

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

In the matter of the application of:

**BROWN BULB RANCH, LTD (PLN170215)**

**RESOLUTION NO. 18-029**

Resolution by the Monterey County Hearing Body:

- 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 Coastal Development Permit to allow:
  - a. Approximately 160,000 square feet square feet of canopy area for mixed-light commercial cannabis cultivation; and,
  - b. Approximately 38,000 square feet square feet of canopy area for Indoor commercial cannabis cultivation; and,
  - c. Non-Volatile Manufacturing and processing operations; and,
  - d. Self-self-distribution

Within existing greenhouses, warehouses and office space

[PLN170215, Brown Bulb Ranch, 3060 Hilltop Road, North County Land Use Plan Area (APN: 117-052-018-000)]

**The Brown Bulb Ranch, LTD application (PLN170215) came on for public hearing before the Monterey County Planning Commission on July 11, 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, manufacturing, and self-distribution uses at 3060 Hilltop Road, Moss Landing, was filed on December 14, 2017 and was deemed complete on April 6, 2018.

- b) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 2010 Monterey County General Plan;
  - North County Land Use Plan Area;
  - 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 3060 Hilltop Road, Moss Landing (Assessor's Parcel Number 117-052-018-000), North County Land Use Plan Area. The parcel is zoned Agricultural Conservation which allows commercial cannabis cultivation, manufacturing, and self-distribution uses subject to the requirements of Chapter 20.67 of the Monterey County Code. 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.
- e) Location: The cultivation and nursery are proposed within existing greenhouses in the Agricultural Conservation zoning district. Drying, trimming, packaging, manufacturing, and self-distribution 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) Records: The Operation Plan (Section D-9) describes how the applicant will implement a Unique Identifier program that is capable of tracking each batch or crop back to its source. The Unique Identifier program would be linked with the appropriate track and trace program as well as the produce recall procedures if necessary. (Condition 6).
- g) Security: The Operation Plan (Section D-1) provides a detailed description of security measures to be implemented on-site. The proposed security measures have been reviewed by the RMA, Monterey Regional Fire, and the Sheriff's office and include 24-hour on-site security guards, procedural safeguards, a perimeter fence with secured gate access and barbed wire, video surveillance, electronic security systems, and emergency response plans.
- h) Pesticides and Fertilizers: The Operation Plan (Section D-14-c) describes how measures will be taken to avoid the need for use of pesticides using facility controls and cultivation techniques that are created to avoid common pests and fungi in cannabis plants. The greenhouse operators are currently registered with the Agricultural Commissioner's office for the storage and use of pesticides in association with their business and have committed to continuing to do so the same with their cannabis operation.
- i) Water conservation measures: The Operation Plan (Section D-5), describes how the site is supplied water from Hill Road. The site is already equipped with a rainwater capture system, three (3) retention ponds for sediment collection and rain water re-charge, soil moisture sensing devices, computerized greenhouse environmental controls to minimize plant transpiration rates, and drip and micro-sprinkler

irrigation systems. The combination of rain water collection, management practices, and drip and micro-sprinkler irrigation system are appropriate to minimize projected water use for the operations consistent with Section 20.67.050.B.8.

- j) Energy Efficiency: The commercial cannabis operations will require some use of mechanical systems for environmental controls which could increase energy demands and result increased greenhouse gas emissions. A 1.5 acre photovoltaic system will be installed at the site, upon entitlement, to offset much of the project energy demand for the operations. In addition, efficient greenhouse design features, computerized environmental controls, passive heating of drying rooms, and passive cooling in warehouse exist on the site.
- k) Visibility: No plants or advertisements of cannabis plants or products will be visible from off-site. A security fence with vegetative screening already exists and no signage is proposed.
- l) Canopy size: State law currently restricts cultivation by any permittee or licensee to a total of 4 acres state-wide. Brown Bulb Ranch plans on leasing facilities to Golden Stat Bulb Growers, who would cultivate less than four acres' total canopy area at the site. Monterey County is not equipped to determine if Golden State Bulb is cultivating elsewhere in the State but the County will require that any tenant at the site obtain a State license beginning January 2018. The state will verify state-wide canopy area criteria at that time.
- 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 beginning January 1, 2018 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 PLN170215.

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 County Regional Fire District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, Sheriff's Office, 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. None-the-less, the applicant proposes to implement a misting

system to minimize detection of odors from off-site, if the odors become a nuisance to any receptors in the area.

- c) Flower have been grown and bulbs have been harvested from the site at the site for several decades. The transition of some, or all 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 PLN170215.

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 District, Public Works, Environmental Health Bureau, Sheriff's Office, 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 Hilltop Road and Water Association water services.
  - 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 beginning January 1, 2018 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 PLN170215.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any



- other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County 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 PLN170215.
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, manufacturing, and self-distribution of commercial 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 Sections 20.67.050, 20.67.060, and 20.67.080 of the Coastal Zoning Ordinance Title 20 (See also Finding 1 with relevant evidences).
  - b) Any business cultivating, manufacturing, or distributing 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 beginning January 1, 2018 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 3060 Hilltop Road, Moss Landing (Assessor's Parcel Number: 117-052-018-000).
  - b) Ohlone Elementary School is the nearest school with public fields associated with the school. The school boundary is more than 3,000 feet from the proposed cannabis use.
  - c) There are no parks or known drug recovery facilities in the area.
7. **FINDING:** **LESS THAN SIGNIFICANT IMPACTS:** - The commercial cannabis, 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 be the addition of a solar array upon entitlement of the project.
  - b) As proposed and conditioned, the project can be categorically exempt from the California Environmental Quality Act.

- c) The project entails only a change in agricultural plant types within existing structures on the site. The change in plant types would involve no material expansion of the existing use. Physical improvements to the site are limited to minor upgrades to existing structures. No grading or development outside of existing building footprints will be taking place, and therefore no new runoff will be created as an impact to adjacent roadways. Since this site was previously used for a plant cultivation operation, the amount of traffic generated by staff will not increase over historical use, so no new impacts are will occur with regard to traffic volumes in the area. The applicant anticipates having less than 25 employees on site for the operation of the business. This means the water service would not qualify as a Public Water System. The project has been conditioned (Condition No. 11) to ensure that if at some time the number of employees expands to more than 25 employees, the owner/applicant will apply for and obtain a State Public Water System permit.

8. **FINDING:** **WATER EFFICENCY:** - As proposed, the cultivation includes adequate measures to minimize use of water for commercial cannabis cultivation at the site.
- EVIDENCE:**
- a) Plans and materials contained in the file (PLN170215) include measures to minimize water use for cultivation. The site is equipped with a water runoff capture, treatment, and reuse system (greywater system) and a rainwater and condensation capture, treatment and reuse system.
  - b) Adequate water quantity and quality are available for the proposed use by the Hilltop Road and Water Association.
9. **FINDING:** **ENERGY EFFICENCY:** - As proposed, the project includes adequate measures to address the projected energy demand for commercial cannabis cultivation at the site.
- EVIDENCE:**
- a) The property owner will installed a 1.5 acre, photovoltaic system on the site, upon entitlement.
  - b) High efficiency mechanical systems and electronic management systems have also been installed at the site to provide efficient environmental controls within the greenhouses and associated processing building.
10. **FINDING:** **QUALITY CONTROL:** - Adequate measures are proposed to ensure that commercial cannabis cultivated at the site meets the industry standards.
- EVIDENCE:**
- 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 self-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 commercial cannabis will provide adequate measures that address the federal enforcement priorities for cannabis activities including providing for restriction on drugged driving, restricting access to minors, prohibiting use or possession of firearms for security purposes at the premises, and ensuring that commercial cannabis and commercial cannabis products are supplied from permitted and licensed sources.
- EVIDENCE:**
- a) Plans and materials contained in file PLN170215 include descriptions of security measures that restrict youth access to the site. The applicant proposes to provide products produced on site to a licensed transporter for batch testing and self-distribution. Unique identifiers, track and trace systems, and adequate records will be kept providing on-going evidence of non-diversion requirements. On-site security is prohibited from carrying lethal weapons.
  - b) Background checks of all persons with 10 percent or more interest in the cannabis businesses will be conducted. Any known association with organized crime may be grounds for denial of business permits and State licenses required to operate the cultivation, manufacturing, and self-distribution.
  - c) Any commercial 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 beginning January 1, 2018 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 is currently used for cultivation and processing of cut flowers 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.
  - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is located within an existing structure that has adequate services available to serve the proposed use. Other than new signs identifying the business, there are no physical changes proposed that may cause an impact to historic resources or visual resources.

- d) The applicant has proposed appropriate operational plans and details to minimize nuisances in the vicinity including odor and security measures (See the preceding Findings and Evidence).
- e) The project entails only a change in agricultural plant types within existing structures on the site. The change in plant types would involve no material expansion of the existing use. Physical improvements to the site are limited to minor upgrades to existing structures. No grading or development outside of existing building footprints will be taking place, and therefore no new runoff will be created as an impact to adjacent roadways. Since this site was previously used for a plant cultivation operation, the amount of traffic generated by staff will not increase over historical use, so no new impacts are will occur with regard to traffic volumes in the area. The applicant anticipates having less than 25 employees on site for the operation of the business. This means the water service would not qualify as a Public Water System. The project has been conditioned (Condition No. 11) to ensure that if at some time the number of employees expands to more than 25 employees, the owner/applicant will apply for and obtain a State Public Water System permit.
- f) 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 PLN170215.

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 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 Coastal Development Permit to allow:
  - a. Approximately 160,000 square feet square feet of canopy area for mixed-light commercial cannabis cultivation; and,
  - b. Approximately 38,000 square feet square feet of canopy area for Indoor commercial cannabis cultivation; and,
  - c. Non-Volatile Manufacturing and processing operations; and,
  - d. Self-distribution

Within existing greenhouses, warehouses and office space at 3060 Hilltop Road, Moss Landing. All subject to the attached conditions all being attached hereto and incorporated herein by reference.

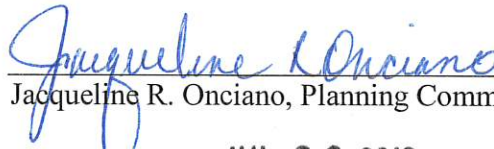
**PASSED AND ADOPTED** this 11<sup>th</sup> day of July, 2018 upon motion of Commissioner Padilla, seconded by Commissioner Diehl, by the following vote:

AYES: Diehl, Duflock, Mendoza, Padilla, Vandevere, Wizard

NOES: None

ABSENT: Ambriz, Gonzalez, Roberts

ABSTAIN: None



Jacqueline R. Onciano, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **JUL 20 2018**

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **JUL 30 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

PLN170215

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Coastal Development permit (PLN170215) allows use of existing facilities for commercial cannabis cultivation, nursery, non-volatile manufacturing, processing, and self-distribution. The property is located at 3060 Hilltop Road, Moss Landing (Assessor's Parcel Number 117-052-018-000), North County Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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 Coastal Development Permit (Resolution Number 18-029) was approved by the Planning Commission for Assessor's Parcel Number 117-052-018-000 on June 27, 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 permittees shall allow access to the premises and access to records if requested by the County, its officers, or agents, and shall pay for an annual inspection and submit to inspections from the County or its officers to verify compliance with all relevant rules, regulations, and conditions.

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

### 5. PDSP002 – INSPECTION OF RECORDS

**Responsible Department:** Code Enforcement

**Condition/Mitigation Monitoring Measure:** The applicant, owner, and permittees agree to submit to and pay for, inspection of the operations and relevant records or documents necessary to determine compliance with Chapter 20.67 from any enforcement officer of the County or their designee.

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

### 6. PDSP003 – COMMERCIAL CANNABIS PERMIT

**Responsible Department:** RMA-Planning

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

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

## 7. PDSP004 – GROUNDS FOR REVOCATION

**Responsible Department:** RMA-Planning

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

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

## 8. PDSP005 – COMPLIANCE WITH OPERATIONS PLANS

**Responsible Department:** RMA-Planning

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

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

## 9. PDSP006 – ODOR CONTROL

**Responsible Department:** RMA-Planning

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

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

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



## 10. CC01 INDEMNIFICATION AGREEMENT

**Responsible Department:** County Counsel

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

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

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

## 11. PDSP011 Public Water System Application (NON STANDARD)

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The property owner shall be responsible for ensuring that if at any point during the operation of business at this site the number of employees becomes 25 or more persons at least 60 days of the year that an application will be made for to become a public water system to ensure compliance with all state drinking water regulations and show the water served to its users complies with all state and local water quality standards.

**Compliance or Monitoring Action to be Performed:** Immediately upon the number of employees on site becoming 25 or more persons at least 60 days of the year, Owner contact Monterey County Health Department to begin submission of an application for a public water system.

Within 30 days The Owner will provide proof to the satisfaction of the RMA Chief of Planning that an application is in process with Monterey County Health Department to obtain a Public Water System Permit. This proof may include correspondence from Monterey County Health verifying that the process has been started, with an estimated timeline for completion.

If the property owner does not complete the state permitting process for a Public Water System, including compliance with all drinking water quality regulations by the agreed upon deadline it may be necessary to shut down the water system until the entity has complied with all drinking water regulations and a water system permit has been issued.



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

DEVELOPMENT PROJECT APPLICATION

This application is for:

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

1. Owner[s] Name: Brown Bulb Ranch, LTD  
Address: PO Box 67 City: Capitola State: CA  
Telephone: 831-728-0500 Ext 206 Zip Code: 95010
2. Applicant's Name: Justin Brown  
Address: 3060 Hilltop Road City: Moss Landing State: CA  
Telephone: 831-212-5157 Zip Code: 95039
3. Applicant's Interest In property [Owner, Buyer, Representative, etc.] Owner
4. Property address and nearest cross street: 3060 Hilltop Road, Moss Landing CA 95039  
Cross Street: Highway 1 and Salinas Road
5. Assessor's Parcel Number[s]: APN: 117-052-018-000
6. Current Zoning: Agricultural Conservation
7. Property area (acres or square feet): 16.2 Acres
8. Describe the proposed project: Cannabis land use.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name of Public or Private Water System: Lineage Logistics

19. How will sewage or other waste be disposed: Septic Drain Fields and Septic Tanks

Name of Public or Private Sewer System: N/A

20. Is this land currently in row crop production: ☒ 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 66952.5]. [A list of hazardous waste sites is maintained by the Environmental Health Dept., Phone 831-785-4300.]

*We state that as the owner[s] or agent for owner[s] for the development permit application. We have read the complete application and know the contents herein. 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, we understand that we may be charged an additional fee for staff time required to satisfy conditions of approval.*

Dated: 12/14/17 at 3060 Hilltop Road, Moss Landing, California

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

Justin Brown  
Owner's Name [Please Print or Type]

Jennifer Rosenthal  
Agent's Name [Please Print or Type]

Owner's Signature

Agent's Signature

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

For Department Use Only				
Plan Designation:	Agricultural Conservation		Area Plan:	North County 12
Legal Lot:	Vol 17 pg 148		Zoning Violation Case No.:	
Property Owner Verified:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Height:	30'
Setbacks:	F 30'	R 20'	S 20'	Special 600'
FAR	N 12	Fire Haz.	SRA	Flood
Advisory Committee:	North County			
Geo. Hazard Zones:	Arch. Sensitivity Zone:		ESR:	
Misc.:	Cannabis Land - V5.1			
Application Given Out By:	Craig Spencer		Date:	11/29/17
Application Received By:			Date:	

# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director

LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS

1441 Schilling Place, South 2<sup>nd</sup> Floor

Salinas, California 93901-4527

(831)755-4800

www.co.monterey.ca.us/rma



## COASTAL DEVELOPMENT PERMIT - SUPPLEMENTAL APPLICATION

Property Owner's Name: Brown Bulb Ranch, LTD  
Applicant's Name: Justin Brown - Owner  
Assessor's Parcel Number (s): 117-052-018-000  
Project File Number: PLN 170215

1. Has any application for development on this site been previously approved by the California Coastal Commission?  
If yes, provide a copy of the permit, including any attachments.

Yes ☒ No ☐

2. Lot Coverage	Existing	Proposed	Total
Building coverage	267,876 sq. ft.	N/A sq. ft.	267,876 sq. ft.
Paved Areas	124,000 sq. ft.	N/A sq. ft.	124,000 sq. ft.

### NOTES:

#### BUILDING COVERAGE

Coverage means any area covered by a building(s) or building protrusions, including decks but excluding eaves, overhangs and other similar non-useable areas. Also exclude from coverage are paved driveways, sidewalks, paths and slab on grade.

#### FLOOR AREA RATIO (Carmel Area Land Use Plan area only)

Floor area is the total combined gross floor area of all floors contained in all buildings on the building site as measured from the exterior face of the enclosing walls. Floor area shall include, but not limited to all enclosed spaces within all buildings, finished basements, guesthouses, studios, garages and carports. Areas of enclosed floor space constructed and maintained entirely below ground, including garages, shall not be counted as floor area.

The floor area ratio shall not apply to anew condominiums, planned development, or similar projects where by their design the legally described lot coincides or is generally confined to the structures.

3. Total number of floors or stories in structures Two  
4. Gross floor area, including accessory structures 272,562 sq. ft.

5. Are utility extensions proposed to be above ground?

N/A Yes ☐ No ☐

If yes, indicate number of new poles; and submit a copy of utility extension plan

Number of poles: \_\_\_\_\_

### Project Information

6. Does this project or the parcel on which it is located involve or include:

a. Demolition or removal of existing housing units:

If yes, give value of owner occupied units or current monthly rent or rental unit: \_\_\_\_\_

b. Perennial or intermittent streams, lakes ponds, marshes, or other wetlands?

c. Existing or proposed provisions for public access to the shoreline?

d. Existing or proposed trail use or easements?

Yes No

☐ ☒

☐ ☒

☐ ☒

☐ ☒

I/We state that as the owner(s) for the Coastal Development Permit herein described, 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 and the map submitted herewith are true and correct to the best of my/our knowledge.

Signature of Owner

Date

12/14/17

Signature of Applicant

Date

12/14/17

NOTE: This supplemental application must be returned with the Development Permit Application and Instruction and Procedure Sheet.

### FOR DEPARTMENT USE ONLY

1. Appealable to California Coastal Commission?  
2. Area of original jurisdiction?  
3. Public access required?  
4. Within a public viewshed?

Yes No  
☐ ☐  
☐ ☐  
☐ ☐  
☐ ☐

COMMERCIAL CANNABIS CULTIVATION, NURSERY, NON-  
VOLATILE MANUFACTURING AND SELF-DISTRIBUTION  
COASTAL DEVELOPMENT PERMIT APPLICATION

PLN 170215

*PREPARED FOR*

DIRECTOR OF PLANNING  
MONTEREY COUNTY RESOURCE MANAGEMENT/PLANNING AGENCY  
COUNTY OF MONTEREY  
1441 SCHILLING PLACE  
SOUTH SECOND FLOOR  
SALINAS, CALIFORNIA 93901

*APPLICANT*

**GOLDEN STATE BULB GROWERS, INC.**

*PREPARED BY*

LAW OFFICES OF JENNIFER ROSENTHAL IVERSON  
JENNIFER ROSENTHAL IVERSON, ESQ.  
P.O. BOX 1021, CARMEL VALLEY, CA 93924  
(831) 625-5193  
(831) 601-9376 (CELL)

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A

#### **A. NOTARIZED WRITTEN AUTHORIZATION FROM THE PROPERTY OWNER**

Following please find notarized written authorization from Andrea Rivers, the President and the authorized signer of Brown Bulb Ranch, Ltd. a California corporation that is the property owner of 3060 Hilltop Road, Moss Landing, CA 95039. This property is the subject of this application and in the attached authorization consent is granted to allow to the operation of the proposed commercial cannabis activity on this property. Please also see attached grant deed.

Golden State Bulb Growers, Inc.  
Cannabis Use Permit Application  
County of Monterey

Property Owner's Statement of Authorization

Brown Bulb Ranch, Ltd., a California corporation, is the legal owner of real property located at 3060 Hilltop Road, Moss Landing, CA 95039.

I, Andrea Rivers, as President of Brown Bulb Ranch, Ltd., hereby certify that I am aware of and consent to lessee Golden State Bulb Growers, Inc. conducting lawful commercial cannabis activity upon permitting at 3060 Hilltop Road, Moss Landing, CA 95039 provided lessee remain in strict and full compliance with all applicable Monterey County and State of California laws and regulations.

Sincerely,

*Andrea Rivers*

Andrea Rivers, President  
Brown Bulb Ranch, Ltd.

**ACKNOWLEDGMENT**

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

State of California  
County of SANTA CRUZ

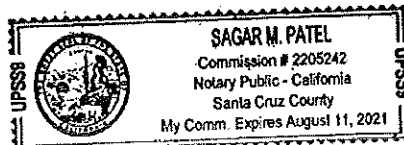
On 1/4/18 before me, SAGAR M. PATEL, Notary Public  
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature *[Signature]*



(Seal)

**B**

**B. NAME AND ADDRESS OF ALL PERSONS AND ENTITIES RESPONSIBLE FOR THE OPERATION**

Following, please find the names and addresses of all persons and entities responsible for the operation.

Justin Brown

Name: Justin Brown  
Address: 3060 Hilltop Road, Moss Landing, CA 95039  
Telephone: 831-728-0500 ext. 206

Golden State Bulb Growers, Inc.

Name: Golden State Bulb Growers, Inc.  
Address: 3060 Hilltop Road, Moss Landing, CA 95039  
Telephone: 831-728-0500

Brown Bulb Ranch, LTD.

Name: Brown Bulb Ranch, LTD.  
Address: 3555 Clares St., Suite L, Capitola, CA 95010  
Telephone: 831-475-0500

C

### **C. SITE PLANS, FLOOR PLANS, AND GENERAL DESCRIPTION OF ACTIVITIES REQUESTED**

3060 Hilltop Road is a 16.2 acre parcel that is currently used for the production, processing, and storage of bulbs and flowers. Currently, over 600 acres of field produced flowers and bulbs are processed at this site, as well as the maintenance of parent stock, breeding stock, propagation stock, and other plant material vital to the operation.

On site there are 159,072 square feet of preexisting greenhouses, 22,100 square feet of shade structures, 72,000 square feet of warehouse and refrigeration storage, 4,220 square feet of office space and a 2,500 square foot tissue culture lab. An additional 7,000 square feet of warehouse and covered space could be used for shipping and receiving for the self-distribution of product, along with a loading dock area with 4 doors facilitating transportation of product.

It is the applicants' intention to phase out bulb and flower production and sell and/or lease the premises to a licensed commercial cannabis business. The applicants are seeking cultivation, nursery, non-volatile manufacturing and self-distribution commercial cannabis land use entitlements.

Following please find the enclosed site map, floor plans and elevation photographs.

#### Land Use Permit Overview:

All cannabis cultivation will occur in existing greenhouse, laboratory, or warehouse buildings. There is no new construction of any sort planned for the facility. Greenhouse buildings are grouped together in gutter-connected design. Each license area will be separated by well-defined boundaries as required by State and/or County laws. Absolutely no cannabis cultivation will occur in the existing temporary hoophouse.

#### Description of Proposed Cultivation Areas:

##### Greenhouse Designs at Property

There are three (3) types of greenhouses at the Hilltop facility, Conley fiberglass and steel structures, Cravo retractable roof steel structures, and Agra-Tech polycarbonate steel structures. The initial greenhouses built in the late 1980's and early 1990's are a Conley fiberglass greenhouse design. All of these houses are steel structures with a fiberglass or poly carbonate glazing. They have 10' gutters and are 204' x 42' in dimension, and grouped with three (3) houses gutter-connected together. The A, B, and C ranges are Conley houses.

In the mid-90's the Cravo retractable roof houses were built in two (2) phases on the Hilltop property. There are a total of seven (7) houses each one being the same 204' x 42' dimensions as the original Conley houses. The Cravo houses have a woven poly roof that opens and shuts based on the Argus environmental computer set points. The gutters are 12' high and the houses are fully insect screened.



The final greenhouses built at the facility in 2007 are the Agra-Tech greenhouses built for research and development work at the west edge of the property. They are smaller greenhouses totaling 13,100 sq. ft. They are steel structures with 12' gutters and poly carbonate glazing. They are fully insect screened and have a rolling bench system and misting system in them for doing cuttings as well as for hardening off micro-cuttings from the lab.

#### Indoor Growing Facilities

The warehouse cold storage facility at Hilltop, warehouse #2 (depicted on the site map as existing building 7, although the site maps inadvertently do not note the cold storage capability of this warehouse), is a 42,000 sq. ft. building of which roughly 38,000 gross sq. ft. could be dedicated to indoor growing. The building was built in 2000 and was designed for the long term storage of flower bulbs. This steel building has 24' gutter height and is sprinklered for fire protection. It can be heated or cooled with its glycol system and heat exchanger and is well insulated to hold temperatures as low as 40F or as high as 80F. The air handler unit treats the air for both temperature and relative humidity based on parameters set by the Argus environmental control system. There are air walls with fan systems in them throughout the facility to provide aggressive airflow with three (3) stage fans.

#### Tissue Culture Lab

The Hilltop facility has a small 2,500 sq. ft. tissue culture lab built in 1999, with growing rooms and laminar flow hoods to allow for the production of micro-cuttings. This lab is for plant tissue culture only and is currently used for invitro propagation and multiplication of bulbous crops such as Calla Lily, Begonia, and Eucomis. In the future it would be very suitable for the micro-propagation of cannabis plants invitro.

#### Below is a List of the Growing Areas and Proposed Licensed Areas:

Mixed light greenhouses and gross square footage:

A-range (existing #3) -- 29,200 sq. ft.

B-range (existing #1 and #9, seed house) -- 31,634 sq. ft.

C-range (existing #2) -- 25,500 sq. ft.

Q-range (D on cultivation legend/existing #4) -- 34,266 sq. ft.

RD-range (E on cultivation legend/existing #5 and #16) -- 38,472 sq. ft.

Indoor:

Warehouse 2 (building 7) -- 38,000 sq. ft.

Tissue culture lab -- 2,500 sq. ft.

Please see attached map for location and layout of these cultivation facilities.

### Non-Cultivation Facilities:

#### Processing and Manufacturing Area

For the processing of the cannabis material (trimming, packaging, packing of the flower), as well as any non-volatile manufacturing of finished products, the warehouse 1 (building 8) facility can be used. There can be over 9,000 square feet dedicated for these activities in warehouse 1 (building 8) (please see attached map.) This area will have defined boundaries from other activities that will be occurring in that building such as materials storage, office space, cold rooms, and drying rooms. The entire warehouse 1 building (building 8) is sprinklered for fire protection as is the warehouse 2 building (building 7).

#### Drying/Curing Space Allocation

The warehouse 1 (building 8) building at Hilltop, where the processing and manufacturing of the cannabis product can occur, also houses eight (8) bulb drying rooms. These rooms are specifically designed to cure and dry freshly harvested bulbs but are extremely well suited for the purpose of drying and curing freshly harvested cannabis plants. The eight (8) drying rooms consist of roughly 10,000 square feet of drying space with 16' gutter height. These rooms are temperature and humidity controlled by the Argus environmental computer system and are all sprinklered for fire protection. These rooms have the capacity to allow for drying of not only all of the product grown on site, but will also have the capacity to dry product grown off-site in conjunction with regulations relating to self-distribution and satellite growing facilities.

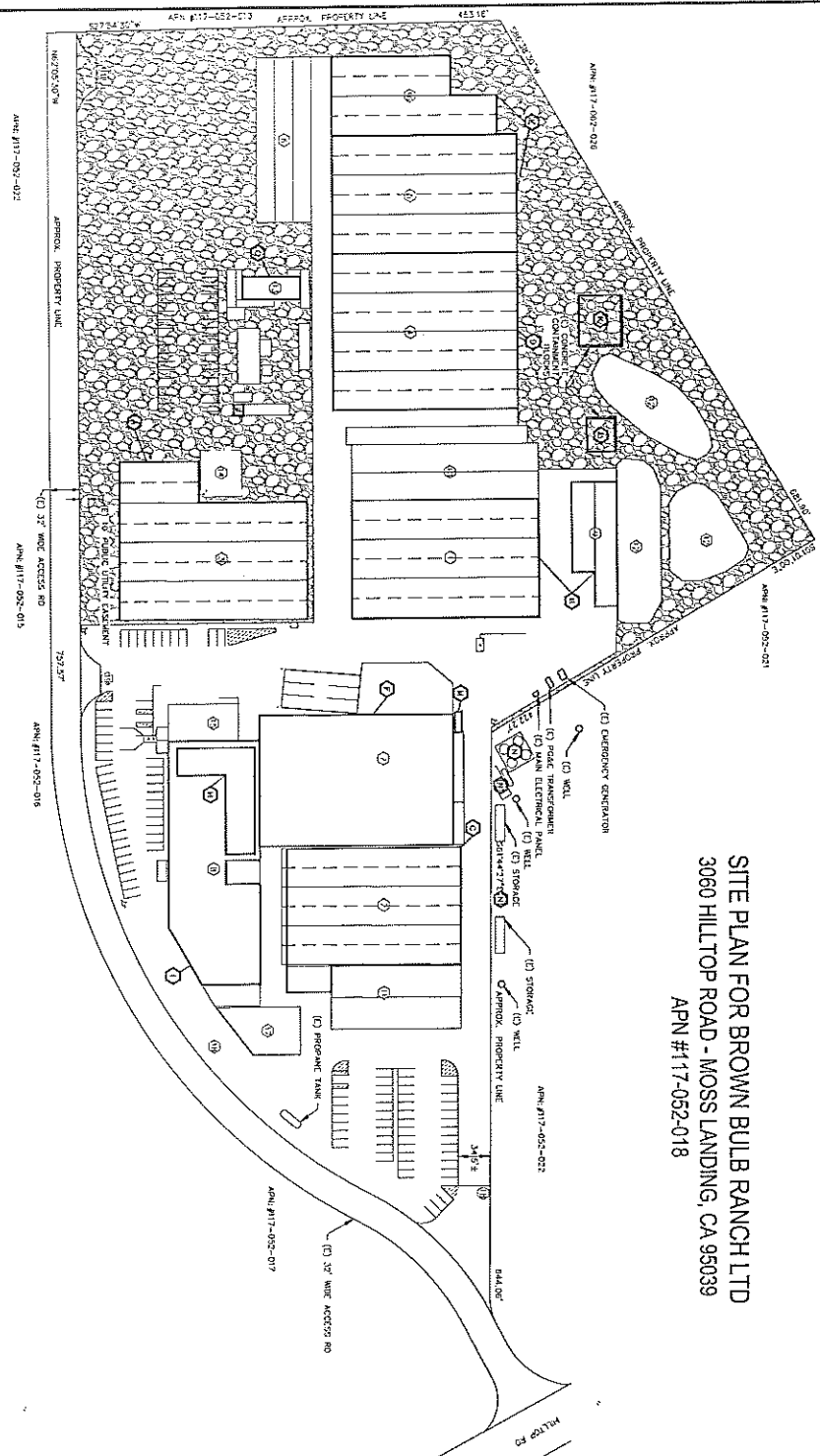
Please see attached site maps.



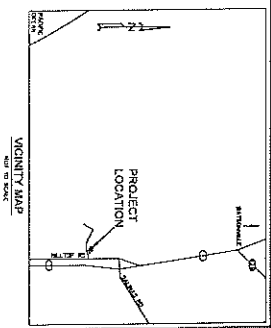
**SITE PLAN**  
GRAPHIC SCALE  
1 inch = 40' ft.

