 15064.3 at its discretion prior to July 1, 2020, at which time it shall apply statewide. The County has elected not to apply CEQA Guidelines Section 15064.3 for the proposed project, and instead assessed impacts using LOS.

The Monterey County General Plan sets an acceptable level of service (LOS) for County roads and intersections to be LOS D or better (Source: IX.3).

**Transportation 17(a-b) – Less than Significant with Mitigation Incorporated.** RICK Engineering calculated a trip generation rate to represent the increase in project trips over the existing use (refer to Table 4 of Appendix B for near-term project traffic generation and Table 5 of Appendix B for cumulative project traffic generation). Near-term projections include existing trips with project operations. Cumulative projections were estimated by obtaining the base year (2015) and forecast year (2040), to determine the growth rate for the cumulative traffic volumes. The growth factor was estimated using the AMBAG modeled 2015 and 2040 volumes (between one to three percent per year, depending on the study area). The growth rate was applied to the project intersections and forecasted for the year 2040.

The total near-term traffic generation for all the sites equates to 2,627 average daily trips (ADTs). Several of the sites have anticipated expansion areas that are considered as the long-term buildout in the cumulative scenario. The total long-term traffic generation for all the sites equates to 2,759 ADT.

Based on the traffic analysis conducted by RICK Engineering, all project study intersections (refer to Table 1 of Appendix B) currently operate at LOS D or better during AM and PM peak hours, with the exception of the intersection of US 101 with Hartnell, Spence, and Potter Roads. All County roadways segments selected for study currently operate at LOS B or better (Table 2 of Appendix B). All segments of US 101 analyzed operate at LOS D or better (Table 3 of Appendix B).

Under near-term plus project conditions, the project would degrade one intersection listed in Table 15~~Table 13~~ to unacceptable LOS E or worse and contribute to three already impacted intersections. Cumulative LOS impacts from the project to intersections and roadway segments would occur at ten intersections and three roadway segments listed in Table 16~~Table 14~~. Reduction in LOS operations at intersections and roadway segments in the project vicinity would result in a potentially significant impact.

**Table 15~~13~~: Near-Term Plus Project: Impacted Intersections and Roadway Segments**

| Intersection | Existing LOS | Existing + Project LOS | AM/PM |
|---|---|---|---|
| Old Stage Road/Spence Road | B/C | B/E | AM/PM |
| US 101/Hartnell Road | F/F | F/F | AM/PM |
| US 101/Spence Road | F/F | F/F | AM/PM |
| US 101/Potter Road | F/F | F/F | AM/PM |

**Table 16~~14~~: Cumulative Plus Project: Impacted Intersections and Roadway Segments**

| Intersection | Cumulative LOS | Cumulative + Project LOS | AM/PM |
|---|---|---|---|
| Boronda Road/N. Main Street | D/E | D/E | PM |
| Alisal Road/Hartnell Road | B/F | C/F | PM |
| Alisal Road/Fuji Lane | B/C | B/F | PM |
| Alisal Road/Old Stage Road | B/D | C/F | PM |
| Old Stage Road/Spence Road | C/F | D/F | PM |
| Old Stage Road/Encinal Road | A/D | B/E | PM |
| Old Stage Road/Potter Road | B/C | C/E | PM |
| US 101/Hartnell Road | F/F | F/F | AM/PM |
| US 101/Spence Road | F/F | F/F | AM/PM |
| US 101/Potter Road | F/F | F/F | AM/PM |
| **Roadway Segment** | | | |
| US 101 between Prunedale Road and Sala Road | E/D | E/D | AM/PM |
| US 101 between Sala Road and Boronda Road | F/D | F/E | AM/PM |
| US 101/Boronda Road and Laurel Drive | F/F | F/F | AM/PM |

Mitigation is required to reduce impacts at each intersection to LOS D or better. Measures are listed below for each project intersection and freeway segment with a project impact. Mitigation measures include improved signal timing, intersection signalization, lane and intersection improvements, and contributions toward the Regional Development Impact Fee Program (RDIF).

Fair share contributions for improvements outlined in TRA-1 through TRA-3 are provided in Appendix H of the Traffic Impact Study (Appendix B).

Mitigation measures are required to reduce impacts at each intersection and roadway segment. Measures are listed below for each project intersection and freeway segment with a near-term impact.

**Mitigation Measures:**

**TRA-1:** Prior to the issuance or renewal of commercial cannabis permits, each applicant shall pay its fair share contribution to fund following intersection improvement in the amount that is specified in Appendix H of the Traffic Impact Study.

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

Fees shall be paid in accordance with the square footage of cultivation building areas approved in the Planning entitlements for each site. If approved as part of a phased development, the traffic fee may be paid in increments corresponding to the timing and square footage of cultivation building area approved in each phase of development. Such timing and square footage shall be denoted as a condition of approval for each project proposing a phased cultivation plan. Adjustments to the phasing schedule can be approved by the Chief of Planning. To ensure that the improvements are constructed, the County shall establish an "Old Stage Road/Spence Road Improvement Fund" and deposit each applicant's fair share contribution into said fund as they are collected. When the estimated cost of $67,601 to construct the improvement is deposited into the fund, the County shall cause the construction of the improvements in accordance with applicable rules and regulations governing the construction of the intersection improvement project.

**TRA-2:** Prior to the issuance or renewal of the commercial cannabis permits, each project applicant shall pay the TAMC RDIF, in the amount specified in Appendix G of the Traffic Impact Study (Appendix B), for the following improvements:

- *US 101/Hartnell Road, US 101/Spence Road, US 101/Potter Road:* Regional Improvement Project #7 US-101-South County Phase 1 to eliminate the at-grade highway crossings and construct a two-lane frontage road on the east side of US 101 from Harris Road to Chualar where the frontage road will link a new interchange to Harris Road/US 101
- *US 101 between Prunedale Road and Sala Road:* US 101 capacity improvements with the City of Salinas.
- *US 101 between Sala Road and Boronda Road:* US 101 capacity improvements with the City of Salinas.
- *US 101 between Boronda Road and Laurel Drive:* US 101 capacity improvements with the City of Salinas.

Fees shall be paid in accordance with the square footage of cultivation building areas approved in the Planning entitlements for each site. If approved as part of a phased development, the traffic fee may be paid in increments corresponding to the timing and square footage of cultivation building area approved in each phase of development. Such timing and square footage shall be denoted as a condition of approval for each project proposing a phased cultivation plan. Adjustments to the phasing schedule can be approved by the Chief of Planning.

**TRA-3:** Prior to the issuance or renewal of the commercial cannabis permits, each applicant shall pay its fair contribution to the County in the amount specified in Appendix H of the Traffic Impact Study ("Cumulative Impacts Fee"), for the following intersection improvements:

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

Fees shall be paid in accordance with the square footage of cultivation building areas approved in the Planning entitlements for each site. If approved as part of a phased development, the traffic fee may be paid in increments corresponding to the timing and square footage of cultivation building area approved in each phase of development. Such timing and square footage shall be denoted as a condition of approval for each project proposing a phased cultivation plan. Adjustments to the

phasing schedule can be approved by the Chief of Planning. To ensure that the improvements are constructed, the County shall either establish intersection improvement funds for each of the aforementioned intersections, or one general transportation improvement fund for all intersection improvements, and deposit each applicant's fair share contribution into said fund(s) as they are collected. When the estimated cost of an improvement is fully funded, the County shall cause the construction of the improvements in accordance with applicable rules and regulations governing the construction of these intersection improvement projects. Should the County elect to create one general transportation improvement fund, improvements shall be prioritized and constructed as deemed appropriate by the County, as not all individual improvements may be fully funded when the improvement is determined to be necessary to construct.

Mitigation measure TRA-1 would mitigate the project's near-term traffic impact on the Old Stage Road/Spence Road intersection to a less than significant impact level. Mitigation measure TRA-2 would mitigate the project's near term and long-term cumulative impacts on affected U.S. 101 intersections and roadway segments to a less than significant level. Mitigation measure TRA-3 would reduce the project's cumulative impacts on intersections that are not part of the TAMC Regional Development Impact fee program to a less than significant level. Unlike the intersection improvement required under TRA-1, the improvements identified in TRA-3 are long term improvements that are required to address projected increases in regional traffic trips over the next 25 years for year 2040. Accordingly, a 5-7-year timeframe for completion of these improvements would ensure that an acceptable level of service is achieved at these intersections to accommodate increase traffic volumes from projected long term growth when combined with the increase in traffic from the project. Impacts would be *less than significant with mitigation incorporated*.

**Transportation 17(c) – Less Than Significant.** Access to the project sites would be provided by existing roadways, driveways, and agricultural access roads. No design features associated with the projects would affect the existing roadways and impacts would be *less than significant*.

**Transportation 17(d) – Less Than Significant with Mitigation Incorporated.** As shown in Tables 13 and 14, the project would impact several intersection and roadway segments under both near-term and cumulative conditions. Mitigation measures TRA-1 through TRA-3, outlined above, would reduce roadway segment and intersections impacts to a less than significant level. With these improvements, emergency access would be adequate. Impacts would be *less than significant with mitigation incorporated*.

| 18. TRIBAL CULTURAL RESOURCES | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | | | | |
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | ☐ | ☐ | ☒ | ☐ |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 2024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significant of the resource to a California Native American tribe. | ☐ | ☐ | ☒ | ☐ |

**Discussion/Conclusion/Mitigation:**

Tribal cultural resources are defined in Public Resources Code 21074 as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either:

- Included or determined to be eligible for inclusion in the California Register of Historical Resources
- Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1

**Tribal Cultural Resources 18(a-b) – Less Than Significant.** Under Assembly Bill 52 (AB 52), Native American Tribes are provided with the opportunity to comment or request consultation on new projects/developments as part of the CEQA process. Pursuant to Public Resources Code Section 21080.3.1, on December 11, 2019, the RMA-Planning Division consulted with Chairwoman Louise Ramirez, the tribal chairwoman of the Ohlone-Costanoan, Esselen Nation (OCEN) regarding the proposed project. OCEN is generally opposed to land disturbance that has the potential to impact archaeological resources. OCEN is concerned with unearthing artifacts or human remains belonging to their tribal ancestors. To mitigate potential impacts to these resources, OCEN requests a tribal monitor to be present during all earth disturbing activities.

The project would not facilitate earth disturbing activities, as existing greenhouses would be converted to cannabis use. Impacts would be *less than significant.*

| 19. UTILITIES AND SERVICE SYSTEMS<br><br>**Would the project:** | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? (Source: IX.7) | ☐ | ☐ | ☒ | ☐ |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple years? (Source: IX.46, 48, 54, 55) | ☐ | ☐ | ☒ | ☐ |
| c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: IX.1) | ☐ | ☐ | ☒ | ☐ |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (Source: IX.56) | ☐ | ☐ | ☒ | ☐ |
| e) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: IX.56) | ☐ | ☐ | ☒ | ☐ |

**Discussion/Conclusion/Mitigation:**

**Utilities and Service Systems 19(a) – Less than Significant**. The project would convert 45 sites with existing agricultural greenhouses to commercial cannabis use. The project would not introduce outdoor cannabis grow operations nor build new greenhouses to accommodate indoor cannabis grow operations. The potential for the project to require new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunications facilities is discussed below.

*Water.* All 45 of the project sites would utilize existing or replacement wells for water supply. Indoor cannabis cultivation has a lower water demand, estimated to be 1.0 AFY of water per acre of cultivation, than the previous use of cut flower grow operations, estimated to be 3.6 AFY per acre. Cannabis water requirements are based on Monterey County's Agricultural Commissioner's office report that indoor cannabis grow operations require 0.25 AFY per 10,000 square feet of canopy, equating to approximately 1.09 AFY of water per acre of cultivation (Source IX: 48). Cut flower water requirements are based on the 2014 Monterey County Water Resources Agency (MCWRA) *Groundwater Extraction Summary Report*, which states that groundwater is extracted from the Salinas Valley Groundwater Basin at a rate of approximately 3.6 AFY per acre to support

nursery operations (Source: IX.61). This crop replacement from cut flowers to indoor cannabis operations would decrease on-site water uses by 72 percent; as discussed under *Hydrology and Water Quality*, this calculation relies upon the assumption that all of the greenhouses at the project sites were actively used for cut flower operation prior to cannabis cultivation, and the actual reduction in water usage rate may be less than 72 percent, but would overall be less than existing uses. Because the demand for water would decrease compared to prior cut flower use, adequate water supply infrastructure exists at the existing greenhouses to supply water to the proposed project.

As noted above, the project sites would utilize existing or replacement wells for water supply. The analysis provided herein determines that sufficient water supply is available to meet the water requirements associated with development of the project sites due to the conversion to cannabis cultivation from other, more high intensity water uses. However, in order to provide compliance with existing state regulations for the number of individuals utilizing any given water system, operation and maintenance of the project sites may require the establishment of a new public water system if the population with access to an existing domestic water supply exceeds 24 people per day for 60 days or more per calendar year. This is a threshold set by California Health and Safety Code (CH&SC), Division 104, Part 12, Chapter 4 (California Safe Drinking Water Act), Article 1, Section 116275(h), which defines a "public water system" as a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. Although cannabis cultivation would require less water than existing site operations, it would also require more employees to be present on the project sites than under existing conditions, which would be the trigger for establishment of a new water system. The California Safe Drinking Water Act groups public water systems into multiple sub-classifications; of these, proposed project developments would typically classify as "nontransient noncommunity." As defined in Section 116275(k), a nontransient noncommunity water system is a public water system that is not a community water system and that regularly serves at least 25 of the same persons over six months per year. This definition accurately describes the types of water users that would occur for cannabis operations under the proposed project. Monterey County has a delegation agreement with the SWRCB to regulate public water systems that serve less than 200 connections, which includes development under the proposed project. In summary, the proposed project would consume less water than existing operations but may require more people to be present on the identified sites during the cultivation period, and this would trigger the requirement for establishment of a new water system with Monterey County.

The proposed project would use existing or replacement infrastructure to the maximum extent feasible, and the establishment of a new water system, if necessary, would not necessarily require or result in the relocation or construction of new or expanded water infrastructure. However, cannabis developments under the proposed project may implement separate domestic water tank(s) and new domestic water lines for cross-connection protection to the existing system. If implemented, such facilities would be consistent in design and construction activities with comparable water storage and conveyance facilities in the project area, and would not cause significant environmental effects. If expanded water infrastructure is required for operation of individual project sites, it would be specific to customizations associated with the land use

conversion to cannabis cultivation, and may include water treatment system(s) to meet County requirements as discussed below. The proposed project would ultimately decrease water uses on the project sites, and potential impacts associated with infrastructure expansions to meet project water needs would be less than significant.

