

# Attachment D

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

In the matter of the application of:

**HIGHWAYS DISPENSARY (PACHECO CARL R JR & JILL) [PLN170478]**

**RESOLUTION NO. 18-027**

Resolution by the Monterey County Hearing Body:

- 1) Finding the project categorically exempt from CEQA pursuant to Section 15303 of the guidelines; and
- 2) Approving a Use Permit and General Development Plan amendment to allow a cannabis retailer use.

[PLN170478, Highways Dispensary, 10031 Reese Circle, North County Area Plan (APN: 125-022-024-000)]

**The Chris Hester for 10031 Reese Circle, LLC/Highways Dispensary application (PLN170478) came on for public hearing before the Monterey County Planning Commission on June 27, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission 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) An application for a Use Permit and General Development Plan amendment to allow a cannabis dispensary and delivery at 10031 Reese Circle, Salinas was filed on January 17, 2018 and was deemed complete on April 19, 2018.
  - b) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
    - the 2010 Monterey County General Plan;
    - North County Area Plan;
    - Monterey County Zoning Ordinance (Title 21);No conflicts were found to exist. Communications were received from the neighbor who is also proposing a cannabis retail use at the site suggesting that the Use Permit on the Villafranca property (PLN170310) should be considered prior to the subject application. The communications have been reviewed and there is no indication that the proposed application conflicts with the applicable regulations.
  - c) The property is located at 10031 Reese Circle (APN: 125-022-024-000), North County Area Plan. The parcel is zoned Light Commercial, which allows cannabis retailers and deliveries subject to the requirements of Chapter 21.67 of the Monterey County Code. Therefore, the project is an allowed land use for this site.
  - d) The proposed application involves no changes to the exterior of the existing commercial building other than new signage. The proposed

signage must be less than 50 square feet, consistent with the allowable sign area in a commercial zoning district according Section 21.60.090 of the Zoning Ordinance.

- e) There are no cannabis retailers within 1,500 feet of the site; and therefore, the retailer would comply with the required 1,500 feet setback from another retailer. As explained in a memorandum to the Planning Commission dated June 25, 2018, an application for a Use Permit on the neighboring property (10041 Reese Circle/PLN170310) was deemed complete by operation of law on April 19, 2018. The subject application was deemed complete by operation of law on April 7, 2018, twelve days before April 19, 2018. Therefore, the subject application is not located within 1,500 feet of another established or approved cannabis retailer.
- f) An Operations Plan (Attachment 3), which includes a Business Plan and Security Plan, has been submitted for the proposed cannabis retailer use that addresses the minimum regulations contained in Section 21.67.040.B of the Zoning Ordinance Title 21.
- g) Location: The retailer would be located in a Light Commercial zoning district, and is more than 600 feet from the nearest school, playground, youth center, or child care center; and is more than 1,500 feet from another permitted retailer. This project is the third cannabis retailer facility considered by the Planning Commission within the North County Area Plan (one in Pajaro and one in Castroville) and the fifth retailer facility County-wide (one in Moss Landing and one Carmel).
- h) Records: The Operation Plan (Attachment 3, Page 19) proposes the use of track and trace software, such as Flowhub POS, to record and report information to prevent diversion of the products and theft while maintaining product quality and product consistency; making the employees accountable for the tasks they undertake; and providing management with key information and storage of information. A mandatory condition is included that requires the dispensary to allow access to Monterey County officials for inspection of the records (Condition 5).
- i) Security: The Operation Plan (Attachment 3, Page 14) and Security Plan provide a detailed description of security measures to be implemented on-site. The proposed security measures have been reviewed by the RMA and include on-site security guards, 24-hour security cameras, limited access areas, alarm system, secured storage of cannabis products and cash or currency.
- j) Delivery Services: The Operation Plan (Attachment 3), states delivery will occur. This Use Permit allows daily delivery of both personal and medical cannabis up to the ordinance limits in exception 21.67.090 (C).
- k) Supply Chain: The Operation Plan (Attachment 3, page 15), states that the retailer will purchase and make available cannabis and cannabis products that are cultivated, manufactured, transported, distributed, and tested by licensed and permitted facilities that maintain operations in full compliance with state and local regulations.



- l) Packaging and Labeling: The Operation Plan (Attachment 3, Page 21), states Highways Dispensary would adhere to packaging and labeling requirements of the state.
- m) Sheriff Notification: The Operation Plan (Attachment 3, Page 19) and Security Plan describe the proposed operational procedures for preventing theft & diversion, on-site consumption, and loitering. The plan indicates that employees will be trained on procedures and requirements, and the Sheriff's office will be notified within 24 hours of significant discrepancies identified during inventory; diversion, theft, loss, or criminal activity involving the facility or its operations, or any agent, officer, or employee of the business; and any other breach in security.
- n) Other Illegal drugs: The Operations Plan (Attachment 3, Page 15) does not propose to permit the dispensing or delivery of any non-cannabis related controlled substances.
- o) Business License: Any retailer business operating at the site will be required to obtain a Business Permit pursuant to Chapter 7.90 of the Monterey County Code, a Business License pursuant to Chapter 7.02 of the Monterey County Code, and retailer license(s) from the State. These other licenses and entitlements will ensure ongoing monitoring of compliance with the plans and operational requirements. Failure to obtain and maintain all required permits, licenses, and entitlements may be ground for revocation of this permit.
- p) The project was referred to the North County Land Use Advisory Committee (LUAC) for review. The LUAC did not come to a consensus on a vote of 3 ayes, 3 noes, and 2 absent on a motion to recommend approval of the project. Public input was provided at the Land Use Advisory Committee meeting of February 21, 2018. Comments included concern regarding adequacy of fire protection, and water supply for fire protection and concerns regarding the incomplete application being considered prematurely. During review of this application the Fire District and Health Department confirmed adequate fire protection and water for fire protection can be made available. The project was deemed complete on April 19, 2018
- q) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed project found in Project File PLN170478.

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: RMA- Planning, County of Monterey Health Department, County Environmental Health Bureau, County Waste Management, and County Fire Protection District. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) To address odors, the applicant proposes to install an HVAC system with carbon and/or ozone-filtration to eliminate any odor issues. Customers will not be permitted to consume products on-site. In addition, all products will be sold in pre-sealed package, not displayed in jars, weighed, packaged, and sold in order to reduce odor.
- c) The proposed location is an existing vacant warehouse and retail tenant space in a neighborhood of mixed light industrial, commercial, and rural residential uses. The proposed retailer and delivery use would be consistent with other light commercial uses in the vicinity. Site improvements including parking re-striping to meet Parking Chapter 21.58 minimum parking requirements for the use, and other improvements for the existing commercial building are proposed.
- d) Operational plans including security, tracking, reporting, and other relevant information are proposed to address regulatory requirements and minimize impacts at the site and in the surrounding areas (See also Finding 1 with relevant evidences)
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN170478.

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 Planning, North County Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. 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 septic and well water are available or will be provided. The Monterey County Health Department inspected the well, and confirmed well water adequately available for the proposed use. Analytic testing confirmed the quality of that well water. An estimate of waste water demand was performed, and a septic performance evaluation confirmed the condition of the existing septic tank and drainage system is good.
  - c) Operational plans including security, tracking, reporting, and other relevant information are proposed to address regulatory requirements and minimize impacts at the site and in the surrounding areas (See also Finding 1 with relevant evidences).
  - d) Any retailer operating at the site will be required to obtain a Business Permit pursuant to Chapter 7.90 of the Monterey County Code, a Business License pursuant to Chapter 7.02 of the Monterey County Code, and a retailer license from the State. These other licenses and entitlements will ensure ongoing monitoring of compliance with the plans and operational requirements.

- e) The Environmental Health Bureau will require that the facilities be designed to meet or exceed the requirements of the California Health and Safety Code, Division 104, Part 7, California Retail Food Code and the Agricultural Commissioner's Office will inspect packaging, labeling, and weighing devices used on-site.
  - f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN170478.
4.       **FINDING:**       **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses.
- EVIDENCE:** a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and determined that no outstanding violations exist on the property.
5.       **FINDING:**       **STATE AND COUNTY REQUIREMENTS** – The retailer, as proposed, has demonstrated that it can and will comply with all of the requirements of the State and County to operate a retailer use.
- EVIDENCE** a) Operational plans including security measures, track and trace programs, monitoring and reporting requirements, packaging and labeling standards, and other relevant information are proposed to address regulatory requirements contained in Section 21.67.040 of the Inland Zoning Ordinance Title 21 (See also Finding 1 with relevant evidences).
- b) Any retailer operating at the site will be required to obtain a Business Permit pursuant to Chapter 7.90 of the Monterey County Code, a Business License pursuant to Chapter 7.02 of the Monterey County Code, and a retailer license from the State. These other licenses and entitlements will ensure ongoing monitoring of compliance with the plans and operational requirements on the local and State level. Failure to obtain and maintain all required permits, licenses, and entitlements may be ground for revocation of this permit.
6.       **FINDING:**       **REQUIRED SET BACKS** – The retailer will not be located within six hundred feet from any school, playground, or youth center, or child care center, or within one thousand five hundred feet of another retailer.
- EVIDENCE:** a) The retailer will be located at 10031 Reese Circle, unincorporated Salinas (Assessor's Parcel Number: APN:125-022-024-000).
- b) Central Bay Continuation School is the nearest school. The school boundary is more than 2,000 feet from the proposed retailer.
- c) The City of Salinas Central Park is more than 8 miles from the proposed retailer.
- d) Door of Hope Addiction Services is 8.2 miles from the proposed retailer.
- e) No other retailer is within 1,500 feet from the proposed retailer. Another application (PLN170310/Villafranca at 10041 Reese Circle) has been submitted approximately 150 feet from this site but the setback restriction is not established until a Use Permit for the other use is approved.

7. **FINDING:** **LESS THAN SIGNIFICANT IMPACTS** – The retailer, as approved and conditioned, will not result in significant unavoidable impacts on the environment.
- EVIDENCE:**
- a) The project would allow a commercial cannabis retailer and delivery within an existing commercial building in a Light Commercial zoning district. The limited physical improvements would include interior tenant and site improvements such as parking lot re-striping, and a new exterior sign.
  - b) As proposed and conditioned, the project can be categorically exempt from the California Environmental Quality Act (See Finding 10).
8. **FINDING:** **MINIMIZE NUISANCES** - The operations plan includes adequate measures that minimize, to the extent feasible, nuisances to the immediate neighborhood and community including minimizing the detection of odor from off-site, minimizing the effects of loitering, providing adequate security measures, and not exceeding the Use Permit's limits on hours of operation.
- EVIDENCE:**
- a) Plans and materials contained in the file (PLN170478) include measures to minimize nuisances within the area. A 24-hour contact will be available to address issues and concerns that may arise as a result of the operation.
  - b) Odor control measures are proposed to include an HVAC system with carbon and/or ozone-filtration to eliminate any odor issues. Customers will not be permitted to consume products on-site.
  - c) Security measures and protocols are proposed that would minimize risk of theft, diversion, and loitering.
  - d) Procedures are proposed to ensure customers are of a legal age to purchase cannabis and cannabis products.
  - e) The proposed retailer would be open seven days a week. Hours of operation would be from 10:00 A.M. to 8:00 P.M. daily for members, and deliveries, and 6:00 A.M. to 10:00 P.M. for staff received deliveries. The hours of operation have been included in the conditions of approval for the project (Condition 8).
  - f) Ongoing monitoring and inspection for compliance with the plans and regulations will be required.
9. **FINDING:** **FEDERAL COMPLIANCE** – The retailer will provide adequate measures that address the federal enforcement priorities for cannabis activities including providing for restriction on drugged driving, restricting access to minors, prohibiting use or possession of firearms for security purposes at the premises, and ensuring that cannabis and cannabis products are supplied from permitted and licensed sources.
- EVIDENCE:**
- a) Plans and materials contained in file PLN170478 include measures to ensure that cannabis and cannabis products are obtained from the regulated cannabis market in California. Track and Trace measures are proposed and required to ensure all products purchased, provided to, and sold at the retailer come from other permitted sources. The applicant proposes to verify the identity, age, and any other relevant information of all customers and visitors to the retailer and to limit

access of products to minors through that process. On-site security is prohibited from carrying lethal weapons and the retailer is not permitted to possess, manufacture, or distribute any other controlled.

- b) Background checks of all persons with 10 percent or more interest in the cannabis businesses will be conducted. Any known association with organized crime may be grounds for denial of business permits and State licenses required to operate the retailer.
- c) Any cannabis retailer and delivery business operating at the site will be required to obtain a Business Permit pursuant to Chapter 7.90 of the Monterey County Code, a Business License pursuant to Chapter 7.02 of the Monterey County Code, and a retailer license from the State. These other licenses and entitlements will ensure ongoing monitoring of compliance with the plans and operational requirements on the local and State level.
- d) Violations of Federal Enforcement priorities may be grounds for revocation of this permit.

10. **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 15303, categorically exempts the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.
  - b) The project entails a change in commercial use in an approximate one acre parcel within an existing 7,200-square foot commercial building. Improvements are limited to interior tenant improvements, various site improvements including one exterior sign. The use of the property will change from a flooring retailer to a cannabis retailer.
  - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is located within an existing structure that has adequate services available to serve the proposed use. Other than interior building improvements, and minor lot improvements, and a new sign identifying the business, there are no physical changes proposed that may cause an impact to historic resources or visual resources.
  - d) The applicant has proposed appropriate operational plans, which include details to minimize nuisances in the vicinity including odor; and security measures (See the preceding Findings and Evidence).
  - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170478.

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

- EVIDENCE:**
- a) Section 21.80.040.D of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
  - b) The project is not located in the Coastal Zone.

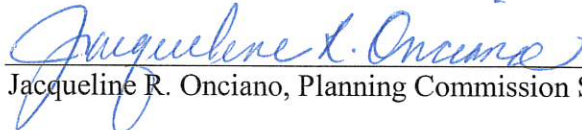
## DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project categorically exempt pursuant to Section 15303 of the guidelines; and
2. Approve a Use Permit and General Development Plan amendment to allow a cannabis retailer use at 10031 Reese Circle, Salinas, in general conformance with the attached sketch the attached Operations Plan, and subject to the attached conditions all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 26 day of June, 2018 upon motion of Commissioner Diehl, seconded by Commissioner Getzelman, by the following vote:

AYES: Diehl, Getzelman, Vandever, Wizard  
NOES: Duflock, Gonzalez, Mendoza  
ABSENT: None  
ABSTAIN: Roberts

  
Jacqueline R. Onciano, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **JUN 29 2018**

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 **JUL 09 2018**

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 RMA-Planning and RMA-Building Services Department office in Salinas.

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

# Monterey County RMA Planning

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

PLN170478

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Use Permit (PLN170478) allows a commercial cannabis retailer use located at 10031 Reese Circle, Salinas (Assessor's Parcel Number 125-022-024-000), 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 RMA - 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. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Use Permit (Resolution Number 18-027) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 125-022-024-000 on June 27, 2018. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

### 3. PD006(A) - CONDITION COMPLIANCE FEE

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

**Compliance or Monitoring Action to be Performed:** Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

### 4. PDSP001 - OPERATIONAL COMPLIANCE INSPECTIONS

**Responsible Department:** RMA-Planning

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

**Compliance or Monitoring Action to be Performed:** Ongoing during cannabis operations. The owner and/or permittee shall allow access to the site if requested by the County and pay any required inspection fees.

### 5. PDSP002 - INSPECTION OF RECORDS

**Responsible Department:** Code Enforcement

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

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

### 6. PDSP003 - COMMERCIAL CANNABIS PERMIT

**Responsible Department:** RMA-Planning

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

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



## 7. PDSP004 - GROUNDS FOR REVOCATION

**Responsible Department:** RMA-Planning

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

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

## 8. PDSP005 - COMPLIANCE WITH OPERATIONS PLANS

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The commercial cannabis activities shall be maintained in accordance with the operation plans approved by the County. Hours of operation for a retail facility may begin no earlier than eight a.m. and close no later than eight p.m seven days a week.

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

## 9. PDSP006 - ODOR CONTROL

**Responsible Department:** RMA-Planning

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

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

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

## 10. CC01 INDEMNIFICATION AGREEMENT

**Responsible Department:** County Counsel

**Condition/Mitigation Monitoring Measure:** The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel)

**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the County Counsel for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel.



# COMMERCIAL CANNABIS USE PERMIT

## 10031 REESE CIRCLE SALINAS, CA

REVISED 3/1/2018



ANDREW GOODWIN DESIGNS  
1334 MARSH STREET, UNIT B  
SAN LUIS OBISPO, CA 93401  
T: (805) 439-1611  
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42 EXISTING STREET VIEW

GENERAL INFORMATION:  
PROPERTY ADDRESS: 10031 REESE CIRCLE  
SALINAS, CA  
APN: 125-022-024-000

CONSTRUCTION: TYPE II-B

AUTOMATIC SPRINKLER SYSTEM: (E) TO REMAIN AND IMPROVE, NFPA 13

STORIES: 1

PRIMARY OCCUPANCY: PRIMARY M (F-1 AND M)

(E) BLDG. S.F.: TENANT SPACE: 7200 SF  
F-1: 5160 SF  
M: 2040 SF

ONSITE SEPTIC AND COMMUNITY WELL (CROSS HILL MUTUAL WATER)

PARKING REQUIREMENTS:  
1:500 SF FOR MANUF. OR WAREHOUSE = 5160 SF /500SF = 10 SPACES  
1:250 SF FOR DISPENSARY = 2040 SF /250SF = 8 SPACES

COMPACT PARKING MUST NOT BE MORE THAN 25% OF SPACES REQUIRED (5).

PROVIDED:  
18 SPACES  
1 ADA SPACES (VAN ACCESSIBLE)

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REVISIONS

### 11 PROJECT INFORMATION

OVERALL PROJECT:  
THE PROJECT CONSISTS OF THE TENANT IMPROVEMENT OF AN EXISTING WAREHOUSE ON 10031 REESE CIRCLE IN SALINAS, CALIFORNIA. THE EXISTING BUILDING IS A TYPE II CONSTRUCTION OF METAL FRAME, BUTLER BUILDING.

THE NEW WORK ON THE INTERIOR IS TO INCLUDE INTERIOR PARTITION WALLS AND DROPPED CEILINGS, NEW ELECTRICAL POWER AND LIGHTING, NEW HVAC SYSTEMS, REPLACEMENT OF EXISTING PLUMBING FIXTURES PER CAL GREEN CODE, NEW INTERIOR FINISHES ON FLOORS, WALLS, AND CEILINGS AS NEEDED, AND NEW INTERIOR DOORS.

THE EXTERIOR IS TO REMAIN AS THE PRIMARY STRUCTURE. RENEWABLE ENERGY SYSTEMS WILL ALSO BE INSTALLED ON THE ROOF OF THE BUILDING.

SITE WORK TO INCLUDE NEW STRIPING OF PARKING SPACES AND REPAIR AND/OR REPLACEMENT OF FENCING. SECURITY SYSTEMS WILL BE INSTALLED PER THE COUNTY OF MONTEREY MUNICIPAL CODE REQUIREMENTS FOR COMMERCIAL CANNABIS.