- 1. CULTIVATION LICENSE
- 2. A-RANGE
- 3. B-RANGE AND SEED HOUSE
- 4. C-RANGE
- 5. D-RANGE
- 6. E-RANGE
- 7. WAREHOUSE 2 - DRESSING FACILITY
- 8. TESSIE CULTURE LAB
- 9. PROCESSING AND MANUFACTURING - WAREHOUSE 1
- 10. GROWING AND CLIMING - WAREHOUSE 1
- 11. PESTICIDE / FERTILIZER / HAZARDOUS MATERIAL STORAGE AREA
- 12. COMPOSTING AREA
- 13. WASTE DISPOSAL AREA / CONTAINERS
- 14. 1,500 GALLON DIESEL FUEL STORAGE AREA
- 15. WATER TANK / STORAGE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
23,646	23,646	23,646	23,646	23,646	23,646	23,646	23,646	23,646	23,646	23,646	23,646	23,646	23,646	23,646	23,646	23,646
EXISTING GREENHOUSE #1	EXISTING GREENHOUSE #2	EXISTING GREENHOUSE #3	EXISTING GREENHOUSE #4	EXISTING GREENHOUSE #5	EXISTING GREENHOUSE #6	EXISTING GREENHOUSE #7	EXISTING GREENHOUSE #8	EXISTING GREENHOUSE #9	EXISTING GREENHOUSE #10	EXISTING GREENHOUSE #11	EXISTING GREENHOUSE #12	EXISTING GREENHOUSE #13	EXISTING GREENHOUSE #14	EXISTING GREENHOUSE #15	EXISTING GREENHOUSE #16	EXISTING GREENHOUSE #17



**SITE PLAN FOR BROWN BULB RANCH LTD**  
3060 HILLTOP ROAD - MOSS LANDING, CA 95039  
APN #117-052-018

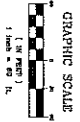


- 1. TITLE SHEET
- 2. DEDUCTORY FENCE/PIE DEPARTMENT ACCESS
- 3. GENERAL BUILDING FLOOR PLANS
- 4. GENERAL BUILDING FLOOR PLANS
- 5. GENERAL BUILDING FLOOR PLANS
- 6. GENERAL BUILDING FLOOR PLANS

**GENERAL INFORMATION:**  
BROWN BULB RANCH LTD.  
1769 MARKET STREET SUITE C  
REDDING, CA 96001  
TEL: 530-526-7493  
FAX: 530-526-7493

- 1. UNDERGROUND POWER LINE
- 2. UNDERGROUND GAS LINE
- 3. CONTOUR ELEVATIONS
- 4. FENCE
- 5. CONSTRUCTION MATERIAL STORAGE AREA
- 6. ASPHALT
- 7. CONCRETE
- 8. APPROXIMATELY
- 9. DRIVEWAY
- 10. FIRE HYDRANT
- 11. ERECTING
- 12. ADAPTOR
- 13. PROPOSED
- 14. ROAD
- 15. SQUARE FOOT
- 16. POWER POLE
- 17. WATER TANK
- 18. DRAINAGE DIRECTION
- 19. ADA PARKING

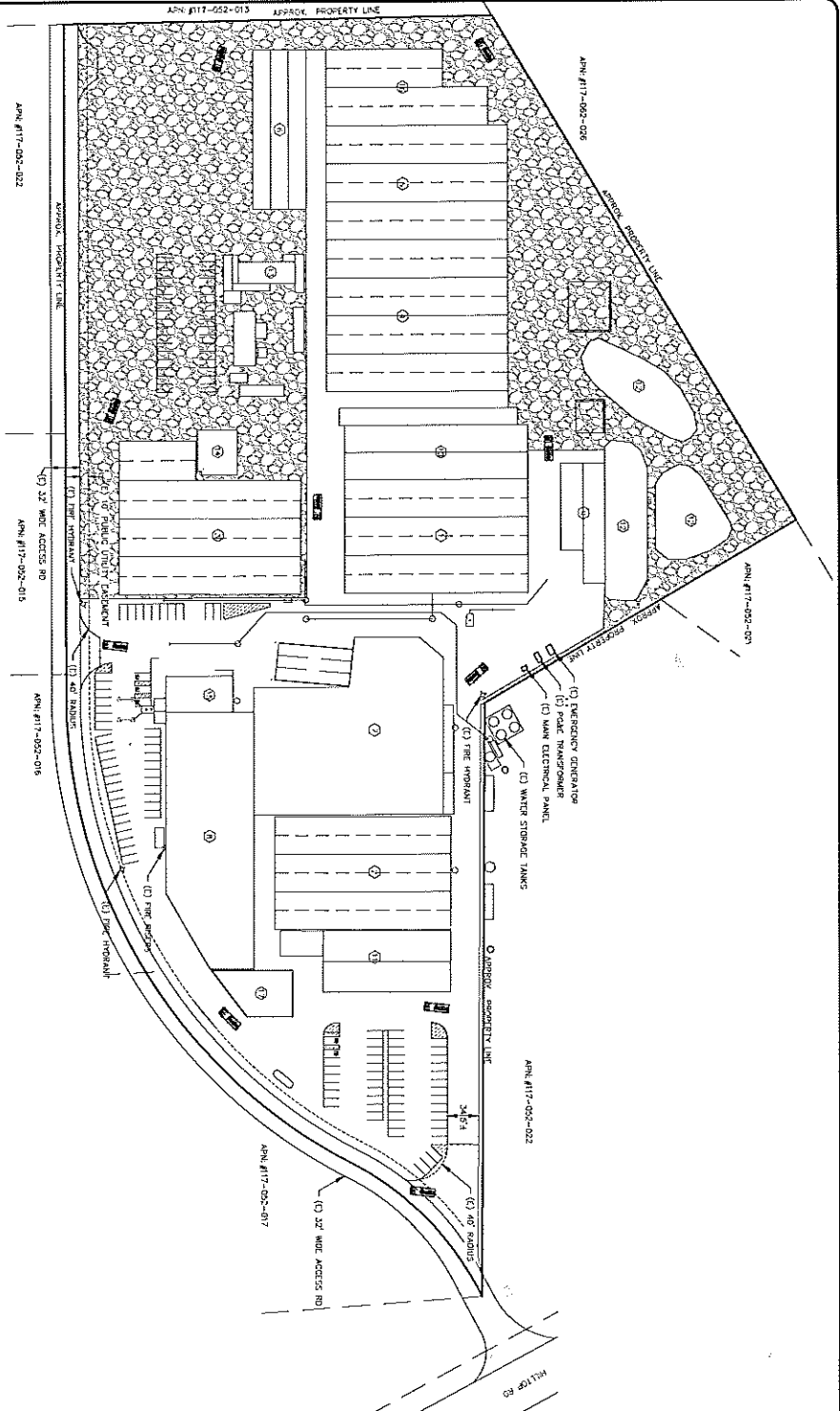
- 1. CONTOUR INTERVAL IS 5'



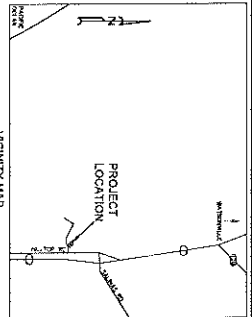
# EMERGENCY VEHICLE / FIRE DEPARTMENT ACCESS

- 1. CULTIVATION LOTION
- 2. A-RANGE
- 3. B-RANGE AND FIELD HOUSE
- 4. C-RANGE
- 5. RO-TWINE
- 6. WAREHOUSE 2 - GROWING FACILITY
- 7. TISSUE CULTURE LAB
- 8. PROCESSING AND MANUFACTURING - WAREHOUSE 1
- 9. DRIVING AND CURING - WAREHOUSE 1
- 10. PESTICIDE / FERTILIZER / HAZARDOUS MATERIAL STORAGE AREA
- 11. COMPOSTING AREA
- 12. WASTE DISPOSAL AREA / CONTAINERS
- 13. 1,000 GALLON DIESEL FUEL STORAGE AREA
- 14. WATER TANK / STORAGE

EXISTING ELEVATION	EXISTING USE OF AREA
1	EXISTING ELEVATION
2	EXISTING ELEVATION
3	EXISTING ELEVATION
4	EXISTING ELEVATION
5	EXISTING ELEVATION
6	EXISTING ELEVATION
7	EXISTING ELEVATION
8	EXISTING ELEVATION
9	EXISTING ELEVATION
10	EXISTING ELEVATION
11	EXISTING ELEVATION
12	EXISTING ELEVATION
13	EXISTING ELEVATION
14	EXISTING ELEVATION
15	EXISTING ELEVATION
16	EXISTING ELEVATION
17	EXISTING ELEVATION



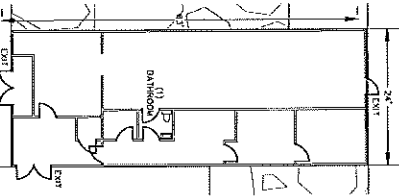
- 1. CULTIVATION LOTION
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- 5. RO-TWINE
- 6. WAREHOUSE 2 - GROWING FACILITY
- 7. TISSUE CULTURE LAB
- 8. PROCESSING AND MANUFACTURING - WAREHOUSE 1
- 9. DRIVING AND CURING - WAREHOUSE 1
- 10. PESTICIDE / FERTILIZER / HAZARDOUS MATERIAL STORAGE AREA
- 11. COMPOSTING AREA
- 12. WASTE DISPOSAL AREA / CONTAINERS
- 13. 1,000 GALLON DIESEL FUEL STORAGE AREA
- 14. WATER TANK / STORAGE





BUILDING 13 / TISSUE CULTURE LAB - 2,500 SF±

3 EXITS



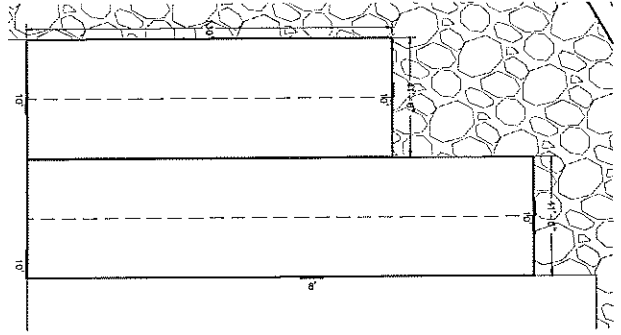
GRAPHIC SCALE  
(1" = 10' ±)  
1" = 10' ±

- 1 CULTIVATION/LEONOR
- 2 A-RANGE
- 3 B-RANGE AND SEED HOUSE
- 4 C-RANGE
- 5 D-RANGE
- 6 H-RANGE
- 7 WAREHOUSE 2 - GROWING FACILITY
- 8 TISSUE CULTURE LAB
- 9 PROCESSING AND MANUFACTURING - WAREHOUSE 1
- 10 DRYING AND CURING - WAREHOUSE 1
- 11 PETIOLE / FERTILIZER / MACROBIOUS MATERIAL STORAGE AREA
- 12 COMPOSTING AREA
- 13 WASTE DISPOSAL AREA / CONTAINERS
- 14 1,000 GALLON DIESEL FUEL STORAGE AREA
- 15 WATER TANK / STORAGE

GENERAL BUILDING FLOOR PLANS

BUILDING 16 / RD RANGE - 13,020 SF±

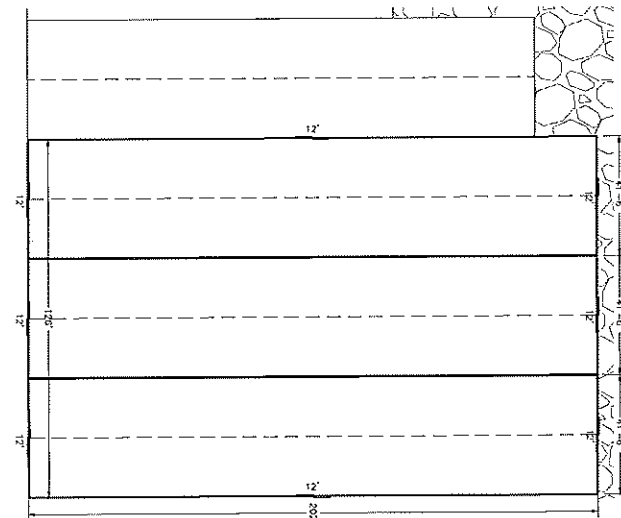
5 EXITS



GRAPHIC SCALE  
(1" = 10' ±)  
1" = 10' ±

BUILDING 5 / RD RANGE - 25,452 SF±

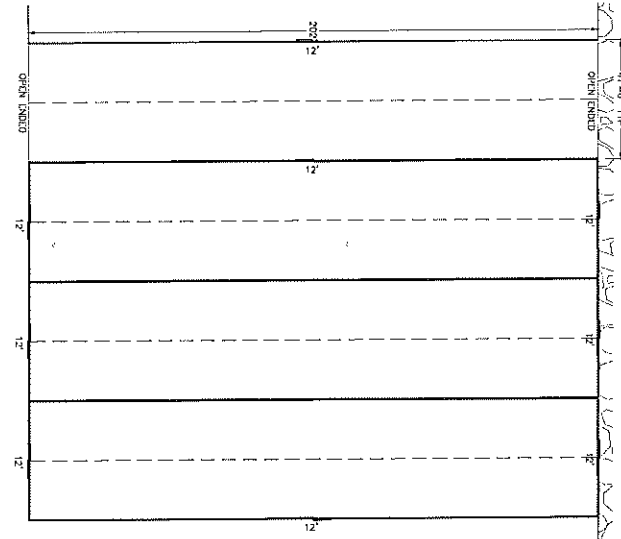
8 EXITS



GRAPHIC SCALE  
(1" = 10' ±)  
1" = 10' ±

BUILDING 4 / Q RANGE - 34,266 SF±

8 EXITS



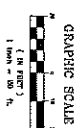
GRAPHIC SCALE  
(1" = 10' ±)  
1" = 10' ±

BUILDING FLOOR PLANS

C3.1

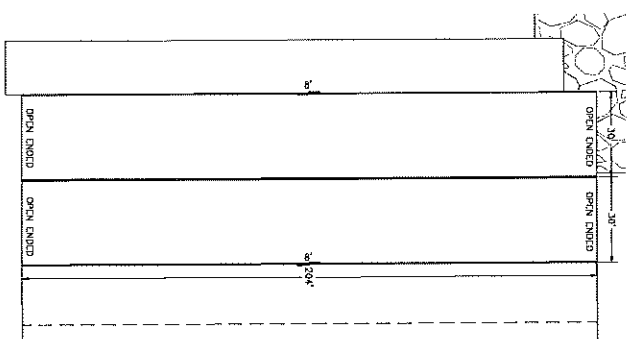


REALM ENGINEERING  
CIVIL ENGINEERING, SURVEYING & PLANNING  
1767 MARKET STREET SUITE C  
REDDING, CA, 96001  
530-526-7493

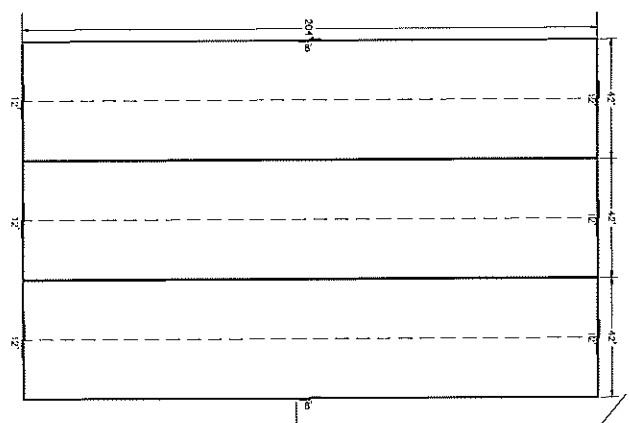


GENERAL BUILDING FLOOR PLANS

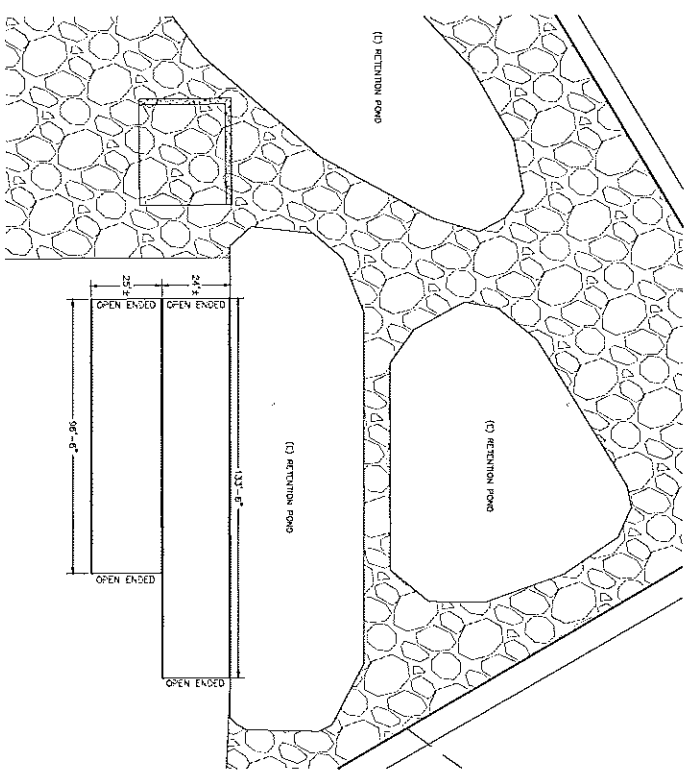
BUILDING 10 / EXISTING SHADE AREA - 12,240 SF±  
4 EXITS



BUILDING 1 / B RANGE & SEED HOUSE - 25,968 SF±  
8 EXITS



BUILDING 9 / B RANGE & SEED HOUSE - 5,866 SF±  
4 EXITS



- LEGEND
- 1. A-RANGE
  - 2. B-RANGE AND SEED HOUSE
  - 3. C-RANGE
  - 4. D-RANGE
  - 5. E-RANGE
  - 6. F-RANGE
  - 7. G-RANGE
  - 8. H-RANGE
  - 9. I-RANGE
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  - 16. P-RANGE
  - 17. Q-RANGE
  - 18. R-RANGE
  - 19. S-RANGE
  - 20. T-RANGE
  - 21. U-RANGE
  - 22. V-RANGE
  - 23. W-RANGE
  - 24. X-RANGE
  - 25. Y-RANGE
  - 26. Z-RANGE
  - 27. AA-RANGE
  - 28. AB-RANGE
  - 29. AC-RANGE
  - 30. AD-RANGE
  - 31. AE-RANGE
  - 32. AF-RANGE
  - 33. AG-RANGE
  - 34. AH-RANGE
  - 35. AI-RANGE
  - 36. AJ-RANGE
  - 37. AK-RANGE
  - 38. AL-RANGE
  - 39. AM-RANGE
  - 40. AN-RANGE
  - 41. AO-RANGE
  - 42. AP-RANGE
  - 43. AQ-RANGE
  - 44. AR-RANGE
  - 45. AS-RANGE
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  - 72. BT-RANGE
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  - 75. BW-RANGE
  - 76. BX-RANGE
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  - 97. CS-RANGE
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  - 660. YM-RANGE
  - 661. YN-RANGE
  - 662. YO-RANGE
  - 663. YP-RANGE
  - 664. YQ-RANGE
  - 665. YR-RANGE
  - 666. YS-RANGE
  - 667. YT-RANGE
  - 668. YU-RANGE
  - 669. YV-RANGE
  - 670. YW-RANGE
  - 671. YX-RANGE
  - 672. YY-RANGE
  - 673. YZ-RANGE
  - 674. ZA-RANGE
  - 675. ZB-RANGE
  - 676. ZC-RANGE
  - 677. ZD-RANGE
  - 678. ZE-RANGE
  - 679. ZF-RANGE
  - 680. ZG-RANGE
  - 681. ZH-RANGE
  - 682. ZI-RANGE
  - 683. ZJ-RANGE
  - 684. ZK-RANGE
  - 685. ZL-RANGE
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  - 694. ZU-RANGE
  - 695. ZV-RANGE
  - 696. ZW-RANGE
  - 697. ZX-RANGE
  - 698. ZY-RANGE
  - 699. ZZ-RANGE

EXISTING	EXISTING	EXISTING
1	20,000	EXISTING DETENTION #1
2	20,000	EXISTING DETENTION #2
3	20,000	EXISTING DETENTION #3
4	20,000	EXISTING DETENTION #4
5	20,000	EXISTING DETENTION #5
6	20,000	EXISTING DETENTION #6
7	20,000	EXISTING DETENTION #7
8	20,000	EXISTING DETENTION #8
9	20,000	EXISTING DETENTION #9
10	20,000	EXISTING DETENTION #10
11	20,000	EXISTING DETENTION #11
12	20,000	EXISTING DETENTION #12
13	20,000	EXISTING DETENTION #13
14	20,000	EXISTING DETENTION #14
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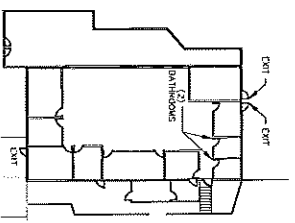
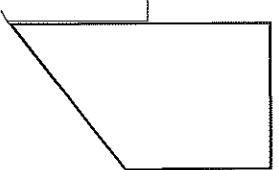




BUILDING 17 / EXISTING CANOPY - 3,713 SF±

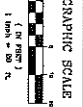
BUILDING 15 / EXISTING OFFICE - 4,220 SF±

4 EXITS TO OUTSIDE + 2 EXITS TO WAREHOUSE #1



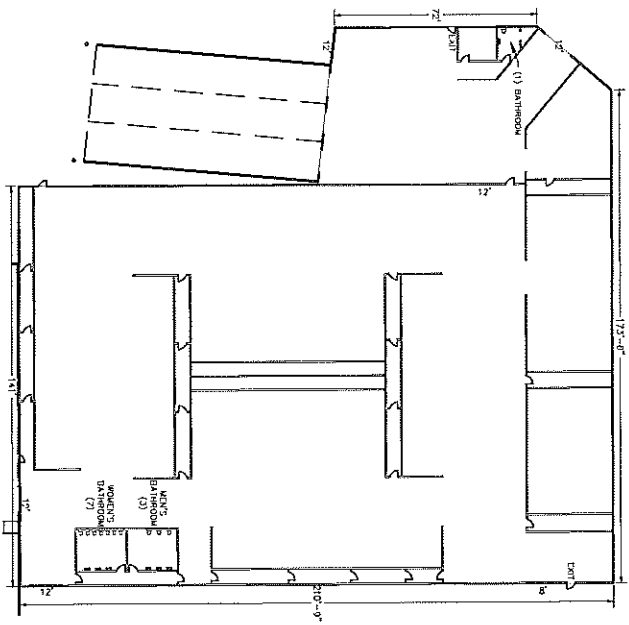
- 1 CULTIVATION LEONARD
- 2 A-RANGE
- 3 B-RANGE AND SEED HOUSE
- 4 C-RANGE
- 5 D-RANGE
- 6 SP-RANGE
- 7 WAREHOUSE 2 - GROWING FACILITY
- 8 TROPIC CULTURE LAB
- 9 PROCESSING AND MANUFACTURING - WAREHOUSE 1
- 10 DRIVING AND CHASSIS - WAREHOUSE 1
- 11 PESTICIDE / FERTILIZER / HAZARDOUS MATERIAL STORAGE AREA
- 12 COMPOSTING AREA
- 13 WASTE DISPOSAL AREA / CONTAINERS
- 14 1,000 GALLON DIESEL FUEL STORAGE AREA
- 15 WATER TANK / STORAGE

GENERAL BUILDING FLOOR PLANS



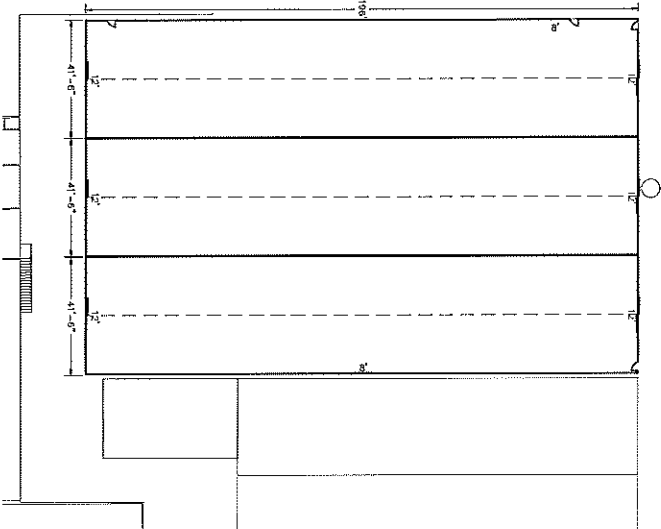
BUILDING 7 / WAREHOUSE #2 - 42,000 SF±

8 EXITS



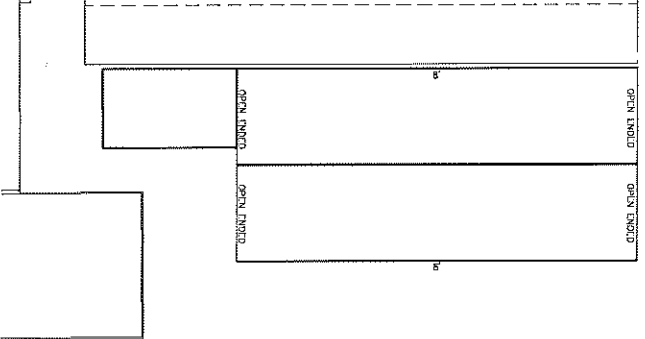
BUILDING 2 / C RANGE - 25,500 SF±

12 EXITS



BUILDING 11 / EXISTING SHADE AREA - 9,860 SF±

4 EXITS



C3.3

BUILDING FLOOR PLANS

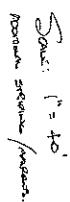
REALM ENGINEERING  
CIVIL ENGINEERING, SURVEYING & PLANNING  
1767 MARKET STREET SUITE C  
REDDING, CA. 96001  
530-526-7493

DATE: 12/17/2019  
BY: J. B. BROWN  
CHECKED: J. B. BROWN  
SCALE: AS SHOWN  
SHEET: 3 OF 3

PROJECT: BROWN BROS. RANCH  
1767 MARKET STREET SUITE C  
REDDING, CA. 96001  
530-526-7493







Golden State Bulb Growers, Inc.  
3060 Hilltop Road  
Moss Landing CA 95039  
831-728-0500

**16.2 acres**

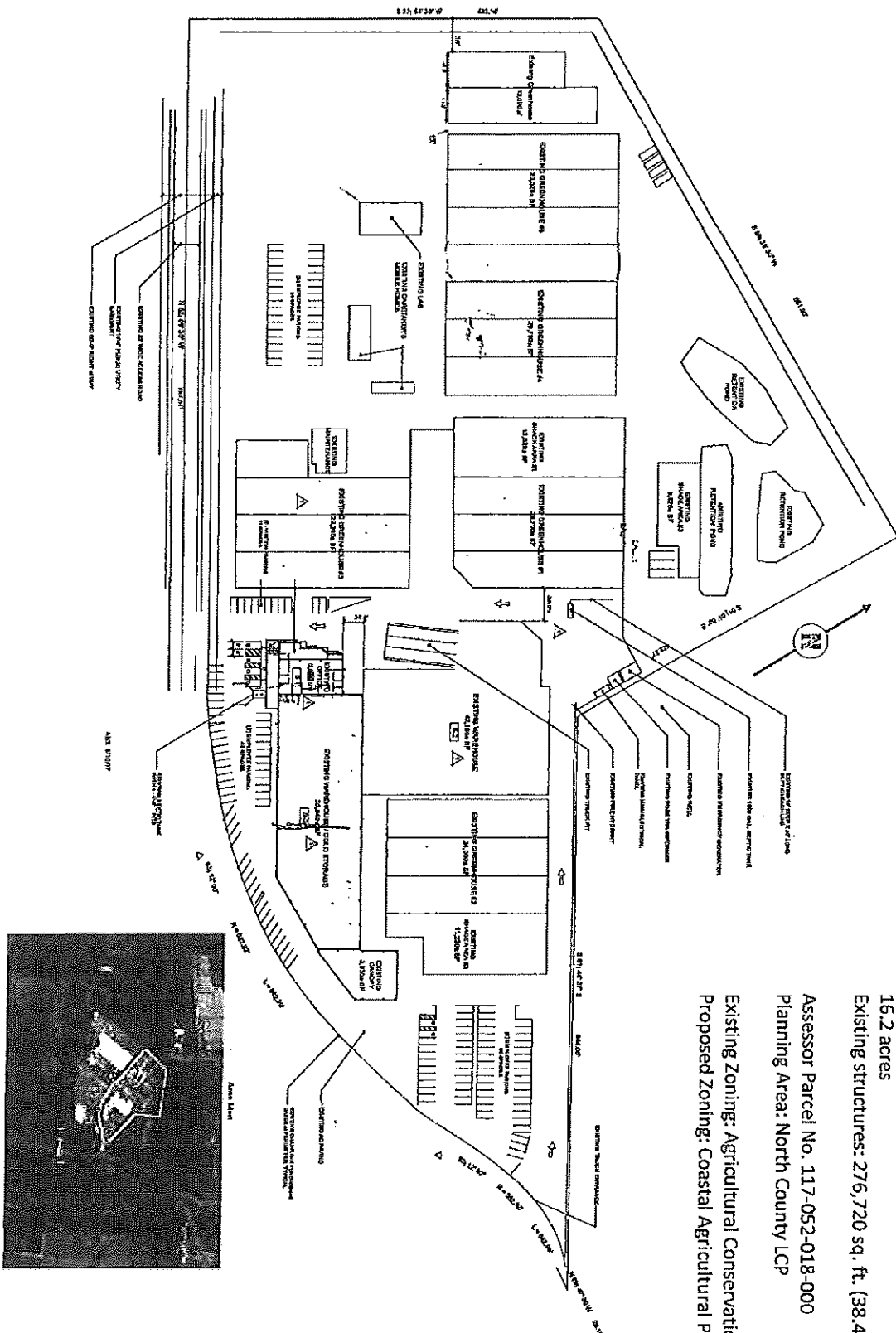
existing structures: 276,720 sq. ft. (38.4% lot coverage)

Assessor Parcel No. 117-052-018-000

## Planning Area: North County LCP

**Existing Zoning:** Agricultural Conservation AC (CZ)

**Proposed Zoning: Coastal Agricultural Preserve CAP (CZ)**







Golden State Bulb Growers

© 2016 Google

Go

1937

Imagery Date: 11/2/2016 36°51'57.43" N 121°46'28.79" W elev 180 ft







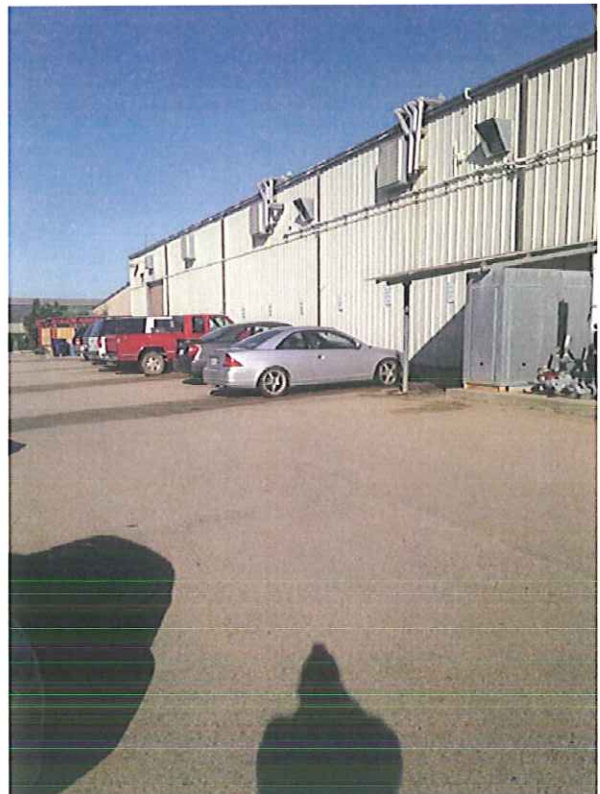
# BROWN BULB RANCH LTD.