Individual project sites may also incorporate water treatment system(s) to meet primary drinking water standards specified by Title 22 of the CA H&S Code. Water treatment processes produce wastewater (reject water), which would be disposed of in accordance with ORDER WQ 2017-0023-DWQ, *General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities*, also referred to as the Cannabis General Order. All sites addressed in this programmatic Initial Study are required to enroll in ORDER WQ 2017-0023-DWQ, which implements the SWRCB's *Cannabis Cultivation Policy: Principles and Guidelines for Cannabis Cultivation* (Source: IX.45). The Cannabis Cultivation Policy provides requirements addressing waste discharges associated with cannabis cultivation. General Requirements and Prohibitions of the Cannabis Cultivation Policy include item 27, which specifies that unless authorized by separate waste discharge requirements (WDRs), the Cannabis Cultivation General Order, or a CWA Section 404/401 permit, prohibited discharges include wastewater from cannabis manufacturing activities to an onsite wastewater treatment system (e.g. septic tank and associated disposal facilities) or to surface water or land. As noted, individual projects addressed in this programmatic Initial Study would be required to enroll in ORDER WQ 2017-0023-DWR which is the Cannabis General Order that implements the SWRCB's Cannabis Cultivation Policy, and provides General WDRs and Waiver of WDRs for cannabis operations. The Central Coast RWQCB has implementation authority on behalf of the SWRCB, for the Cannabis General Order.

Additional discussion regarding the sufficiency of water supplies to serve the project is provided under item 19(b) below.

*Wastewater Treatment.* All domestic sewage would be contained in on-site wastewater treatment systems (OWTS), also referred to as septic systems. Septic systems would be pumped on an as-needed basis, depending on the number of employees at each site. Vendors would transport waste collected from the OWTS/septic systems to a treatment plant with sufficient capacity for the waste, with which they have existing contracts to do so. OWTS/septic systems would not require wastewater treatment at an off-site facility. It is assumed that septic systems would not be used beyond their operational capacity, and that wastewater generation would not exceed the operational capacity of a site's existing OWTS/septic system. As discussed below for item 19(c), if it is determined over time that the number of operational employees on a given project site may require new or expanded OWTS/septic systems, site-specific re-evaluation by a Qualified Professional may be required and expansion of existing OWTS may occur, with the approval of the Monterey County Environmental Health Bureau (EHB). All OWTS permits issued by the EHB comply with the standards and specifications of Monterey County Code, Chapter 15.20 and the Monterey County Land Agency Management Program (LAMP); accordingly, potential impacts associated with the replacement or expansion of OWTS due to increased operational employees on a project site would occur in compliance with applicable regulations. Due to compliance with regulatory requirements and oversight of the Monterey County EHB, potential impacts associated with wastewater treatment would be *less than significant*.

*Stormwater Drainage.* The project would not include the construction of new structures or impervious surfaces, and therefore would not generate additional stormwater runoff. Conversion of existing greenhouses to cannabis use would not require substantial modifications to existing drainage facilities or infrastructure. Because the project would not generate additional runoff, it would not require or result in the relocation or construction of new or expanded stormwater drainage facilities.

*Electricity and Natural Gas.* The project would not facilitate the construction of new buildings that would generate demand for electricity and natural gas. As discussed in Section 6, *Energy,* PG&E would have sufficient supplies for the project, and it is not anticipated that the project would require new or expanded electricity or natural gas infrastructure that could cause significant environmental effects. Any energy grid upgrades undertaken by PG&E would require project-specific review, at which time environmental effects would be considered and mitigated as appropriate. Because such upgrades are not anticipated at this time, this impact would be less than significant.

*Telecommunications.* The conversion of existing greenhouses to cannabis use would not generate a substantial new demand for telecommunication facilities. Existing infrastructure is sufficient and would not require upgrades as a result of the project.

Based on the above discussion, the project would not require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunications facilities not included as part of the project, the construction or relocation of which could cause significant environmental effects. This impact would be *less than significant*.

**Utilities and Service Systems 19(b) – Less than Significant.** Water supply for irrigation, processing, and domestic use would be provided by on-site or shared wells. Several properties are already connected to existing water systems, which would be continued with implementation of the proposed project. These include properties connecting to: the El Camino Water Company, which is supplied by a well that is currently identified as inactive; the Spence Road Water System #05, which is supplied by a well that is currently identified as active (Source: IX.60, 63); and Encinal Road #1 and Green Valley Floral-Potter Rd, which are existing public water systems that may also be used to support proposed project operations. As discussed above for item 19(a), if project operations provide access of an existing water system to more than 24 people per day for 60 days or more per calendar year, a new public water system may need to be permitted with Monterey County on behalf of the SWRCB. Operation of the proposed project would require less water than existing uses on the project sites, and therefore the permitting of a new water system due to the number of people present on project sites would not introduce a significant or adverse impact to the environment.

All water supply to the project sites would be from groundwater in the Salinas Valley Groundwater Basin (Source: IX.48). There is presently no legal limit to the amount of groundwater that may be pumped on the project sites. However, as compliance with SGMA continues through implementation of GSPs, groundwater monitoring, reporting, and extraction limits may be applied

in certain areas.[9] As noted, there is presently no such limit applicable to the project. A water demand analysis for the proposed project is provided below, for documentation that the project would use less water than pre-cannabis site operations, and would therefore not result in significant impacts associated with water supply, including as related to the permitting of new water systems if required due to operational employees on site, and as related to water treatment systems if required to meet potable drinking water requirements.

*Threshold.* The Monterey County General Plan EIR (2007) determined that implementation of the 2010 General Plan would increase demand for water up to the 2030 planning horizon, requiring new or expanded water facilities and new or expanded water entitlements. The EIR identified mitigation measures to provide additional water supply to the area, but due to uncertainty over the success of mitigation requirements, impacts to water supply associated with General Plan build-out were determined to be significant and unavoidable (Source: IX.34). This means that the planned land use developments within the General Plan area, including continued use of the proposed project sites for agricultural purposes, may require more water than is anticipated to be available. As such, the project would result in a significant impact to water supply if it would result in a net increase in water demand such that existing water use rates on the project sites are met or exceeded. In other words, any net increase in water demand would be considered a potentially significant impact.

*Water Demand Analysis.* Due to the lack of measured data for cannabis water use, and the high degree of variability in estimates of cannabis water use, this analysis assumes that water demand rates would be comparable to those identified in the approved CEQA analyses for similar indoor cannabis grow operations, including the Seven Medical Marijuana Facilities Project located in the City of Greenfield (Monterey County), and the Dolny-Alabaster Project located in Arroyo Grande (San Luis Obispo County). These two recently approved operations were reported to have water demands of 0.89 AFY per acre (Source: IX.54) and 0.99 AFY per acre (Source: IX.55), respectively, for an average water demand of approximately 0.94 AFY per acre. Consistent with these reported water usage rates, Monterey County's Agricultural Commissioner's office estimates that indoor cannabis grow operations require 0.25 AFY per 10,000 square feet of canopy, equating to approximately 1.09 AFY of water per acre of cultivation (Source: IX.46). The Agricultural Commissioner's office further reports that based upon anecdotal evidence provided by U.C. researcher Ted Grantham of the U.C. Berkeley Cannabis Research Center, an assumption of 1.0 AFY of water per acre of indoor cultivation is appropriate (Source: IX.46). Therefore, for the

[9] The Salinas Valley Groundwater Basin GSA is currently preparing an Integrated Groundwater Sustainability Plan (IGSP), which will detail water budgets for each of the subbasins within the Salinas Valley Groundwater Basin, and will identify management actions and requirements toward the ultimate goal of achieving sustainable groundwater conditions by the year 2040. The measurable objectives and minimum thresholds for groundwater management will be identified by the Salinas Valley Groundwater Basin GSA in Chapter 8, Sustainable Management Criteria, of the IGSP. At the time of preparation of this IS-MND, Chapter 8 of the IGSP is not publicly available. In accordance with SGMA, it is anticipated that Chapter 8 of the IGSP will identify quantifiable actions and requirements for groundwater, toward the goal of achieving sustainable conditions by the year 2040. Such requirements may include future restrictions on groundwater pumping rates in certain areas of the groundwater basin, as determined necessary by the GSA.

purposes of this analysis, it is assumed that indoor cannabis cultivation in Monterey County requires 1.0 AFY of water per acre of cultivation.

As described for item 19(a), above, the proposed project water demand of 1.0 AFY per acre for indoor cannabis cultivation is 72 percent lower than the water demand for cut flower cultivation in Monterey County (3.6 AFY per acre). As described in Section 10, *Hydrology and Water Quality*, this calculation is based upon the assumption that all project sites are or were actively used for cut flower operations prior to cannabis cultivation at the proposed project; this assumption realistically may over-estimate pre-cannabis water use rates, thereby also over-estimating the rate of reduction in water use that would occur with cannabis cultivation, because some portion of the project sites may not be actively used, or may be used to a lesser extent than would occur under the proposed project. However, this was used as a reasonable assumption to facilitate the quantitative analysis provided herein. Overall, including with consideration to some margin of error associated with assumptions for existing water use rates, the conversion of cut flower or other grow operations to cannabis cultivation would result in a net decrease in water demand. Given that the replacement of prior cut flower operations with cannabis operations is less water intensive, there is sufficient water supply available to support the proposed project.

No mitigation is required, because the project would not result in a net increase in water demand compared to previous cut flower uses. However, in accordance with the SWRCB's Cannabis Cultivation Policy (Source: IX.45), each licensee for cannabis cultivation would be required to implement the following BMPs as part of their proposed project:

- Verification that the licensee has a legal right to the identified water source;
- No obstruction, alteration, damming, or diversion of all or a portion of a natural watercourse without notification and approval from CDFW under the Lake and Streambed Alteration Program;
- Regular inspection of the entire water delivery system for leaks, and repair of leaky faucets and connectors as needed;
- Lining of water conveyance ditches/canals to reduce waste and the unreasonable use of water;
- Use of rainwater catchment systems to collect and store stormwater during the rainy season in tanks, bladders, or engineered ponds to reduce the need for water diversions and/or pumping of groundwater during low flow periods (late summer to fall);
- Use of float valves on water storage systems to keep them from overflowing onto the ground;
- Use of drip/irrigation systems; and
- Use of mulch to conserve soil moisture in cultivated areas, pots, and bins.

Implementation of the above BMPs, as required by the SWRCB's Cannabis Cultivation Policy, would further reduce water demand from each cannabis operation. If project operations would require the establishment of a new water system with Monterey County due to the number of operational employees on site, potential impacts would be less than significant because overall water uses would continue to be less than under existing conditions. Similarly, if project operations require the use of water treatment system(s), potential environmental impacts would be less than significant because all project operations would occur in compliance with the Cannabis General

Order which implements the SWRCB's Cannabis Cultivation Policy and provides General WDRs and Waiver of WDRs for cannabis operations. Impacts would be *less than significant.*

**Utilities and Service Systems 19(c) – Less than Significant.** All domestic sewage would be contained in on-site septic systems/OWTS on each greenhouse site. Each OWTS/septic system would be pumped on an as-needed basis, depending on the number of employees at each site. Vendors would transport waste from the septic systems to a treatment plant with sufficient capacity for the waste, with which they have existing contracts to do so. Septic systems would not require wastewater treatment at an off-site facility. As discussed under item 19(a) above, it is assumed that the project would not exceed the capacity of wastewater treatment infrastructure, such that it would not result in inadequate capacity at a wastewater treatment facility. However, if it is determined over time that new or expanded on-site treatment system(s) are required due to the number of operational employees on a given project site, site-specific re-evaluation by a Qualified Professional may be required and expansion of existing OWTS may occur. The Monterey County EHB is responsible for issuing permits for the construction, replacement, or expansion of OWTS which includes septic systems. All such permits are issued by the County in accordance with the standards and specifications of Monterey County Code, Chapter 15.20 and the Monterey County Land Agency Management Program; accordingly, potential impacts associated with new, replacement, or expanded OWTS would occur in compliance with applicable regulations and would therefore be *less than significant*.

**Utilities and Service Systems 19(d-e) – Less than Significant.** Solid waste generated at the project sites would be serviced by the Monterey Regional Waste Management District (MRWMD) and Salinas Valley Solid Waste Authority (SVSWA). Monterey County is served by two active solid waste landfills, Johnson Canyon Sanitary Landfill, which is located at 31400 Johnson Canyon Road in Gonzales, and Monterey Peninsula Landfill, which is located at 14201 Del Monte Boulevard in Marina. Both facilities may serve the project sites. Johnson Canyon Sanitary Landfill has an estimated six million cubic yards of remaining capacity (Source: IX.56) until the year 2055. Monterey Peninsula Landfill has an estimated 48 million cubic yard of remaining capacity and is expected to reach full capacity in 2107 (Source IX.56).

Solid waste generated by the proposed project would include food and other waste from on-site employees, as well as plant trimmings. Employee-generated waste would be disposed of at either the Johnson Canyon Sanitary Landfill or the Monterey Peninsula Landfill, both of which have substantial remaining capacity. Plant trimming waste would be minimized by composting requirements pursuant to CDFA regulations 8108 and 8308 requiring a cannabis waste management plan, which may include composting cannabis waste in compliance with title 14 of California Code of Regulations, division 7, chapter 3.1. On-site composting is possible but not required for the project sites; most green waste would be hauled and disposed of offsite, for composting at the landfill.

The project would not generate solid waste in excess of the capacity of local landfills and would comply with applicable regulations pertaining to solid waste. As such, impacts would be *less than significant*.

| 20. WILDFIRE<br><br>**Would the project:** | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | | | | |
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (Source: IX.58) | ☐ | ☐ | ☐ | ☒ |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrollable spread of a wildfire? | ☐ | ☐ | ☐ | ☒ |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | ☐ | ☐ | ☐ | ☒ |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-free slope instability, or drainage changes? | ☐ | ☐ | ☐ | ☒ |

**Discussion/Conclusion/Mitigation:**

See Section IV

## *VII. MANDATORY FINDINGS OF SIGNIFICANCE*

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

| **Does the project:** | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☐ | ☒ | ☐ |
| b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | ☐ | ☒ | ☐ | ☐ |
| c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☐ | ☒ | ☐ |

**Discussion/Conclusion/Mitigation:**

**Mandatory Findings of Significance VII(a) – Less than Significant.** Based upon the analysis throughout this Initial Study, the proposed project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Compliance with a standard County COA and CDFA regulations would ensure that impacts to cultural resources remain less than significant because it would require treatment, evaluation, and mitigation for previously undiscovered cultural resources. All potential impact areas are deemed less than significant as set forth in this Initial Study. Impacts would be *less than significant.*

**Mandatory Findings of Significance VII (b) – Less than Significant with Mitigation Incorporated.** There are 17 applications for cannabis use permits on sites located within five miles of the 45 project sites. Of these 17 sites, two are approved, five are under condition compliance, six are undergoing review, one was withdrawn, one was appealed, and two remain incomplete. Therefore, 15 cannabis cultivation sites are considered cumulative cannabis projects in the vicinity of the 45 sites (the 17 applications, excluding those that have been withdrawn or appealed).

The proposed project was determined to have no impact related to Population and Housing, Public Services, Recreation, and Wildfire. Therefore, as there would be no direct or indirect impacts, the proposed project would not contribute to cumulative impacts to these issue areas.

For all other issue areas, the proposed project would have either direct or indirect impacts that have been determined to be less than significant, with or without mitigation incorporated. The project would not adversely affect biological, cultural, or other physical resources outside of the project sites. Other impacts, such as noise and GHG emissions, would be minor and would not be cumulatively considerable. Thus, the effects of the project would not combine with impacts from other projects in the vicinity, including nearby existing and proposed cannabis cultivation sites, to result in a significant cumulative impact.