SEAL



PROJECT  
PRUNEDALE MMF  
10031 REESE CIRCLE  
SALINAS, CA 93907  
APN: 125-022-024

CLIENT  
HIGHWAYS 101  
CHRIS HESTER  
(916) 529-0028  
HEST916@GMAIL.COM

### 12 PROJECT DESCRIPTION

- A-0.0 - TITLE SHEET
- A-0.1 - SUSTAINABLE FEATURES
- A-1.0 - NEW SITE PLAN
- A-2.1 - DEMO AND NEW FLOOR PLAN
- A-2.2 - SECURITY PLAN

### 13 SHEET INDEX

CLIENT:  
HIGHWAYS 101  
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HEST916@GMAIL.COM

CONTACT: CHRIS HESTER

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### 14 PROJECT DIRECTORY

SHEET TITLE  
TITLE SHEET

DATE

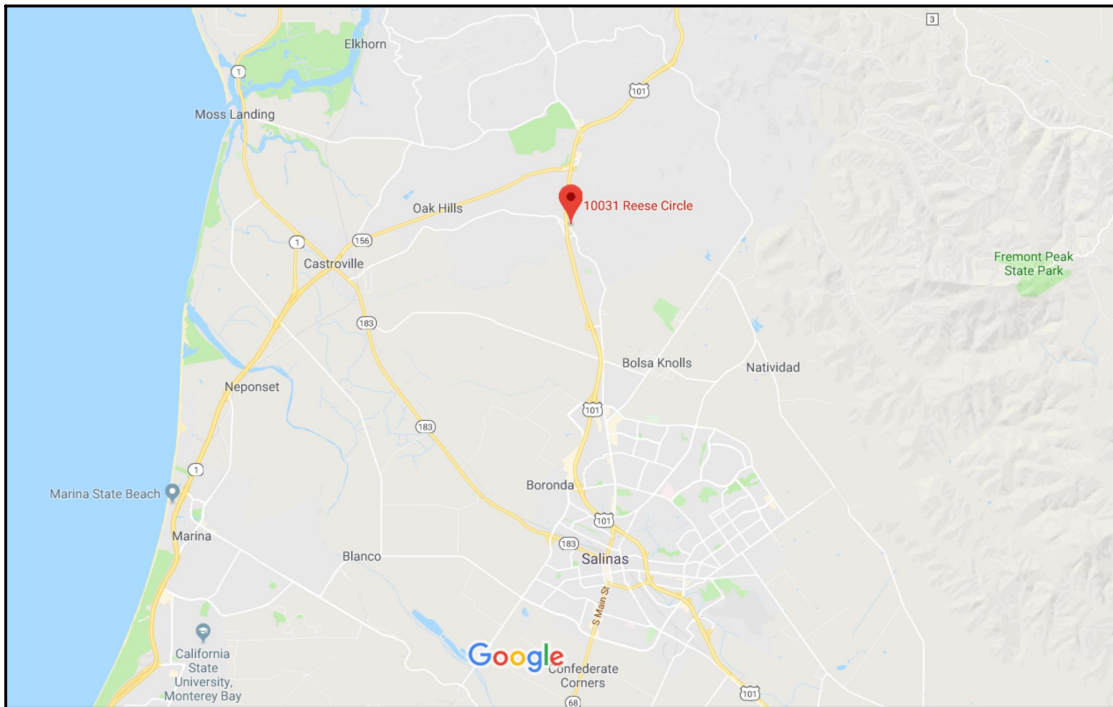
TECHNICIAN

PROJECT MANAGER

JOB NUMBER: AGD #157

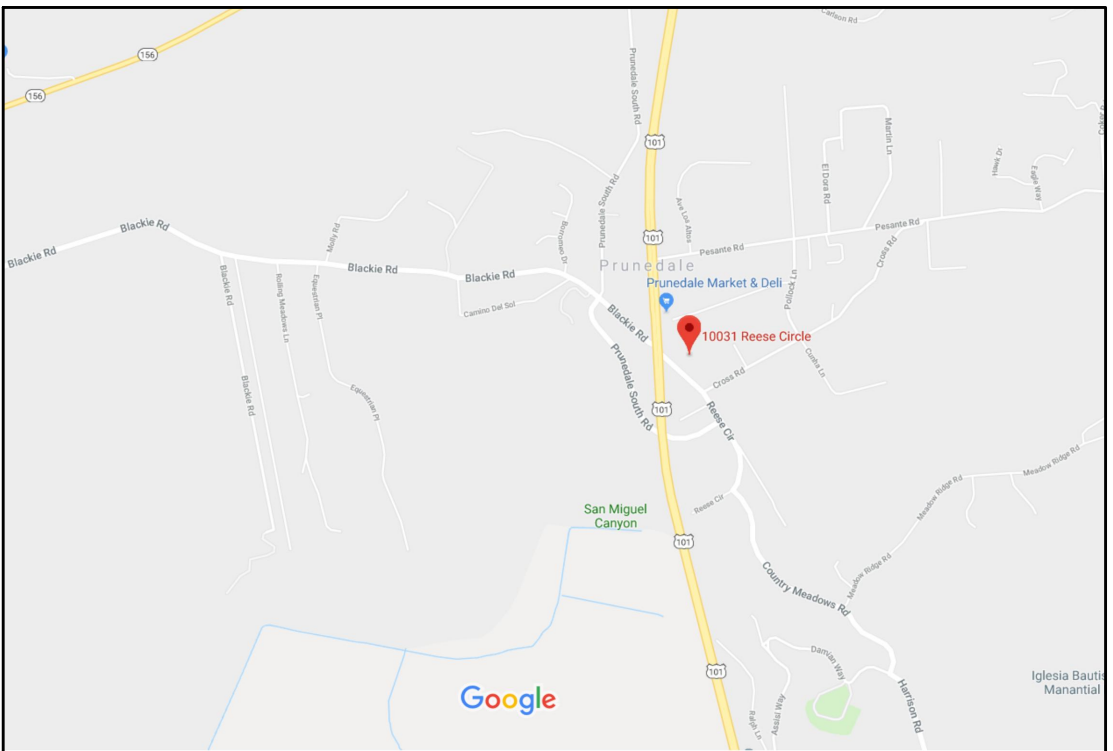
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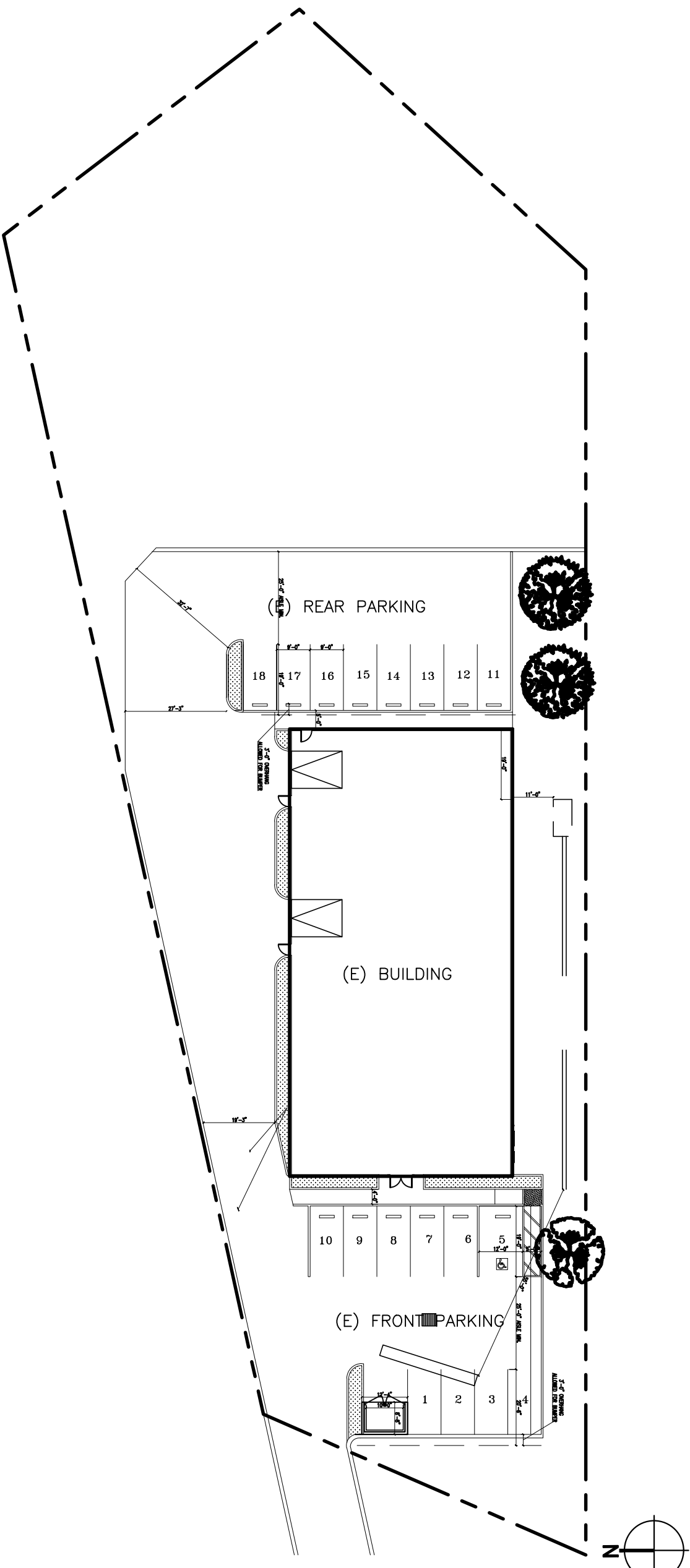
33 AREA MAP

SCALE: NTS



34 VICINITY MAP

SCALE: NTS



24 SITE PLAN

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



MANDATORY FEATURE OR MEASURE	Column 2 Project Requirements	Column 3 Verification
<b>CHAPTER 5 – NONRESIDENTIAL MANDATORY MEASURES</b>		
<b>General Requirements</b>		
The project meets all the requirements of Divisions 5.101 through 5.508.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Division 5.1 PLANNING AND DESIGN</b>		
<b>Planning and Design - Site Development</b>		
5.106.1 Storm water pollution prevention. For projects of one acre or less, develop a Storm Water Pollution Prevention Plan (SWPPP) that has been designed, specific to its site, conforming to the State Storm Water NPDES Construction Permit or local ordinance, whichever is stricter, as is required for projects over one acre. The plan should cover prevention of soil loss by storm water runoff and/or wind erosion, of sedimentation and/or of dust/particulate matter air pollution.	<input type="checkbox"/>	<input type="checkbox"/>

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<b>Division 5.2 ENERGY EFFICIENCY</b>		
<b>Performance Requirements</b>		
5.201.1 Scope. The California Energy Commission will continue to adopt mandatory building standards.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Division 5.3 WATER EFFICIENCY AND CONSERVATION</b>		
<b>Indoor Water Use</b>		
5.303.1 Meters. Separate meters shall be installed for the uses described in Sections 503.1.1 and 503.1.2.	<input type="checkbox"/>	<input type="checkbox"/>
5.303.1.1 New building or additions in excess of 50,000 square feet. Separate submeters shall be installed as follows:	<input type="checkbox"/>	<input type="checkbox"/>
1. For each individual leased, rented or other tenant space within the building project to consume more than 100 gpd/day.	<input type="checkbox"/>	<input type="checkbox"/>
2. Where separate submeters are unfeasible, the water supplied to the following systems:	<input type="checkbox"/>	<input type="checkbox"/>
a. Makeup water for cooling towers where flow through is greater than 500 gpm.	<input type="checkbox"/>	<input type="checkbox"/>
b. Makeup water for evaporative coolers greater than 6 gpm.	<input type="checkbox"/>	<input type="checkbox"/>
c. Steam and hot-water boilers with energy input > 100,000 Btu/h.	<input type="checkbox"/>	<input type="checkbox"/>
5.303.1.2 Excess consumption. A separate submeter shall be provided for any tenant within a new building or within an addition that is projected to consume > 1,000 gpd/day.	<input type="checkbox"/>	<input type="checkbox"/>
5.303.3 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:	<input type="checkbox"/>	<input type="checkbox"/>
5.303.3.1 Water closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for flush-type toilets.	<input type="checkbox"/>	<input type="checkbox"/>
5.303.3.2 Urinals. 5.303.3.2.1 Wall-mounted urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.	<input type="checkbox"/>	<input type="checkbox"/>
5.303.3.2.2 Floor-mounted urinals. The effective flush volume of floor-mounted or other urinal shall not exceed .05 gallons per flush.	<input type="checkbox"/>	<input type="checkbox"/>
5.303.3.3 Showerheads.	<input type="checkbox"/>	<input type="checkbox"/>
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi.	<input type="checkbox"/>	<input type="checkbox"/>
Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for showerheads.	<input type="checkbox"/>	<input type="checkbox"/>
5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.	<input type="checkbox"/>	<input type="checkbox"/>

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5.408.2 Universal waste. Addition and alteration to a building or tenant space that meet the scope requirements of Section 501.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballasts, A-1 and A-2 hazardous waste, and other California prohibited Universal Waste materials are disposed of properly and are diverted from landfill. A list of prohibited Universal Waste material shall be included in the construction documents.	<input type="checkbox"/>	<input type="checkbox"/>
5.408.3 Excavated soil and land clearing debris. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Building Maintenance and Operation</b>		
5.410.1 Recycling by occupants. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of nonhazardous materials for recycling.	<input type="checkbox"/>	<input type="checkbox"/>
5.410.2 Commissioning. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project. All occupancies projects other than I occupancies and L occupancies shall comply with the California Energy Code as prescribed in California Energy Code Section 100.8. For occupancies that are not regulated by OSHPD or for occupancies and L occupancies that are not regulated by the California Energy Code Section 100.8, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply. Commissioning requirements shall include items listed in Section 5.410.2.	<input type="checkbox"/>	<input type="checkbox"/>
5.410.2.1 Owner's Project Requirements (OPR). Documented before the design phase of the project begins the OPR shall include items listed in Section 5.410.2.1.	<input type="checkbox"/>	<input type="checkbox"/>
5.410.2.2 Basis of Design (BOD). A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project and updated periodically to cover the systems listed in Section 5.410.2.2.	<input type="checkbox"/>	<input type="checkbox"/>
5.410.2.3 Commissioning plan. A commissioning plan describing how the project will be commissioned shall be started during the design phase of the building project and shall include items listed in Section 5.410.2.3.	<input type="checkbox"/>	<input type="checkbox"/>
5.410.2.4 Functional performance testing. Functional performance testing shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications.	<input type="checkbox"/>	<input type="checkbox"/>
5.410.2.5 Documentation and training. A Systems manual and systems operations training are required.	<input type="checkbox"/>	<input type="checkbox"/>
5.410.2.5.1 Systems manual. The systems manual shall be delivered to the building owner or representative and facilities operator and shall include the items listed in Section 5.410.2.5.1.	<input type="checkbox"/>	<input type="checkbox"/>
5.410.2.5.2 Systems operations training. The training of the appropriate maintenance staff for each equipment type and/or system shall include items listed in Section 5.410.2.5.2.	<input type="checkbox"/>	<input type="checkbox"/>
5.410.2.6 Commissioning report. A complete report of commissioning process activities undertaken through the design, construction and reporting recommendations for post-construction phases of the building project shall be completed and provided to the owner or representative.	<input type="checkbox"/>	<input type="checkbox"/>

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5.504.7 Environmental tobacco smoke (ETS) control. Prohibit smoking within 20 feet of building entrances, outdoor air intakes and operable windows where outdoor areas are provided for smoking and in buildings, or as enforced by ordinance, regulations or policies of any city, county, city and county, California Community College, campus of the California State University or campus of the University of California, whichever is more stringent.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Indoor Moisture and Radon Control</b>		
5.505.1 Indoor moisture control. Buildings shall meet or exceed the provisions of California Building Code, CCB, Title 24, Part 2, Sections 1203 and Chapter 14.1.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Air Quality and Exhaust</b>		
5.506.1 Outside air delivery. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 121 of the California Energy Code, CCB, Title 24, Part 6 and Chapter 4 of CCR, Title 18 or the applicable local code, whichever is more stringent.	<input type="checkbox"/>	<input type="checkbox"/>
5.506.2 Carbon dioxide (CO2) monitoring. For buildings equipped with demand control ventilation, CO2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the latest edition of the California Energy Code, CCB, Title 24, Part 6, Section 121(c). <sup>1</sup>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Environmental Comfort</b>		
5.507.4 Acoustical control. Empty building assemblies and components with STC values determined in accordance with ASTM E 90 and ASTM E 413.	<input type="checkbox"/>	<input type="checkbox"/>
5.507.4.1 Exterior noise transmission, prescriptive method. Wall and floor ceiling assemblies exposed to the noise source meeting at the building envelope shall have exterior wall and roof ceiling assemblies meeting a composite STC rating of at least 50 or a composite OTC rating of not less than 40 with exterior windows of a minimum STC of 40 or OTC of 30 in the locations described in Items 1 and 2. Also applies to addition envelope or altered envelope.	<input type="checkbox"/>	<input type="checkbox"/>
5.507.4.1.1 Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB Ldn during any hour of operation shall have exterior walls and roof ceiling assemblies meeting a composite STC rating of at least 45 or OTC 35, with exterior windows of a minimum STC of 40 or OTC 30. Also applies to addition or alteration exterior.	<input type="checkbox"/>	<input type="checkbox"/>
5.507.4.2 Performance method. For buildings located as defined in Sections A5.027.4.1 or A5.027.4.1.1, wall and roof-ceiling assemblies meeting at the building envelope shall be designed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (L <sub>eq</sub> ) of 50 dBA in occupied areas during any hour of operation. Also applies to addition envelope or altered envelope.	<input type="checkbox"/>	<input type="checkbox"/>
5.507.4.2.1 Site features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the project to mitigate sound migration to the interior. Also applies to addition envelope or altered envelope.	<input type="checkbox"/>	<input type="checkbox"/>
5.507.4.2.2 Documentation of compliance. An acoustical analysis documenting compliance with noise levels shall be prepared by personnel approved by the architect or engineer of record.	<input type="checkbox"/>	<input type="checkbox"/>

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5.106.4 Bicycle parking. Comply with Sections 5.106.4.1 and 5.106.4.2, or meet local ordinance, whichever is stricter.	<input type="checkbox"/>	<input type="checkbox"/>
5.106.4.1.1 Short-term bicycle parking. If the qualified project is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitor's entrance, readily visible by users, for 5 percent of future motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.	<input type="checkbox"/>	<input type="checkbox"/>
5.106.4.1.2 Long-term bicycle parking. For qualified buildings with over 10 tenant-occupants or for additions or alterations that add 10 or more tenant-vehicle parking spaces, provide secure bicycle parking for 5 percent of tenant vehicle parking spaces being added, with a minimum of one space.	<input type="checkbox"/>	<input type="checkbox"/>
5.106.5.2 Designated parking for clean air vehicles. Provide designated parking for any electric vehicle (EV) charging, fuel-efficient and carpool/van pool vehicles as shown in Table 5.106.5.2.	<input type="checkbox"/>	<input type="checkbox"/>
5.106.5.3 Alternative vehicle (EV) charging. Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE).	<input type="checkbox"/>	<input type="checkbox"/>
5.106.5.3.1 Single charging space requirements. When only a single charging space is required per Table 5.106.5.3.3, a roadway is required to be installed at the construction and that is installed in accordance with the California Electrical Code.	<input type="checkbox"/>	<input type="checkbox"/>

5.303.3.4 Faucets and fountains.	<input type="checkbox"/>	<input type="checkbox"/>
5.303.3.4.1 Nonresidential lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.	<input type="checkbox"/>	<input type="checkbox"/>
5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucet may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must deliver to a maximum flow rate of 1.8 gallons per minute at 60 psi.	<input type="checkbox"/>	<input type="checkbox"/>
5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute (GPM) space (inches) at 60 psi.	<input type="checkbox"/>	<input type="checkbox"/>
5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.	<input type="checkbox"/>	<input type="checkbox"/>
5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per cycle (inches) at 60 psi.	<input type="checkbox"/>	<input type="checkbox"/>
5.303.4.1 Food waste disposers. Disposers shall either modulate the use of water to be more than 1 gpm when the disposer is not in use (not actively grinding food waste) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.	<input type="checkbox"/>	<input type="checkbox"/>
5.303.5 Areas of additions or alterations. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new features in addition or areas of alterations to the building.	<input type="checkbox"/>	<input type="checkbox"/>
5.303.6 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code (CPC), and shall meet the applicable standards referenced in CPC Table 1401.1 and California Chapter 6.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Outdoor Water Use</b>		
5.304.2 Outdoor use in landscape areas equal to or greater than 500 sq ft. When water is used for outdoor irrigation for new construction projects, one of the following shall apply:	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 1. A local water efficient landscape ordinance that is based on evidence in the record, at least as effective in conserving water as the updated model ordinance adopted by the Department of Water Resources (DWR).	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 2. The California Department of Water Resource Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 400 of Chapter 2.7, Division 2, Title 23, California Code of Regulation.	<input type="checkbox"/>	<input type="checkbox"/>
5.304.3 Outdoor water use in rehabilitated landscape projects equal to or greater than 2,000 sq ft. Rehabilitated landscape projects shall comply with Section 5.304.2, Item 1 or 2.	<input type="checkbox"/>	<input type="checkbox"/>
5.304.4 Outdoor water use in landscape areas of 2,000 sq ft. or less. Any project with an aggregate landscape area of 2,000 sq ft. or less may comply with the performance requirements of MWELO or conform to the prescriptive compliance measures contained in MWELO's Appendix D.	<input type="checkbox"/>	<input type="checkbox"/>