3060 HILLTOP ROAD - MOSS LANDING, CA 95039

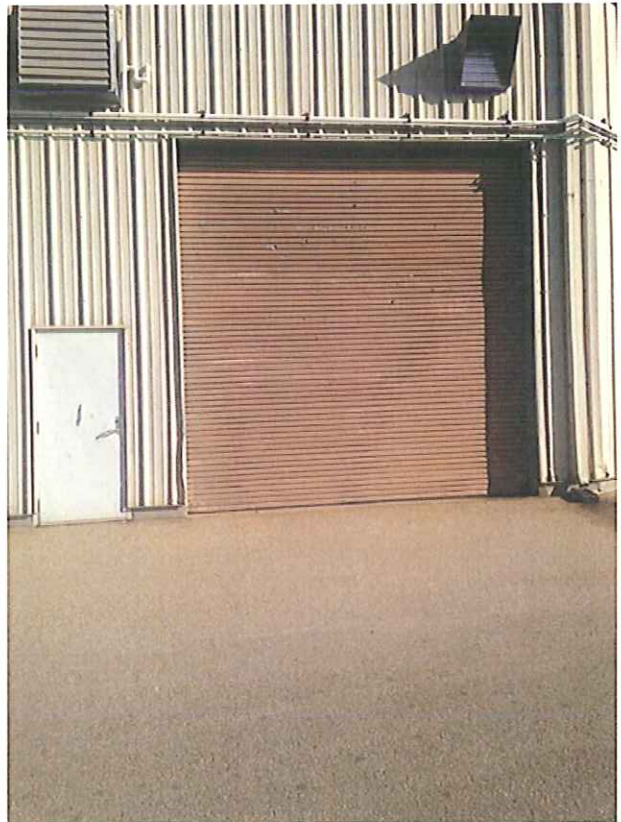
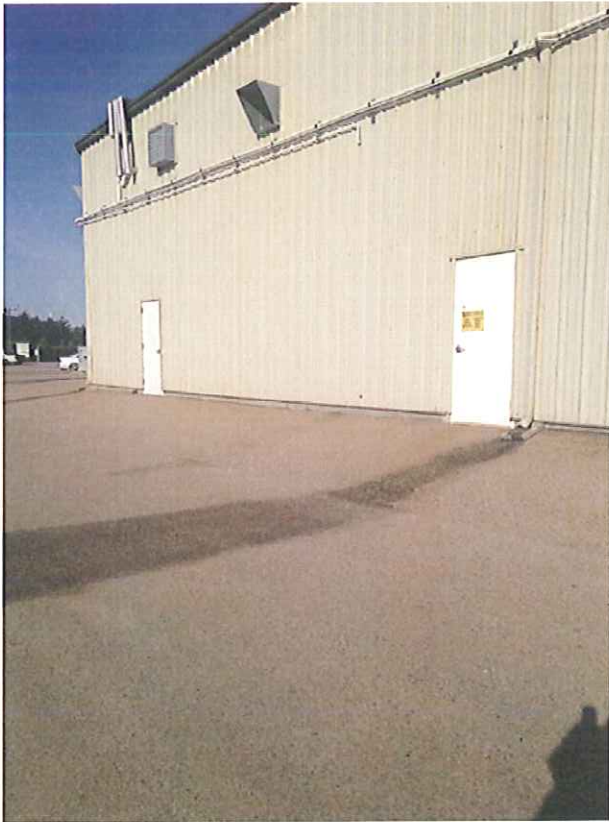
LOOKING EAST, NORTHEAST



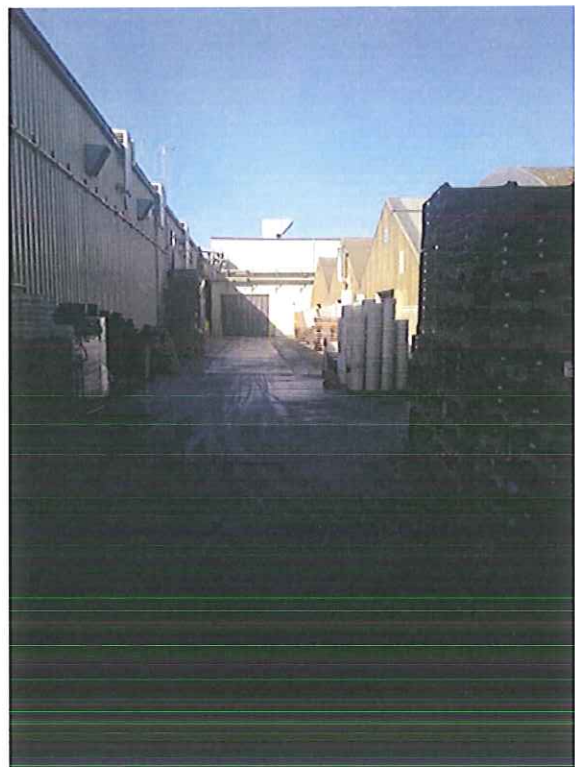
WAREHOUSE – LOOKING NORTH, NORTHEAST





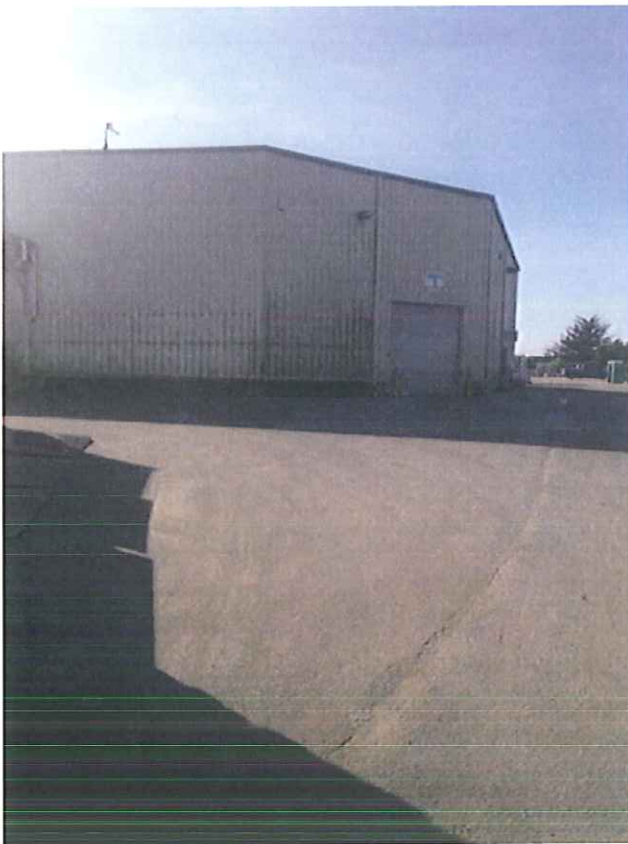


WAREHOUSE – LOOKING NORTH, NORTHWEST WAREHOUSE AND C-RANGE





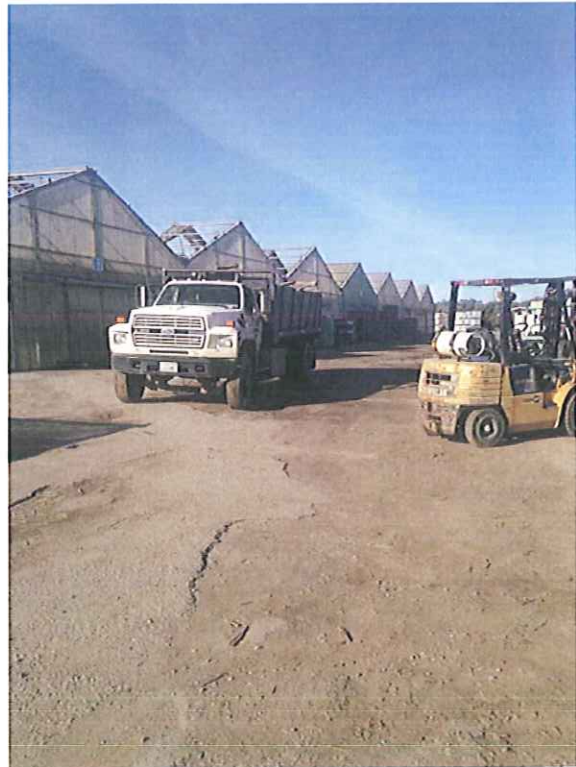
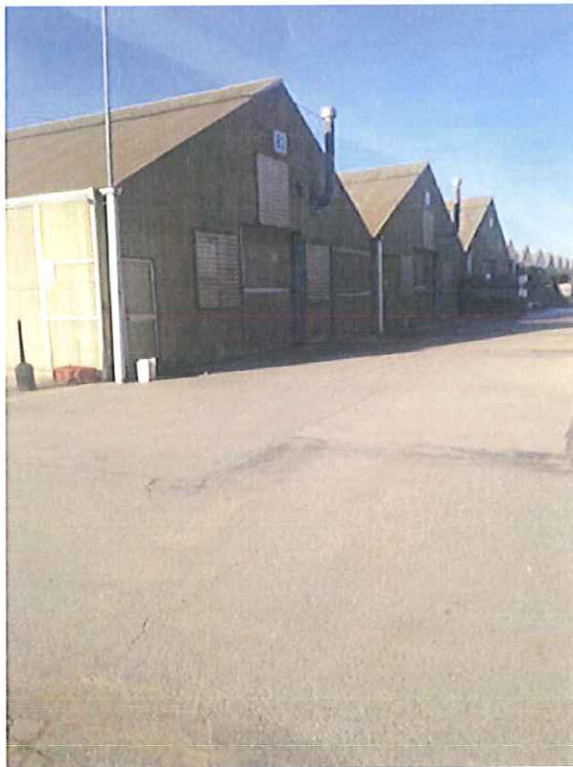
WAREHOUSE – LOOKING SOUTH, SOUTHWEST, WAREHOUSE, B-RANGE



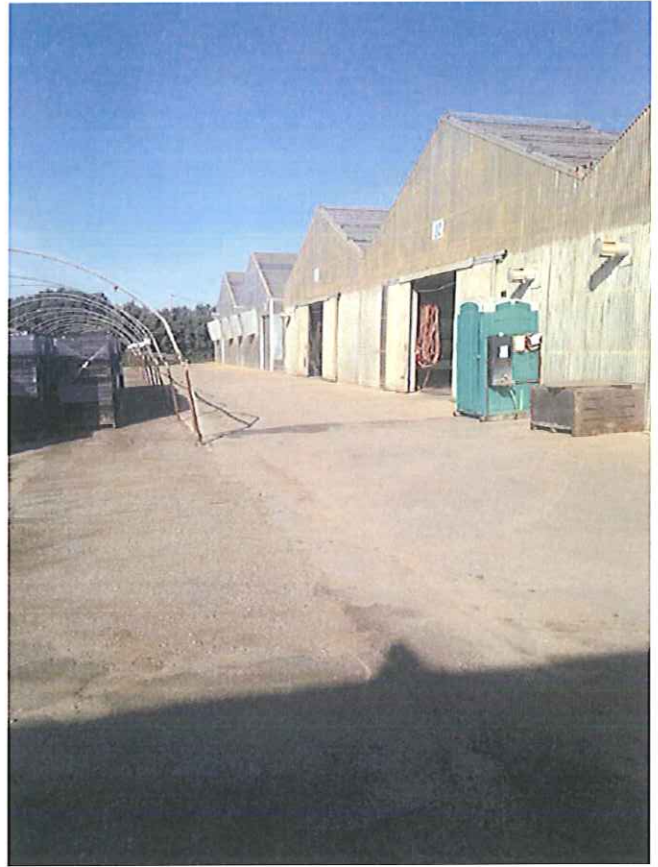
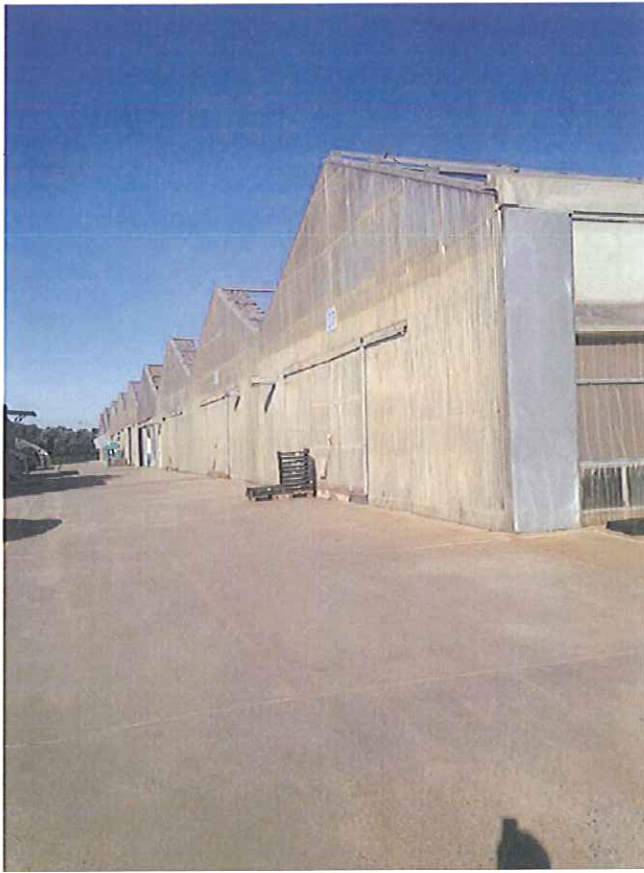




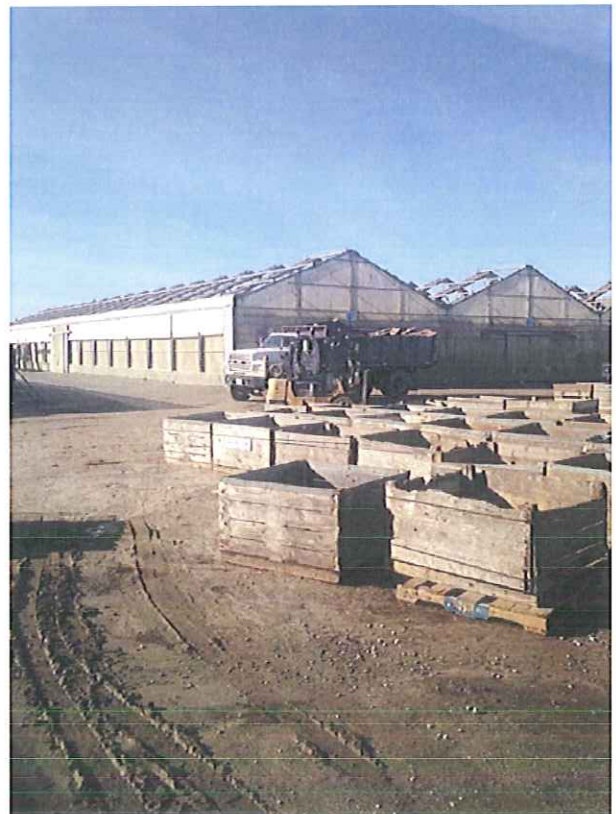
PHOTOS LOOKING WEST, NORTHWEST, B-RANGE, Q-RANGE AND R&D RANGE



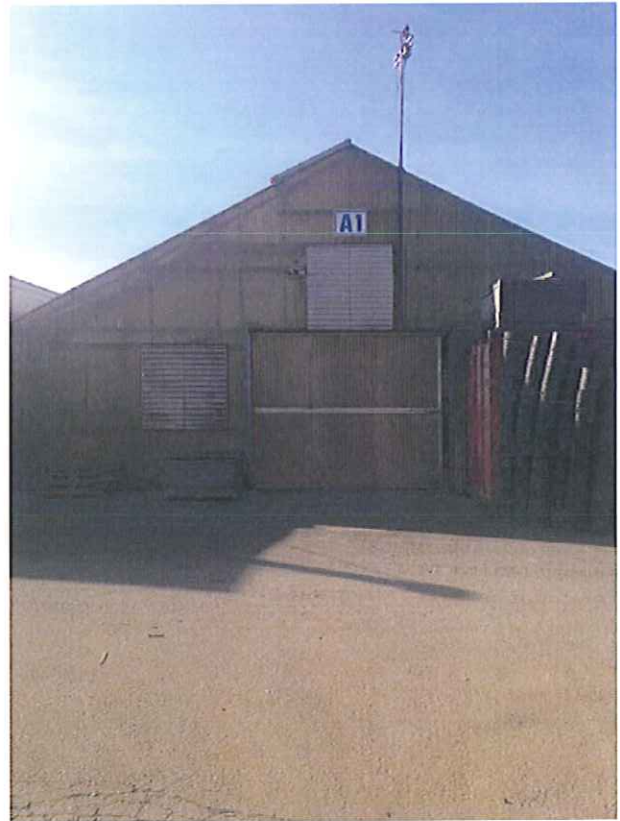




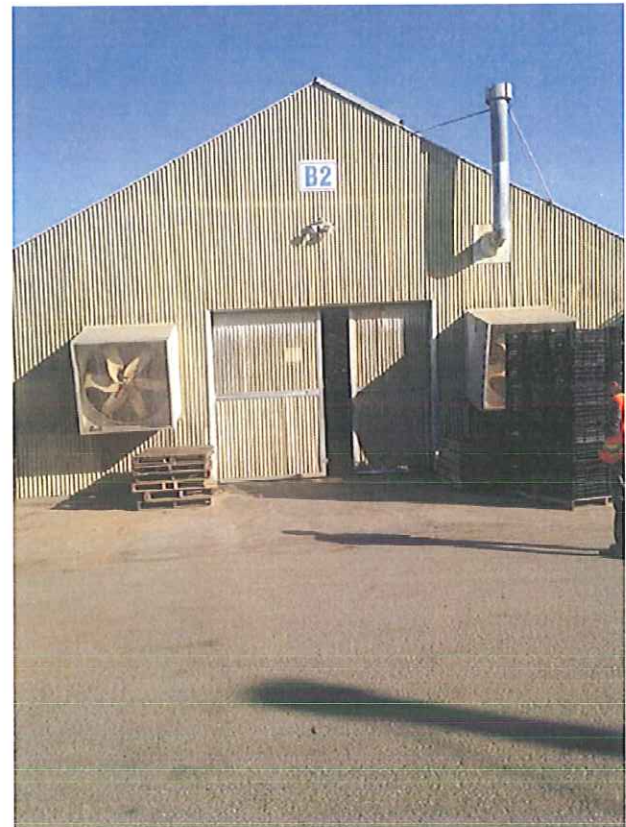
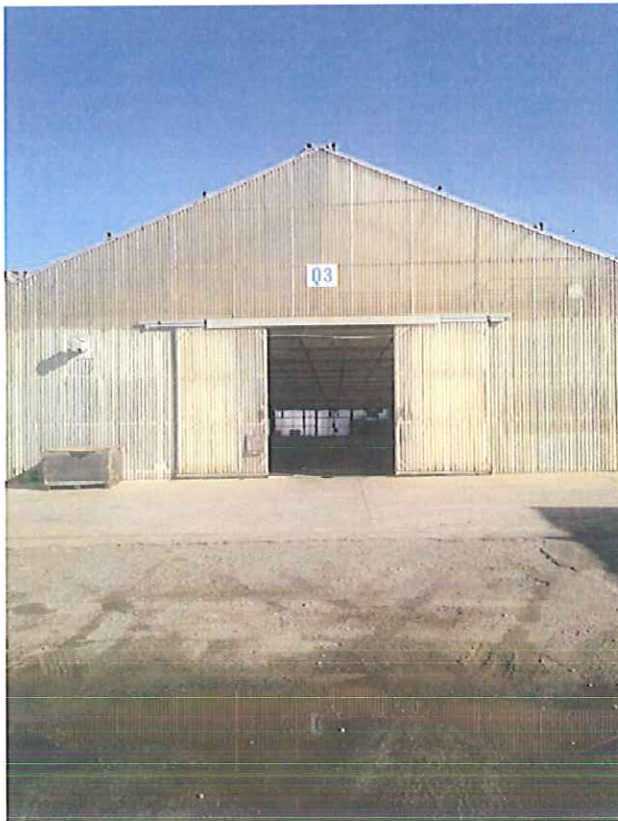
WAREHOUSE – LOOKING SOUTH, SOUTHWEST, SEED HOUSE, Q-RANGE AND A-RANGE



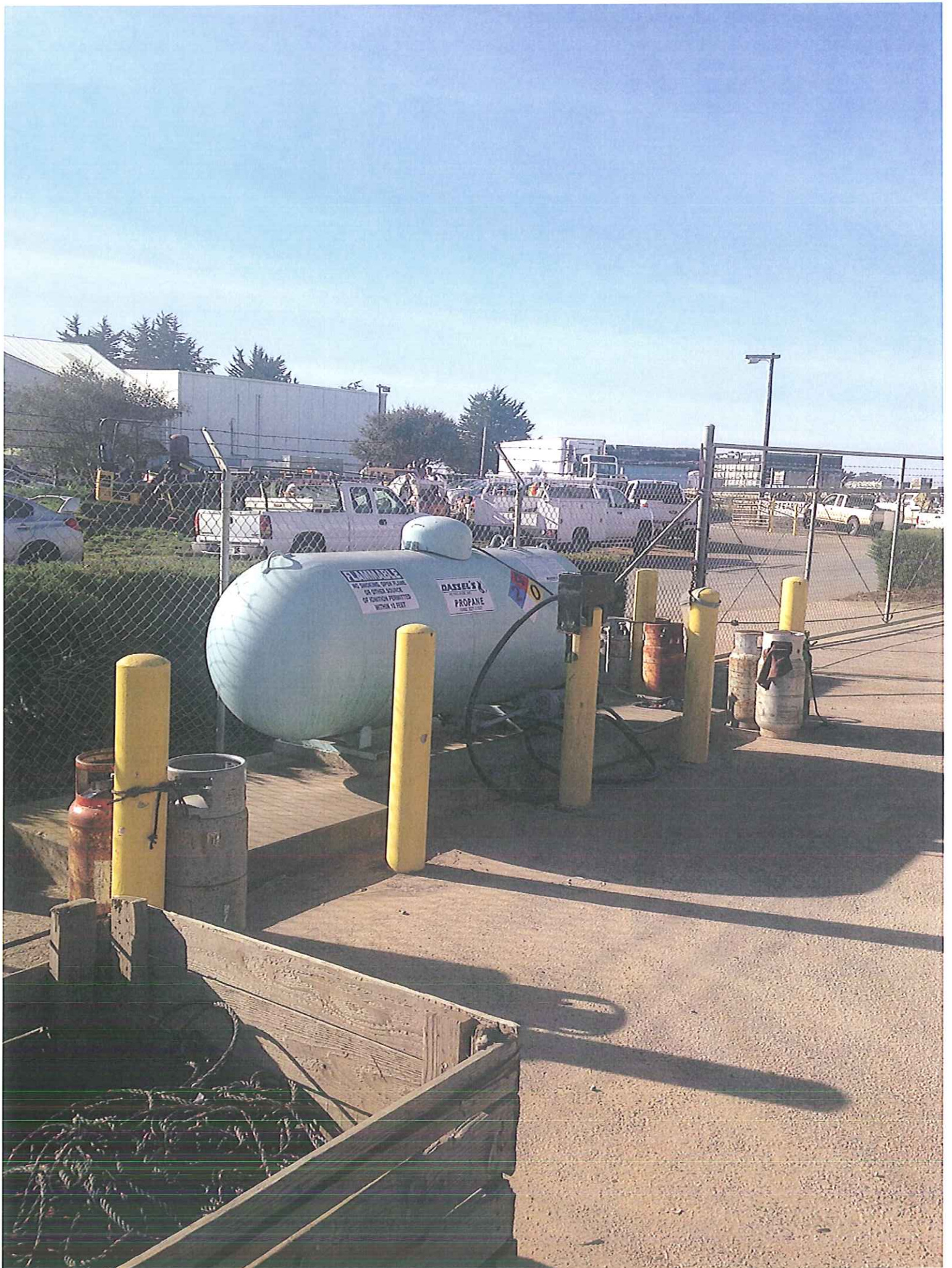




WAREHOUSE – LOOKING NORTH, NORTHEAST WAREHOUSE LOADING DOCK, Q-RANGE / B-RANGE







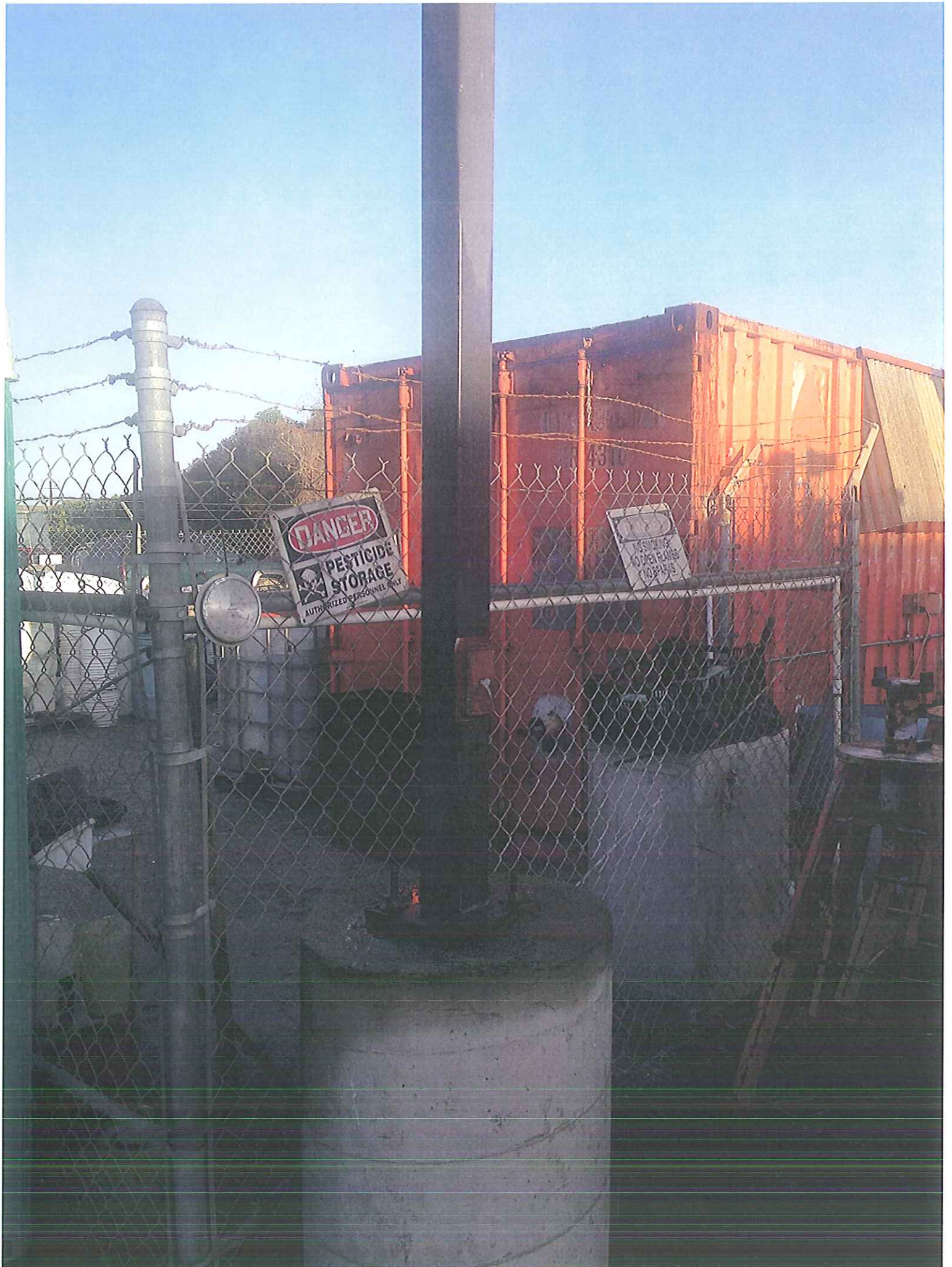






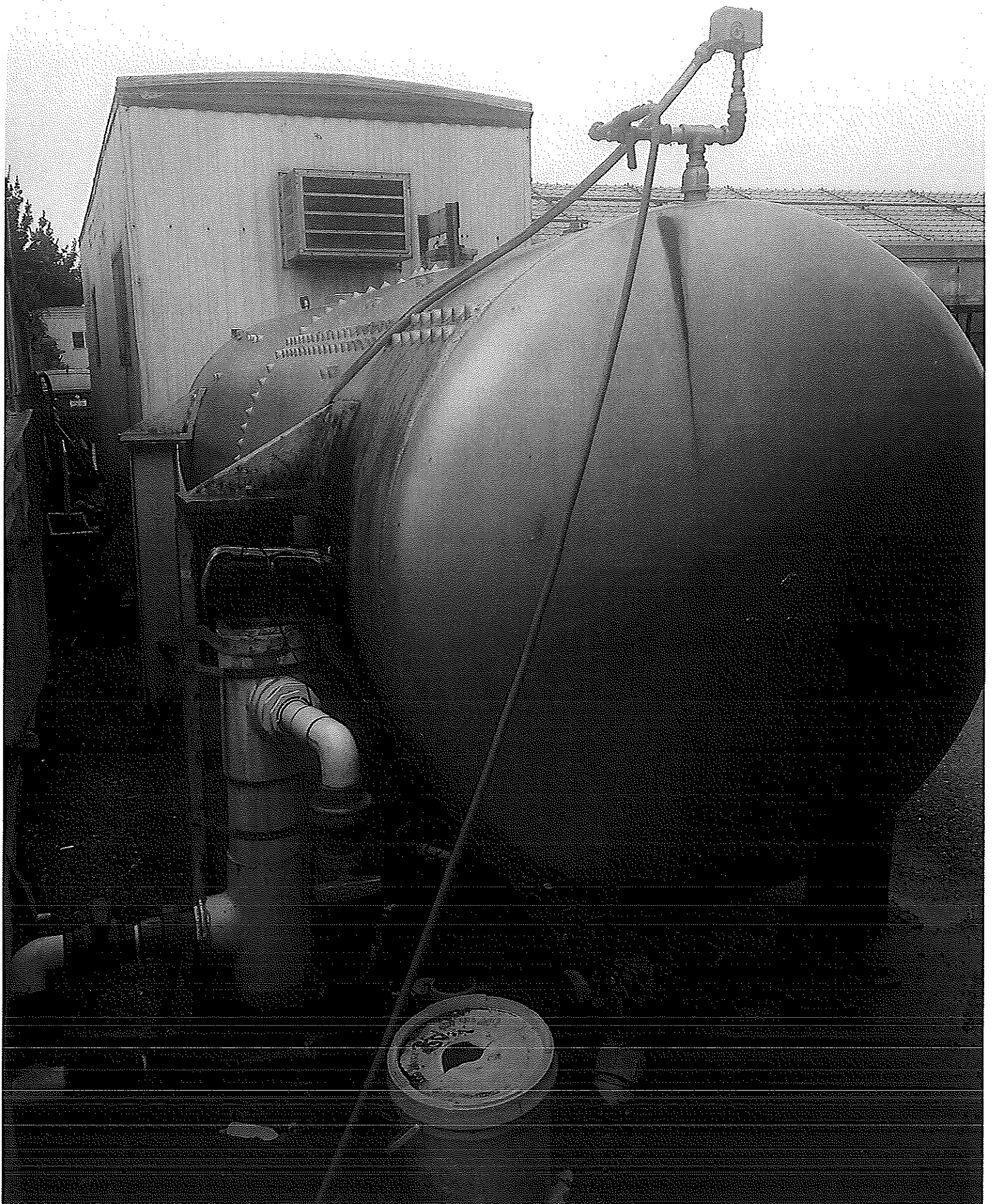
















**D**

## **D. OPERATIONS PLAN**

### **D-1. SECURITY MEASURES**

### **D-2. STANDARD OPERATING PROCEDURES MANUAL: COMPLIANCE; QUALITY CONTROL; RECORD KEEPING FOR FINANCING, TESTING, AND ADVERSE EFFECT RECORDING; PRODUCT RECALL PROCEDURES**

#### **A. COMPLIANCE WITH STATE AND LOCAL LAWS**

#### **B. SAFETY AND QUALITY OF PRODUCTS**

#### **C. RECORD KEEPING PROCEDURES**

##### **1. FINANCING**

##### **2. TESTING**

##### **3. ADVERSE EFFECT RECORDING**

##### **4. PRODUCT RECALL PROCEDURES**

### **D-3. PROPOSED HOURS OF OPERATION**

### **D-4. WASTE DISPOSAL INFORMATION**

### **D-5. WATER MANAGEMENT PLAN, PROPOSED WATER SUPPLY, AND PROPOSED CONSERVATION MEASURES**

### **D-6. MEDICAL RECOMMENDATION VERIFICATION AND YOUTH ACCESS RESTRICTION PROCEDURES**

### **D-7. PRODUCT SUPPLY CHAIN: WHERE CULTIVATION OCCURS; WHERE PRODUCT IS PROCESSED OR MANUFACTURED; TESTING; TRANSPORTATION; PACKAGING AND LABELING**

#### **A. PRODUCT SUPPLY CHAIN**

#### **B. LOCATION OF CULTIVATION**

#### **C. LOCATION OF PROCESSING CANNABIS**

#### **D. TESTING**

#### **E. TRANSPORTATION PLAN**

#### **F. PACKAGING AND LABELING CRITERIA**

### **D-8. RECORD KEEPING POLICY**

### **D-9. TRACK AND TRACE MEASURES**

### **D-10. SUSTAINABILITY MEASURES (WATER, ENERGY, MECHANICAL SYSTEMS, FUEL)**

#### **A. WATER EFFICIENCY MEASURES**

- B. ENERGY EFFICIENCY MEASURES
- C. HIGH EFFICIENCY MECHANICAL SYSTEMS
- D. ALTERNATIVE FUEL TRANSPORTATION METHODS

D-11. ODOR PREVENTION DEVICES

D-12. PROPOSED SIGNAGE

D-13. PARKING PLAN

D-14. OTHER INFORMATION REQUIRED BY THE DIRECTOR OF PLANNING

- A. GENERAL DEVELOPMENT PLAN
- B. RESPONSES TO DRC COMMENT LETTER
- C. HAZARDOUS MATERIALS
- D. WEIGHTS AND MEASURES FORM

**D-1**

SECURITY PLAN REDACTED  
FOR PRIVACY

**D-2**

## **D-2. STANDARD OPERATING PROCEDURES**

D-2-A. COMPLIANCE WITH STATE AND LOCAL LAWS

D-2-B. SAFETY AND QUALITY OF PRODUCTS

D-2-C. RECORDING KEEPING PROCEDURES

1. FINANCING
2. TESTING
3. ADVERSE EFFECT RECORDING
4. PRODUCT RECALL PROCEDURES

**D-2-a**



## **D-2-A. COMPLIANCE WITH STATE LAW**

The operators will likely employ a Compliance Manager to ensure compliance with all local and State regulations surrounding the cannabis industry. The compliance manager will work with the department managers to ensure compliances in all stages of cultivation, record keeping, quality control, security, labeling and packaging and distribution. The following details compliance with 20.67.050 B and C and 20.67.060 B and C in the amended Title 20 of the Monterey County Code relating to cannabis.

