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

In the matter of the application of:
TIN HOUSE PARTNERS, LLC./CYPRESS MANUFACTURING (PLN160818)
RESOLUTION NO. 18-002
Resolution by the Monterey County Planning Commission:

1) Finding that a change of use within existing greenhouse and warehouse facilities is not an expansion of use beyond what existed at the time of the lead agency's determination, which qualifies as a Class 1 Categorical Exemption per Section 15301 of the CEQA Guidelines and none of the exceptions under Section 15300.2 apply; and
2) Approving a Use Permit to allow approximately 175,000 square feet of canopy area for mixed-light commercial cannabis cultivation, and approximately 15,000 square feet of canopy for nursery operations within existing greenhouses at 139 Zabala Road, Salinas.

[PLN160818, Tin House Partners, 139 Zabala Road, Greater Salinas Area Plan area (APN107-051-003-000)]

The Tin House Partners, LLC./Cypress Manufacturing application (PLN160818) came on for public hearing before the Monterey County Planning Commission on January 10, 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 to allow a commercial cannabis cultivation, nursery, and self-distribution at 139 Zabala Road, Salinas was filed on March 24, 2017 and was deemed complete on November 2, 2017.

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;
- the Greater Salinas Area Plan;
- Monterey County Zoning Ordinance (Title 21);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any

inconsistencies with the text, policies, and regulations in these documents.

c) The property is located at 139 Zabala Road, Salinas (APN107-051-003-000), Greater Salinas Area Plan. The parcel is zoned Farmland, 40 acres per unit (F/40), which allows commercial cannabis cultivation and nurseries subject to a Use Permit in each case. Therefore, the project is an allowed land use for this site.

d) The proposed application involves use of existing greenhouses and warehouses on the site. New development is limited to erection of an eight-foot-tall fence around the existing structures to provide security.

e) Location: The cultivation and nursery are proposed within existing greenhouses in the Farmland zoning district. Drying, trimming, and packaging will occur within an existing processing facility on-site. The property is located more than 600 feet from the nearest school, public park or drug recover facility.

f) Unique Identifiers: The General Development Plan (Track and Trace) describes how the tenant, Cypress Manufacturing, will implement a Unique Identifier program that is capable of tracking each batch or crop back to its source. The Unique Identifier program would be linked with the appropriate track and trace program as well as the produce recall procedures if necessary

g) Security: The General Development Plan (Security Measures) provides a detailed description of security measures to be implemented on-site. The proposed security measures have been reviewed by the RMA and Monterey Regional Fire and include 24-hour on-site security guards, procedural safeguards, an eight-foot perimeter fence with secured gate access and razor wire, video surveillance, electronic security systems, and emergency response plans.

h) Pesticides and Fertilizers: The General Development Plan (Chemical Storage & Water Management Plan) describes how measures will be taken to avoid the need for fungicides or pesticides on cannabis plants. If needed any fungicide used at the site would be a certified organic product. Only organic nutrients are utilized as fertilizers. Annual training is provided for all staff members on protocols for chemical use and storage.

i) Water conservation measures: The General Development Plan (Water Management Plan), describes how the site will be equipped with a rainwater capture system and a drip irrigation system. The combination of rain water collection and drip irrigation system are appropriate to minimize projected water use for the operations consistent with Section 21.67.050.B.8.

j) Energy Efficiency: Renewable energy is encouraged but not required for mixed-light cultivation. The commercial cannabis operations will require some use of artificial lighting as well as use of mechanical systems for environmental controls which could increase energy demands and result increased greenhouse gas emissions. To minimize project energy demand of the operations the applicant will utilize LED grow lights.

k) Visibility: No plants or advertisements of cannabis plants or products will be visible from off-site. An 8-foot tall security fence with privacy

screening will be provided and no signage is proposed. Additionally, there is a dense line of shrubs along the road frontage.

l) Canopy size: Tin House, LLC. plans on leasing facilities to Cypress Manufacturing, Inc. who would cultivate four acres' total canopy area at the site. Monterey County will require that any tenant at the site obtain a State licenses for the total canopy area cultivated.

m) Any cultivation or nursery business operating at the site will be required to obtain the appropriate Commercial Cannabis Business Permits pursuant to Chapter 7.90 of the Monterey County Code, a Business License pursuant to Chapter 7.100 of the Monterey County Code, and proper cultivation and nursery licenses 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.

n) 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 PLN160818.

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, Monterey Regional Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, Agricultural Commissioner's Office, and Water Resources Agency. 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) Odor: The site is located on, and surrounded by, large lot agricultural lands. Odors are not anticipated to impact sensitive receptors in the area.

c) The site has been used for agricultural uses for several decades. The transition of the existing greenhouses to cannabis plants would be similar to the historic uses at the site.

d) Operational plans including security, tracking, reporting, sustainability measures, and other relevant information are proposed to address regulatory requirements and minimize impacts at the site and in the surrounding areas (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 PLN160818.

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, Monterey Regional Fire Protection District, Public Works, Environmental Health Bureau, Agricultural Commissioner's Office, 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 public facilities are available including an on-site well, septic-systems, and PG&E utilities. The well and septic systems have been tested to ensure they comply with the relevant health standards.

c) Operational plans including security, tracking, reporting, sustainability measures, and other relevant information are proposed to address regulatory requirements and minimize impacts at the site and in the surrounding areas (See also Finding 1 with relevant evidences).

d) Any business cultivating cannabis at the site will be required to obtain appropriate Commercial Cannabis Business Permits pursuant to Chapter 7.90 of the Monterey County Code, a Business License pursuant to Chapter 7.100 of the Monterey County Code, and appropriate licenses from the State. These other licenses and entitlements will ensure ongoing monitoring of compliance with the plans and operational requirements.

e) The Agricultural Commissioner's Office will inspect packaging, labeling, and weighing devices used onsite.

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 PLN160818.

4. **FINDING:** **NO VIOLATIONS -** The subject property is in not compliance with all rules and regulations pertaining to zoning uses. Violations exist on the property. The approval of this permit will correct the violations and bring the property into compliance.

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

b) Staff researched County records to assess if any violation exists on the subject property. There are no known violations on the parcel.

c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160818.

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

EVIDENCE a) Operational plans including security measures, track and trace programs, monitoring and reporting requirements, packaging and labeling standards, sustainability measures, and other relevant information are proposed to address regulatory requirements contained in Section 21.67.050 of the Inland Zoning Ordinance Title 21 (See also Finding 1 with relevant evidences).

b) Any business cultivating cannabis at the site will be required to obtain appropriate Commercial Cannabis Business Permits pursuant to Chapter 7.90 of the Monterey County Code, a Business License pursuant to Chapter 7.100 of the Monterey County Code, and appropriate licenses 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 cultivation will not be located within six hundred feet from any school, public park, or drug recovery facility.

EVIDENCE:
a) The cultivation will be located at 139 Zabala Road, Salinas (APN107-051-003-000)
b) There are no schools, parks or known drug recovery facilities in the area.

7. **FINDING:** **LESS THAN SIGNIFICANT IMPACTS: -** The cultivation, as approved and conditioned, will not result in significant unavoidable impacts on the environment.

EVIDENCE:
a) The project would allow a commercial cannabis cultivation within existing greenhouses. The only physical improvements would include security fencing around the perimeter of the site and upgrades to existing facilities.
b) The project has incorporated water conservation measures and energy efficiency measures to minimize any potential increase in use of these resources that might occur as a result of cultivating cannabis at the site.
c) As proposed and conditioned, the project can be categorically exempt from the California Environmental Quality Act (See Finding 11).

8. **FINDING:** **WATER EFFICENCY: -** As proposed, the cultivation includes adequate measures to minimize use of water for cannabis cultivation at the site.

EVIDENCE:
a) Plans and materials contained in the file (PLN160818) include measures to minimize water use for cultivation. The site is equipped with a rain water collection and drip irrigation.
b) The project is located with Zone 2C of the Salinas Valley groundwater basin (Policy PS-3.1). Activities proposed at the site are similar in nature and intensity to the historic use of the property and measures have been incorporated in the proposal to improve water efficiency of operations at the site. With water efficiency measures incorporated, use of the existing facilities for commercial cannabis activities are not anticipated to result in increased demands on the groundwater aquifers.
c) Adequate water quantity and quality are available for the proposed use by the on-site well.

9. **FINDING:** **ENERGY EFFICENCY**: - As proposed, the project includes adequate measures to address the projected energy demand for cannabis cultivation at the site.

EVIDENCE:

a) To minimize the project's energy demand, the cultivators will utilize LED grow lights which require much less power and operate at a much cooler temperature than typical High Pressure Sodium lights.

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

EVIDNECE:

a) The operations plan submitted for the project describes how the facility will be kept in clean, contaminant free and how products will be inspected and tested through the required licensed cannabis distribution system. If necessary, procedures for the recall of cannabis or cannabis products produced on-site have been provided.

b) Operational standards that ensure testing of each batch of cannabis produced at the site will be addressed through the Commercial Cannabis Business Permit required pursuant to Chapter 7.90 of the Monterey County Code.

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

EVIDENCE:

a) Plans and materials contained in file PLN160818 include descriptions of security measures that restrict youth access to the site. The applicant proposes to transport products produced on-site for batch testing and, pending test results, to the next step in the supply chain. Unique identifiers, track and trace systems, and adequate records will be kept providing on-going evidence of non-diversion requirements. On-site security is prohibited from carrying firearms.

b) Background checks of all persons with 10 percent or more interest in the cannabis businesses will be conducted. Any known association with organized crime may be grounds for denial of business permits and State licenses required to operate the dispensary.

c) Any cannabis cultivation business operating at the site will be required to obtain appropriate Commercial Cannabis Business Permits pursuant to Chapter 7.90 of the Monterey County Code, a Business License pursuant to Chapter 7.100 of the Monterey County Code, and appropriate licenses 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.

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

EVIDENCE: a) California Environmental Quality Act (CEQA) Guidelines Section 15301, categorically exempts permitting, licensing, and minor alterations of existing structures and facilities involving negligible or no expansion of use beyond that existing.

b) The project entails a change in agricultural use within an existing greenhouses and related facilities at the site. The site has traditionally been used for agricultural greenhouse uses and this Use Permit would authorize the use of the same facilities for cultivation of cannabis. Physical development is limited to installing security fencing around the perimeter of the site and upgrades to existing facilities.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is not in a particularly sensitive environment, will not result in cumulatively considerable impacts, will not impact a hazardous waste site or historical resources, and will not damage scenic resources.

d) The applicant has proposed appropriate Operations Plan and 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 PLN160818.

13. **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 that a change of use within existing greenhouse and warehouse facilities is not an expansion of use beyond what existed at the time of the lead agency's determination, which qualifies as a Class 1 Categorical Exemption per Section 15301 of the CEQA Guidelines and none of the exceptions under Section 15300.2 apply; and
2. Approve a Use Permit to allow approximately 177,000 square feet of canopy area for mixed-light commercial cannabis cultivation, and approximately 14,000 square feet of canopy for nursery operations within existing greenhouses at 139 Zabala Road, Salinas, in substantial 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 10th day of January, 2018 upon motion of Commissioner Getzelman, seconded by Commissioner Padilla, by the following vote:

AYES: Ambriz, Diehl, Duflock, Getzelman, Mendez, Padilla, Wizard
NOES: None
ABSENT: Roberts, Vandevere
ABSTAIN: None

Jacqueline R. Onciano, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON JAN 17 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 JAN 29 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 3 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

PLN160818

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN160818) allows 175,000 square feet of canopy area for mixed-light cannabis cultivation and 15,000 square feet of canopy area for nursery operations within existing greenhouses, warehouse, and office space, at 139 Zabala Road, Salinas.. The property is located at 139 Zabala Road, Salinas (Assessor's Parcel Number 107-051-003-000), Greater Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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 18-002) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 107-051-003-000 on January 10, 2018. The permit was granted subject to 11 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 permittess shall allow access to the cultivation sites and access to records if requested by the County,its officers, or agents, and shall pay for an annual inspection and submit to inspections from the County or its officers to verify compliance with all relevant rules, regulations, and conditions.

Compliance or Monitoring Action to be Performed: Ongoing during cannabis operations. Allow access to the cultivation 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: Ongoing during cannabis operations. 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 cultivating cannabis on the property shall obtain a valid and fully executed commercial cannabis 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 this Use Permit, the business currently operating at the site shall apply for and obtain all required commercial cannabis business permits.

7. PDSP004 - GROUNDS FOR REVOCATION

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed: Ongoing during cannabis operations.
The owner shall ensure that ll commercial cannabis activities obtain 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 cultivation activities shall be maintained in accordance with the operating plans approved by the County.

Compliance or Monitoring Action to be Performed: Ongoing during cannabis operations. Cultivation activities shall comply with the operations plans approved by this Use Permit.

9. EHSP01 - DEED RESTRICTION AND DECLARATION FOR A NON-PUBLIC WATER SYSTEM (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The proposed project does not currently require a water system permit based on the definition of a public water system in California Health and Safety Code, section 116275(h). Prior issuance of business license, Owner/Applicant shall record a "Declaration for a Non-Public Water System" deed restriction on a form prepared by the Environmental Health Bureau (EHB) and approved by County Counsel. In the event that the Non-Public Water System facility begins to serve at least 25 individuals daily at least 60 days out of the year, Owner/Applicant must apply for and obtain a Public Water System permit from EHB.

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

Prior issuance of business license, the property owner shall sign and notarize the deed restriction form obtained from the EHB. Record the notarized deed restriction with the Monterey County Recorder. Proof of recordation shall be provided to the EHB.

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.

11. PDSP006 - ODOR CONTROL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The property owner shall ensure that any cannabis businesses operating on-site conforms to Section 7.90.100.A.7 of the Monterey County Code, which requires odor prevention devices and techniques are installed and maintained, through the operational life of the cannabis business, to ensure that odors from cannabis are not detectable off-site or as Section 7.90.100.A.7 may be amended.

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, indicating and describing how odors will be controlled and howthe odor control devices will be maintained.

Odor prevention devices shall be maintained in accordance with approved odor control plans through the life of the operation(s).

County of Monterey

Application for Use Permits

for

Cannabis Cultivation

at 139 Zabala Road

December 09, 2016

Cypress Manufacturing Co.

Introduction

Cypress Manufacturing Co. ("Cypress" or the "Company") is a manufacturer and distributor of cannabis products currently operating at 20 Quail Run Circle in the City of Salinas under a license originally granted by the City of Salinas in [February] 2015. Cypress has leased the premised located at 139 Zabala Road in Monterey County and proposes to utilize and upgrade the existing greenhouses and structures at the Zabala Road site for purposes of cannabis cultivation. Cypress hereby submits this Application pursuant to Title 21 of the Monterey County Code for (i) Type 3B licenses, relating to "mixed light" cultivation using a combination of natural and supplemental artificial lights, and (ii) Type 4 licenses, relating to cultivation of cannabis as a nursery. Cypress anticipates that the adaptive improvements to the existing greenhouses at the Zabala site and the initiation of mixed light cultivation and nursery cultivation will occur in stages, and hereby requests the issuance of Use Permits comprised of Type 3B licenses for the initial 50,000 square feet of total canopy area within Greenhouse 2. Cypress expects to seek additional permits for additional mixed light cultivation in the adjacent greenhouses at the Zabala Road site and for nursery cultivation as Cypress expands it operating activities within a period of approximately 12 to 18 months.

Cypress commenced operations at its Quail Run Circle manufacturing facility in March 2015 and its manufacturing permit was renewed by the City of Salinas in June, 2016. Cypress has operated at the Quail Run Circle site in compliance with the Salinas City Code and without any incidents of diversion, theft, loss or other criminal activity involving its operations and has received no complaints from neighboring businesses since the inception of its operations.

Cypress was founded by Robert Weakley, an active member of the local Monterey business and philanthropic communities and a leader in the cannabis industry, together with Mark Ainsworth, a food industry veteran who leads the Company's manufacturing operations and critical food industry regulatory compliance functions. The Company, which received the Small Business of the Year Award from Monterey County in May, 2016, currently employs 45 persons, the majority of whom are residents of Monterey County. Cypress is committed to the growth of its business and employment in Monterey County and to serving its community and constituents as a responsible and legally compliant participant in the growing cannabis industry. ***See current business License & SBOE Resale License below.***

City of Salinas

Business License

19-25

License Section

30 Jun 2017

Expiration Date

Business Name and Address

Cypress Manufacturing
20 Quail Run Cir #B
Salinas, CA 93907

License Number

62978

This license evidences that the person(s), firm, or corporation named herein has paid the applicable fee required by the Salinas City code through the date indicated above. Under provisions of Chapter 19-3 of the Salinas City Code, issuance of this license shall not be construed as compliance with other City Ordinances, State Law, or Federal Laws.

DISPLAY IN A CONSPICUOUS PLACE

THIS LICENSE IS NOT TRANSFERABLE

Cypress Manufacturing
20 Quail Run Circle #B
Salinas, CA 93907

Type of Business

Wholesaler

DISPLAY CONSPICUOUSLY AT PLACE OF BUSINESS FOR WHICH ISSUED

CALIFORNIA STATE BOARD OF EQUALIZATION

SELLER'S PERMIT

ACCOUNT NUMBER

07/01/2015 SR GHC 102-764634

CYPRESS MANUFACTURING
CYPRESS MANUFACTURING COMPANY, INC.
20 QUAIL RUN CIR STE B
SALINAS, CA 93907-2359

NOTICE TO PERMITTEE: You are required to obey all Federal and State laws that regulate or control your business. This permit does not allow you to do otherwise.

IS HEREBY AUTHORIZED PURSUANT TO **SALES AND USE TAX LAW** TO ENGAGE IN THE BUSINESS OF SELLING TANGIBLE PERSONAL PROPERTY AT THE ABOVE LOCATION.
THIS PERMIT IS VALID ONLY AT THE ABOVE ADDRESS.
THIS PERMIT IS VALID UNTIL REVOKED OR CANCELED AND IS NOT TRANSFERABLE. IF YOU SELL YOUR BUSINESS OR DROP OUT OF A PARTNERSHIP, NOTIFY US OR YOU COULD BE RESPONSIBLE FOR SALES AND USE TAXES OWED BY THE NEW OPERATOR OF THE BUSINESS.

Not valid at any other address

For general tax questions, please call our Customer Service Center at 1-800-400-7115 (TTY:711).
For information on your rights, contact the Taxpayers' Rights Advocate office at 1-888-324-2798 or 1-916-324-2798.

BOE-442-R REV. 16 (11-14)

A MESSAGE TO OUR NEW PERMIT HOLDER

As a seller, you have rights and responsibilities under the Sales and Use Tax Law. In order to assist you in your endeavor and to better understand the law, we offer the following sources of help:

- Visiting our website at *www.boe.ca.gov*
- Visiting a field office
- Attending a Basic Sales and Use Tax Law class offered at one of our field offices
- Sending your questions in writing to any one of our offices
- Calling our toll-free Customer Service Center at 1-800-400-7115 (TTY:711)

As a seller, you have the right to issue resale certificates for merchandise that you intend to resell. You also have the responsibility of not misusing resale certificates. While the sales tax is imposed upon the retailer,

- You have the right to seek reimbursement of the tax from your customer
- You are responsible for filing and paying your sales and use tax returns timely
- You have the right to be treated in a fair and equitable manner by the employees of the California State Board of Equalization (BOE)
- You are responsible for following the regulations set forth by the BOE

As a seller, you are expected to maintain the normal books and records of a prudent businessperson. You are required to maintain these books and records for no less than four years, and make them available for inspection by a BOE representative when requested. You are also expected to notify us if you are buying, selling, adding a location, or discontinuing your business, adding or dropping a partner, officer, or member, or when you are moving any or all of your business locations. If it becomes necessary to surrender this permit, you should only do so by mailing it to a BOE office, or giving it to a BOE representative.

If you would like to know more about your rights as a taxpayer, or if you are unable to resolve an issue with the BOE, please contact the Taxpayers' Rights Advocate office for help by calling toll-free, 1-888-324-2798 or 1-916-324-2798. Their fax number is 1-916-323-3319.

Please post this permit at the address for which it was issued and at a location visible to your customers.

CALIFORNIA STATE BOARD OF EQUALIZATION
Sales and Use Tax Department

The Zabala Road Location

The proposed Zabala Road cultivation site is located at 139 Zabala Road in Monterey County and consists of approximately 445,311 square feet of land within the Farmland (F) zoning district and improved with (i) greenhouses containing approximately 227,356 square feet, and (ii) a warehouse/shop/office building containing approximately 6,375 square feet as shown on the building floor plan attached hereto as Annex A. The Leased Premises also contains hoop houses containing approximately 23,808 square feet. The Monterey County tax assessor's parcel number for the site is 107-051-003-000.

The Company proposes to utilize the existing greenhouses at 139 Zabala Road to initiate cannabis cultivation and plans substantial upgrades to the greenhouse structures, all of which were permitted or legally established prior to January 1, 2016 consistent with the Monterey County Ordinance amending Title 21 of the Monterey County Code. The existing footprint of the greenhouse and other structures will not be affected; however, the Company plans to make substantial investments in equipment and related infrastructure, including highly energy efficient LED lighting systems supported by PG&E, state of the art environmental control systems such as HVAC and dehumidification equipment, upgraded irrigation and nutrient infusion systems, black-out light control shades, and related electrical power upgrades. The Company has begun the necessary cleaning and decontamination activities, developed equipment specifications, and has developed plans to begin cultivation of an initial 50,000 square feet of canopy in Greenhouse #2 as of January 1, 2017 or as soon as the necessary Use Permits for this activity can be obtained from Monterey County.

Consistent with the requirements of the Title 21 of the Monterey County Code, as amended by the Ordinance:

1. None of the buildings at the 139 Zabala Road site are (or were) intended for residential use.
2. There are no schools, parks or drug recovery facilities within six hundred (600) feet of the site.
3. The Company will implement a County-approved unique identification protocol whereby unique identifiers shall be attached at the base of each plant and shall be traceable through the supply chain back to the cultivation site, and once a state program is established, all cultivation activities will comply with state requirements for unique identifiers and the trace and track program.
4. Security measures will be implemented – including 24/7 on site security - to restrict access to only those intended and to deter trespass and theft of cannabis and cannabis products. On-site security will not use or possess firearms or other lethal weapons.
   See Annex A
5. Fertilizers and chemicals shall be properly labeled and stored to avoid contamination through erosion, leakage or inadvertent damage from rodents, pests or wildlife. Cypress Manufacturing's plan is to use Organic Farming practices for its cultivation site.
6. Water conservation systems or grey water systems will be incorporated in order to minimize use of water where feasible, and the Company will utilize well water that is on property and will not have in impact on the municipal water supply.
7. The Company will adhere to State regulations regarding the Department of Fish and Wildlife and the State Water Resources Control Board to ensure that individual and cumulative effects of water diversion and discharge associated with cultivation do not affect the in-stream flows needed for fish spawning, migration, and rearing, and the flows needed to maintain natural flow variability.
8. The entire site will be fenced and cannabis plants will not be visible from the road, and there will be no markers indicating that cannabis is cultivated on the site that will be visible from offsite.