As discussed in Section ~~16~~17, *Transportation*, the project would result in impacts to four intersections and one roadway segment under near-term plus project conditions and impacts to ten intersections and three roadway segments under cumulative plus project conditions. Mitigation Measures TRA-1, TRA-2, and TRA-3 are ~~is~~ required to reduce project impacts, including installation and optimization of traffic signals, acceleration lanes, and payment of impact fees and the fair share costs associated with each project's contribution to the cumulative impacts. Traffic from nearby existing cannabis cultivation sites was included in the existing traffic counts, and future cannabis cultivation sites near the project sites would be required to pay a similar traffic impact fee for increased trips at those intersections. Impacts would be *less than significant with mitigation incorporated.*

**Mandatory Findings of Significance VII(c) – Less than Significant**. The project itself would not create environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Compliance with all applicable federal and state regulations, such as CDFA regulations, wastewater discharge requirements, and hazardous materials compliance would reduce potential adverse effects to human beings to a less than significant level. Impacts related to all issue areas that would impact humans would be *less than significant*.

## *VIII. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE ENVIRONMENTAL DOCUMENT FEES*

**Assessment of Fee:**

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to CEQA review had a "de minimis" (minimal) effect on fish and wildlife resources under the jurisdiction of the California Department of Fish and Wildlife. Projects that were determined to have a "de minimis" effect were exempt from payment of the filing fees.

SB 1535 has eliminated the provision for a determination of "de minimis" effect by the lead agency; consequently, all land development projects that are subject to environmental review are now subject to the filing fees, unless the California Department of Fish and Wildlife determines that the project will have no effect on fish and wildlife resources.

To be considered for determination of "no effect" on fish and wildlife resources, development applicants must submit a form requesting such determination to the California Department of Fish and Wildlife. A No Effect Determination form may be obtained by contacting the Department by telephone at (916) 653-4875 or through the Department's website at www.wildlife.ca.gov.

**Conclusion**: The project will be required to pay the fee unless a "no effect" determination can be obtained from the California Department of Fish and Wildlife.

**Evidence**: Based on the record as a whole as embodied in the RMA-Planning files pertaining to this Initial Study/Proposed Mitigated Negative Declaration and associated Multiple PLNs.

## *IX. REFERENCES (This list of references must be tailored to each individual project. Add references for the date of plans, all background reports, applicable County Land Use Plan and Zoning Ordinance)*


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## *X. ATTACHMENTS*

CalEEMod Results (Appendix A)

Traffic Impact Study (Appendix B)

County Cannabis CEQA Consistency Checklist (Appendix C)

# Addendum Pursuant to the California Environmental Quality Act Article 11, Section 15164

# Multi-Site Cannabis Initial Study/Mitigated Negative Declaration Planning File No. REF150048

1. Introduction

   The Multi-Site Cannabis Initial Study/Mitigated Negative Declaration (IS/MND) (File No. REF150048) was prepared to evaluate potential cumulative effects of 45 sites that proposed to cultivate cannabis within existing greenhouses or industrial buildings. The Initial Study identified potentially significant impacts to transportation as the 45 cannabis sites would degrade levels of service (LOS) at Old Stage Road and Spence Road intersection from LOS B to an unacceptable LOS E, and contribute to three already impacted intersections: US 101/Hartnell Road; US 101/Spence Road; and US 101/Potter Road.

   After circulation of the IS/MND, revisions to mitigation measure TRA-1 were made to: require completion of improvements by the County, with fair-share contributions paid by individual applicants to reimburse the County for costs of the intersection improvements, increase to the fair-share contribution amounts based on updated costs for intersection improvements and omit language allowing payment of fair-share contributions in phases and instead requiring payment of the total fair-share contribution.

   On December 1, 2020, the Board of Supervisors adopted the Mitigated Negative Declaration for Multiple Cannabis Cultivation Facilities (SCH#: 2020060325) and adopted the Mitigation Monitoring and Reporting Program, including mitigation measure TRA-1 as revised (Resolution No. 20-381).

   This technical addendum has been prepared pursuant to Article 11, Section 15164 of the California Environmental Quality Act guidelines to make minor technical changes to the project analyzed in the MND. None of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent or supplemental MND have occurred.

2. Scope and Purpose of this Addendum

   The proposed amendment to traffic mitigation measure TRA-1 (FAIR SHARE CONTRIBUTION – DIRECT IMPACT) would modify the language as follows:

*"TRA-1 (FAIR SHARE CONTRIBUTION – DIRECT IMPACT): Prior to the issuance or renewal of commercial cannabis permits, the owner, applicant, and/or cannabis operator shall enter into an agreement with Monterey County ~~a fair share contribution to reimburse the County for~~ stating the requiring that the intersection improvements ~~will~~ be installed by the applicant, owner, and/or cannabis operator ~~in~~ within a reasonable time. The agreement shall specify the intersection improvements components, for which shall be installed in accordance with all applicable rules and regulations, and identify the date which the intersection improvement shall be completed. ~~in the amount specified by the Director of Public Works, Parks, and Facilities, shall be paid. Improvements to the intersection shall be completed prior to the issuance of commercial cannabis permits that allow new or expanded commercial cannabis activities impacting the intersection.~~*

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

*~~Fees shall be paid in accordance with the square footage of cultivation building areas approved in the Planning entitlements for each site. To ensure that the improvements are constructed, the County will construct the improvements to the intersection after following all applicable rules and regulations governing the construction of the intersection improvement project.~~*

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

Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project, no changes to circumstances under which the project was undertaken, and there is no new information of substantial importance not known at time that would require major revisions to the adopted MND due to the involvement of new environmental effects or substantial increase in the severity of previously identified environmental effects. The prior MND identified that project related traffic impacts would result in a potential impact to the environment and implementation of mitigation measure TRA-1 would reduce near-term and cumulative traffic impacts to the Old Stage Road/Spence Road intersection to a less than significant level.

Mitigation measure TRA-1, as amended, would specify that construction of the intersection improvement is the responsibility of the owner, applicant, and/or cannabis operator(s) instead of the County and that the compliance action would be specified in a binding agreement between the County and the owner, applicant, and/or cannabis operator(s). The amended language remains consistent with the requirement to improve the Old State Road/Spence Road intersection, but allows flexibility in who is responsible to construct the improvement and when completion of the improvement will occur. Therefore, the amendment to mitigation measure TRA-1 does not present a substantial change to identified environmental impacts previously discussed and addressed in the MND (SCH No. 2020060325) adopted by the Board of Supervisors for the Multi-Site Cannabis Initial Study/Mitigated Negative Declaration (File No. REF150048, Resolution No. 20-381) and qualifies for an addendum to the FSEIR pursuant to CEQA Guidelines Section 15164.

3. Conclusion

Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project, no changes to circumstances under which the project was undertaken, and there is no new information of substantial importance not known at time that would require major revisions to the prior MND. Based on the information contained within previous point No. 2, a subsequent or supplemental MND is not required.

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# Exhibit E

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# EXHIBIT E

# Addendum Pursuant to

# the California Environmental Quality Act

# Article 11, Section 15164

## Multi-Site Cannabis Initial Study/Mitigated Negative

## Declaration

## Planning File. PLN250296

1. Introduction

The Multi-Site Cannabis Initial Study/Mitigated Negative Declaration (IS/MND) (File No. REF150048) was prepared to evaluate potential cumulative effects of 45 sites that proposed to cultivate cannabis within existing greenhouses or industrial buildings. The Initial Study identified potentially significant impacts to transportation as the 45 cannabis sites would degrade levels of service (LOS) at Old Stage Road and Spence Road intersection from LOS B to an unacceptable LOS E, and contribute to three already impacted intersections: US 101/Hartnell Road; US 101/Spence Road; and US 101/Potter Road. After circulation of the IS/MND, revisions to mitigation measures TRA-1 and TRA-3 were made.

TRA-1 was modified to require completion of improvements by the County, with an increase to the fair-share contributions paid by individual applicants to reimburse the County for costs of the intersection improvements and removal of references allowing payment of fair-share contributions in phases and instead requiring payment of the total fair-share contribution prior to issuance or renewal of commercial cannabis business permits. This change is more effective in mitigating the direct traffic impacts at the time the impacts are created.

TRA-3 has been revised to amend the timing and responsibility of improvements to intersections for cumulative impacts and include incorporating identified intersection improvements in the County-wide traffic impact fee program. Similar to the modification of TRA-1, revised TRA-3 included an increase to the fair-share contributions and removal of references allowing payment of fair-share contributions in phases.

On December 1, 2020, the Board of Supervisors adopted the Mitigated Negative Declaration for Multiple Cannabis Cultivation Facilities (SCH#: 2020060325) and adopted the Mitigation Monitoring and Reporting Program, including mitigation measures TRA-1 and TRA-2 as revised (Resolution No. 20-381).

In March 2021, discretionary approvals of cannabis projects analyzed in the adopted IS/MND included an Addendum further modifying mitigation measure TRA-1 requiring the applicant, owner or operator enter into an agreement with the County of Monterey requiring that the intersection improvements be installed by the applicant, owner or operator.

This technical addendum has been prepared pursuant to Article 11, Section 15164 of the California Environmental Quality Act guidelines to make minor technical changes to the project analyzed in the MND. None of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent or supplemental MND have occurred. As described in Section 2, below, the project is an amendment to a previously approved project (PLN170185, Resolution 23-031) where approval allows an increase of building square footage for cannabis cultivation and processing.

2. Scope and Purpose of this Addendum

The Multi-Site Cannabis Initial Study/Mitigated Negative Declaration (IS/MND) (File No. REF150048) identified the buildout for the subject property (Site #23) consisting of: 171,605 square feet of cultivation building area: 3,814 square feet of processing building area; and 1,179 square feet of distribution building area. The average number of employees would be 50 and would increase to 55 during seasonal times.

On April 19, 2023, the Chief of Planning adopted Resolution 23-031, approving a commercial cannabis operation consisting of: cultivation/nursery within 180,637 square feet of existing greenhouse space, processing within 3,139 square feet of existing warehouse space, drying within 3,828 square feet of existing warehouse, and storage within 2,085 square feet of existing warehouse space. The anticipated number of employees was 35. This approval incorporated Mitigation Measure (MM) TRA-1, MM TRA-2, and MM TRA-3 as Conditions of Approval 12, 13, and 14, respectively. Compliance with these conditions occurred in May 2023.

The amendment (File No. PLN250296) allows an increase of 25,930 square feet for cultivation and 4,133 square feet for processing/storage, resulting in an increased buildout area of 219,752 square feet. Per the application materials, there would be no change in use or increase in employee population. The additional 25,930 square feet of greenhouse space is intended to be used for nursey use, and will allow the facility to propagate its own plants internally, which then supports existing flowering areas. By producing the plants on-site, the facility eliminates the need for inbound shipments from third-party licensed nurseries and enhances the site efficiency, which results in a net reduction in potential traffic impacts. Additionally, the proposed development does not increase the need for additional staff. Condition Nos. 4 and 5 have been applied and require both the Regional Development Impact fee (RDIF) and the Countywide Traffic Fee be paid prior to issuance of construction permits, pursuant to Title 12 section 12.90, and General Plan Policy C-1.8. This Addendum does not involve new significant environmental effects or a substantial severity increase.

Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project, no changes to circumstances under which the project was undertaken, and there is no new information of substantial importance not known at time that would require major revisions to the adopted MND due to the involvement of new environmental effects or substantial increase in the severity of previously identified environmental effects. The project site, Site #23, was identified to have a buildout of

177,695 square feet of structures for cultivation, 7,200 square feet of structures for processing and 3,123 square feet of structures for distribution. The project includes construction of an additional greenhouse and storage building for cannabis purposes, beyond what was identified in the adopted IS/MND and Addendum. The existing structures on the same site will continue to operate as cannabis cultivation and will not change the nature or intensity of the use. The existing structures include 179,742 square feet of greenhouse area for cannabis cultivation. The addition of the greenhouse allows the facility to propagate plants on site to support existing flowering areas. This enhances site efficiency and results in a net reduction in potential traffic impacts by eliminating the need for inbound shipments from third-party licensed nurseries and does not require additional employees. The additional square footage would not result in a change to the operational component of the project as analyzed in the adopted IS/MND. Additionally, regulations in place at the time of adoption of the IS/MND remain consistent with the regulations applicable to the proposed project. By producing the plants on-site, the facility eliminates the need for inbound shipments from third-party licensed nurseries and enhances site efficiency, which results in a net reduction in potential traffic impacts. Additionally, the proposed development does not increase the need for additional staff. Condition Nos. 4 and 5 have been applied and require both the Regional Development Impact fee (RDIF) and the Countywide Traffic Fee to be paid prior to issuance of construction permits, pursuant to General Plan Policy C-1.8 and Title 12 Chapter 12.90. The prior MND identified that project related traffic impacts would result in a potential impact to the environment and implementation of mitigation measure TRA-1 would reduce near-term and cumulative traffic impacts to the Old Stage Road/Spence Road intersection to a less than significant level.

Mitigation measure TRA-1, as amended, would specify that construction of the intersection improvement is the responsibility of the owner, applicant, and/or cannabis operator(s) instead of the County and that the compliance action would be specified in a binding agreement between the County and the owner, applicant, and/or cannabis operator(s). The amended language remains consistent with the requirement to improve the Old State Road/Spence Road intersection, but allows flexibility in who is responsible to construct the improvement and when completion of the improvement will occur. Therefore, the amendment to mitigation measure TRA-1 does not present a substantial change to identified environmental impacts previously discussed and addressed in the MND (SCH No. 2020060325) adopted by the Board of Supervisors for the Multi-Site Cannabis Initial Study/Mitigated Negative Declaration (File No. REF150048, Resolution No. 20-381) and qualifies for an addendum to the FSEIR pursuant to CEQA Guidelines Section 15164.

3. Conclusion

Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project, no changes to circumstances under which the project was undertaken, and there is no new information of substantial importance not known at time that would require major revisions to the prior MND. Based on the information contained within previous point No. 2, a subsequent or supplemental MND is not required.

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# County of Monterey

## Board Report

**Legistar File Number: AP 26-067**

# Item No.3

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

August 19, 2026

**Introduced:** 8/11/2026
**Version:** 1

**Current Status:** Agenda Ready
**Matter Type:** Administrative Permit

**PLN250304 - JAMES JOSEPH A & CYNTHIA C TRS**
Administrative hearing to consider demolition of an attached 240 square foot carport and construction of an attached 480 square foot garage and 595 square foot addition to an existing 1,339 square foot single family dwelling with associated site improvements.
**Project Location:** 4149 El Bosque Drive, Pebble Beach
**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS
It is recommended that the HCD Chief of Planning adopt a resolution to:

a) Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and there are no exceptions under Section 15300.2.; and
b) Approve a Coastal Administrative Permit and Design Approval to allow the demolition of an attached 240 square foot carport and construction of an attached 480 square foot garage and 595 square foot addition to an existing 1,339 square foot single family dwelling with associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5conditions of approval.

PROJECT INFORMATION
**Agent:** Angie Phares, Hastings Construction Inc.
**Property Owner:** Joe & Cynthia James, TRS
**APN:** 008-062-013-000
**Parcel Size:** 0.26 Acres
**Zoning:** MDR/4-D(CZ)
**Plan Area:** Carmel Area Land Use Plan
**Flagged and Staked:** Yes

SUMMARY
Staff are recommending approval of a Coastal Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of building/grading permits and/or commencement of the approved use.