### **20.67.050 B – Regulations**

B1. 3060 Hilltop Road, Moss Landing, is located in the Agricultural Conservation zoning district and the subject greenhouses and building structures were legally established prior to January 1, 2016.

B2. No changes to the preexisting greenhouse footprint square footage or warehouses are being proposed. The premises contains various greenhouses, 2 warehouses and a tissue culture laboratory. The total amount of square footage being requested for the greenhouses is 159,072 square feet. The total amount of footage being requested for the warehouses is 72,000 square feet.

B3. No residential buildings are being used for cannabis activity nor is it being proposed.

B4. 3060 Hilltop Road, Moss Landing is over six-hundred (600) feet from a school, public park, or drug recovery center.

B5. GSBG and/or the commercial cannabis operators will attach unique identifiers to the base of each plant and tracks the plant from seed to sale through the supply chain through a cannabis software database platform that is approved by the State of California.

B6. Please see Section D-1 for a detailed security plan. Security personnel shall not use or possess firearms or other lethal weapons.

B7. Pesticides and fertilizers are properly labeled and stored to avoid contamination through erosion, leakage, or inadvertent damage from rodents, pests, or wildlife.

B8. Several water conservation measures such as an irrigation water recycling system and others are detailed in Section D-5. GSBG uses and will continue to use the following water conservation measures: Use of drip and micro-sprinkler systems through-out the facility; Collection of all runoff water from the property in one location; Use of three separate retention ponds for not only sediment collect but groundwater re-charge as well; Use of soil moisture sensing devices as well as constant manager oversight of all irrigation activities; Use of Argus environmental computer to regulate greenhouse environment including shading and ventilation, to minimize plant transpiration rates and plant water uptake; and, Change in crops and conversion of site to less water intensive uses.

B9. Please see Sections D-10 and E-2 regarding renewable energy generation.

B10. Currently there is not cannabis activity taking place onsite. When operations commence cannabis plants and/or manufacturing operations will not be visible from offsite.

B11. The total canopy size will not exceed the business permits sought through Monterey County RMA.

20.67.050 C – Required Findings:

- C1. The operators will comply with all requirements of State and County for the cultivation of cannabis.
- C2. 3060 Hilltop Road, Moss Landing, is 600 feet from a school, public park, or drug recovery facility.
- C3. The operators will take extreme measures to conserve water and electricity in an effort not to cause significant unavoidable impacts on the environment. Please see Sections D-5 and D-10.
- C4. The proposed nursery and cultivation activities at 3060 Hilltop Road include adequate measures that minimize the use of water. Please see Section D-5.
- C5. The proposed nursery and cultivation activities at 3060 Hilltop Road include adequate measures to address the projected energy demands for the cannabis cultivation and nursery operations. Please see Sections D-10 and E-2.
- C6. The proposed cultivation and nursery activities at 3060 Hilltop Road include adequate quality control measures to ensure cannabis cultivated at the site meets industry standards. Please see Sections D-2 and D-7.
- C7. The proposed nursery and cultivation activities at 3060 Hilltop Road include 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 on the premises, and ensuring that cannabis and cannabis products are not supplied to unlicensed and unpermitted persons within the State and not distributed out of State. Please see Sections D-1, D-2, D-4, D-6, D-7, D-8, D-9 and E-2-c.

20.67.060 B – Regulations

- B1. 3060 Hilltop Road, Moss Landing is zoned AC and as such Type 6 manufacturing is permitted.
- B2. 3060 Hilltop Road is not located within six hundred (600) feet from any school, public park, or a drug recovery center.
- B3. Non-volatile manufacturing is proposed to take place in part of warehouse 1, referred to as Building H on the site map. A building permit will be sought to change the occupancy to F-1. Please see Section C.
- B4. All cannabis operations will ensure that cannabis is obtained from permitted and licensed cultivation sources and all products will be stored, labeled, transported, and inspected by the best practices prior to distribution to any legally permitted and licensed dispensary.
- B5. All required security measures will be met. Please see the detailed security plan in Section D-1.
- B6. All employees shall be trained on the proper use of equipment and on proper hazardous response protocols in the event of equipment failure. Training on proper food safety practices shall take place.

20.67.060 C – Required Findings:

- C1. The operators will comply with all requirements of State and County for the manufacturing of cannabis.

C2. Manufacturing will not take place within six hundred (600) feet from any school, public park, or drug recovery facility.

C3. The operators will take extreme measures to conserve water and electricity in an effort not to cause significant unavoidable impacts on the environment. Please see Sections D-5 and D-10.

C4. The proposed manufacturing activities at 3060 Hilltop Road will include adequate quality control measures to ensure cannabis produced at the site meets industry standards. Please see Sections D-2 and D-7.

C5. The proposed manufacturing activities at 3060 Hilltop Road are non-volatile and do not pose a significant threat to the public.

C6. The proposed manufacturing activities at 3060 Hilltop Road includes 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 on the premises, and ensuring that cannabis and cannabis products are not supplied to unlicensed and unpermitted persons within the State and not distributed out of State. Please see Sections D-1, D-2, D-4, D-6, D-7, D-8, D-9 and E-2-c.

**D-2-b**

## STANDARD OPERATING PROCEDURES

### D-2-b. Safety and Quality of Products

Product safety starts with clean cultural control and sanitation practices. The owners of Golden State Bulb Growers, Inc. (GSBG) have this culture of sanitation embedded into their greenhouse ornamental and agricultural production history.

The operators will maintain compliance with all regulating bodies at the County and State level including but not limited to:

- Cal-OSHA
- Monterey County Environmental Health Department
- Monterey County Resource Management Agency
- Monterey County Public Works
- Monterey County Sheriff's Department
- Monterey County Regional Fire Districts
- Monterey County Regional Water Quality Control Board
- Monterey County Agricultural Commission

#### Pesticide Product Safety and Regulation

The GSBG owners have decades of experience in the procedures of pesticide application, regulation, plant tissue tolerance levels, and the repercussions surrounding pesticide residue.

Please see Section D-14-c.

#### Quality Control Personnel

While all GSBG employees and/or the commercial cannabis operators will be thoroughly trained in the proper handling, cleaning and storage of all cannabis products, hazardous materials and equipment, there will be a Quality Control Manager employed onsite. The Quality Control Manager will maintain a daily check list of all key areas in production, processing and safety.

#### Quality Control – Management of Bacterial and Plant Disease

GSBG utilizes the understanding of what is known as the Disease Triangle. Plant and animal pathogens require three (3) key factors to exist:

1. **Host:** Cannabis Plant
2. **Pathogen:** Powdery Mildew, Botrytis, Aphids, Fungus Gnats, etcetera
3. **Environment:** Excess Moisture and Humidity, Poor Ventilation, Broad Swings in Temperature and Humidity

Proper knowledge of how to control the environment within a large greenhouse structure is key to reducing the need to treat plants with even the safest, approved by County and State, cannabis-friendly fungicides.

### Quality Control – Powdery Mildew and Botrytis

The most difficult challenge currently existing to Monterey County greenhouse cannabis cultivators are two (2) fungal pathogens: Common Grey Mold (*Botrytis spp.*), and Powdery Mildew (*Podosphaera macularis*). GSBG and/or the commercial cannabis operators will first start with clean mother stock, clean propagative material, and further manipulate the greenhouse environment to reduce fungal development. The operators will use only Organic Materials Review Institute (OMRI)-registered “ORGANIC” and California Department of Food and Agriculture (CDFA) - approved materials.

### Quality Control – Cannabis Crop Production

From the perspective of GSBG, Quality Control of cannabis will focus our knowledge of proper cultural growing techniques, also referred to as Best Management Practices (BMPs).

The operators will be particularly focused on Quality Control: we feel we have the technical experience to produce high quality cannabis product.

We see several areas as key aspects of Production-based Quality Control:

- Producing in the nursery the appropriate sized plant based on the optimum vegetative growth time;
- Utilizing the optimum plant density (spacing on the bench) paying particular attention to not overcrowding;
- Allowing for optimum air flow through the canopy;
- Understanding the advantages and disadvantages of pruning and de-leafing;
- Attention to optimum root environment and development, insuring plants are not “over-potted” or “under-potted”;
- Understanding nutrient requirement throughout the life-cycle of the crop;
- Maintaining optimum day and night set-point requirements for air and soil, temperature, relative humidity, with light levels.

Collectively, attention to these details are the baseline elements of a successful Quality Control Program.

### Third-Party Testing

As described in detail in items D-2-c-2 and D-7-d, the operators will be required to have products tested in compliance with the Monterey County ordinance and Bureau of Cannabis Regulation.

### Quality Control - Sanitation

- All employees will be trained in the importance of pro-active, preventative, sanitary growing practices.
- SANITARY FOOTBATHS: All employees entering production greenhouses (Ranges A, B, C, Q and RD) will place both feet into shallow pan with a mat soaked with disinfectant placed immediately against the door threshold inside the entry to ensure no pathogens enter the room on the soles of shoes.
- Employees entering Building H (processing) must wash and sanitize hands, and wear clean attire including TYVEC suit, disposable nitrile gloves, and hair-net.

- Clean attire will be housed adjacent to the rest room in Building H and must be adorned before entering any plant production spaces.
- TYVEC suits will be kept on hangers and re-used no longer than 1 work week depending on condition. The Quality Control Manager will oversee the Clean Attire program.

#### Quality Control – Cloning Operations

- Proper attire adorned before entering clone room.
- Culling of weak or compromised plant material will be performed daily and as needed. Culled plant matter will be transferred into a plastic trash bag and taken to the composting pile. The composting pile will be turned daily. This is done at the end of the work shift so as to limit traffic.
- Track and Trace labeling and time stamping of propagation material will be managed by the Propagation Manager.
- When each batch of clones is moved to the nursery the tables or racks housing those trays will be thoroughly disinfected before re-filling table or rack space with next planting.

#### Quality Control – Nursery Operations

- Culling of weak or compromised plant matter in the nursery will occur daily and/or as needed. Unwanted, pruned plant material will be transferred to the compost pile. The composting pile, again, will be turned daily.
- Accurate forecasting is critical to a production nursery. The Nursery Production Manager will document and record forecasting data into a daily journal and into our track and trace software.
- Movement of our mature nursery plants into flowering buildings will take place. Once plants are moved out of the nursery, the section housing those plants will be thoroughly disinfected before the next crop batch of rooted cuttings is brought out from the Cloning Room.
- All trays used to transport cannabis plants will be disinfected after each unique use.

#### Quality Control – Flowering Operations

- All employees will be trained on proper pruning technique for flowering plant production and care.
- Employees will be trained on proper pruning techniques, leaf removal and plant architecture for flower cycle.
- Flower production activities include pruning, staking, caging and other methods of shaping and controlling plant architecture.

#### Quality Control - Harvest

- At harvest, the Quality Control Manager will insure scales are calibrated, track and trace protocol is being followed, and wet weights are being recorded accurately. All plants must maintain their unique identifier tags.
- Once plants are moved to the drying room the flowering room will be thoroughly cleaned and disinfected before the next crop batch is brought out from the nursery onto the flowering benches.

#### Quality Control - Drying

- All employees will be trained in pro-active, preventative, sanitary post-harvest techniques and care.

- The drying phase is a critical step in the process that can quickly go awry if attention to detail is not closely managed. The Quality Control Manager will inspect daily the drying space in Building H write a short update to be entered in journal and track and trace software.
- Waste material will be removed and secured in compost pile daily. The Quality Control Manager will insure the compost area is well maintained and most importantly, turned daily.

#### Quality Control - Trimming

- All employees will be trained in pro-active, preventative, sanitary post-harvest techniques and care. We will treat our post-harvest care more on the side of a salad-packing plant than a tobacco barn.
- The Quality Control Manager will monitor trimming productivity and quality. Each trimmer must be visited and the quality of his/her work inspected. Hand trimming is subject to a high degree of quality variability, person to person, day to day.
- Hand trimming shears will be cleaned in 70% isopropyl alcohol between each batch lot and at the end of each shift.
- The trimming tables and general space will be cleaned and mopped at the end of every shift.
- Trimming machines will be sanitized as needed between batch lots and at the end of each day.

#### Quality Control – Bagging and Testing Samples

- As trimmed material is being bulk-bagged, test samples destined for lab analysis of mold, bacteria, pesticide residue, and potency are pulled per batch lot.
- The Quality Control Manager will insure that labels for bulk bags are accurate.
- When it is time to pull samples from a batch lot trim be called in to insure samples are correctly pulled and documented before sending to lab.

#### Quality Control - Packaging

- Final packaging and labeling will require use of the Monterey County Weights and Measures-certified scale. The Packaging Manager will be responsible for generating labels with all required information.
- Packaging Manager will ensure that each bag of flower contains the proper cure moisture level and will inspect product for quality.
- The Quality Control Manager will, as in all processes inspected, double-check to insure accuracy of the packaging and entry into Track and Trace software.

#### Quality Control – Vault Room

- Prior to commencement of cannabis activity a secured vault room will be created/built.
- Access to the vault will be limited to authorized personnel. Video surveillance will be utilized at all times.
- A log of deposit and removal of products and currency will be kept and transferred daily into track and trace system.
- The vault will be checked daily and logged into the inspection checklist by the Quality Control Manager.



### Restrooms

- The restrooms will be open at all times to employees and visitors.
- The Sanitation Manager will be responsible for cleanliness of bathrooms and ensuring amenities are provided and well stocked.
- Bathrooms will be sanitized daily and as needed.
- The Quality Control Manager will inspect the restroom on a daily basis.

### Employee Break Room

- The Office Manager will work with the Sanitation Manager to ensure the facility is cleaned daily and as needed.

**D-2-c**

## **STANDARD OPERATING PROCEDURES**

### **D-2-c. RECORD KEEPING PROCEDURES**

D-2-c-1. FINANCING

D-2-c-2. TESTING

D-2-c-3. ADVERSE EFFECT RECORDING

D-2-c-4. PRODUCT RECALL PROCEDURES

**D-2-c-1**

**STANDARD OPERATING PROCEDURES**  
**D-2-c-1. RECORD KEEPING PROCEDURES - FINANCING**

GSBG and/or the commercial cannabis operators will keep accurate financial records of its commercial cannabis activities pursuant to the requirements of California Business and Professions Code §19327 that will be stored separate and apart from cannabis products. To accomplish this goal, the operators will ensure the accounting software used integrates the plant track and trace systems required by the County and State.

The accounting software will, in addition to coordinating with track and trace production, at a minimum provide regular financial reports, payroll processing, account payable and accounts receivable management. In addition, the financial accounting will permit for government audit and compliance checks, if and as required.

All financial and employment records will be maintained for a minimum of seven (7) years; cultivation records will be kept indefinitely. Records will be kept electronically and in hard copy form. Records will be secured against fire, flood and theft and kept separate and apart from cannabis products.

**D-2-c-2**

**STANDARD OPERATING PROCEDURES**  
**D-2-c-2. RECORD KEEPING PROCEDURES - TESTING**

Testing samples will be sent to a licensed independent third-party testing facility pursuant to the requirements set forth by the State of California. Samples will be taken at random from dried, trimmed and cured batches, bagged and coded with their unique identifier label and delivered by a licensed distributor. A “batch” is one variety produced within a single flower zone or a large volume of by-product (trimmings, non-viable flowers, etc.) being used as input material for manufacturing. Each batch will be systematically tracked using the track and trace software program that details the number of plants, location, stage, and specific production information (origin, plant date, dates of movement and previous locations, etc.).

After each batch is harvested, it will be dried and cured for the appropriate amount of time to ensure optimal quality. After the drying and curing period, four random one-gram samples will be acquired from each batch. Three subsamples, each consisting of a two (2) gram sample are pulled from the beginning, middle and end locations of dried, hanging flower. Product will then be moved to the vault in a sealed bulk bag until test results clear the batch lot.

Samples will be sent to the third-party testing lab of choice using a licensed distribution company that is in compliance with County and State regulations.

Lab results are then posted back onto our final package labels and inventoried by the track and trace software program before being stored in the security safe/vault or leaving the property for final distribution. All lab data is logged in the track and trace program database software program that will be implemented prior to commercial cannabis activity taking place onsite.

All batch lots will be tested at minimum for the following:

1. Potency, THC and CBD levels
2. Terpene profiles
3. Fungi and bacteria
4. Pesticides

**D-2-c-3**



**STANDARD OPERATING PROCEDURES**  
**D-2-C-3. RECORD KEEPING PROCEDURES – ADVERSE EFFECT RECORDING**

Record keeping of adverse effects experienced by or reported from suppliers or end users of GSBG and/or the commercial cannabis operators onsite-grown cannabis is required by County and State cannabis regulations. The commercial cannabis operator will implement and employ quality control procedures that include protocols for documenting any reported adverse effect from the use of our flower, trim product, or manufactured items.

Even when protocols are followed, there remains the possibility of adverse effects a product can have on an end user. While quality control procedures will be instituted to hopefully prevent contamination of any type, the operators will be prepared to respond quickly and comprehensively to any such adverse effect incident.

The operator's Compliance Manager will monitor our phones and website for feedback on our products and be available 24/7 to respond to any reports or queries involving quality control or adverse effects of our product.

Should a report of adverse effects be made to the commercial cannabis entity operating onsite, the Compliance Manager will be required to implement adverse recording protocols which include logging into track and trace software and reporting to appropriate authorities the following information:

- Date, time, method (via phone email or letter) and name of individual taking report.
- Contact information of person making report.
- Unique Identifier Code associated with product involved in the adverse effect incident.
- Place and date of purchase for product in question.

The General Manager, Compliance Manager and Quality Control Manager will work with the appropriate authorities to determine if recall protocols must be implemented.

All incidents of adverse effects will be recorded by the operators and shared with authorities immediately upon instance of event.

**D-2-c-4**

**STANDARD OPERATING PROCEDURES**  
**D-2-c-4. RECORD KEEPING PROCEDURES – PRODUCT RECALL PROCEDURES**

In the event the cannabis product produced at 3060 Hilltop Road has been suspected of causing any adverse reaction or harm to patients/retail customers, in place will be a Product Recall Policy designed for quick and thorough response.

Internal Immediate Response Recall Procedure

All employees and managers will be trained in initial adverse effect reporting and recall procedure. The General Manager and Compliance Control Manager will lead the initial response.

- Upon receiving a complaint of this nature, the General Manager is first alerted by whoever receives the information.
- General Manager will then meet with the Compliance Manager and Quality Control Manager to debrief the situation.
- Details of the report will be documented immediately.
- The management team will follow the California Department of Public Health Recall Guidelines followed by adherence to FDA Guidelines for adverse effect reporting and recall protocols.

The recall plan which provides for specific procedures, defines terms and assigns roles and responsibilities when a safety issue arises with any of our products. The plan will be activated whenever a potential recall requirement arises and includes the following elements:

- Recall responsibility assignments
- Key personnel and external contact information
- Recall procedures
- Communication templates

**D-3**

### **D-3. PROPOSED HOURS OF OPERATION**

It is proposed that the facility will operate seven (7) days a week, Monday through Sunday, 8:00 AM to 4:00 PM.

**D-4**

#### **D-4. WASTE DISPOSAL PLAN**

The commercial cannabis operators will likely utilize shredding and composting to break down cannabis waste material general daily on-site. This concept allows the operators to manage its own cannabis waste material reducing any need to take material off-site. Further, shredding and composting will prevent diversion by transforming cannabis waste material into composted by-product. Daily management of the waste material generated in the greenhouse production facilities is an essential component of pest and disease prevention.

##### Cannabis Waste Production

In propagation there is generally a low percentage of cuttings that may not root and are thus culled. In the nursery/vegetative phase, plant mortality may be rare, however culling or "rogueing" of plants exhibiting virus or other malformation symptoms is a necessary and important cultural practice. Any broken branches will be pruned out. Daily culling and pruning in our greenhouse cultivation phases will generate some waste but the bulk green waste will result from pruning nursery plants and de-leaving flowering plants.

##### On-Site Composting

The operators will collect and dispose of all green and stem cannabis waste in the following manner:

- GSBG has always composted its waste product generated by used soil-less media, plant top growth, seed husks, bulb waste, flower waste, and general plant trimmings. This operation will continue with cannabis waste as it will be shredded and chipped into small, compostable material. This will include rogued plants, old rootballs, plant trimmings, pruned branches and leaves, stem material, and any other waste product generated by the crop. 100% of the crop will be composted. Combined with used potting media, this blended, composted material will be able to be used for a multitude of purposes post breakdown.
- Green waste material will be collected and transferred to the compost area on our facility daily.
- Waste transferred to a mulch plate will be fed into a chipper/mulcher, shredding the green waste into a pile of small clippings. Microbes are added to the pile to enhance composting. The shredded clippings will be watered and covered and secured with a black plastic tarp. The pile will be rototilled as needed to enhance aeration and breakdown of green waste.
- The green waste material will be removed from the property by Keith Day trucking.
- The compost area is enclosed by concrete blocks.

##### Recycling

The commercial cannabis operators will recycle plastic, glass and cardboard at the property in which has a current contract/pickup schedule with Waste Management for standard garbage generated within the flower facility. As GSBG has, the cannabis operators will continue to separate recyclables, placing them in the appropriate bins.

A list of products recycled and recycler name are listed below:

Cardboard – Green Waste dumpster

Paper and plastic – Green Waste bins

Oil and Anti-freeze – Bayside Oil II, Inc.

Plastic pots, trays, boxes – A & S Metals

Metal - A & S Metals

Plastic drip tape, oval hose, etc. – Alan Gomez, Tarp Puller

Pesticide containers – Marina landfill pesticide container recycling program

Disposal of Bio-waste: Non-flower plant material is considered hemp and will be sold as hemp or disposed of in the regular or green waste. There will be no psychoactive bio waste (controlled substances) that cannot go into the regular waste disposal container.

Disposal of THC Psychoactive waste: In the event that any product is deemed contaminated, spoiled, or for any other reason unable to be consumed the following material waste procedure will be followed:

- Waste product will be made 100% unrecognizable by grinding or chopping it.
- Waste product will be made 100% unusable by mixing it 50% with soil.
- Waste product will be stored in a designated and secure plant waste bin until scheduled pick up.



**D-5**

## **D-5. WATER MANAGEMENT PLAN**

### Water Management Plan Overview

The Property is supplied by water from a private water company, Hilltop Road and Water Association that supplies four (4) agricultural related companies in the Hilltop Agricultural industrial park. GSBG has developed a very efficient irrigation system to supply water to all the growing areas. GSBG is compliant with all the requirements of the Central Coast Regional Water Quality Control Board (CCRWQCB) and fills out annual NOI applications in conforming to current regulations.

Water runoff from all impermeable surfaces on the property, as well as irrigation water runoff, is all directed to a primary retention pond at the lowest elevation location on the property. From this pond the water overflows into a secondary retention pond allowing for sediment to settle out in the initial pond, before overflowing from a discharge to exist the property. A third pond is available to pump water back to a holding area for treatment and re-use as supplemental irrigation water supply if desired.

The conversion from the growing and processing of bulb crops, to the growing of cannabis on the property, will result in a significant reduction in overall water use. Begonias and Calla lilies require relatively intensive irrigation and high soil moisture content to produce quality plants, while cannabis has a relatively low irrigation requirement and tolerates drier soil conditions in general. In addition, a considerable amount of water is currently used to wash the over 10 million bulbs that are processed at the Hilltop site from over 500 acres of field production. This water use will be eliminated entirely.

### Water Supply

Hilltop Road and Water Association supplies water to the Property. There are three (3) wells that produce a combined eight-hundred (800) gallons per minute of water to supply GSBG as well as three (3) other neighboring agricultural related businesses. There are five (5) 10,000 gallon water tanks and one (1) 2,500 gallon water tank. There are two (2) water supply lines throughout the Hilltop facility, one (1) for exclusive irrigation purposes for the greenhouse and shade house areas, and the other for pure well water. The valves for each line are color coded throughout the property with the "yellow line" used for irrigation with ability to inject fertilizers and other crop materials, and the other, the "blue line" having no ability for injection of materials and is pure, unadulterated well water with no additives.

The water is tested monthly for bacteria as required by State law. Additionally, agricultural nutrient, EC, and Ph testing is done by GSBG to insure high quality water for crop production. The wells, pumps, and pumping system are actively managed by an on-site manager who works for Hilltop Road and Water Association.

The irrigation system at the GSBG property was developed for the production of bulbous plants, primarily Begonias and Calla lilies. It is designed for efficient delivery of water to the facility. There is a one-thousand (1,000) gallon pressure tank with a booster pump supplying water to the greenhouses to allow for constant and consistent water pressure in all the lines supplying water throughout the facility. The facility is setup up for drip irrigation throughout the property as well as micro-sprinkler irrigation if desired.

### Water Conservation Methods

GSBG has always focused on the efficient use of water at its Hilltop property. From the beginning in 1989 when the initial development of the site occurred, there was always a focus on minimizing waste and delivering water in the most efficient way possible. The key elements of this are the following:

- Use of drip and micro-sprinkler systems through-out the facility
- Collection of all runoff water from the property in one (1) location
- Use of three (3) separate retention ponds for not only sediment collect but groundwater re-charge as well
- Use of soil moisture sensing devices as well as constant manager oversight of all irrigation activities
- Use of Argus environmental computer to regulate greenhouse environment including shading and ventilation, to minimize plant transpiration rates and plant water uptake
- Change in crops and conversion of site to less water intensive uses

### **Irrigation Systems – Drip and Micro Sprinkler**

GSBG has been using drip irrigation through-out all of its farming operations, both field and greenhouse for over twenty-five (25) years. The greenhouse operations use an ultra-low flow drip emitter system that should be ideal for cannabis production. In addition, all greenhouses are set up with 'boom' micro-sprinkler systems. These are computer controlled moving boom irrigators with mist or ultra-low flow nozzles. The nozzles are spaced twenty-four (24) inches apart on the boom and project a fan pattern of irrigation mist/spray that covers the entire width of the houses. These systems can be used in nursery propagation areas where cuttings, micro-cuttings, or seedlings are being produced using the least amount of water. In areas of finished plant production, the drip system would be used.

Cannabis plants, unlike Begonias and Calla lilies, are basically considered low water users. It is estimated that cannabis plants would use less than half the amount of water that the current and historical plant production at the Hilltop site has used for its bulbous plant production. In addition, without the use of the bulb washing facility, further reduction of water use will be achieved on the site reducing overall water use to thirty-five (35) to forty (40) percent of historical use.

### **Collection of Runoff Water at Site**

The Hilltop property was designed with water runoff collection in mind. All of the greenhouses are sloped at a two percent (2%) grade so that one-hundred percent (100%) of the irrigation water is directed to drains at the low end of each house. Similarly, all of the greenhouse gutters that collect rain water from the roofs drain into the same underground drain piping system. This system also collects water from warehouse roofs, condensate water from refrigeration systems, as well as impermeable ground surface water from asphalt and concrete surfaces. The water is sent to one of three catch basin

ponds on the North side of the property where the elevation is the lowest and where the water eventually exits the property.

The initial pond that retains the runoff water also allows for sediment settlement and water re-charge. As the first pond fills, it overflows into a second pond which allows for additional finer sediment settling as well as additional recharge. From the second pond there is an overflow that directs the water through a vegetative filtration strip before exiting the property.

In addition to the two (2) retention/recharge ponds, there is a third pond that is currently used for bulb washing water collection. In the future, when the bulb production ceases and there is no more use for the bulb washing system and pond, this pond can be used for collecting and treating water for re-use in irrigation activities on the site. The pond is already designed with a pumping system to recycle water for bulb washing. This pump can be used to re-direct the water back to the greenhouse water supply system. Minimal work would be involved in adding this waste water re-use system to the current design. The only changes would be to add a water treatment system to eliminate pathogens such as a ultra-violet or ozone treating system, a basic water filtration system for particulate matter, and installation of 200 ft. of 4" pipe to transport the water back to the greenhouse irrigation system and tie in. The entire infrastructure for a full waste-water and storm runoff water reuse system is in place and needs only modest investment to complete the system and make operational if desired.

### **Soil Moisture Monitoring**

Soil moisture monitoring is a basic but critical element of ensuring irrigation efficiency. There are various methods of measuring soil moisture and plant irrigation requirements to allow for optimal plant growth without excessive irrigation. The methods used by GSBG have proven to be historically the most accurate. They are the use of soil moisture sensing devices, tensiometers, as well as manual, expert daily sampling done by the greenhouse manager. There are other types of methods for measuring soil moisture and plant irrigation need, such as computerized programs, but generally these methods allow for more efficient management and labor savings, but not necessarily the most efficient and minimal use of water.

Tensiometers measure the matric potential of the soil, that is the vacuum pressure needed for the plants roots to pull water out of the soil. The drier the soil is, the greater the vacuum pressure needed to pull out moisture, conversely, the decrease in vacuum pressure indicates more moisture available for the plant to take up. With use of a water retention curve chart, a grower can determine when the plant is coming under water stress and thus needs to be irrigated. This device is helpful, particularly when growing new crops or experimenting with new medias. GSBG uses tensiometers for both experimental purposes and in commercial growing.

Despite all the developments in soil moisture monitoring and plant transpiration technology, it is our experience here at GSBG that still the most effective way to insure proper irrigation of plants is to have an expert plantsman sample soil moisture manually each day, multiple times, and to observe plant growth from a plant stress viewpoint. As basic as this is, it is generally the best way to insure that no over-watering of plants occur.

The greenhouse manager at GSBG has over twenty-five (25) years' experience in growing greenhouse plants as well as outside nursery stock. He has experience with many different species of ornamental

plant material, not just bulbous crops. This experience is invaluable in interpreting plant stress and evaluating need for irrigation. By sampling soil media, measuring weight of pots, observing leaf turgor pressure, checking weather forecasts, and recording all irrigation inputs, the greenhouse manager can make proper decisions on when and how much to irrigate the plants. With Begonias and Callas this may mean irrigating on a daily basis. With cannabis, this may mean irrigating every other day or every third day, possibly less depending on weather conditions.

### **Argus Environmental Control Computer**

All growing and storage environments at GSBG are controlled by an Argus environment control program. This computer program is operated from a central environmental computer station in the office, or can be accessed remotely by cell phone and conditions observed from remote locations, as well as parameters being adjusted from remote locations. Additionally, all greenhouse environmental controls can be manually operated from within the greenhouse if needed.

The Argus system allows for maximum flexibility in environmental controls from temperature to humidity controls, to light and irrigation management. In the greenhouse environments the Argus system is used to operate ventilation systems, both passive (roll up side walls, retractable roofs, and ridge vents) and aggressive (exhaust vents, circulation fans, etc.), as well as heating systems. The heating systems are gas fired unit heaters. By having the Argus system controlling these inputs, minimal environmental stress is put on the plants therefore less irrigation is needed. Optimum greenhouse conditions mean minimal water use.

An added factor in reducing plant stress and subsequent water demand is the coastal climate in the Hilltop area of Moss Landing. The coastal climate provides mild summer weather with the moderating influence of the marine layer and a minimum number of warm days. Typical summer temperatures hover in the mid- 60'sF to low-70'sF, with very few days reaching 80F or more. Again, less heat stress on the plants, less water demand.

### **Change in Crops and Reduced Overall Water Use at Site**

With the conversion of the Hilltop site from traditional bulb growing and processing to the cultivation of cannabis, it is estimated that water use will be reduced by 50% or more. This facility currently produces bulb crops such as begonia, calla lily, eucomis, scilla, amaryllis, and other miscellaneous bulb crops, will be converted to a cannabis cultivation and processing site. With bulb crops generally needing to be watered 4-5 times per week, depending on weather conditions, cannabis only needs to be irrigated 2-3 times per week or less.