9. The total canopy size of cannabis cultivated at the site will not exceed the cumulative canopy size authorized by State law or the amounts authorized by Monterey County permits.
10. The Company has retained the previous general manager of the agricultural operations conducted at the site and intends to utilize local staff, including staff of the business formerly conducted at the site who are known to the continuing general manager, in order to conduct cultivation operations at the facility, augmented by the cannabis cultivation expertise of a master grower to assure the highest possible quality control and to meet or exceed applicable industry standards.
11. The foregoing measures and the Company's demonstrated community-oriented approach to legal compliance, including the active involvement of the Company's Chief Compliance Officer, are intended to assure that all practically attainable measures are implemented to address the federal enforcement priorities for cannabis activities, including restricting access to minors, prohibiting use or possession of firearms for security purposes at the premises, and ensuring that cannabis and cannabis products are not supplied to unlicensed and unpermitted persons within the State and are not distributed out of state.

Application Requirements

A. Attached, as **Annex B** is the notarized, written authorization from the lessor and owner of the Zabala Road site, Zabala Nurseries, LLC, consenting to this Application and the operation of the proposed commercial cannabis activity on the subject property.

B. The name and address of all persons and entities responsible for the operation of the commercial cannabis activity are as follows:

1. Robert Weakley, Chief Executive Officer
   Cypress Manufacturing Company
   20 Quail Run Circle, Unit B
   Salinas, CA 93907

2. Mark Ainsworth, Vice President – Manufacturing Operations
   Cypress Manufacturing Company
   20 Quail Run Circle, Unit B
   Salinas, CA 93907

3. Paul Henderson, Chief Financial Officer
   Cypress Manufacturing Company
   20 Quail Run Circle, Unit B
   Salinas, CA 93907

4. Rudy Escalante, Chief Compliance Officer
   Cypress Manufacturing Company
   20 Quail Run Circle, Unit B
   Salinas, CA 93907

5. Feliciano Padilla, Cultivation Manager
   Cypress Manufacturing Company

139 Zabala Road
Salinas, CA 93908

6. Mary Ann Leffel, member of Board of Directors
   Cypress Manufacturing Company
   20 Quail Run Circle, Unit B
   Salinas, CA 93907

7. Mark Ayers, member of Board of Directors
   Cypress Manufacturing Company
   20 Quail Run Circle, Unit B
   Salinas, CA 93907

C. Attached as **Annex C** is the [site plan and floor plan] for the initial 50,000 square feet of maximum canopy area in Greenhouse #2 for which Use Permits are sought pursuant to this Application.

D. Attached as **Annex D** is the Operations Plan for the proposed cultivation activity at the site, including:

1. On-site security measures:
   To underscore our commitment to maintaining proper security measures, Cypress Manufacturing will comply with all requirements listed in County Ordinance Chapter 21, specifically Chapter 7.30 relative to Private Patrol Systems, and any specific conditions of use within its Use Permit.

   It is the intent of Cypress Manufacturing to partner with the County of Monterey to develop and implement effective security systems that can be efficient in maintaining safety and quality of life concerns. Our goal is to be the model business in the industry and around the state. Currently, Cypress Manufacturing plans to implement the following security measures to maintain compliance with its government partners:

   The security management system will feature four (4) elements that work together to ensure maximum protection of the facility, staff safety and security, and without creating public safety impacts to neighborhoods, residents, and businesses.

   a. Intrusion Alarm
   b. Video Surveillance
   c. Access Control
   d. On-site licensed uniformed security

2. Standard Operating Procedures (IIPP Program) Draft attached as **Annex E**
   Any person entering into the clean zones or garden must follow the facility decontamination protocols outlined in the ICM manual. Designated smocks, boots/booties, and disposable gloves

will be used whenever a person enters the “clean” environment including the gardens. When staff member is moving from one garden to the next there will be a change of disposable gloves. If there is garden contamination there will be a full change of glove, smock, and boots/booties. Gloves and smocks will be disposed of and treated as bio waste to ensure high standards.

Gloves, smocks, Tyvek suits, boots, intended for garden work cannot be worn outside clean zone and outside the facility. They must stay within the facility and be properly stored as “clean” or “needing to be cleaned”. Hands will be washed with antibacterial soap after contact with garden.

Within Garden or Lab areas, after completion of experiments or crop cycles, these areas will be disinfested using the following two procedures: (1) heat indoor garden-facility to 130 ºF (60 ºC) for 12hrs before surface cleaning. UV lighting can be used to clean certain surfaces. Both Lab and Garden zones work cycles must be followed by surface sterilization of floors and walls with water diluted 3% bleach.

Contaminated material from lab or garden areas will be double bagged and sealed, then placed in a transfer room before transport to incinerator or trash. Hands will be washed with antimicrobial soap after exiting the lab or garden zones.

3. Proposed Office Hours of Operation;

   The facility office hours will operate no more than 10 hours per day between the hours or 9:00 AM and 5:00 PM, five (5) days a week.

4. <u>Waste Disposal Information;</u>

<u>Refuse Controls and Segregation Program</u>

We propose to use a system for Recycling (blue bins), Trash (grey bins), Cannabis Contaminated (Red Bins) as our system of segregating refuse and contaminated cannabis products. This is the system we currently propose to use in our Salinas Permitted Manufacturing facility. All refuse is disposed of and kept in Locked Dumpsters. Dumpsters are stored on property out of view of pedestrians and passersby. Cypress works with ***Republic Services*** for all our refuse needs. ***See below locked waste dumpsters.***

Cypress Recycles and segregates all materials. We train our employees that any waste contaminated with Cannabis should be segregated and treated as waste. We use colored receptacles to sort and segregate our waste. ***See below SOP on waste segregation.***

Standard Operating Procedures

TITLE: **Waste Segregation Policy**

REVISION: **1.0**

DATE: **02/03/2015**

PURPOSE

To establish written procedures to follow for all personnel to ensure all waste products are separated and segregated so that Cannabis Medical Waste, Recycling and Trash are properly disposed of.

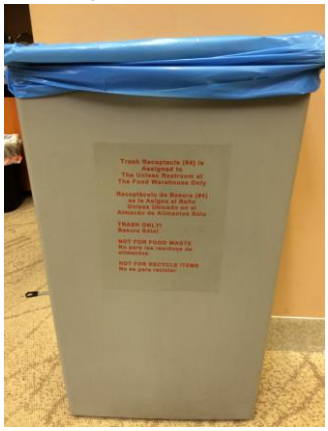
This policy defines Cannabis Medical Waste as any refuse that contains residual traces of Cannabis materials.

SCOPE

This procedure shall apply to all waste products due to the operations of business and manufacturing to the said site.

RESPONSIBILITY

1. All employees are responsible for sorting and segregating the waste as described in the color coding system below.



PROCEDURE

1. All samples All Personnel are responsible for following the following system of Waste Segregation:
    a. Blue Recycle Bins for recycling of acceptable Paper & Plastic Products.
    b. Grey/White Bins for the collection of acceptable landfill trash.
    c. Red Bins for the collection of contaminated Cannabis Medical Waste.
2. Supervisors will inspect daily and continually train and monitor the process above.
3. Stewards are responsible for emptying the bins into the proper dumpsters and maintain that they are locked.

Approved by:_____ ***Date:***_____

Chemical Storage and Disposal

All chemicals are stored in a locked cabinet segregated from all other materials and require management access only. All chemicals are used in a safe manner and disposed of using local and state regulations. Cypress uses Ecolab Commercial Manufacturing division for the sourcing of all chemicals for plant maintenance and sanitation. Ecolab Techs monthly inspect chemical mixing stations for proper dilution of chemicals. Annual training is provided for all staff members on their MSDS sheets are properly located for access by all employees and inspectors. ***See below chemical storage cabinet & MSDS Placement***

5. Water Management Plan;

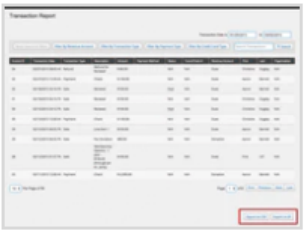
The Company will adhere to State regulations regarding the Department of Fish and Wildlife and the State Water Resources Control Board to ensure that individual and cumulative effects of water diversion and discharge associated with cultivation do not affect the in-stream flows needed for fish spawning, migration, and rearing, and the flows needed to maintain natural flow variability.

Rainwater will be collected and captured at collection points and available for recycled use.

6. recommendation verification and your access restriction procedures;

Cypress plans to deploy a custom application for the verification, maintaining and storage of its patient recommendations. This custom application will store recommendations in a HIPPA certified environment. Patient coordinators will verify all California resident patients before they can join our collective membership.

MemberClicks Screenshots (2)



Security and privacy

Encryption

- Yes Encryption of sensitive data at rest
- Yes HTTPS for all pages

Access control

- No Multi-factor authentication options

7. Product supply chain;

Cypress will purchase and cultivate all genetics from local California licensed/permitted nurseries for all of its clone/genetic stock.

8. Record keeping policy;

Our ERP (Enterprise Resource Planning) system "MAX" works by tracking all materials from procurement through the manufacturing process to the sale and distribution. This system has been used and is used by FDA and USDA inspected facilities. This particular system build has been used by our team for 4 years prior to being installed and utilized for the purpose of manufacturing cannabis products. It has passed CA USDA & USDA Organic & FDA scheduled and unscheduled inspections. A considerable investment has been made into utilizing this platform for cannabis manufacturing. S***ee below example screenshots of our system.***

Step 1: Procurement

Purchase Orders are created for approved vendors to purchase all raw materials from Cannabis to sugar and chocolate. Each purchase order is assigned a one-time purchase order number. ***See below for an example of a purchase order.***

DUPLICATE

PURCHASE ORDER

PO #	REV
70000466	000

DATE	6/28/2016
PAGE #	1

Vendor ID
HASHMO1

BILL TO:
BILLING ADDRESS
20 QUAIL RUN CIRCLE
SALINAS, CA 93907
831.998.8214

TO:
Hash Man
Bryce
5900 Butler Ln.
Suite 5500
Scotts Valley, CA95066

SHIP TO:
Cypress Manufacturing Co. Inc.
20 Quail Run Circle, Suite C
Salinas, CA 93907
(831) 998-8214

CONTRACT	TERMS	SHIP VIA	CLT	PRO	FOB	TOLERANCE	INSPECTION
	COD	Delivery		X		NO	

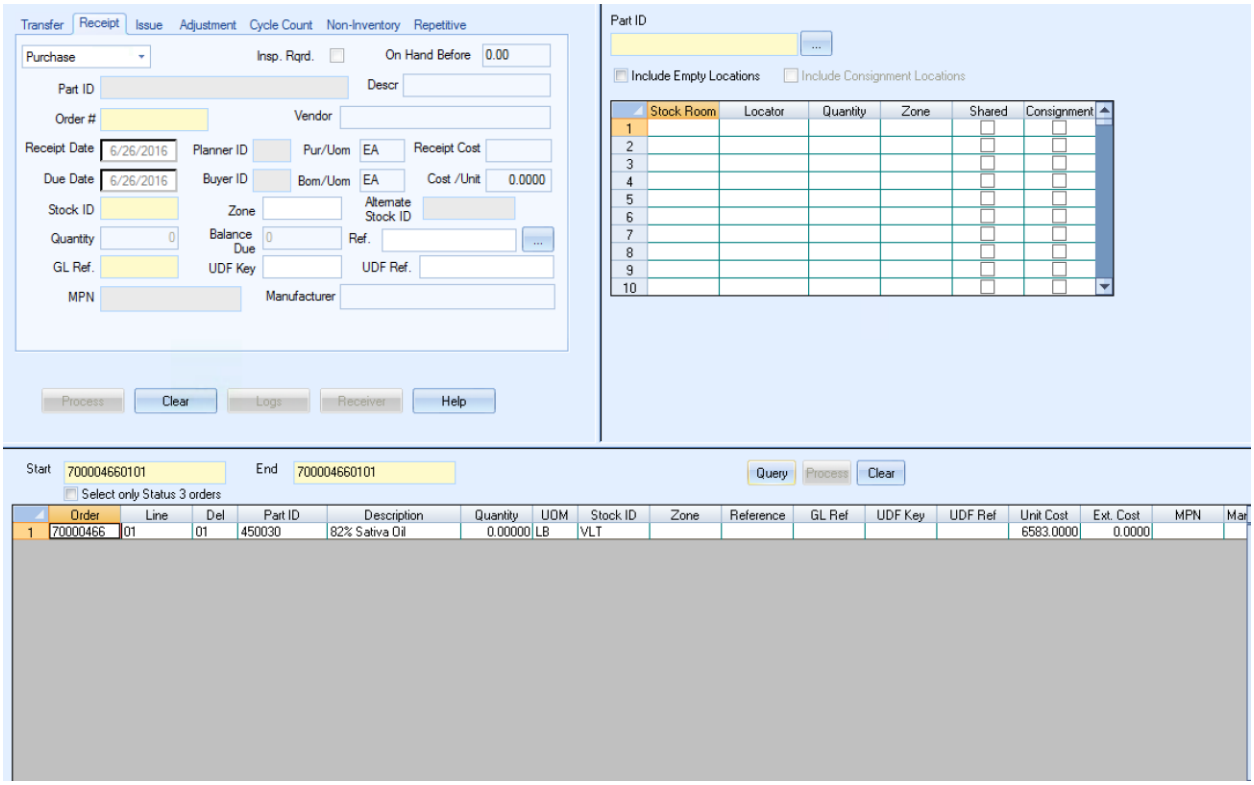
BUYER	VENDOR CONTACT Fax#	REQUISITIONER	SHIP INSTRUCTIONS	REMARKS

LN	DL	QUANTITY	UOM REV	PART NUMBER PART DESCRIPTION	UNIT PRICE	EXT PRICE	DUE DATE
01	01	1.73	LB	450030 82% Sativa Oil	6,579.4799	11,382.5001	RECEIVED
				GRAND TOTAL	$	11,382.5001	

AUTHORIZED SIGNATURE

Step 2: Receive Product into stock and assign Lot code from Manufacturer

This is done by the trained management team. Once product is received into inventory it is available for use in manufacturing. Cannabis products received must require accredited Lab Testing for Potency, Residual Solvent and Pesticides. ***See below system receipt screen for above purchase order.***



Step 3: Shop Paperwork for Production

Every batch has a unique numeric identifier. It provides the necessary raw materials that need to be issued to the Shop Order (Batch). A batch number that signifies the date of production, batch and product SKU will then be assigned. Raw materials are scaled and assigned to the job and lot code of each raw material is recorded. ***See below shop paper work.***

Part Identifier: 20012-1

Page: 1

Part Identifier:

Description1: Blueberry Soda 90 mg.

Shop Order: 50002256

Due Date:6/22/2016

Shop Order:

Due Quantity: 360.00

Due Quantity:

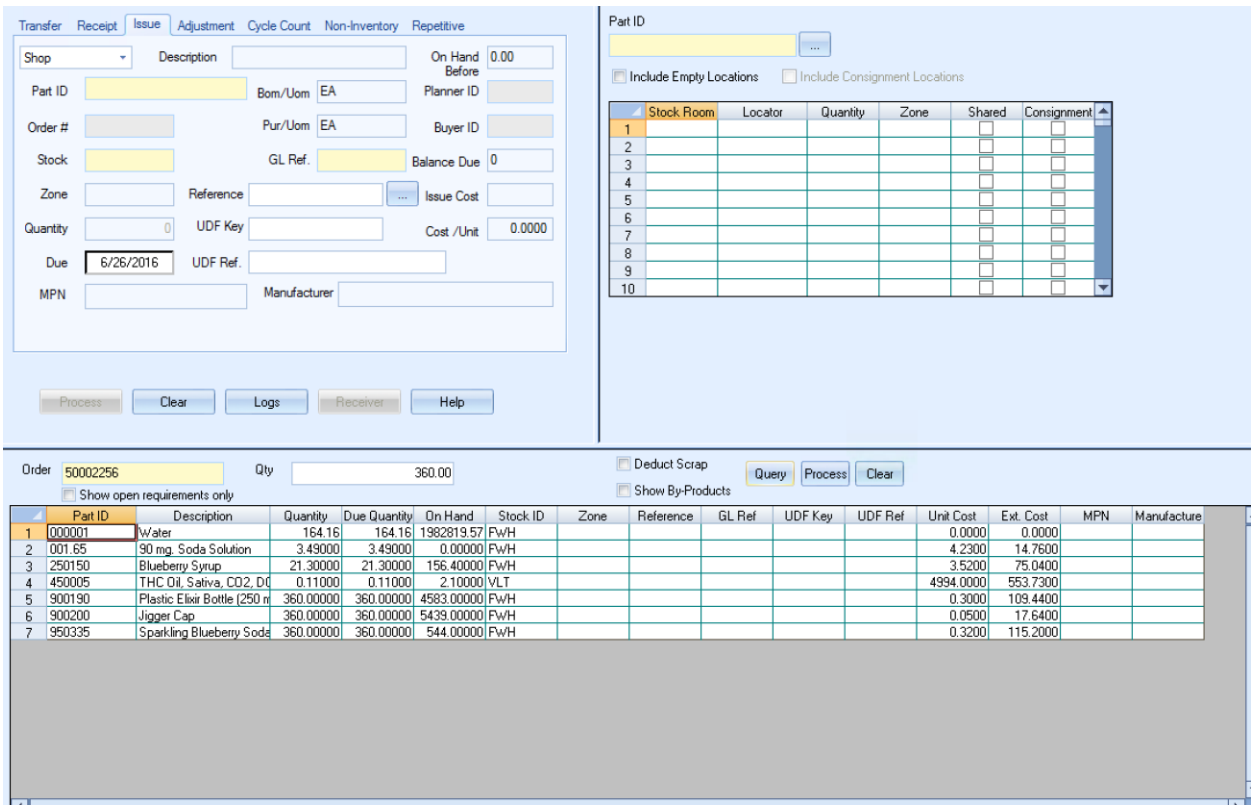
Component Part	Description	UOM	Due Quantity		Stock ID / Zone	Pick Qty
000001	Water	LB	184.18	74.62	FWH	____
001.85	90 mg. Soda Solution	LB	3.49	1.59	FWH	____
250150	Blueberry Syrup	BT	21.30	9.63	FWH	____
450005	THC Oil, Sativa, CO2, DO NOT WEIGH	LB	0.11	0.05	VLT	____
800180	Plastic Elixir Bottle (250 ml)	EA	360.00	163.64	FWH	____
900200	Jigger Cap	EA	360.00	163.64	FWH	____
950335	Sparkling Blueberry Soda Label 90 n	EA	360.00	163.64	FWH	____

Drawing Number:
Description2: Individual
Deliver To Stock ID: MRD
Reference:

Print Date: 6/26/2016
Planner ID
Commodity: 9900
Class Code: C

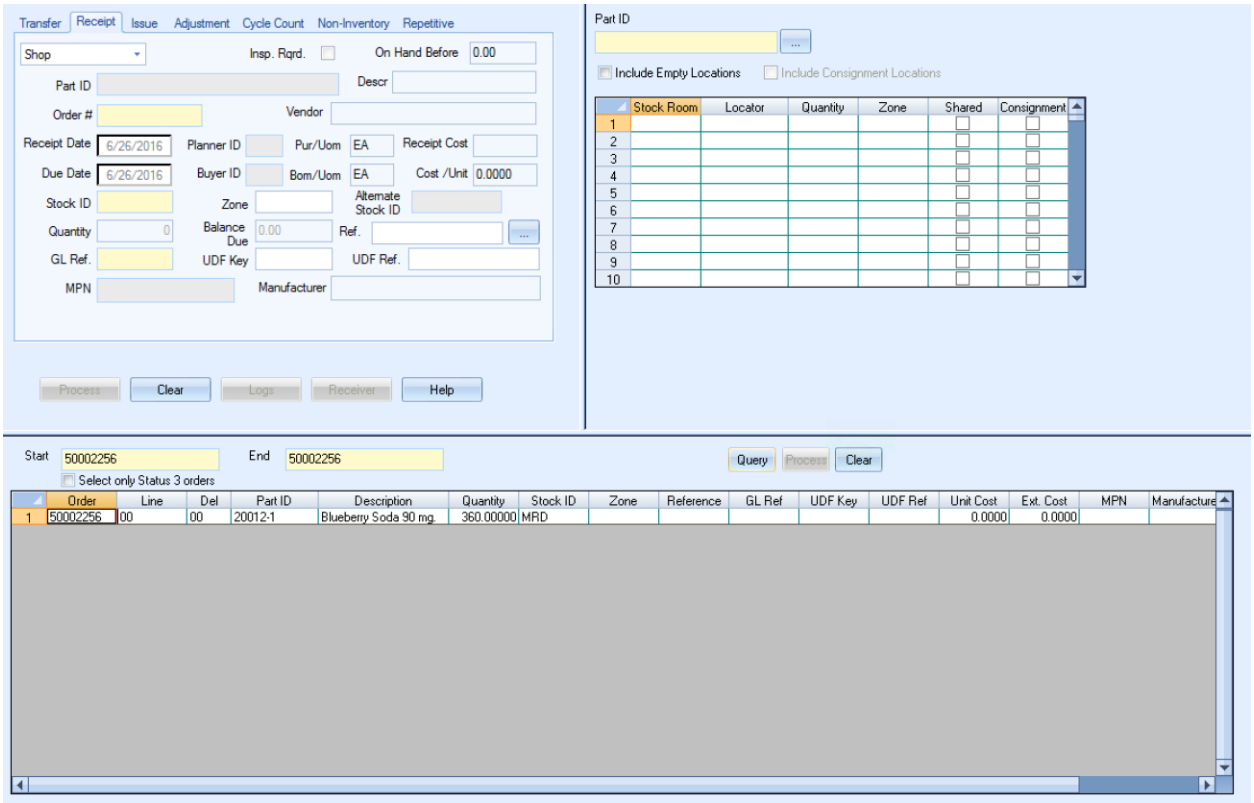
Step 4: Issue Raw Materials

After scaling and gathering the proper amounts of the batch per the Shop Paperwork, it is then issued in the system and removed from Inventory. Trained Management with permissible access to the system will issue the quantities to the proper shop order. ***See below interface for Issue of raw materials.***



Step 5: Receive the Batch

Once the batch is produced the yield is recorded and received into inventory as a finished goods product available for sale. ***See interface where finished goods are received into inventory below.***



Step 6: Shipping Record

When an order is shipped the product is shipped by quantity and lot. On a customer invoice it prints the case quantity, unit quantity and Lot number of the product. If a customer was shipped more than one lot of a specific product it will show both lots. This is critical in our ability to a recall of any nature. ***See invoice below for example***.

CYPRESS MANUFACTURING CO.