On August 19, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, August 18, 2026, the permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach CSD Fire Protection District

Prepared by: Jack Sorensen, Assistant Planner, 831-784-5765
Reviewed and approved by: Anna Quenga, AICP, Senior Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations
- Colors and Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach CSD Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jack Sorensen, Assistant Planner; Fionna Jensen, Principal Planner; Joe and Cynthia James, Property Owners; Angie Phares, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250304

# County of Monterey

**Item No.3**

## Administrative Permit

**Legistar File Number: AP 26-067**

August 19, 2026

**Introduced:** 8/11/2026
**Version:** 1

**Current Status:** Agenda Ready
**Matter Type:** Administrative Permit

**PLN250304 - JAMES JOSEPH A & CYNTHIA C TRS**
Administrative hearing to consider demolition of an attached 240 square foot carport and construction of an attached 480 square foot garage and 595 square foot addition to an existing 1,339 square foot single family dwelling with associated site improvements.
**Project Location:** 4149 El Bosque Drive, Pebble Beach
**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS
It is recommended that the HCD Chief of Planning adopt a resolution to:

a) Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and there are no exceptions under Section 15300.2.; and
b) Approve a Coastal Administrative Permit and Design Approval to allow the demolition of an attached 240 square foot carport and construction of an attached 480 square foot garage and 595 square foot addition to an existing 1,339 square foot single family dwelling with associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5conditions of approval.

PROJECT INFORMATION
**Agent:** Angie Phares, Hastings Construction Inc.
**Property Owner:** Joe & Cynthia James, TRS
**APN:** 008-062-013-000
**Parcel Size:** 0.26 Acres
**Zoning:** MDR/4-D(CZ)
**Plan Area:** Carmel Area Land Use Plan
**Flagged and Staked:** Yes

SUMMARY
Staff are recommending approval of a Coastal Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of building/grading permits and/or commencement of the approved use.

On August 19, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, August 18, 2026, the permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach CSD Fire Protection District

Prepared by: Jack Sorensen, Assistant Planner, 831-784-5765
Reviewed and approved by: Anna Quenga, AICP, Senior Planner

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations
- Colors and Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach CSD Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jack Sorensen, Assistant Planner; Fionna Jensen, Principal Planner; Joe and Cynthia James, Property Owners; Angie Phares, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250304

# Exhibit A

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# EXHIBIT A
# DRAFT RESOLUTION

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

In the matter of the application of:
**JAMES JOSEPH A & CYNTHIA C TRS (PLN250304)**

**RESOLUTION NO. 26-067**

Resolution by the County of Monterey HCD Chief of Planning to:

1. Finding the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and no exceptions under Section 15300.2 can be made; and
2. Approving a Coastal Administrative Permit and Design Approval to allow the demolition of an attached 240 square foot carport and construction of an attached 480 square foot garage and 595 square foot addition to an existing 1,339 square foot single family dwelling with associated site improvements.

[PLN250304 James Joseph A & Cynthia C TRS, 4149 El Bosque Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-062-013-000)]

**The JAMES JOSEPH A & CYNTHIA C TRS application (PLN250304) came in for an administrative hearing before the County of Monterey Chief of Planning on August 19, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral 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) The project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan (DMF LUP);
- Coastal Implementation Plan, Part 5 (CIP); and
- Monterey County Zoning Ordinance (Title 20).

No conflicts were found to exist. The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.

b) Project Scope. The proposed project is to allow for the demolition of an attached 240 square-foot carport and construction of an attached 480 square-foot garage and 595 square-foot addition, and a new covered entry porch. The exterior of the existing single-story

residence contains a brick veneer at the south and east elevations, tan stucco at the north and west elevations, white trim, white vinyl windows and doors and brown asphalt composite shingles. The exterior of the addition will be clad in stucco to match existing and brown asphalt composite shingles to match the existing roof. The brick veneer will be retained but will be updated using the German Schmear method resulting in a "washed" look with a tan semi-transparent overlay. New exterior components consist of a blue front door and garage door with integrated transom windows and light fixtures with a bronze finish. All new windows, gutters, fascia and trim will match existing.

c) Allowed Use. The property is located at 4149 El Bosque Drive in Pebble Beach, located within the Del Monte Forest Land Use Plan. The parcel is zoned Medium Density Residential, 4 acres per unit with a Design Control in the Coastal Zone, or "MDR/4-D(CZ)", [Assessor's Parcel Number (APN) 008-062-013-000], which requires the granting of a Coastal Administrative Permit to allow the construction of additions to single-family dwellings that do not exceed 1,000 square-feet and normally associated with residential uses (Title 20, section 20.70.120.A). Medium Density Residential zoning allows for an addition to an existing residence provided the floor area ratio and building site coverage does not exceed 35 percent (Title 20, section 20.12.060). The project complies with these requirements as it will result in a floor area ratio coverage is 20.6 percent and a building site coverage of 21.8 percent. Additionally, pursuant to Title 20 Chapter 20.44, the development in the underlying zoning district is also subject to a Design Approval. Therefore, the project is an allowed land use for this site.

d) Lot Legality. The subject parcel (0.26 acres), APN 008-062-013-000, is located on Lot 13, in Block 3, as shown on that certain Map entitled, "Tract No. 125, Del Monte Forest Subdivision No. 1", filed August 14, 1946, in Map Book 4, Maps of "Cities and Towns", at Page 95, in the Office of the County Recorder of Monterey County, California. Therefore, the County recognizes the subject parcel as a legal lot of record.

e) Development Standards. The subject property is within the MDR zoning district and the project is in compliance with the development standards for main structures established in Title 20 section 20.12.060.B.1; 20 feet setback from the front, 5 feet setback from the side, 10 feet setback from the rear, and in Del Monte Forest, a maximum height of 27 feet. As shown on the attached project plans, the addition is 20 feet from the front, approximately 40 feet from the rear, and 15 feet from the side property lines and will maintain a maximum height of 14 feet 1 inch from the average natural grade. The property has a maximum allowed floor area ratio of 35 percent and a maximum allowed building site coverage of 25 percent. The proposed additions will result in a floor area ratio of 20.6 percent and building site coverage of 21.8 percent. Therefore, the property is

consistent with this policy and complies with the required site development standards based on the applicable MDR zoning district.

f) Design/Neighborhood and Community Character. Pursuant to Chapter 20.44 of Title 20, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. According to Figure 3, the subject property falls within the viewshed from 17-mile drive and Vista Points, however the property is not seen from any common public viewing areas due to intervening vegetation, topography and development. DMF CIP section 20.147.070.B.3, requires that development in this area shall include adequate setbacks, minimal tree removal, and architectural design, material, and color consistent with the nature of the Plan area. Residences within the Pebble Beach area are eclectic in architecture, ranging from modern to California-Ranch and Spanish-style. As demonstrated in Evidence "b" above, the remodel and addition will result in retaining most of the exterior materials, finishes and colors. New or modified materials will be consistent of the overall architecture and design of the residence, the surrounding environment and residential neighborhood character. The exterior lighting will be downlit, unobtrusive, and will only illuminate the intended area, as conditioned (Condition No. 4) and required by the County's 1982 General Plan, DMF LUP and CIP. The project as designed and sited assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

g) Public Access. As demonstrated in Finding 6 and supporting evidence, the development is consistent with public access policies of the DMF LUP.

h) Tree Removal. No tree removal is proposed. However, in order to protect nearby pine trees from construction-related activities, Condition No. 4 has been applied to ensure the construction will not negatively impact any surrounding native trees.

i) Driveway. The DMF LUP Policy 1 and Coastal Implementation Plan section 20.147.090.A.2 (Land Use and Development) requires new residential driveways to minimize surface length and width and provide simple and direct access. Based on topography, fire access requirements, and avoidance of tree removal on the parcel, the decomposed granite and permeable pavers for the driveway and parking area meet these requirements. As configured, the development achieves the policy goal of providing simple and direct access to the property, minimizes impacts to trees and other vegetation on the project site, and provides the minimum required parking for the single-family dwelling.

j) Cultural Resources. According to Monterey County Geographic Information System (GIS) records, the subject property is within a moderate archaeological sensitivity area and is not within a known or potential archaeological resource area. Therefore, an archaeological

report is not required under the DMF CIP section 20.147.080.B.1. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

k) Land Use Advisory Committee. The project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because the project does not involve a Design Approval subject to the consideration by the Chief of Planning.

l) Staff conducted a site inspection on July 16, 2026, to verify that the project on the subject property conforms to the plans submitted.

m) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250304.

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

**EVIDENCE:** a) The project was reviewed by HCD- Planning, Pebble Beach Community Service Department (fire), HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments or agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The following report has been prepared and submitted with the application:

- "Geotechnical Investigation Design Phase for 4149 El Bosque Drive, Pebble Beach, Monterey County, California (APN:008-062-013-000)", (LIB260065) prepared by Duano Geotechnical Engineering Inc., February 2026.

County staff independently reviewed this report and concurs with its conclusions. There are no further physical or environmental constraints that would indicate that the site is not suitable for the use proposed. All development shall be in accordance with this report.

c) Staff conducted a site inspection on July 16, 2026, to verify that the site is suitable for this use.

d) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250304.

**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 the HCD- Planning, Pebble Beach Community Service Department (fire), HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. 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) Necessary public facilities exist on the subject property. California American Water is the domestic water purveyor and Pebble Beach Community Services District (PBCSD) system provides wastewater services. The project will not require intensification of these services already provided.
c) Staff conducted a site inspection on July 16, 2026, to verify that the site is suitable for this use.
d) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250304.

**4. FINDING:** **NO VIOLATIONS –** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

**EVIDENCE:**
a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
b) Staff conducted a site inspection on July 16, 2026, to verify that the site has no violations.
c) There are no known violations on the subject parcel.
d) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN250304.

**5. FINDING:** **CEQA (Exempt) –** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

**EVIDENCE:**
a) California Environmental Quality Act (CEQA) Guidelines Section 15301 categorically exempts additions to existing structures, provided that the addition will not result in 50 percent of the floor area of the structures, or 2,500 square feet, whichever is less.
b) The proposed project involves construction of a 595 square foot addition to an existing 1,339 square foot residence, inclusive of a 480 square foot attached garage. The addition is less than 50 percent of the existing floor area and therefore meets the qualifications for an exemption per CEQA guidelines Section 15301(e)(1).

c) No adverse environmental effects were identified during staff review of the development application during a site visit on July 16, 2026.
d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a new significant effect, or development that would result in a new cumulative significant impact.
e) 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 PLN250304.

**6. FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

**EVIDENCE:**
a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in DMF CIP section 20.147.130 can be demonstrated.
b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
c) The subject property is described as an area where the Local Coastal Program requires visual or physical public access (Del Monte Forest Land Use Plan, Figure 8, Local Coastal Program Public Access).
d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250304.

**7. FINDING:** **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

**EVIDENCE:**
a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A.1, the project is subject to appeal by/to the California Coastal Commission because it is between the sea and first through public road.

## DECISION

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

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and no exceptions under Section 15300.2 can be made; and

2. Approve a Coastal Administrative Permit and Design Approval to allow the demolition of an attached 240 square foot carport and construction of an attached 480 square foot garage and 595 square foot addition to an existing 1,339 square foot single family dwelling with associated site improvements.

**PASSED AND ADOPTED** this 19th day of August 2026:

_____

Melanie Beretti, AICP
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

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

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

NOTES

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

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

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

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

# County of Monterey HCD Planning

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

PLN250304

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Coastal Administrative Permit (PLN250304) allows the construction of an attached 480 square foot garage and 595 square foot addition to an existing 1,339 square foot single family dwelling with associated site improvements. The property is located at 4149 El Bosque Drive, Pebble Beach (Assessor's Parcel Number 008-062-013-000), Del Monte Forest Land Use 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 on-going 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:
"A Coastal Administrative Permit (Resolution Number _____) was approved by Chief of Planning for Assessor's Parcel Number 008-062-013-000 on August 19, 2026. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

**3. 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. PD011 - TREE AND ROOT PROTECTION**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

**5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

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

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

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

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# GENERAL NOTES

All work shall be done in accordance with applicable code and ordinance requirements set forth by the prevailing governing body.

This project shall comply with California Code of Regulations Title 24, Building Standard Code, 2022 Edition:
CRC - California Residential Code, Part 2.5
CBC - California Building Code, Part 2, Vol. 1 & 2
CEC - California Electrical Code, Part 3
CMC - California Mechanical Code, Part 4
CPC - California Plumbing Code, Part 5
CENC- California Energy Code, Part 6
CFC - California Fire Code, Part 9
CEBC - California Existing Building Code, Part 10
CalGreen - California Green Building Requirements, Part 11
Monterey County Code of Ordinances

During the course of construction, the prevailing best management practice (BMP's) shall be observed; see Sheet G4

These drawings are prepared for use by a properly licensed and certified contractor.

All written dimensions shall supercede scaled dimensions.

Existing conditions are shown. contractor shall verify all dimensions, elevations, materials, and conditions prior to starting construction.

Contractor to verify location of utilities and existing conditions at the site prior to construction.

Contractor is responsible for complete final disposal of all construction debris in a manner consistent with all applicable federal, state and local laws.

Contractor to protect existing conditions from damage, dust, and debris. materials planned to be reused are to be protected from damage throughout the demolition process.

Address Identification:
Prior to construction, a legible address identification shall be placed in a position that is visible from the street or road fronting property. Address identification characters shall contrast with their background. Address numbers shall be all Arabic numerals or Alphabetic letters. Numbers shall not be spelled out. Each character shall not be less than 4 inches in height with a stroke width of not less than 0.5 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of private road ad the building address cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address identification shall be maintained.

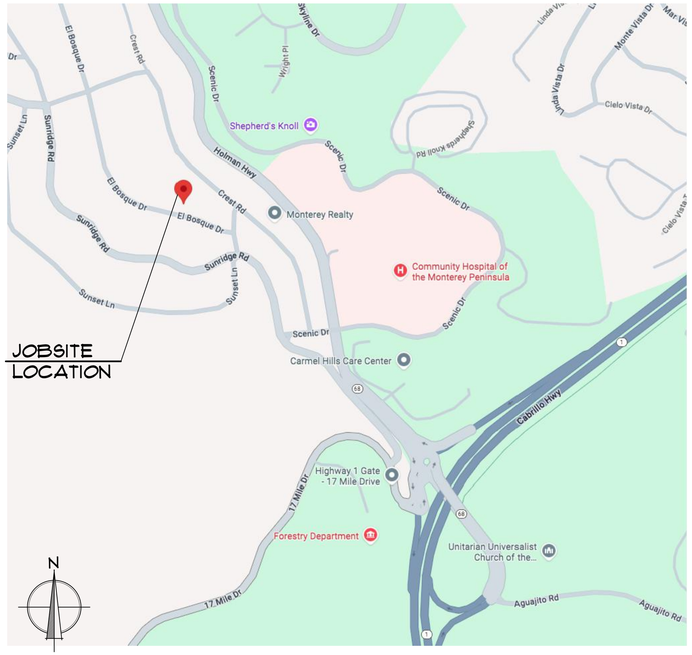
Discovery of Prehistoric or Archaeological Resources:
Should concentrations of archaeological or paleontological materials be encountered during construction or grading operations, all ground-disturbing work shall be temporarily halted on the site and Monterey County Housing & Community Development shall be notified. Work near the archaeological finds shall not be resumed until a qualified Archaeologist has evaluated the materials and offered recommendations for further action.