In addition to less water use for irrigation, significant water savings will be achieved with the elimination of bulb washing at the facility. Bulb washing uses a significant amount of water as over 10 million bulbs are washed each year. The estimated reduction in water use from the elimination of this step alone, is over 1,000,000 gallons per year (based on water meter statistical information from 2014, 2015, and 2016.)

The conversion of this site from bulb growing and processing to cannabis cultivation and processing, is the single biggest water conservation measure of all. But, combined with all the other measures listed above, the transition of this site to cannabis from bulbs will have a significant benefit on the

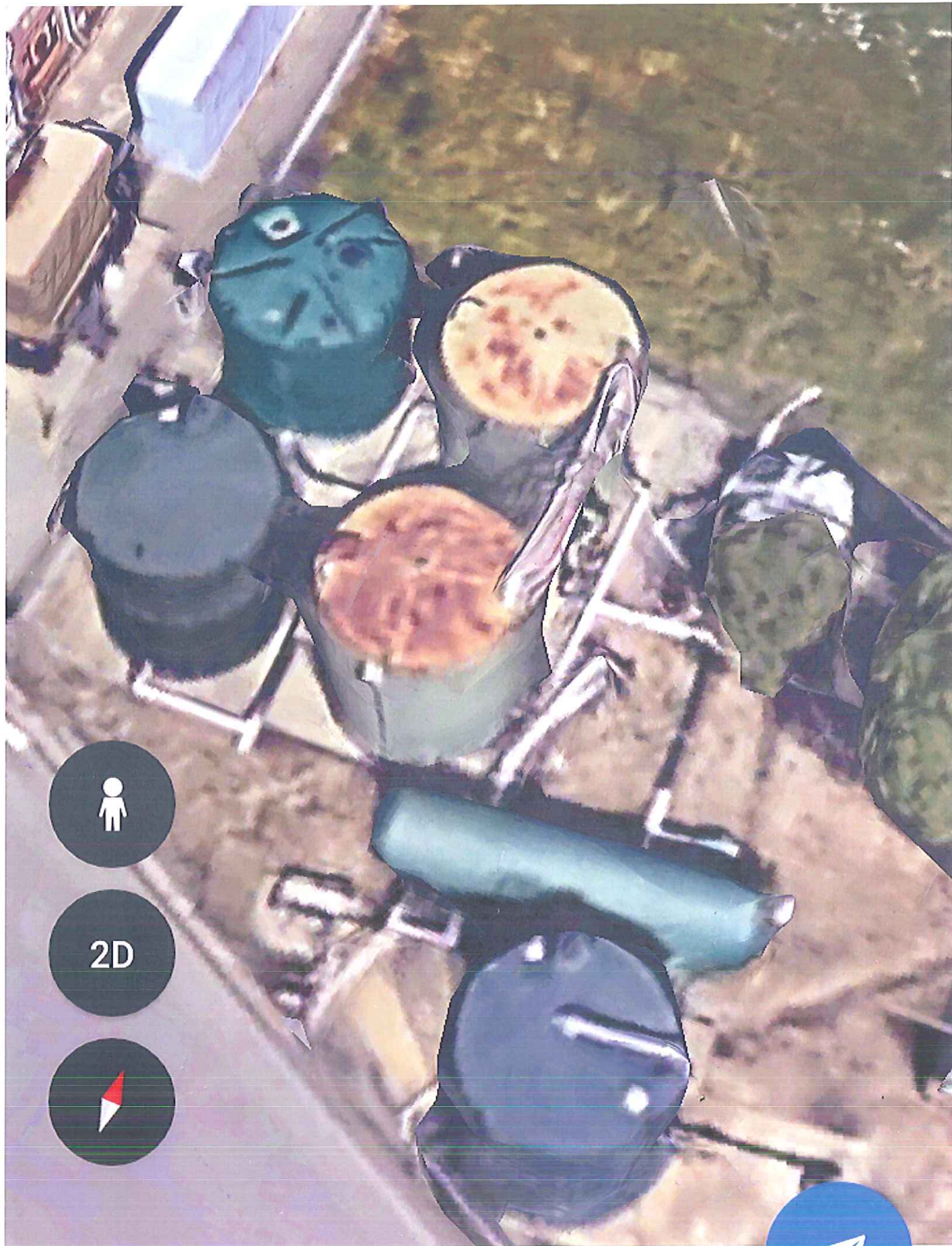
underground aquifer with less water being pumped out of the ground for the growing of crops and other uses.





Water meter readings

Hilltop Road and Water Association											
Water Usage and Billing Overview											
Period	Gallons	Rate	Cost	Period	Gallons	Rate	Cost	Period	Gallons	Rate	Cost
2014 January	1180100	0.005	\$5,900.50	2015 January	1344000	0.005	\$6,720.00	2016 January	838300	0.005	\$4,191.50
2014 February	968300	0.005	\$4,841.50	2015 February	472200	0.005	\$2,361.00	2016 February	525400	0.005	\$2,627.00
2014 March	573900	0.005	\$2,869.50	2015 March	429700	0.005	\$2,148.50	2016 March	373900	0.005	\$1,869.50
2014 April	484300	0.005	\$2,421.50	2015 April	432700	0.005	\$2,163.50	2016 April	533900	0.005	\$2,669.50
2014 May	618200	0.005	\$3,091.00	2015 May	468700	0.005	\$2,343.50	2016 May	397000	0.005	\$1,985.00
2014 June	547300	0.005	\$2,736.50	2015 June	668800	0.005	\$3,344.00	2016 June	603100	0.005	\$3,015.50
2014 July	450300	0.005	\$2,251.50	2015 July	545000	0.005	\$2,725.00	2016 July	667400	0.005	\$3,337.00
2014 August	596400	0.005	\$2,982.00	2015 August	677100	0.005	\$3,385.50	2016 August	382000	0.005	\$1,910.00
2014 September	507700	0.005	\$2,538.50	2015 September	718300	0.005	\$3,591.50	2016 September	580400	0.005	\$2,902.00
2014 October	642600	0.005	\$3,213.00	2015 October	606100	0.005	\$3,030.50			0.005	\$0.00
2014 November	613200	0.005	\$3,066.00	2015 November	543700	0.005	\$2,718.50			0.005	\$0.00
2014 December	951600	0.005	\$4,758.00	2015 December	979600	0.005	\$4,898.00			0.005	\$0.00
Total	8133900		\$40,669.50		7885900		\$39,429.50		4901400		\$24,507.00
avg. gallon per wk.	156421.2				151651.9						



**D-6**



## **D-6. MEDICAL RECOMMENDATION VERIFICATION AND YOUTH ACCESS RESTRICTION**

### Youth Restriction

The premises will likely produce both medical and recreational cannabis on the property which is closed to the general public, protected by a six (6) foot chain link fence, streaming video on all fence lines and guarded by licensed security around the clock, seven days a week. Physical access to the property will be by appointment only. The premises will not be open to the public.

Anyone under the age of eighteen (18) (for medical cannabis) or twenty-one (21) (for recreational cannabis) is not permitted to enter the facility for any reason at any time. The diversion prevention program implemented will include strict, compliant track and trace measures and chain of custody procedures, youth access is highly unlikely. Again, the operators will only distribute cannabis to licensed, permitted companies that follow the strict guidelines set forth by Monterey County and the State of California.

The operators and licensed retail partners who receive the product require a valid California Drivers License or ID card issued by the California DMV, and a valid and verified California physician's recommendation to gain access to cannabis. Individuals must show identification proving they are the age of twenty-one (21) or older for recreational purchase of cannabis. Individuals must show identification proving they are the age of eighteen (18) or older for medical purchase of cannabis.

As outlined in our Waste Management Plan (D-4) and Security Plan (D-1), the operators will have protocols in place to restrict access to our facility by unauthorized individuals. The composting area will be secured within our perimeter therefore further restricting diversion and/or youth access.

### Diversion Prevention

The operators will address diversion issues in the general employee orientation presentation, and this topic will also be covered in the company's employee handbook. Included in this program is the proposed plan for a space allocated for a secure vault (that complies with all applicable regulations) used for storage of marketable cannabis products. The traceability program will also play a key role in assuring that no material is mishandled or stolen. Guidelines relating to uniforms and acceptable work attire in various departments will be designed in alignment with this program. Of course, this will be one of the main focuses of our security program.

A major source of inventory control will be the implementation of security protocols and tightly managing staff members entering and exiting the facility.

An increased number of security cameras will be installed in all areas in which finished product is being stored or handled. Access to these areas will be extremely limited using access cards. The employment agreement will directly address employee theft and clearly state that termination and potential pursuance of legal action in the event that an employee is caught stealing.

The use of inventory control procedures and a proper bar code system will help maintain accurate and secure inventory and operations.

#### Employee Screening

Employees will be screened upon entry into the facility daily. They will be required to change into an approved, employer supplied, work uniform. All work areas will be thoroughly monitored with security cameras. Employees will also be checked/screened as they exit the facility every day, to ensure that they are not concealing any material from the production areas.

#### Cannabis Storage

All production zones and rooms containing cannabis will be maintained with key code access. Access will be limited to only certain areas for each employee depending on positions. Rooms containing cannabis that is drying/curing or finished product will be highly limited, with only high-level supervisors and managers being able to gain access to those rooms. All employees without authorization that are permitted to enter these areas will be closely supervised, and there will be increased security camera coverage and loss prevention protocols in these areas, as well as more frequent and thorough reviews of security footage.

#### Product Storage Phases

There are multiple phases of product storage as it goes through the drying and curing process. The initial phase of storage is freshly harvested “wet cannabis” that will be stored and dried in a locked room with specific security protocols. These security protocols include limited/restricted access and increased security camera coverage and monitoring. The next phase is cannabis being cured. Cannabis in the curing stage will be stored in food grade containers. These containers will be stored on shelving units in the processing room. The final phase is cannabis ready for assignment to the weighing station to be packaged for receiving into inventory as product ready for sale. After the product is weighed and packaged, it will be stored in the vault. Only product that is ready for market will be stored in the vault. Product will be removed from the vault only when it is picked up for licensed delivery to licensed distribution or direct to licensed dispensaries.

#### Manufactured Product Storage

Cannabis flowers and leaves will be dried completely to remove all residual water before extraction processes. Once compounds (terpenoids and cannabinoids) are removed from the plant material, they are refined into a clean product for the market through rotary evaporators and vacuum ovens to



remove and recapture residual solvent. Product is packaged in a packaging room and stored in the vault until distribution to market. Every step is data logged into track and trace software.

#### Inventory Schedule

A regular inventory count schedule will be used to keep a close record of fluctuating inventory.

**D-7**

## **D-7. PRODUCT SUPPLY CHAIN**

D-7-A. PRODUCT SUPPLY CHAIN

D-7-B. LOCATION OF CULTIVATION

D-7-C. LOCATION OF PROCESSING CANNABIS

D-7-D. TESTING

D-7-E. TRANSPORTATION PLAN

D-7-F. PACKAGING AND LABELING CRITERIA

**D-7-a**

**PRODUCT SUPPLY CHAIN**  
**D-7-A. PRODUCT SUPPLY CHAIN**

Overview

As stated previously, the premises will produce and supply cannabis to licensed cannabis companies in full compliance with Monterey County ordinances and California State Regulations.

Unique Identifier Code

When nursery cultivation begins the progression of flower product from mother plant to finished, packaged cannabis will be linked together by the Unique Identifier Code (UIC).

The UIC assigned to each mother plant is passed onto each tray of cuttings. As soon as a cutting has roots and is transplanted into a nursery pot, that same UIC will be printed onto a label and affixed to that same rooted cutting with a zip-tie, and will remain with the plant through the growing, flowering, harvesting, drying and processing cycle. Again, the UIC tracks variety, plant date, specific mother plant origin, greenhouse position/bench location and any crop/cultural notes we choose to add.

The UIC will provide the following information:

- Specific Mother Plant Origin
- Date of Planting (nursery pot)
- Flowering Greenhouse Position/Bench Location
- Relevant Crop/Cultural Notes
- Date of Harvest
- Testing Results
- Collective (Market) Destination

The UIC will identify the plant's origin and track its lifecycle at the facility as well as allow retail partners and patients/retail customers to access the product origin. Should there be any issues with questionable quality or adverse effects, the UIC assigned to the product allows for traceability and transparency to both the producer and end user.

**D-7-b**



## **PRODUCT SUPPLY CHAIN**

### **D-7-B. LOCATION OF CULTIVATION**

Currently there is not cannabis cultivation taking place on-site. When cultivation begins it could take place in the preexisting greenhouses and warehouse 2/building 7 onsite. Please see the site map in Section C.

**D-7-c**

## **PRODUCT SUPPLY CHAIN**

### **D-7-c. LOCATION OF PROCESSING CANNABIS**

It is proposed that following harvest, cannabis plants are moved to warehouse 1/building 8 (also called H) for post-harvest production such as drying, trimming, weighing, and packing. Please see the floor plan map in Section C.

**D-7-d**

## PRODUCT SUPPLY CHAIN

### D-7-D. TESTING

The licensed operators onsite will be required to submit samples of all batch lots of finished cured flower and trim product to a third-party testing facility. A batch lot will consist of a single planting of one strain planted on the same date from the same mother stock, grown as a single homogenous block from clone to finished flower. We view sampling technique to be critical and will closely scrutinize our protocol to insure samples are truly representative of the batch lots we pull from.

#### Sampling Product Through Third-Party Testing

Once a batch lot has been trimmed, bulk bagged and cured, test sampling procedure can begin.

The operators will take three (3) subsamples per batch lot, combine them, label the sample bag appropriately with Unique Identifier Code and submit the contents to the third-party lab.

This concept is simply to pull samples representative of the entire run. In this method, we are able to pull from distinctly different areas in the planting represented by the order in which they plants were processed which is directly related to the order in which the plants were hung which relates to the plants position in the greenhouse. The positional effect of the plant in the greenhouse environment certainly could affect test results. Hence this sampling method will reduce the positional effect of plants within a batch lot.

The resulting six (6) gram bulk sample will then been packaged, labeled with its unique identifier code, and submitted to our third-party testing facility.

#### Analysis

All batch lots will be tested (at a minimum) for the following:

1. Potency, THC and CBD Levels
2. Terpene Profiles
3. Fungi and Bacteria
4. Pesticides

#### Test Results: Reporting and Availability of Analysis

Once test results for each batch lot are confirmed by our third-party testing facility to be “clean” and at quality levels appropriate for distribution, our product will be packaged with pertinent test results displayed on the label. All test results will be logged into our track and trace system and be available for verification through our third-party testing facility’s web based portal as well as through our own in-house track and trace system.

#### State Required Testing

In addition to in-house standard operating procedures for test procurement all our products, the operators will maintain compliance with state law and any subsequent additions or modifications to the code.

**D-7-e**



## **PRODUCT SUPPLY CHAIN**

### **D-7-E. TRANSPORTATION PLAN**

When transportation of product comes into the facility or self-distribution of product leaves the facility, the warehouse onsite could serve as a point of entry and exit of materials from the building. A metal roll-up door will be the access point to and from the outside for any items that are larger than what can be handled by hand, and brought in through the main door. (Please see the site map in Section C). There is sufficient space for a vehicle to pull into the building, and for the roll up door to be closed. Inbound deliveries and outbound shipments/self-distribution will be checked-in and documented via data logging through the cannabis platform track and trace software program. A security guard will be present for all inbound deliveries and outbound shipments/distribution.

The operators will only work with State certified and insured distribution companies for all outbound shipments if they elect to self-distribute and for delivery by a licensed distributor to a licensed retailer. Pick-up appointments must be made beforehand by any licensed company/agent that will be picking up the product. A photo of the driver's state issued ID/CA Driver's License must be sent in advance so that visual confirmation of identity can be made via the on-site entry security guard station and the security camera system prior to the vehicle and driver being allowed to enter the premises. All vehicles and distribution company employees must show identification and check-in upon entering the facility prior to product/orders being removed from the vault.

#### Self-Distribution

##### Vehicles

All vehicles used for transporting cannabis goods between licensed operators, aside from a retail facility will contain a box that can be locked and that is secured to the inside of the vehicle or trailer. Cannabis goods will remain locked in the box during transport. The vehicle/trailer will be locked and secured when left unattended. The vehicle may not be left unattended or parked overnight in a residential area if it contains cannabis goods. All delivery vehicles will be parked in the secured premises which is secured by the security fence and locked gate. Only employees of the licenses operators will be permitted to self-distribution and only specified delivery vehicles can be used to transporting cannabis. Only persons of age 21 years or older and have a current California driver's license will be eligible for self-distribution duties.

##### Vehicle Security:

All vehicles will be equipped with high-security locking storage boxes, attached to inside of vehicle, ensuring product remains secure. In the event that large box trucks are utilized, high security locks will be placed on outside of rolling doors to prevent access and deter theft. All drivers will be employed directly by the licensed operators of the premises.

### Shipping Manifests:

Prior to transporting cannabis or cannabis products, the operators shall do the following:

- Complete an electronic shipping manifest as prescribed by the licensing authority. The shipping manifest shall include the unique identifier, pursuant to Section 26069, issued by the Department of Food and Agriculture for the original cannabis product.
- Securely transmit the manifest to the bureau and the licensee that will receive the cannabis product. The bureau shall inform the Department of Food and Agriculture of information pertaining to commercial cannabis activity for the purpose of the track and trace program identified in Section 26067.
- During transportation, the operator shall maintain a physical copy of the shipping manifest and make it available upon request to agents of the Department of Consumer Affairs and law enforcement officers.
- The licensee receiving the shipment shall maintain each electronic shipping manifest and shall make it available upon request to the Department of Consumer Affairs and any law enforcement officers.
- Upon receipt of the transported shipment, the licensee receiving the shipment shall submit to the licensing authority a record verifying receipt of the shipment and the details of the shipment.

### All manifests will include:

- The licensee receiving the product.
- The transaction date.
- The cultivator from which the product originates, including the associated unique identifier.
- The variety and quantity or weight of products shipped.
- The estimated times of departure and arrival.
- The variety and quantity or weight of products received.
- The actual time of departure and arrival.
- A categorization of the product.
- The license number and the unique identifier issued by the licensing authority for all licensees involved in the shipping process, including, but not limited to, cultivators, manufacturers, distributors, and dispensaries.
- Upon receipt of the transport shipment the licensee receiving the shipment shall submit to the licensing authority a record verifying receipt of the shipment and details of the shipment.
- All shipments received shall be maintained electronically and shall be made available upon request of the County or the Department of Consumer Affairs or any other law enforcement agency.

[illegible]

**D-7-f**

## **PRODUCT SUPPLY CHAIN**

### **D-7-F. PACKAGING AND LABELING CRITERIA**

The operators will package finished, dried, trimmed, cured flowers into standard packages per California Weights & Measures Regulatory Requirements for Cannabis. Each package will contain a label with its batch lot unique identifier code.

Each label will include the following information:

- UNIQUE IDENTIFIER CODE/BATCH LOT NUMBER
- PLANT CULTIVAR/VARIETY INFORMATION
- DATE OF PLANTING
- DATE OF HARVEST
- TESTING RESULTS
- NAME AND PLACE OF PRODUCER
- NET WEIGHT

The operators will follow all packaging and labeling requirements as set forth by the State. The cannabis product shall be placed into a tamper-proof package. As per California code stated earlier, labels and packages of our cannabis products shall meet the following requirements:

- Cannabis packages and labels shall not be made to be attractive to children.
- All cannabis product labels shall include the following information, prominently displayed and in a clear and legible font.
- Manufacture date and source.
- The statement "SCHEDULE I CONTROLLED SUBSTANCE."
- The statement "KEEP OUT OF REACH OF CHILDREN AND ANIMALS" in bold print.
- For medicinal products, the statement "FOR MEDICAL USE ONLY."
- The statement "THE INTOXICATING EFFECTS OF THIS PRODUCT MAY BE DELAYED BY UP TO TWO HOURS."
- The statement "THIS PRODUCT MAY IMPAIR THE ABILITY TO DRIVE OR OPERATE MACHINERY. PLEASE USE EXTREME CAUTION."
- For packages containing only dried flower, the net weight of cannabis in the package.
- A warning if nuts or other known allergens are used.
- List of pharmacologically active ingredients, including, but not limited to, tetrahydrocannabinol (THC), cannabidiol (CBD), and other cannabinoid content, the THC and other cannabinoid amount in milligrams per serving, servings per package, and the THC and other cannabinoid amount in milligrams for the package total.
- Clear indication, in bold type, that the product contains cannabis.
- Identification of the source and date of cultivation and manufacture.
- Any other requirement set by the bureau.
- Information associated with the unique identifier issued by the Department of Food and Agriculture pursuant to Section 11362.777 of the Health and Safety Code.
- Only generic food names may be used to describe edible cannabis products.

**D-8**

## **D-8. RECORD KEEPING POLICY**

The operators will implement one of the cannabis software platforms approved by the State of California Bureau of Cannabis Control that includes track and trace capabilities that will be used to track all inventory, and financial transactions. The software system will maintain comprehensive historical records of inventory and financial information on site servers. This information will be compatible with State compliant software. All records will be available upon request to local and State agencies for reviewing and auditing.

Following are specific areas that will be recorded:

- Seed to sale track and trace system.
- Unique Identifier Codes (UIC).
- Financial records.
- Employee files.
- Testing data.
- Law enforcement logs.
- Adverse effect incident log.
- Visitor log.
- Delivery log.
- Hazardous materials log.

Please refer to Sections D-2-c-1 through 4, above.



**D-9**

## **D-9. TRACK AND TRACE MEASURES**

### OVERVIEW

The licensed operators onsite will implement a rigorous Track and Trace system in compliance with Monterey County ordinances and California State law. In addition to tracking unique identifiers in the product supply chain, emerging cannabis focused track and trace platforms (such as BioTrackTHC or a similar program) provide at a minimum the following software solutions:

- Full Seed to Clone to Flower to Sale Batch Management Capabilities
- Compliance Monitor
- Cultivar/Variety Information and Crop Culture Notes
- Inventory Management
- Packaging/Labeling Manager
- Customer Relations Management
- Bookkeeping, Accounting, and Tax Reporting
- Labor Reports
- Security and Diversion Prevention

### Unique Identifier Overview

The unique identifier component is used as a management tool and will begin with propagation and will follow the plant through its lifecycle. Batch codes will be assigned to all plantings by date and variety. A single mother tag identifier will be affixed to each plant. The tracking will continue through propagation, cultivation, harvest, drying, trimming, curing, bulk bagging, testing, and final packaging.

The unique identifier code (UIC) is first assigned to each mother plant. Tip cuttings are taken from the mother plant and planted or “stuck” into multi-celled propagation trays. A new label is generated using the same UIC from the mother plant and transferred to the propagation tray. As soon as cuttings produce roots, they are transplanted into one (1) or two (2) gallon nursery pots. At that point, we will generate a new label containing the same UIC code carrying all the data back to the mother plant. The new label will be affixed to the rooted cutting with a zip-tie, and will remain with the plant through the growing, flowering, harvesting, drying and processing cycle. The UIC system tracks the following:

- Variety.
- Plant date.
- Specific mother plant origin.
- Greenhouse position/bench location.
- Crop/cultural notes.

After the growth and flower phase of development, plants are dried in a cold, dark room. A small sample is reserved for in-house testing to determine that no contaminants are present in the plant batch.

Thereafter, plants are trimmed and placed in sealed plastic bags to cure. Premium flowers will be separated from the leaves, trimmings, and non-viable flowers into individual curing bags. These bags are labeled with the analytical test results for the batch. The sealed bags of plant material are secured in the locked curing room area, where they remain during the curing process. After the curing process, the cured material is measured, packaged, labeled and placed in the facility's secure vault until transport.

Once curing in the bulk bags is completed, three (3) test samples are complied, combined, bagged, labeled and sent to a licensed independent laboratory testing facility. Each sample will consist of two (2) grams removed from bulk bags filled in the beginning, middle and end of the trimming process. The six (6) gram sample will then be packaged and labeled with its unique identifier and submitted to the testing facility. Each batch lot tested will be entered into track and trace software program.

Non-viable flowers will be post-processed/extracted with the leaves and trimmings inside of the manufacturing lab. Cannabis concentrate that is produced will be measured, packaged, labeled, and placed in the facility's secure vault until transport. Each bag is assigned and labeled and inventoried as well. All labeled and inventoried bags are placed in the facility's secured vault. When they are removed for transport, this is also logged into the inventory, along with the date, time and name of the manager who directed the materials for transport.

#### Packaging and Labeling

Once test results for each batch lot are confirmed by an independent laboratory to be suitable for distribution the product will be advanced to final packaging. Bulk bags containing the tested batch lot will be packaged and labeled. All bulk flower will be labeled with its unique identifier, test results and any significant cultural notes. Each label will include the following information:

- Unique identifier/batch lot.
- Strain information.
- Date of planting.
- Date of harvest.
- Testing results.
- Name and place of producer.
- Weight.
- Schedule 1 controlled substance.
- For medical use ONLY (for medicinal products).
- Keep out of reach of children and animals.
- The intoxicating effects of this product may be delayed for up to two (2) hours.
- This product may impair the ability to drive or operate machinery, please use extreme caution.

**D-10**

## **D-10. SUSTAINABILITY MEASURES**

D-10-A. WATER EFFICIENCY MEASURES

D-10-B. ENERGY EFFICIENCY MEASURES

D-10-C. HIGH EFFICIENCY MECHANICAL SYSTEMS

D-10-D. ALTERNATIVE FUEL TRANSPORTATION METHODS

### **Sustainability Measures Overview:**

GSBG has always strived for using as many sustainable farming practices as possible. Whether it has been in the bulb and flower farming business or in the prospective cannabis cultivation business, GSBG is focused on keeping a 'small footprint'. Conservation, recycling, energy efficiency, water efficiency, and minimizing crop inputs, are all areas where GSBG is a leader in the industry.

The greenhouse operation at GSBG is fully designed for the growing of crops in a sustainable matter. With insect screened greenhouses and a computer controlled environment, growing organic cannabis is the goal. The retractable roof Cravo greenhouses allow for maximum air flow and sunlight while still in the confines of a greenhouse structure.

In addition to minimizing crop inputs, GSBG is committed to reducing its current footprint in terms of water use and vehicle traffic. With the conversion to a cannabis operation, both water use and traffic on and off the site will be significantly reduced minimizing environmental impacts and creating a more sustainable future.

**D-10-a**

## **SUSTAINABILITY MEASURES**

### **D-10-A. WATER EFFICIENCY MEASURES**

Please see Section D-5.



**D-10-b**

## **SUSTAINABILITY MEASURES**

### **D-10-B. ENERGY EFFICIENCY MEASURES**

#### Overview

The Hilltop nursery and warehouse site is well equipped to conserve energy at many levels. The design of the greenhouses, the computerized environmental control system for both greenhouse and warehouse environments, the use of renewable materials, the use of by-products, the emphasis on using 'passive' environmental controls, all add up to an efficient and sustainable operation. Here are some key elements of the energy efficiency program at GSBG that will likely be incorporated into the cannabis operation.

- Greenhouse design features minimizing heating requirements
- Greenhouse design features, and greenhouse location features minimizing active cooling requirements
- Computerized environmental controls of greenhouse environment
- Renewable materials in crop production
- Composting operation
- Warehouse heating system for drying rooms using 'by-product' heat from refrigeration system
- Use of 'passive' cooling in warehouse environment
- Computerized control of warehouse environment
- Plan for solar panel additions as needed for supplemental renewable energy for indoor cultivation license

#### Greenhouse Heat Retention Features

The greenhouses at the Hilltop site are all designed with minimizing the use of heating inputs, when possible, during crop production. This includes having roll up interior sidewalls in the gutter connected greenhouses. With the roll up side walls, there is no need to heat a large greenhouse space that is not completely full of plants, only the single greenhouse that has plants in it. In addition, each house has its own unit heaters so that only that house is heated instead of using a large boiler to heat with and not needing all of that excess heating when there is not full crop production going on.

Another excellent feature that is used in the majority of the greenhouses at the Hilltop site is the retractable insulation blanket that runs across the 'ceiling' of the greenhouse just below the trusses. This thick woven plastic material is retracted in the evening, after all solar gain is achieved in the

afternoon, and reduces the heating space in the greenhouse by over 35%. In addition, it adds another layer of insulation between the greenhouse roof and the outdoor environment.

#### Greenhouse Passive Cooling Systems

The Hilltop greenhouses are designed to use the natural environment to cool during warm weather as opposed to energy using fan and pad systems that are used in many greenhouses. At Hilltop, all the greenhouses have roll up exterior sidewalls. These roll up sidewalls allow the entire wall of the greenhouse to be open so that the maximum amount of airflow can move through the house and cool the air. This is opposed to many greenhouse designs that only have vents on the sidewalls or no venting at all, only ridge vents.

The layout of the Hilltop greenhouses also plays an important role in the cooling process. Being close to the ocean, the use of the sea breeze as the main cooling mechanism is logical. All of the greenhouses are orientated from North to South, with the sidewalls facing East and West. As cooling is required in the afternoon periods, the sidewalls are opened up and the sea breeze blows through the greenhouse and out the other side, dropping the temperature by 10-15 degrees or more. Rarely are fans ever required to cool the houses, only on the hottest of summer days.

In addition to the roll up sidewalls, the other important cooling tool is the interior shade cloth system. This computerized, retractable shade cloth system allows for the shade cloth to be used during the heat of the day, as needed, to reduce the light intensity and as a result help cool the greenhouse environment. As late afternoon approaches, the shade cloth opens up to maximize lighting and add solar gain heat to the greenhouse before nightfall.

#### Argus Environmental Controls for Greenhouse Environment

All of the growing environments at Hilltop, including the bulb storage facility and drying rooms, are controlled by an Argus Environmental control computer program. This program allows the greenhouse manager to set temperature and humidity parameters as broad or as narrow as desired, and through the use of outdoor and indoor weather stations, the computer will then adjust heating and cooling systems accordingly. The manager can program the computer to use all the 'passive' heating and cooling methods first as a priority, and only use the active, systems (fans, heaters, etc.) as a backup.

The Argus system allows for maximum flexibility and monitoring. It can be operated from the office or the greenhouse, or from a home computer, or even a handheld smart phone. Alarms can be set so that if there are any environmental issues, or any equipment malfunctions, the greenhouse manager is immediately notified. This insures not only a consistent growing environment, but also that malfunctioning systems wasting energy are quickly identified and repaired.

#### Renewable Materials

The use of renewable materials, especially in the soil media components, has been a constant at GSBG. Whether soilless media is blended on site or is brought in pre-mixed, renewable components such as tree bark, peat moss, and coconut coir are part of the mix. These materials can be re-used multiple times with merely a steam fumigation treatment between crops. Once they have been fully used up, they are added to the compost blend of waste green tops, stems, and roots to provide an enhanced compost finished material.

### Composting Operation

GSBG has always composted its waste product generated by used soilless media, plant top growth, seed husks, bulb waste, flower waste, and general plant trimmings. This operation will continue with cannabis waste as it will be shredded and chipped into small, compostable material. This will include rogued plants, old rootballs, plant trimmings, pruned branches and leaves, stem material, and any other waste product generated by the crop. 100% of the crop will be composted. Combined with used potting media, this blended, composted material will be able to be used for a multitude of purposes post breakdown. The compost area is enclosed by concrete blocks.

### Warehouse Heating System for Drying Rooms

The GSBG warehouse complex is setup for both refrigeration and for heating. It was designed with bulb crops in mind and has a series of eight (8) drying rooms composing roughly 10,000 sq. ft. of space. These rooms are heated by waste heat generated by the glycol refrigeration system used in the main cold storage warehouse. This is extremely efficient as waste heat that would otherwise go unused as steam exhaust into the atmosphere, is used to heat the bulb drying rooms. For cannabis, these rooms will be ideal for drying freshly harvested material and will not need any supplemental heat, only the excess generated by the cooling system.

### Warehouse 'Passive' Cooling Ability

The GSBG warehouse has traditional cold storage refrigeration using a glycol system as described above. In addition, the design of the cooling has built in vents and intake fans for bringing in night air. If a minimal amount of cooling is needed, night time air can be brought into the facility during early morning hours and 'trapped' in the enclosed environment. This system works in conjunction with the glycol system which is activated as more cooling is required. The Argus environmental control program is used to prioritize the passive cooling then use the refrigeration system as more aggressive cooling is required.