20 QUAIL RUN CIRCLE STE B
SALINAS, CA. 93907
831.998.8214

DUPLICATE

INVOICE

Invoice #	Invoice Date	Page
00001915	6/23/2016	1

Bill To: Eaze/The Great Giving Tree
1119 N. Amphlett Blvd.
San Mateo, CA 94401
USA

Ship To: Eaze/The Great Giving Tree
1119 N. Amphlett Blvd.
San Mateo, CA 94401
USA

CUSTOMER PO NUMBER	TERMS	SHIP VIA
	COD	Delivery

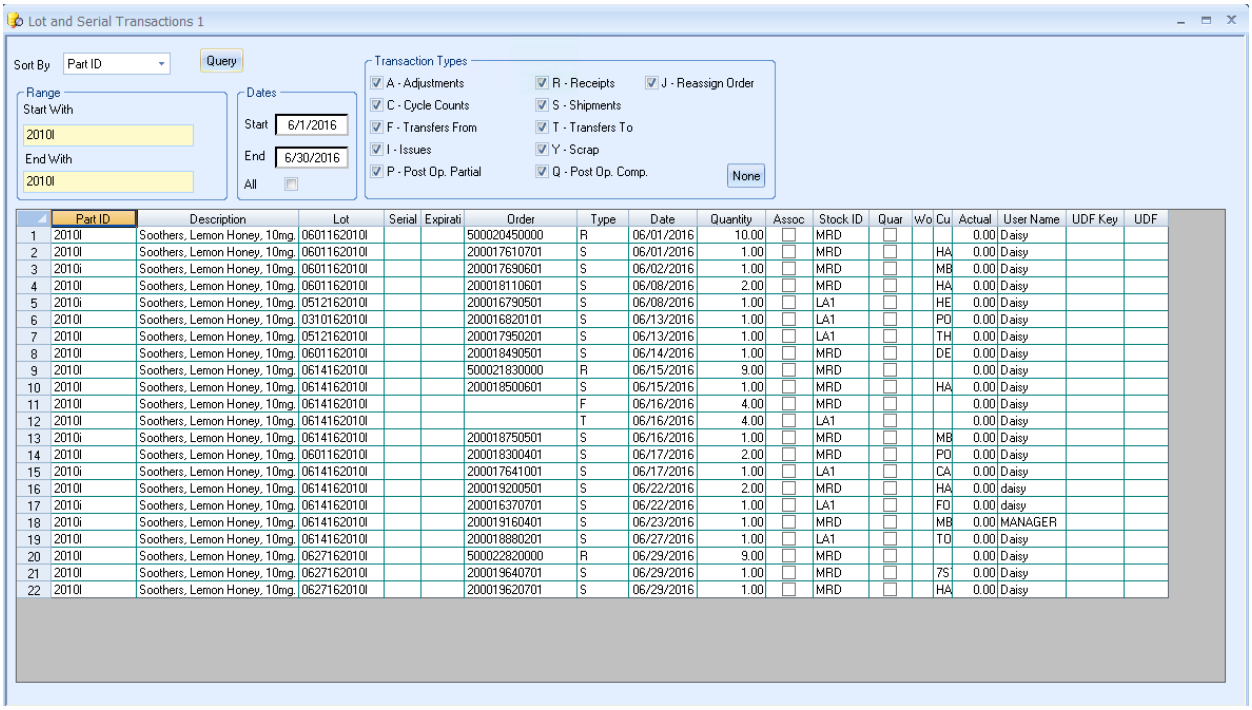
ORDERED BY	SALES REPRESENTATIVE	ORDER DATE	CUSTOMER ID
	Becca Marston	6/18/2016	EAZESF01

ORDER	LN	DL	QUANTITY O	QUANTITY S	QUANTITY BO	ITEM #	ITEM DESCRIPTION / LOT NUMBER	DISPENSARY USE (IN UNITS) ORDERED	BACK ORD	DELIVERED	UNIT $	EXTENSION $
20001895	01	01	25	25	0	20270	Krispy Kraken 180 mg., Master Case Lot: 06141620270	300	0	300	$ 9.00	$ 2700.000
20001895	02	01	20	20	0	20271	Toasted Rooster 180 mg., Master Case Lot: 06021620271	240	0	240	$ 9.00	$ 2160.000
20001895	03	01	10	10	0	8910s	Sour Cherry, Milk Chocolate, 1 Case of 12 ea. Tins Lot: 06141689105 Lot: 06211689105	120	0	120	$ 8.00	$ 960.000
20001895	04	01	3	3	0	1100	Synergy Relief Balm(1.5 oz.)-50mg.THC/50mg.CBD, Master Car Lot: 0610161100	36	0	36	$ 18.00	$ 648.000
20001895	05	01	6	6	0	551	Wild Berry Lemonade (200mg.), Mater Case Lot: 060716551 Lot: 062216551	144	0	144	$ 11.00	$ 1584.000
20001895	06	01	6	6	0	552	Peach Tea (200mg.), Master Case Lot: 060616552 Lot: 062216552	144	0	144	$ 11.00	$ 1584.000

9. Track and trace measures, including unique identifier system;

Inventory Tracking & Recall

Cypress's inventory is electronic through our ERP "MAX" system. We have real time inventory on raw materials and finished goods. We conduct weekly, monthly and quarterly cycle counts to insure Inventory is properly recorded and accounted for. With this ability to "Track & Trace" our products bi-annual mock recalls are conducted regularly. Average time of a mock recall is under 30 min with 100% capture of a specific lot code. We have the ability to recall by finished goods lot codes or a raw materials lot Code. ***See below Inventory tracking module by lot code.]***



	Part ID	Description	Lot	Serial	Expirati	Order	Type	Date	Quantity	Assoc	Stock ID	Quar	Wo	Cu	Actual	User Name	UDF Key	UDF
1	2010I	Soothers, Lemon Honey, 10mg.	0601162010I			500020450000	R	06/01/2016	10.00	☐	MRD	☐			0.00	Daisy		
2	2010I	Soothers, Lemon Honey, 10mg.	0601162010I			200017610701	S	06/01/2016	1.00	☐	MRD	☐		HA	0.00	Daisy		
3	2010i	Soothers, Lemon Honey, 10mg.	0601162010I			200017690601	S	06/02/2016	1.00	☐	MRD	☐		MB	0.00	Daisy		
4	2010I	Soothers, Lemon Honey, 10mg.	0601162010I			200018110601	S	06/08/2016	2.00	☐	MRD	☐		HA	0.00	Daisy		
5	2010i	Soothers, Lemon Honey, 10mg.	0512162010I			200016790501	S	06/08/2016	1.00	☐	LA1	☐		HE	0.00	Daisy		
6	2010I	Soothers, Lemon Honey, 10mg.	0310162010I			200016820101	S	06/13/2016	1.00	☐	LA1	☐		PO	0.00	Daisy		
7	2010I	Soothers, Lemon Honey, 10mg.	0512162010I			200017950201	S	06/13/2016	1.00	☐	LA1	☐		TH	0.00	Daisy		
8	2010I	Soothers, Lemon Honey, 10mg.	0601162010I			200018490501	S	06/14/2016	1.00	☐	MRD	☐		DE	0.00	Daisy		
9	2010I	Soothers, Lemon Honey, 10mg.	0614162010I			500021830000	R	06/15/2016	9.00	☐	MRD	☐			0.00	Daisy		
10	2010I	Soothers, Lemon Honey, 10mg.	0614162010I			200018500601	S	06/15/2016	1.00	☐	MRD	☐		HA	0.00	Daisy		
11	2010I	Soothers, Lemon Honey, 10mg.	0614162010I				F	06/16/2016	4.00	☐	MRD	☐			0.00	Daisy		
12	2010I	Soothers, Lemon Honey, 10mg.	0614162010I				T	06/16/2016	4.00	☐	LA1	☐			0.00	Daisy		
13	2010i	Soothers, Lemon Honey, 10mg.	0614162010I			200018750501	S	06/16/2016	1.00	☐	MRD	☐		MB	0.00	Daisy		
14	2010I	Soothers, Lemon Honey, 10mg.	0601162010I			200018300401	S	06/17/2016	2.00	☐	MRD	☐		PO	0.00	Daisy		
15	2010i	Soothers, Lemon Honey, 10mg.	0614162010I			200017641001	S	06/17/2016	1.00	☐	LA1	☐		CA	0.00	Daisy		
16	2010I	Soothers, Lemon Honey, 10mg.	0614162010I			200019200501	S	06/22/2016	2.00	☐	MRD	☐		HA	0.00	daisy		
17	2010i	Soothers, Lemon Honey, 10mg.	0614162010I			200016370701	S	06/22/2016	1.00	☐	LA1	☐		FO	0.00	daisy		
18	2010i	Soothers, Lemon Honey, 10mg.	0614162010I			200019160401	S	06/23/2016	1.00	☐	MRD	☐		MB	0.00	MANAGER		
19	2010I	Soothers, Lemon Honey, 10mg.	0614162010I			200018880201	S	06/27/2016	1.00	☐	LA1	☐		TO	0.00	Daisy		
20	2010I	Soothers, Lemon Honey, 10mg.	0627162010I			500022820000	R	06/29/2016	9.00	☐	MRD	☐			0.00	Daisy		
21	2010I	Soothers, Lemon Honey, 10mg.	0627162010I			200019640701	S	06/29/2016	1.00	☐	MRD	☐		7S	0.00	Daisy		
22	2010I	Soothers, Lemon Honey, 10mg.	0627162010I			200019620701	S	06/29/2016	1.00	☐	MRD	☐		HA	0.00	Daisy		

10. Sustainability measures and energy conservation;

LED - Using LED lights instead of conventional High Pressure Sodium (HPS) lamps that most growers use allows us to operate with a much lower power requirement and at a cooler temperature. We have worked together for months to develop a custom LED light designed specifically for growing cannabis in greenhouse environments. Exploring the idea of LED lighting for cannabis has led us to discussions with PG&E about creating a special lighting subsidy for cannabis greenhouses.

Natural Gas – we are exploring natural gas power generation as a main method of providing electricity for the site. This is limit the overall electrical demand on the power grid.

Solar – we are exploring options for installing solar panels on the back of the property to also offset the demand on the power grid.

Water – water used for cultivation comes from an on-site well. Any excess water will be captured in run-off ponds and recycled back into the watering supply. Run-off rain water will also be captured from the roofs of the greenhouses and recycled into the water supply.

11. Proposed signage;

Cypress Manufacturing does not currently intend to brand the cultivation with signage although it will adhere at all local and county signage needs for emergency services or conditions of use.

12. Quality control procedures;

Quality Control and Lab Testing

Cypress Quality Control process take into account quality and accuracy of the medication. Once a product is produced it is inspected for Quality (Look, Shape, Size, Taste), the product is then sent to a third party lab to validate accuracy. Cypress has a testing contract with ***SC Labs*** in Santa Cruz for all of its third party testing. ***See below attached Company Policy on Medication Tolerance and passing Lab Result.***

TITLE: **Lab Testing Tolerances**

REVISION: **1.0**

DATE: **02/03/2015**

PURPOSE

To establish written procedures to follow for all personnel to ensure all products tested by 3rd party labs meet company expectations.

SCOPE

This procedure shall apply to all Cannabis Finished goods products available for Sale Manufactured on property & Cannabis Raw Materials that do not have a previous 3rd party test.

RESPONSIBILITY

1. Production team, and quality team personnel are responsible for inspecting, gathering:
   a. 1 ea Base sample
   b. 1 ea sample from beginning of batch
   c. 1 ea sample from End of batch.

2. All lab samples internal tracking labels must match shop paperwork verified by part I.D.

PROCEDURE

1. All products to be tested will be turned into the Director Of Manufacturing at the end of the production day in proper 3rd Party lab provided vessels.
2. All samples shall be labeled with the Shop Paperwork Number and sample Id.
3. Lab Testing Paperwork provided by 3rd Party Lab will be filled out by Director of Manufacturing.

4. Products will be sent to the 3rd Party Lab by trained Cypress Manufacturing employees.
5. When Results are posted the following target tolerances will be followed. Anything out of tolerances will go to Board Approval for release or disposal of product. Product will be put on QA hold until released by VP of Manufacturing.
   a. Products Under 50 mg per serving acceptable tolerance will be +/- 20% of target dosing.
   b. Products Above 50 mg per serving acceptable tolerance will be +/- 10% of target dosing.
6. All products that have passed above testing protocols will be available for sale.

RECORDS

1. Records are to be kept in Exact Max for a minimum of 5 years.
2. Records are available during normal business hours.

Approved by:_____ ***Date:***_____

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Certificate of Analysis

Sample Name:	Moon Bar Toffee 250mg		
Tested for:	Altai Brands	**Sample Type:**	Infused
Sample ID:	160524Q001	**Total Sample Wt:**	22.0000 Grams
Date Tested:	**05/26/2016**		

Potency Test Results

Full spectrum cannabinoid profiling and analysis utilizing High Performance Liquid Chromatography (HPLC/UV)

Cannabinoid Summary

Total THC	Δ9THC+THCa	249.76 mg
Total CBD	CBD+CBDa	28.32 mg
Total CBN	Total CBN	1.66 mg

Full Cannabinoid Profile

Tetrahydrocannabinol	Δ9THC	9.83 mg/g
Tetrahydrocannabinolic Acid	THCa	1.53 mg/g
Cannabidiol	CBD	0.67 mg/g
Cannabidiolic Acid	CBDa	0.62 mg/g
Cannabinol	CBN	0.08 mg/g
Total Active Cannabinoids:		12.72 mg/g

Pesticide Test Results

HPLC-Mass Spectrometry for 12 compounds including pesticides, fungicides, and plant growth regulators

Acequinocyl	N/A	Imidacloprid	N/A
Pyrethrium	N/A	Spinosad	N/A
Spiromesifen	N/A	Spirotetramat	N/A
Abamectin	N/A	Bifenazate	N/A
Daminozide	N/A	Fenoxycarb	N/A
Myclobutanil	N/A	Paclobutrazol	N/A

Microbiological Test Results

3M Petrifilm and plate counts for microbiological contamination

Total Aerobic Plate Count	N/A	Total Yeast and Mold	N/A
Coliforms	N/A	E coli	N/A
Salmonella	N/A	Pseudomonas	N/A

Terpene Test Results

Screening and profiling for 34 terpenes found in Cannabis utilizing Gas Chromatography - Flame Ionization Detection (GC-FID)

	mg/g / %		mg/g / %
α Pinene	0.00 / 0.000	Myrcene	0.00 / 0.000
α Phellandrene	0.00 / 0.000	3 Carene	0.00 / 0.000
α Terpinene	0.00 / 0.000	Limonene	0.00 / 0.000
Terpinolene	0.00 / 0.000	Linalool	0.00 / 0.000
Fenchol	0.00 / 0.000	Borneol	0.00 / 0.000
Terpineol	0.00 / 0.000	Geraniol	0.00 / 0.000
α Humulene	0.00 / 0.000	β Caryophyllene	0.00 / 0.000
Caryophyllene Oxide	0.00 / 0.000	α Bisabolol	0.00 / 0.000
Camphene	0.00 / 0.000	β Pinene	0.00 / 0.000
Ocimene	0.00 / 0.000	Sabinene	0.00 / 0.000
Camphor	0.00 / 0.000	Isoborneol	0.00 / 0.000
Menthol	0.00 / 0.000	α Cedrene	0.00 / 0.000
Nerolidol	0.00 / 0.000	R-(+)-Pulegone	0.00 / 0.000
Eucalyptol	0.00 / 0.000	p-Cymene	0.00 / 0.000
(-)-Isopulegol	0.00 / 0.000	Geranyl Acetate	0.00 / 0.000
Guaiol	0.00 / 0.000	Valencene	0.00 / 0.000
Phytol	0.00 / 0.000	Citronellol	0.00 / 0.000

Total Terpene Concentration mg/g / 0.000 %

Residual Solvent Test Results

Headspace-Gas Chromatography for alkane and alcohol extractions

Propane	N/A	Ethanol	N/A
Methanol	N/A	Isopropanol	N/A
Isobutane	N/A	Mercaptan	N/A
2,2-Dimethylbutane	N/A	2-Methylpentane	N/A
3-Methylpentane	N/A	Cyclohexane + Benzene	N/A
Isopentane	N/A	Neopentane	N/A
n Butane	N/A	n Heptane	N/A
n Hexane	N/A	n Pentane	N/A

Sample Certification

Scan to verify at sclabs.com

This sample has been tested by SC Labs and the results are valid until the expiration date shown.

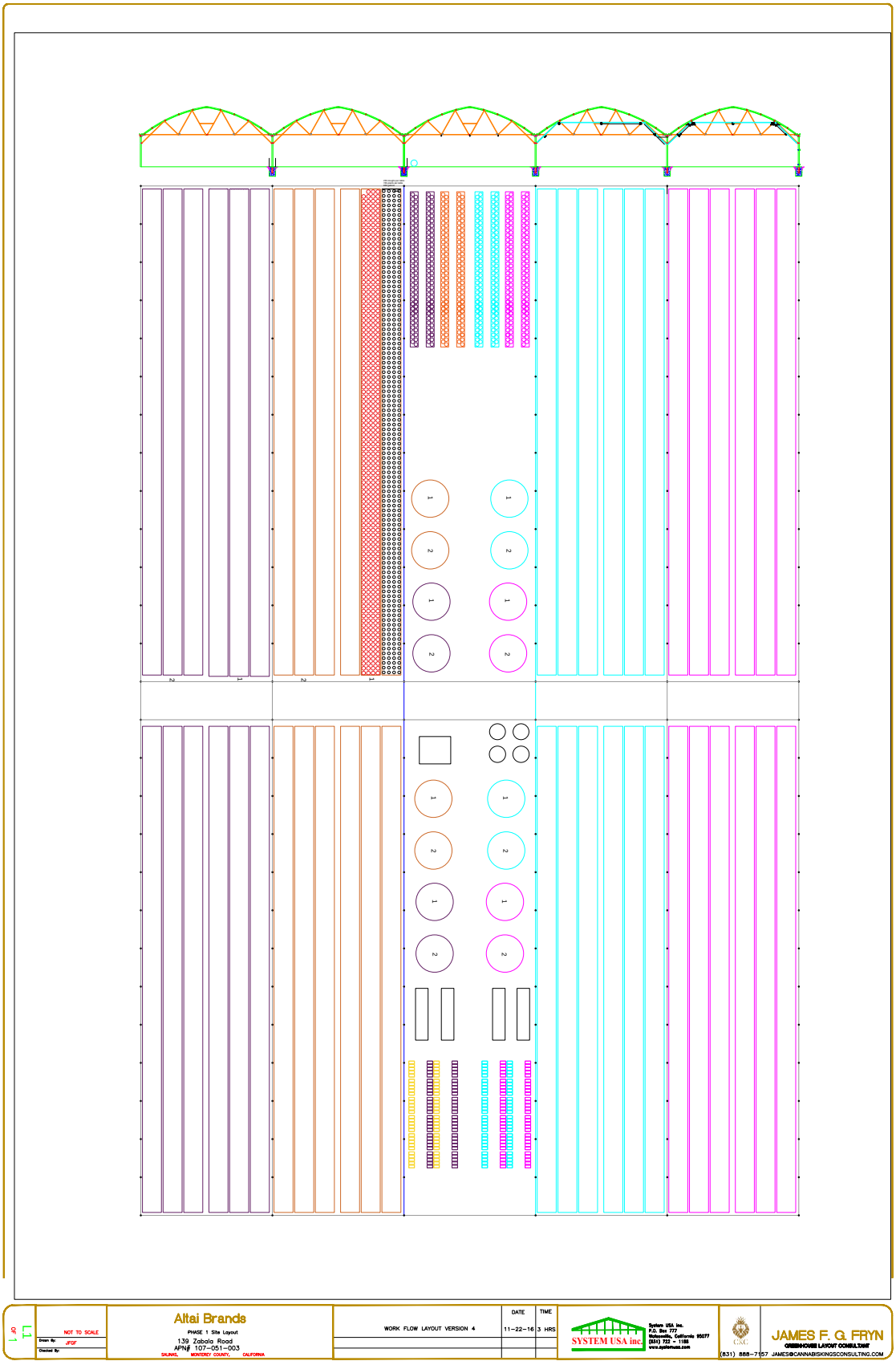
Josh Wurzer, President

All food products, food storage facilities, food-related utensils, equipment and materials are approved, used, managed and handled in accordance with the provisions of the California Retail Food Code, California Health and Safety Code section 113700-114437. All food products are protected from contamination at all times, and all food handlers are required to be clean, in good health and free from communicable diseases.

Cypress is organized as a California not-for-profit mutual benefit corporation, and the organizational documents of the Company prohibit the distribution of profits or dividends to any individual or investor. The structure and operations of Company and the conduct of its business are organized to comply with the Compassionate Use Act of 1996, the Marijuana Program Act, and the 1998 Attorney General Guidelines for cannabis businesses.

The Company's cannabis products are distributed only to Dispensaries operating in compliance with the Attorney General Guidelines and that are registered with the California State Board of Equalization. Membership agreements of cooperative Dispensaries provide that patients are required to agree not to distribute cannabis to non-members and not to use it in violation of applicable law. These procedures ensure that only qualified and duly verified members can access the Company's products.

13. Greenhouse #2 floor plan.



applicant Cypress Manufacturing

address 139 Zabala Road

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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:

- ☐ Combined Development Permit
- ☐ Rezoning
- ☐ Administrative Permit [Coastal/Non-Coastal]
- ☒ Use Permit
- ☐ Variance
- ☐ Design Approval
- ☐ General Development Plan
- ☐ Coastal Development Permit
- ☐ Modification of Conditions
- ☐ Local Coastal Plan Amendment [L.U.P. or C.I.P.]
- ☐ General Plan Amendment
- ☐ Minor Amendment [Coastal/Non-Coastal]
- ☐ Tentative Parcel Map [Minor Subdivision]
- ☐ Tentative Map [Standard Subdivision]
- ☐ Vesting Tentative Map
- ☐ Preliminary Map
- ☐ Preliminary Project Review Map
- ☐ Lot Line Adjustment
- ☐ Revised Final Map
- ☐ Revised Parcel Map
- ☐ Amended Final Map
- ☐ Amended Parcel Map
- ☐ Subdivision Extension Request
- ☒ Commercial Cannabis Use Permit
- ☐ Other _____

1. Owner[s] Name: ROBERT WEAKLEY
   Address: 20 QUAIL RUN CIRCLE # City: SALINAS State: CA
   Telephone: 831-238-7451 Zip Code: 93907
2. Applicant's Name: ROBERT WEAKLEY
   Address: 20 QUAIL RUN CIRCLE #B City: SALINAS State: CA
   Telephone: 831-238-7451 Zip Code: 93907
3. Applicant's interest in property [Owner, Buyer, Representative, etc.]
   AGENT - LESSEE
4. Property address and nearest cross street: 139 ZABALA ROAD
   ALISAL ROAD.
5. Assessor's Parcel Number[s]: 107-051-003-000
6. Current Zoning: FARMLAND GREATER SALINAS
7. Property area [acres or square feet]: 227,356
8. Describe the proposed project: A COMMERCIAL MEDICAL CANNABIS BUSINESS WITH (8) TYPE 3B AND (1) TYPE 4 LICENSES WITHIN EXISTING GREEN HOUSES.