Should human remains be uncovered, all excavation shall be halted in the immediate area and County Coroner shall be contacted immediately. Should the Corner determine that he remains are likely those of a native American, the California Native American Heritage Commission must be contacted within 24 hours of identification and shall determine the appropriate treatment of the remains.

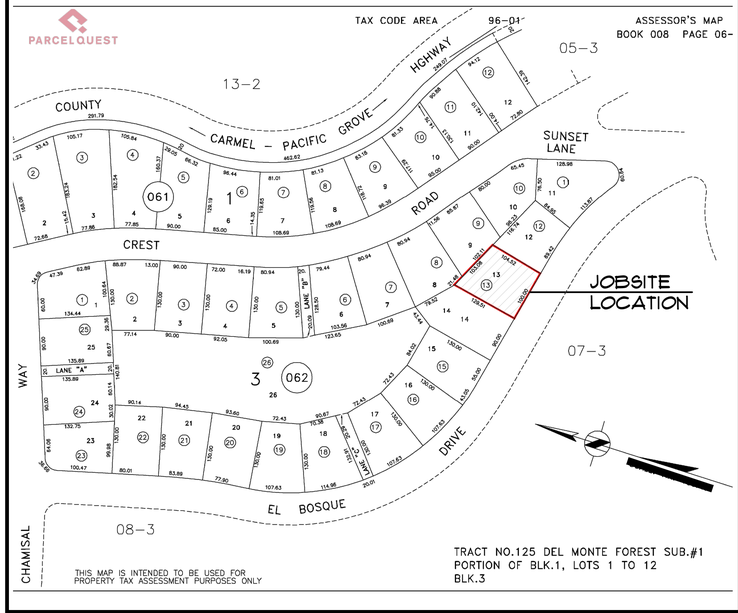
# ABBREVIATIONS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| A.B. | ANCHOR BOLT | F.G. | FINISH GRADE | N.I.C. | NOT IN CONTRACT | T.O.F. | TOP OF FOOTING |
| ABV. | ABOVE | F.S. | FINISH SLAB | NO. OR # | NUMBER | T.O. | TOP OF |
| A.C. | ASPHALTIC CONCRETE | FLR. | FLOOR | N.T.S. | NOT TO SCALE | T.O.P. | TOP OF PLATE |
| A/C | AIR CONDITIONING | FL. | FLUORESCENT | | | T.O.S. | TOP OF SLAB |
| ALUM. | ALUMINUM | F.O.C. | FACE OF CONCRETE | O/ | OVER | T.O.W. | TOP OF WALL |
| APPROX. | APPROXIMATE | F.O.S. | FACE OF STUD | O.C. | ON CENTER | TP | TOILET PAPER |
| ARCH. | ARCHITECTURAL | FR. DR. | FRENCH DOOR | O.F.S. | OUTSIDE FACE OF STUD | TYP. | TYPICAL |
| ANOD. | ANODIZED | FT. | FOOT OR FEET | OPP. | OPPOSITE | | |
| ASPH. | ASPHALT | FTG. | FOOTING | O.A. | OUTSIDE DIAMETER | U.N.O. | UNLESS NOTED OTHERWISE |
| AWN. | AWNING | FX | FIXED | | | U.C. | UNDER CABINET |
| | | | | ℄ | PLATE | | |
| BA. | BATH | GA. | GAUGE | P/L | PROPERTY LINE | VERT. | VERTICAL |
| BD. | BOARD | G.A. | GALVANIZED ALUMINUM | PLAS. | PLASTER | | |
| BLDG. | BUILDING | G.I. | GALVANIZED IRON | PLY. | PLYWOOD | W/ | WITH |
| BLKG. | BLOCKING | GFI | GROUND FAULT INTERRUPTER | PNL. | PANEL | WASH. | WASHER |
| BLW. | BELOW | GL OR GLS | GLASS | P & S | POLE & SHELF | WAINS | WAINSCOT |
| BM. | BEAM | GM | GAS METER | PT. | POINT | WC | WATER CLOSET |
| BOTT. | BOTTOM | GND. | GROUND | PR. | PAIR | WD | WOOD |
| BR. | BEDROOM | GYP. BD. | GYPSUM BOARD | P.R. | POWDER ROOM | W/D | WASHER & DRYER STACKED |
| | | | | | | WDW | WINDOW |
| CAB. | CABINET | H.C. | HOLLOW CORE | R.A. | RETURN AIR | WM | WATER METER |
| CEM. | CEMENT | H.D. | HOLD DOWN | RAD. | RADIUS | W/O | WITH OUT |
| C.T. | CERAMIC TILE | HDR. | HEADER | RD. | ROUND | WP | WATERPROOF |
| C.I. | CAST IRON | HWD. | HARDWOOD | REC. | RECESSED | WWP | WELDED WIRE FABRIC |
| CLR. | CLEAR | HORIZ. | HORIZONTAL | REF. | REFRIGERATOR | | |
| CLST. | CLOSET | HR. | HOUR | REINF. | REINFORCED/ING | | |
| COMP. | COMPOSITION | H.B. | HOSE BIBB | RES. | RESILIENT | | |
| CONC. | CONCRETE | HT. | HEIGHT | RM. | ROOM | | |
| CLG. | CEILING | HC. | HANDICAP | R.O. | ROUGH OPENING | | |
| C.M.U. | CONCRETE MASONRY UNIT | HVAC | HEATING VENTILATION & AIR CONDITIONING | REQ. | REQUIRED | | |
| C.O. | CLEAN OUT | | | R. W. | RIGHT OF WAY | | |
| COL. | COLUMN | HW | HOT WATER | RWD. | REDWOOD | | |
| CONN. | CONNECTION | | | R.W.L. | RAINWATER LEADER | | |
| CONST. | CONSTRUCTION | I.D. | INSIDE DIAMETER | | | | |
| CSMT. | CASEMENT | INS. | INSULATION | SCHED. | SCHEDULE | | |
| C.W. | COLD WATER | INT. | INTERIOR | S.C. | SOLID CORE | | |
| | | | | SECT. | SECTION | | |
| DBL. | DOUBLE | J.B. | JUNCTION BOX | S.F. | SQUARE FOOT/FEET | | |
| DET. | DETAIL | JST. | JOIST | SQ. F.T | SQUARE FOOT/FEET | | |
| DF. | DOUGLAS FIR | | | SH | SINGLE HUNG | | |
| DIA. OR Ø | DIAMETER | KIT. | KITCHEN | SHT. | SHEET | | |
| DIM. | DIMENSION | KP | KICKER POST | SHWR. | SHOWER | | |
| D.S. | DOWNSPOUT | KS | KING STUD | SIM. | SIMILAR | | |
| DRY | DRYER | | | SLD | SLIDER | | |
| DW | DISHWASHER | LAU. | LAUNDRY | SLD. GL. DR. | SLIDING GLASS DOOR | | |
| DWG | DRAWING | LAV | LAVATORIES | SLD. GLS. DR. | SLIDING GLASS DOOR | | |
| | | L.F. | LINEAR FOOT/FEET | S & P. | SHELF & POLE | | |
| EA. | EACH | LIN. | LINEN | SPECS. | SPECIFICATIONS | | |
| ELEC. | ELECTRICAL | LT. | LIGHT | SQ. | SQUARE | | |
| ELEV. | ELEVATION | | | SF OR SQ.FT. | SQUARE FEET | | |
| EM | ELECTRIC METER | | | STD. | STANDARD | | |
| ENCL. | ENCLOSURE | MAT. | MATERIAL | STL. | STEEL | | |
| EQ | EQUAL | MAX. | MAXIMUM | STOR. | STORAGE | | |
| EXH. | EXHAUST | M.B. | MACHINE BOLT | STRUCT. | STRUCTURAL | | |
| EXP. | EXPANSION | MECH. | MECHANICAL | S.S.D. | SEE STRUCTURAL DRAWINGS | | |
| EXIST. OR (E) | EXISTING | M.A. | MEDICINE CABINET | SS | STAINLESS STEEL | | |
| EXT. | EXTERIOR | MFR. | MANUFACTURER | SYM. | SYMMETRICAL | | |
| | | MANUF. | MANUFACTURER | | | | |
| FBRGL. | FIBERGLASS | MIN. | MINIMUM | TB | TOWEL BAR | | |
| FD | FLOOR DRAIN | MISC. | MISCELLANEOUS | TEL. | TELEPHONE | | |
| FND. | FOUNDATION | MTD. | MOUNTED | TEMP. | TEMPERED | | |
| F.F. | FINISH FLOOR | | | THRSH. | THRESHOLD | | |
| | | (N) | NEW | T&G | TONGUE & GROOVE | | |

# VICINITY MAP




# A.P.N. MAP




# SYMBOL KEY

SECTION TAG
A1 — SECTION NUMBER/LETTER
SHEET NUMBER

DETAIL TAG
1 / A1 — DETAIL NUMBER/LETTER
SHEET NUMBER

PLAN CHECK
1 — REVISION NUMBER

# DRAWING INDEX


GENERAL
T1 Title Sheet

CIVIL
1 Topographic Survey

ARCHITECTURAL
A1 Existing Site & Roof Plans, with Construction Parking
A2 Existing Floor Plan
A3 Proposed Floor Plan
A4 Proposed Roof Plan
A5 Existing Exterior Elevations & Photos
A6 Proposed Exterior Elevations & Exterior Materials Pallet


# SCOPE OF WORK

## Remodel and addition to a Single Family Residence

*Scope to include:*
- Demolition of existing Carport
- Addition of new 595 SF Bedroom Suite and Hallway
- Addition of new 480 SF Two-Car Garage
- New Covered Entry Porch
- Reconfiguration and remodeling of interior spaces adjacent to the Addition to inlcude a new Half-Bath.
- Window and Door changes (as noted)
- New Exterior Lighting
- Exterior finishes to match existing, with new paint colors (see sheet A6).
- M.E.P. updates throughout- as noted; includes removal of 1 sink basin in Bath 2.

# PROJECT DATA

PROJECT DIRECTORY:


Owner:
Joe & Cynthia James
4149 El Bosque Drive
Pebble Beach, CA 93956
408-627-5383
pbretire123@gmail.com
joejamesusa@gmail.com

Designer & Applicant:
Angie Phares
Hastings Construction, Inc.
11 Thomas Owens Way, Suite 201
Monterey, CA 93940
831-620-0920
design@hastingsconstruction.com

SURVEYOR:
Brian Wilson
Monterey Bay Engineers, Inc.
607 Charles Avenue, Suite B
Seaside, CA 93955
831-899-7899
mbayengr@mbay.net


SITE & BUILDING DATA:

| | |
|---|---|
| Project Address: | 4149 El Bosque Drive |
| Built: | 1949 |
| APN: | 008-062-013-000 |
| | Tract No. 125 Del Monte Forest Sub. #1 Block 3, Lot 13 |
| Parcel Size: | 0.2686 Acres (11,701 sq. ft.) |
| Zoning: | MDR/4-D(CZ) |
| Planning Area: | Del Monte Forest LUP |

| *Site Coverage:* | *Existing:* | *Proposed* |
|---|---|---|
| Main Residence: | 1,339 SF | 1,934 SF |
| Carport: | 240 SF | - |
| Garage: | - | 480 SF |
| Covered Porches/Patios: | - | 135 SF |
| **Total Site Coverage:** | 1,579 SF | 2,549 SF (21.78%) |

*Site Coverage Allowed: 35% = 4,095.35 SF*

| *Floor Area Square Footages:* | *Existing:* | *Proposed* |
|---|---|---|
| Main Residence: | 1,339 SF | 1,934 SF |
| Garage: | - | 480 SF |
| **Total F.A.R.** | 1,339 SF | 2,414 (20.63%) |

*F.A.R. Allowed : 35% = 4,095.35 SF*

ADMIN. BOUNDARIES & DISTRICTS:

| | |
|---|---|
| Land Use Advisory: | DMF Advisory Committee |
| Water Mngt. Agency: | MPWMD |
| Fire District: | Pebble Beach CSD |
| CAL-AM Service: | YES |
| School District: | Monterey Peninsula Unified |

BUILDING CODE DATA:

| | |
|---|---|
| Occupancy: | R-3 |
| Construction Type: | VB/U |
| Fire Sprinklers: | NO |

| Revision/Issue | Date |
|---|---|
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HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B


Drawing Title: TITLE SHEET
Job Title: JAMES RESIDENCE
Project Address & APN: 4149 EL BOSQUE DRIVE, PEBBLE BEACH, CA 93953 APN: 008-062-013-000

Project: HC25013
Date: 7/14/2025
Drawn By: AAP
Scale: N.T.S.
Sheet No. T1


THESE PLANS ARE INTENDED ONLY FOR THE SITE FOR WHICH THEY WERE DESIGNED AND ARE PROPERTY OF HASTINGS CONSTRUCTION, INC. THESE PLANS MAY NOT BE REVISED OR REPRODUCED WITHOUT THE CONSENT OF HASTINGS CONSTRUCTION, INC

LOT 8

BLOCK 3

LOT 9

LOT 10

LOT 14

LOT 12

LOT 13
JAMES
APN: 008-062-013
11,701 SQ.FT
EXISTING RESIDENCE
4149 EL BOSQUE DRIVE

S 64°28'05" E 103.08'

N 11°30'00" E 129.51'

S 11°30'00" W 104.52'

S 78°30'00" E 100.00' MM

FFTH=691.12'

WOOD STEPS

WOOD DECK

BRICK WALL

CONC. SLAB

CARPORT

CONC. DRIVEWAY

CONC.SLAB

CONC.SLAB

BLOCK WALL

BLOCK WALL

AC BERM

PL

SSCO

8"OAK

6"OAK

6"TREE

6"TREE

7"TREE

6+8+9"TREE

22"PINE

26"PINE

36"STUMP

46"STUMP

24"CYPRESS

(4) MAILBOXES

FOUND 3/4" IRON PIPE NOT TAGGED

PROJECT BENCHMARK
MAG NAIL
ELEV. = 687.58'

EL BOSQUE DRIVE
(A 60' WIDE PRIVATE ROAD)

## NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. THIS PROPERTY MAY BE AFFECTED BY EASEMENTS THAT ARE NOT SHOWN ON THIS MAP.
5. ELEVATIONS SHOWN ARE BASED ON NAVD-88 DATUM. A GPS SURVEY WAS CONDUCTED TO ESTABLISH THE SITE BENCHMARK USING REFERENCE STATION "CAMT" ON THE SMARTNET NORTH AMERICA NETWORK. THE PROJECT BENCHMARK IS A MAG NAIL WITH WASHER IN THE PAVEMENT, AS SHOWN ON THIS MAP. ELEVATION = 687.58'.
6. ● DENOTES A FOUND 3/4" IRON PIPE TAGGED "LS 3381". UNLESS OTHERWISE NOTED.
7. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.
8. ANY SUBSEQUENT USE OF THIS SURVEYING DATA MUST INCLUDE THIS NOTE:
   THE BOUNDARY AND SURVEYING DATA SHOWN WAS FURNISHED BY MONTEREY BAY ENGINEERS, INC., AND THAT FIRM IS NOT RESPONSIBLE FOR ANY REVISIONS. THE ORIGINAL WORK WAS SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR.