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5.410.4 Testing and adjusting. Testing and adjusting of systems shall be required for buildings less than 10,000 square feet of new systems to serve an addition or alteration subject to Section 503.1.	<input type="checkbox"/>	<input type="checkbox"/>
5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be installed for testing and adjusting shall include, as applicable to the project, the systems listed in Section 5.410.4.2.	<input type="checkbox"/>	<input type="checkbox"/>
5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with industry best practices and applicable national standards on each system.	<input type="checkbox"/>	<input type="checkbox"/>
5.410.4.3.1 HVAC balancing. Before a new space-conditioning system serving a building or space is operated for normal use, the system should be balanced in accordance with the procedures defined by national standards listed in Section 5.410.4.3.1.	<input type="checkbox"/>	<input type="checkbox"/>
5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.	<input type="checkbox"/>	<input type="checkbox"/>
5.410.4.5 Operation and maintenance manual. Provide the building owner with detailed operation and maintenance instructions and copies of the following documents for each system prior to final inspection:	<input type="checkbox"/>	<input type="checkbox"/>
5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Fireplaces</b>		
5.503.1 Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace or a sealed woodstove and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150.	<input type="checkbox"/>	<input type="checkbox"/>
5.503.1.1 Woodstoves. Woodstoves shall comply with US EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Pollutant Control</b>		
5.504.1 Temporary ventilation. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30 percent based on ASHRAE 52-1992. Replace all filters immediately prior to occupancy, or if the building is occupied during alteration, at the conclusion of construction.	<input type="checkbox"/>	<input type="checkbox"/>
5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation or during storage on the construction site and until final status of the heating and cooling equipment, all duct and other related air distribution component openings shall be covered with plastic, plastic sheet metal or other methods acceptable to the enforcing agency to reduce the amount of dust or debris which may collect in the system.	<input type="checkbox"/>	<input type="checkbox"/>

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5.507.4.3 Interior sound. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Outdoor Air Quality</b>		
5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and air suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.	<input type="checkbox"/>	<input type="checkbox"/>
5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC and refrigeration equipment that does not contain CFCs.	<input type="checkbox"/>	<input type="checkbox"/>
5.508.1.2 Halons. Install fire suppression equipment that does not contain halons.	<input type="checkbox"/>	<input type="checkbox"/>
5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 5,000 square feet or more conditioned area, and that utilize other refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.	<input type="checkbox"/>	<input type="checkbox"/>
5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repair. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.	<input type="checkbox"/>	<input type="checkbox"/>
5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.	<input type="checkbox"/>	<input type="checkbox"/>
5.508.2.1.2 Flared piping. Four-fourth inch OD tubing shall be securely clamped to a rigid base to keep vibration from loosening joints.	<input type="checkbox"/>	<input type="checkbox"/>
5.508.2.1.3 Flexible tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.	<input type="checkbox"/>	<input type="checkbox"/>
5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.	<input type="checkbox"/>	<input type="checkbox"/>
5.508.2.2 Valves. Valves and fittings shall comply with the California Mechanical Code and as follows.	<input type="checkbox"/>	<input type="checkbox"/>
5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.	<input type="checkbox"/>	<input type="checkbox"/>
5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the piping between the rupture disc and the relief valve to detect a rupture or discharge of the relief valve.	<input type="checkbox"/>	<input type="checkbox"/>

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5.106.5.3.3 EV charging space calculation. Table 5.106.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE.	<input type="checkbox"/>	<input type="checkbox"/>
5.106.5.3.4 Identification. The service panel or subpanel(s) circuit directory shall identify the reserved overcurrent protective device space(s) for future EV charging as per CEC/CAL/EVSE.	<input type="checkbox"/>	<input type="checkbox"/>
5.106.5.3.5 Future EV spaces count as designated parking. Future charging spaces qualify as designated parking as described in Section 5.106.5.2 Designated parking for clean air vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
5.106.5.4 Light pollution reduction. Outdoor lighting systems shall be designed and installed to comply with the following:	<input type="checkbox"/>	<input type="checkbox"/>
1. The minimum requirements in the California Energy Code for lighting zones 1 – 4 as defined in Chapter 10 of the California Energy Code; and vehicles as shown in Table 5.106.5.4.	<input type="checkbox"/>	<input type="checkbox"/>
2. Backlight, Uplight and Glare (BUG) ratings as defined in IES TM-15-11; and	<input type="checkbox"/>	<input type="checkbox"/>
3. Allowable BUG rating not exceeding those shown in Table 5.106.5.4; and	<input type="checkbox"/>	<input type="checkbox"/>
Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.	<input type="checkbox"/>	<input type="checkbox"/>
5.106.10 Grading and paving. The site shall be planned and developed to keep surface water away from buildings. Construction plans shall indicate how the grading or a drainage system will manage all surface water flows.	<input type="checkbox"/>	<input type="checkbox"/>

5.304.5 Graywater or rainwater use in landscape areas. For projects using installed or untreated graywater or rainwater applied on site, any lot or parcel within the project that has less than 2,500 sq ft. of landscape and meets the lot or parcel landscape water requirement (Estimated Total Water Use) entirely with treated or untreated graywater or through stored rainwater captured on site is subject only to Appendix D (Section 5).	<input type="checkbox"/>	<input type="checkbox"/>
<b>Weather Resistance and Moisture Management</b>		
5.407.1 Weather protection. Provide a weather-resistant exterior seal and foundation envelope as required by California Building Code Section 1402.2 and California Energy Code Section 150, manufacturer's installation instructions or local ordinance, whichever is more stringent. <sup>1</sup>	<input type="checkbox"/>	<input type="checkbox"/>
5.407.2 Moisture control. Employ moisture control measures by the following methods:	<input type="checkbox"/>	<input type="checkbox"/>
5.407.2.1 Sprinklers. Prevent irrigation spray on structures.	<input type="checkbox"/>	<input type="checkbox"/>
5.407.2.2 Entrances and openings. Design exterior entries and/or openings to prevent water intrusion into buildings.	<input type="checkbox"/>	<input type="checkbox"/>
5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 ft around and perpendicular to such openings plus at least one of the following:	<input type="checkbox"/>	<input type="checkbox"/>
1. An installed awning at least 4 ft in depth.	<input type="checkbox"/>	<input type="checkbox"/>
2. The door is protected by a roof overhang at least 4 ft in depth.	<input type="checkbox"/>	<input type="checkbox"/>
3. The door is recessed at least 4 ft.	<input type="checkbox"/>	<input type="checkbox"/>
4. Other methods which provide equivalent protection.	<input type="checkbox"/>	<input type="checkbox"/>
5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.	<input type="checkbox"/>	<input type="checkbox"/>

<b>Construction Waste Reduction, Disposal and Recycling</b>		
5.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with Sections 5.408.1.1, 5.408.1.2 or 5.408.1.3, or meet a local construction and demolition waste management ordinance, whichever is more stringent.	<input type="checkbox"/>	<input type="checkbox"/>
5.408.1.1 Construction waste management plan. Submit plan to the enforcing authority.	<input type="checkbox"/>	<input type="checkbox"/>
5.408.1.2 Waste management company. Utilize a waste management company that can provide verifiable evidence that the percentage of construction and demolition waste material diverted from the landfill complies with California Section 5.408.	<input type="checkbox"/>	<input type="checkbox"/>
5.408.1.3 Waste reduction alternative. The combined weight of new construction debris that does not exceed two pounds per square foot of building area may be deemed to meet the 65 percent minimum requirement as approved by the enforcing agency.	<input type="checkbox"/>	<input type="checkbox"/>
5.408.1.4 Documentation. Provide documentation of the waste management plan that meets the requirements listed in Section 5.408.1.1 through 5.408.1.3.	<input type="checkbox"/>	<input type="checkbox"/>

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5.504.4 Finish material pollutant control. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.	<input type="checkbox"/>	<input type="checkbox"/>
5.504.4.1 Adhesives, sealants, caulks. The adhesives and sealants used on the project shall meet the requirements of the following:	<input type="checkbox"/>	<input type="checkbox"/>
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulking compounds with local or regional air quality management district rules where applicable or SOX/NO <sub>x</sub> Title 118 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2.	<input type="checkbox"/>	<input type="checkbox"/>
2. Aerosol adhesives and smaller unit sizes of adhesives and sealant or caulking compounds in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with adhesive VOC standards and other requirements, including prohibitions on use of certain toxic compounds, California Code of Regulations, Title 17, commencing with Section 94507.	<input type="checkbox"/>	<input type="checkbox"/>
5.504.4.2 Paints and coatings. Architectural paints and coatings shall comply with Table 5.504.4.3 and the more stringent local limits apply.	<input type="checkbox"/>	<input type="checkbox"/>
5.504.4.3.1 Aerosol paints and coatings. Aerosol paints and coatings shall meet the Product Weighted MP Limits for VOC in Section 94502(b)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances (CCR, Title 17, Section 94502.1). <sup>1</sup>	<input type="checkbox"/>	<input type="checkbox"/>
5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency.	<input type="checkbox"/>	<input type="checkbox"/>
5.504.4.4 Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the standards listed in Section 5.504.4.4.	<input type="checkbox"/>	<input type="checkbox"/>
5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.	<input type="checkbox"/>	<input type="checkbox"/>
5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.4.	<input type="checkbox"/>	<input type="checkbox"/>
5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in Table 5.504.4.5.	<input type="checkbox"/>	<input type="checkbox"/>
5.504.4.5.1 Aerosol paints and coatings. Aerosol paints and coatings shall meet the Product Weighted MP Limits for VOC in Section 94502(b)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances (CCR, Title 17, Section 94502.1). <sup>1</sup>	<input type="checkbox"/>	<input type="checkbox"/>
5.504.4.6 Resilient flooring systems. For 80 percent of floor area receiving resilient flooring, installed resilient flooring that meet at least one of the following standards listed in Section 5.504.4.6.	<input type="checkbox"/>	<input type="checkbox"/>
5.504.4.6.1 Resilient flooring systems. For 80 percent of floor area receiving resilient flooring, installed resilient flooring that meet at least one of the following standards listed in Section 5.504.4.6.	<input type="checkbox"/>	<input type="checkbox"/>

Page 6 of 12

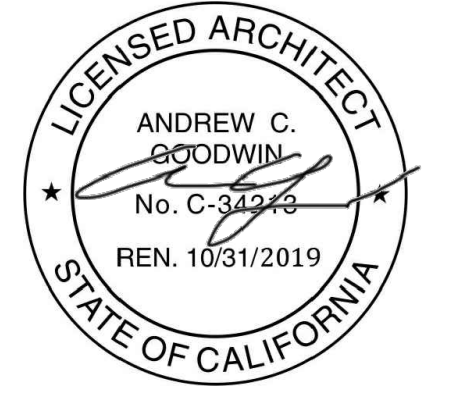
CALGreen Non-Bus Checklist.docx revised 01/12/2017

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or brass-lined body are permitted for use.	<input type="checkbox"/>	<input type="checkbox"/>
5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.	<input type="checkbox"/>	<input type="checkbox"/>
5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a requires O-ring in place.	<input type="checkbox"/>	<input type="checkbox"/>
5.508.2.2.2.3 Chain levers. Chain levers to lift over the stem are required for valves designed to have seal caps.	<input type="checkbox"/>	<input type="checkbox"/>
5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel, or be coated to prevent corrosion from these substances.	<input type="checkbox"/>	<input type="checkbox"/>
5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.	<input type="checkbox"/>	



REVISIONS

SEAL



PROJECT  
**PRUNEDALE MMF**  
10031 REESE CIRCLE  
SALINAS, CA 93907  
APN: 125-022-024

CLIENT  
**HIGHWAYS 101**  
CHRIS HESTER  
(916) 529-0028  
HEST916@GMAIL.COM

SHEET TITLE  
**NEW  
SITE PLAN**

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

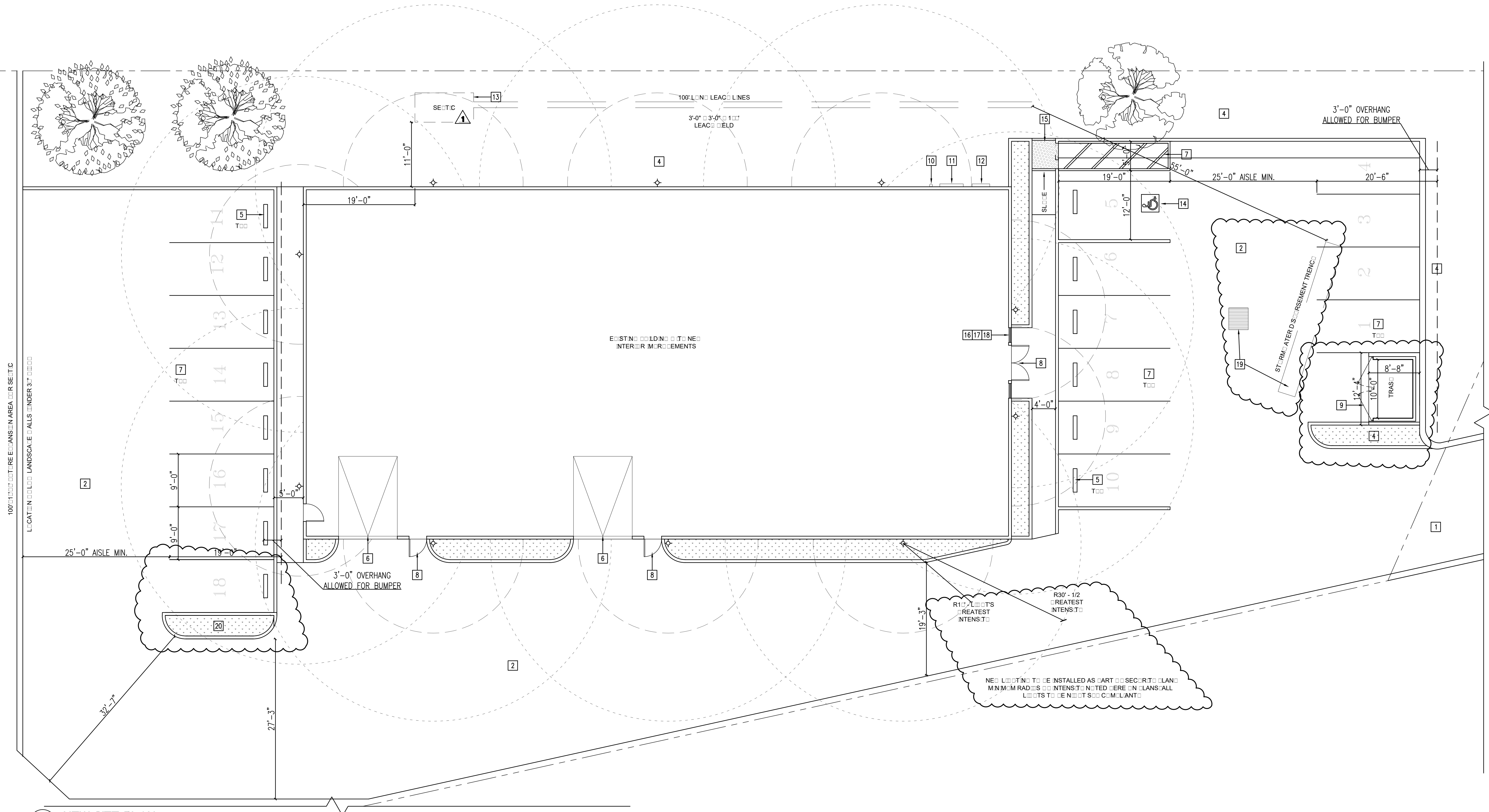
TECHNICIAN: \_\_\_\_\_

PROJECT MANAGER: \_\_\_\_\_

JOB NUMBER: AGD #157

SHEET NUMBER

A-1.0



43 NEW SITE PLAN

INDUSTRIAL PARKING REQUIREMENTS (COMMERCIAL CANNABIS):  
1:500 SF FOR MANUF. OR WAREHOUSE = 5160 SF /500SF = 10 SPACES  
1:250 SF FOR DISPENSARY = 2040 SF DISPENSARY/250SF = 8 SPACES  
COMPACT PARKING MUST NOT BE MORE THAN 25% OF SPACES REQUIRED (5).  
PROVIDED:  
18 SPACES  
1 ADA SPACES (VAN ACCESSIBLE)

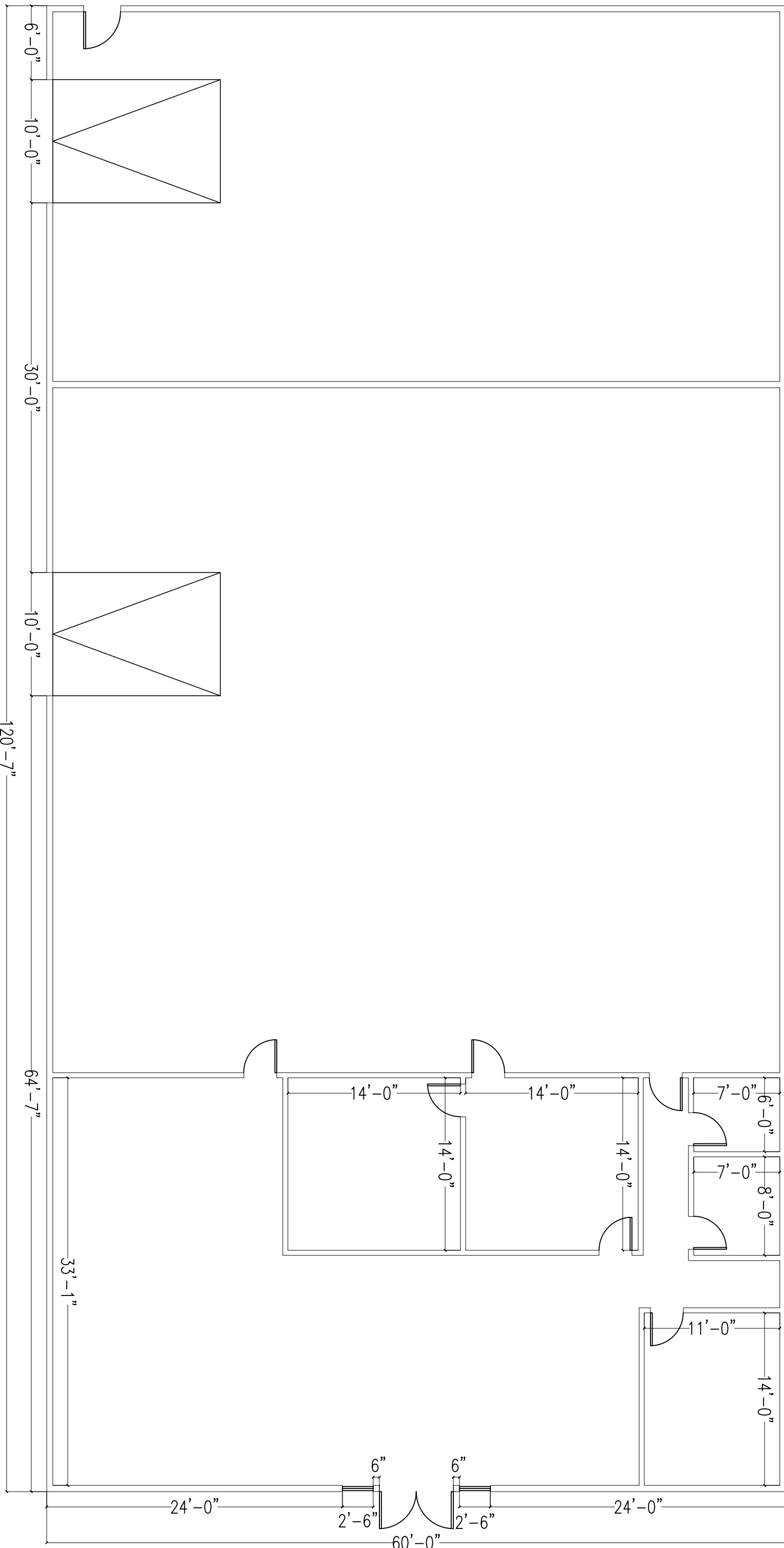
34 PARKING CALCULATIONS

- 1 (E) CURBCUT TO REMAIN
- 2 (E) PAVING TO REMAIN
- 3 (N) ACCESSIBLE RAMP AND TRUNCATED DOMES AT SIDEWALK
- 4 (E) LANDSCAPING TO REMAIN
- 5 (N) WHEELSTOPS
- 6 (E) GARAGE DOORS TO REMAIN
- 7 (N) PARKING SPACE STRIPING
- 8 (E) EXTERIOR DOORS TO REMAIN
- 9 (N) TRASH ENCLOSURE. ENCLOSURE TO BE SECURE
- 10 (E) BACKFLOW DEVICE TO REMAIN. FIRE DEPARTMENT CONNECTION LOCATED HERE
- 11 (E) ELECTRICAL METER TO REMAIN