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 f 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] 22

No. of covered parking spaces Ø No. of uncovered parking spaces 36

No. of Loading Spaces 4 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 PRIVATE Mutual System _____

Name of Public or Private Water System: TIN HOUSE PARTNERS, LLC

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

Name of Public or Private Sewer System: TIN HOUSE PARTNERS, LLC

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: MARCH 20, 2017 *at* SALINAS *, California*

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

ROBERT WEAKLEY
Owner's Name [Please Print or Type]

N/A
Agent's Name [Please Print or Type]

Owner's Signature

N/A
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: Farmland Area Plan / Land Use Plan: Greater Salinas

Legal Lot: 1968 maps Zoning Violation Case No.: N/A

Property Owner Verified: Yes ☒ No ☐ Height: _____ Lot Coverage 50%

Setbacks: F ____ R ____ S ____ Special 1000' OPL _____

FAR N/A Fire Haz. _____ SRA _____ Flood No

Advisory Committee: Greater Salinas

Geo. Hazard Zones: IV Arch. Sensitivity Zone: low ESH: No

Misc.: Cannabis UP for cultivation

Application Given Out By: Craig Spencer Date: 2/6/17

Application Received By: _____ Date: _____

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

COMMERCIAL CANNABIS BUSINESS PERMIT APPLICATION

This application is for (Permit Type):

- ☐ Type 1A – Cultivation; Specialty Indoor (Small)
- ☐ Type 1B – Cultivation; Specialty Mixed-light (Small)
- ☐ Type 2A – Cultivation; Indoor (Small)
- ☐ Type 2B – Cultivation; Mixed-light (Small)
- ☐ Type 3A – Cultivation; Indoor (Medium)
- ■ Type 3B – Cultivation; Mixed-light (Medium) (8)
- ■ Type 4 – Cultivation; Nursery (1)
- ☐ Type 6 – Manufacturer 1; Non-volatile
- ☐ Type 7 – Manufacturer 2; Volatile
- ☐ Type 8 – Testing
- ☐ Type 10 – Dispensary; General (One Site)
- ☐ Type 10A – Dispensary; Up to Three Sites
- ☐ Type 11 – Distributor
- ☐ Type 12 - Transporter

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

1. Business Name: CYPRESS MANUFACTURING
   Address: 139 ZABALA ROAD City: SALINAS State: CA
   Telephone: 831-998-8214 Zip Code: 93908
   Seller's Permit #:
2. Owner's Name: ROBERT WEAKLEY
   Address: 20 QUAIL RUN CIRCLE #B City: SALINAS State: CA
3. Telephone: 831-238-7451 Zip Code: 93907
4. Assessor's Parcel Number[s]: 107-051-003-000
5. Building Sq. Ft.: 227,356
6. Canopy Area Sq. Ft. (Cultivation Only): 22,000 X 8 TYPE 3B LICENES
7. Describe the proposed project: A COMMERCIAL MEDICAL MARIJUANA BUSINESS WITH (8) TYPE 3B LICENSES AND (1) TYPE 4 LICENSE WITHIN EXISTING GREEN HOUSES

8. **EMPLOYEES:** Will this business have employees: YES / NO
   (If "YES", Complete Commercial Cannabis Business Employee Contact Information Section)

10. **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: MARCH 20, 2017 *at* SALINAS, *California*

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

ROBERT WEAKLEY
Owner's Name [Please Print or Type]

N/A
Agent's Name [Please Print or Type]

Owner's Signature

N/A
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: Farmland
Area Plan / Land Use Plan: Greater Salinas
Legal Lot: 1968 maps
Zoning Violation Case No.: N/A
Property Owner Verified: Yes ☒ No ☐
Height:
Lot Coverage 50%
Setbacks: F R S
Special 600 ft
OPL
FAR
Fire Haz. low
SRA
Flood No
Advisory Committee: Greater Salinas
Geo. Hazard Zones: IV
Arch. Sensitivity Zone: low
ESH: No
Misc.: Cannabis Business Permit
Application Given Out By: Craig Spencer
Date: 2/6/17
Application Received By:
Date:

Revised 12-5-16

applicant Cypress Manufacturing

address 139 Zabala Road

general plan

site plan

The property at 139 Zabala Road is serviced by private well water located on the property and owned by Tinhouse Partners, LLC. There are two private septic tanks that serve each other. Tinhouse Partners, LLC uses a local private septic service to service the tanks when needed. The on-site well provides water for all cultivation needs. A complete evaluation of the water analysis was completed by the Monterey County Health Department on November 18, 2016, and attached to this application for review. Excess water will be captured in run-off ponds and recycled back into the water supply. Run-off rain water will also be captured from the roofs of the greenhouses and recycled into the water supply

The project is located in zone 2C and is consistent with the 2010 General Plan Policy PS-3.1 and PS-3.2. As noted in the written response from the Monterey County Water Resources Agency, "there are no WRA conditions of approval recommended for the proposed use permit.

Photographs are attached to the original plan submittal and will be updated.

general plan development

The proposed Zabala Road cultivation site is located at 139 Zabala Road in Monterey County and consists of approximately 445,311 square feet of land within the Farmland (F) zoning district and improved with (i) greenhouses containing approximately 227,356 square feet, and (ii) a warehouse/shop/office building containing approximately 6,375 square feet. The Monterey County tax assessor's parcel number for the site is 107-051-003-000.

Cypress Manufacturing proposes to utilize the existing greenhouses at 139 Zabala Road to initiate medical cannabis cultivation and plans substantial upgrades to the greenhouse structures, all of which were permitted or legally established prior to January 1, 2016 and consistent with the Monterey County Ordinance amending Title 21 of the Monterey County Code.

The existing footprint of the greenhouse will not be affected; however, Cypress Manufacturing plans to make substantial investments in equipment and related infrastructure, including highly energy efficient LED lighting systems supported by PG&E, state of the art environmental control systems such as HVAC and dehumidification equipment, upgraded irrigation and nutrient infusion systems, black-out light control shades, and related electrical power upgrades.

Cypress Manufacturing has begun the necessary cleaning and decontamination

activities, developed equipment specifications, and have developed plans to begin cultivation/nursery operations of an initial 50,000 square feet of canopy in Greenhouse #2 as soon as the necessary Use Permits for this activity can be obtained from Monterey County. Cypress Manufacturing is in the process of removing the existing hoop houses located on the property since these structures do not meet the ordinance criteria for cultivation in the Farmland Zoning District.

The facility will operate no more than 10 hours per day between the hours or 8:00 AM and 7:00 PM, five (5) days a week. Any exterior lighting of the parking area will be kept at a sufficient intensity so as to provide adequate lighting for patrons, while not disturbing surrounding commercial areas. It is estimated Cypress Manufacturing will employee a maximum of 22 employees on site. Based on the amount of employees, it is estimated that approximately 50 vehicles trips will occur each day that includes deliveries.

In regard to Water Management, Cypress Manufacturing will adhere to State regulations regarding the Department of Fish and Wildlife and the State Water Resources Control Board to ensure that individual and cumulative effects of water diversion and discharge associated with cultivation do not affect the in-stream flows needed for fish spawning, migration, and rearing, and the flows needed to maintain natural flow variability. The on-site well provides water for all cultivation needs. Excess water will be captured in run-off ponds and recycled back into the water supply. Run-off rain water will also be captured from the roofs of the greenhouses and recycled into the water supply

Cypress Manufacturing is visionary in its approach to using sustainable measures and energy conservation. Cypress intends to use LED lights instead of the conventional High Pressure Sodium (HPS) lamps utilized by most growers. This will allow Cypress to operate with a much lower power requirement and at a cooler temperature. Cypress has worked together with a lighting manufacturer to develop a custom LED lights designed specifically for growing cannabis in greenhouse environments. Exploring the idea of LED lighting for cannabis has led Cypress to discussions with PG&E about creating a special lighting subsidy for cannabis greenhouses.

Cypress is exploring natural gas power generation as a main method of providing electricity for the site. This limits the overall electrical demand on the power grid. Cypress is exploring options for installing solar panels on the back of the property to also offset the demand on the power grid.

security measures

To underscore our commitment to maintaining proper security measures, Cypress Manufacturing will comply with all requirements listed in County Ordinance Chapter 21, specifically Chapter 7.30 relative to Private Patrol Systems, and any specific conditions of use within its Use Permit. It is the intent of Cypress Manufacturing to partner with the County of Monterey to develop and implement effective security systems that can be efficient in maintaining safety and quality of life concerns.

The security management system will feature four (4) elements that work together to ensure maximum protection of the facility, staff safety and security, and without creating public safety impacts to neighborhoods, residents, and businesses.

intrusion alarm system

The system is designed to exceed all applicable federal, state and county requirements and regulations. Design, installation and on-going service will be provided by Bay Alarm systems. Cypress Manufacturing currently uses Bay Alarm at its manufacturing facility in the City of Salinas. They have a local representative who can respond and repair any unforeseen malfunctions in a timely manner to enhance the integrity of the system.

The property designated for commercial cannabis cultivation located at 139 Zabala Road, will be continuously monitored by an intrusion alarm system covering all perimeter entry points to the facility. An eight-foot standard chain linked fencing equipped with privacy screens and razor spirals will surround the property to prevent and discourage illegal intrusion. The fencing will meet the requirements outlined by the RMA – Planning department.

There will be on-site 24/7 licensed uniformed security staff in accordance with Chapter 7.30 MCMC to monitor the site location. There will be one point of entry for visitors, staff, and vendors where uniformed security staff will control access to the facility. Standard Operating Procedures will be developed to properly identify visitors to the facility and prevent minors from entering the facility.

On the exterior of the building, motion detectors will be installed on the exterior walls of the grow facilities as well as the rooftops to provide complete perimeter protections during closed operations. These detection devices are used to activate the alarm system in the event of a security breach as well as to integrate with the video surveillance system and control PTZ (Point Tilt Zoom) cameras.

Panic alarm devices will be installed at the guard gate in a readily accessible location in the event the night guard encounters illegal behavior. Knox Boxes will be installed in assigned locations, as approved by the Fire Department, and will be monitored by on-site security.

The alarm control panel will be programmed with a failure notification protocol and connected to a UPS (uninterruptible power supply) battery backup system to ensure the continuous monitoring capability in the event of a power loss.

Security lighting will be installed to ensure proper illumination for the identification of people and vehicles. Lighting will be sufficient to interface with the video security system to assist law enforcement with the identification of people and vehicles. Management will have remote access to monitor and control the alarm system.

Management staff has identified the Chief Compliance Officer as the organizations liaison to law enforcement to mitigate concerns and questions. The CCO has nearly 32 years of law enforcement experience in the State of California and recently retired as a Chief of Police.

video surveillance system

An IP video management system will be installed on the premises to provide complete surveillance of the property. On-site security will have access to video monitor systems to monitor the property from a fixed location. Cameras will be high resolution (1280 x 960 minimum) and equipped with night vision capabilities to safely identify trespassers or potential illegal behavior.

Cameras will capture video of the entire perimeter of the building and green houses as well as all interior areas of importance in the facility to guard against employee theft. Cameras will be strategically located to avoid intrusion onto private property not designated by the parcel number in the approved use permit. In addition to fixed lens cameras, PTZ (pan-tilt-zoom) cameras will be installed in strategic locations to allow for on-site security staff to remotely investigate any activity on the property. PTZ cameras will be integrated with the laser motion detectors from the intrusion alarm system.

Camera placement will be capable of identifying activity occurring within 20 feet of all points of ingress and egress and will allow for the clear and certain identification of any individual and activities on the premises. At the entry/exit point, cameras will be angled so as to allow for the capture of clear and certain identification of any person and vehicle entering or exiting the facility.

Camera coverage will be provided for all areas where medical marijuana is grown, cultivated, stored, weighed, packaged, or processed. At least one camera will be dedicated to record the access point to the secure surveillance recording area.
All recordings will be stored on-site for a period of 30 days at 5 frames per second (FPS) and will be made accessible to the Sheriff's Department on request. A date and time stamp will be embedded on all recordings in a way that it does not significantly obscure the picture. At all times at least one member of the staff will have knowledge of the operation of all video surveillance equipment and is capable of assisting law enforcement if needed.

In the event of a pending criminal, civil or administrative investigation, or any other proceeding for which the video recordings may contain relevant information, recordings will be preserved upon request or by court order until the investigation is closed.

A UPS (uninterruptible power supply) battery backup system will be used to ensure continuous operating and recording capability in the event of a power loss. The battery backup system will provide an alert via email or text in the event of a surveillance interruption.

The video surveillance system will be inspected and serviced on a quarterly basis by the system installers. Management will maintain activity and service records of all video equipment and will make those records available upon request.
Management will maintain a security map detailing camera locations direction of coverage, camera numbers and alarm system components. Proper signage will be posted and visible at all entry points using OSHA compliant format stating: "SECURITY NOTICE Video Surveillance On The Premises".

access control system

An access control system will be installed throughout the facility to provide selective restriction of access to employees. Permissions will be granted based on job function and position in the organization. Employee access to individual doors during specified hours will be monitored and analytics will be generated to review and validate activity.

Building entrances will require authentication for entry. Those areas that require two door entry points will be equipped with a Mantrap or interlock system, which requires the first door to be locked and secured before the second door will allow access.

The gate entry will be equipped with a uniformed security gate operator that is integrated with the access control system. Authorized personnel will be provided with a unique identifying code to gain entry. The Chief Compliance Officer will change those areas controlled by a universal keypad security system on an annual basis per Standard Operating Procedures. If at all possible, keys will not be used to maintain integrity and site management.

The gate entry will feature a video intercom system that allows for communication between the gate entry station and the inside stations. On-site security personnel will communicate with visitors from inside the property and grant or deny access.

on-site uniformed security

Cypress Manufacturing will comply with the requirements specified in Monterey County Municipal Code Section 7.30 as it relates to Private Patrol Systems. In working with the Monterey County Sheriff's Department, on-site uniformed security will be in compliance with all State regulations. Security guards will be in possession of a valid registration card from the State of California and will register their card with the Monterey County Sheriff's Department.

The importance of having on-site security staff during business and non-business hours is to provide a uniform presence to discourage illegal behavior and to report such activity in a timely manner to law enforcement. The primary purpose for on-site security is to be those extra eyes and hears for law enforcement and provides additional safety for staff and the facility. All Visitors must read and acknowledge by signing the visitors log upon entry to the facility. Visitors park in a surveilled and well-lit parking lot. They must ring a door buzzer and an employee must let them in. They must read and sign acknowledging our visitor's policy.

applicant Cypress Manufacturing

address 139 Zabala Road

questionnaires

- Hazardous Materials Questionnaire
- Water Use Nitrate Impact Questionnaire

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

Jurisdiction Name_____
Use Permit #_____
or
Building Permit #_____
Contact Name_____
Phone _____

HAZARDOUS MATERIAL QUESTIONAIRE

ASSESSOR'S PARCEL NUMBER 107-051-003-000

BUSINESS NAME CYPRESS MANUFACTURING TYPE OF BUSINESS COMMERCIAL MEDICAL CANNABIS

SITE LOCATION 139 ZABALA ROAD CITY SALINAS, CA 93908

MAILING ADDRESS 20 QUAIL RUN CIRCLE SALINAS, CA 93907

BUSINESS CONTACT ROBERT WEEKLEY - CEO INDUS HOLDINGS 831-238-7451
NAME PHONE

PROPERTY OWNER ZABALA NURSERIES 831-649-0220
NAME PHONE

1. 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 [X] NO

2. 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 [X] NO

3. 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 [X] NO

4. Will your business proposed project be using underground storage tanks to store hazardous materials.
   [ ] YES [X] NO

5. Will your business/proposed project be generating any quantities of hazardous waste such as waste oil, waste solvents, etc.
   [ ] YES [X] NO

6. Will you business/proposed project be emitting any hazardous air emissions.
   [ ] YES [X] 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.

Executed At: SALINAS, CALIFORNIA
City, State

PRINT NAME OF OWNER/OPERATOR Robert Weekley

SIGNATURE OF OWNER/OPERATOR _____

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

FOR LOCAL JURISDICTION USE ONLY

1. 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
2. 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 ***Signature:***_____ ***Date:***_____
Print Name and Title:_____

Air Pollution District Clearance ***Signature:***_____ ***Date:***_____
Print Name and Title:_____

ENVIRONMENTAL HEALTH REVIEW SERVICES
DEPARTMENT OF HEALTH
1270 Natividad Road, Salinas, CA 93906 (831) 755-4507 (831) 796-8680 fax

INITIAL WATER USE/NITRATE IMPACT QUESTIONNAIRE FOR DEVELOPMENT IN MONTEREY COUNTY

This questionnaire must be completed and submitted to the Monterey County Health Department, Division of Environmental Health (two copies) and the Monterey County Water Resources Agency (one copy). The information supplied in the questionnaire will be used to evaluate the long-term impacts of the proposed project on the water quality and quantity of both the local and regional groundwater basins of Monterey County. In some cases the information supplied in this questionnaire will be adequate for determining the impacts of proposed development on groundwater supplies. In other cases, however, the Monterey County Division of Environmental Health and/or the Monterey County Water Resources Agency may require additional information or hydrologic studies. **If your development project includes an application for subdivision of land, verification of legal water rights must be submitted with this form.** Inquiries regarding this questionnaire should be directed to the Monterey County Division of Environmental Health, (831) 755-4507 or the Monterey County Water Resources Agency, (831) 755-4860.

1. Project Name: CYPRESS MANUFACTURING

2. Applicant's Name: ROBERT WEAKLEY

   Address: 20 QUAIL RUN CIRCLE City: SALINAS State: CA Zip: 93907

   Telephone: 831-238-7451 (Home) 831-998-8214 (Business) 831-238-7451 (Mobile)

3. Owner(s) Name: ROBERT WEAKLEY

   Address: 20 QUAIL RUN CIRCLE City: SALINAS State: CA Zip: 93907

   Telephone: SAME (Home) SAME (Business) SAME (Mobile)

4. Project Location or Address: 139 ZABALA ROAD SALINAS, CA 93908
   (Attach site and vicinity maps)

5. Project Assessor's Parcel Number(s): 107-051-003-000

6. General Description of Proposed Project: A COMMERCIAL MEDICAL MARIJUANA BUSINESS WITH (8) TYPE 3B LICENSES AND (1) TYPE 4 NURSERY LICENSE WITHIN EXISTING GREEN HOUSES
   (Attach additional sheet if needed)

7. **Existing** zoning & use: FARM LAND - GREATER SALINAS

8. **Proposed** zoning: NO CHANGES

9. Number of existing legal lots of records: 1

10. **Existing** Water Supply is:

[ ] None

[ ] Public or private utility:_____ (Name)

■ Existing individual well(s)*
How many? ___1___

[ ] 2-200 connection water system: _____
_____(Name of system as it appears on Health Permit)

*Attach all well log(s), all chemical analysis results, and all pump tests. (ATTACHMENT B)

11. **Proposed** Water Supply is:

■ Existing individual well*

[ ] Public or private utility:_____ (Name)

[ ] Proposed individual well(s)*

[ ] 2-200 connection water system: _____

[ ] Existing public or private system to be expanded:_____
_____ (Name of system as it appears on Health Permit)

*Attach all well log(s), all chemical analysis results, and all pump tests. (ATTACHMENT B)

12. **Existing** Sewage Disposal is Provided by:

[ ] None

■ Individual septic tank systems

[ ] Existing on-site treatment system: _____ (Describe)

[ ] Centralized Public/Private Sewer System: _____ (Name)

13. **Proposed** Sewage Disposal for the project is by:

[ ] None to be generated

■ Individual septic tank systems

[ ] Proposed on-site treatment system: _____ (Describe)

[ ] Centralized Public/Private Sewer System: _____ (Name)

14. Is this property currently used for crop production? If yes, itemize specific crops and their acreage. Include number of crops grown per year for each type of crop (attach additional sheets as necessary):___NO___

_____

15. Total amount of water currently used on this property (Gal/day and acre-feet/year):___200 GAL/DAY___

Amount above based on: [ ] Metered information [ ] Engineers estimate ■ Owner's estimate

16. Net amount of water currently used on this property (Gal/day and acre-feet/year):___200 GAL/DAY___
(Total water used minus recharge to groundwater equals net water use)

Typically 20% recharge for irrigation use and 80% for on-site septic systems.

17. Total number of lots for project proposed, their combined acreage, and total water use

a) Residential lots: Ø (Number); Ø (Total acreage); Ø (Total estimated water use)

b) Commercial lots: Ø (Number); Ø (Total acreage); Ø (Total estimated water use)

c) Industrial lots: Ø (Number); Ø (Total acreage); Ø (Total estimated water use)

d) FARMLAND (Other); 1 (Number); 4 (Total acreage); 147,000 ANNUALLY (Total estimated water use) (GALLON

*For any proposed commercial, industrial, or other uses, attach a written description of the uses for each lot.

18. Acreage of irrigated agriculture, landscape, open space, green belt, parks, common area, etc, proposed and total water use: Ø (Total acreage); Ø (Total estimated water use)

19. Will any other types of wastes (i.e. wash water, water treatment unit discharges, crushing wastes, processing wastes, tail waters, etc.), be generated as a part of this project? [ ] YES ■ NO

If yes, attach a written description with estimated peak, daily, monthly, seasonal, and yearly volumes.

20. Will solid wastes containing nitrates be disposed of on-site (animal manure, organic compost, etc.)?
[ ] YES ■ NO

21. If this development project includes subdivision of land, written verification of legal water rights to the quantity of water necessary to assure an adequate and reliable drinking water supply for the proposed subdivision must be provided. Verification of legal water rights shall include, but shall not be limited to the following forms of documentation; (a) a Condition of Title Report, prepared by a Title Company at the Applicant's expense, along with any and all supporting documentation to indicate whether legal water rights have been subordinated and/or severed, (b) information that describes the legal basis and authority for diversion or extraction of water, (c) if groundwater is being pumped from a groundwater basin that has not been adjudicated, a statement to that effect is sufficient documentation to satisfy this requirement, (d) if the source of water is subject to permit requirements under the State Water Resources Control Board (SWRCB), a copy of the water rights permit must be included.

22. As owner(s) or owner's (owners') agent for the development permit application, I/We have read the questions and know the contents herein. I/We declare under penalty of perjury that the information contained in this questionnaire, including the plans and documents submitted herewith are true and correct to the best of my/our knowledge.

ROBERT WEAKLEY
Owners Name (Type or print)

Owners Signature

Owners Name (Type or print)

Owners Signature

Dated: MARCH 22, 2017 at SALINAS, California

I declare under penalty of perjury that I am authorized by the owner(s) of the described property to supply this information.