## LEGEND:

| | |
|---|---|
| ——x——x—— | FENCE LINE |
| AC | ASPHALTIC CONCRETE |
| CONC. | CONCRETE |
| DI | DROP INLET |
| DP | DRAIN PIPE |
| ELEV. | ELEVATION |
| EM | ELECTRIC METER |
| EP | EDGE OF PAVEMENT |
| FH. | FIRE HYDRANT |
| FFTH | FINISHED FLOOR AT THRESHOLD |
| GM | GAS METER |
| HB | HOSE BIB |
| MRW | MASONRY RETAINING WALL |
| PL | PLANTER BOX |
| SSCO. | SANITARY SEWER CLEAN OUT |
| UP | UTILITY POLE |
| WM | WATER METER |
| WRW | WOOD RETAINING WALL |
| WV | WATER VALVE |

GRAPHIC SCALE
0 5 10 20 40
( IN FEET )
1 inch = 10 ft.

SCALE: 1" = 10'

PROFESSIONAL LAND SURVEYOR
BRIAN M. WILSON
7771
STATE OF CALIFORNIA
3/12/2025

# TOPOGRAPHIC SURVEY

OF

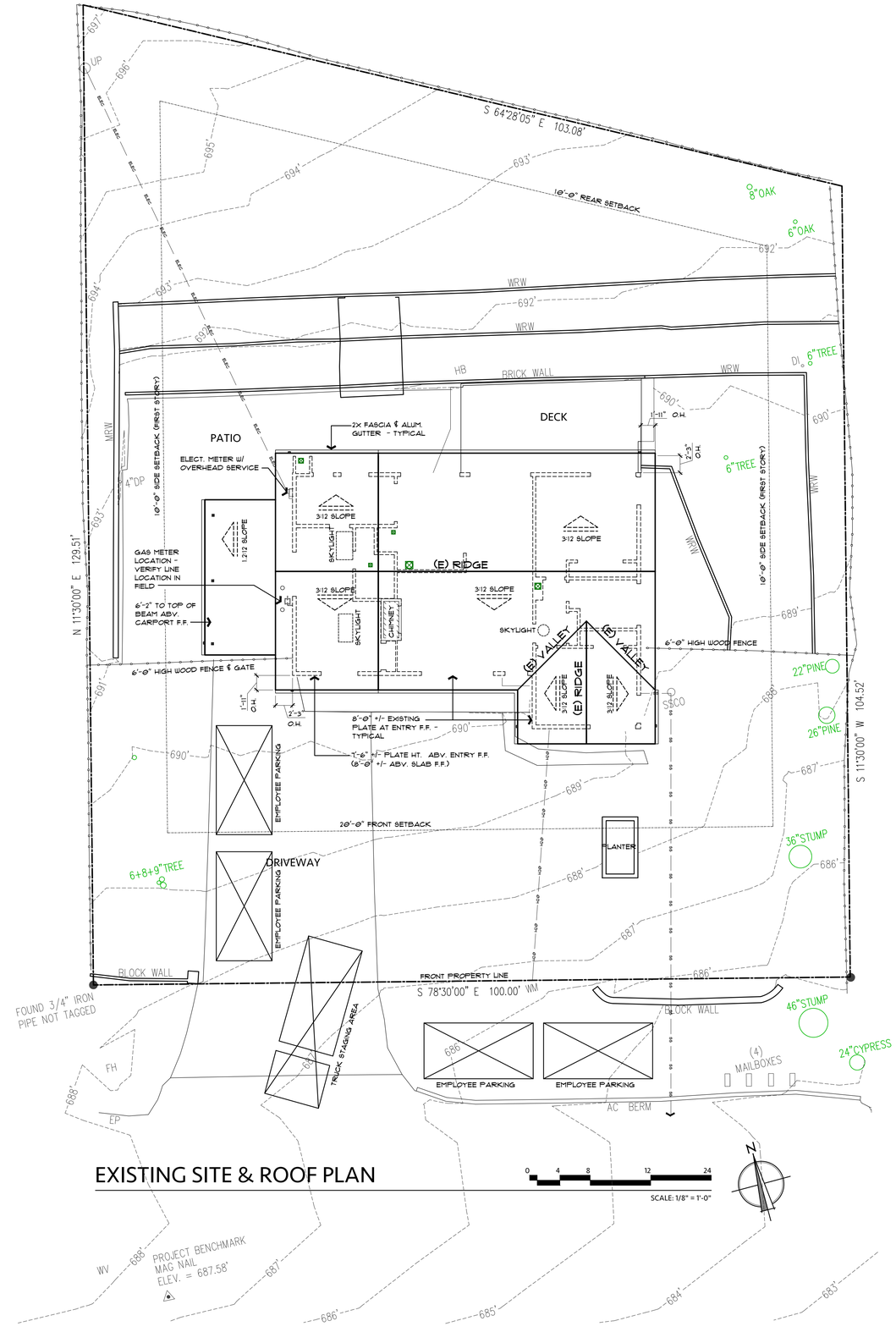
**LOT 13, BLOCK 3**
**DEL MONTE FOREST No.1**
**VOLUME 4, CITIES & TOWNS, PAGE 95**

PEBBLE BEACH | COUNTY OF MONTEREY | STATE OF CALIFORNIA

PREPARED FOR
**CYNTHIA JAMES**

BY
**MONTEREY BAY ENGINEERS, INC.**
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 Charles Ave Suite B Seaside, California 93955
Phone: (831) 899-7899

SCALE: 1" = 10' | JOB No. 25-019 | MARCH 2025
FIELD: MAL & AL | DRAWN BY: AL




# EXISTING SITE & ROOF PLAN

| Revision/Issue | Date |
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HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B


Drawing Title: EXISTING SITE & ROOF PLAN WITH CONSTRUCTION PARKING

Job Title: JAMES RESIDENCE

Project Address & APN: 4149 EL BOSQUE DRIVE, PEBBLE BEACH, CA 93953
APN: 008-062-013-000

| | |
|---|---|
| Project: HC25013 | Sheet No. A1 |
| Date: 7/14/2025 | |
| Drawn By: AAP | |
| Scale: 1/8" = 1'-0" | |


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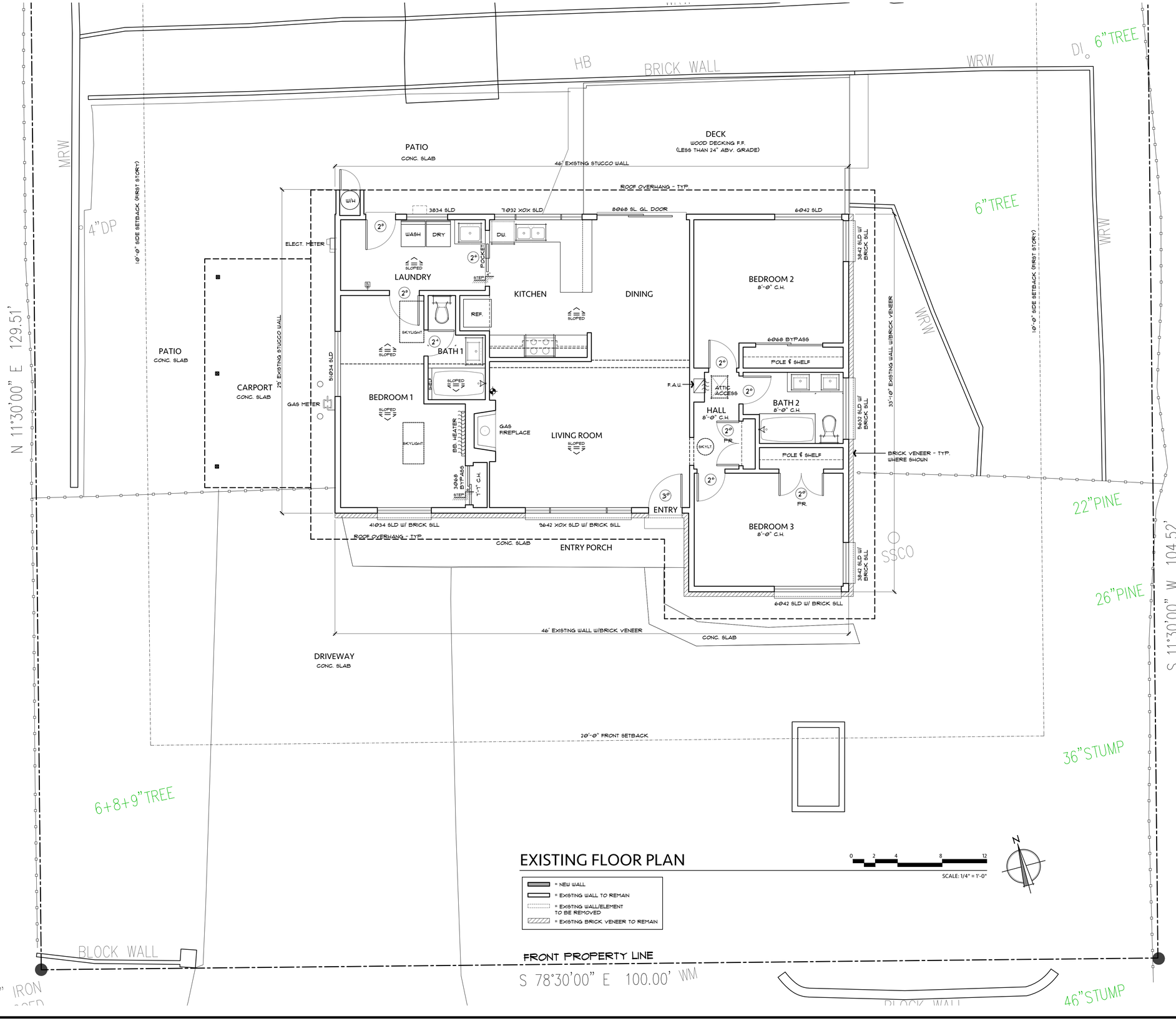


## EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

- = NEW WALL
- = EXISTING WALL TO REMAIN
- = EXISTING WALL/ELEMENT TO BE REMOVED
- = EXISTING BRICK VENEER TO REMAIN

| Revision/Issue | Date |
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11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: EXISTING FLOOR PLAN

Job Title: JAMES RESIDENCE

Project Address & APN: 4149 EL BOSQUE DRIVE, PEBBLE BEACH, CA 93953
APN: 008-062-013-000

| | |
|---|---|
| Project: HC25013 | Sheet No. A2 |
| Date: 10/7/2025 | |
| Drawn By: AAP | |
| Scale: 1/4" = 1'-0" | |

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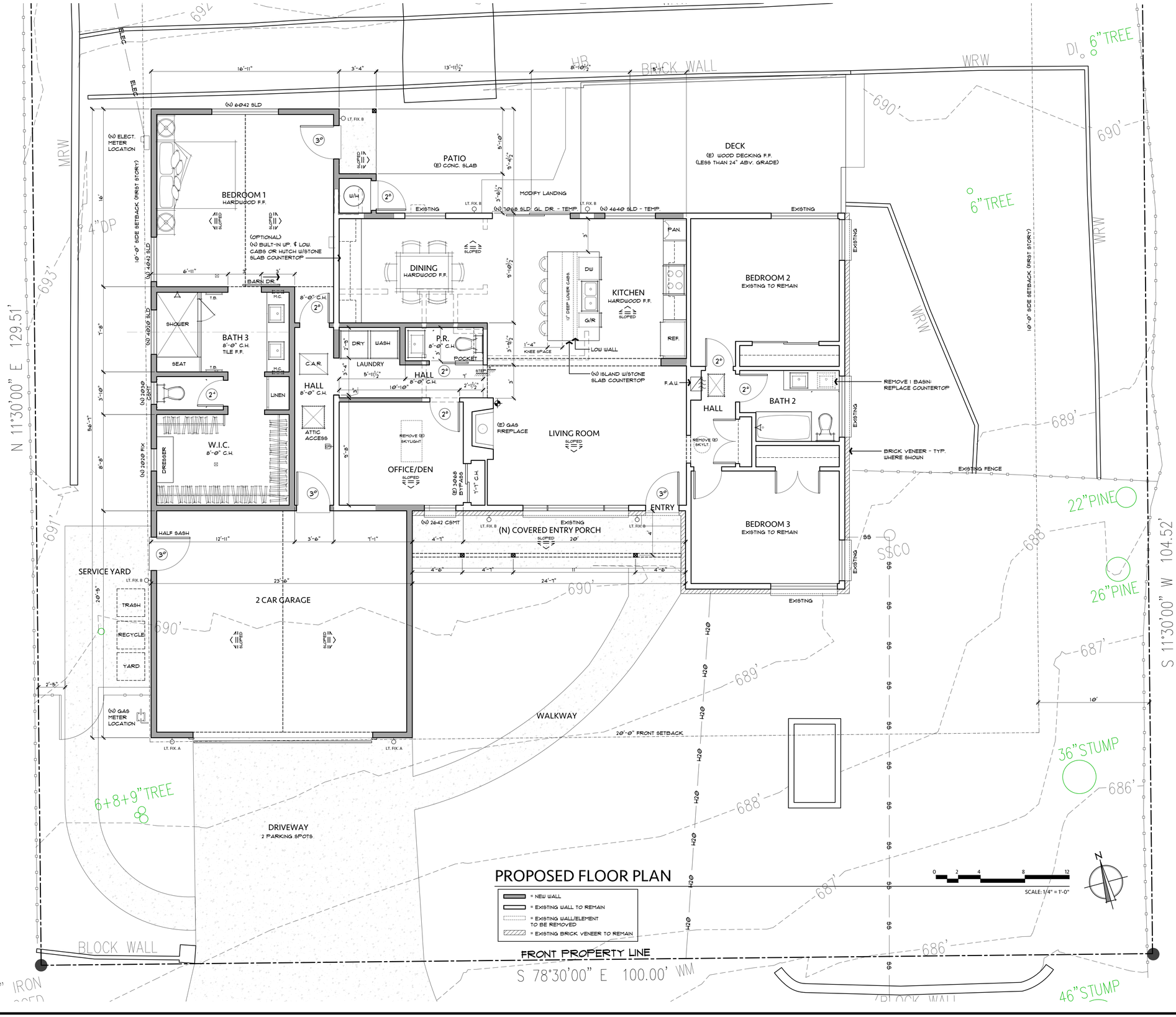


## PROPOSED FLOOR PLAN

= NEW WALL
= EXISTING WALL TO REMAIN
= EXISTING WALL/ELEMENT TO BE REMOVED
= EXISTING BRICK VENEER TO REMAIN

SCALE: 1/4" = 1'-0"

| Revision/Issue | Date |
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HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B


Drawing Title: PROPOSED FLOOR PLAN
Job Title: JAMES RESIDENCE
Project Address & APN: 4149 EL BOSQUE DRIVE, PEBBLE BEACH, CA 93953
APN: 008-062-013-000

| | |
|---|---|
| Project: | HC25013 |
| Date: | 10/7/2025 |
| Drawn By: | AAP |
| Scale: | 1/4" = 1'-0" |