- 12 (E) TELEPHONE CONNECTIONS TO REMAIN
- 13 (E) 1500 GALLON SEPTIC TANK AND LEACH FIELD TO REMAIN
- 14 INSTALL NEW ACCESSIBLE PARKING SPACE SIGNAGE PER CODE. CONTRACTOR TO VERIFY IF POLE MOUNTED OR WALL MOUNTED (TO EXISTING RETAINING WALL) MEETS CODE REQUIREMENTS BETTER
- 15 INSTALL NEW DETECTABLE WARNING SURFACE AT EDGE OF SIDEWALK WITH A MINIMUM 36" DEEP BY FULL LENGTH OF SIDEWALK
- 16 PROVIDE ADA ACCESSIBLE ENTRANCE SIGN AT ENTRY DOOR PER CODE
- 17 KNOX CABINET MODEL #1302 MUST BE MOUNTED ON WALL 6' ABOVE GROUND LEVEL OUTSIDE MAIN ENTRANCE WITH A MASTER KEY AS WELL AS ALL MSDS SHEETS AND HAZARDOUS INFORMATION
- 18 INSTALL ADDRESS NUMBERS AT A MINIMUM OF 12 INCHES HIGH WITH STROKE WIDTH OF 3 INCHES MINIMUM. SEE ELEVATIONS
- 19 EXISTING LOCATION OF STORM DRAIN AND STORMWATER DISBURSEMENT TRENCH. NO CHANGE TO STORMWATER MANAGEMENT
- 20 NEW LANDSCAPE PLANTER

24 KEYNOTES

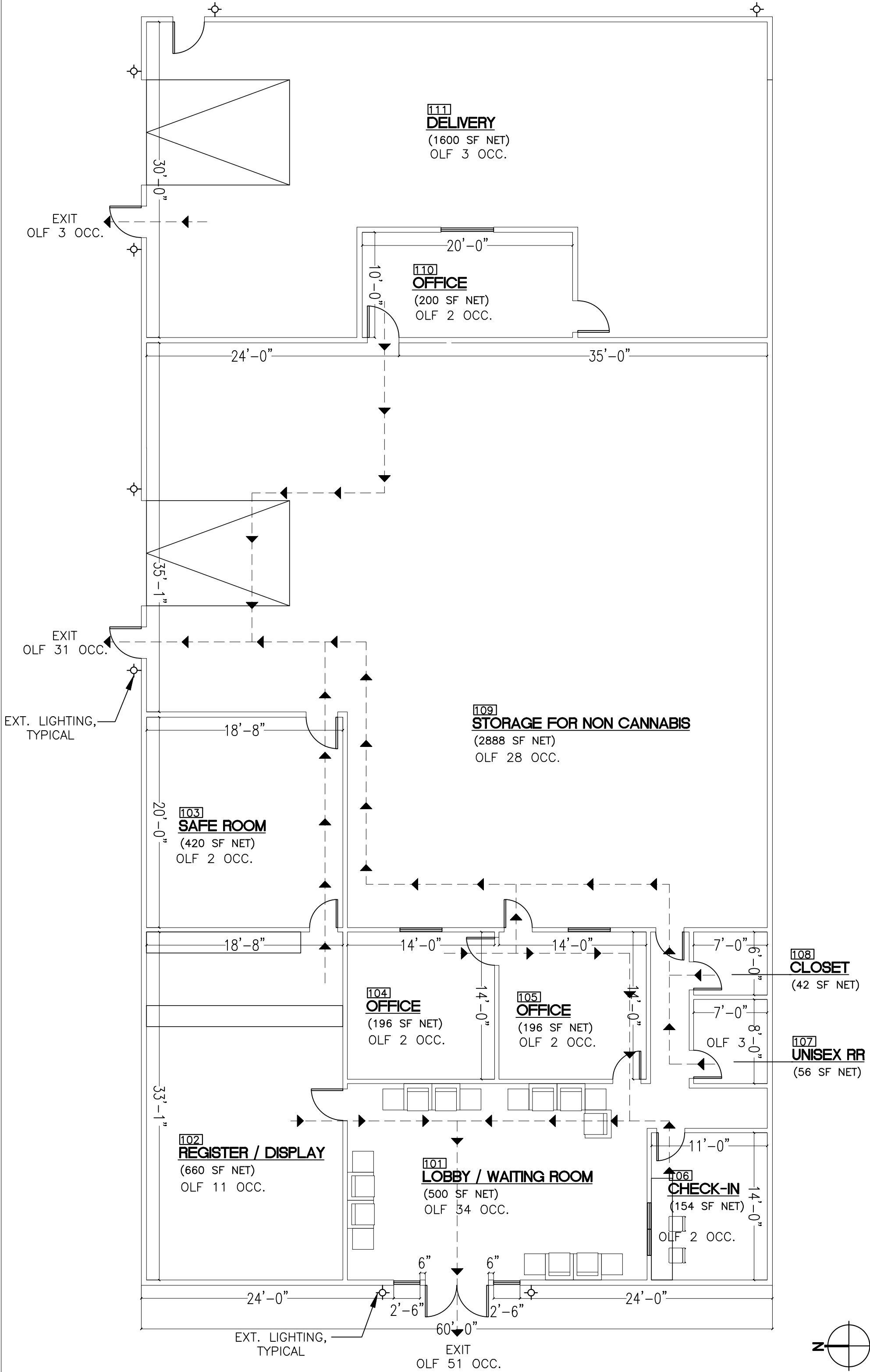
SCALE: 1"=10'-0"



NOTE: NO DEMO TO OCCUR - ONLY UPGRADES

44 DEMO FLOOR PLAN

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



24 NEW FLOOR PLAN

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

GENERAL INFORMATION:  
PROPERTY ADDRESS: 10031 REESE CIRCLE  
SALINAS, CA  
APN: 125-022-024-000

CONSTRUCTION: TYPE II-B

AUTOMATIC SPRINKLER SYSTEM: (E) TO REMAIN AND IMPROVE, NFPA 13

STORIES: 1

PRIMARY OCCUPANCY: PRIMARY M (F-1 AND M)

(E) BLDG. S.F.: TENANT SPACE: 7200 SF  
F-1: 5160 SF  
M: 2040 SF

PARKING REQUIREMENTS:  
1:500 SF FOR MANUF. OR WAREHOUSE = 5160 SF /500SF = 10 SPACES  
1:250 SF FOR DISPENSARY = 2040 SF DISPENSARY/250SF = 8 SPACES

COMPACT PARKING MUST NOT BE MORE THAN 25% OF SPACES REQUIRED (5).

PROVIDED:  
18 SPACES  
1 ADA SPACES (VAN ACCESSIBLE)

11 PROJECT INFORMATION

PER CALIFORNIA PLUMBING CODE PLUMBING CALCS:

M OCCUPANCIES: WC=1 PER 500; LAV=1 PER 750; DF=1 PER 1000; 1 SERVICE SINK

AREA CALCULATIONS

A. BUSINESS (GROUP B):  
i. 200 GROSS S.F./OCCUPANT  
ii. 746 S.F./ 200 S.F. = 4 OCCUPANTS

B. FACTORY (GROUP F):  
i. 2000 GROSS S.F./OCCUPANT  
ii. 2440 S.F./ 2000 S.F. = 1 OCCUPANTS

C. MERCHANDISE (GROUP M):  
i. 200 GROSS S.F./OCCUPANT  
ii. 660 S.F./ 200 S.F. = 3 OCCUPANTS

D. ASSEMBLY (GROUP A):  
i. 30 GROSS S.F./OCCUPANT  
ii. 500 S.F./ 30 S.F. = 17 OCCUPANTS

E. WAREHOUSE (GROUP S):  
i. 5000 GROSS S.F./OCCUPANT  
ii. 2854 S.F./ 5000 S.F. = 1 OCCUPANTS

26 TOTAL OCCUPANTS = (13 FEMALE/13 MALE)

PROVIDE:  
UNISEX: 1 WC, 1 LAV  
DRINKING FOUNTAIN REQ'D  
SERVICE SINK REQ'D

PER CPC 422.4: EACH BUILDING OR STRUCTURE SHALL BE PROVIDED WITH TOILET FACILITY FOR EMPLOYEES AND CUSTOMERS. THIS CAN BE THE SAME BATHROOM.

PER CPC 422.2 EXCEPTION #3: IN 'M' OCCUPANCIES WITH TOTAL OCCUPANT LOAD OF 50 OR LESS FACILITIES ARE ALLOWED TO HAVE UNISEX RESTROOMS.

12 PLUMBING FIXTURE COUNT

RM#	NAME	OCCUP. CLASS.	AREA	RATIO*	# OF OCC.	TOTAL CUM.	REQ'D. EXITS**	EXITS
101	WAITING ROOM	ASSEMBLY UNCON.	500 SF	1:15	34	51	2	2
102	DISPENSARY	MERCHANTILE	660 SF	1:60	11	11	1	1
103	SECURE STORAGE	STORAGE	420 SF	1:300	2	2	1	2
104	OFFICE	BUSINESS	196 SF	1:100	2	2	1	1
105	OFFICE	BUSINESS	196 SF	1:100	2	4	1	2
106	CHECK-IN	BUSINESS	154 SF	1:100	2	2	1	1
108	CLOSET	STORAGE	42 SF	1:300	1	1	1	1
109	PROCESSING	INDUSTRIAL	2888 SF	1:100	29	31	1	2
110	OFFICE	BUSINESS	200 SF	1:100	2	2	1	1
111	DELIVERY	WAREHOUSE	1600 SF	1:500	3	3	1	2
			TOTAL		88			

EGRESS WIDTH REQUIREMENTS (TABLE 1005.1/1015.1):

ASSEMBLY: MIN. REQUIRED EGRESS WIDTH 0.2 X 88 = 17.6 INCHES  
EGRESS WIDTH PROVIDED: 144 INCHES  
MINIMUM NUMBER OF EXITS REQUIRED: 2  
NUMBER OF EXITS PROVIDED: 3

13 OCCUPANCY CALCULATIONS

1) ALL EXTERIOR LIGHTING TO BE INSTALLED TO MEET THE NIGHT SKY REQUIREMENTS OF THE COUNTY OF MONTEREY TO AVOID AND MINIMIZE SOURCES OF GLARE. SEE PLAN FOR APPROXIMATE LOCATION OF EXTERIOR LIGHTING. SECURITY PLAN TO BE SUBMITTED SEPARATELY, AND WILL SHOW LIGHTING IN GREATER DETAIL.

14 GENERAL NOTES



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T: (805) 439-1611  
WWW.ANDREWGOODWIN.US

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REVISIONS

SEAL



PROJECT  
PRUNEDALE MMF  
10031 REESE CIRCLE  
SALINAS, CA 93907  
APN: 125-022-024

CLIENT  
HIGHWAYS 101  
CHRIS HESTER  
(916) 529-0028  
HEST916@GMAIL.COM

SHEET TITLE  
DEMO AND NEW  
FLOOR PLANS

DATE:

TECHNICIAN:

PROJECT MANAGER:

JOB NUMBER: AGD #157

SHEET NUMBER

A-2.1

# **HIGHWAYS**

**APPLICATION FOR A COMMERCIAL CANNABIS RETAILER**

**RESOURCE MANAGEMENT AGENCY  
MONTEREY COUNTY  
1441 SCHILLING PLACE  
SALINAS, CA 93901**

## **MASTER APPLICATION**

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## COMMERCIAL CANNABIS APPLICATIONS



COUNTY OF MONTEREY  
 RESOURCE MANAGEMENT AGENCY - PLANNING  
 168 WEST ALISAL, 2ND FLOOR, SALINAS, CA 93901  
 OFFICE: 831.755.5025 FAX: 831.757.9516

## DEVELOPMENT PROJECT APPLICATION

This application is for:

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

1. Owner[s] Name: Carl Pacheco  
 Address: 10031 Reese Circle City: Salinas State: CA  
 Telephone: (831) 594-8660 Zip Code: 93907
2. Applicant's Name: Chris Hester  
 Address: 1354 Dayton Street City: Salinas State: CA  
 Telephone: (916) 529-0028 Zip Code: 93901
3. Applicant's interest in property [Owner, Buyer, Representative, etc.] Buyer/ Representative
4. Property address and nearest cross street: Highway 101 & Reese Circle
5. Assessor's Parcel Number[s]: 125 - 022 - 024 - 000
6. Current Zoning: Light Commercial
7. Property area [acres or square feet]: 1 acre
8. Describe the proposed project:  
 Convert existing warehouse and retail space to commercial medical cannabis retail.

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

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

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

12. LOT LINE ADJUSTMENT INFORMATION ONLY: What is the purpose of the adjustment: \_\_\_\_\_  
 WILL THE ADJUSTMENT RELOCATE THE BUILDING AREA? Yes ☐ No ☐  
 ADJUSTED PARCEL SIZE[S]: \_\_\_\_\_  
 Owner's Signature \_\_\_\_\_ Owner's Signature \_\_\_\_\_  
 Owner's Name [Please Print] \_\_\_\_\_ Owner's Name [Please Print] \_\_\_\_\_  
 Assessor's Parcel Number \_\_\_\_\_ Assessor's Parcel Number \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

18. How will water be supplied: Individual Wells \_\_\_\_\_ Mutual System ☒ Cross Hill Mutual Water

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

19. How will sewage or other waste be disposed: Leach Field / SEPTIC TANK

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

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

21. Is this land used for grazing: Yes ☐ No ☒

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

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

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

Dated: 11/16/18 at Carlsbad, California

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

CARL R. PACHECO  
Owner's Name [Please Print or Type]

CHRIS HESTER  
Agent's Name [Please Print or Type]

Carl R Pacheco  
Owner's Signature

Chris Hester  
Agent's Signature

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

For Department Use Only			
Plan Designation:	Area Plan:		
Legal Lot:	Zoning Violation Case No.:		
Property Owner Verified: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Height:	Lot Coverage	
Setbacks: F _____ R _____ S _____	Special _____	OPL _____	
FAR _____	Fire Haz. _____	SRA _____	Flood _____
Advisory Committee:			
Geo. Hazard Zones:	Arch. Sensitivity Zone:	ESH:	
Misc.:			
Application Given Out By:	Date:		
Application Received By:	Date:		

Revised 7-25-2014

**MONTEREY COUNTY**  
**RESOURCE MANAGEMENT AGENCY**  
 Carl P. Holm, AICP, Director

LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS  
 1441 Schilling Place, South 2<sup>nd</sup> Floor Salinas,  
 California 93901-4527  
 (831) 755-4800  
 www.co.monterey.ca.us/rma



**COMMERCIAL CANNABIS BUSINESS PERMIT APPLICATION**

This application is for (Permit Type):

- |   |   |
|---|---|
| <input type="checkbox"/> Type 1A – Cultivation; Specialty Indoor (Small)      | <input type="checkbox"/> Type 6 – Manufacturer 1; Non-volatile    |
| <input type="checkbox"/> Type 1B – Cultivation; Specialty Mixed-light (Small) | <input type="checkbox"/> Type 7 – Manufacturer 2; Volatile        |
| <input type="checkbox"/> Type 2A – Cultivation; Indoor (Small)                | <input type="checkbox"/> Type 8 – Testing                         |
| <input type="checkbox"/> Type 2B – Cultivation; Mixed-light (Small)           | <input type="checkbox"/> Type 10 – Dispensary; General (One Site) |
| <input type="checkbox"/> Type 3A – Cultivation; Indoor (Medium)               | <input type="checkbox"/> Type 10A – Dispensary; Up to Three Sites |
| <input type="checkbox"/> Type 3B – Cultivation; Mixed-light (Medium)          | <input type="checkbox"/> Type 11 – Distributor                    |
| <input type="checkbox"/> Type 4 – Cultivation; Nursery                        | <input type="checkbox"/> Type 12 – Transporter                    |

NOTE: More than one type may be selected. Each permit will be processed individually (including applicable fees)

- Business Name: 10031 Reese Circle, LLC  
 Address: 10031 Reese Circle City: Salinas State: Ca  
 Telephone: (916) 529-0028 Zip Code: 93907  
 Seller's Permit #: GHC 103-218909
- Owner's Name: Carl Pacheco  
 Address: 10031 Reese Circle City: Salinas State: Ca  
 Telephone: (831) 663-3496 Zip Code: 93907
- Assessor's Parcel Number[s]: 125-022-024-000
- Building Sq. Ft.: 7200 Square Feet
- Canopy Area Sq. Ft. (Cultivation Only): NA
- Describe the proposed project: Use Permit to allow a commercial cannabis retailer use within an existing commercial building.

- EMPLOYEES: Will this business have employees: YES / NO  
 (If "YES", Complete Commercial Cannabis Business Employee Contact Information Section)
- USE PERMIT: Does the property where the business will be located have an approved Cannabis Land Use Permit: YES / NO

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

Dated: 2/22/18 at 10031 REESE CIR, SALINAS, California  
 I declare under penalty that I am authorized by the owner[s] of the described property to make this application.

Carl Pacheco Chris Hester  
 Owner's Name [Please Print or Type] Agent's Name [Please Print or Type]  
 Carl Pacheco Chris Hester  
 Owner's Signature Agent's Signature

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

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

Revised 12-5-16

## COMMERCIAL CANNABIS BUSINESS DESCRIPTION AND LOCATION

### Minimum Requirements

Highways plans to operate a medical and adult-use cannabis dispensary at 10031 Reese Circle Salinas, CA 93907. The facility will solely operate as a retail dispensary, there will be no cultivation or manufacturing taking place on-site.

The property is located within the Light Commercial (LC) zoning district.

It is located more than 600 feet from a school, public park or drug recovery facility, as displayed in our 'Vicinity Map' section of these plans.

This location is not located within 1,500 (fifteen hundred) feet of another Cannabis Retailer. Highways is the first applicant to apply within 1,500 feet of Reese Circle.

Our dispensary will keep proper records and ensure excellent security measures are implemented. Please see the sections below for more detailed findings.

### Building Overview

**Building and Property Details:** 7200 square feet of Construction 11- B currently being utilized by a flooring company and for storage. There is a retail department for the flooring company at the southern end of the building. The remainder of the parcel is dedicated to Landscaping and Parking. The lot is roughly an acre in size.

**Fire Sprinkler Status:** Currently the building is being utilized as a mercantile center. The fire sprinkler system was installed by Carlon's. Upon approval of the land use Carlons will be retained for any future renovations needed on the system.

**Water:** Well Water from Cross Hill Community Water. Water consumption addressed in LEED checklist.

**Sewage:** Septic tank and Leach Field. The septic system is called out in the architectural drawings submitted.

**Future Renovations:** When land use is approved working construction drawings will be drafted and submitted to the county prior to the business opening. All necessary code compliance will be addressed prior to Highways opening for business.

### Proposed Location of Business and Hours of Operation

The proposed location is 10031 Reese Circle in Prunedale/Salinas CA. The facility will be open to the public from 10:00 AM to 8:00 PM, Monday through Sunday. At any time the dispensary is not open for retail sales, Highways will ensure the following:

- (1) The premises will be securely locked with commercial-grade, non-residential door locks;

- (2) The premises will be equipped with an active alarm system;
- (3) When closed for retail business, all cannabis goods will be stored in a locked safe or vault on the premises; and
- (4) Only authorized employees and contractors of the licensee will be allowed to enter the premises after hours.