### Argus Environmental Controls for Warehouse Environment

The Argus environmental control program controls all the heating, cooling, and relative humidity requirements of the warehouse storage. From the main cold room to the eight (8) separate heat rooms, the Argus program monitors and controls the equipment required to heat, cool, and de-humidify. The passive, less energy demanding equipment is prioritized. All valves, fans, motors, air handler, compressors, and pumps are controlled by this program. Using excess heat from the cooling system to heat the drying rooms, as well as using cool night time air to cool the interior environment, are two of the ways this system not only pays for itself, but how it minimized energy demand.

### Plan for Solar Panels on Warehouse Roof

Upon entitlement GSBG is prepared to install solar panels on the roofs of the two warehouses buildings to supply the additional supplemental renewable energy required for that operation. The surface area is over 1.5 acres of roof and will allow a significant solar panel roof facility.

**D-10-c**

## **SUSTAINABILITY MEASURES**

### **D-10-c. HIGH EFFICIENCY MECHANICAL SYSTEMS**

At the Hilltop facility there are a number of high efficiency mechanical systems used in the greenhouse and in the warehouse environments. Many of these systems have already been described in the previous sections. Please see Section D-10-b for the various mechanical systems currently in place.

In addition, the facility has a backup generator that is able to run more than 50% of all the facilities electric equipment including motors, lights, pumps, compressors, and computers.

**D-10-d**



## **SUSTAINABILITY MEASURES**

### **D-10-D. ALTERNATIVE FUEL TRANSPORTATION METHODS**

#### Overview

The operators will contract with a licensed and permitted distribution/transportation company to deliver our cannabis to our licensed retail partners. In choosing a service provider, alternative fuel transportation methods will be one of our deciding factors.

**D-11**

## **D-11. ODOR PREVENTION DEVICES**

Cannabis cultivation, especially as plants move into week four (4) of the eight to ten (8-10) week flowering cycle, may emit a strong terpene laden odor that, if necessary, may be neutralized with Odor Masking Technology. Should odor create any negative comments from the community, a potential resolution will be to employ an odor masking system.

The operators will be required to keep production spaces clean, organized, and sanitized. Waste material will not be allowed to pile up creating the potential for unnecessary odor. All waste material will be shredded and rototilled into a compost pile daily to mitigate any cannabis odor.

Masking offensive odor plumes from factories, barnyards and other industrial and agricultural businesses can be challenging. In the event the operators are required to implement a comprehensive odor prevention system they will contact and retain a company named Fogco that caters to industries that can produce unpleasant or offensive odors as a by-product of manufacturing. The system developed by Fogco relies on a non-toxic, eco-friendly neutralizing solution that is misted through a series of high pressure misting nozzles placed along the gutters on top of the greenhouses. The misting system emits pulses of the neutralizing solution into the air above the greenhouse. The mist solution has an affinity for the odor molecules, binds to them, and neutralizes the odor by changing the molecular structure of the original odor molecule.

Producers of broiler chickens as well as other stockyard structures are satisfied with the odor control afforded by the Fogco odor neutralizing system. We know of no other technology currently being offered for odor control of large-scale greenhouse structures.

The system is relatively simple to install. We will be ready to utilize the technology upon permitting if required.

**D-12**

## **D-12. SIGNAGE**

There is currently no signage on site and none is proposed except there will be a small sign posted at the entrance gate of the property with the property addresses. Address signs referencing each specific structure will be posted on the outside of the building upon commencement of cultivation activity.

In addition, each structure and greenhouse will have their address clearly marked and visible both day and night so emergency responders are able to ascertain location. The signage on the greenhouses and warehouse will meet the requirements set forth by the Monterey County Fire District.

**D-13**

### **D-13. PARKING PLAN**

Currently there are one hundred-fifty (150) paved parking spaces disbursed throughout the premises. The main employee parking area is secured by overhead lighting and locked gates. The current parking plan which is used by the employees will remain consistent through the transition from the cut flower operations to cannabis operations.

Please see the site map in Section C for parking reference.

**D-14**



## **D-14. OTHER INFORMATION REQUIRED BY THE DIRECTOR OF PLANNING**

- D-14-A. GENERAL DEVELOPMENT PLAN
- D-14-B. RESPONSES TO DRC COMMENT LETTER
- D-14-C. HAZARDOUS MATERIALS
- D-14-D. WEIGHTS AND MEASURES FORM

**D-14-a**

## OTHER INFORMATION REQUIRED BY THE DIRECTOR OF PLANNING

### D-14-A. GENERAL DEVELOPMENT PLAN

#### Project Overview

The property is a 16.2 acre parcel that is currently used for the production, processing and storage of bulbs and flowers. Currently over 600 acres of field produced flowers and bulbs are processed at the site, as well as the maintenance of parent stock, breeding stock, propagation stock, and other plant material vital to the operation. It is the applicants' intention to have the land entitled for commercial cannabis activities, including cultivation, nursery, non-volatile manufacturing and self-distribution and sell or lease the premises.

The property contains 159,072 square feet of greenhouse space, 22,100 square feet of shade structures, 72,000 square feet of warehouse space, 4,220 square feet of office space and a 2,500 square foot tissue culture lab. There are 150 paved parking spaces and two (2) retention ponds for controlling water runoff. There is a third pond, however, it is for washing bulbs and collecting sediment off the washed bulbs and does not have runoff water directed towards it. Although it will be dependent upon the operators that purchase the premises, it is anticipated that the greenhouses will be used for both nursery and flowering cannabis cultivation. The warehouses could be used for indoor cultivation, post-harvest production process and non-volatile manufacturing. There are roll up doors that access the warehouse allowing vehicle access to the warehouses for self-distribution and transportation. The office area allows for storage and record keeping away from cannabis activity and storage.

The property is serviced by the Hilltop Road and Water Association that has access to three (3) wells and is metered by the Pajaro Valley Water Management Agency (PVWMA). The current operations include propagation of begonia and calla lilies and both require a significant amount of water. It is anticipated that after the switch to cannabis cultivation the water use will be reduced by over 50%. Please see the water use reduction chart in Section D-5.

The site itself has significant drainage infrastructure due to the impermeable surface runoff from the greenhouse and warehouse roofs, as well as asphalt and concrete surfaces, going directly into drains with subsurface piping taking all runoff water into a series of retention ponds. The ponds allow for the collection of any sediment and/or debris, before overflowing into a secondary pond prior to exiting the property. It is anticipated that there will be a reduction in runoff from irrigation when cannabis activities commence.

#### Hours of Operation

It is proposed that the facility will operate seven (7) days a week, Monday through Sunday, 8:00 AM to 4:00 PM.

#### Employees

Currently, in peak operational times of the year there are two-hundred (200) employees onsite. It is unlikely additional employees will be needed upon the phasing in of cannabis activities.

### Parking Plan

All employee and visitor parking will be inside the secured facility. There are over 150 parking spaces. Please see Section D-13 and the parking schedule located on the map in Section C.

### Traffic/Public Works

The applicants have not been requested to conduct a traffic study. Pursuant to the information provided through the Development Review Committee meeting and subsequent feedback, GSBG is prepared to pay any traffic fees imposed by the Monterey County Resource Agency. In addition, in the event an encroachment permit is required for improvements in the right-of-way, the applicants will comply.

### Traffic Reduction Measures

Another very important issue when it comes to sustainable practices is vehicle traffic. Reduced vehicle traffic is critical in all areas of society for a variety of sustainability issues which are well documented. With respect to traffic on and off the Hilltop site, the transition of the nursery operation from a bulb and flower business to a cannabis operation, the overall impact is a significant reduction in traffic on and off the property.

Currently, Golden State Bulb Growers grows, processes, packages, and ships fresh flowers and bulbs to customers around the world from its location in Moss Landing. The site is used not only for growing flowers and bulbs but also the processing of these products. The processing operations are very labor intensive and contribute significantly to the traffic trips on and off the property due to the significant amount of labor required to process the bulbs and flowers. The nursery activities revolving around the growing of plants, is much less labor intensive. With a transition away from bulb and flower production, or a reduction in bulb and flower activities, the amount of labor needed at the site goes down dramatically. It is estimated that the number of vehicle trips will be reduced by over 50% at the site, and possibly as much as 65% depending on issues related to self-distribution.

### Site Development Standards

Enclosed in Section C please find:

- Site map
- Floor plan
- Elevation maps

There will be no changes to the current building materials or color.

### Signs

There will be a small sign posted at the entrance gate of the property with the property addresses. Address signs referencing each specific structure will be posted on the outside of the building. The signage on the greenhouses and warehouse will meet the requirements set forth by the Monterey County Fire District. Please see Section D-12.

### Landscaping Plan (including Trash/Recycling Facilities)

The trash and recycling are located in area "L" (please see maps in Section C). Landscaping outside the facility will be constructed and maintained in a way that does not allow for a person or persons to conceal themselves from sight. Any shrubs will be tended monthly to comply with fire concerns.

### Lighting Plan

The employee parking lot is currently lit by down facing parking lights previously approved by Monterey County RMA. The walkways of each facility will be well illuminated to maximize visibility. Lighting will be operated automatically by a photo-sensor ensuring that lighting will at all times be optimal for video capture and will be down lit.

All light sources used in the production of cannabis in the mixed-light greenhouses will comply with international dark sky association standards for lighting zone 0, and will be designed to regulate light spillage onto neighboring properties resulting from backlight, uplight or glare.

### Fuel Management

Fuel inventory and storage is addressed in the CERS inventory attached further below. GSBG's US EPA spill prevention, control, countermeasure (SPCC) plan is attached to Section D-14-c; please also see Section E-3-b.

### Hazardous Material Questionnaire

Please see the completed Hazardous Material Questionnaire attached in Section D-14-c.

### Information Meeting the Regulatory Requirements Contained in Chapter 20.67

Location: The project location is 3060 Hilltop Road, Moss Landing, California 95039. Please see Section D-2-a for the specific zoning requirement fulfillments.

Permit History: The greenhouses were pre-existing prior to January 1, 2016.

Security Measures: Please see Section D-1.

Non-diversion Measures: Please see Sections D-1, D-2-b, D-2-c, D-6, D-7, D-8 and D-9.

Pesticide and Fertilizer Storage: Please see Sections D-14-c and E-3-b.

Water Conservation Measures: Please see Section D-5.

Energy Efficiency Measures: Please see Section D-10 and E-2.

Signage: Please see Section D-12.

Total Canopy Desired: 159,072 square feet based upon the pre-existing greenhouse footprints and 72,000 square feet of pre-existing warehouse space.

Quality Control Measures: Please see Section D-2.

Hours of Operation: Please see Section D-3.

Odor Prevention: Please see Section D-11.

Light Pollution: Please see above.

Other Land Use Departments & Consulting Agencies

Fire

Please see the site plans in Section C to identify the turnouts, entry gate, driveway location, and turnarounds. The warehouses identified as warehouse 1/building 8 and warehouse 2/building 7 on the site map in Section C are already sprinklered. The water source is three (3) wells through a public water system. Please see Sections D-5 and F for well information. Please see Section C for all water system piping information and identification.

**D-14-b**

## **OTHER INFORMATION REQUIRED BY THE DIRECTOR OF PLANNING**

### **D-14-B. RESPONSES TO DRC COMMENT LETTER**

#### Fire

There are currently two (2) warehouses on site and 159,072 square feet of preexisting greenhouses. Currently the greenhouses are being used to propagate cut flowers. Upon receipt of a commercial cannabis land use entitlement the property owners intend to sell or lease the property to a cannabis operator. Warehouse 1/building 8 and warehouse 2/building 7 on the site map in Section C are sprinklered.

Addresses will be requested from public works prior to the issuance of the cannabis business permit and will be place marked on the exterior of each structure on site.

The perimeter is fenced with security cameras. There is a Knox box currently in place.

All vegetation is maintained throughout the premises weekly.

The premises is fully paved with all weather surfaces and there is adequate fire truck access and turnaround space.

Portable fire extinguishers are currently installed throughout the facility.

There is a fire alarm system currently in place throughout the office and both warehouses, and it alerts First Alarm (please see attachment in Section D-1) as well as the fire department; it has sprinklers, flashing strobes and loud alarm noises/sirens. The fire alarm system will be expanded to all required areas prior to the commencement of cannabis operations.

Exit signs are displayed throughout the buildings/greenhouses.

Please see section D-5 for the water storage and recovery system data.

#### Building

Currently, no building modifications are sought. Building permits will be sought if any structural, electrical, plumbing or mechanical improvements are sought. If required permits will be sought to change the warehouse occupancy to F-1.

#### RMA – Public Works

An encroachment permit will be sought for any proposed work in the right-of-way including driveway, drainage, and utilities improvements.

Addresses for each structure will be requested through the Public Works department prior to issuance of the cannabis business permit(s).

#### Environmental Health

Please see the site plans in Section C that show to accuracy and scale the existing wells (please also see F-5) and septic systems. In addition, please see the Performance Evaluation in Section F-2 for details on the waste water system. Currently there are two-hundred (200) employees. Please see Section D-11 for



the odor management plan. Please see Section F-1 for the water quality testing. For recycling and waste information please see Section D-4.

Prior to commencement of cannabis operations a permit from the Air Resources District will be sought.

#### Environmental Services

No new development is proposed at this time. In the event improvements are required for the retention ponds a grading permit will be sought.

#### Water Resources

No comments at this time.

#### RMA – Planning

Please see Sections C, D-2-b, D-7 (a through c), D-7-e and D-9 for location and description of proposed nursery, cultivation, non-manufacturing and self-distribution operations. Please see section E-3 for details of the proposed non-volatile cannabis manufacturing. Please see Section G addressing the required findings set forth in Title 20 Section 20.67.

Please see Section D-5 for details on proposed water conservation methods and the reduced amount of water usage cannabis cultivation will bring.

Security lighting will be motion sensor activated and will be shielded using appropriate fixtures to minimize light pollution and will be down lit.

**D-14-c**

## OTHER INFORMATION REQUIRED BY THE DIRECTOR OF PLANNING

### D-14-c. HAZARDOUS MATERIALS

Please see attached completed hazardous material questionnaire, checklist, permits, CERS form, photos, and business response plan. Hazardous Materials, pesticides, and fertilizers are stored in a locked 40' metal, fireproof shipping container called "J" (please see attached photos as well as the site plans in Section C).

#### Overview of Storage, Handling, Use and Disposal of Hazardous Substances

There are a variety of options available to the cannabis operators and GSBGs are currently operating in compliance with all State and local regulations. Following are some possible procedures:

Chemicals and fertilizers will be automatically dosed and then delivered to the intended cultivation area. All the injectors, both for the fertigation mainline, as well as the unit injectors used at each greenhouse site, precisely inject fertilizers based on parts per million (ppm) measurements as well as injecting any materials to alter pH such as acids. They are specifically designed for this purpose and are precision injector pumps and metering devices. Some registered pesticides may be applied through the fertigation system if the label requirements allow it. Most pesticide applications will be applied via a low pressure spray system, applied by hand. All applications will be performed according to label guidelines. Empty containers will be disposed of according to state and local regulations. All handlers and applicators of fertilizers and chemicals will be state certified. Personnel will be trained and certified to handle fertilizers and chemicals, and to properly and safely operate fertigation system regardless of their employment position.

GSBG stores pesticides and fertilizers on site in a container called "J" (please see attached as well as Section C). The storage site is a 40' metal fire-proof shipping container and is labeled, fenced, and locked per regulations from the Agricultural Commissioner and Health Department. It has been inspected by the Agricultural Commissioner's office as well as the Fire Department a number of times over the years and they have all approved it. GSBG's fertilizers and pesticides are utilized on field or greenhouse areas per the restrictions on the labels and per the requirements of the Monterey County Agricultural Commissioner's office. The only way to dispose of these materials is to apply them to crop or non-crop land per the label restrictions. It is likely the operators will maintain the standard operating procedures.

In the event the operators wish to (and are permitted to) use CO<sub>2</sub> it will be stored in the fortified CO<sub>2</sub> storage room and all safety protocols for CO<sub>2</sub> will be followed. All handling and application of hazardous substances will be performed by a trained and certified operator.

Pesticides, chemicals, and fertilizer storage, handling, usage and disposal protocols satisfying Monterey County Environmental Health Department, Monterey County Agricultural Commissioner and California

Department of Pesticide Regulation have been in place at the applicants' greenhouse facility for over many decades.

The operators do and will comply with all applicable County of Monterey and State of California requirements regarding the posting of signs identifying the presence of hazardous materials at the facility. This will include the posting of National Fire Protection Association (NFPA) diamond signs to alert first responders and aid them in rapidly identifying the location of immediate dangers posed by hazardous materials stored on site. All chemicals, pesticides and fertilizers are stored in an enclosed, locked area with appropriate signage and notice indicating hazardous materials are present.

In the event of a chemical spill or leakage, the onsite security and management team will immediately notify all relevant county and state authorities and agencies in the event of a release or threatened release of hazardous material into the workplace or environment.

## **PESTICIDES**

### STORAGE

#### Pesticide Storage/Lockup

All cannabis-appropriate pesticides and fungicides can be housed inside a locked 40' metal, fire-proof shipping container. This pesticide storage container is maintained as per protocols described under the guidelines of California Department of Pesticide Regulation's *California Code of Regulations; Title 3. Food and Agriculture; Division 6. Pesticides and Pest Control Operations*. These regulations govern all of commercial California agricultural commodities, including cannabis. GSBG stores pesticides and fertilizers on site in a container called "J" (please see attached as well as Section C). The storage site is a 40' metal fire-proof shipping container and is labeled, fenced, and locked per regulations from the Agricultural Commissioner and Health Department. It has been inspected by the Agricultural Commissioner's office as well as the Fire Department a number of times over the years and they have all approved it.

### HANDLING

Before being allowed to handle pesticides, employees assigned to handle pesticides will be trained annually in general pesticide safety and handling procedures. The training program includes a section titled "**Pesticide Safety Training for Employees Handling Pesticides**" and covers 1) pesticide product labeling, 2) hazards of pesticides (acute, chronic, delayed and sensitized effects, 3) pesticide safety requirements and procedures, and 4) environmental concerns such as drift, runoff and wildlife hazard.

### USAGE, TRAINING

Employees will be trained and supervised in safe and compliant pesticide usage. Written record of these trainings will be kept on file in the office. Additionally, all appropriate pesticide-related information such as a list of pesticide labels & MSDS documents, and doctor-approved respirator fit test will be kept on file at the company office.

An annual Pesticide Safety Training meeting will be held for all employees. We will also post and employ the CDPR Pesticide Safety Series A-1 through A-10 Series to all employees. This information series includes:

### CONTAINER DISPOSAL

#### Rinse and Drain Procedures

Prior to disposal of pesticide containers, the operators will follow the CDPR-mandated triple rinse & drain guidelines which include the following: Except for containers to be returned to the registrant, each emptied container that has held less than 28 gallons of a liquid pesticide is rinsed and drained by the user at the time of use as follows:

- 1) The following amount of water for each rinse:

<i>Size of container</i>	<i>Amount of rinse medium</i>
Less than 5 gallons	1/4 container volume
5 gallons or over	1/5 container volume

- 2) The required minimum amount of rinse medium is placed in the container, replace closure securely, and agitate.

- 3) The rinse solution is drained from the container into the tank mix. The container drains 30 seconds after normal emptying.

- 4) Steps (2) and (3) are repeated a minimum of two times so as to provide a total of three rinses.

- 5) The emptied containers are inverted over a nozzle located in the opening of the mix tank which is capable of rinsing all inner surfaces of the container.

- 6) The rinse nozzle is activated allowing the rinse solution to drain into the tank. The container continues to be rinsed until the rinse solution appears clear and a minimum of one-half of the container volume of rinse medium has been used. A minimum of 15 pounds pressure per square inch is used for rinsing.

#### Container Disposal

When a pesticide container has been emptied and triple-rinsed as described above, we remove the cap, punch holes in the bottom of the container and place into a locked enclosure. On a collection day designated by the Agricultural Commissioner office, the empty containers are delivered to the collection site at the Monterey County Regional Waste Management facility in Marina.

#### Service Container Labeling

Service containers (used to transfer smaller amounts of pesticide from a larger vessel), shall be labeled with the following:

- (a) The name and address of the person or firm responsible for the container;
- (b) The identity of the pesticide in the container; and

(c) The word "Danger," "Warning," or "Caution," in accordance with the label on the original container.

#### Prohibited Containers for Pesticides

In no case shall a pesticide be placed or kept in any container of a type commonly used for food, drink or household products.

#### Transportation

The operators recognize that (a) Pesticides shall not be transported in the same compartment with persons, food or feed; and (b) Pesticide containers shall be secured to vehicles during transportation in a manner that will prevent spillage onto the vehicle or off the vehicle. Paper, cardboard, and similar containers shall be covered when necessary to protect them from moisture.

#### Reduced Pesticide Use

At the Hilltop facility, all greenhouses are designed with insect screening on all vent and/or roll up sidewall systems. With the insect exclusion screening in place, GSBG needs uses only a minimal amount of pesticides to control foliar pests. In addition, with the maximum airflow and ventilation allowed with roll up walls and retractable roofs, these greenhouses develop minimal fungal issues as well. This allows for reduced pesticide use in general, and, quite possibly the elimination of pesticide use in a cannabis operation.

Cannabis is not known to have a lot of pests and diseases relative to many ornamental crops, particularly bulb crops which are notorious for being susceptible to a wide range of pests and diseases. With a cannabis operation, with minimal root disease issues, and only a modest range of foliar fungal issues and foliar pest issues, an organic program should not be difficult. With the advancements in organic crop protection materials, and with the design of the Hilltop greenhouse facility, GSBG is confident that cannabis can be successfully grown organically at this facility with little or no changes to the growing environments.

#### Exemptions for Non-Agricultural Pesticides

While there are exemptions from non-agricultural pesticides purchased from home & garden stores, we will still follow the above protocols for all pesticides, regardless of point of purchase. To simplify procedural protocol, we will treat all pesticide containers with the same approach taken by CDPR for agricultural pesticides.

#### Pesticide Application Posting

Before making any pesticide application, all greenhouse entry ways need to be posted with language that includes:

- 1) DANGER with skull & crossbones in English & Spanish
- 2) Date and Time of application
- 3) Materials being applied
- 4) Restricted Entry Interval (in hours)
- 5) Safe entry date & time

### Monthly Pesticide Use Reporting

The California Department of Pesticide Regulation provides each county with a monthly reporting sheet that must be turned in to the county Agricultural Commissioner's office each month.

## **CHEMICALS**

### STORAGE

Chemicals are stored on site in a container called "J" (please see attached map and photos as well as Section C). The storage site is a 40' metal fire-proof shipping container and is labeled, fenced, and locked per regulations from the Agricultural Commissioner and Health Department. It has been inspected by the Agricultural Commissioner's office as well as the Fire Department a number of times over the years and they have all approved it.

### USE

A list of chemicals on the property includes:

### Fuels

Fuels stored on-site include:

- Diesel fuel: GSBG maintains a 1,000 gallon tank.
- Propane: GSBG maintains a 500 gallon tank.
- Natural gas: Is supplied through PG&E's gas lines.

(Please see Section C).

### Miscellaneous Oils and Solvents

There are an assortment of motor oils, solvents (such as WD-40, hand soaps, de-greasers) and such; all products that can be purchased in retail-type stores. These products are kept in a fire-proof steel cabinet. We keep a spill kit wherever there are chemicals. Compressed gas tanks are chained and secured to walls.

## **FERTILIZERS**

### STORAGE

GSBG stores pesticides and fertilizers on site in a container called "J" (please see attached as well as Section C). The storage site is a 40' metal fire-proof shipping container and is labeled, fenced, and locked per regulations from the Agricultural Commissioner and Health Department. It has been inspected by the Agricultural Commissioner's office as well as the Fire Department a number of times over the years and they have all approved it.

### USE and DISPOSAL

The fertilizers are utilized on field or greenhouse areas per the restrictions on the labels and per the requirements of the Monterey County Agricultural Commissioner's office. The only way to dispose of these materials is to apply them to crop or non-crop land per the label restrictions.

### Worker Safety Safeguards

Our facility maintains eye wash stations and showers in several key locations throughout the facility where our fertilizer and acid injection equipment is housed.

Please see the attached hazard response plan as well as Section E-3-b.



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

Jurisdiction Name \_\_\_\_\_  
Use Permit # \_\_\_\_\_ or \_\_\_\_\_  
Building Permit # \_\_\_\_\_  
Contact Name \_\_\_\_\_  
Phone \_\_\_\_\_

### HAZARDOUS MATERIAL QUESTIONNAIRE

ASSESSOR'S PARCEL NUMBER 117-052-018-000

BUSINESS NAME Golden State Bulb Growers, Inc. TYPE OF BUSINESS Nursery

SITE LOCATION 3060 Hilltop Road CITY Moss Landing CA 95039

MAILING ADDRESS 3060 Hilltop Road

BUSINESS CONTACT Justin Brown 831-212-5157

PROPERTY OWNER Brown Bulb Ranch, LTD NAME \_\_\_\_\_ PHONE 831-728-0500 x206

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 ☐ 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 ☒ 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 ☐ NO
4. Will your business/proposed project be using underground storage tanks to store hazardous materials.  
☐ YES ☒ NO
5. Will your business/proposed project be generating any quantities of hazardous waste such as waste oil, waste solvents, etc.  
☒ YES ☐ NO
6. Will you business/proposed project be emitting any hazardous air emissions.  
☐ YES ☒ NO

**CERTIFICATION:**

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

**ANY QUESTIONS REGARDING THIS FORM CAN BE DIRECTED TO:**

Monterey County Health Department  
Division of Environmental Health  
1270 Natividad Road, Room 301  
Salinas, CA 93901  
(831) 755-4511

Executed At: Moss Landing CA

City, State

PRINT NAME OF OWNER/OPERATOR Justin Brown

SIGNATURE OF OWNER/OPERATOR 

**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

Air Pollution District Clearance

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_



**SITE PLAN**  
GRAPHIC SCALE  
1 inch = 50 ft.

- LEGEND**
- (1) A-RANGE
  - (2) B-RANGE AND SEED HOUSE
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EXISTING	SOILS	EXISTING USE OR AREA
1	24.90%	EXISTING GREENHOUSE #1
2	24.90%	EXISTING GREENHOUSE #2
3	24.90%	EXISTING GREENHOUSE #3
4	24.90%	EXISTING GREENHOUSE #4
5	24.90%	EXISTING GREENHOUSE #5
6	24.90%	EXISTING GREENHOUSE #6
7	24.90%	EXISTING GREENHOUSE #7
8	24.90%	EXISTING GREENHOUSE #8
9	24.90%	EXISTING GREENHOUSE #9
10	24.90%	EXISTING GREENHOUSE #10
11	24.90%	EXISTING GREENHOUSE #11
12	24.90%	EXISTING GREENHOUSE #12
13	24.90%	EXISTING GREENHOUSE #13
14	24.90%	EXISTING GREENHOUSE #14
15	24.90%	EXISTING GREENHOUSE #15
16	24.90%	EXISTING GREENHOUSE #16
17	24.90%	EXISTING GREENHOUSE #17

**REALM ENGINEERING**  
CIVIL ENGINEERING, SURVEYING & PLANNING  
1767 MARKET STREET SUITE C  
REDDING, CA 96001  
530-526-7493

**PROJECT LOCATION**  
3060 HILLTOP ROAD - MOSS LANDING, CA 95039  
APN #117-052-018

**LEGEND**

- UNDERGROUND POWER LINE
- UNDERGROUND GAS LINE
- CONTOUR ELEVATION
- CONTOUR INTERVAL 15.5'
- CONTOUR INTERVAL 15.5'

**NOTES**

- CONTOUR INTERVAL 15.5'

**REVISIONS**

NO.	DATE	DESCRIPTION
1	2/1/18	ISSUED FOR PERMIT

**TITLE SHEET**

BROWN BULL RANCH LTD.  
3060 HILLTOP ROAD  
MOSS LANDING, CA 95039  
APN #117-052-018

**C1**





**DANGER**

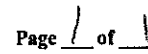
**PESTICIDE  
STORAGE AREA**

**PELIGRO**

**ÁREA DE  
ALMACENAMIENTO  
DE PESTICIDAS**







<i>Thomas R. Roderick</i>	<i>Thomas T. Rdy</i>	<i>10/13/17</i>
Printed Name of Facility Representative	Signature of Facility Representative	Date
<i>Eileen Woodbury</i>	<i>[Signature]</i>	<i>10-13-17</i>
Printed Name of CUPA Inspector	Signature of CUPA Inspector	Date



**Monterey County Health Department  
Division of Environmental Health  
Certified Unified Program Agency**

1270 Natividad Road, Salinas, CA 93906  
• Phone: (831) 755-4511 • Fax: (831) 796-8698  
http://www.mtyhd.org/eh

Page 1 of 1

## Hazardous Waste Generator Inspection Checklist

☒ **CONSENT TO INSPECT GRANTED BY (Name/Title)**  
*Inspection may involve obtaining photographs, soil sampling, review and copying of records, and determination of compliance with hazardous waste handling requirements.*

Facility Name: <u>Golden State Bulb</u>	Date of Inspection: <u>10-13-17</u>
Facility Address: <u>3060 Hilltop Rd., Moss Landing</u>	Permit Number: <u>FA08 2.6730</u>

<b>TYPE OF INSPECTION:</b>	<b>EPA IDENTIFICATION NUMBER:</b>
<input checked="" type="checkbox"/> Routine <input type="checkbox"/> Follow-up <input type="checkbox"/> Closure <input type="checkbox"/> Complaint <input type="checkbox"/> <u>CORS ID 10621100</u>	

The following citations refer to Title 22 of the California Code of Regulations. C=Compliant; V=Violation; N/A=Not Applicable

I. Required Record Keeping & Documentation	Citation	C	V	N/A
EPA / Cal-EPA ID Number obtained.	66262.12(a)	C		
Transporter and TSDF used have EPA identification number.	66262.12(c)	C		
Hazardous Waste (HW) determination made for all wastes.	66262.11(a)	C		
HW shipped with manifest.	66262.20/23	C		
Manifest kept 3 years.	66262.40(a)	C		
HW analyses kept 3 years.	66262.40(c)	C		
Manifest received from TSDF.	66262.42	C		
Contingency Plan/ Emergency Response Plan/ Business Response Plan submitted.	66264.53(a)	C		
Copy of Plan on site.	66264.53	C		
Plan complete.	66264.53	C		
Emergency Response (ER) Coordinator familiar w/ Plan.	66264.55	C		
II. Requirements for Containers/ Tank Management				
Containers in good condition.	66265.171	C		
Compatible with containers.	66265.172	C		
Containers closed/sealed except when adding/removing.	66265.173(a)	C		
Storage area inspected weekly.	66265.174	C		
Incompatible HWs separated.	66265.20	C		
Used oil filters managed properly and removed within 180 days (1 year if < 1 ton).	66266.130(a), (c)(4)	C		
Waste is not accumulated more than 90/180/270 days.	66262.34(a)	C		
Empty containers managed within 1 year.	66261.7(f)	C		
Universal waste accumulated less than one year.	66273.15(a)	C		
General good housekeeping of facility.	66265.31 66265.173	C		

III. Requirements for Labeling	Citation	C	V	N/A
Containers clearly and properly labeled.	66262.31/32	C		
Universal waste container properly labeled.	66273.14	C		
Used oil filters drained and containers labeled.	66266.130(c)(3)	C		
Empty containers labeled and dated.	66261.7(f)	C		
Hazardous Waste Storage area properly posted.	66265.14	C		
IV. Requirements for Employee Training				
Training provided annually.	66265.16	C		
New hires trained within 6 mos.	66265.16(b)	C		
Training records kept on site.	66265.16(d)	C		
Training records kept for 3 years.	66265.16(e)	C		
V. Requirements for Preparedness & Prevention				
Spill control equipment available.	66264.32	C		
ER equipment in order.	66264.33	C		
ER equipment storage secure.	66264.14	C		
Aisle space in HW storage area adequate.	66264.35	C		

Waste Stream	Monthly Quantity	Manifest Number(s)	Transporter/Handler
Waste Oil	X		
Used Oil Filters	X		
Antifreeze	X		
Parts Cleaner	X		
Dry Clean Solvent/TCE			

### COMMENTS

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- ☐ See additional comments and/or violations listed on the Facility Certification of Return to Compliance Form.  
☐ See additional comments and/or violations on Inspection Narrative Form.