ROBERT WEAKLEY
Agents Name (Type or print)

Agents Signature

Dated: MARCH 22, 2017 at SALINAS, California

FOR OFFICIAL USE ONLY

Application given out by:_____, _____
(Planner) (Date)

Questionnaire reviewed by:_____, _____
(Date)

Questionnaire approved with no additional information required: [ ] YES [ ] NO

Additional information required:_____

_____

_____

_____

_____

Applicant notified of additional information required:_____ (Date)

Net amount of water use for the proposed project (gal/day and acre-feet/year): _____
(Total estimated water used minus recharge to groundwater equals net water use)

Amount above based on: [ ] Engineers estimate [ ] Owner's estimate

Water balance: _____
(Current net water use minus proposed net estimated water use equals decrease/increase in water use)

EH101 (12/01)

CYPRESS MANUFACTURING APPLICATION

ATTACHMENT A

Water Usage

Full operation water usage est.

Monthly

20,000 gallons every other day House 1 & 2

4,500 gallons every other day House 3 & 4

Annually

120,000 gallons House 1 & 2

27,000 gallons House 3 & 4

ATTACHMENT B

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

Cypress Manufacturing
139 Zabala Road
Salinas, CA 93908

Attn: Brandon DeYoung

Friday, November 18, 2016

Lab Number: AB94787 **Client Code:** CYPRESS

Iron	Attached	Attached	Completed	Attached	11/3/2016
Lead (Pb)	EPA200.8 REV	ug/L	ND	0.5	11/7/2016
Magnesium	ASTM6919-09	mg/L	11	1	11/14/2016
Manganese (Mn)	EPA200.8 REV	ug/L	ND	0.5	11/7/2016
MBAS, calc as LAS, mol wt. 340	SM5540 C-200	mg/L	ND	0.050	10/31/2016
Mercury (Hg)	EPA200.8	ug/L	ND	0.25	11/7/2016
Nickel (Ni)	EPA200.8 REV	ug/L	ND	0.5	11/7/2016
Nitrate Nitrogen	EPA300.0	mg/L	1.4	0.2	10/31/2016
Nitrite as nitrogen	SM4500 NO2	mg/L	ND	0.05	10/31/2016
NO3 (Nitrate)	EPA300.0 REV	mg/L	6.0	1	10/31/2016
pH (Laboratory)	SM4500H+ B-2	Std Units	7.0	N/A	10/31/2016
Potassium	ASTM6919-09	mg/L	1.8	0.1	11/14/2016
Selenium (Se)	EPA200.8 REV	ug/L	ND	5	11/7/2016
Silver (Ag)	EPA200.8 REV	ug/L	ND	5	11/7/2016
SO4 (Sulfate)	EPA300.0 REV	mg/L	10	1	10/31/2016
Sodium	ASTM6919-09	mg/L	64	1	11/14/2016
Thallium (Tl)	EPA200.8 REV	ug/L	ND	0.5	11/7/2016
Threshold odor number	SM2150-B	TON	ND	1.0	10/31/2016
Total Alkalinity (as CaCO3)	SM2320 B-199	mg/L	124	1	10/31/2016
Total Dissolved Solids (TDS)	SM2540 C-199	mg/L	312	5	11/3/2016
Turbidity (Laboratory)	SM2130 B-200	NTU	0.70	0.05	10/31/2016
Zinc (Zn)	EPA200.8 REV	ug/L	ND	5	11/7/2016

mg/L : Milligrams per liter (=ppm) ug/L : Micrograms per liter (=ppb) * : Primary Standards
PQL : Practical Quantitation Limit MCL : Maximum Contaminant Level ND : Not Detected ** : Secondary Standards

ATTACHMENT B

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

Cypress Manufacturing
139 Zabala Road
Salinas, CA 93908

Attn: Brandon DeYoung

Friday, November 18, 2016

Lab Number: AB94787 **Client Code:** CYPRESS

Sample Site: STORAGE TANK
Source Code:
Sample ID:

Collection Date/Time: 10/31/2016 11:30
Submittal Date/Time: 10/31/2016 14:04
Sample Collector: FELICIANO

Sample Comments: Water sample. Receiving temperature 7.7°C.

Analyte	Method	Unit	Result	PQL	Date Analyzed
Aluminum (Al)	EPA200.8 REV	ug/L	ND	5	11/7/2016
Antimony (Sb)	EPA200.8 REV	ug/L	ND	0.5	11/7/2016
Arsenic (As)	EPA200.8 REV	ug/L	4	1	11/7/2016
Barium (Ba)	EPA200.8 REV	ug/L	ND	0.5	11/7/2016
Beryllium (Be)	EPA200.8 REV	ug/L	ND	0.5	11/7/2016
Bicarbonate Alkalinity (as HCO3)	Calculated	mg/L	151.3	1.0	10/31/2016
Cadmium (Cd)	EPA200.8 REV	ug/L	ND	0.5	11/7/2016
Calcium	ASTM6919-09	mg/L	21	1	11/14/2016
Calculated Langelier	Calculation	CaCO3	-0.48		11/14/2016
Carbonate Alkalinity (as CO3)	Calculated	mg/L	ND	1.0	10/31/2016
Chromium (Cr)	EPA200.8 REV	ug/L	ND	5	11/7/2016
Cl (Chloride)	EPA300.0 REV	mg/L	72	1	10/31/2016
Coliforms, E. coli	SM9223	#/100 mL	ABSENT	1	11/1/2016
Coliforms, total	SM9223	#/100 mL	PRESENT	1	11/1/2016
Color Determination	SM2120B-200	Color Units	<2	2	10/31/2016
Conductivity	SM2510 B-199	umho/cm	518	2	11/4/2016
Copper (Cu)	EPA200.8 REV	ug/L	ND	0.5	11/7/2016
Cyanide	Attached	Attached	Completed	Attached	11/3/2016
F (Fluoride)	EPA300.0 REV	mg/L	0.78	0.10	10/31/2016
Hardness	SM2340B-199	mg/L	97.7		11/14/2016
Hydroxide Alkalinity (as OH)	Calculated	mg/L	ND	N/A	10/31/2016

mg/L : Milligrams per liter (=ppm) ug/L : Micrograms per liter (=ppb) * : Primary Standards
PQL : Practical Quantitation Limit MCL : Maximum Contaminant Level ND : Not Detected ** : Secondary Standards

applicant Cypress Manufacturing

address 139 Zabala Road

record of permits

- Lot Coverage Variance
- Septic Tank Permit
- Construction Permit - Power Upgrade

FILE NO. ZA-6828 TYPE OF APPLICATION VAR DATE 9-3-87

APPLICANT ETSO YAMAGUCHI

NAME

ADDRESS 139 ZABALA RD CITY SALINAS

TELEPHONE 758-9911 ZIP 93908

RECEIVED 8-27-87 FEE $ 455.00 RECEIPT # 57858

ZONING REVIEW FOR COMPLETENESS 9/16/87

TO ENVIRONMENTAL STAFF

"884" NOTICE TO APPLICANT 9/16/87

APPLICATION DETERMINED COMPLETE AND PLACED ON AGENDA 9/16/87

REFERRALS SENT

ENVIRONMENTAL DETERMINATION AND DATE

Categorical Exemption: Section 15305 Class 5 Item A

Exempt Status MINOR VARIANCE

Determination by Z.A. Date

Determination by P.C. Date

Determination by Subd. Comm. Date

Determination by B. of S. Date

NOTICES TO ADJOINING PROPERTY OWNERS 9/23/87

NOTICES TO NEWSPAPER 9/22/87 NEWSPAPER Calif.

POSTING SENT 9/22/87 AFFIDAVIT RETURNED 10/5/87

FINAL ACTION

Z.A. Approved Denied Date 10/8/87 Appealed

P.C. Approved Denied Date Res. No. Appealed

B. of S. Approved Denied Date

S. C. Approved Denied Date Res. No. Appealed

B14

FILE

ROBERT SLIMMON, JR.
ZONING ADMINISTRATOR

STATE OF CALIFORNIA
COUNTY OF MONTEREY

NO. ZA-6828

A.P.# 107-051-03

In the matter of the application of
ETSO YAMAGUCHI

FINDINGS & DECISION

for a Variance to Section 20.12.070, in accordance with Title 20 (Zoning) Chapter 20.94 (Variances) of the Monterey County Code, to allow an addition to lot coverage, located on portion of southerly Alisal Rancho, Lot B of Sub 5 of Lot 4, Zabala Road area, fronting on and northerly of Zabala Road, came on regularly for hearing before the Zoning Administrator on October 8, 1987.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto, now makes the following findings and decision:

FINDINGS OF FACT

1. That the requested lot coverage is consistent with other similar developments in the same area.

CONCLUSIONS

(1) That because of special circumstances applicable to subject property, the strict application of this Ordinance is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification, and

(2) That the grant of a Variance would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated.

DECISION

THEREFORE, it is the decision of said Zoning Administrator that said application for Variance be granted as shown on the attached sketch, and subject to the following conditions:

1. A fire flow minimum of 750 gpm; 20 psi residual is required. Hydrant outlets and location to be determined by Salinas Rural Fire District.

2. Provide 1-1/2" fire department connection with valves and caps - minimum 2" feeder lines; to be placed every 200 feet or spaced as per Salinas Rural Fire District.

3. Stormwater runoff shall be retained in percolation trenches designed by a registered civil engineer subject to the approval of the County Flood Control District. Percolation data in a report for this property by Grice Engineering dated January 1987 may be used.

4. Certification by a registered civil engineer that the percolation trenches were constructed per the approved design shall be provided to the County Flood Control District.

5. The retention facility shall be maintained to function as initially constructed and approved.

6. Provide a backflow prevention device or air gap on the water system if fertilizers are injected into the system subject to the approval of the Director of Environmental Health.

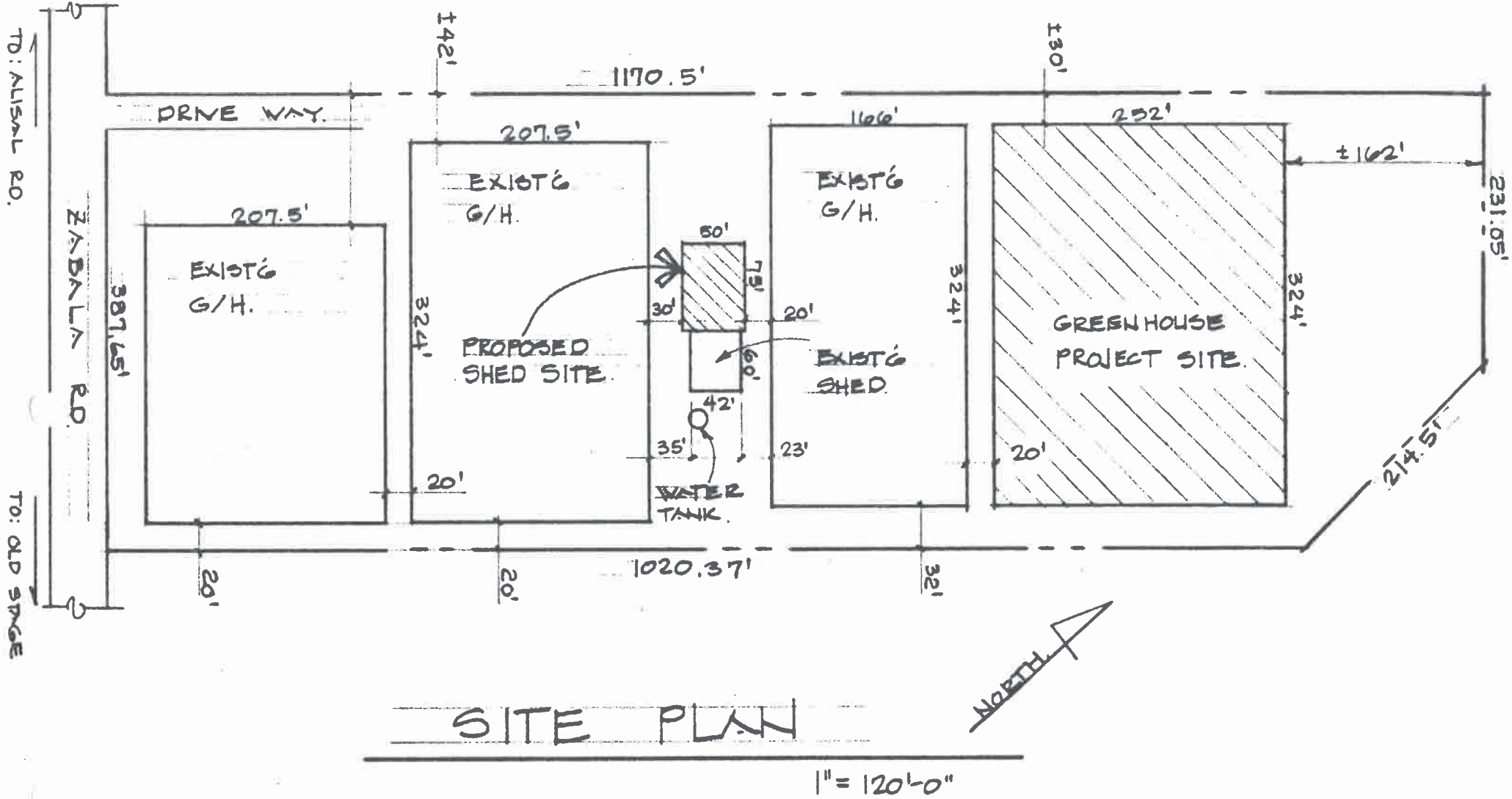
PASSED AND ADOPTED this 8th day of October, 1987.

THIS PERMIT EXPIRES ONE YEAR AFTER THE DATE OF GRANTING THEREOF UNLESS CONSTRUCTION OR USE IS STARTED WITHIN THIS PERIOD.

Robert Slimmon Jr.
ROBERT SLIMMON, JR.
ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON 10/14/87.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE 10/24/87.



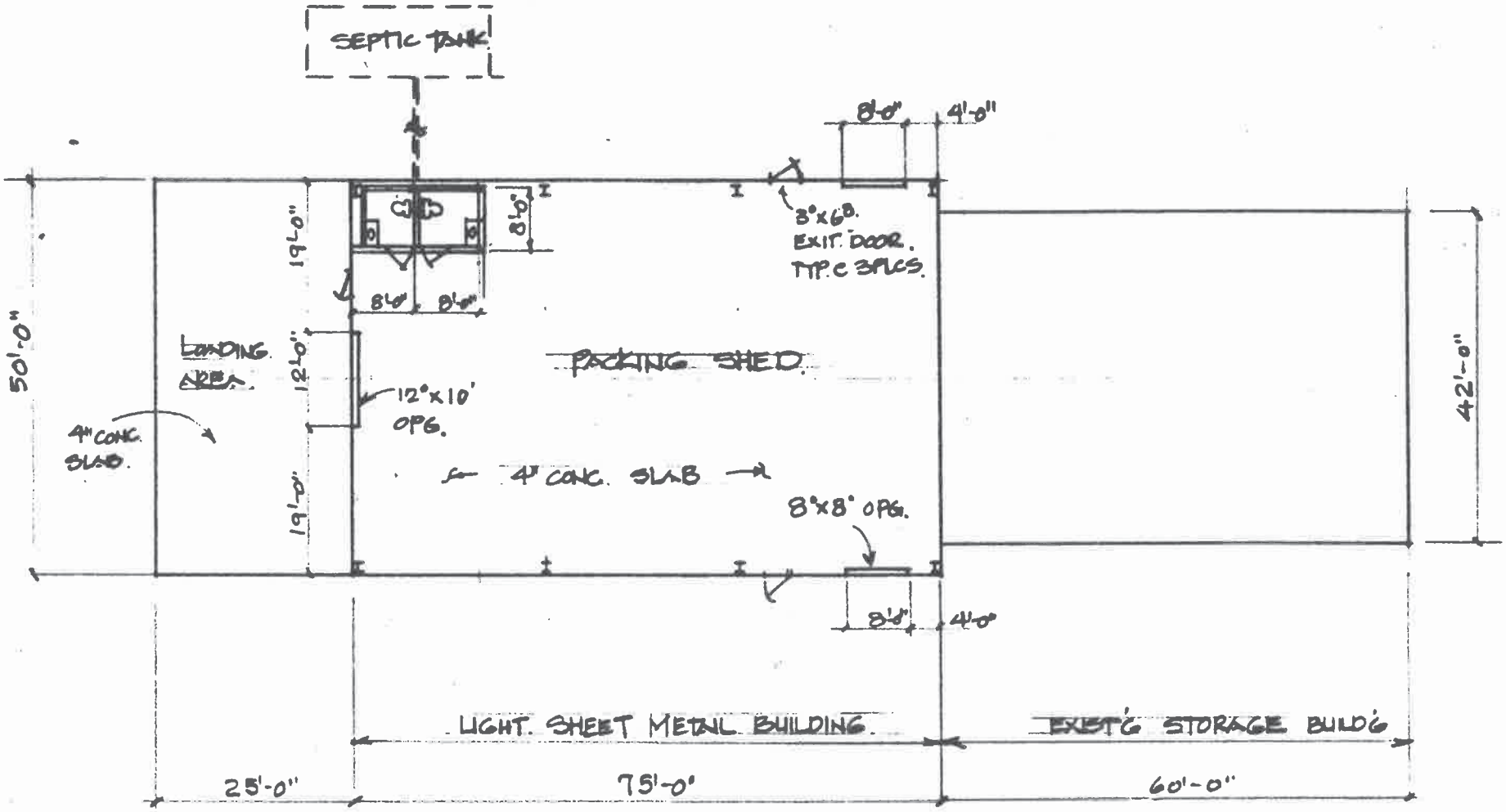
SITE PLAN

1" = 120'-0"

PROJECT : NEW LEAF GREEN HOUSE.
OWNER : ETSUO YAMAGUCHI.
ADDRESS : 139. ZABALA RD.
SALINAS, CA. 93908.
AP #. 107-051-03.

TOTAL LAND:	435,600 Ft²
EXIST'G BUILD:	175,824 Ft²
PROPOSED AREA:	85,398 Ft²
TOTAL LAND COVERAGE:	261,222 Ft²
	60.0 %.

ZA-6828

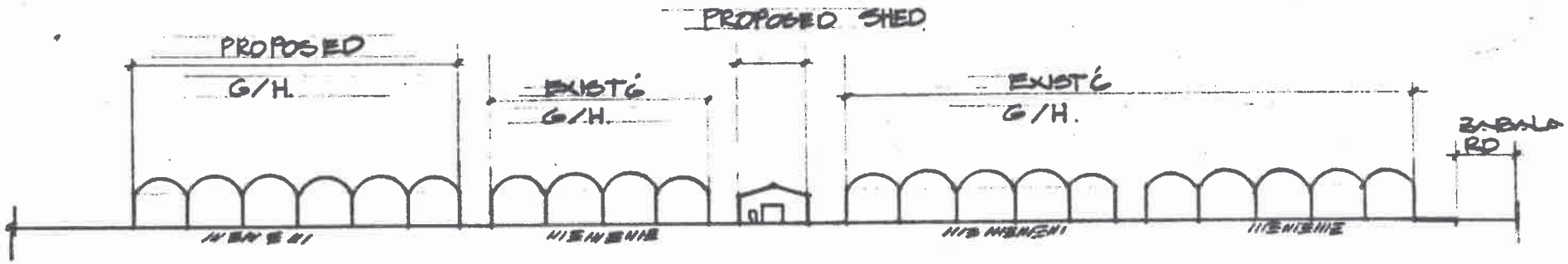


FLOOR PLAN

1" = 20'-0"

NORTH.

ZA-6828



WEST. ELEVATION VIEW.

1"=120'-0"

ZA-6828

1270 Natividad Rd.
Salinas (757-1061)

1200 Aguajito Rd.
Monterey (373-0111)

1180 Broadway
King City (385-1291)

SEPTIC TANK PERMIT

MONTEREY COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH DIVISION

C 1525

PLAN CHECK# 87-886 LOT # _____ SUBDIVISION _____

STREET & NUMBER 139 Zabala Rd. ASSESSOR'S PARCEL # 107-051-003

OWNER'S NAME & ADDRESS _____

BUILDING TYPE _____ Residential Use Only: BEDROOMS ____ GARBAGE GRINDER ____ WATER _____

SEPTIC TANK SIZE 1000 MATERIAL _____ TOPOGRAPHY _____

DRAINFIELD: Seepage pits: # X Diameter: X Depth: _____

Shallow drainfield: Length: 100 Width: 18 Depth Rock: 5

Deep Trench: Length: 50 Width: 18 Depth Rock: 10

SPECIAL CONDITIONS:

"ALL WORK SUBJECT TO PROVISIONS OF MONTEREY COUNTY CODE CHAPTER 15.20. THIS PERMIT SHALL BECOME NULL AND VOID IF ANY WORK AUTHORIZED HEREBY IS NOT INSTALLED OR COMPLETED WITHIN ONE YEAR FROM DATE OF ISSUANCE"

FEE/S: SEPTIC TANK FEE $ [illegible] RECEIPT # [illegible]

PENALTY FEE $ _____ INSTALLED BY Tons Septic

TOTAL FEE/S $ _____ DATE INSTALLED 1-26-88

DATE ISSUED _____ APPROVAL BY SANITARIAN Susan K. Rinaldo

ISSUED BY _____

LOCATION OF SEPTIC TANK SYSTEM

MINIMUM HORIZONTAL DISTANCE REQUIRED FROM:	SEPTIC	DISPOSAL FIELD	SEEPAGE PITS
BUILDING	5 ft.	10 ft.	10 ft.
PROPERTY LINE	10 ft.	10 ft.	10 ft.
WATER SUPPLIES- (ALL WELLS) INCLUDING MONITORING WELLS & OBSERVATION WELLS	100 ft.	100 ft.	150 ft.
OCEAN, STREAMS, LAKES, NATURAL DRAINAGE (ALSO) CHANNELS (MEASURED FROM HIGH WATER MARK)	100 ft.	100 ft.	100 ft.
LARGE TREES (TRUNK 5 in. OR MORE IN DIAMETER, 2 ft. FROM GROUND LEVEL)	10 ft.	10 ft.	10 ft.
DOMESTIC WATER LINE	10 ft.	10 ft.	10 ft.
DOWNHILL (CUT) EMBANKMENT	25 ft.	50 ft.	50 ft.
MINIMUM VERTICAL DISTANCE ABOVE GROUNDWATER, MEASURED FROM BOTTOM OF DISPOSAL FIELD	10 ft.	10 ft.	10 ft.