Name and Address of School Closest to Proposed Location

The two closest schools to the proposed location are both over 2,000 (0.4 mi - 0.7 mi) feet away from the proposed location.

Central Bay Continuation  
17500 Pesante Rd  
Salinas, CA 93907

Site Plan

[site plans attached separately]

Floor Plan

[Floor Plans attached separately]

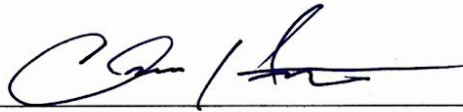
Notarized Owner Authorization

Written Authorization  
Regarding Monterey County Municipal Code 21.67.100

This document represents notarized written authorization given by Carl Pacheco, the owner of 10031 Reese Circle, Salinas CA, 93907, consenting to the land use application on the subject property for a commercial cannabis dispensary operation submitted by the applicant Chris Hester.



Property Owner  
Carl Pacheco



Applicant  
Chris Hester

See Attached



## CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGEMENT

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

State of California

County of Monterey

On 1-16-18 before me, Joel Gusman, Notary Public

Personally appeared Carl Pacheco & Chris Hester

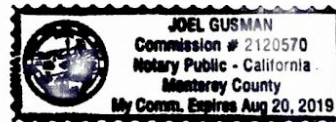
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(Notary Seal)



### ADDITIONAL OPTIONAL INFORMATION

#### DESCRIPTION OF THE ATTACHED DOCUMENT

Written Authorization  
(Title or description of attached document)  
municipal code  
Re: Monterey County 21.67.100  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

(Additional information)

#### CAPACITY CLAIMED BY THE SIGNER

Individual (s)  
Corporate officer

(Title)  
Partner(s)  
Attorney-in-Fact  
Trustee (s)  
Other \_\_\_\_\_

#### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization
- Indicate the correct singular or plural forms by crossing off incorrect forms or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerks.



### Vicinity Map

Highways Dispensary Map  
10031 Reese Circle, Salinas, CA 93907



Photos of the Site and Building





Responsible Parties for the Operation

Christopher Hester  
1354 Dayton St  
Salinas CA 93901

Chris Hester is the only member of 10031 Reese Circle, LLC.

## OPERATING PLAN

*The following is the operating plan for Highways Dispensary ('HWY') which plans to operate as a Cannabis Retailer within Monterey County.*

### Access to Dispensary

Security personnel will be the first to greet any person(s) attempting to enter the facility. They will check that the patient either has a HWY membership card (pre-screened) or that they are in possession of a valid (not out-dated) cannabis recommendation. If the person(s) has a valid recommendation or HWY membership card they will be granted access into the waiting area of the dispensary.

In cases of adult-use customers, security personnel will make sure the identification provided matches the person, that the identification is not counterfeit and that the age of the person is at least 21 years.

### Waiting Area

Once in the waiting area of the dispensary, patrons will not have access to the retail area until they have been screened a second time by the receptionist. For those who have previously been verified by HWY, the receptionist will do a quick check to ensure their recommendation on file is still valid (not outdated). If records show it is, they will be granted access into the retail area through a buzz-door that is controlled by the employees within the retail area. The receptionist will be in charge of communicating entry to the retail area employees.

For those who are new to HWY, the receptionist will have them complete a membership agreement which outlines the rules for becoming a member of Highways (such as compliance with the Cole Memo). As the new patient is filling out the paperwork, the receptionist will verify their recommendation by either calling the physician's office or using any website that may be listed on the paper recommendation. In addition, the receptionist will verify that the physician's license number who issued the recommendation is still valid within the State of California. If it is not valid, the receptionist will inform the new customer and have them leave the premises until a new recommendation is obtained. If the receptionist finds the recommendation to be valid and the physician license to be up-to-date the patient will be entered into the computer system that houses all patient information and create a HWY specific membership card for the customer.

In addition to verifying recommendations, Highways will ensure that the person has a valid proof of identification (which matches the name on the recommendation). Acceptable forms of identification include the following:

(A) A document issued by a federal, state, county, or municipal government, or a political subdivision or agency thereof, including, but not limited to, a valid motor vehicle operator's license, that contains the name, date of birth, physical description, and picture of the person; or

(B) A valid identification card issued to a member of the Armed Forces that includes a date



of birth and a picture of the person; or

(C) A valid passport issued by the United States or by a foreign government.

After these protocols have been met, patients will be let into the retail area one at a time with a maximum of 3 patients at once. This is to prevent crowding and excessive noise (multiple customers speaking with budtenders) in the retail area.

All adult-use customers will be entered into the system and also receive a membership card, which will signify that they have been processed and verified in our system. The receptionist will act as a second-check to ensure that the person is at least 21 years old.

### Retail Area

Highways employees will always be physically present in the retail area when there are individuals who are not employees of the dispensary in the retail area. The display of cannabis goods for sale will only occur in the retail area during the operating hours of the dispensary.

HWY will not display any cannabis goods in areas outside of the retail area. We will not display cannabis goods in a place where it is visible from outside the licensed premises. Cannabis goods on display will not be readily accessible to the customers, only visually.

### *Cannabis Goods Display*

Cannabis goods for inspection and sale will only be displayed in the retail area. We will not display cannabis goods in a place where it is visible from outside the licensed premises. Cannabis goods may be removed from their packaging and placed in containers to allow for customer inspection. The containers will not be readily accessible to customers without assistance of retailer personnel. A container must be provided to the customer by the retailer or its employees, who will remain with the customer at all times that the container is being inspected by the customer. Cannabis goods removed from their packaging for display will not be sold or consumed, and will be destroyed pursuant to section 5054 of BCC emergency regulations when the cannabis goods are no longer used for display.

### *Cannabis Goods for Sale*

HWY will not make any cannabis goods available for sale or delivery to a cannabis patient or primary caregiver unless:

- (1) The cannabis goods were received from a licensed distributor; and
- (2) HWY has verified that the cannabis goods have not exceeded their expiration or sell-by date if one is provided.

### *Daily Limits*

HWY shall not sell more than eight ounces of cannabis in a single day to a single cannabis

patient.

HWY shall not sell more than eight ounces of cannabis in a single day to a primary caregiver for each cannabis patient that the primary caregiver is authorized to purchase for.

If a cannabis patient or primary caregiver has a physician's recommendation that eight ounces of cannabis in a single day does not meet the cannabis patient's needs, the cannabis patient or primary caregiver may purchase an amount of cannabis consistent with the patient's needs as recommended by a physician.

Adult-Use customers will only be allowed to purchase up to 1 ounce of flowers and 8 grams of concentrate per day.

### *Transactions*

Once a patient has decided what they would like to purchase they will be guided to the cash register with the budtender who has been supervising and assisting them. When possible, HWY will encourage the patient to pay via a debit or credit card in order to limit the amount of cash circulating the dispensary.

A budtender will ring up the transaction into the dispensaries point of sale software. The patient will be giving the option to receive their receipt immediately by print or digitally via email.

### Delivery Procedures

All deliveries of cannabis goods will be performed by a delivery employee of a retailer. All delivery employees will be 21 years of age or older. The delivery employee will, during deliveries, carry a copy of the retailer's current license, the employee's government-issued identification, and an identification badge provided by HWY. In addition the employee will carry a record of the order(s) that have been placed for the delivery they are current traveling to.

### *Methods of Delivery*

The delivery employee will only deliver cannabis goods to a physical address. HWY will not deliver cannabis goods to an address located on publicly owned land or any address on land or in a building leased by a public agency.

While carrying cannabis goods for delivery, the delivery employee will ensure the cannabis goods are not visible to the public. Delivery employees will not leave cannabis goods in an unattended motor vehicle unless the motor vehicle is locked and equipped with an active vehicle alarm system. The vehicle used for the delivery of cannabis goods will be outfitted with a dedicated Global Positioning System (GPS) device for identifying the geographic location of the delivery vehicle. At all times, HWY will be able to identify the geographic

location of all delivery vehicles that are making deliveries for the retailer and shall provide that information to the Bureau upon request.

Upon request, HWY will provide the Bureau with information regarding any motor vehicles used for the delivery of cannabis goods, including the vehicle's make, model, color, Vehicle Identification Number, license plate number and Department of Motor Vehicle's registration.

#### *Cannabis Goods During Deliveries*

While making deliveries, a delivery employee shall not carry cannabis goods worth in excess of \$3,000 at any time. This value shall be determined using the current retail price of all cannabis goods carried by the delivery employee.

#### *Delivery Receipts*

HWY will prepare a delivery request receipt for each delivery of cannabis goods.

(a) The delivery request receipt shall contain the following:

- (1) The name and address of the retailer;
- (2) The first name and employee number of the retailer's delivery employee who delivered the order;
- (3) The first name and employee number of the retailer's employee who prepared the order for delivery;
- (4) The first name of the customer and a retailer assigned customer number for the person who requested the delivery;
- (5) The date and time the delivery request was made;
- (6) The delivery address;
- (7) A detailed description of all cannabis goods requested for delivery. The description will include the weight, volume, or any other accurate measure of the amount of any cannabis goods requested.
- (8) The total amount paid for the delivery, including any taxes, fees, the cost of the cannabis goods, and any other charges related to the delivery; and
- (9) Upon delivery, the date and time the delivery was made, and the signature of the customer who received the delivery.

(b) At the time of the delivery, the delivery employee of HWY will provide the customer, who placed the order a copy of the delivery request receipt. The delivery employee will retain a signed copy of the delivery request receipt for the retailer's records.

While making deliveries of cannabis goods, the delivery employee will only travel from the retailer's licensed premises to the delivery address; from one delivery address to another delivery address; or from a delivery address back to the licensed premises. A delivery employee will not deviate from the delivery path described in this section, except for necessary rest, fuel, or vehicle repair stops, or because road conditions make continued use of the route unsafe, impossible, or impracticable.

### Dispensary Track and Trace Procedures

HWY will create and maintain an active and functional account within the track and trace system prior to engaging in any commercial cannabis activity, including the purchase, sale, test, packaging, transfer, transport, return, destruction, or disposal, of any cannabis goods. HWY will designate one individual owner as the track and trace system account manager.

The account manager may authorize additional owners or employees as track and trace system users and shall ensure that each user is trained on the track and trace system prior to its access or use. The account manager will attend and successfully complete all required track and trace system training, including any orientation and continuing education.

The account manager and each user will be assigned a unique log-on, consisting of a username and password. The account manager or each user accessing the track and trace system will only do so under his or her assigned log-on, and will not use or access a log-on of any other individual. No account manager or user will share or transfer his or her log-on, username, or password, to be used by any other individual for any reason.

The account manager shall maintain a complete, accurate, and up-to-date list of all track and trace system users, consisting of their full names and usernames.

HWY will monitor all compliance notifications from the track and trace system, and timely resolve the issues detailed in the compliance notification. We will keep a record, independent of the track and trace system, of all compliance notifications received from the track and trace system, and how and when compliance was achieved. If we are unable to resolve a compliance notification within three business days of receiving the notification, the licensee shall notify the Bureau immediately.

Our dispensary will record each activity entered in the track and trace system:

- (1) Name and type of the cannabis goods.
- (2) Unique identifier of the cannabis goods.
- (3) Amount of the cannabis goods, by weight or count.
- (4) Date and time of the activity or transaction.
- (5) Name and license number of other licensees involved in the activity or transaction.

All transactions will be entered into the track and trace system by 11:59 p.m. Pacific Time, on the day the transaction occurred. We will only enter and record complete and accurate information into the track and trace system, and will correct any known errors entered into the track and trace system immediately upon discovery.



### *Financial Record Keeping*

HWY track and trace software will integrate with Quickbooks Financial software. The Quickbooks software will be managed by our bookkeeper to maintain proper financial records. Our Quickbooks software will track all income, expenses, invoices, sales, sales tax, bills and inventory costs.

### Inventory Control

In early July, the California Department of Technology has selected Franwell METRC as the software for the track and trace system pertaining to cannabis. We have chosen to go with Flowhub POS which is a cloud-based software that integrates with Franwell METRC. This will allow us to maintain total control over our inventory while also having the ability to keep the State updated through the METRC system.

The system has extensive reporting capabilities to assist state and local governments with enforcing regulations, collecting taxes and preventing illegal cannabis diversion and inversion. The system allows regulatory agencies to view every gram of legal cannabis throughout the production life cycle.

Our software will also keep documentation of the following:

### *Receiving Inventory*

HWY will only receive a cannabis goods from a licensed distributor. Our dispensary will only accept shipments of cannabis goods between the hours of 6:00 a.m. Pacific Time to 9:00 p.m. Pacific Time. During business hours, any shipment of cannabis goods accepted by the Dispensary will not enter the premises through an entrance that is available for use by the public to enter or exit the premises.

Upon accepting a shipment of cannabis goods from a licensed distributor, We will immediately place the products in a secured and locked room, within a safe to prevent diversion, theft, and loss.

### *Inventory Documentation*

HWY will maintain an accurate record of its inventory. We will provide the County and the Bureau of Cannabis Control with a record of its current inventory upon request. HWY will keep a record of the following information for all cannabis goods the dispensary has in its inventory:

- (a) A description of each item in the dispensary inventory. This description will be such that the cannabis goods can easily be identified;
- (b) An accurate measurement of the quantity of the item;
- (c) The date and time the product was received by the licensed dispensary;

- (d) The sell-by or expiration date on any cannabis goods, if any;
- (e) The name and license number of the licensed distributor that delivered the cannabis goods;
- (f) The price the licensed dispensary paid for the cannabis goods, including taxes, delivery costs, or any other costs.

#### *Inventory Reconciliation*

HWY will perform a reconciliation of its inventory at least once every seven days. We will verify that the dispensary's physical inventory matches the licensed dispensary's records pertaining to inventory. The result of inventory reconciliation will be retained in the dispensary's records and will be made available to Monterey County and the Bureau of Cannabis Control upon request.

If HWY identifies any evidence of theft, diversion, or loss, the dispensary will notify the Police Department and the Bureau of Cannabis Control.

If a significant discrepancy is discovered between the physical inventory and the inventory records, we will notify the Police Department and the Bureau of Cannabis Control.

#### *Record of Sales*

Highways will maintain an accurate record of every sale made to a customer.

A record of a sale shall contain the following information:

- (1) The name of the licensed dispensary employee who processed the sale;
- (2) The date and time of the transaction;
- (3) A list of all of the cannabis goods purchased, including the quantity purchased; and
- (4) The total amount paid for the sale including the individual prices paid for each cannabis good purchased and any amounts paid for taxes.

All track and trace records (including record of sales) will be kept for a period of no less than 7 years.

#### *Customer Returns*

HWY may occasionally accept customer returns of cannabis goods that were previously sold to a customer. The returned cannabis goods will not be resold. All returns will be logged through our track and trace system. HWY will destroy all cannabis goods that have returned. The cannabis goods will then be treated according to our waste management plan.

### Safety and Product Quality

HWY will not accept any products from a licensed distributor unless it is accompanied with a Certificate of Analysis. The Certificate of Analysis will be from a licensed testing facility and will outline all tests performed on the cannabis product. HWY will verify that the COA has all required tests completed and that the results are within the thresholds set by the State regulations.

### Packaging and Labeling

HWY will not accept from a distributor cannabis goods that are not packaged as they will be sold at final sale, in compliance with State regulations. HWY will not purchase dried flower that is not already packaged for final sale, in compliance with State regulations. HWY will not package or label cannabis goods.

HWY will ensure that all cannabis and cannabis product labels and inserts include the following information prominently displayed in a clear and legible fashion in accordance with the requirements, including font size, prescribed by the bureau or the State Department of Public Health:

- For cannabis: “GOVERNMENT WARNING: THIS PACKAGE CONTAINS CANNABIS, A SCHEDULE I CONTROLLED SUBSTANCE. KEEP OUT OF REACH OF CHILDREN AND ANIMALS. CANNABIS MAY ONLY BE POSSESSED OR CONSUMED BY PERSONS 21 YEARS OF AGE OR OLDER UNLESS THE PERSON IS A QUALIFIED PATIENT. CANNABIS USE WHILE PREGNANT OR BREASTFEEDING MAY BE HARMFUL. CONSUMPTION OF CANNABIS IMPAIRS YOUR ABILITY TO DRIVE AND OPERATE MACHINERY. PLEASE USE EXTREME CAUTION.”
- For cannabis products: “GOVERNMENT WARNING: THIS PRODUCT CONTAINS CANNABIS, A SCHEDULE I CONTROLLED SUBSTANCE. KEEP OUT OF REACH OF CHILDREN AND ANIMALS. CANNABIS PRODUCTS MAY ONLY BE POSSESSED OR CONSUMED BY PERSONS 21 YEARS OF AGE OR OLDER UNLESS THE PERSON IS A QUALIFIED PATIENT. THE INTOXICATING EFFECTS OF CANNABIS PRODUCTS MAY BE DELAYED UP TO TWO HOURS. CANNABIS USE WHILE PREGNANT OR BREASTFEEDING MAY BE HARMFUL. CONSUMPTION OF CANNABIS PRODUCTS IMPAIRS YOUR ABILITY TO DRIVE AND OPERATE MACHINERY. PLEASE USE EXTREME CAUTION.”
- For packages containing only dried flower, the net weight of cannabis in the package.
- Identification of the source and date of cultivation, the type of cannabis or cannabis product and the date of manufacturing and packaging.
- The appellation of origin, if any.
- List of pharmacologically active ingredients, including, but not limited to, tetrahydrocannabinol (THC), cannabidiol (CBD), and other cannabinoid content, the THC and other cannabinoid amount in milligrams per serving, servings per package, and the THC and other cannabinoid amount in milligrams for the package total.
- A warning if nuts or other known allergens are used.

- Information associated with the unique identifier issued by the Department of Food and Agriculture.
- For a medicinal cannabis product sold at a retailer, the statement “FOR MEDICAL USE ONLY.”

### Exit Packaging

Cannabis goods purchased by a customer will not leave the dispensary premises unless they are placed in an exit package. An exit package will meet all of the following requirements:

- (1) The package shall be designed or constructed to be significantly difficult for children under five years of age to open and not difficult for adults to use properly, as defined by 16 C.F.R. 1700.20.
- (2) The package shall be opaque so that the cannabis goods cannot be seen from outside the packaging.
- (3) For any cannabis goods that are intended for more than a single use, the package shall have the ability to be resealed.
- (4) The package shall be labeled properly pursuant to local and State laws.

### Products for Sale

#### *Dried Cannabis: Sativa, Indica, & Hybrids*

The effectiveness of cannabis is directly related to strain selection; therefore we will recommend care be taken in selecting appropriate strains to meet patient needs. Patients will be encouraged to use vaporizers, or ingest cannabis medicine to reduce any potential risks from smoking.

Finished, dried, manicured, cured cannabis will be sold in .5g increments. Highways plans to begin with 25-50 medicinal varieties of cannabis.

#### *Edibles*

Highways plans to offer several different edible product lines to cater to the various , nutritional, financial and taste needs of patients. Infusing cannabis into foods is a long-practiced and very effective method to use cannabis as medicine. Careful dosing is important. Edibles can be used as effectively as smoking or vaporizing.

#### *Concentrates*

This type will ensure patients have a variety of consumption methods that suit each person’s needs and lifestyle. Our line is designed to provide high levels of cannabinoids and THC in a readily accessible form which provides instant relief for serious conditions.

#### *Topicals*

This type is designed to provide topical applications of cannabis for arthritic patients, or patients with injuries. Topicals have an analgesic and anti-inflammatory effect to reduce or eliminate pain.

*Tinctures*

Tinctures are not new. Tinctures are alcohol extractions of whole cannabis (usually the flowers and trim leaves). This line is designed to make dose control easy for patients, with rapid absorption and effect. Tinctures can be flavored for better taste.

Waste Management

All cannabis related waste will be removed from packaging and rendered unrecognizable and unusable. HWY will not ever sell cannabis waste. All cannabis waste will be recorded into our track and trace system. After these procedures have been completed, the cannabis waste will be placed into our secured trash enclosure located on our site plan. The trash enclosure area and trash receptacle will be secured by a lock. Only management will have access to unlocked the area and trash enclosure.