### VIOLATIONS MUST BE CORRECTED BY:

*This inspection was conducted under authority of Titles 19, 22, 23 and 27 of the California Code of Regulations and/or Chapters 6.5, 6.7, and 6.95 of the Health and Safety Code and/or County and City codes and regulations. Items checked on the inspection forms represent a violation of the particular section for which there are civil as well as criminal penalties and fines ranging from \$2,000 to \$25,000 per day per violation. Any grace period granted by this department shall in no way bind the district attorney from prosecuting you for the violations noted. Corrections are required of all violations noted on all inspection forms attached. A reinspection fee will be levied if violations have not been corrected by the reinspection date.*

<u>Kevin Rodriguez</u>	<u>Thomas J. Rely</u>	<u>10/13/17</u>
Printed Name of Facility Representative	Signature of Facility Representative	Date
<u>Kileen Wardburg</u>	<u>[Signature]</u>	<u>10-13-17</u>
Printed Name of CUPA Inspector	Signature of CUPA Inspector	Date

**Golden State Bulb Growers (CERSID: 10621108)****Facility Information** Submitted Dec 12, 2017Submitted on 12/12/2017 10:19:02 AM by *Jesus Rodriguez* of Golden State Bulb Growers (Moss Landing, CA)

- Business Activities
- Business Owner/Operator Identification

**Hazardous Materials Inventory** Submitted Dec 12, 2017Submitted on 12/12/2017 10:19:02 AM by *Jesus Rodriguez* of Golden State Bulb Growers (Moss Landing, CA)

- Hazardous Material Inventory (8)
- Site Map (Official Use Only)
  - *Annotated Site Map (Official Use Only)* (Adobe PDF, 280KB)
  - *Annotated Site Map (Official Use Only)* (Adobe PDF, 282KB)

**Guidance Messages**

- Warning:
  1. Hazardous Material Inventory - This inventory contains 1 trade secret material(s). Trade secret information must meet the criteria specified in California Civil Code 3426.1(d) and Government Code 8254.7



## Site Identification

## Golden State Bulb Growers

3060 Hilltop Rd

Moss Landing, CA 95039

County

Monterey

CERS ID

10621108

EPA ID number

CAL000162339

## Submittal Status

Submitted on 12/12/2017 by Jesus Rodriguez of Golden State Bulb Growers (Moss Landing, CA)

## Hazardous Materials

Does your facility have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs), or is regulated under more restrictive inventory local reporting requirements (shown below if present), or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B, or handle radiological materials in quantities for which an emergency plan is required pursuant to 40 CFR Parts 30, 40 or 70? **Yes**

## Underground Storage Tank(s) (UST)

Does your facility own or operate underground storage tanks? **No**

## Hazardous Waste

Is your facility a Hazardous Waste Generator? **Yes**

Does your facility treat hazardous waste on-site? **No**

Is your facility's treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)? **No**

Does your facility consolidate hazardous waste generated at a remote site? **No**

Does your facility need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site? **No**

Does your facility generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste, or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste. **No**

Is your facility a Household Hazardous Waste (HHW) Collection site? **No**

## Excluded and/or Exempted Materials

Does your facility recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)? **No**

Does your facility own or operate ASTs above these thresholds? Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers **Yes**

Does your facility have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)? **No**

## Additional Information

No additional comments provided



**Facility/Site****Golden State Bulb Growers**

3060 Hilltop Rd

Moss Landing, CA 95039

CERS ID  
**10621108****Submission Status**Submitted on 12/12/2017 by *Jesus Rodriguez* of Golden State Bulb Growers (Moss Landing, CA)**Identification**

Jesus Rodriguez

Operator Phone

(831) 750-4715

Business Phone

(831) 728-0500

Business Fax

(831) 761-1282

Beginning Date

Ending Date

San Joaquin County

City Code

Primary NAICS

**Facility/Site Mailing Address**

3060 Hilltop Rd

Moss Landing, CA 95039

**Primary Emergency Contact**

Miguel Leyva

Title

Maintenance Supervisor

Business Phone

(831) 728-0500

24 Hour Phone

(831) 750-4727

Pager Number

**Owner**

Justin Brown

(831) 728-0500

3060 Hilltop Rd

Moss Landing, CA 95039

**Secondary Emergency Contact**

Juan Pinto

Title

Greenhouse Manager

Business Phone

(831) 728-0500

24 Hour Phone

(831) 706-1074

Pager Number

**Billing Contact**

Jesus Rodriguez

(831) 728-0500

3060 Hilltop Rd

Moss Landing, CA 95039

jrodriguez@goldenstatebulb.com

**Environmental Contact**

Jesus Rodriguez

(831) 750-4715

3060 Hilltop Rd

Moss Landing, CA 95039

jrodriguez@goldenstatebulb.com

**Name of Signer**

Jesus Rodriguez

**Signer Title**

Pest Control Manager

**Document for parts**

Jesus Rodriguez

**Additional Information****Locally-collected Fields**

Some or all of the following fields may be required by your local regulator(s).

**Property Owner**

Phone

Mailing Address

Address or Parcel Number (APN)

Number of Employees

Facility ID

# Hazardous Materials And Wastes Inventory Matrix Report

Client Business/Org: <b>Golden State Bulb Growers</b>		Chemical Location <b>Middle Gate</b>		CERCLID <b>10621108</b>	
Facility Name <b>Golden State Bulb Growers</b>				Facility ID	
3060 Hilltop Rd, Moss Landing 95039				Status <b>Submitted on 12/12/2017 10:19 AM</b>	
DOT Code/Haz. Pict. Class <b>DOT: 2.1 - Flammable Gases</b>		Common Name <b>Liquefied Petroleum Gas (lpg)</b>		Hazardous Components (For mixture only)	
Flammable Gas		CAS No <b>74-98-6</b>		Component Name <b>HYDROCARBON</b>	
Unit <b>Cu. Feet</b>		Annual Waste Amount <b>66.84</b>		Federal Hazard Category <b>- Fire</b>	
Sub-container <b>Storage Container</b>		Waste Code <b>- Pressure Release</b>		EHS CAS No. <b>74-98-6</b>	
Type <b>Pure</b>		Pressure <b>Ambient</b>			
		Temperature <b>Ambient</b>			

# Hazardous Materials And Wastes Inventory Matrix Report

CERS Facility Name <b>Golden State Bulb Growers</b> 3060 Hilltop Rd, Moss Landing 95039	Chemical Location <b>Pesticide Storage Area</b>	CERS ID <b>10621108</b>	Facility ID <b>Submitted on 12/12/2017 10:19 AM</b>
DOT Code/Fire Haz. Class <b>DOT: 9 - Misc. Hazardous Materials</b>	Common Name <b>Glyphosate Isopropylamine Salt</b>	Quantity Max. Daily <b>240</b> Units per Container <b>Plastic/Non-metallic Drum</b>	Annual Volume Amount <b>15</b> Waste Code <b>Temperature: Ambient</b>
Unit <b>Gallons</b>	State <b>Liquid</b>	Unit <b>Pure</b>	Days on Site: 120
CAS No. <b>38641-94-0</b>	CAS No. <b>38641-94-0</b>	Component Name <b>Glyphosate</b>	% by Weight <b>41 %</b>
		Other Ingredients	<b>59 %</b>

# Hazardous Materials And Wastes Inventory Matrix Report

CERS Business Unit: **Golden State Bulb Growers**  
 Facility Name: **Golden State Bulb Growers**  
 3060 Hilltop Rd, Moss Landing 95039  
 Chemical Location: **Shop Area**  
 CERS ID: **10621108**  
 Facility ID: **Submitted on 12/12/2017 10:19 AM**  
 Status: **Submitted on 12/12/2017 10:19 AM**

DOT Code/Flammable Class		Common Name	Unit	Max. Daily	Quantity	Amount	Federal Hazard Categories	Component Name	Quantity	EHS CAS No.
DOT: 9 - Misc. Hazardous Materials		CUSTOM BRAND	Gallons	220	55		- Acute Health	Ethylene Glycol	60 %	107-21-1
Combustible Liquid, Class III-B		ANTIFREEZE/COOLANT PREMIX	Liquid	Storage Container			- Chronic Health	Diethylene Glycol	5 %	111-46-6
		CAS No. 107-21-1	Mixture	Days on Site: 45						
Chevron 1000 THF			Gallons	300	55			Highly refined mineral oil (C15 - C50)	100 %	Mixture
		CAS No. 68649-42-3	Liquid	Storage Container				Zinc alkyl dithiophosphate	5 %	68649-42-3
			Mixture	Days on Site: 45						
Delo 400 LE SAE 15W-40			Gallons	300	55			Highly refined mineral oil (C15 - C50)	99 %	Mixture
		CAS No. 68649-42-3	Liquid	Storage Container				Zinc alkyl dithiophosphate	3 %	68649-42-3
			Mixture					01154100-5301P	1 %	Trade secret

# Hazardous Materials And Wastes Inventory Matrix Report

**CERS Division/Ors:** Golden State Bulb Growers  
**Facility Name:** Golden State Bulb Growers  
 3060 Hilltop Rd, Moss Landing 95039  
**CERS ID:** 10621108  
**Facility ID:** 10621108  
**Submitted on:** 12/12/2017 10:19 AM

**Chemical Location:**  
 Warehouse Cooling System

DOT: 9 - Misc. Hazardous Materials	Common Name	Unit	Quantity		Avg. Daily	Federal Hazard Categories	Hazardous Components	
			Max. Daily	Target Cont.			Waste Amount	Waste Code
DOT: 9 - Misc. Hazardous Materials	Chevron HTF E-100 - B	Gallons	110	55				
		State: Liquid	Storage Container: Steel Drum		Pressure: Ambient	- Acute Health - Chronic Health	Ethylene Glycol	107-21-1
		Type: Pure	Days on Site: 180		Temperature: Ambient			
DOT: 9 - Misc. Hazardous Materials	Ethylene Glycol	Gallons	110	55				
		State: Liquid	Storage Container: Plastic/Non-metallic Drum		Pressure: Ambient	- Acute Health - Chronic Health	Ethylene glycol	107-21-1
		Type: Pure	Days on Site: 180		Temperature: Ambient		sodium nitrite sodium tolyltriazole	7632-00-0 64665-57-2
DOT: 3 - Flammable and Combustible Liquids	Diesel Fuel No. 2	Gallons	1700	1000				
		State: Liquid	Storage Container: Aboveground Tank		Pressure: Ambient	- Fire - Acute Health		
		Type: Pure	Days on Site: 45		Temperature: Ambient			

[illegible]



# Training Sign In Sheet

Date 11/1/2017

Training minutes 60 Minutes

Ranch Hilltop

Department Shop/ Spray

Conducted By: Jesus Rodriguez

**DiscussionTopic(s) TopicosDiscutidos** Entrenamiento sobre Los Desechos Peligrosos y los Fundamentos de La Salud Ambiental. Materia para pensar. Lo que es un Desecho Peligroso, quien es un generador de Desechos Peligrosos, como puedo manejar los Desechos Peligrosos, como me entreno para manejar Desechos Peligrosos, que papeleo o expedientes debo de tener, como reducir mis Desechos Peligrosos y tips de inspección. Pilas secas, madera tratada, escombros, aguas residuales domesticas, cloruro de sodio y muestras de laboratorio son algunas exclusiones de lo que son desechos peligrosos. Es un desecho peligroso si esta enlistado en la lista Federal (RCRA) o Estatal (non-RCRA) de Desechos Peligrosos. Se considera Desecho Peligroso si se caracteriza por ser corrosivo, se enciende, reactivo y/o toxico. Desechos de aceite, solvente, anticongelante, pintura, químicos, pesticidas, desechos de contenedores de pesticidas, percichloroetileno y pelusa. Almacenaje y Manejo, se necesitan contenedores y locaciones apropiadas. Necesita letreros y etiquetas. No excederse de los tiempos apropiados de acumulación. Contenedores deben de estar apropiadamente sellados con su tapadera cuando no estén en uso. Los desechos deben ser compatibles en el lugar de almacenamiento. Manejarse o almacenarse de manera que se pueda evitar una ruptura. Siempre almacenar con doble contención e inspeccionarse por lo menos una vez a la semana. Locación asegurada, buen mantenimiento, espacio adecuado entre pasillos, separar los que no son compatibles, contención secundaria o superficie impermeable, desechos que se enciendan o reactivos a 50 pies de la línea de la propiedad, cumplir con los códigos de incendios y requerimientos de agua de lluvia. La locación debe ser publicada con un letrero "Hazardous Waste Storage Area" (Area de Almacenaje de Desechos Peligrosos). Contenedores (<110 gal) y tanques (>110 gal) deben de ser etiquetados. Contenedores necesitan etiquetas de desecho peligroso con toda la información aplicable completada. Tanques necesitan una etiqueta "Hazardous Waste" (Desecho Peligroso) y la fecha de inicio de acumulación. Transportar los contenedores deben identificarse con una etiqueta de desechos peligrosos con toda la información aplicable completada. Generador de Pequeña Cantidad Condicionalmente Exento (CESQG, por sus siglas en inglés) – genera menos de 100 kg (220 libras o 27 galones) por mes. Una vez que se generaron los 100 kg (220 libras o 27 galones) usted tiene 90 días para retirarlos pero usted tiene tiempo ilimitado para llegar a los 27 galones. Generador de Pequeña Cantidad (SQG, por sus siglas en inglés) – genera más de 100 kg pero menos de 1000 kg (2200 libras or 275 galones) por mes. Los desechos deben retirarse dentro de 180 días siempre que la cantidad total de desecho nunca exceda de 6000 kg. El Generador cumple con un plan de contingencia. No se almacenen desechos Extremadamente peligrosos > 1 kg > 90 días. Generador de Gran Cantidad (LQG, por sus siglas en inglés) - genera más de 1000 kg (2200 libras o 275 galones) por mes. El Desecho debe ser retirado dentro de 90 días. 1. Peligros Químicos Tóxico, Corrosivo, Flamable. 2. Equipo de Protección Personal (PPE, por sus siglas en inglés) Guantes, Protección de Ojos, Protección Respiratoria. 3. Procedimientos y Equipo de Emergencia, Entrenamiento del Plan de Respuesta del Negocia o Plan de Contingencia. 4. Leyes y Regulaciones. Transportación, Disposición y Mantenimiento de Expedientes. El Generador debe de tener un Número de Identificación de la EPA. El desecho se debe de acarrear por un transportador registrado por el estado. Se deben de mantener expedientes de todos los desechos retirados al menos por tres años. Manifiestos – Original y copia firmado por el TSDF. Recibos – Ruta de Recolección. Papeleo / Expedientes. Usted debe de estar preparado para una emergencia preparando y presentando un Plan de Respuesta del Negocio o un Plan de Contingencia. Una versión actual debe de mantenerse en el lugar. Usted debe de mantener copias de todos los manifiestos y recibos de desechos peligrosos por al menos 3 años. Usted debe de mantener copias de los expedientes de entrenamiento de los

empleados hasta que usted cierre el negocio. Reducción de Desechos Peligrosos. Mantenimiento, Mantener la limpieza, crear menos desechos, Control de Inventario, Usar todo el material, No ordenar demasiado, Sustituir por materiales no peligrosos, Usar pinturas y solventes limpiadores a base de agua. Tips de Inspección. Mantenimiento, Mantener limpios su negocio y área de almacenaje de desechos peligrosos sin fugas, derrames ni basura. Papeleo, Mantener todos los expedientes disponibles y conservarlos por al menos tres años. Entrenamiento, Proporcionar y documentar el entrenamiento sobre el manejo seguro y adecuado de desechos peligrosos. Violaciones Comunes, Contenedores / tanques no etiquetados, Locación de almacenaje no publicada, Contenedores / tanques sin mantenerse cerrados, Contenedores / tanques sin proporcionar una contención secundaria, Desecho almacenado por más tiempo del permitido, Sin Número de Identificación de EPA, Manifestos o recibos no disponibles para revisión, Sin plan de respuesta de negocio o plan de contingencia, Sin expedientes de entrenamiento.





## Training Sign In Sheet

Date 11/1/2017

Training minutes 60 min

Ranch

Department Shop DPT

Conducted By: Jesus Rodriguez

Discussion Topic(s)

Temas Discutidos

See attach

All attendees must sign below. / Todos los participantes deben firmar abajo.

Name (Print) Nombre

Signature Firma

Guillermo Sontano

Guillermo Sontano

Julio Ariza

Julio Ariza

Carlos Sotelo Tapia

Carlos Sotelo Tapia

JOSE LUIS LAZARO

JOSE LUIS LAZARO

FEDERICO COVARRUBIAS

FEDERICO COVARRUBIAS

Miguel Leyva

Miguel Leyva

Comments/Suggestions/Comentarios/sugerencias



State of California  
DOSH, Pressure Vessel Unit  
1515 Clay Street, Suite 1302  
Oakland, CA 94612-1499

RETURN SERVICE REQUESTED

DEPARTMENT OF INDUSTRIAL RELATIONS  
DIVISION OF OCCUPATIONAL SAFETY AND HEALTH  
PRESSURE VESSEL UNIT  
Phone (510) 622-3052 / Fax (510) 622-3063

OWNER/USER:

GOLDEN STATE BULB GROWERS  
3060 HILLTOP RD  
MOSS LANDING CA 95039

LOCATION: REAR TRAILER

BILL TO:

GOLDEN STATE BULB GROWERS  
3060 HILLTOP RD  
MOSS LANDING CA 95039-9692

✂

STATE OF CALIFORNIA  
DEPARTMENT OF INDUSTRIAL RELATIONS  
DIVISION OF OCCUPATIONAL SAFETY & HEALTH  
PRESSURE VESSEL UNIT  
1515 Clay Street, Suite 1302  
Oakland, CA 94612  
Phone (510) 622-3052 / Fax (510) 622-3063

## Permit to Operate Liquefied Petroleum Gas Tank

STATE SERIAL NO. L002015-12

N.B.#/SER.# 104043

BILL TO:

GOLDEN STATE BULB GROWERS  
3060 HILLTOP RD  
MOSS LANDING CA 95039-9692



OWNER/USER:

GOLDEN STATE BULB GROWERS  
3060 HILLTOP RD  
MOSS LANDING CA 95039

LOCATION: REAR TRAILER

**This Permit to Operate shall be kept conspicuously posted under glass on or near the tank or at a convenient location near the tank and shall be made available to any authorized person(s). Labor Code Section 7680**

**Date of Inspection: 06/08/2015**

**This Permit Expires: 06/07/2018**

This is to certify that the above described tank has been inspected, or caused to be inspected, by the Division of Occupational Safety & Health and may be operated at a pressure not to exceed 250 pounds per square inch.

**Inspected By: DYLAN SMITH**

**Employed By: State of California**



State of California  
DOSH, Pressure Vessel Unit  
1515 Clay Street, Suite 1622A  
Oakland, CA 94612-1591

RETURN SERVICE REQUESTED

DEPARTMENT OF INDUSTRIAL RELATIONS  
DIVISION OF OCCUPATIONAL SAFETY AND HEALTH  
PRESSURE VESSEL UNIT  
Phone (510) 622-3052 / Fax (510) 622-3063

**OWNER/USER:**

GOLDEN STATE BULB GROWERS  
231A JENSEN RD  
MOSS LANDING CA 95039

**LOCATION:** STRAWBERRY HILLS FOREVER

**BILL TO:**

GOLDEN STATE BULB GROWERS  
3060 HILLTOP RD  
MOSS LANDING CA 95039-9692

✂

STATE OF CALIFORNIA  
DEPARTMENT OF INDUSTRIAL RELATIONS  
DIVISION OF OCCUPATIONAL SAFETY & HEALTH  
PRESSURE VESSEL UNIT  
1515 Clay Street, Suite 1622A  
Oakland, CA 94612-1591  
Phone (510) 622-3052 / Fax (510) 622-3063

## Permit to Operate Liquefied Petroleum Gas Tank

STATE SERIAL NO. **L022967-96**

N.B.#/SER.# 1009627

**BILL TO:**

GOLDEN STATE BULB GROWERS  
3060 HILLTOP RD  
MOSS LANDING CA 95039-9692



**OWNER/USER:**

GOLDEN STATE BULB GROWERS  
231A JENSEN RD  
MOSS LANDING CA 95039

**LOCATION:** STRAWBERRY HILLS  
FOREVER

**This Permit to Operate shall be kept conspicuously posted under glass on or near the tank or at a convenient location near the tank and shall be made available to any authorized person(s). Labor Code Section 7680**

**Date of Inspection:** 07/26/2016

**This Permit Expires:** 07/26/2019

This is to certify that the above described tank has been inspected, or caused to be inspected, by the Division of Occupational Safety & Health and may be operated at a pressure not to exceed 250 pounds per square inch.

**Inspected By:** DYLAN SMITH

**Employed By:** State of California

State of California  
California Integrated Waste Management Board  
Tire Program Identification Number

**1484644-01**

Golden State Bold Grower  
1260 Highway 1  
Moss Landing, CA 95039

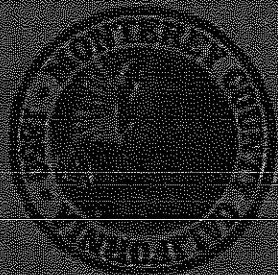
**SITE ADDRESS:**  
1260 Highway 1  
Moss Landing, CA 95039

Do not copy or reproduce  
Post this certificate in a conspicuous place



CERTIFIED UNITED PROGRAM AGENCY  
MONTEREY COUNTY ENVIRONMENTAL HEALTH DIVISION  
**PERMIT TO OPERATE**

PERMIT VALID 7/1/2017 TO 6/30/2018



Site Addr: GOLDEN STATE BULB GROWERS  
3080 HILLTOP RD  
MOSS LANDING, CA 95039  
Owner: BROWN, JUSTIN  
Facility: FA0926730 CERS ID: 10621108

BROWN, JUSTIN  
RODRIGUEZ, JESUS  
3080 HILLTOP RD  
MOSS LANDING, CA 95039

This Permit is issued for the following CUPA Programs:  
(See Attached Permit Conditions)

ABOVEGROUND PETROLEUM STORAGE ACT (APSA)	PERMITTED
HAZARDOUS MATERIALS RELEASE RESPONSE PLAN AND INVENTORY (BUSINESS PLAN)	PERMITTED
HAZARDOUS WASTE GENERATOR	PERMITTED

TOTAL FEES PAID: \$ 216.00 ON 08/28/2017

PERMITS TO OPERATE AND ANNUAL FEE PAYMENTS ARE NON-TRANSFERABLE. PERMITS BECOME VOID ON CHANGE OF OWNERSHIP OR BUSINESS LOCATION. NOTIFY MONTEREY COUNTY HEALTH DEPARTMENT DIVISION OF ENVIRONMENTAL HEALTH OF ANY CHANGE OF OWNERSHIP, TYPE OF BUSINESS ACTIVITY, BUSINESS LOCATION, BUSINESS NAME, OR BILLING ADDRESS.  
QUESTIONS CALL: SALINAS (805) 765-5700 OR KING CITY (805) 388-8500

**THIS PERMIT MUST BE POSTED CONSPICUOUSLY ON THE PREMISES**



Monterey County Agricultural Commissioner's Office  
417A Salinas Road  
Watsonville, CA 95076

Office: (831) 724-5025

Web: <http://ag.co.monterey.ca.us/>

Fax: (831) 724-6935

# **RESTRICTED MATERIALS PERMIT: 27-18-2700203**

**Operator:**GOLDEN STATE BULB GROWERS, INC.  
3060 HILLTOP RD.  
MOSS LANDING, CA 95039

# 2700203-2018-Version: 1

County District #:P

Issued on:12/22/2017

Valid as of:1/1/2018

Expires on:1/31/2019

**Agent:**JESUS RODRIGUEZ  
3060 HILLTOP ROAD  
MOSS LANDING  
CA 95039

Primary Phone: (831) 750-4715

Alternate Phone: (831) 728-0500

Mobile Phone: (831) 750-4715

Fax: (831) 761-1282

**Type of Use:**Agricultural Use

**Pesticide Possession:**Possession and Use

**Permit Duration:**Seasonal

Notices Of Intent required 24 hours prior  
to application of pesticide containing  
restricted materials

*Employees Handle Pesticides*

**Permit Conditions:**A1-GEN, A1-NOI, AL/MG PHOS, A1-SEN, SCHOOL

See condition detail for  
code descriptions.

## **Regulatory Notes:**

I understand that this permit does not relieve me from liability for any damages to any persons or property caused by the use of these pesticides. I waive any claims of liability for damages against the County Department of Agriculture based on the issuance of this permit. I further understand that this permit may be revoked when pesticides are used in conflict with the manufacturer's labeling or in violation of applicable laws, regulations, and specific conditions of this permit. I authorize inspection at all reasonable times and whenever an emergency exists by the Department of Pesticide Regulation or the County Department of Agriculture of all areas treated or to be treated, storage facilities for pesticides or emptied containers and equipment used or to be used in the treatment. I have considered alternative and mitigation measures pursuant to Title 3, California Code of Regulations, section 6426. Taking into account economic, environmental, social, and technological factors, I have adopted those that are feasible and would substantially lessen any significant adverse impact on the environment.

[Form PR-ENF-125 (Rev 11/06) Pesticide Enforcement Branch]

**Applicant:** Jesus Rodriguez Pest Control Manager  
(Name & Title)

**Applicant Signature:** Jesus I. Rodriguez

**Date:** December 22, 2017

**Issuing Officer:** Shane Turner

**Date:** December 22, 2017



Santa Cruz County Agricultural Commissioner  
175 Westridge Drive  
Watsonville, CA 95076

Phone: (831) 763-8080

Fax: (831) 763-8255

**RESTRICTED MATERIALS PERMIT: 44-18-27PGN30**

Operator: GOLDEN STATE BULB GROWERS  
3060 HILLTOP ROAD  
MOSS LANDING, CA 95039

Agent: JESUS RODRIGUEZ

Certified Applicator: JESUS RODRIGUEZ  
3060 HILLTOP ROAD  
MOSS LANDING, CA 95039

# 27PGN30-2018-Version: 1  
County District #:  
Issued on: 1/19/2018  
Valid as of: 1/19/2018  
Expires on: 1/1/2019  
Primary Phone: (831) 728-0500  
Alternate Phone: ( ) - -  
Mobile Phone: (831) 750-4715  
Fax: (831) 761-1282  
Phone: (831) 750-4715  
License #: 128739  
Expiration: 12/31/2019

Type of Use: Agricultural Use

Pesticide Possession: Possession and Use

Permit Duration: Seasonal

Employees Handle Pesticides

Permit Conditions: 01, 02, 03, 30

Notices Of Intent required 24 hours prior  
to application of pesticide containing  
restricted materials

See condition detail for  
code descriptions.

**Regulatory Notes:**

I understand that this permit does not relieve me from liability for any damages to any persons or property caused by the use of these pesticides. I waive any claims of liability for damages against the County Department of Agriculture based on the issuance of this permit. I further understand that this permit may be revoked when pesticides are used in conflict with the manufacturer's labeling or in violation of applicable laws, regulations, and specific conditions of this permit. I authorize inspection at all reasonable times and whenever an emergency exists by the Department of Pesticide Regulation or the County Department of Agriculture of all areas treated or to be treated, storage facilities for pesticides or emptied containers and equipment used or to be used in the treatment. I have considered alternative and mitigation measures pursuant to Title 3, California Code of Regulations, section 6426. Taking into account economic, environmental, social, and technological factors, I have adopted those that are feasible and would substantially lessen any significant adverse impact on the environment.

[Form PR-ENF-125 (Rev 11/06) Pesticide Enforcement Branch]

Applicant:

Jesus Rodriguez / Pest Control Mgr.  
(Name & Title)

Applicant Signature:

Jesus T. Rodriguez

Date:

1.19.18

Issuing Officer:

[Signature]

Date:

1.19.18

TO: Businesses That Handle and Store Hazardous Materials

FROM: Allen J. Stroh, R.E.H.S., M.P.A., Director, Environmental Health Division

SUBJECT: Requirements of Chapter 6.95 of the Health and Safety Code  
(AB 2185 and AB 2187)

In September 1985, AB 2185 was signed into law by the California Legislature, which amended Chapter 6.95 of the Health and Safety Code. The Monterey County Board of Supervisors, on January 14, 1986, designated the Environmental Health Division of the Monterey County Health Department as the Administering Agency of Chapter 6.95. This law required each business to submit a business response plan before December 30 of each year. The purpose of this law is to protect the public as well as fire fighters and other emergency personnel in the event of release or threatened release of hazardous materials. In particular, this law requires the following:

1. Businesses to supply inventory information on hazardous materials handled and stored on site in quantities of 500 pounds, 55 gallons or 200 cubic feet for compressed gases, state or federal threshold planning quantities for acutely hazardous materials, whatever is less. Any amount of hazardous waste, including used oil and used solvents picked up by recyclers, must also be reported. This requirement can be satisfied by completing the Unified Program Consolidated Forms.
2. Businesses must develop response plans for the handling, release or threatened release of hazardous materials. The response plans should contain the following:
  - A. Location, type, quantity and the health risks of hazardous materials that are handled, used, stored or disposed of which could be accidentally released into the environment. A site map showing:
    - 1) Site layout
      - a. scale of map
      - b. site orientation (north, south, etc.)
      - c. loading areas
      - d. parking lots
      - e. access and egress points
      - f. internal roads
      - g. storm and sewer
      - h. adjacent property use
      - i. location and names of adjacent streets and alleys.
    - 2) Facility
      - a. Location of each hazardous material handling area
      - b. Type of storage container
      - c. Location of emergency response equipment, such as equipment for fire suppression, approach and mitigation, protective clothing, medical response, etc.



- B. Procedures to notify immediately the administering agency as well as the appropriate local emergency rescue personnel upon discovery of any release or threatened release of a hazardous material.
  - C. The name, title, and 24-hour telephone number of a contact person and alternate who represents the business who can provide technical information and assistance in the event of a release or a threatened release.
  - D. A training program which is reasonable and appropriate for the size of the business and the nature of the hazardous materials handled. The program shall include the methods for safe handling of hazardous materials, procedures for coordination with local emergency response organizations, use of emergency response equipment and supplies and also include provision for ensuring that appropriate personnel receive initial and refresher training.
3. Business plans must be submitted to Monterey County Health Department within 30 days of receipt of this letter.

Enclosed is a sample business plan you may use as your plan or as a guide to developing your own plan. When using this sample plan, make sure you provide the necessary information that pertains to your particular business.

If you have any questions regarding this matter, please contact the Environmental Health Division at:

Salinas	(831) 755-4511
Monterey Peninsula	(831) 647-7654
South County	(831) 385-8350

Sincerely,

Allen J. Stroh, R.E.H.S., M.P.A  
Director of Environmental Health

EH309 (Rev. 08/02)



## **BUSINESS RESPONSE PLAN**

**GOLDEN STATE BULB GROWERS**  
(Name of Company)

**3060 HILLTOP RD MOSS LANDING, CA 95039**  
(Address)

**March 31, 2015**  
(Effective Date of Plan)

TABLE OF CONTENTS  
BUSINESS RESPONSE PLAN

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## BUSINESS RESPONSE PLAN

### Introduction

This Plan is designed to minimize hazards to employees, the public or the environment from fires, explosions, or any unplanned sudden or non-sudden release of hazardous materials, hazardous waste or hazardous constituents to air, soil, surface water or groundwater. The Plan is designed to set procedure for reporting all releases or threatened releases of hazardous materials.

The Monterey County Health Department Environmental Health Division will be notified within 30 days after a change to the Plan or change of inventory. This Plan will be recertified every two years from initial date of submission. The Monterey County Health Department will be notified immediately on all releases or threatened releases of hazardous materials.