Sheet No. A3


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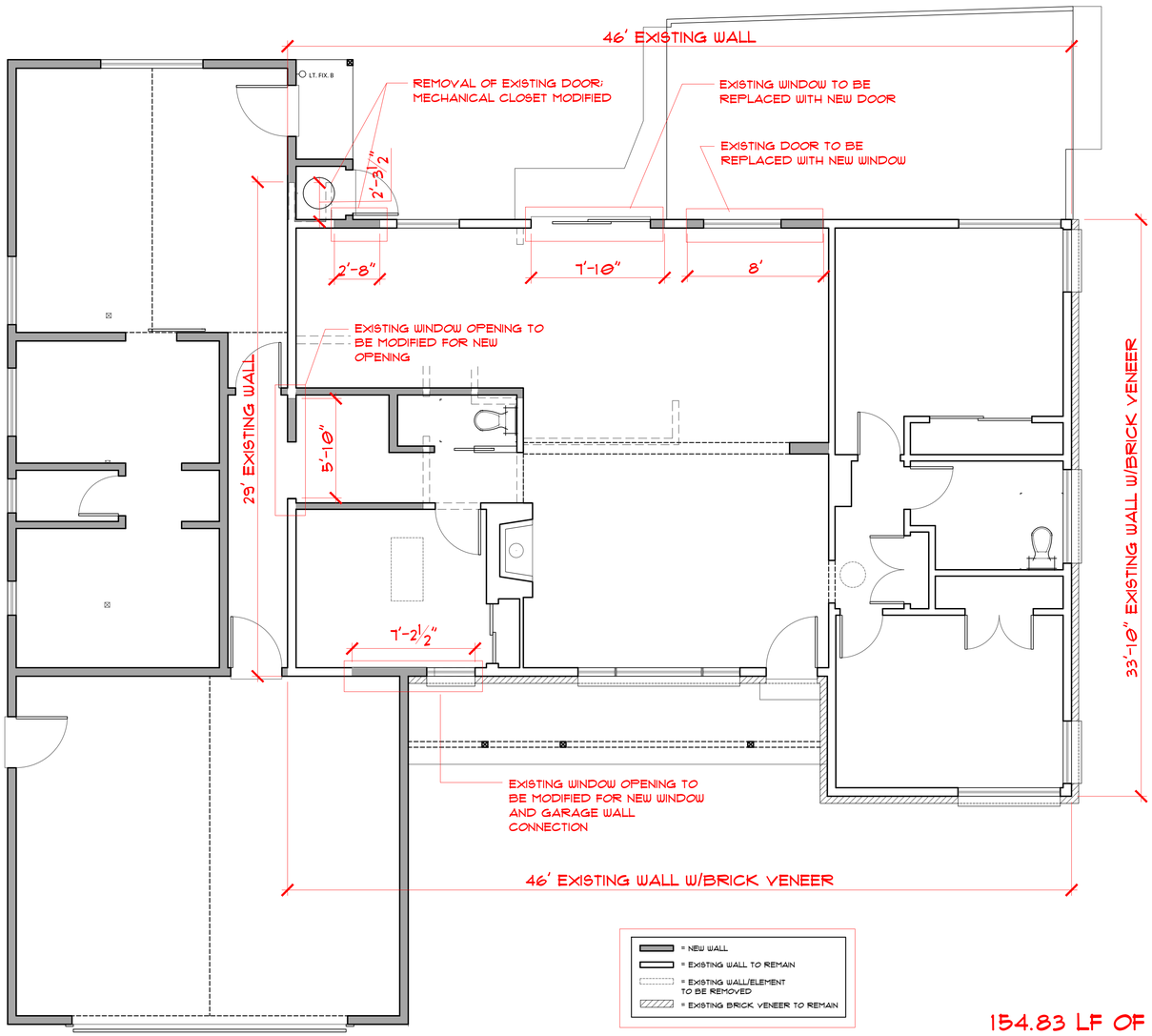


154.83 LF OF EXISTING EXTERIOR WALLS
33.9 LF OF MODIFIED EXISTING WALLS

= 21.89% MODIFICATION

| Revision/Issue | Date |
|---|---|
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HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: PROPOSED FLOOR PLAN - WALLS
Job Title: JAMES RESIDENCE
Project Address & APN: 4149 EL BOSQUE DRIVE, PEBBLE BEACH, CA 93953
APN: 008-062-013-000

| | |
|---|---|
| Project: HC25013 | Sheet No. A3.1 |
| Date: 10/7/2025 | |
| Drawn By: AAP | |
| Scale: 1/4" = 1'-0" | |

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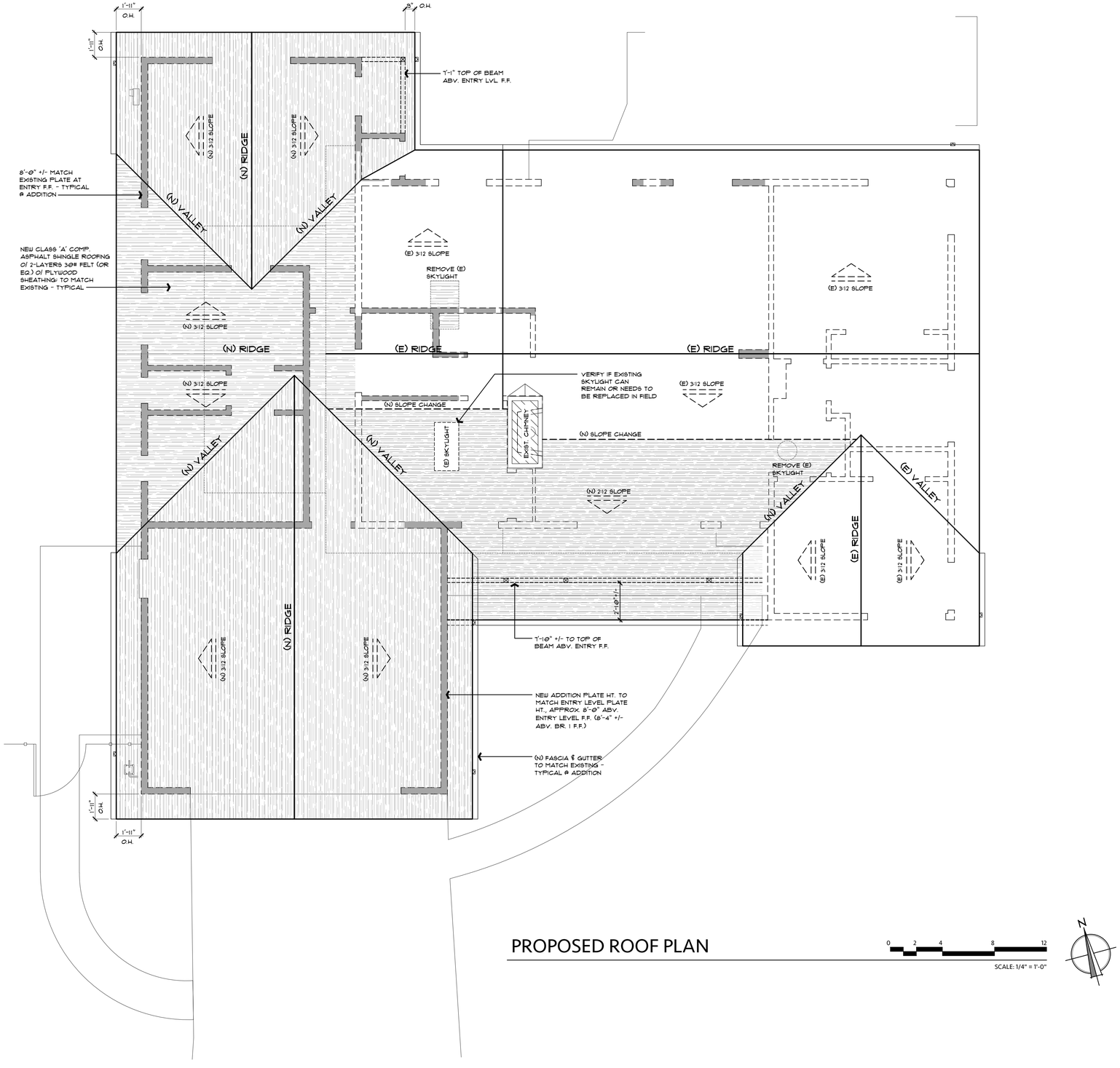


# PROPOSED ROOF PLAN

0 2 4 8 12

SCALE: 1/4" = 1'-0"

| Revision/Issue | Date |
|---|---|
| | |
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HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: PROPOSED ROOF PLAN

Job Title: JAMES RESIDENCE

Project Address & APN: 4149 EL BOSQUE DRIVE, PEBBLE BEACH, CA 93953
APN: 008-062-013-000

| | |
|---|---|
| Project: HC25013 | Sheet No. A4 |
| Date: 7/14/2025 | |
| Drawn By: AAP | |
| Scale: 1/4" = 1'-0" | |

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EXISTING FRONT ELEVATION (SOUTH)

EXISTING RIGHT ELEVATION (EAST)

EXISTING REAR ELEVATION (NORTH)

EXISTING LEFT ELEVATION (WEST)

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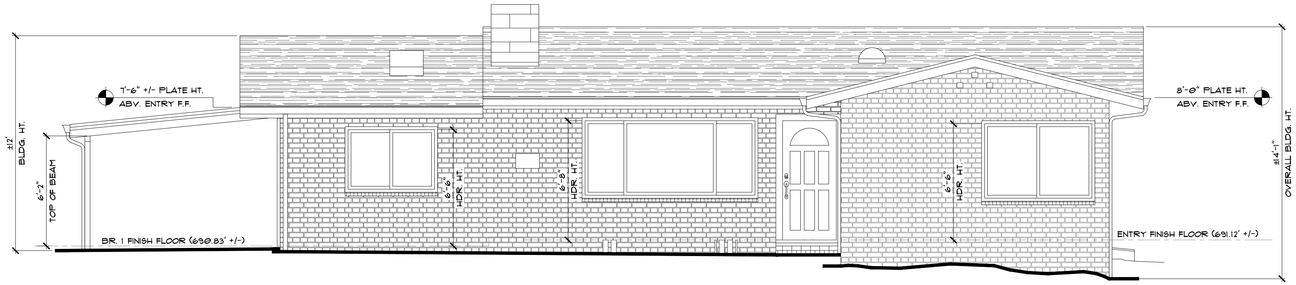
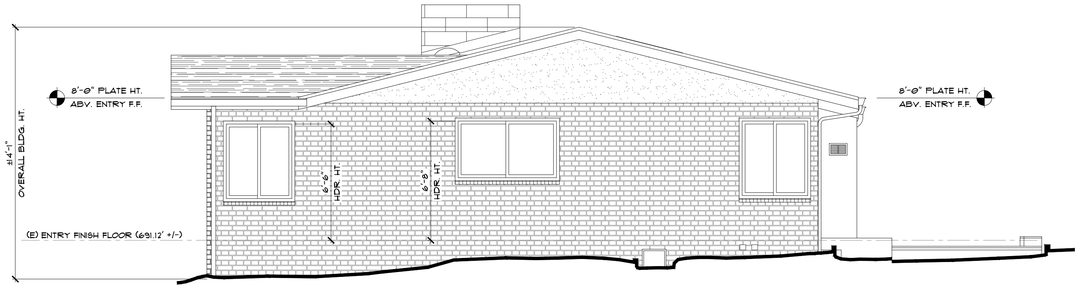
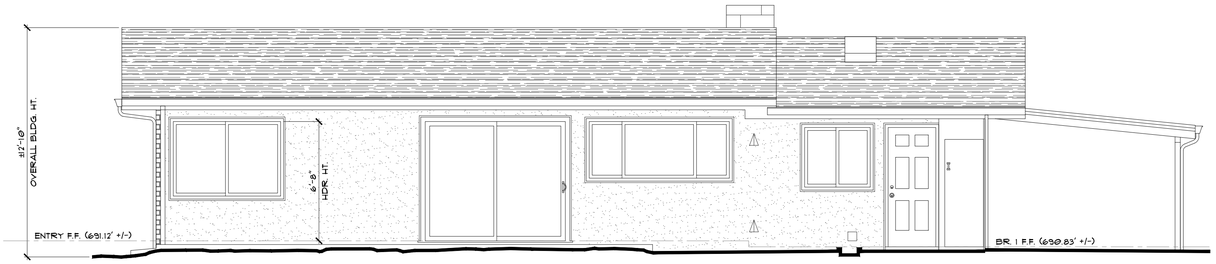


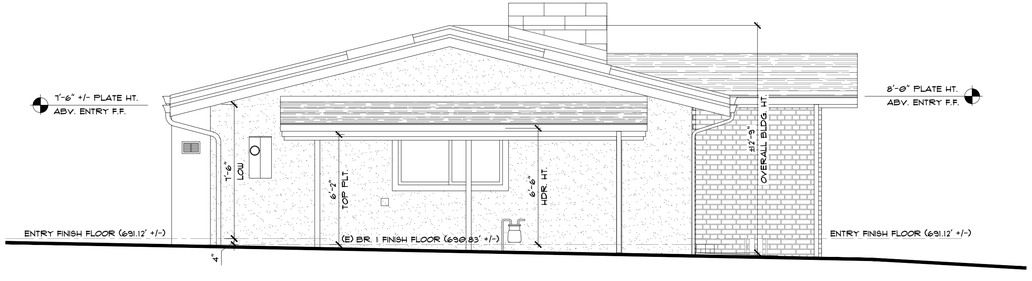

EXISTING FRONT ELEVATION (SOUTH)




EXISTING RIGHT ELEVATION (EAST)




EXISTING REAR ELEVATION (NORTH)




EXISTING LEFT ELEVATION (WEST)

0 2 4 8 12

SCALE: 1/4" = 1'-0"

| Revision/Issue | Date |
|---|---|
| | |
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HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: EXISTING EXTERIOR ELEVATIONS

Job Title: JAMES RESIDENCE

Project Address & APN: 4149 EL BOSQUE DRIVE, PEBBLE BEACH, CA 93953
APN: 008-062-013-000

| | |
|---|---|
| Project: HC25013 | Sheet No. A5 |
| Date: 7/14/2025 | |
| Drawn By: AAP | |
| Scale: 1/4" = 1'-0" | |

## EXTERIOR MATERIALS PALLET

LIGHT FIXTURE A: MINKA LAVERY 11" KIRKHAM

# 8102-A138 IN ASPEN BRONZE FINISH, 60 WATTS

LIGHT FIXTURE A: MINKA LAVERY 8" KIRKHAM

# 8101-A138 IN ASPEN BRONZE FINISH, 60 WATTS

STUCCO COLOR & ENTRY PORCH BRICKS

BEHR "SCULPTER CLAY" PPU5-08

FRONT DOOR & GARAGE MAN-DOOR

BEHR "ADIRONDACK BLUE" N480-5

FASCIA, GUTTERS & TRIM

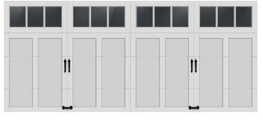
BEHR "BLANK CANVAS" DC-003

EXISTING ROOF

NEW TO MATCH EXISTING
CERTAINTEED "AUTUMN BLEND" ASPHALT
COMP. SHINGLE (OR EQ.)