HWY will be working with Monterey County Waste Management and has been in contact with them regarding our site and trash receptacle size.

All cannabis waste will be kept separate from general trash. HWY will be hauling cannabis waste itself to the drop-off facility located at 31400 Johnson Canyon Road Gonzales CA 93926. We will retain receipt records from WM for every drop-off we make. These records will include the date, time and weight of our drop-off.

Normal, non-cannabis, trash will be picked up from our location on a weekly basis.

We have attached our recommended level of service letter from Kristin Skromme of Monterey County Waste Management. It is attached in our ENVIRONMENTAL HEALTH REQUESTS section at the end of this application packet.

Odor Control

All exhausted air will be emitted from the building after undergoing carbon (charcoal) filtration for the neutralization of odor (volatile organic compounds) to ensure no “tell-tale” odors are emitted to the outside. We will be using Phresh Inline Filters in the ducting of the dispensary HVAC. Phresh Inline Filters are state of the art carbon filters that practically scour the air to clean it of dust, foreign particulates, organic compounds and odors. These filters will have centrifugal fans attached that will push the air through the filter, cleaning it of odor and out the other side.

In addition, all products at our facility will be completely sealed at all times. Unlike the traditional way of having cannabis in jars, opening it and weighing it for customers, we will be selling cannabis goods that a pre-packaged and held within odor proof packaging. This will drastically cut down on any odor from our facility.

**SECURITY PLAN**Limited Access

HWY will ensure that any person on the licensed premises, except for employees and contractors, will be escorted at all times by at least one employee of the dispensary when in

by the organization. The program will incorporate State of California requirements and regulations including background checks, as well as new-hire training and continuing education protocol.

The dispensary will invest in the professional development and education of its personnel to uphold a standard of excellence, and provide customers comprehensive product knowledge when selecting their marijuana products. HWY will require all employees to participate in the assigned education and training programs. Any employees that fail to pass the education and testing requirements may experience disciplinary action and/or termination.

#### Number of Employees

HWY will have no more than 15 total employees for the dispensary operation. Below is a list of anticipated positions and the number of employees needed for each role.

<u>Position</u>	<u># of Employees</u>
General Manager	1
Assistant Manager	1
Retail Area Manager (front of house)	2
Receptionist	2
Budtender	6
Delivery Driver	2
Security Personnel	2

#### Anticipated Daily Visitors

HWY is anticipating serving up to 50 customers per day. From previous experience running dispensaries throughout the State of CA, we are confident that the number of employees listed above will be enough to process these customers. The restroom will not be provided to customers and be for the employees only.

### **ENVIRONMENTAL HEALTH REQUESTS**

Below are attachments that should meet the requests made from Environmental Health within the incomplete memo.



Water Reports

## COUNTY OF MONTEREY HEALTH DEPARTMENT

Elsa Jimenez, Director of Health

Administration  
Behavioral HealthClinic Services  
Emergency Medical Services  
Environmental Health/Animal ServicesPublic Health  
Public Administrator/Public Guardian

### Drinking Water Protection Services Water Quality Analysis Waiver Request

I understand that Monterey County Environmental Health Bureau (EHB) has directed me to collect water samples from the water source indicated below to analyze for Primary Standards (Table 64431-A in Title 22 of the California Code of Regulations) and Secondary Standards (Table 64449-A and B in Title 22 of the California Code of Regulations) to determine the water quality of the source water.

I am requesting a waiver to not test for the following checked items:

- ☒ Asbestos (no known serpentine formations on the property or historical asbestos disposal)
- ☐ Cyanide (no manufacturing or pesticide use within 1,000 feet of water source)
- ☒ Methyl Tertiary Butyl Ether (MTBE) (no current or historical underground storage tanks within 1,000 feet of the water source)
- ☐ Thiobencarb (no herbicide use related to rice production within 1,000 feet of the water source)

This waiver request is in regards to the following well:

Well Permit # \_\_\_\_\_

*\*Well Permit number can be found on Well Completion Report or Contact EHB for number*

Site Address: 10031 Reese Circle, Salinas Ca 93907

Assessor's Parcel No.: 125-022-024-000

Planning or  
Building Permit # PLN 170478  
(if applicable)

Owner's Name: Carl Pacheco

Owner's Signature: Carl Pacheco Date 2-22-18

Drinking Water Protection Supervisor Approval: \_\_\_\_\_ Date \_\_\_\_\_

1270 Natividad Road, Salinas, California Phone: 831-755-4507 Fax: 831-796-8680  
Revision 1-27-2017

**MONTEREY COUNTY HEALTH DEPARTMENT**  
**ENVIRONMENTAL HEALTH BUREAU**  
**WATER SYSTEM FIELD INSPECTION/COLIFORM INVESTIGATION REPORT**



Water System Name: Cross RD WS # 5

Date: 2-14-18

Water System ID: 270-1818

Inspection Completed by: Karen Pontius

**Well Site:**Well inspected ☒ Yes ☐ No, see end of report.Well Location: At 17525

1. **Well Head Intact** (Any openings that are not downturned and screened can allow rain water to carry debris into the well and cause contamination) (**Major Deficiency**)
- Are there any openings? ☒ no ☐ yes, needs to be sealed
  - Is electrical wiring encased in sealed conduit? ☒ yes ☐ no, fix
  - Are bolts and washers secure and tightened? ☒ yes ☐ no, fix
  - Is chlorine port secure? ☒ yes ☐ no, fix ☐ n/a
  - Does well head rubber gasket make a complete water tight seal? ☒ yes ☐ no, fix
  - Well plate or casing rusting? ☐ no ☒ yes, fix and protect from further rusting

Comment: The Well area is nicely maintained. Thank you.



The well is located inside this structure.

2. **Clean of debris:** Is well and slab clean and free from encroaching vegetation?  
☒ yes ☐ no, clean/remove vegetation

Comment:

3. **Drainage:** Is runoff/drainage diverted away from well head?  
☒ yes ☐ no, divert runoff as far away from well as feasible

Comment:

4. **Located in Vault/Pit:** ☐ yes ☒ no  
 If yes, is there adequate drainage in pit? ☐ yes ☐ no, fix

Comment:

5. **Well Slab:** Is well slab at least 4 inches thick, extended at least 2 feet away from well, sloped away from well, and in good condition (intact/no cracks)?  
☒ yes ☐ not present, install acceptable slab installation ☐ present, but inadequate (see below)
- At least 4 inches thick? ☒ yes ☐ no, fix/replace
  - Extends at least 2 feet away from wellhead? ☒ yes ☐ no, fix/replace

Water System Name: Cross RD WS # 5

Date: 2-14-18

- c. Sloped away from wellhead? ☐yes ☒no, but is enclosed inside a structure.  
 d. Good condition, free of cracks? ☒yes ☐no, fix/replace  
 e. Clean of dirt/debris? ☒yes ☐no, fix/replace

Comment:

6. **Check Valve:** Is a check valve present and adequately functioning to help protect the well from potential backflow contamination? ☒yes  
☒ Installed, unable to test ☐ Installed, but failing and needs to be replaced ☐ no, recommend installation

Comment:

7. **Vent:** Is a vent present? ☒yes ☐no, recommend installation  
 a. Down turned? ☒yes ☐no, fix  
 b. Screened with a 10-gauge mesh or finer? ☒yes ☐no, fix  
 c. Terminates at least 18 inches above grade? ☒yes ☐no, fix  
 d. Protected from windy/dusty environment? ☒yes ☐no, fix

Comment:

8. **Secure:** Is well safely contained within a locked fence to prevent vandalism or rodent proof enclosure?  
☐yes ☒no, recommend locked fence/rodent proof enclosure ☒remote

Comment:

9. **Sample Tap:** Is a sample tap present? ☐yes ☒no, recommend installation  
 a. Located between well head and check valve (recommended location)? ☐yes ☐no  
 b. Unthreaded (only required if located between well head and check valve)? ☐yes ☐no, fix  
 c. Downturned? ☐yes ☐no, fix

Comment:

10. **Meter:** Is a flow meter present? ☐yes ☒no, recommend installation  
 Comment: Not at the well, but the connections may be metered

11. **Abandoned Well (Potential)** ☒no ☐yes, see end of the report

Comment:

**Storage Tank:**Storage Tank inspected ☒ Yes ☐ No, see end of report.

Tank Location: At 17529

☒present ☐not presentNumber of tanks: ☐1 ☐2 ☒3 ☐4Size: ☐1000 gal ☐2500 gal ☐5000 gal ☒10,000 gal 2X( ☒20,000 ) ☐ Other \_\_\_\_\_

**\*Provide information requested; complete repairs/corrections and send photos to EHB by 5-30-18.**  
 1270 Natividad Rd., Salinas, CA 93906 ph:(831) 755-4507 fax:(831) 796-8691 or email: [sws@co.monterey.ca.us](mailto:sws@co.monterey.ca.us)

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Water System Name: Cross RD WS # 5

Date: 2-14-18

**12. Tank Sealed:**

Are there any openings that are not downturned and screened or otherwise protected from animals or rainwater carrying debris into tank? (i.e., float gauge opening, tank access)? ☐no ☐yes, fix (**Major Deficiency**)

☒ **Unable to inspect top of tank, tank openings, vents. Take photos and send to EHB.**

Comment: Submit photos of the top of all 3 tanks to the below email by 5-30-18.

**13. Clean of vegetation/debris:** Is tank clean and free from encroaching vegetation?

☐yes ☒no, clean/remove vegetation

Comment: Please keep concrete slab clear of leaf material and dirt.

**14. Adequately maintained:** Is tank free from leaks and corrosion/rust?

☒yes ☐no, fix/protect (**Major Deficiency**)

Comment: However, both steel tanks are very corroded at the bottom

**15. Vent:** Is a dedicated vent present? ☒yes ☐no, recommend installation (unless overflow present)

- a. Down turned? ☐yes ☒no.  
 b. Screened with a 10-gauge mesh or finer? ☒yes ☐no, fix  
 c. Terminates at least 18 inches above grade? ☒yes ☐no, fix

Comment:

**16. Overflow:** Is a dedicated overflow present? ☐yes ☒no, recommend installation

- a. Down turned? ☐yes ☐no, fix  
 b. Screened with a 10-gauge mesh or finer? ☐yes ☐no, fix  
 c. Terminates at least 18 inches above grade? ☐yes ☐no, fix

Comment:

**17. Secure:** Is tank safely contained within a locked fence or enclosure to discourage vandalism?

☐yes ☒no, recommend locked fence/enclosure

Comment:

**18. Sample Tap:** Is a sample tap present? ☒yes ☐no, recommend installation

Comment:

**Pressure Tank:** ☒present ☐not present

PT Location: \_\_\_\_\_

Number of tanks: ☐1 ☐2 ☐3 ☒7

**19. Secure:** Is tank safely contained within a locked fence or enclosure to discourage vandalism?

**\*Provide information requested; complete repairs/corrections and send photos to EHB by 5-30-18.**

1270 Natividad Rd., Salinas, CA 93906 ph:(831) 755-4507 fax:(831) 796-8691 or email: [sws@co.monterey.ca.us](mailto:sws@co.monterey.ca.us)

Water System Name: Cross RD WS # 5  
☐yes ☒no, recommend locked fence/enclosure

Date: 2-14-18

Comment:

20. **Clean of vegetation/debris:** Is tank clean and free from encroaching vegetation?  
☒yes ☐no, clean/remove vegetation

Comment: Only a small amount of pine debris on concrete slab.



21. **Adequately maintained:** Is tank free from leaks and corrosion/rust?  
☐yes ☐no, fix/protect

Comment:

#### Other

22. **Leaks visible in piping:** ☐yes ☒no If yes, describe:

Comment:

23. **Cross Connections visible** (private storage tanks/wells, unprotected irrigation system, unprotected animal troughs):  
☐no ☐yes, (**Major Deficiency**) describe: ☐ Need CCCS – see end of report

Comment:

**The following information is required to be submitted to EHB by the water system:**

- ☐ WS Schematic: Show wells, tanks, treatment plants, infrastructure addresses, service connection addresses
- ☐ Name and contact information of whom to contact to access infrastructure (wells, tanks, treatment plant, etc.)
- ☐ WS Connection List (contact info for each service connection)
- ☐ Fill out Cross Connection Control Survey and return to EHB.

**Submit photos of the tops of all 3 storage tanks to the below email by 5-30-18.**

**\*Provide information requested; complete repairs/corrections and send photos to EHB by 5-30-18 \_\_\_\_.**  
 1270 Natividad Rd., Salinas, CA 93906 ph:(831) 755-4507 fax:(831) 796-8691 or email: [sws@co.monterey.ca.us](mailto:sws@co.monterey.ca.us)

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BSK Associates Laboratory Fresno  
1414 Stanislaus St  
Fresno, CA 93706  
559-497-2888 (Main)  
559-485-6935 (FAX)

**A8B0975**

**2/26/2018**

Invoice: A805319

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

**RE: Report for A8B0975 General**

Dear Donna Ferguson, PhD,

Thank you for using BSK Associates for your analytical testing needs. In the following pages, you will find the test results for the samples submitted to our laboratory on 2/9/2018. The results have been approved for release by our Laboratory Director as indicated by the authorizing signature below.

The samples were analyzed for the test(s) indicated on the Chain of Custody (see attached) and the results relate only to the samples analyzed. BSK certifies that the testing was performed in accordance with the quality system requirements specified in the 2009 TNI Standard. Any deviations from this standard or from the method requirements for each test procedure performed will be annotated alongside the analytical result or noted in the Case Narrative. Unless otherwise noted, the sample results are reported on an "as received" basis.

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

If additional clarification of any information is required, please contact your Project Manager, Sarah K. Guenther, at 559-497-2888.

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

Sincerely,

A handwritten signature in black ink that reads 'Sarah K. Guenther'.

Sarah K. Guenther, Project Manager



Accredited in Accordance with NELAP  
ORELAP #4021-009

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**A8B0975***General***Case Narrative**

Project and Report Details		Invoice Details
<b>Client:</b>	Monterey CHD	<b>Invoice To:</b> Monterey CHD
<b>Report To:</b>	Donna Ferguson, PhD	<b>Invoice Attn:</b> Donna Ferguson, PhD
<b>Project #:</b>	Cross Hill Mutual #5	<b>Project PO#:</b> -
<b>Received:</b>	2/09/2018 - 09:45	
<b>Report Due:</b>	2/26/2018	

**Sample Receipt Conditions****Cooler:** Default Cooler**Temperature on Receipt °C:** 5.3

Containers Intact  
 COC/Labels Agree  
 Preservation Confirmed  
 Received On Blue Ice  
 Packing Material - Bubble Wrap  
 Packing Material - Paper  
 Sample(s) were received in temperature range.  
 Initial receipt at BSK-FAL

**Data Qualifiers**

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

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

**Report Distribution**

Recipient(s)	Report Format	CC:
Theresa Hodges	FINAL.RPT	

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**A8B0975****General**

Cross Hill Mutual #5

**Certificate of Analysis**

**Sample ID:** A8B0975-01  
**Sampled By:** C. Carlson  
**Sample Description:** Well Head // AC 09341

**Sample Date - Time:** 02/08/18 - 12:35  
**Matrix:** Drinking Water  
**Sample Type:** Grab

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

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Cyanide (total)	SM 4500-CN E	ND	0.0050	mg/L	1	A802121	02/15/18	02/15/18	
Conductivity @ 25C	SM 2510B	510	1.0	umhos/cm	1	A801941	02/12/18	02/12/18	
Perchlorate	EPA 314.0	ND	2.0	ug/L	1	A802449	02/22/18	02/22/18	

**Metals**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
Iron	EPA 200.7	ND	0.030	mg/L	1	A801899	02/13/18	02/15/18	

**Organics**

Analyte	Method	Result	RL	Units	RL Mult	Batch	Prepared	Analyzed	Qual
<b>Semi-Volatile Organics by GC-MS</b>									
Thiobencarb	EPA 525.3	ND	1.0	ug/L	1	A801873	02/09/18	02/12/18	
Surrogate: 1,3-Dimethyl-2-nitrobenzene	EPA 525.3	100 %	Acceptable range: 70-130 %						
Surrogate: Benzo(a)pyrene-d12	EPA 525.3	106 %	Acceptable range: 70-130 %						
Surrogate: Triphenyl Phosphate	EPA 525.3	110 %	Acceptable range: 70-130 %						

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**A8B0975***General*

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

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	Limits	RPD	Limit	Date Analyzed	Qual
EPA 314.0 - Quality Control											
Batch: A802449										Prepared: 2/22/2018	
Prep Method: Method Specific Preparation										Analyst: RES	
Blank (A802449-BLK1)											
Perchlorate	ND	2.0	ug/L							02/22/18	
Blank Spike (A802449-BS1)											
Perchlorate	17	2.0	ug/L	15		110	85-115			02/22/18	
Matrix Spike (A802449-MS1), Source: A8B1786-01											
Perchlorate	4.6	2.0	ug/L	5.0	ND	93	80-120			02/22/18	
Matrix Spike Dup (A802449-MSD1), Source: A8B1786-01											
Perchlorate	5.0	2.0	ug/L	5.0	ND	99	80-120	7	15	02/22/18	
SM 2510B - Quality Control											
Batch: A801941										Prepared: 2/12/2018	
Prep Method: Method Specific Preparation										Analyst: CEG	
Blank (A801941-BLK1)											
Conductivity @ 25C	ND	1.0	umhos/cm							02/12/18	
Blank Spike (A801941-BS1)											
Conductivity @ 25C	1400	1.0	umhos/cm	1400		98	90-110			02/12/18	
Blank Spike Dup (A801941-BSD1)											
Conductivity @ 25C	1400	1.0	umhos/cm	1400		100	90-110	1	20	02/12/18	
Duplicate (A801941-DUP1), Source: A8B1202-05											
Conductivity @ 25C	1.5	1.0	umhos/cm		1.6			7	20	02/12/18	
SM 4500-CN E - Quality Control											
Batch: A802121										Prepared: 2/15/2018	
Prep Method: Total Cyanide Distillation										Analyst: CEG	
Blank (A802121-BLK1)											
Cyanide (total)	ND	0.0050	mg/L							02/15/18	
Blank Spike (A802121-BS1)											
Cyanide (total)	0.26	0.0050	mg/L	0.25		104	80-120			02/15/18	
Blank Spike Dup (A802121-BSD1)											
Cyanide (total)	0.25	0.0050	mg/L	0.25		102	80-120	2	20	02/15/18	
Matrix Spike (A802121-MS1), Source: A8B1523-01											
Cyanide (total)	0.26	0.0050	mg/L	0.25	ND	103	80-120			02/15/18	
Matrix Spike Dup (A802121-MSD1), Source: A8B1523-01											
Cyanide (total)	0.26	0.0050	mg/L	0.25	ND	103	80-120	0	20	02/15/18	

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**A8B0975***General*

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

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	Limits	RPD	Limit	Date Analyzed	Qual
EPA 200.7 - Quality Control											
Batch: A801899										Prepared: 2/13/2018	
Prep Method: EPA 200.2										Analyst: MDS	
Blank (A801899-BLK2)											
Iron	ND	0.030	mg/L							02/15/18	
Blank Spike (A801899-BS2)											
Iron	0.20	0.030	mg/L	0.20		101	85-115			02/15/18	
Blank Spike Dup (A801899-BSD2)											
Iron	0.20	0.030	mg/L	0.20		101	85-115	1	20	02/15/18	
Matrix Spike (A801899-MS3), Source: A8B0973-01											
Iron	0.28	0.030	mg/L	0.20	0.077	103	70-130			02/15/18	
Matrix Spike (A801899-MS4), Source: A8B1021-02											
Iron	0.22	0.030	mg/L	0.20	ND	105	70-130			02/15/18	
Matrix Spike Dup (A801899-MSD3), Source: A8B0973-01											
Iron	0.29	0.030	mg/L	0.20	0.077	105	70-130	1	20	02/15/18	
Matrix Spike Dup (A801899-MSD4), Source: A8B1021-02											
Iron	0.23	0.030	mg/L	0.20	ND	106	70-130	1	20	02/15/18	