(PLEASE NOTIFY THIS OFFICE 24 HOURS IN ADVANCE FOR INSPECTIONS)

CONSTRUCTION PERMIT

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

168 W. Alisal Street, 2nd Floor Salinas, CA 93901 831-755-5027

PERMIT NO.
17CP00141

THIS PERMIT SHALL EXPIRE IF WORK AUTHORIZED BY THIS PERMIT IS NOT COMMENCED WITHIN 365 DAYS FROM DATE OF ISSUANCE OR IF WORK IS SUSPENDED AT ANY TIME FOR MORE THAN 365 DAYS

SITE ADDRESS:	139 ZABALA RD, SALINAS, CA 93908			ISSUE DATE:	02/28/2017
USE:	999 Commercial-Plumb/Elec/Mech	APN:	107-051-003-000	OCCUPANCY:	N/A
PERMIT TYPE:	Electrical	ZONING:	F/40	CONSTRUCT TYPE:	N/A
OWNER:	ZABALA NURSERIES LLC	ENGINEER:		MAX OCC LOAD:	
PHONE:		PHONE:	LIC NO:	# OF STORIES:	
APPLICANT:	HENDERSON PAUL	ARCHITECT:		EXIST FLR AREA:	
PHONE:	8013584759	PHONE:	LIC NO:	NEW FLOOR AREA:	
EMAIL:	PAULH@ALTAIBRANDS.COM	CONTRACTOR:	OWNER/BUILDER	HEIGHT:	
		PHONE:	LIC NO: 1	PRKNG REQ:	
				PRKNG PROVD:	
				VALUATION:	$49,000
				FEES PAID:	$1,667.80
				FIRE SPKLRS REQD:	No
				CODE EDITION:	2016

SCOPE OF WORK:
Commercial project to include replacement of 600 amp service panel upgrade to 4000 amps service panel 480 volts for commercial green houses.

LICENSED CONTRACTORS DECLARATION
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
LIC. CLASS: _____ LIC. NO: _____ SIGNATURE: _____ PRINT: _____ DATE: _____

OWNER-BUILDER DECLARATION
I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Sec. 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):
____ I, as owner of the property, or my employees with wages as their sole compensation, will do (_) all of or (_) portions of the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.
PH I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.
____ I am exempt from licensure under the Contractor's State License Law for the following reason:
By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: http://www.leginfo.ca.gov/calaw.html.
SIGNATURE (Property Owner / Authorized Agent) _____ PRINT: PAUL HENDERSON DATE: 2/28/17

WORKERS' COMPENSATION DECLARATION
WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.
I hereby affirm under penalty of perjury one of the following declarations:
____ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. POLICY #: _____
____ I have and will maintain workers' compensation insurance, as required by Section 3700 the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
CARRIER: _____ POLICY #: _____
EXP. DATE: _____ NAME OF AGENT: _____
____ I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
SIGNATURE: _____ PRINT: _____ DATE: _____

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY
I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work which this permit is issued (Section 3097, Civil Code).
Lender's Name _____
___ Yes
___ No Lender's Address _____

ASBESTOS NOTIFICATION
____ Notification in accordance with Section 19827.5 of California Health & Safety Code is not applicable to the scheduled demolition of this project.
____ Attached are copies of the required E.P.A. notification forms.

_____ (INIT) I agree that any hazardous materials that may originate from this project, including asbestos containing material, will be managed in accordance with state regulations, and that no hazardous materials will be disposed with solid waste or recyclable material and hereby certify that the use of this facility shall comply with Sections 25505, 25533, and 25534 of the Health and Safety Code, which regulate the storage, handling and use of hazardous materials.
_____ (INIT) I hereby certify that no building or structure will be constructed over an easement controlled by others.

By my signature below, I certify to each of the following: I am the property owner or authorized agent to act on the property owner's behalf. I have read this application and the information I have provided is correct. I agree to comply with all applicable county ordinances and state laws relating to building construction. I authorize representative of the County of Monterey to enter the above-identified property for inspection purposes.
SIGNATURE (applicant/agent): _____ PRINT: PAUL HENDERSON ID: _____ DATE: 2/28/17

County of Monterey Building Services Department Inspection Card

Permit No. 17CP00141 Revision: _____

Office: (831) 755-5025
www.co.monterey.ca.us/building

ALL PLAN REVISIONS MUST BE APPROVED BY THE COUNTY BEFORE PROCEEDING WITH THE CHANGE

POUR NO CONCRETE UNTIL ALL GROUND WORK IS SIGNED OFF

	Type	Insp	Date
	GROUND WORK		
110	Setbacks		
111	Foundation/Footings		
112	Hold downs		
113	Stemwalls		
114	Caissons		
115	Slab		
116	Slab – Garage		
117	Piers		
118	Grade Beams		
119	Concrete Encased		
	Electrode Ground		
	MASONRY CMU		
120	1st Lift - CMU		
121	2nd Lift - CMU		
122	3rd Lift - CMU		
123	Final Lift - CMU		
	UNDER FLOOR/SLAB		
130	Framing		
131	Shear Transfer		
132	Plumbing		
133	Mechanical		
134	Insulation		
135	Gas Test		
136	Electrical		
	ROOF		
140	Roof Sheathing		
143	Shear Transfer		
	SHEAR		
150	Interior Shear		
151	Exterior Shear		

DO NOT COVER INTERIOR UNTIL ALL ITEMS ARE SIGNED OFF BELOW

	Type	Insp	Date
	FRAMING		
242	Rough Sprinkler		
160	Rough Framing		
161	Rough Plumbing		
162	Rough Mechanical		
163	Rough Electrical		
164	Rough Gas		
165	T-Bar Ceiling		
166	Hydronic Tubing		
	INSULATION		
170	Wall Insulation		
171	Ceiling Insulation		
172	Roof Insulation		
174	Insulation Certificate		
	WALL COVERING		
180	Sheet Rock		
181	Fire Separation		
182	Ext. Lath		
183	Ext. Scratch		
184	Shower/Tub Lath		
	SWIMMING POOL		
200	Setbacks		
201	Pool Steel/Pre-Gunite		
202	Electrical Bonding		
203	Pre-deck		
204	Plumbing (Pool)		
205	Electrical (Pool)		
206	Gas Test (Pool)		
	ENVIRONMENTAL SERVICES		
300	Initial Inspection		
305	Active Construction		
315	ASBS Inspection		
439	Grading Final		

DO NOT COVER WORK UNTIL INSPECTED AND SIGNED OFF

	Type	Insp	Date
	MASONRY FIREPLACES		
210	Foundation		
211	Throat/Damper		
212	Fire Box		
213	1st Lift - Fireplace		
214	2nd Lift - Fireplace		
215	Chimney/Flue		
218	Final Lift - Fireplace		
219	Seismic Straps		
221	Hearth		
	MISC. INSPECTIONS		
260	Struct. Observation		
265	Special Inspection		
270	Miscellaneous		
272	Progress		
421	Excavation		
422	Fills		
425	Retaining Walls		
	UTILITIES		
250	Temp Elec. Auth.		
252	Perm Elect Auth.		
253	PG&E Called Elec.		
254	Gas Meter Auth.		
255	PG&E Called Gas		
256	LPG Connect Auth.		
194	Propane Tank		

NOTES:

	Type	Insp	Date
	OUTSIDE AGENCY FINALS		
230	Planning		
231	Public Works		
232	Health Dept.		
233	Pebble Beach		
235	Sewer		
236	Water Resources		
237	MPWMD		
239	Verify Address		
297	Water District Final		
310	Enviro.Service Dept		
	FIRE DEPARTMENT		
240	Fire Dept. Misc.		
240A	Fire Demo Verif.		
241	Underground Fire		
248	Com. Kitchen Hood		
249	Fire Alarm Final		
243	Final Sprinkler		
244	Fire Final		
	FINALS		
190	Plumbing Final		
191	Mechanical Final		
192	Electrical Final		
193	Final Gas Test		
195	Demo Final		
279	Temp. Occupancy		
	Perm. Occupancy		

280	**Permit Finaled by:**	
	Date:	
	Inspector Name (Print)	

By initialing below I acknowledge that I have received, understand and am in agreement with the following:

PH (initial) Inspections associated with validated complaints of your project not being in conformance with approved permits will require additional inspection fees. All outstanding inspection fees shall be paid prior to final inspection.

PH (initial) During the rainy season, October 15th through April 15th, active construction sites in the Carmel Bay Area of Special Biological Significance Watershed Protection Area are required to be inspected weekly. All outstanding inspection fees shall be paid prior to final inspection.

THE INSPECTION CARD AND APPROVED PLANS MUST BE AVAILABLE ON JOB SITE FOR EACH INSPECTION

applicant Cypress Manufacturing

address 139 Zabala Road

water analysis

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

Cypress Manufacturing
139 Zabala Road
Salinas, CA 93908

Attn: Brandon DeYoung

Friday, November 18, 2016

Lab Number: AB94787 **Client Code:** CYPRESS

Sample Site: STORAGE TANK
Source Code:
Sample ID:

Collection Date/Time: 10/31/2016 11:30
Submittal Date/Time: 10/31/2016 14:04
Sample Collector: FELICIANO

Sample Comments: Water sample. Receiving temperature 7.7ºC.

Analyte	Method	Unit	Result	PQL	Date Analyzed
Aluminum (Al)	EPA200.8 REV	ug/L	ND	5	11/7/2016
Antimony (Sb)	EPA200.8 REV	ug/L	ND	0.5	11/7/2016
Arsenic (As)	EPA200.8 REV	ug/L	4	1	11/7/2016
Barium (Ba)	EPA200.8 REV	ug/L	ND	0.5	11/7/2016
Beryllium (Be)	EPA200.8 REV	ug/L	ND	0.5	11/7/2016
Bicarbonate Alkalinity (as HCO3)	Calculated	mg/L	151.3	1.0	10/31/2016
Cadmium (Cd)	EPA200.8 REV	ug/L	ND	0.5	11/7/2016
Calcium	ASTM6919-09	mg/L	21	1	11/14/2016
Calculated Langelier	Calculation	CaCO3	-0.48		11/14/2016
Carbonate Alkalinity (as CO3)	Calculated	mg/L	ND	1.0	10/31/2016
Chromium (Cr)	EPA200.8 REV	ug/L	ND	5	11/7/2016
Cl (Chloride)	EPA300.0 REV	mg/L	72	1	10/31/2016
Coliforms; E. coli	SM9223	#/100 mL	ABSENT	1	11/1/2016
Coliforms; total	SM9223	#/100 mL	PRESENT	1	11/1/2016
Color Determination	SM2120B-200	Color Units	<2	2	10/31/2016
Conductivity	SM2510 B-199	umho/cm	518	2	11/4/2016
Copper (Cu)	EPA200.8 REV	ug/L	ND	0.5	11/7/2016
Cyanide	Attached	Attached	Completed	Attached	11/3/2016
F (Fluoride)	EPA300.0 REV	mg/L	0.78	0.10	10/31/2016
Hardness	SM2340B-199	mg/L	97.7		11/14/2016
Hydroxide Alkalinity (as OH)	Calculated	mg/L	ND	N/A	10/31/2016

mg/L: Milligrams per liter (=ppm) ug/L : Micrograms per liter (=ppb) * : Primary Standards
PQL : Practical Quantitation Limit MCL : Maximum Contaminant Level ND : Not Detected ** : Secondary Standards

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

Cypress Manufacturing
139 Zabala Road
Salinas, CA 93908

Attn: Brandon DeYoung

Friday, November 18, 2016

Lab Number: AB94787 **Client Code:** CYPRESS

Iron	Attached	Attached	Completed	Attached	11/3/2016
Lead (Pb)	EPA200.8 REV	ug/L	ND	0.5	11/7/2016
Magnesium	ASTM6919-09	mg/L	11	1	11/14/2016
Manganese (Mn)	EPA200.8 REV	ug/L	ND	0.5	11/7/2016
MBAS, calc as LAS, mol wt. 340	SM5540 C-200	mg/L	ND	0.050	10/31/2016
Mercury (Hg)	EPA200.8	ug/L	ND	0.25	11/7/2016
Nickel (Ni)	EPA200.8 REV	ug/L	ND	0.5	11/7/2016
Nitrate Nitrogen	EPA300.0	mg/L	1.4	0.2	10/31/2016
Nitrite as nitrogen	SM4500 NO2	mg/L	ND	0.05	10/31/2016
NO3 (Nitrate)	EPA300.0 REV	mg/L	6.0	1	10/31/2016
pH (Laboratory)	SM4500H+ B-2	Std Units	7.0	N/A	10/31/2016
Potassium	ASTM6919-09	mg/L	1.8	0.1	11/14/2016
Selenium (Se)	EPA200.8 REV	ug/L	ND	5	11/7/2016
Silver (Ag)	EPA200.8 REV	ug/L	ND	5	11/7/2016
SO4 (Sulfate)	EPA300.0 REV	mg/L	10	1	10/31/2016
Sodium	ASTM6919-09	mg/L	64	1	11/14/2016
Thallium (Tl)	EPA200.8 REV	ug/L	ND	0.5	11/7/2016
Threshold odor number	SM2150-B	TON	ND	1.0	10/31/2016
Total Alkalinity (as CaCO3)	SM2320 B-199	mg/L	124	1	10/31/2016
Total Dissolved Solids (TDS)	SM2540 C-199	mg/L	312	5	11/3/2016
Turbidity (Laboratory)	SM2130 B-200	NTU	0.70	0.05	10/31/2016
Zinc (Zn)	EPA200.8 REV	ug/L	ND	5	11/7/2016

mg/L: Milligrams per liter (=ppm) ug/L : Micrograms per liter (=ppb) * : Primary Standards
POL : Practical Quantitation Limit MCL : Maximum Contaminant Level ND : Not Detected ** : Secondary Standards

applicant Cypress Manufacturing

address 139 Zabala Road

photos of existing conditions

typical greenhouse

perimeter fence

security building

head house - south elevation

head house - north elevation

head house - R & D

photos of existing conditions

covered area

GENERAL NOTES

1. BOUNDARY AND EXISTING SITE LINEWORK PROVIDED BY ALTA SURVEY AND EXISTING SITE LINEWORK PROVIDED BY ALTA SURVEY AND EXISTING SITE LINEWORK PROVIDED BY ALTA SURVEY AND EXISTING SITE LINEWORK PROVIDED BY ALTA SURVEY EXISTING SITE LINEWORK PROVIDED BY ALTA SURVEY EXISTING SITE LINEWORK PROVIDED BY ALTA SURVEY SITE LINEWORK PROVIDED BY ALTA SURVEY SITE LINEWORK PROVIDED BY ALTA SURVEY LINEWORK PROVIDED BY ALTA SURVEY LINEWORK PROVIDED BY ALTA SURVEY PROVIDED BY ALTA SURVEY PROVIDED BY ALTA SURVEY BY ALTA SURVEY ALTA SURVEY ALTA SURVEY SURVEY SURVEY PERFORMED BY ALT CONSULTANTS DATED JULY 29, 2017. 2. CONTOURS PER AMBAG LIDAR DATA. CONTOURS PER AMBAG LIDAR DATA. 3. ON-SITE UTILITIES. ON-SITE UTILITIES. ON-SITE STORM DRAINAGE. PRIVATE PRIVATE. ON-SITE SANITARY SEWER. ON-SITE SEPTIC SYSTEM. ON-SITE WELL ON-SITE WELL

LEGEND

- FEMA FLOOD ZONE A (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED)
- EXISTING DRAINAGE CHANNEL
- EXISTING SURFACE FLOW
- FIRE ACCESS (8" GRAVEL) GRAVEL PARKING (8" GRAVEL) CONCRETE PAVING
- GRAVEL PARKING (8" GRAVEL)
- CONCRETE PAVING

PROJECT DATA

PROJECT TEAM

SITE ADDRESS & APN

139 ZABALA RD
SALINAS, CA 93908
93908 APN:
APN: 107-051-003

DESIGN ARCHITECT

MILLER DESIGN WORK INC.
MILLER DESIGN WORK INC. 2261
YORK WAY
YORK, CA 95265
TEL. (530) 674-8672

CIVIL ENGINEER

WHITSON ENGINEERS
WHITSON ENGINEERS 9699
BLUE LARKSPUR LANE, STE 105
MONTEREY, CA 93940 TEL. (831)

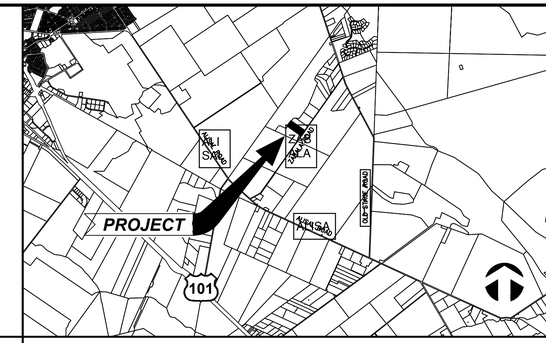
ELECTRICAL

MIRACLES UNLIMITED
MIRACLES UNLIMITED
PO BOX 1308
LINCOLN, CA 95648
TEL. (530) 676-5339

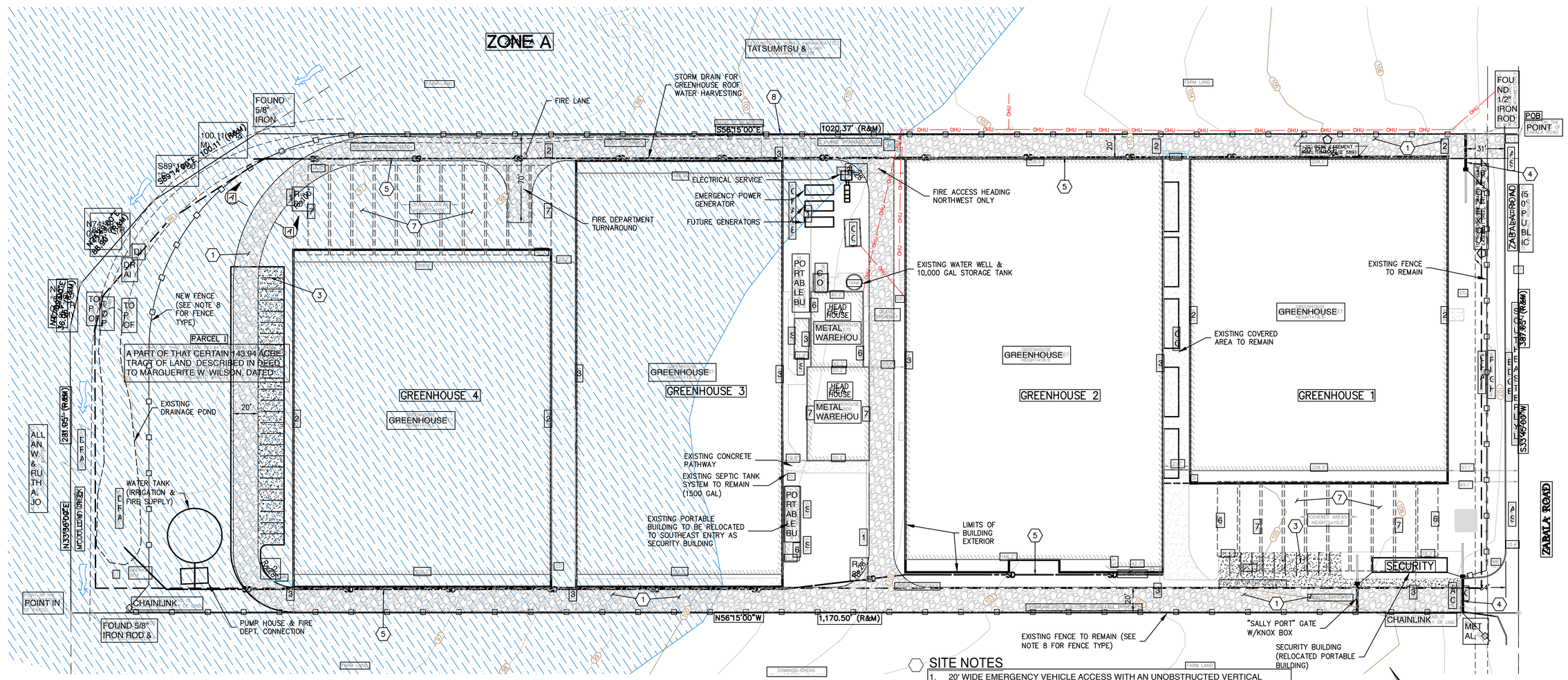
TENANT/CULTIVATOR

INDUS HOLDINGS
INDUS HOLDINGS
20 QUAIL RUN CIRCLE
SALINAS, CA 93907
TEL. (831) 443-8559

VICINITY MAP

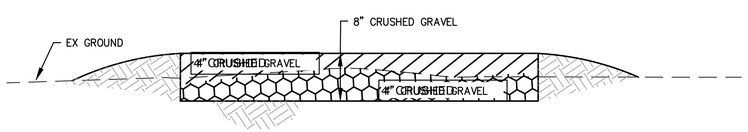


SCALE: 1" = 5000'



SITE NOTES

1. 20' WIDE EMERGENCY VEHICLE ACCESS WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 15 20' WIDE EMERGENCY VEHICLE ACCESS WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 15 20' WIDE EMERGENCY VEHICLE ACCESS WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 15 20' WIDE EMERGENCY VEHICLE ACCESS WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 15 EMERGENCY VEHICLE ACCESS WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 15 EMERGENCY VEHICLE ACCESS WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 15 VEHICLE ACCESS WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 15 VEHICLE ACCESS WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 15 ACCESS WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 15 ACCESS WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 15 WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 15 WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 15 AN UNOBSTRUCTED VERTICAL CLEARANCE OF 15 AN UNOBSTRUCTED VERTICAL CLEARANCE OF 15 UNOBSTRUCTED VERTICAL CLEARANCE OF 15 UNOBSTRUCTED VERTICAL CLEARANCE OF 15 VERTICAL CLEARANCE OF 15 VERTICAL CLEARANCE OF 15 CLEARANCE OF 15 CLEARANCE OF 15 OF 15 15 15 FEET. ALL WEATHER ROAD SURFACE SHALL BE 8" CRUSHED AGGREGATE. 2. FIRE LANES SHALL BE DESIGNATED BY A SIGN POSTED IMMEDIATELY



A TYPICAL EMERGENCY ACCESS ROAD
NOT TO SCALE

REVISIONS:			
NO.	BY:	DATE:	DESCRIPTION:

DATE: 5/24/2017
SCALE: 1" = 40'
ENGR: CW
JOB NO.: 3606.00

WHITSON ENGINEERS
9699 Blue Larkspur Lane ▪ Suite 105 ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