EXISTING WINDOWS & SLIDING GLASS DOOR

NEW TO MATCH EXISTING - MILGARD (OR EQ.) IN WHITE
WINDOWS: V250 STYLE LINE SERIES
DOOR: V300 TRINSIC SERIES

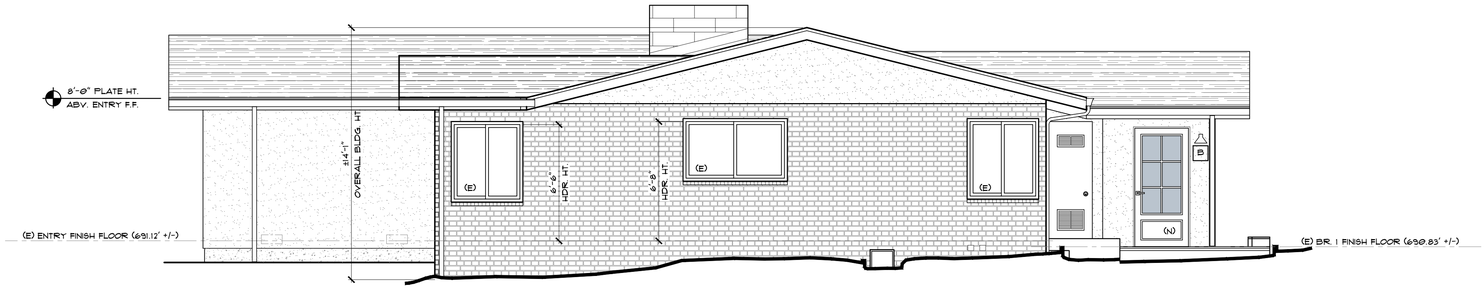


GARAGE DOOR

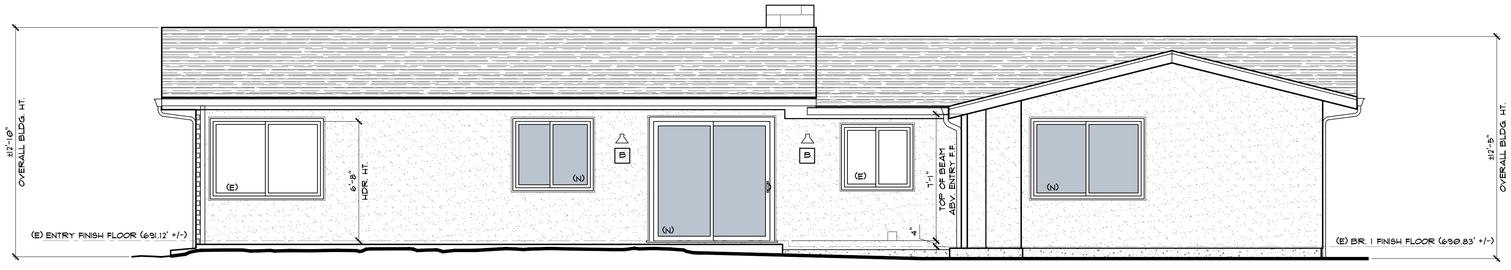
CLOPAY "COACHMAN" SERIES ONE, DESIGN 12,
REC 13 WINDOW IN WHITE

THESE PLANS ARE INTENDED ONLY FOR THE SITE FOR WHICH THEY WERE DESIGNED AND ARE PROPERTY OF HASTINGS CONSTRUCTION, INC. THESE PLANS MAY NOT BE REVISED OR REPRODUCED WITHOUT THE CONSENT OF HASTINGS CONSTRUCTION, INC

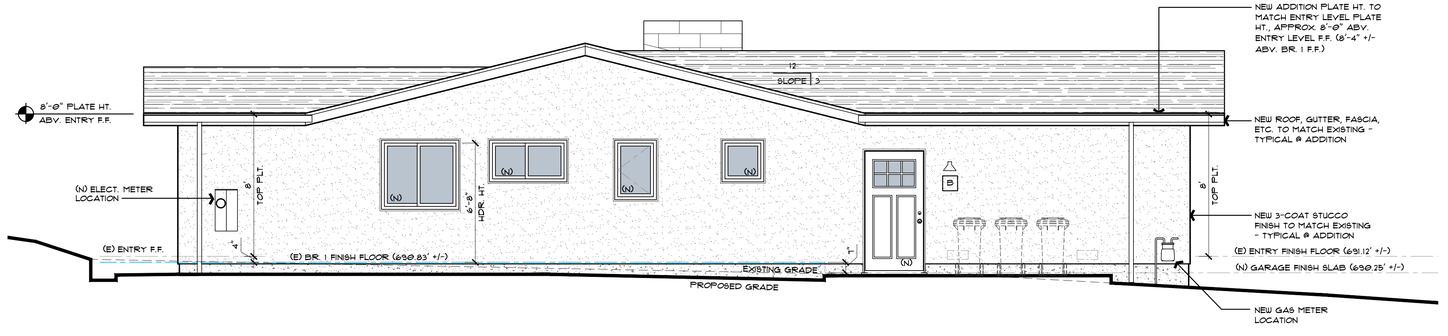
## PROPOSED FRONT ELEVATION (SOUTH)




## PROPOSED RIGHT ELEVATION (EAST)




## PROPOSED REAR ELEVATION (NORTH)




## PROPOSED LEFT ELEVATION (WEST)

0 2 4 8 12

SCALE: 1/4" = 1'-0"

| Revision/Issue | Date |
|---|---|
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| Project: | HC25013 |
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| Scale: | 1/4" = 1'-0" |

Sheet No. A6

## EXTERIOR MATERIALS PALLET

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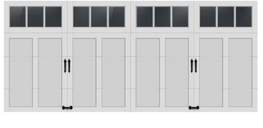

GARAGE DOOR

CLOPAY "COACHMAN" SERIES ONE, DESIGN 12,
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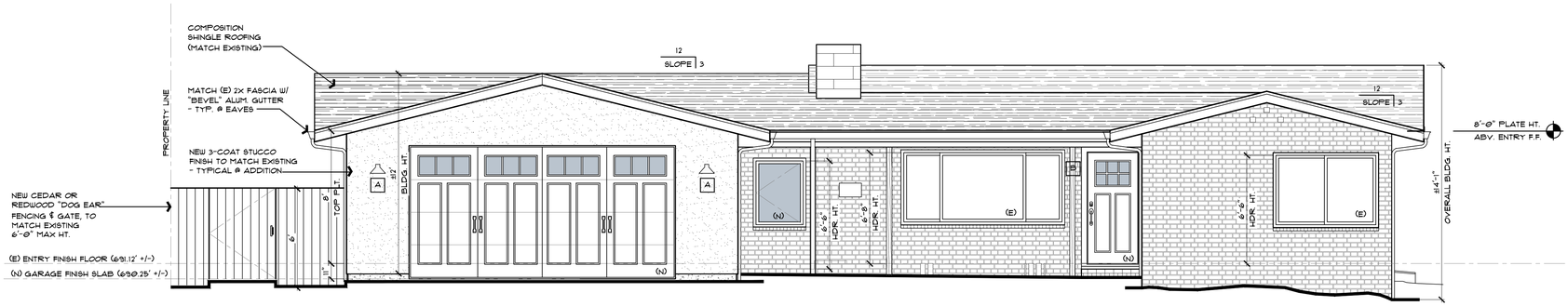
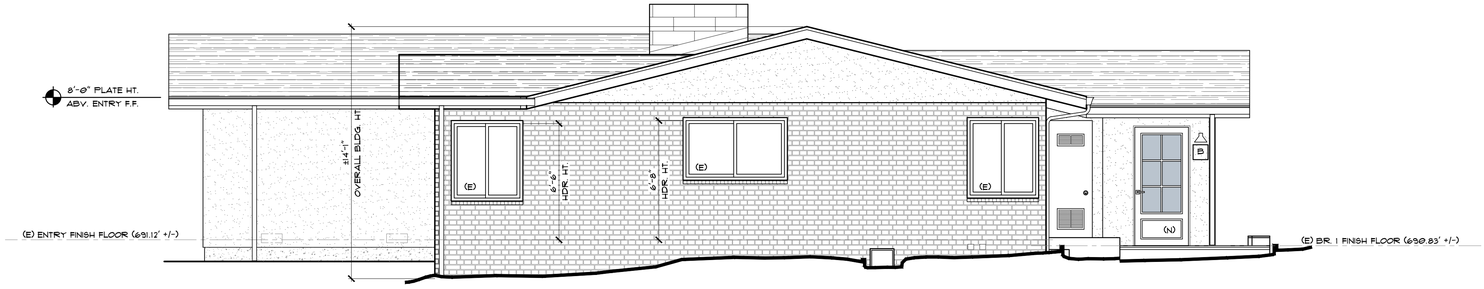
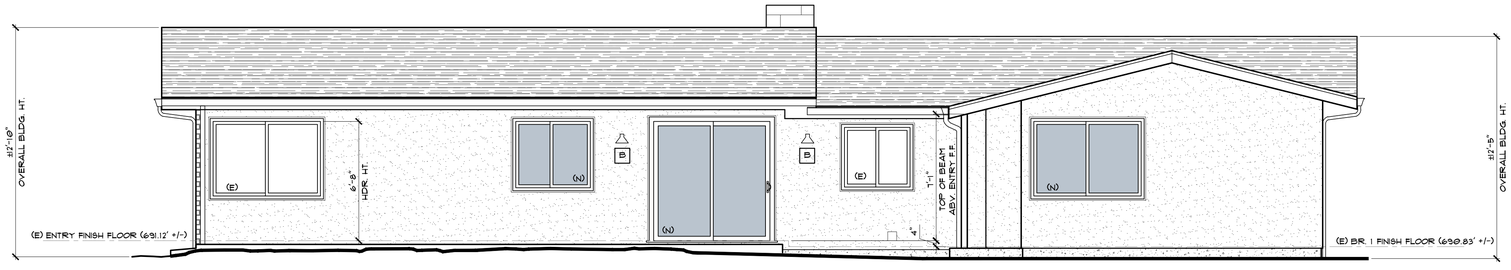


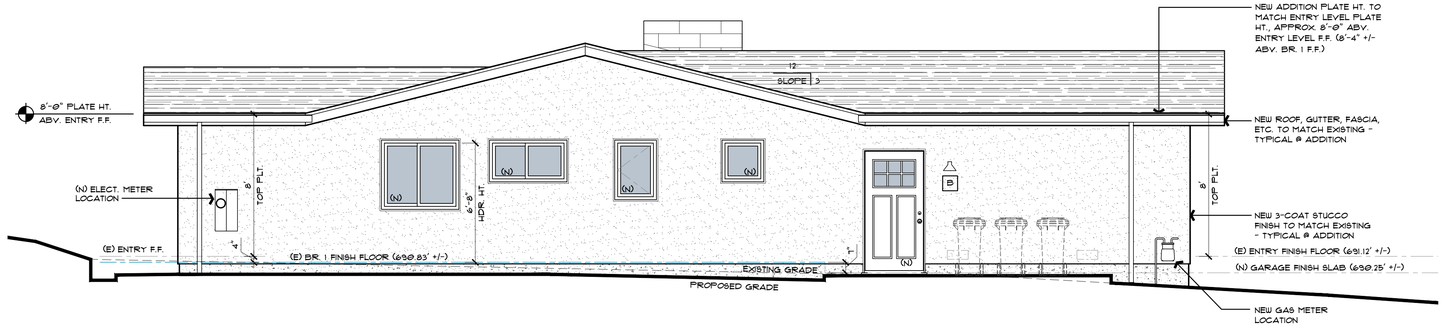

## PROPOSED FRONT ELEVATION (SOUTH)




## PROPOSED RIGHT ELEVATION (EAST)




## PROPOSED REAR ELEVATION (NORTH)




## PROPOSED LEFT ELEVATION (WEST)

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SCALE: 1/4" = 1'-0"

| Revision/Issue | Date |
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# Exhibit B

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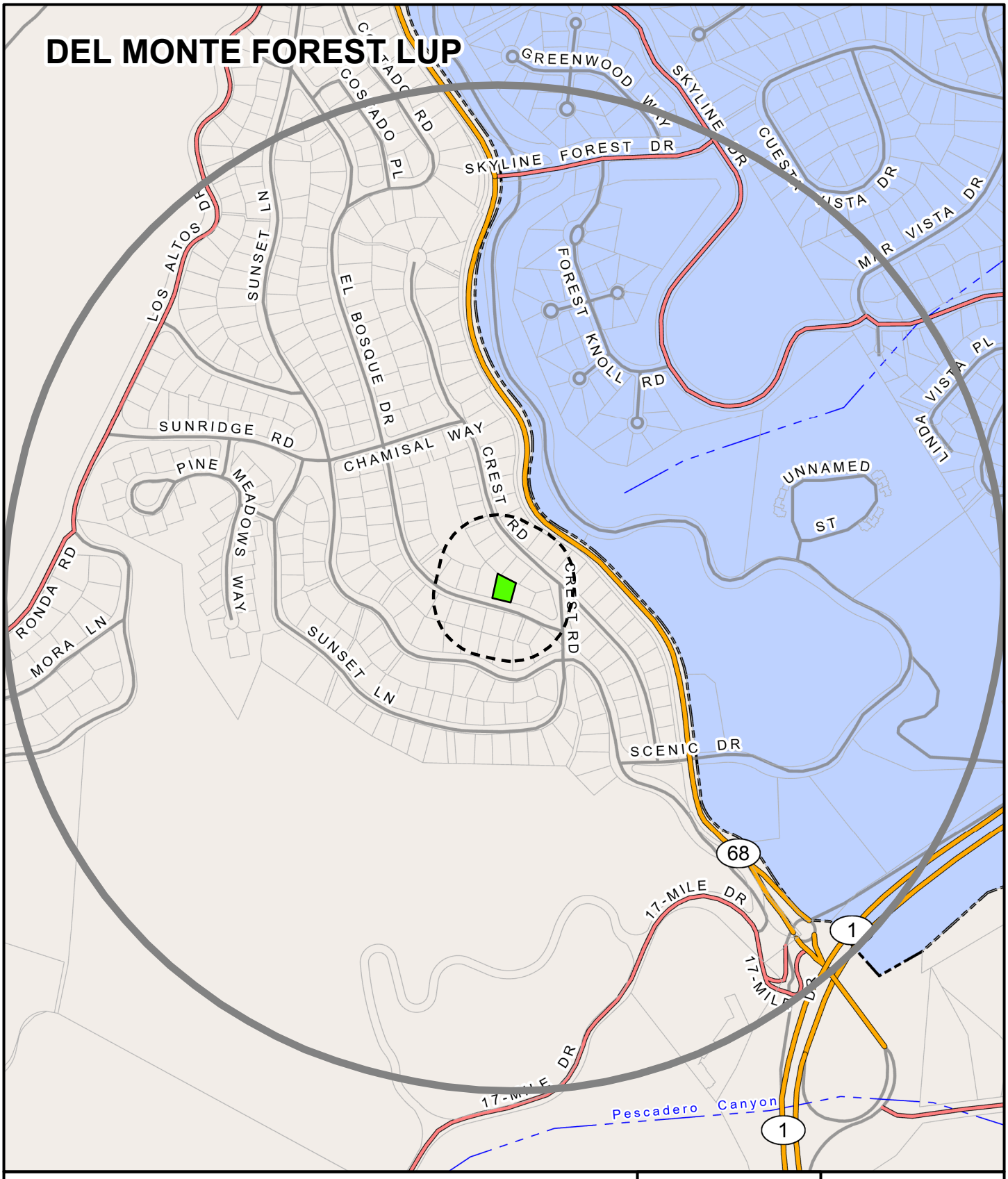


**APPLICANT:** JAMES

**APN:** 008062013000 **FILE #** PLN250304

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: SORENSEN

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