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**A8B0975***General*

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

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

Batch: A801873

Prepared: 2/9/2018

Prep Method: EPA 525.3

Analyst: JKH

**Blank (A801873-BLK1)**

Thiobencarb	ND	1.0	ug/L							02/12/18	
Surrogate: 1,3-Dimethyl-2-nitrobenzene	0.95			1.0		95	70-130			02/12/18	
Surrogate: Benzo(a)pyrene-d12	1.0			1.0		103	70-130			02/12/18	
Surrogate: Triphenyl Phosphate	1.2			1.0		115	70-130			02/12/18	

**Blank Spike (A801873-BS1)**

Thiobencarb	1.4	1.0	ug/L	1.4		98	70-130			02/12/18	
Surrogate: 1,3-Dimethyl-2-nitrobenzene	0.97			1.0		97	70-130			02/12/18	
Surrogate: Benzo(a)pyrene-d12	1.0			1.0		104	70-130			02/12/18	
Surrogate: Triphenyl Phosphate	1.1			1.0		113	70-130			02/12/18	

**Blank Spike (A801873-BS2)**

Thiobencarb	1.4	1.0	ug/L	1.4		102	70-130			02/12/18	
Surrogate: 1,3-Dimethyl-2-nitrobenzene	1.0			1.0		101	70-130			02/12/18	
Surrogate: Benzo(a)pyrene-d12	1.1			1.0		107	70-130			02/12/18	
Surrogate: Triphenyl Phosphate	1.1			1.0		111	70-130			02/12/18	

**Blank Spike (A801873-BS3)**

Thiobencarb	1.4	1.0	ug/L	1.4		102	70-130			02/12/18	
Surrogate: 1,3-Dimethyl-2-nitrobenzene	1.0			1.0		102	70-130			02/12/18	
Surrogate: Benzo(a)pyrene-d12	0.97			1.0		97	70-130			02/12/18	
Surrogate: Triphenyl Phosphate	1.1			1.0		107	70-130			02/12/18	

**Blank Spike Dup (A801873-BSD1)**

Thiobencarb	1.4	1.0	ug/L	1.4		97	70-130	1	30	02/12/18	
Surrogate: 1,3-Dimethyl-2-nitrobenzene	1.0			1.0		101	70-130			02/12/18	
Surrogate: Benzo(a)pyrene-d12	1.1			1.0		108	70-130			02/12/18	
Surrogate: Triphenyl Phosphate	1.1			1.0		113	70-130			02/12/18	

**Matrix Spike (A801873-MS1), Source: A8B1006-01**

Thiobencarb	0.18	1.0	ug/L	0.20	ND	90	70-130			02/12/18	
Surrogate: 1,3-Dimethyl-2-nitrobenzene	0.99			0.98		101	70-130			02/12/18	
Surrogate: Benzo(a)pyrene-d12	1.1			0.98		108	70-130			02/12/18	
Surrogate: Triphenyl Phosphate	1.1			0.98		110	70-130			02/12/18	

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**A8B0975****General****Certificate of Analysis****Notes:**

- The Chain of Custody document and Sample Integrity Sheet are part of the analytical report.
- Any remaining sample(s) for testing will be disposed of according to BSK's sample retention policy unless other arrangements are made in advance.
- All positive results for EPA Methods 504.1 and 524.2 require the analysis of a Field Reagent Blank (FRB) to confirm that the results are not a contamination error from field sampling steps. If Field Reagent Blanks were not submitted with the samples, this method requirement has not been performed.
- Samples collected by BSK Analytical Laboratories were collected in accordance with the BSK Sampling and Collection Standard Operating Procedures.
- J-value is equivalent to DNQ (Detected, not quantified) which is a trace value. A trace value is an analyte detected between the MDL and the laboratory reporting limit. This result is of an unknown data quality and is only qualitative (estimated). Baseline noise, calibration curve extrapolation below the lowest calibrator, method blank detections, and integration artifacts can all produce apparent DNQ values, which contribute to the un-reliability of these values.
- (1) - Residual chlorine and pH analysis have a 15 minute holding time for both drinking and waste water samples as defined by the EPA and 40 CFR 136. Waste water and ground water (monitoring well) samples must be field filtered to meet the 15 minute holding time for dissolved metals.
- Summations of analytes (i.e. Total Trihalomethanes) may appear to add individual amounts incorrectly, due to rounding of analyte values occurring before or after the total value is calculated, as well as rounding of the total value.
- RL Multiplier is the factor used to adjust the reporting limit (RL) due to variations in sample preparation procedures and dilutions required for matrix interferences.
- Due to the subjective nature of the Threshold Odor Method, all characterizations of the detected odor are the opinion of the panel of analysts. The characterizations can be found in Standard Methods 2170B Figure 2170:1.
- The MCLs provided in this report (if applicable) represent the primary MCLs for that analyte.

**Definitions**

mg/L:	Milligrams/Liter (ppm)	MDL:	Method Detection Limit	MDA95:	Min. Detected Activity
mg/Kg:	Milligrams/Kilogram (ppm)	RL:	Reporting Limit; DL x Dilution	MPN:	Most Probable Number
µg/L:	Micrograms/Liter (ppb)	ND:	None Detected at RL	CFU:	Colony Forming Unit
µg/Kg:	Micrograms/Kilogram (ppb)	pCi/L:	PicoCuries per Liter	Absent:	Less than 1 CFU/100mLs
%:	Percent	RL Mult:	RL Multiplier	Present:	1 or more CFU/100mLs
NR:	Non-Reportable	MCL:	Maximum Contaminant Limit		

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

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

**\*\*NA\*\***

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

**Fresno**

EPA - UCMR4	CA00079	NELAP certified	4021-010	State of California - ELAP	1180
State of Hawaii	4021	State of Nevada	CA000792018-1	State of New York	12073
State of Oregon - NELAP	4021-010	State of Washington	C997-17b		

**Sacramento**

State of California - ELAP 2435

**San Bernardino**

NELAP certified 4119-002 State of California - ELAP 2993 State of Oregon - NELAP 4119-002

**Vancouver**

NELAP certified WA100008-010 State of Oregon - NELAP WA100008-010 State of Washington C824-17

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A8B0975



**02092018**



Monte4516

Turnaround: Standard

Due Date: 2/26/2018



Monterey CHD



Printed: 2/9/2018 4:32:28PM

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BSK Associates SR-FL-0002-18

A8B0975  
Monte451602/09/2018  
10**Sample Integrity**BSK Bottles: Yes No Page 1 of 1

<b>COC Info</b>	Was temperature within range? Chemistry $\leq 6^{\circ}\text{C}$ Micro $< 8^{\circ}\text{C}$	Yes	No	NA	Were correct containers and preservatives received for the tests requested?	Yes	No	NA
	If samples were taken today, is there evidence that chilling has begun?	Yes	No	NA	Were there bubbles in the VOA vials? (Volatiles Only)	Yes	No	NA
	Did all bottles arrive unbroken and intact?	Yes	No	NA	Was a sufficient amount of sample received?	Yes	No	NA
	Did all bottle labels agree with COC?	Yes	No	NA	Do samples have a hold time <72 hours?	Yes	No	NA
	Was sodium thiosulfate added to CN sample(s) until chlorine was no longer present?	Yes	No	NA	Was PM notified of discrepancies? PM: _____ By/Time: _____	Yes	No	NA
<b>Bottles Received</b> <small>* means preservation/chlorine checks are either N/A or are performed in the lab</small>	250ml(A) 500ml(B) 1Liter(C) 40ml VOA(V)	Checks	Passed?					
	Bacti $\text{Na}_2\text{S}_2\text{O}_3$	—	—					
	None (P) White Cap	—	—					
	Cr6 (P) Lt. Green Label/Blue Cap $\text{NH}_4\text{OH}(\text{NH}_4)_2\text{SO}_4$ DW	Cl, pH > 8	Y	N				
	Cr6 (P) Pink Label/Blue Cap $\text{NH}_4\text{OH}(\text{NH}_4)_2\text{SO}_4$ WW	pH 9.3-9.7	Y	N				
	Cr6 (P) Black Label/Blue Cap $\text{NH}_4\text{OH}(\text{NH}_4)_2\text{SO}_4$ 7199 ***24 HOUR HOLD TIME***	pH 9.0-9.5	Y	N				
	$\text{HNO}_3$ (P) Red Cap or $\text{HCl}$ (P) Purple Cap/Lt. Blue Label	—	—					
	$\text{H}_2\text{SO}_4$ (P) or (AG) Yellow Cap/Label	pH < 2	Y	N				
	$\text{NaOH}$ (P) Green Cap	Cl, pH > 10	Y	N				
	$\text{NaOH} + \text{ZnAc}$ (P)	pH > 9	Y	N				
	Dissolved Oxygen 300ml (g)	—	—					
	None (AG) 608/8081/8082, 625, 632/8321, 8151, 8270	—	—					
	$\text{HCl}$ (AG) Lt. Blue Label O&G, Diesel	—	—					
	Ascorbic, EDTA, $\text{KH}_2\text{Cl}$ (AG) Pink Label 525	—	—					
	$\text{Na}_2\text{SO}_3$ 250mL (AG) Neon Green Label 515	—	—					
	$\text{Na}_2\text{S}_2\text{O}_3$ 1 Liter (Brown P) 549	—	—					
	$\text{Na}_2\text{S}_2\text{O}_3$ (AG) Blue Label 548, THM, 524	—	—					
	$\text{Na}_2\text{S}_2\text{O}_3$ (CG) Blue Label 504, 505, 547	—	—					
	$\text{Na}_2\text{S}_2\text{O}_3 + \text{MCAA}$ (CG) Orange Label 531	pH < 3	Y	N				
	$\text{NH}_4\text{Cl}$ (AG) Purple Label 552	—	—					
	EDA (AG) Brown Label DBPs	—	—					
	$\text{HCL}$ (CG) 524.2, BTEX, Gas, MTBE, 8260/624	—	—					
	Buffer pH 4 (CG)	—	—					
	$\text{H}_3\text{PO}_4$ (CG) Salmon Label	—	—					
	Other:							
	Asbestos 1Liter Plastic w/ Foil	—	—					
	Low Level Hg / Metals Double Baggie	—	—					
	Bottled Water	—	—					
Clear Glass 250mL / 500mL / 1 Liter	—	—						
Soil Tube Brass / Steel / Plastic	—	—						
Tedlar Bag / Plastic Bag	—	—						
<b>Split</b>	Container	Preservative	Date/Time/Initials	Container	Preservative	Date/Time/Initials		
	S P			S P				
	S P			S P				
<b>Comments</b>								

Labeled by: BB @ 11:12Labels checked by: WD @ 11:53

RUSH Paged by: \_\_\_\_\_ @ \_\_\_\_\_



# **MONTEREY COUNTY HEALTH DEPARTMENT**

## **Consolidated Chemistry Laboratory**

1270 Natividad Road Salinas, CA 93906

Phone (831)755-4516 Fax (831) 755-4652

ELAP Certification Number: 1395

Chris Hester  
10031 Reese Circle  
Salinas, CA 93907

Monday, March 05, 2018

Lab Number: AC09341				Client code:			OTHER	
Sample Site:	CROSS HILL MUTUAL #05 - WELLHEAD				Collection Date/Time:	2/8/2018	12:35	
Source Code :					Submittal Date/Time:	2/8/2018	13:10	
Other ID:					Sample Collector:	CARLSON C		
Sample Comments:	Routine drinking water. Copy forwarded to Monterey County Environmental Health - P. Treffry. Receiving temperature blank 8.3 °C.							
Analyte	Method	Unit	Result	DLR	MCL	PQL	Analysis Start Date/Time	
Aluminum (Al)	EPA200.8 REV	ug/L	ND	50	1000	5	2/21/2018	10:15
Antimony (Sb)	EPA200.8 REV	ug/L	ND	6	6*	0.5	2/21/2018	10:15
Arsenic (As)	EPA200.8 REV	ug/L	ND	2	10*	1	2/21/2018	10:15
Barium (Ba)	EPA200.8 REV	ug/L	ND	100	1000	0.5	2/21/2018	10:15
Beryllium (Be)	EPA200.8 REV	ug/L	ND	1	4*	0.5	2/21/2018	10:15
Bicarbonate Alkalinity (as HCO3)	Calculated	mg/L	237.9	N/A		1.0	2/8/2018	13:15
Cadmium (Cd)	EPA200.8 REV	ug/L	ND	1	5*	0.5	2/21/2018	10:15
Calcium	ASTM6919-09	mg/L	48			0.05	2/13/2018	10:00
Calculated Langelier	Calculation	CaCO3	0.68	N/A			2/14/2018	9:30
Carbonate Alkalinity (as CO3)	Calculated	mg/L	ND	N/A		1.0	2/8/2018	13:15
Chromium (Cr)	EPA200.8 REV	ug/L	ND	10	50*	5	2/21/2018	10:15
Cl (Chloride)	EPA300.0 REV	mg/L	40	N/A	250**	0.1	2/9/2018	13:29
Color Determination	SM2120B-2001	Color Units	<2	N/A	15**	2	2/8/2018	15:45
Conductivity	SM2510 B-199	umho/cm	510	N/A	900**	2	2/9/2018	7:30
Copper (Cu)	EPA200.8 REV	ug/L	ND	50	1000	0.5	2/21/2018	10:15
Cyanide	Attached	Attached	Completed			Attached	2/15/2018	12:00
E. coli-Q	SM9223B-2004	MPN/100 mL	<1	N/A		Variable	2/8/2018	14:45
EPA525	Attached	Attached	Completed			Attached	2/9/2018	12:00
F (Fluoride)	EPA300.0 REV	mg/L	0.26	0.1	2*	0.10	2/9/2018	13:29

mg/L : Milligrams per liter (=ppm)

PQL : Practical Quantitation Limit  
DLR : Detection Limit for Reporting

ug/L : Micrograms per liter (=ppb)

MCL : Maximum Contaminant Level  
ND : Not Detected N/A : Not Applicable

\* : Primary Standards

\*\* : Secondary Standards  
\*\*\* : Action Level



# **MONTEREY COUNTY HEALTH DEPARTMENT**

## **Consolidated Chemistry Laboratory**

1270 Natividad Road Salinas, CA 93906

Phone (831)755-4516 Fax (831) 755-4652

ELAP Certification Number: 1395

Chris Hester  
10031 Reese Circle  
Salinas, CA 93907

Monday, March 05, 2018

<b>Lab Number: AC09341</b>			<b>Client code: OTHER</b>			
Hardness	SM2340B-1997 mg/L	161	N/A		2/14/2018	9:30
Hydroxide Alkalinity (as OH)	Calculated mg/L	ND	N/A	N/A	2/8/2018	13:15
Iron	Attached Attached	Completed		Attached	2/13/2018	12:00
Lead (Pb)	EPA200.8 REV ug/L	ND	5	50*	0.5	2/21/2018 10:15
Magnesium	ASTM6919-09 mg/L	9.9	N/A		0.02	2/13/2018 10:00
Manganese (Mn)	EPA200.8 REV ug/L	ND	20	50**	0.5	2/21/2018 10:15
MBAS, calc as LAS, mol wt. 340	SM5540 C-200 mg/L	ND	0.050	0.5**	0.050	2/9/2018 13:00
Mercury (Hg)	EPA200.8 ug/L	ND	1	2*	0.25	2/21/2018 10:15
Nickel (Ni)	EPA200.8 REV ug/L	ND	10	100*	0.5	2/21/2018 10:15
Nitrate Nitrogen	EPA300.0 mg/L	0.6	0.4	10	0.1	2/9/2018 13:29
Nitrite as nitrogen	SM4500 NO2 B mg/L	ND	0.4	1.0*	0.05	2/9/2018 10:25
NO3 (Nitrate)	EPA300.0 REV mg/L	2.8	2.0	45*	1	2/9/2018 13:29
Perchlorate	Attached Attached	Completed		Attached	2/22/2018	12:00
pH (Laboratory)	SM4500H+ B-2 Std Units	7.6	N/A	6.5-8	0.1	2/8/2018 13:15
Potassium	ASTM6919-09 mg/L	2.1	N/A		0.1	2/13/2018 10:00
Selenium (Se)	EPA200.8 REV ug/L	ND	5	50*	5	2/21/2018 10:15
Silver (Ag)	EPA200.8 REV ug/L	ND	10	100**	5	2/21/2018 10:15
SO4 (Sulfate)	EPA300.0 REV mg/L	6.4	0.5	250**	0.5	2/9/2018 13:29
Sodium	ASTM6919-09 mg/L	42	N/A		0.1	2/13/2018 10:00
Thallium (Tl)	EPA200.8 REV ug/L	ND	1	2*	0.5	2/21/2018 10:15
Threshold odor number	SM2150-B TON	ND	N/A	3**	1.0	2/8/2018 13:25
Total Alkalinity (as CaCO3)	SM2320 B-199 mg/L	195	N/A		1	2/8/2018 13:15
Total Chlorine	SM4500Cl G-2 mg/L	ND	N/A		0.05	2/8/2018 13:17
Total coliform-Q	SM9223B-2004 MPN/100 mL	<1	N/A		Variable	2/8/2018 14:45
Total Dissolved Solids (TDS)	SM2540 C-199 mg/L	300	N/A	500**	5	2/8/2018 15:30

mg/L : Milligrams per liter (=ppm)

PQL : Practical Quantitation Limit  
DLR : Detection Limit for Reporting

ug/L : Micrograms per liter (=ppb)

MCL : Maximum Contaminant Level

ND : Not Detected N/A : Not Applicable

\* : Primary Standards

\*\* : Secondary Standards

\*\*\* : Action Level


**MONTEREY COUNTY HEALTH DEPARTMENT**
**Consolidated Chemistry Laboratory**

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

ELAP Certification Number: 1395

Chris Hester  
10031 Reese Circle  
Salinas, CA 93907

Monday, March 05, 2018

<b>Lab Number: AC09341</b>			<b>Client code: OTHER</b>				
Turbidity (Laboratory)	SM2130 B-200 NTU	0.05	N/A	5*	0.05	2/9/2018	10:30
Zinc (Zn)	EPA200.8 REV ug/L	ND	50	5000	5	2/21/2018	10:15

Report approved by:

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

mg/L : Milligrams per liter (=ppm)  
PQL : Practical Quantitation Limit  
DLR : Detection Limit for Reporting

ug/L : Micrograms per liter (=ppb)  
MCL : Maximum Contaminant Level  
ND : Not Detected      N/A : Not Applicable

\* : Primary Standards  
\*\* : Secondary Standards  
\*\*\* : Action Level

**Project Referral Sheet**

Monterey County RMA Planning  
 1441 Schilling Pl South 2<sup>nd</sup> Floor  
 Salinas, CA 93901  
 (831) 755-5025

TO: FIRE DEPARTMENT  
 PUBLIC WORKS  
 PARKS DEPARTMENT

HEALTH DEPARTMENT  
 WATER RESOURCES AGENCY  
 OTHER: \_\_\_\_\_

PLEASE SUBMIT YOUR COMMENTS FOR THIS APPLICATION BY: Monday, February 5, 2018

RE: PLN 170478

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

Signature: Pat Treffry Date: February 16, 2018

Please return a copy to RMA Planning

Wastewater Generation


**\* There will be no public restrooms available at the site.**

<b><u>POSITION</u></b>	<b><u>SHIFT ONE QUANTITY</u></b>	<b><u>SHIFT TWO QUANTITY</u></b>	<b><u>ESTIMATED GENERATION</u></b>
MANAGER	1	1	30 gallons
BUDTENDER	2	2	60 gallons
RECEPTIONIST	1	1	30 gallons
DELIVERY DRIVER	1	1	30 gallons
SECURITY	1	1	30 gallons
<b>TOTAL</b>	<b>6</b>	<b>6</b>	<b>180 gallons</b>

HWY anticipates having two 6 hour shifts per position. Therefore our total wastewater generation per day is estimated to be 180 gallons. Below we have attached our performance evaluation on our wastewater system to provide further details.