CYPRESS MANUFACTURING
MONTEREY COUNTY CALIFORNIA

PRELIMINARY CIVIL SITE MAP
PLANNING & ENTITLEMENT
PLAN TYPE

APN 107-051-003

SHEET 1 OF 1

General Notes

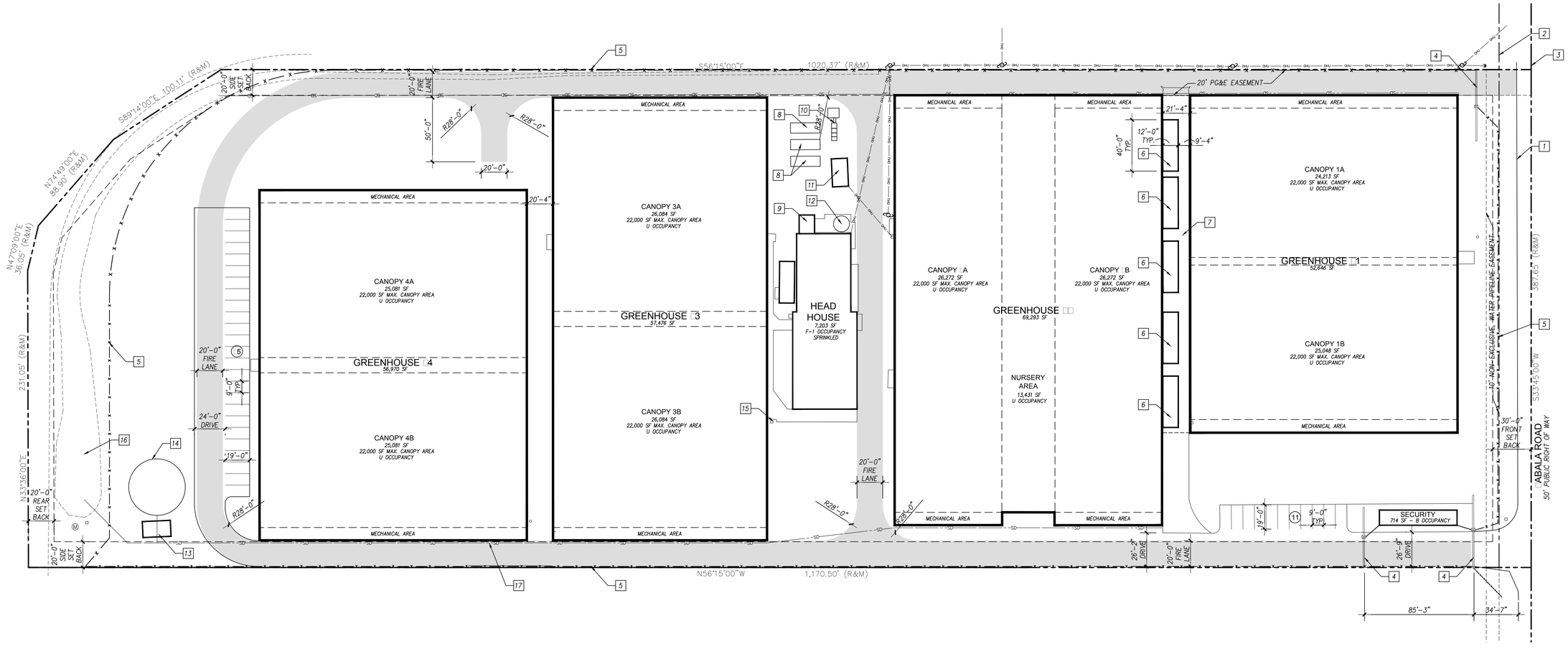
1. FUEL MANAGEMENT PLAN:
   NO LANDSCAPING OR NATURAL VEGETATION WITHIN SITE FENCE LINE. AREAS WITH FENCE LINE SHALL BE MAINTAINED FREE OF VEGETATION
2. WATER CONSERVATION:
   WATER HARVESTING FROM GREENHOUSE ROOFS FOR USE AS IRRIGATION WATER.
3. WATER SYSTEM FOR FIRE PROTECTION:
   WATER SYSTEM FOR FIRE PROTECTION SHALL BE PROVIDED FOR REVIEW AS A DEFERRED SUBMITTAL. WASTER SYSTEM FOR FIRE PROTECTION SHALL INCLUDE STATIC WATER SUPPLY IN STORAGE TANK AND WATER SUPPLY FOR SPRINKLERS WHERE REQUIRED.
4. BUILDING FIRE PROTECTION SYSTEM:
   BUILDING FIRE PROTECTION SHALL BE PROVIDED FOR F-1 OCCUPANCY AREAS OVER 500 SQUARE FEET AS NOTED ON THE SITE PLAN. BUILDING FIRE PROTECTION SYSTES SHALL BE PROVIDE FOR REVIEW AS A DEFERRED SUBMITTAL.
5. FIRE ALARM & MONITORING:
   BUILDING AREAS WITH OVER 100 SPRINKLER HEADS SHALL BE PROVIDED A MONITORED FIRE ALARM SYSTEM WHICH INCLUDES HORNS & STORBES. FIRE ALARM SYSTEM SHALL BE PROVIDED FOR REVIEW AS A DEFERRED SUBMITTAL.

Project Data Summary

PARCEL SIZE:	445,311± SQUARE FEET, 10.223± ACRES F/40
LOT COVERAGE:	251,785± SQUARE FEET, 57% 50% PERMITTED, INCREASED TO 60% PER EXISTING USE PERMIT
FLOOR AREA RATIO:	.57
IMPERVIOUS COVERAGE:	256,891± SQUARE FEET,
PARKING PROVIDED:	36 SPACES @ 9'-0" WIDTH AND 19'-0" LENGTH,
GRADING IMNPROVEMENT:	625 CUBIC YARDS ASSOCIATED WITH FIRE LANE CONSTRUCTION

Site Plan Key Notes

1. EDGE OF PAVEMENT.
2. RIGHT OF WAY LINE.
3. EASTERN BOUNDARY COINCIDENT WITH CENTER LINE OF ZABALA ROAD.
4. SLIDING SECURITY GATE WITH KNOX BOX AS REQUIRED FOR FIRE DEPARTMENT ACCESS. MINIMUM GATE WIDTH @ 12'-0".
5. FENCE LINE, 8'-0" HIGH CHAIN LINK WITH PRIVACY SLATS & (3) STRANDS OF BARBED WIRE AT TOP.
6. ENCLOSED DRYING POD, UNSPRINKLERED. F-1 OCCUPANCY AREA OF 480 SF < 500 SF THRESHOLD FOR REQUIRED SPRINKLERS.
7. COVERED AREA BETWEEN GREENHOUSES #1 AND #2.
8. GENERATOR IN ENCLOSURE.
9. GENERATOR UNDER CANOPY.
10. ELECTRICAL SERVICE & TRANSFORMERS.
11. WELL & PUMP HOUSE, 272 SF.
12. WATER STORAGE TANK, 10,000 GALLON CAPACITY.
13. PUMP HOUSE & FIRE DEPARTMENT CONNECTION
14. WATER TANK. RAINWATER COLLECTION FOR IRRIGATION AND STATIC WATER SUPPLY FOR FIRE PROTECTION. FIRE PROTECTION SERVICE TO BE REVIEWED AS A DEFERRED SUBMITTAL.
15. SEPTIC TANK SYSTEM.
16. DRAINAGE AREA.
17. STORM DRAIN FOR RAINWATER COLLECTION FROM GREENHOUSES TO WATER STORAGE TANK.



SITE PLAN

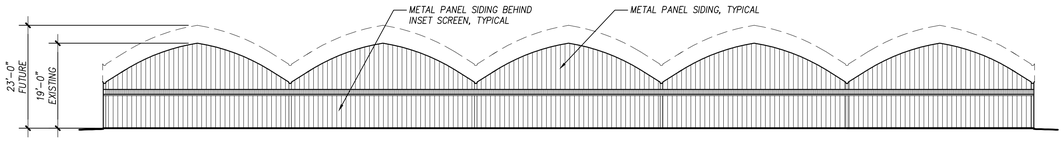
CYPRESS MANUFACTURING
LAND USE & DEVELOPMENT
139 ZABALA RD. - MONTEREY COUNTY

DATE: 3/24/2017
REVISIONS:

LAND USE APPLICATION

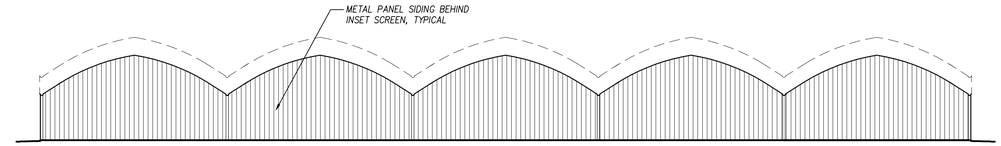
SHEET TITLE:
SITE PLAN

SCALE: 1"= 40'-0"
SHEET NUMBER:
A0.1



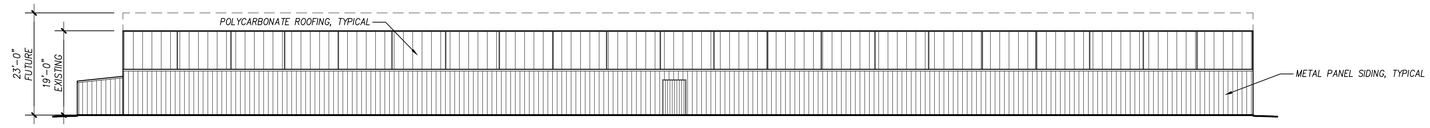
GREENHOUSE 1 – END ELEVATION – SOUTH

8' 16'



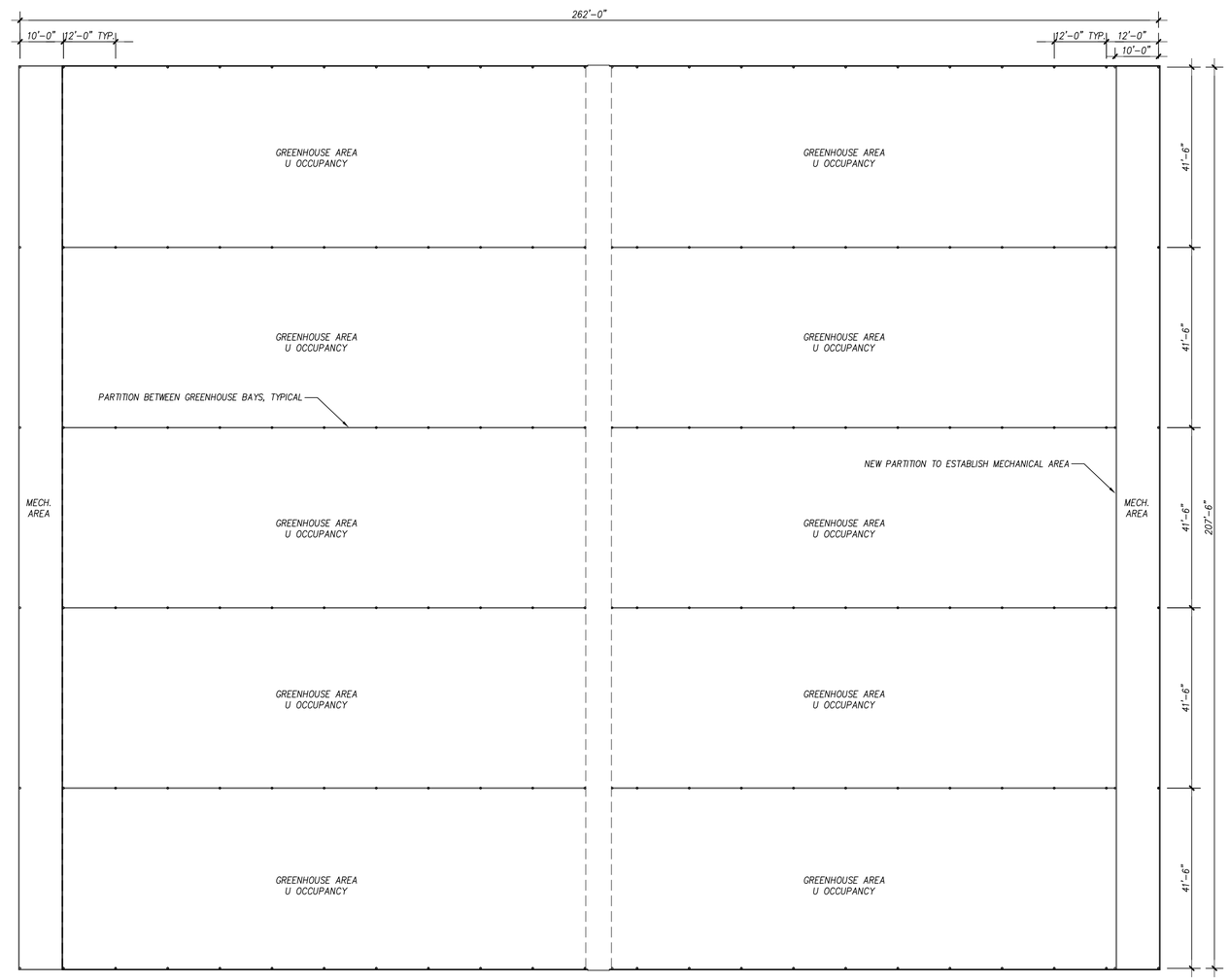
GREENHOUSE 1 – END ELEVATION – NORTH

8' 16'



GREENHOUSE 1 – SIDE ELEVATION – EAST

8' 16'



GREENHOUSE 1 FLOOR PLAN

8' 16'

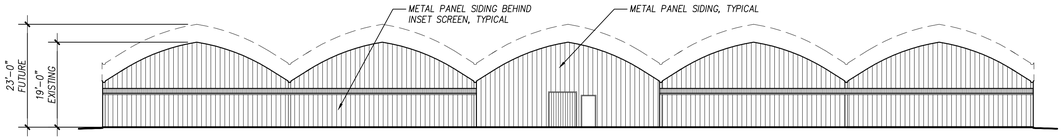
CYPRESS MANUFACTURING
LAND USE & DEVELOPMENT
139 ZABALA RD. - MONTEREY COUNTY

DATE: 3/24/2017
REVISIONS:

LAND USE APPLICATION

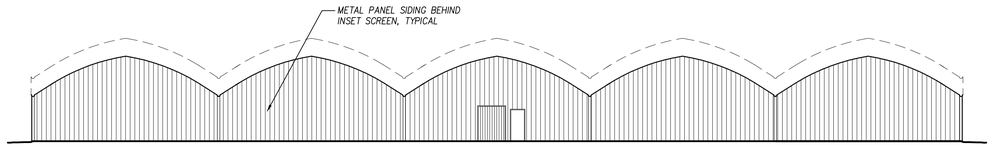
SHEET TITLE:
GREENHOUSE #1
FLOOR PLAN

SCALE: 1"= 16'-0"
SHEET NUMBER:
A2.1



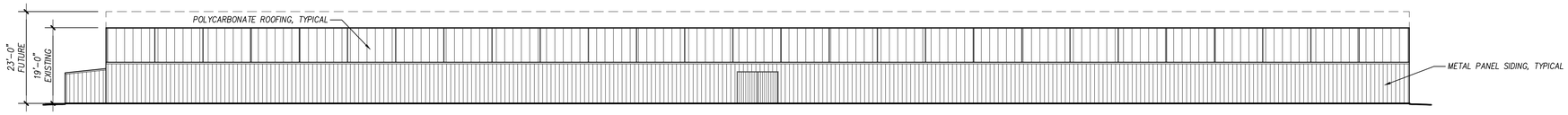
GREENHOUSE 2 – END ELEVATION – SOUTH

8' 16'



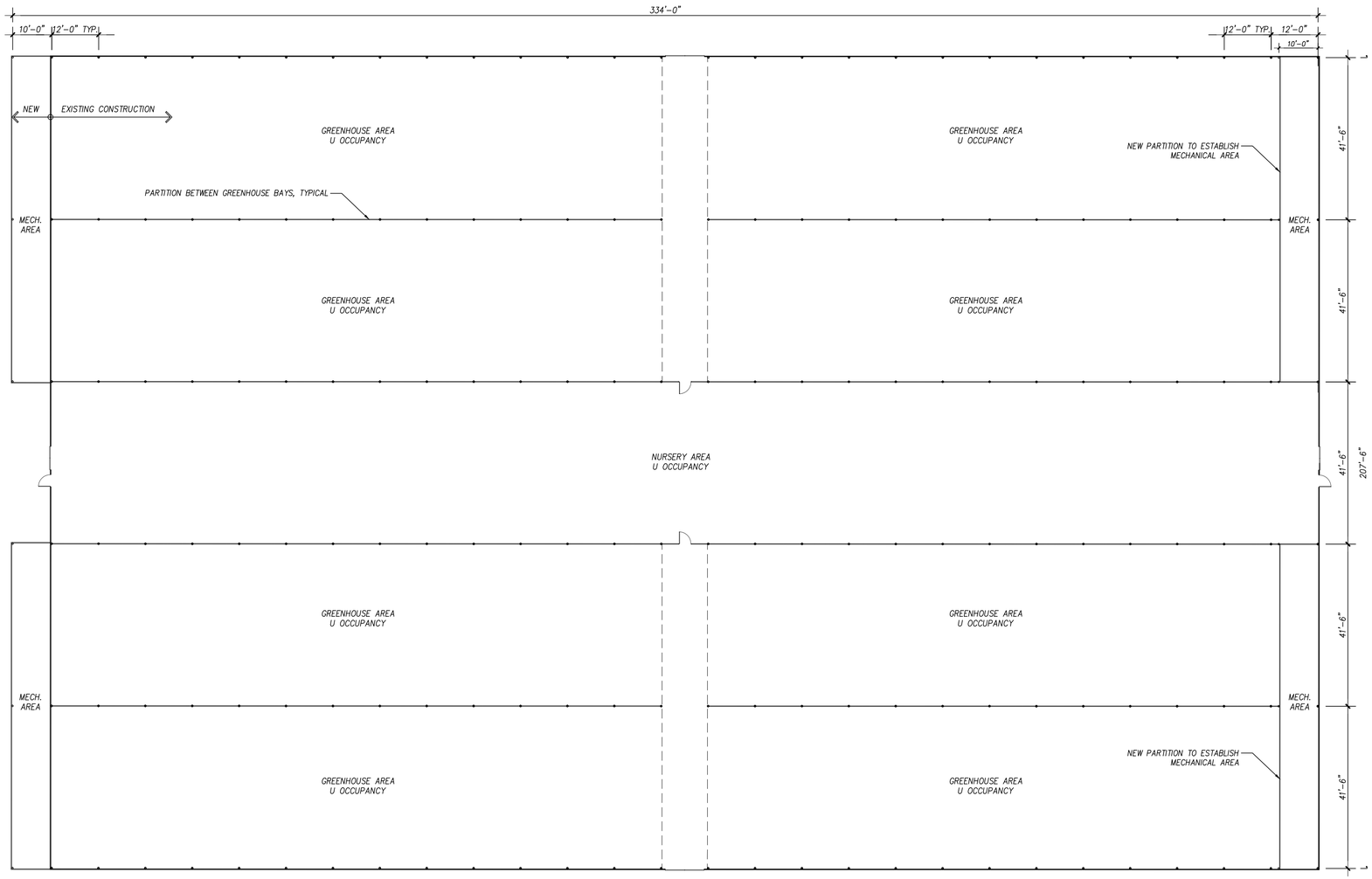
GREENHOUSE 2 – END ELEVATION – NORTH

8' 16'



GREENHOUSE 2 – SIDE ELEVATION – EAST

8' 16'



GREENHOUSE 2 FLOOR PLAN

8' 16'

CYPRESS MANUFACTURING
LAND USE & DEVELOPMENT
139 ZABALA RD. - MONTEREY COUNTY

DATE: 3/24/2017

REVISIONS:

LAND USE APPLICATION

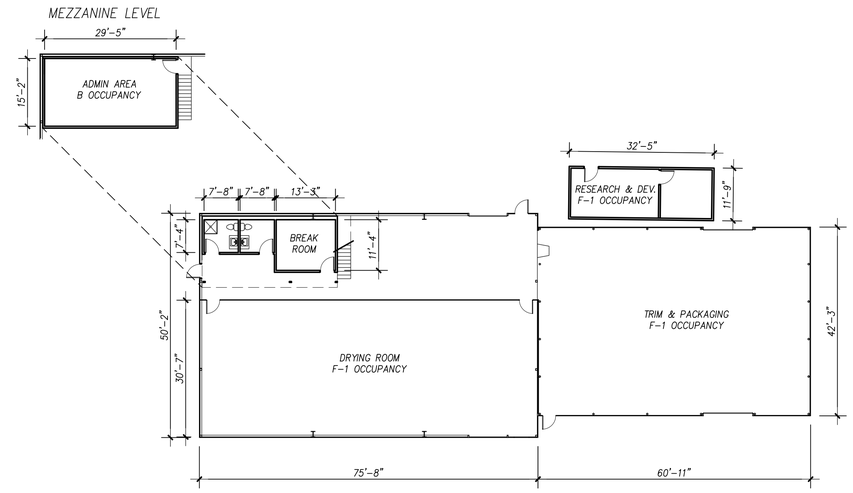
SHEET TITLE:

GREENHOUSE #2
FLOOR PLAN

SCALE: 1"= 16'-0"

SHEET NUMBER:

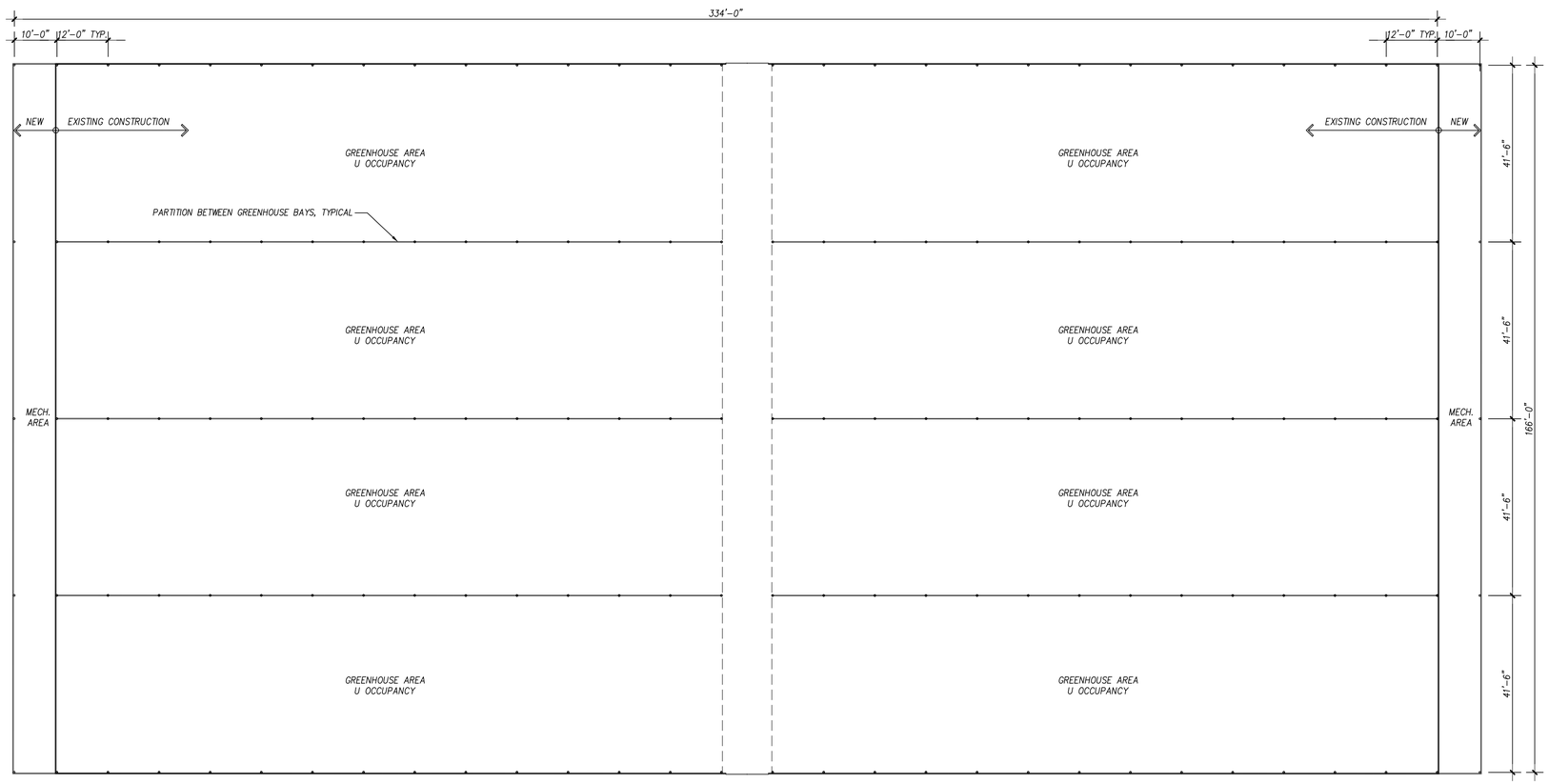
A2.2



HEAD HOUSE FLOOR PLAN

8' 16'

NOTE: GREENHOUSE 3 ELEVATIONS SIMILAR TO GREENHOUSE 4 ELEVATIONS



GREENHOUSE 3 FLOOR PLAN

8' 16'

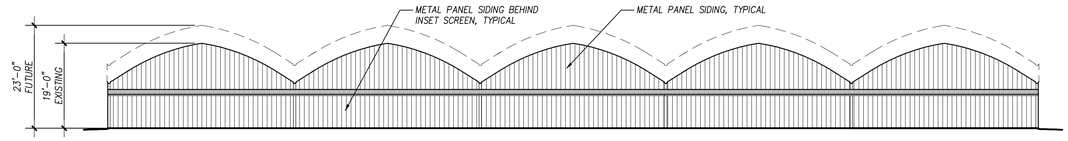
CYPRESS MANUFACTURING
LAND USE & DEVELOPMENT
139 ZABALA RD. - MONTEREY COUNTY

DATE: 3/24/2017
REVISIONS:

LAND USE APPLICATION

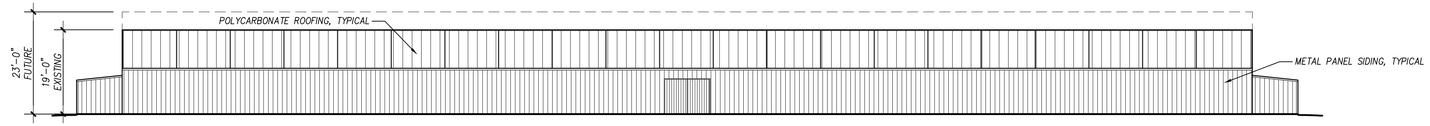
SHEET TITLE:
GREENHOUSE #3
& HEAD HOUSE
FLOOR PLAN

SCALE: 1"= 16'-0"
SHEET NUMBER:
A2.3



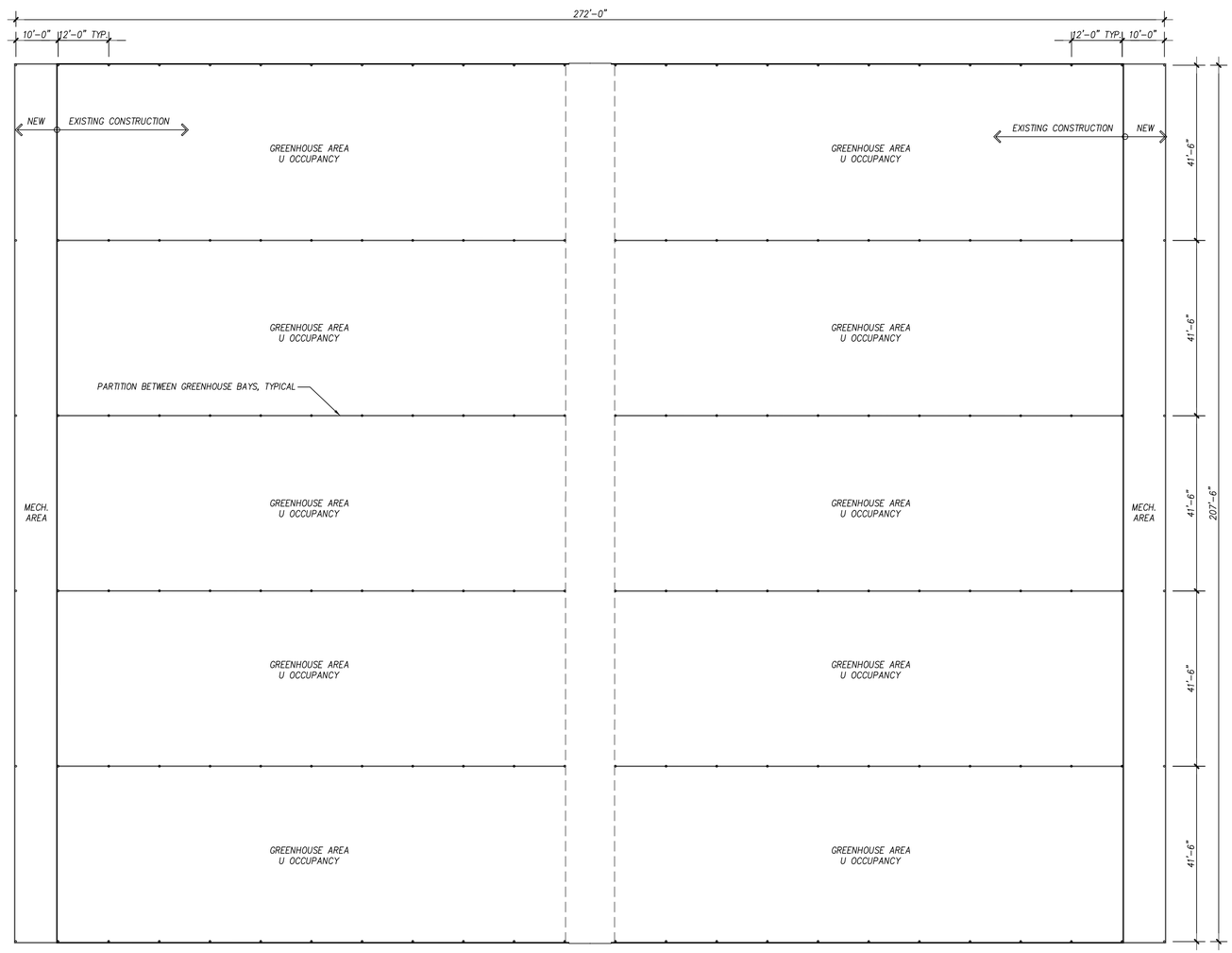
GREENHOUSE 4 – END ELEVATION – NORTH & SOUTH

8' 16'



GREENHOUSE 4 – SIDE ELEVATION – EAST

8' 16'



GREENHOUSE 4 FLOOR PLAN

8' 16'

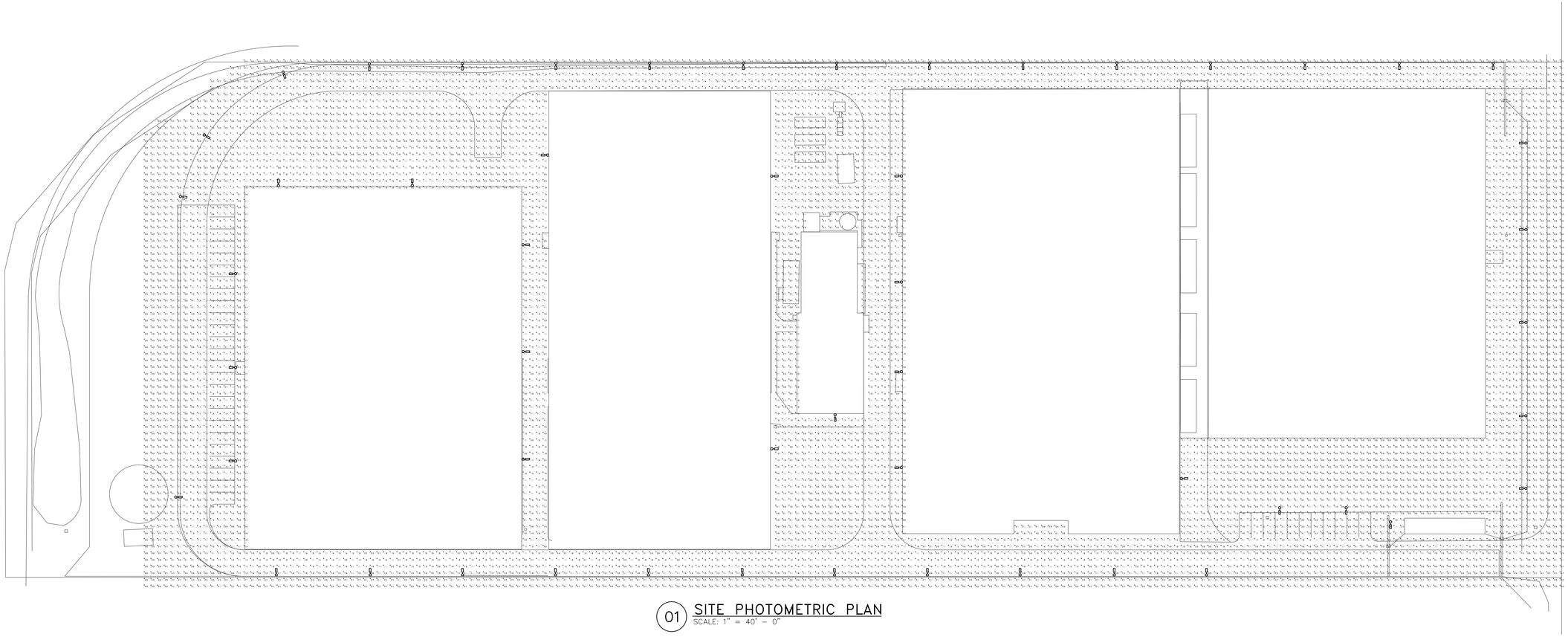
CYPRESS MANUFACTURING
LAND USE & DEVELOPMENT
139 ZABALA RD. - MONTEREY COUNTY

DATE: 3/24/2017
REVISIONS:

LAND USE APPLICATION

SHEET TITLE:
GREENHOUSE #4
FLOOR PLAN

SCALE: 1"= 16'-0"
SHEET NUMBER:
A2.4



01 SITE PHOTOMETRIC PLAN
SCALE: 1" = 40' – 0"

POLE □I□TURES AT 19□A□G, 16□POLE □ ITH 3□POLE BASE□

Cree Edge™ Series

LED Area Luminaire – Round

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment, spun vented cover, high-performance aluminum heat sinks and leaf/debris guard.
Applications: Auto Dealerships, parking lots, campuses, facade lighting and general site lighting applications

Performance Summary

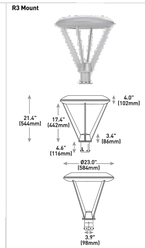
- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard
- **Limited Warranty*:** 10 years on luminaire/10 years on Colortest DeltaGuard® finish

*See http://lighting.cree.com/warranty for warranty terms.

Accessories

Field-Installed	
Bird Spikes AA-BRDSPK	**Backlight Control Shields** AA-2DEL-4 - Four-pack - Unpainted stainless steel

R3 Mount



LED Count (x10)	Weight
06	33.8 lbs. (15.3kg)
04	35.2 lbs. (15.9kg)
08	37.0 lbs. (16.8kg)
10	43.7 lbs. (19.5kg)
12	42.4 lbs. (19.2kg)

R4/R5 Mount – see page 14 for weight & dimensions

Ordering Information

Example: ARE-EDR-2M-RD-12-E-UL-5V-350

ARE-EDR					E			
Product	**Optic**		**Mounting***	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**
ARE-EDR	**2M** Type II Medium **2S** Type II Medium w/BL3 **2MP** Type II Medium w/Partial BL3 **3M** Type III Medium **3MB** Type III Medium w/BL3	**3MP** Type III Medium w/Partial BL3 **4M** Type IV Medium **4MB** Type IV Medium w/BL3 **4MP** Type IV Medium w/Partial BL3 **5M** Type V Medium **5S** Type V Short	**R3** Spider, Center Direct, 3" (38" to 7' OD) **R4** Spider, Center Direct, 4" Square Pole **R5** Spider, Center Direct, 5" Round Pole	**04**** **06**** **08** **10** **12**	**E**	**UL** Universal 120–277V **UH** Universal 347–480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA **700** 700mA – Available with 4D-6D LEDs	**DIM 0-10V Dimming** – Control by others – See Cree dimming spec sheet for details – Can't exceed specified drive current **F Fuse** – When code dictates fusing, use time delay fuse – Available with UL voltage only – Available for U.S. applications only **HL HL/Low (Dual Circuit Input)** – Refer to HL spec sheet for details – Sensor not included **P Photocell** – Available with UL voltage only **40K 4000K Color Temperature** – Minimum 70 CRI – Color temperature per luminaire

* Reference EPA and pole configuration suitability data beginning on page 14
** Consists of multiple 20 LED light bars. 4D, 6D, and 8D LED units use blanks as needed in place of populated light bars
NOTE: Price adder may apply depending on configuration

US: lighting.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Rev. Date: V4 09/09/2016

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

MIRACLES UNLIMITED, INC.
ELECTRICAL ENGINEERING

P. O. BOX 1808
APTOS, CA 95001

(831) 688-8013

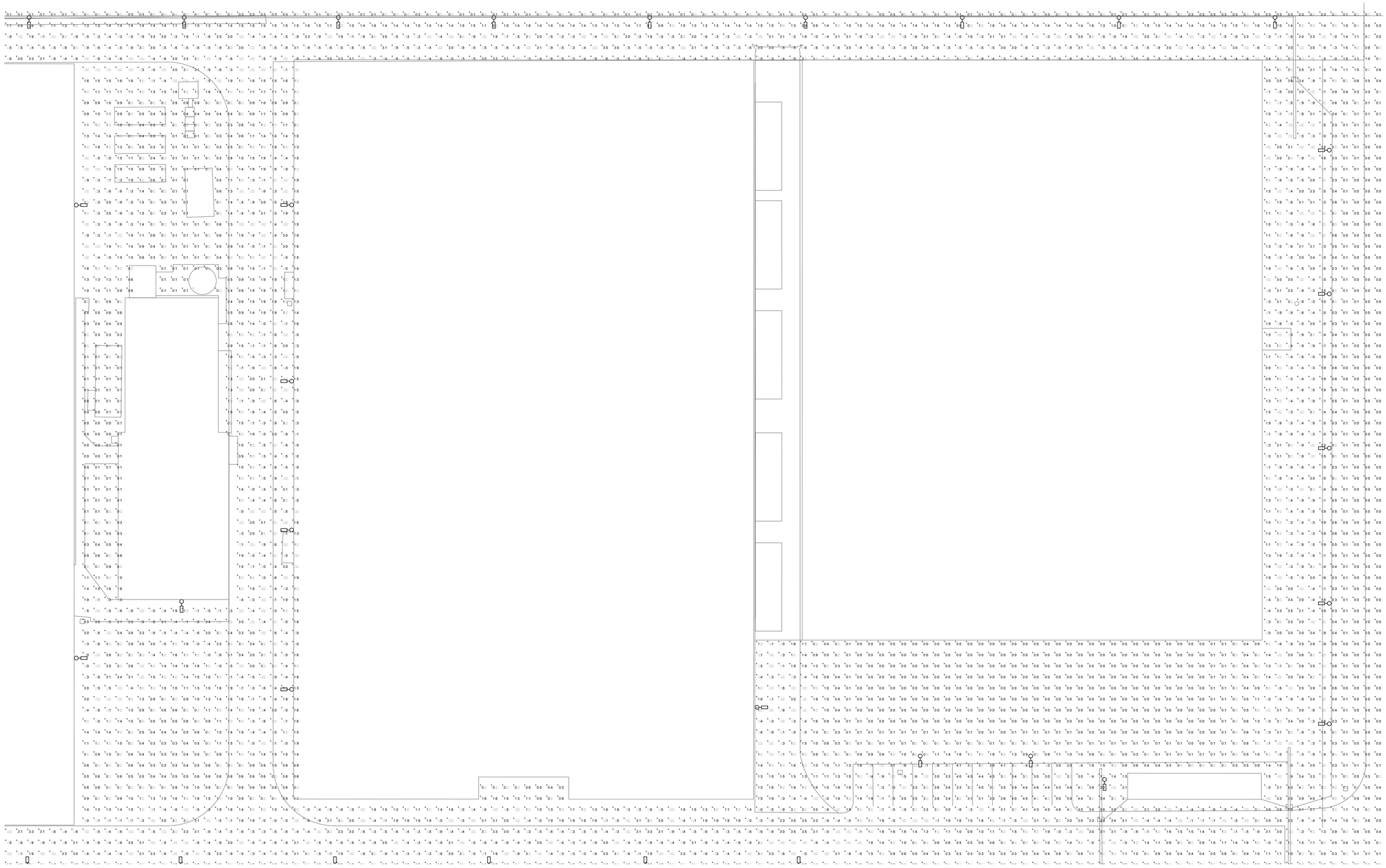
JOB NO.: 17015

CYPRESS MANUFACTURING
LAND USE & DEVELOPMENT
139 ZABALA RD. - MONTEREY COUNTY

DATE: 3/24/2017
REVISIONS:

LAND USE APPLICATION

SHEET TITLE:
SITE PHOTOMETRIC PLAN
SCALE:
SHEET NUMBER:
E1.1



01 PARTIAL SITE PHOTOMETRIC PLAN
SCALE: 1" = 40' - 0"

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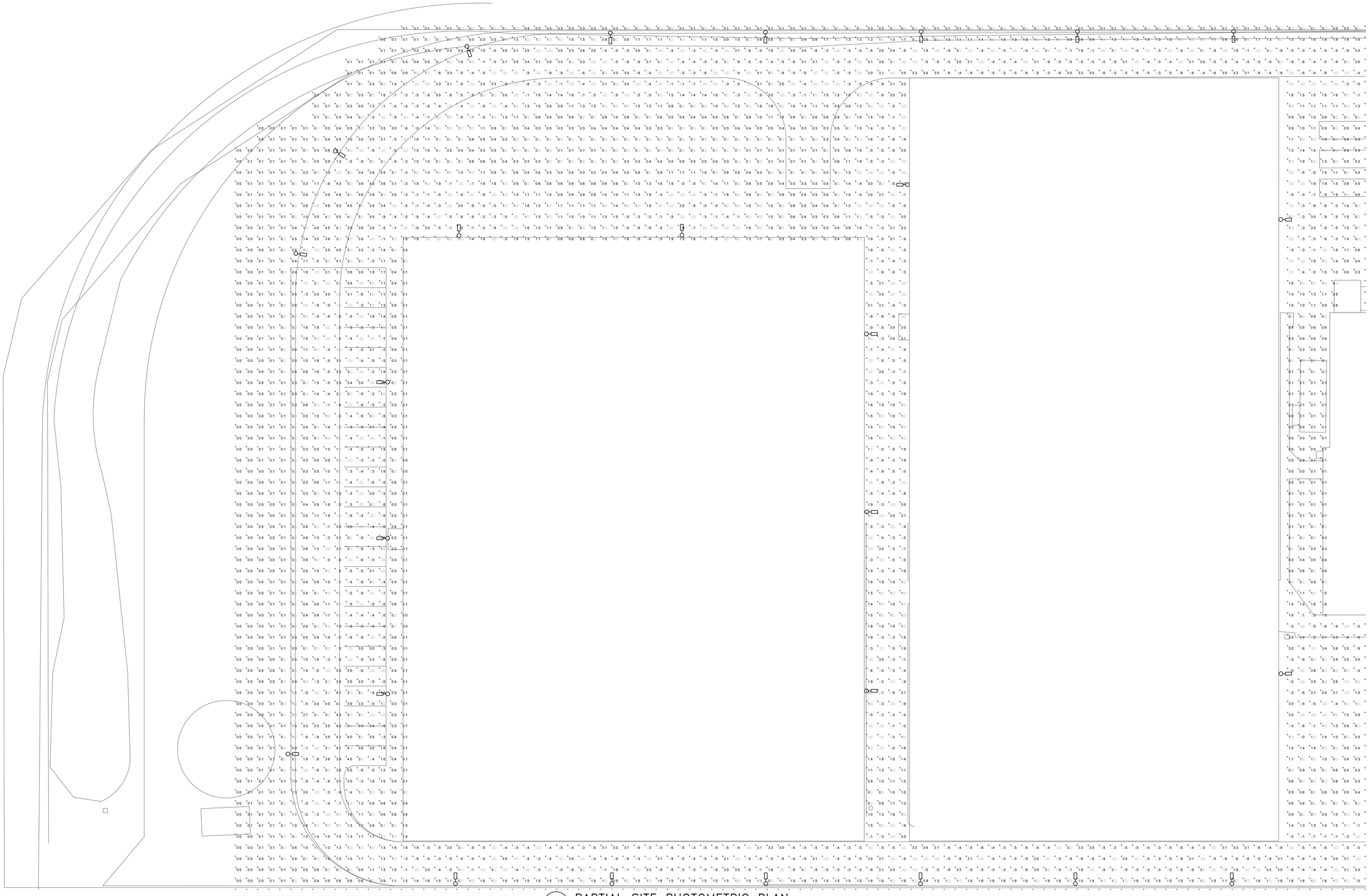
DATE: 3/24/2017
REVISIONS:

LAND USE APPLICATION

SHEET TITLE:
PARTIAL SITE PHOTOMETRIC PLAN
SCALE:
SHEET NUMBER:
E1.2



01 PARTIAL SITE PHOTOMETRIC PLAN
SCALE: 1" = 40' – 0"

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DATE: 3/24/2017
REVISIONS:

LAND USE APPLICATION

SHEET TITLE:
PARTIAL SITE PHOTOMETRIC PLAN
SCALE:
SHEET NUMBER:
E1.3