## Septic Performance Evaluation



Post Office Box 4610 • Salinas, California 93912 • (831) 633-2321 • Fax (831) 633-6451

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**SERVICE INVOICE**  
No. **37486**

---

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

Customer Name: North Coast Capital Date: 2-22-18  
 Address: 761 N. Sunrise Ave Roseville CA 95661  
 Telephone: (Home) \_\_\_\_\_ (Work or Cell) 916-529-0028  
 Job Location: 10031 Reese Circle Prunedale CA

Tom's Septic Construction is not responsible for damage to curbs, concrete flatwork, driveways, underground utilities, landscaping, or other improvements of any kind. Access to the project site for work of any kind is hereby granted by owner or owner's representative with the understanding that the use of trucks and equipment upon the site for such work carries the risk of damage. Owner hereby accepts such risk and agrees to indemnify and hold Tom's Septic Construction harmless from such damage whether caused directly or indirectly by the work. Damage caused by gross negligence is not included in this indemnity. Signature below confirms agreement to the terms of entry and access for the work contemplated.

X Chris Heftan X Ramiro Gonzalez  
 Owner or Owner's Representative Tom's Septic Construction

---

**SEPTIC TANK**

Brand: 10ft Size: 1500 Length: \_\_\_\_\_ Width: \_\_\_\_\_ Flowline Hgt: \_\_\_\_\_ x 7.5 = \_\_\_\_\_ +/- gal.  
 Type of Septic Tank ☐ Fiberglass ☐ Plastic ☐ Redwood ☒ Concrete ☐ Other \_\_\_\_\_  
 Both ends pumped? ☒ Yes ☐ No Approximate gals. pumped 1500 gals  
 Risers on tank? ☐ Yes ☒ No Type of riser \_\_\_\_\_  
 Depth to top tank 1'6" Depth to top riser \_\_\_\_\_ Remarks \_\_\_\_\_

**CONDITION OF SEPTIC TANK**

	Condition		
Septic ells	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Poor	Repairs Recommended _____
Tanktop and/or lids	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Poor	Repairs Recommended _____
Sides/bottom of tank	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Poor	Repairs Recommended _____
Baffle	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Poor	Repairs Recommended _____

**DRAINAGE SYSTEM**

Liquid flowback while pumping? ☐ Yes ☒ No ☐ Unk Condition of ground around system? ☒ Dry ☐ Wet  
 House occupied? ☒ Yes ☐ No ☐ Unk  
 D.V. installed? ☐ Yes ☒ No ☐ Unk Switch D.V? ☐ Yes ☒ No

**COMMENTS, RECOMMENDED REPAIRS, AND/OR ADDITIONAL WORK PERFORMED**

Septic system appears that is working at this time. water was at flow line. Ran water for 30 minute and took all the water

☐ Cash ☐ Check: Check # \_\_\_\_\_ ☐ Charge to Acct. ☐ Other (explain): \_\_\_\_\_  
☐ Charge: ☐ MasterCard ☐ Visa ☐ AmEx Card # \_\_\_\_\_ Exp. Date \_\_\_\_\_  
 Authorized by: \_\_\_\_\_

Tom's Septic Construction has no control over surface or sub surface ground and soil conditions. We further can not control use of water that affects Septic Disposal Systems. We therefore, can only comment on the system as of the date and time such system was inspected, serviced or repaired, and cannot guarantee the life span of any component of the system including the tank and drainage system.  
 Signature below acknowledges agreement with the above limited warranty and acceptance of the work performed as satisfactory.

paying with a credit card a 2.5% fee will be added.

Signed by Customer: X \_\_\_\_\_ Date: \_\_\_\_\_

Pumping Charges \$ 509.00 = \$ 509.00  
 Labor Fees 1 1/2 hrs @ \$ 139.00 = \$ 139.00  
 Inspection 1 @ \$ 125.00 = \$ 125.00  
 Performance eval @ \$ \_\_\_\_\_ = \$ 200.00  
 Extra Hose \_\_\_\_\_ @ \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
 Other Fee Relin @ \$ 15.00 = \$ 15.00  
video @ \$ \_\_\_\_\_ = \$ 465.00  
Card fee @ \$ 36.33 = \$ 36.33  
**Total \$ 1489.33**

SEE REVERSE FOR FURTHER TERMS AND CONDITIONS

Rev. 10/2014 TSC-075223



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

## Invoice 17332

Bill to: NORTH COAST CAPITOL CHRIS HEFTER 761 N SUNRISE AVENUE ROSEVILLE, CA 95661	Job: 359018 10031 REESE CIRCLE PRUNEDALE CA 93907
--	---

Invoice #: 17332	Date: 02/22/18	Customer P.O. #: SERVICE INV# 37486
Payment Terms: DUE UPON RECEIPT	Salesperson:	
Customer Code: 20851		

Remarks: PUMP INSPECTION VIDEO WORK PERFORMANCE EVALUATION

Quantity	Description	U/M	Unit Price	Extension
1.000	DIG ACCESS TANK LIDS	EA	100.00	100.00
0.500	DIG ACCESS TANK LIDS	EA	78.00	39.00
1.000	0-1500 GALS PUMP TANK	EA	509.00	509.00
1.000	INSPECTION FEE	EA	125.00	125.00
1.000	VIDEO LOCATE	EA	465.00	465.00
1.000	MONT CO PERFORMANCE EVALUATION	EA	200.00	200.00
1.000	ADMIN FEE	EA	15.00	15.00
1.000	CREDIT CARD FEE	LS	36.33	36.33
<b>Subtotal:</b>				<b>1,489.33</b>
<b>Total:</b>				<b>1,489.33</b>

Please return one copy with payment.

• Past due invoices are subject to a late payment charge computed at 2.0% per month (24% annual percentage rate) on the past due amount.

WE ACCEPT VISA / MASTERCARD / AMERICAN EXPRESS / DISCOVER • WE ACCEPT VISA / MASTERCARD / AMERICAN EXPRESS / DISCOVER





**Monterey County Environmental Health Bureau**  
 Environmental Health Review Services  
 1270 Natividad Road, Salinas, CA 93906  
 (831) 755-4507

**Conventional Onsite Wastewater Treatment System  
 Performance Evaluation**

Street Address: 10031 REESE CIRCLE APN: 125-022-024  
 City: PRUNICIA Date: 2-22 Time: 2:03 am/pm (pm)  
 Owner: CARL PACHECO  
 Phone: 831-663-3496 Fax: 831-663-2022  
 Email: CPACHECO5@AOL.COM  
 Reason for  
 Inspection:

**Homeowner Questionnaire:**

Age of wastewater treatment system (years): 20 YEARS  
 How many years have you owned the home? 20 YEARS  
 The following are connected to the onsite wastewater treatment system:  
☐ Water softener ☐ Garbage disposal ☐ Spa Tub ☐ Leaking Fixtures in home  
 In-home business: ☐ Yes ☐ No Type: BUSINESS  
 Number of people occupying dwelling: Currently: 3 Anticipated:  
 If currently unoccupied, for how long has it been vacant? (Months)  
 Current number of bedrooms in dwelling:  
 Has there ever been a backup in the house? ☐ Yes ☒ No Date:  
 List any known repairs made to the system:  
 Has the system recently been inspected by others? ☐ Yes ☒ No  
 If so, who?  
 Did it fail? ☐ Yes ☐ No  
 Is there a service contract for system components? ☐ Yes ☒ No  
 Company:  
 Date the tank last pumped: 2016 ☐ Never to my knowledge  
 At what frequency? Company:  
 Additional Comments:

## OWTS Inspector to Fill out Remaining Form

## System Type

System is: ☐ Conventional: ☒ Gravity feed ☐ Pump System  
☐ Pre-treatment Unit Installed\* Manufacturer:  
 \*Complete specific manufacture inspection report for the pre-treatment installed.

## Tank Inspection (Observations prior to pumping the tank)

Tank Material: ☒ Concrete ☐ Fiberglass ☐ Plastic ☐ Redwood

Tank Manufacturer: Nottingham

Tank Capacity: 1500

Lids at Grade? ☐ Yes ☒ No If No, How deep is lid buried? 3 1/2 ft  
 Risers on Tank? (1 ft) ☒ Yes ☐ No Evidence of infiltration in Risers? ☐ Yes ☒ No  
 Lids Secure? ☒ Yes ☐ No Lids in acceptable Condition? ☒ Yes ☐ No  
 Can surface water infiltrate into the tank? ☐ Yes ☒ No  
 Any indicators of previous failure? ☐ Yes ☒ No

If Yes, explain:

Liquid Level Relative to Outlet (in): ☒ At ☐ Above ☐ Below  
 Evidence liquid level has been higher? ☐ Yes ☒ No  
 Continuous inflow observed? ☐ Yes ☒ No  
 Source: ☐ Groundwater ☐ Leaking Fixtures

Presence of flocculant in clear zone ☐ Yes ☐ No

Evaluation of layers in the tank:

Compartment	Scum Depth (in)	Scum Color	Clear Zone (in)	Clear Zone Color	Sludge Depth (in)	Sludge Color	Odor	Other
Inlet	2"				6"			
Outlet	-0-				2"			

Comments: there are 1 ft of concrete risers on both compartments, but they are 2 1/2 ft below grade

## Tank Pumping

Gallons Pumped out: 1500

Effluent Filter Installed? ☐ Yes ☒ No Functioning Properly? ☐ Yes ☐ No  
 Effluent Filter Cleaned? ☐ Yes ☐ No Percent plugged?  
 Baffle in Place? ☒ Yes ☐ No Baffle structurally sound? ☒ Yes ☐ No  
 Tank appears to be watertight (no visual leaks) ☒ Yes ☐ No Rebar exposed? ☐ Yes ☒ No  
 Corrosion present? ☐ Yes ☒ No Cracks present? ☐ Yes ☒ No  
 Root Intrusion? ☐ Yes ☒ No Fracture/Flaking? ☐ Yes ☒ No  
 Non-Concrete - Concaved/Bulging or other indication of structural failure? ☐ Yes ☒ No

Comments: Tank appears to be in good working order at this time



**Pump Tank**

Does the system contain a dosing or pump tank? ☐ Yes ☒ No

Type of pump: ☐ Ejector Pump ☐ Grinder Pump

Tank integrity sound (free of cracks, infiltration, etc.)? ☐ Yes ☐ No

Is the pump elevated off the bottom of the chamber? ☐ Yes ☐ No

Does the pump work? ☐ Yes ☐ No

If there is a check valve, is a purge hole present? ☐ Yes ☐ No

Is there a high water alarm? ☐ Yes ☐ No

Does the alarm work? ☐ Yes ☐ No

Estimated gallons between pump on and high water alarm:

Do electrical connections appear satisfactory? ☐ Yes ☐ No

Did you remove solids from the pump tank? ☐ Yes ☐ No

Comments:

**Dispersal System**

Dispersal System is: ☒ Trench ☐ Seepage Pit ☐ Gravel-less Chambers ☐ Drip Disposal

Other:

Dispersal System Location:

☐ Installation Map ☒ Snaked and Located ☐ Probed onsite ☐ Unknown\* (Comment required)

Is there: Comment required for Yes

Any indication of a previous failure? ☐ Yes ☒ No

Seepage visible in the disposal area? ☐ Yes ☒ No

Lush vegetation present? ☐ Yes ☒ No

Ponding water in the distribution media? ☐ Yes ☒ No

Uneven distribution of effluent in the field? ☐ Yes ☒ No

Odors present? ☐ Yes ☒ No

Determine approximate distance between water well and soil treatment area.

Approximate distance is (feet):

Comments:

Hydraulic Load Test Performed

☒ Yes ☐ No

Flow Rate (gpm):      Minutes test run: 30      Total Gallons: 150 - 200 gallons

☐ Bladder-type device used ☐ Water added to outlet chamber of tank prior to pumping

Was backflow into the tank from the outlet pipe observed? ☐ Yes ☒ No

Estimate of water backflow after test: 0

After test was seepage present in the dispersal area? ☐ Yes ☒ No

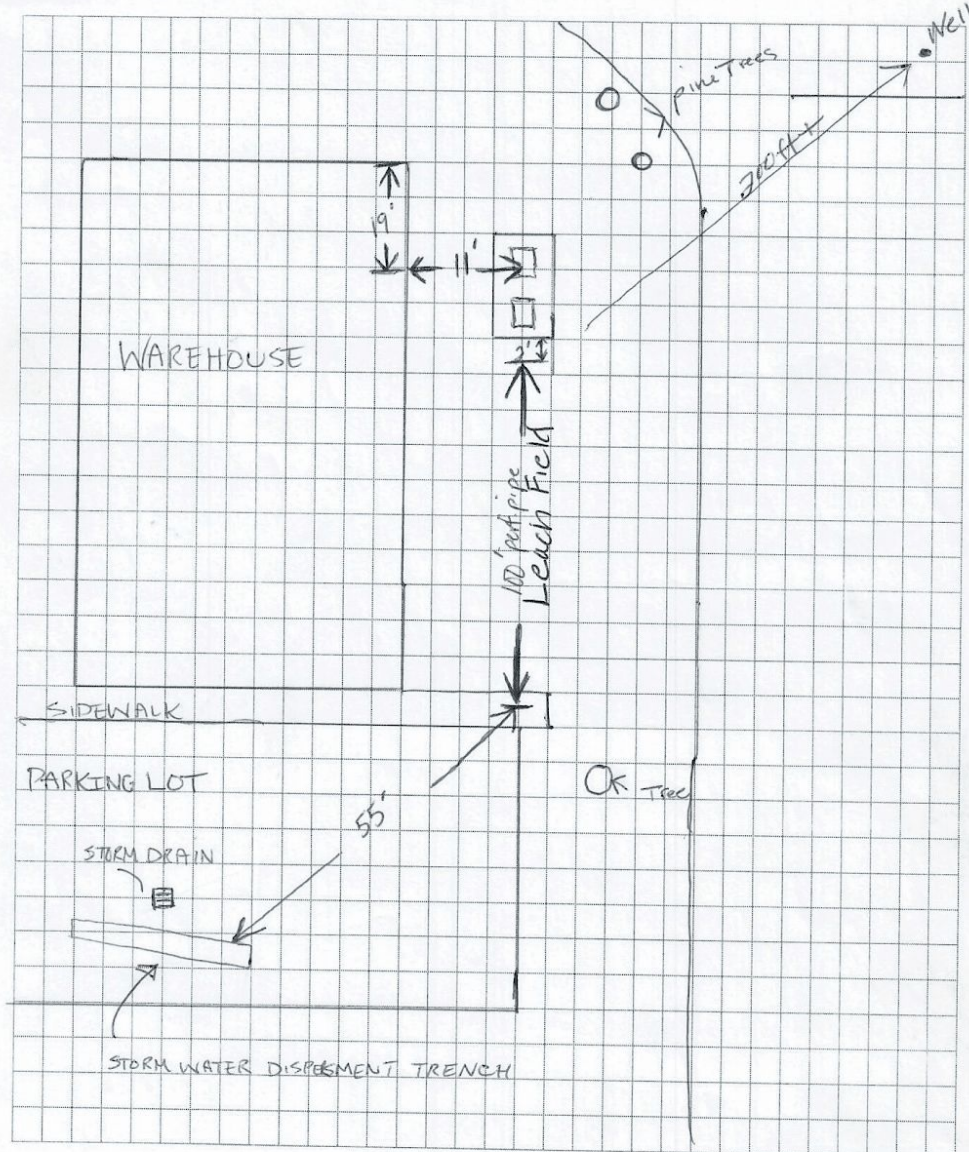
After test were odors present in the dispersal area? ☐ Yes ☒ No

Comments: System appeared to take 30 minute water test with zero backflow

**Sketch of System** (or provide on a separate sheet)

For reproducible results, show dimensions from structures that will not change, such as corners of the house. Show details, such as the road, in relation to the house to get the correct orientation. Show all located components

Scale: \_\_\_\_\_ square/s := \_\_\_\_\_ ft      Comment:





**Checklist Summary**

- 1.) Tank is: ☒ Acceptable – Currently Functioning Properly  
☐ Unacceptable Condition – Repairs can bring tank to Acceptable  
*Provide recommendations in comment*  
☐ Unacceptable Condition - Failed  
☐ Not Evaluated

Comments: Tank appears to be in good condition

- 2.) Pump Tank is: ☒ N/A ☐ Acceptable ☐ Unacceptable Condition

Comments:

- 3.) Dispersal System is: ☒ Acceptable – Currently Functioning Properly  
☐ Inconclusive – More Information Required  
*Provide recommendations in comment*  
☐ Unacceptable Condition - Failed  
☐ Not Evaluated

Comments: Dispersal System took 30 minute water test. Appears to be working properly at this time

**Inspector Declaration**

I, the undersigned inspector, certify that based on what I was able to observe onsite and the present condition of the onsite wastewater treatment system all of the above information is true and correct.

Inspecting Company: Tom's Septic Construction

Phone: 831-633-2321

Inspector Name: Keith Potter / Jeff Baxter Inspector NAWT I.D. #:

Inspector Signature: 

Monterey County Waste Management Correspondence



Waste Management  
11240 Commercial Parkway  
Castroville, CA 95012-3206

March 7, 2018

10031 Reese Circle, LLC  
Attn: Chris Hester  
10031 Reese Circle, LLC  
Salinas, CA 93907

Subject: Waste collection service level recommendation for 10031 Reese Circle, LLC

To whom it may concern,

Waste Management has reviewed the planning permit for 10031 Reese Circle, LLC. The recommended service level for the new development is 1-3 yard trash bin, 1-3 yard recycle bin, and 1-96 gal organics cart for organic waste. Please contact us when you need the accounts set up to begin service.

Thank you,

A handwritten signature in blue ink, appearing to read 'Kristin Skromme', written over a horizontal line.

Kristin Skromme  
Public Sector Manager  
kskromme@wm.com  
831.796.2220

Hazardous Materials Questionnaire

Monterey County Health Department  
1270 Natividad Road, Room 301  
Salinas, CA 93906

Jurisdiction Name NORTH COUNTY  
Use Permit # PLN 170478  
or  
Building Permit #  
Contact Name CHRIS HESTER  
Phone 916 529 0028

## HAZARDOUS MATERIAL QUESTIONNAIRE

ASSESSOR'S PARCEL NUMBER 125-022-024-000  
BUSINESS NAME 10031 REESE CIRCLE, LLC TYPE OF BUSINESS COMMERCIAL CANNABIS RETAIL  
SITE LOCATION 10031 REESE CIRCLE CITY SALINAS  
MAILING ADDRESS 10031 REESE CIRCLE SALINAS CA 93907  
BUSINESS CONTACT CHRIS HESTER 916 529 0028 PHONE  
PROPERTY OWNER CARL PACHECO NAME 831 594 3496 PHONE

- Will your business/proposed project be using any hazardous materials such as oil, fuels, solvents, compressed gases, acids, corrosives, pesticides, fertilizers, paints or other chemicals.  
☐ YES ☒ NO
- Will your business/proposed project be using hazardous materials in quantities of 55 gallons and above for liquids, 500 lbs. and above for solids and or 200 cubic feet and above for compressed gases.  
☐ YES ☒ NO
- Will your business/proposed project be using any quantities of acutely hazardous materials such as ammonia, chlorine, formaldehyde, hydrogen peroxide, methyl bromide or other restricted pesticides.  
☐ YES ☒ NO
- Will your business/proposed project be using underground storage tanks to store hazardous materials.  
☐ YES ☒ NO
- Will your business/proposed project be generating any quantities of hazardous waste such as waste oil, waste solvents, etc.  
☐ YES ☒ NO
- Will you business/proposed project be emitting any hazardous air emissions.  
☐ YES ☒ NO

**CERTIFICATION:**  
I declare under the penalty of perjury, under the laws of the State of California, that the foregoing is true and correct to the best of my knowledge and belief.

**ANY QUESTIONS REGARDING THIS FORM CAN BE DIRECTED TO:**  
Monterey County Health Department  
Division of Environmental Health  
1270 Natividad Road, Room 301  
Salinas, CA 93901  
(831) 755-4511

Executed At: SALINAS, CA  
City, State

PRINT NAME OF OWNER/OPERATOR CHRIS HESTER  
SIGNATURE OF OWNER/OPERATOR [Signature]

**FOR LOCAL JURISDICTION USE ONLY**

- Is there a known or proposed school, hospital, day care, or long term care facility within 1,000 feet at this site.  
location. ☐ YES ☐ NO
- Is there a known or proposed school, hospital, day care, or long term care facility within 1/4 mile of this site  
location? ☐ YES ☐ NO

Health Department Clearance

Air Pollution District Clearance

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name and Title: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name and Title: \_\_\_\_\_