## BUSINESS RESPONSE PLAN

### Emergency Coordinator and Emergency Contacts\*

#### PRIMARY CONTACT(S)

Name: CLAUDIA CONTRERAS, JESUS RODRIGUEZ

Phone: 831-600-5737, 831-750-4715

(Emergency Coordinators) 24 hour number

Emergency Center (Monterey County)

911

Monterey County Health Department

Division of Environmental Health

755-4511

#### ALTERNATE CONTACTS (BUSINESS)

##### Name

##### Business Phone

Chemtrec (Highway incidents only)

1-800-424-9300

Poison Control Center

1-800-662-9886

Hospital

Watsonville Community Hospital

(831) 724-4741

Business Physician:

Work Well Medical Group

(831) 761-7225

Ambulance

911

#### FOR HIGHWAY RELATED INCIDENTS, ALSO CALL:

California Highway Patrol

911

Sheriff (County Roads)

911

Local Police (City Streets)

911

#### FOR PESTICIDE RELATED INCIDENTS, ALSO CALL:

County Agricultural Commissioner

759-7325 or 911

#### List of Contractors for Site Clean-up

##### Phone Number

1. COAST OIL CO

831-724-1214

2. BAYSIDE OIL

831 427-3773

3. MORENO PETROLEUMS

(831) 724-4183

\* For Business Emergency Coordinator's Responsibilities, refer to Attachment

## BUSINESS RESPONSE PLAN

### Notification Procedures

### (GOLDEN STATE BULB GROWERS)

Name of Company

Facilities will be accessible to the County's designated emergency response personnel. When a release is observed or anticipated, the following steps will be taken:

- a) INITIALLY, determine the existence or potential existence of hazardous material. Where unidentified substance or vapors are involved in these incidents, it is always prudent to assume they are toxic or hazardous until determined otherwise.
- b) IMMEDIATELY ascertain the location of any incident involving hazardous materials and contact the Business Emergency Coordinator and make the appropriate dispatch of emergency equipment.
- c) THE BUSINESS EMERGENCY COORDINATOR, or his designee, will contact 911 and the Monterey County Health Department who will initiate the emergency response plan. The Emergency Coordinator is to notify neighbors on all sides if necessary.
- d) SCENE MANAGEMENT shall be the responsibility of the Emergency Coordinator until the arrival of public safety response personnel. In such instance, the Business Emergency Coordinator will cooperate with and support the lawfully designated Scene Manager.
- e) PROTECTION OF SCENE - It is imperative to protect responders and by-standers from injury or contamination. Personnel first on the scene should immediately take steps to secure the area and establish perimeter control at a safe distance until such time as agency personnel, e.g., Police or Fire, arrive and assume this responsibility.
- f) EVACUATION - The Scene Management Officer must determine if there is any potential danger to individuals in the area and take appropriate steps to notify and evacuate the business and neighbors. In major incidents, County and/or City Disaster Officials will be involved. Evacuation, reception and care will be followed as described in the County Major Disaster Plan.
- g) CLEAN-UP RESPONSIBILITY is determined by the cause of the incident. If caused by this company, this company has the responsibility to clean-up (either by company personnel or approved contractor). See page 2.

- h) DECONTAMINATION - Appropriate steps must be taken to decontaminate all victims and response personnel. Local hospitals have facilities to assist in this procedure. Care must be taken to avoid spread of contamination by response vehicles leaving the scene. Victims are to be de-contaminated before transport by ambulance or emergency personnel notified that victims might be contaminated.
- i) EMERGENCY MEDICAL RESPONSE - When needed the Business Emergency Coordinator or his designee should contact the business physician and appropriate hospitals and other medical services if transported by (company employees). If 911 is called, County Communications will be responsible for dispatching all necessary ambulances and coordinating reception of victims at appropriate hospitals. They will follow normal prescribed procedures and supplement with specific exchange of information if contamination is involved.
- j) IDENTIFICATION - As requested, County Communications will relay information between the response units at the scene and certain other agencies. In all incidents, follow procedure in order as listed in this Plan. Use supplemental information as required.

Use pre-established and current call lists.

- k) All questions regarding requirements of Business Plans - call the Division of Environmental Health, Monterey County Health Department.

## BUSINESS RESPONSE PLAN

### Hazardous Materials Incidents

- a) **FIRES** - Sound the fire alarm.  
Advise that hazardous materials are involved.  
Call 911 - Monterey County Emergency Operations Coordinator and the Monterey County Health Department.  
Notify Business Emergency Coordinator.  
Assist in implementing Evacuation Plan.
- b) **DRAINAGE OR WATERWAY INCIDENTS** - Notify the Business Emergency Coordinator. When there is a potential for hazardous material of any type to enter drainage ditches or waterways, call 911 and give full particulars, they will make notifications.
- c) **NATURAL GAS LEAKS** - Leaks may occur in large transmission lines, in the secondary mains, in the lines connecting mains to the building, or within buildings. P.G.& E. will respond to all such incidents, either on public or private property.  
  
In the event of breaks or leaks, or smell of gas is reported, call 911. Fire departments will be dispatched, and in the event of major incidents, a Scene Management Officer will be required, as in other hazardous material incidents.
- d) **OTHER SPILLS OR LEAKS** - Notify 911 **AND** the Monterey County Health Department (755-4511).

### Releases to be Reported

- a) This business will, upon discovery, immediately report any release or threatened release of a hazardous material to the Monterey County Health Department, and to the Office of Emergency Services. This business will provide all State, City, County, Fire or Public Health or Safety Personnel and emergency rescue personnel with access to the facility.
- b) Release is defined as spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment, unless permitted or authorized by a regulatory agency.
- c) Threatened Release means a condition creating a substantial probability of harm when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce, or mitigate damage to persons, property, or the environment.



## BUSINESS RESPONSE PLAN

### Responsibilities

- a) It is the responsibility of the Business Emergency Coordinator to respond to all Hazardous Materials Incidents; ensure that the necessary notifications to emergency response agencies are made; manage the scene until relieved by agencies who have jurisdictional responsibility for coordination of the scene. He has the responsibility to complete the necessary reports of the incident and make them available to the Facility Manager or his designee.
- b) It is the responsibility of all employees to conduct his/her job in a safe manner and in accordance with safety rules designated to protect employees, public health and the environment.
- c) Current inventory information on hazardous materials/hazardous waste handled and stored on site in addition to a current business response plan will be maintained on file with the County Health Department.
- d) A current facility map will be maintained on file with the County Health Department indicating locations where hazardous materials are normally stored.
- e) A current copy of the business response plan and a facility map shall be sent to the local fire agency or fire district in which the business is located.
- f) This information is to be made available to all employees and public agencies at all times.

## BUSINESS RESPONSE PLAN

### Evacuation Plan

Response to Fire, Explosion, Spill or Major Hazardous Material Emergency Incident.

- a. Purpose - to evacuate employees, contractors and other personnel to a safe location in an orderly manner in the event of an emergency.
- b. Notification - Call 911.
- c. Alarm - (Describe what the business will use as an alarm in an emergency and who is responsible to sound it.) Company will use a First Alarm System with the School type sound that will sound all though company grounds to advice employees of an emergency. The supervisors then will start coordinating the evacuation. Human Resources Personnel and Facility manager will be responsible of activate the alarm.
- d. Supervisory Personnel - (Describe responsibilities) Human Resources Claudia Contreras along with onsite supervisors will coordinate evacuation to meeting point. Facility Manager Mike Ferguson, Miguel leyva and Federico Covarrubias both Maitenance Supervisors will assure that the facility is free of any hazards before any employee is ask to return to their working area.
- e. Evacuation Signal - (Describe a specific signal) Repetitive School type Alarm will be activated by HR Personnel and/or Facility Manager to advice personnel of a hazard and to start the emergency procedures and evacuation procedures.
- f. Exit Routes - (Describe and indicate on business plot plan, show primary and alternate routes, if applicable) See Attach Map
- g. Assembly - (Describe an assembly location for all evacuees to proceed to in the event of evacuation so that all personnel can be accounted for. All employees must be made aware of this location, and it must be far enough from the hazardous materials storage location to be safe.)
  1. Main Company Entrance in front of Main Office
  2. Automatic Gate on East Side of Company (Main Parking Lot)

## BUSINESS RESPONSE PLAN

Training - Describe a training program for new employees and yearly refresher training. This plan must contain at least the following information:

- a. Familiarization with this Plan, evacuation signal and assembly point.
- b. Safety rules of your business, including, procedures for safe handling of hazardous materials, emergency response responsibilities, and use of emergency response equipment and supplies. A syllabus of each subject is to be written and maintained on site. Documentation of training for each employee is to be maintained on site.
- c. Annual refresher training.

- a. Describe your program to familiarize employees with the Business Response Plan:

Golden State Bulb Growers is responsible for providing a safe and healthy workplace for all employees. Our business response plan is design to alert all employees of any potential hazard in the work place. Promote awareness; provide training, outreach and education. Establish procedures and improvements in workplace safety. Train to recognize hazards and how to follow the emergency plans and evacuation routes.

- b. Describe how employees will be familiarized with safety rules, hazardous material training procedures, and emergency response responsibilities:

All Employees will receive training in the following aspects of our business response plan.

- Annually for all employees
- To all new employees
- During Periodic tailgate meetings
- Through frequent verbal safety reminders and through the use of handouts
- Whenever environmental conditions warrant

- c. Describe how employees will be given annual (or more often) refresher training:  
Supervisors / Managers are responsible for training all employees. Golden State Bulb Growers is responsible for conducting a drill annually. In addition the hazard communication program is a mandatory training for all employees. This training takes place in the month of September. Hazard Communication and Hazard Identification & Control is the topic. The training is first given to all supervisors and managers involved in our safety committee. Immediately after they have received the training each Department supervisor is responsible for conducting the same safety training to all employees in their departments.

Note: It is required that training records be kept on each employee in order to be prepared for emergencies and reduce your liability. Training records are required of Hazardous Waste Generators by law.

### Trade Secrets

Reference Section 25511 of AB 2185. Trade Secrets information will be noted on the inventory form with special note to the County Health Department.

Checklist for Emergency Response

Actual or anticipated Spill/Release

1. Recognize spill, release or potential hazard.  
**Miguel Leyva (Maintenance Supervisor)**  
**Federico Covarrubias (Maintenance Supervisor)**  
**Jesus Rodriguez (Pest Control Manager)**
2. Notification of personnel in immediate vicinity.  
**All Supervisors/ Managers**
3. Immediate action to prevent or neutralize.  
**Maintenance Department Personnel**
4. Notification of City/County Emergency Human Resources Manager-Claudia Contreras
5. Evacuation of persons from area, if deemed  
**HR Manager Claudia Contreras**  
**All Supervisors/ Managers on site**
6. Notify CHEMTREC. If applicable, furnish material safety data sheets for material involved.  
**HR Manager Claudia Contreras**  
**Pest Control Manager Jesus Rodriguez**
7. Assign knowledgeable business representative to incident commander.  
**HR Dpt-Claudia Contreras**
8. Complete clean-up.  
**Maintenance Dpt Personnel**
9. Complete final report.  
**HR Manager-Claudia Contreras**  
**Pest Control Manager-Jesus Rodriguez**

**D-14-d**

**OTHER INFORMATION REQUIRED BY THE DIRECTOR OF PLANNING**

**D-14-D. WEIGHTS AND MEASURES FORM**

Please see attached completed application.

# MONTEREY COUNTY

## AGRICULTURAL COMMISSIONER

ERIC LAURITZEN  
AGRICULTURAL COMMISSIONER  
1428 ABBOTT STREET - SALINAS, CALIFORNIA 93901  
PHONE: (831) 759-7325 FAX: (831) 422-5003



### APPLICATION FOR DEVICE REGISTRATION

#### Location Specific Information:

BUSINESS NAME: Golden State Bulb Growers, Inc.		
BUSINESS ADDRESS: 3060 Hilltop Road	CITY: Moss Landing CA	ZIP CODE: 95039
CONTACT NAME: Justin Brown	CONTACT TITLE: COO	
BUSINESS PHONE: 831-728-0500 x206	CELL PHONE (OPTIONAL): 831-212-5157	FAX MACHINE:
EMAIL (OPTIONAL): jbrown@goldenstatebulb.com		

#### Corporate / Business Mailing Information – If the same as above check here ☒:

CORPORATE NAME:			
MAILING ADDRESS:	CITY:	STATE:	ZIP CODE:
CONTACT NAME:	CONTACT TITLE:		
BUSINESS PHONE:	CELL PHONE (OPTIONAL):	FAX MACHINE:	
EMAIL (OPTIONAL):			

#### Weighing or Measuring Device Information:

DEVICE TYPE(S) AND NUMBER (EQUIPMENT NUMBER IF APPLICABLE I.E. TRUCK #001):  A+D FX300iN
START-UP DATE (IF ALREADY NOT IN USE):

SIGNATURE: 	DATE: 2/7/18
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**E**



## **E. ADDITIONAL REQUIREMENTS DEPENDING ON ACTIVITIES PROPOSED**

1

2

3

4

5

6

**E-2**

## **E-2. CANNABIS CULTIVATION**

E-2-A. WATER CONSERVATION MEASURES

E-2-B. PROJECTED ENERGY DEMAND AND PROPOSED RENEWABLE ENERGY GENERATION FACILITIES

E-2-C. UNIQUE IDENTIFIER, INVENTORY, AND QUALITY CONTROL PROCEDURES

E-2-D. FLOOR PLAN

**E-2-a**

## **E-2-A. WATER CONSERVATION MEASURES**

Please see Section D-5 above.

**E-2-b**

## **E-2-B. PROJECTED ENERGY DEMAND AND PROPOSED RENEWABLES**

### Proposed Energy Demand

#### Overview

To achieve optimum production, it is likely the operators will install supplemental lighting in the greenhouses. LED technology will be used. Light-emitting diodes (LEDs) are solid-state devices that convert electric energy directly into light of a single color. Because they employ “cold” light generation technology, in which most of the energy is delivered in the visible spectrum, LEDs don’t waste energy in the form of non-light producing heat. Therefore, LEDs require less energy demand than conventional lights.

#### Operations

It is anticipated that the operators will run LED lighting for a total of 5 hours per day from 7-9 AM and 4-7 PM. Currently, GSBG’s annual energy demand is 3,651,184 kWh. GSBG is uncertain what the energy demand will be once the transition is made to cannabis.

By reducing the daily use from 5 hours to 4 hours, GSBG would reduce the kWh usage by 20%. Additionally, GSBG may choose to only run supplemental lighting for 3 months out of the year: this would reduce usage by 75%.

The applicants are researching the possibility of installing solar panels.

### Proposed Renewable Energy Generation Facilities

Please see Sections D-10-b and c, above.

**E-2-c**



## **E-2-c. UNIQUE IDENTIFIER, INVENTORY, AND QUALITY CONTROL PROCEDURES**

### **Unique Identifier:**

Please see Sections D-2, D-7, D-8 and D-9.

### **Inventory:**

Please see Sections D-2, D-7, D-8 and D-9.

### **Quality Control Procedures:**

Please see Sections D-2, D-7, D-8 and D-9.

**E-2-d**

## **E-2-D. FLOOR PLAN**

Please see the site plan maps in Section C.

**E-3**

### **E-3. CANNABIS MANUFACTURING**

E-3-A. INFORMATION ON PRODUCTS USED IN THE MANUFACTURING PROCESS

E-3-B. STORAGE PROTOCOL AND HAZARD RESPONSE PLAN

E-3-C. QUALITY CONTROL MEASURES

E-3-D. ANY OTHER INFORMATION REQUIRED BY THE DIRECTOR OF PLANNING

**E-3-a**

### E-3-A. INFORMATION ON PRODUCTS USED IN THE MANUFACTURING PROCESS

The operators will likely further process cannabis flower and plant material into manufactured products. Possible extraction methods are:

#### NON-VOLATILE EXTRACTION:

**OVERVIEW:** Non-volatile extraction methods include the use of “solvents” such as dry ice, ice water baths, ethanol, and pressurized CO<sub>2</sub>. The operators could utilize only non-volatile extraction technology. These processes do not generate hazardous waste as is explained below:

**Dry Ice & Ice-Bath Extraction:** Both these processes use cold water chilled by either dry ice or regular ice-cubes (frozen H<sub>2</sub>O) as “solvents” which remove the THC-containing cannabis trichomes from the plant flower and trim. There will be no hazardous materials used or generated by any of these cold water processes.

**Ethanol Extraction:** Ethanol can be used as a solvent to remove cannabis trichomes from plant material. The FDA classifies ethanol as “Generally Regarded as Safe” (GRAS), meaning safe for human consumption. Ethanol is a common ingredient in food additives and preservatives.

**Supercritical CO<sub>2</sub> Extraction:** In this process, operators use high pressure and carbon dioxide as the extraction solvent to separate trichomes from the plant material. Carbon dioxide is classified as a non-flammable, non-toxic liquefied gas. A closed-loop extraction machine will be used that will recapture and reuse the carbon dioxide multiple times. In this process, no hazardous materials will be used or generated.

**Fresh Rosin Extraction:** Fresh rosin is a cannabis extract produced utilizing heat and pressure. The cannabis trichomes are literally squeezed from the fresh plant. There are no hazardous materials used or produced as by-products in this process.

**Spent cannabis material post-extraction:** The operators will dispose of spent cannabis material either thru an on-site composting program or utilize a local composting facility to transport our tailings for off-site composting. Post-processing, the spent cannabis material is clean, residue-free, pulverized, and essentially devoid of all THC and CBD.

#### **Supercritical CO<sub>2</sub> Extraction**

##### OPTION A

Manufacturer: MRX

Model: 20L Xtractor

Quantity: 1-2

##### OPTION B

Manufacturer: Eden Labs

Model: 20L 2000 psi (FX model for partial automation)

Quantity: 1-2

### **Rotary Evaporators - Post-Processing/Winterization**

#### OPTION A

Manufacturer: Heidolph

Model: Hei-VAP 20L

Quantity: 1-2

### **Vacuum Ovens**

#### OPTION A

Manufacturer: Cascade Botanicals

Model: TVO-5B (4.6 cf)

Quantity: 1-3

#### OPTION B

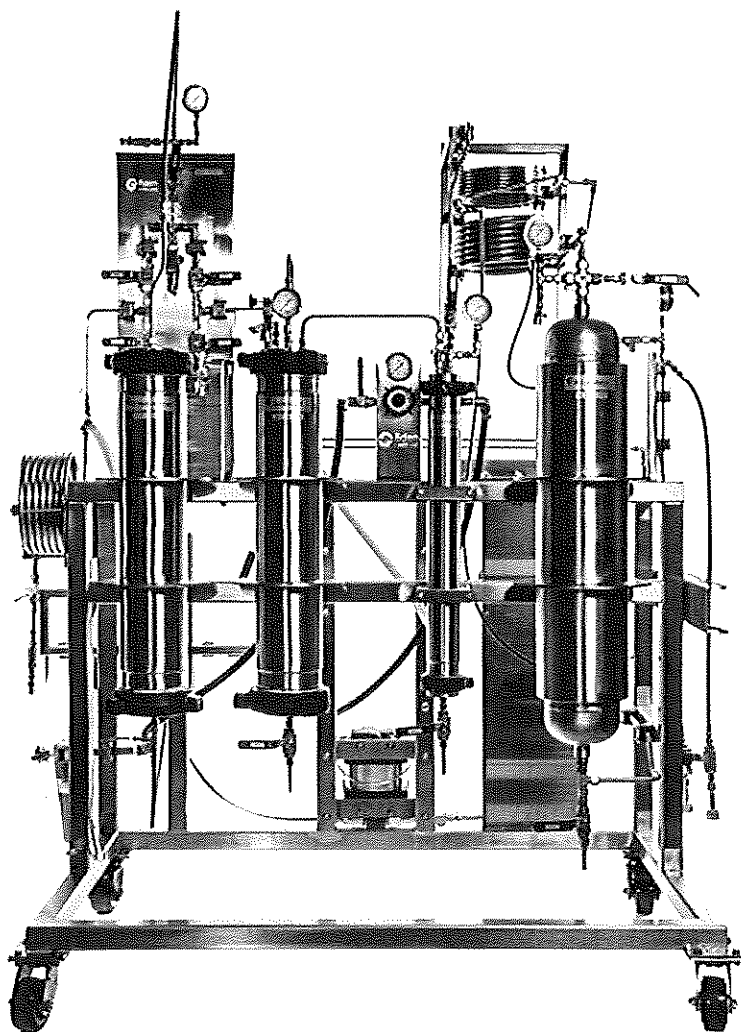
Manufacturer: Cascade Botanicals

Model: TVO-2B (1.7 cf)

Quantity: 3-5

- CO2 Process Description
  - Plant material is loaded into the Extraction Vessel
  - Pressure is built up in the system using high pressure pumps
  - Subcritical liquid or Supercritical fluid CO2 (Solvent) is run through the system
  - During the process, the Solvent strips away the desired parts from the plant material
  - The slurry is then transferred to a Separator Vessel
  - In the Separator Vessel, the CO2 pressure is reduced allowing the product to drop out of the fluid
  - The CO2 gas is recycled through the system
  - The product is retrieved in a Collection Cup or through a valve.





EXTRACTION VESSEL

SEPARATOR 1

SEPARATOR 2

ACCUMULATION

EXAMPLE OF CO<sub>2</sub> EXTRACTOR

**E-3-b**

### **E-3-B. STORAGE PROTOCOL AND HAZARD RESPONSE PLAN**

Please see Section D-14-c, above, including photos of storage container area.

Currently the operators are in compliance with all applicable County and State requirements regarding the posting of signs identifying the presence of hazardous materials at the facility. This will include the posting of National Fire Protection Association (NFPA) diamond signs to alert first responders and aid them in rapidly identifying the location of immediate dangers posed by hazardous materials stored on site. All chemicals, pesticides and fertilizers will be stored in the enclosed, locked area with appropriate signage and notice indicating hazardous materials are present.

In the event of a chemical spill or leakage, the security and management team will immediately notify all relevant county and state authorities and agencies in the event of a release or threatened release of hazardous material into the workplace or environment.

#### Storing and Handling of Hazardous Substances

Storage of hazardous substances shall be in dedicated area(s) with Material Safety Data Sheets (MSDS) in close proximity. Please see Section D-14-c.

#### Hazardous Response Plan

#### **EMERGENCY SITUATIONS:**

In case of emergency please contact the following individuals in the following order:

Primary Points of Contact:

Justin Brown: (831) 212-5157 (cell); 728-0500 #206 (work)

#### **LOSS OF POWER:**

The facility will be equipped with backup power generation to continue basic cultivation functions during a power outage situation.

In case of power outage, please follow steps described below.

- If needed, access a flashlight and move safely towards the closest lighted exit.
- If power is only out within a section of the building, check subpanels that might be located closest to the outage. If breakers have moved within the panel, contact your local electrician.
- Check backup power generation to ensure it is operating properly.
- Have authorized personnel check status of the power supply within the power room.

- Contact local electrical municipality to solve power outage.

Please also see Response Plan attached to Section D-14-c.

**E-3-c**

### **E-3-C. QUALITY CONTROL MEASURES**

The current operators comply with all State and County regulations. At minimum the following quality control measures will be implemented when cannabis cultivation commences.

#### General Provisions

- Appropriate quality control operations shall be employed to ensure that cannabis products are suitable for human consumption or use, and that cannabis product-packing materials are safe and suitable.
- Overall sanitation of the premises shall be under the supervision of one or more competent employees and adequate precautions shall be taken to ensure that production procedures do not contribute to allergen cross-contact and to contamination from any source.
- Chemical, microbial or extraneous-material testing procedures shall be used where necessary to identify sanitation failures or possible allergen cross-contact.

#### Quality of Raw Material and Ingredients

- The operators shall establish and implement policies and procedures to ensure the quality of raw materials that include, but are not limited to:
  1. Materials will be inspected, segregated or otherwise handled as necessary to ensure they are clean and suitable for processing;
  2. Materials shall be washed or cleaned as necessary;
  3. Materials shall not contain levels or microorganisms that render cannabis product injurious to human health;
  4. Materials shall be held in bulk or containers designed and constructed so as to protect against cross-contact or contamination.

#### Disease Control

- Any individual who by medical examination or supervisory observation is shown to have, or appears to have, an illness, open lesion (such as boils, sores, or infected wounds), or any other source of microbial contamination presenting a reasonable threat of contamination to cannabis products, contact surfaces, or packaging materials, shall be excluded from any related manufacturing operations until their health condition is corrected. Open lesions, boils, and/or infected wounds shall be adequately covered (e.g., by an impermeable cover). Personnel shall be instructed to report such health conditions to their supervisors.

## Cleanliness

- All individuals working in direct contact with cannabis products, cannabis product-contact surfaces, and cannabis product-packaging materials shall conform to hygienic practices to the extent necessary to protect against allergen cross-contact and contamination of cannabis products while on duty. The methods for maintaining cleanliness include:
  - Wearing appropriate outer garments to protect against allergen cross-contact and contamination of cannabis products, contact surfaces, and/or packaging materials;
  - Maintaining adequate personal cleanliness;
  - Washing hands thoroughly in an adequate hand-washing facility before starting work, after each absence from the work station, and at any time when the hands may have become soiled or contaminated, and sanitizing hands if necessary to protect against contamination with undesirable microorganisms;
  - Removing all unsecured jewelry and other objects that might fall into cannabis products, equipment, or containers, and removing hand jewelry that cannot be adequately sanitized during periods in which cannabis products are manipulated by hand. If such hand jewelry cannot be removed, it may be covered by material which can be maintained in an intact, clean, and sanitary condition and which effectively protects against the contamination by these objects of the cannabis products, cannabis product contact surfaces, or cannabis product-packaging materials. Maintaining any gloves, if they are used in cannabis product handling in an intact, clean, and sanitary condition.
  - Where appropriate wearing hair nets, headbands, caps, beard covers, or other hair restraints in an effective manner.
  - Storing clothing or other personal belongings in areas separate from those where cannabis products are exposed or where equipment or utensils are washed.
  - Confining the following activities to areas separate from those where cannabis products may be exposed or where equipment or utensils are washed: eating food, chewing gum, drinking beverages, and/or using tobacco.
  - Taking any other necessary precautions to protect against allergen cross-contact and against contamination of cannabis products, cannabis product-contact surfaces, or cannabis product-packaging materials by microorganisms or foreign substances (including perspiration, hair, cosmetics, tobacco, chemicals, and medicines applied to the skin).

Please see Sections D-2 and D-7 above.

**E-3-d**



**E-3-D. ANY OTHER INFORMATION REQUIRED BY THE DIRECTOR OF PLANNING**

**F**

**F. ALL REQUIRED APPLICATION MATERIALS SHALL BE PREPARED BY THE APPLICANT AND SUBMITTED AT THE TIME  
OF APPLICATION**

F-1. TITLE 22 WATER TESTING RESULT

F-2. PERFORMANCE EVALUATION

F-3. PRELIMINARY INFORMATION ON HAZARDOUS MATERIALS TO BE USED

F-4. APPLICATION FOR DEVICE REGISTRATION

F-5. WATER SYSTEM PERMIT AND RECORDS

**F-1**

## **F-1. TITLE 22 WATER TESTING RESULT**

Please see attached.

# SOIL CONTROL LAB

42 HANGAR WAY  
WATSONVILLE  
CALIFORNIA  
95076  
USA

Lineage Logistics ICM, LLC - Moss Landing  
3040 Hilltop Road  
Moss Landing, CA 95039  
Attn: Carlos Vasquez

Work Order #: 7120167  
Reporting Date: December 7, 2017

## Bacteriological Examination of Water for Coliform Organisms

Date Received: Water sample(s) received December 06, 2017  
Project # / Name: None / EDT  
Water System #/Name: 2702163 HILLTOP MWA  
Sampling Type: Routine Sampling Period: December 2017  
Sampler's Name: Mike Christensen / Licensed Operator  
Matrix: Water

<u>Sample Identification</u>	<u>Sampling Date</u>	<u>Sampling Time</u>	<u>Total Coliforms</u>	<u>E. coli</u>
Cal-Pacific	12/06/17	07:45	Absent	Absent

Date/Time Analyzed: 12/06/17 17:30  
Method of Analysis: SM 9223 B

CA ELAP Certificate #1494 (This identifies our Laboratory to the Health Department)

cc. MCHD

*Mike Galloway*

## 2002 Consumer Confidence Report

Water System Name: Hilltop Mutual Water SYSTEM #8 Report Date: 8/1/03

*We test the drinking water quality for many constituents as required by State and Federal Regulations. This report shows the results of our monitoring for the period of January 1 - December 31, 2002.*

*Este informe contiene información muy importante sobre su agua beber. Tradúzcalo ó hable con alguien que lo entienda bien.*

Type of water source(s) in use: Well

Name & location of source(s): Well 1 (Primary) Well 2 (backUp)  
Well 1 located in artichoke field - 30ft from fence - Golden State bulb fence. Well 2 located 30ft from Well 1

Drinking Water Source Assessment information: N/A

Time and place of regularly scheduled board meetings for public participation: N/A

This is a private water system

For more information, contact John Haas

Phone: (831) 763-4800

### TERMS USED IN THIS REPORT:

**Maximum Contaminant Level (MCL):** The highest level of a contaminant that is allowed in drinking water. Primary MCLs are set as close to the PHGs (or MCLGs) as is economically and technologically feasible. Secondary MCLs are set to protect the odor, taste, and appearance of drinking water.

**Primary Drinking Water Standards (PDWS):** MCLs for contaminants that affect health along with their monitoring and reporting requirements, and water treatment requirements.

**Secondary Drinking Water Standards (SDWS):** MCLs for contaminants that affect taste, odor, or appearance of the drinking water. Contaminants with SDWSs do not affect the health at the MCL levels.

**ND:** not detectable at testing limit

**ppm:** parts per million or milligrams per liter (mg/L)

**ppb:** parts per billion or micrograms per liter (ug/L)

**ppt:** parts per trillion or nanograms per liter (ng/L)

**pCi/L:** picocuries per liter (a measure of radiation)

**Public Health Goal (PHG):** The level of a contaminant in drinking water below which there is no known or expected risk to health. PHGs are set by the California Environmental Protection Agency.

**Maximum Contaminant Level Goal (MCLG):** The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs are set by the U.S. Environmental Protection Agency (USEPA).

**Treatment Technique (TT):** A required process intended to reduce the level of a contaminant in drinking water

**Regulatory Action Level (AL):** The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

**Variances and Exemptions:** Department permission to exceed an MCL or not comply with a treatment technique under certain conditions.

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

- *Microbial contaminants*, such as viruses and bacteria, that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.

- *Inorganic contaminants*, such as salts and metals, that can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- *Pesticides and herbicides*, which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.
- *Organic chemical contaminants*, including synthetic and volatile organic chemicals, that are byproducts of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, and septic systems.
- *Radioactive contaminants*, which can be naturally-occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, USEPA and the state Department of Health Services (Department) prescribe regulations that limit the amount of certain contaminants in water provided by public water systems. Department regulations also establish limits for contaminants in bottled water that must provide the same protection for public health.

Tables 1, 2, 3, 4, and 5 list all of the drinking water contaminants that were detected during the most recent sampling for the constituent. The presence of these contaminants in the water does not necessarily indicate that the water poses a health risk. The Department requires us to monitor for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year. Some of the data, though representative of the water quality, are more than one year old.

TABLE 1 - SAMPLING RESULTS SHOWING THE DETECTION OF COLIFORM BACTERIA

Microbiological Contaminants (to be completed only if there was a detection of bacteria)	Highest No. of detections	No. of months in violation	MCL	MCLG	Typical Source of Bacteria
Total Coliform Bacteria	(In a mo.) <i>Absent</i>	<i>N/A</i>	More than 1 sample in a month with a detection	0	Naturally present in the environment
Fecal Coliform or <i>E. coli</i>	(In the year) <i>Absent</i>	<i>N/A</i>	A routine sample and a repeat sample detect total coliform and either sample also detects fecal coliform or <i>E. coli</i>	0	Human and animal fecal waste

TABLE 2 - SAMPLING RESULTS SHOWING THE DETECTION OF LEAD AND COPPER

Lead and Copper (to be completed only if there was a detection of lead or copper in the last sample set)	No. of samples collected	90 <sup>th</sup> percentile level detected	No. Sites exceeding AL	AL	MCLG	Typical Source of Contaminant
Lead (ppb)	<i>5</i>	<i>.01</i>	<i>N/A</i>	15	2	Internal corrosion of household water plumbing systems; discharges from industrial manufacturers; erosion of natural deposits.
Copper (ppm)	<i>5</i>	<i>.21</i>	<i>N/A</i>	1.3	0.17	Internal corrosion of household water plumbing systems; erosion of natural deposits; leaching from wood preservatives.

TABLE 3 - SAMPLING RESULTS FOR SODIUM AND HARDNESS

Chemical or Constituent (and reporting units)	Sample Date	Level Detected	Range of Detections	MCL	PHG (MCLG)	Typical Source of Contaminant
Sodium (ppm)	<i>6/02-7/03</i>	<i>39-59</i>	<i>15</i>	none	none	Generally found in ground and surface water
Hardness (ppm)	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	none	none	Generally found in ground and surface water

\* Any violation of an MCL or AL is asterisked. Additional information regarding the violation is provided on the next page.



TABLE 4 - DETECTION OF CONTAMINANTS WITH A PRIMARY DRINKING WATER STANDARD

Chemical or Constituent (and reporting units)	Sample Date	Level Detected	Range of Detections	MCL	PHG (MCLG)	Typical Source of Contaminant
Nitrate (N)	6/02	<0.23	N/A	1	N/A	erosion of natural deposits
	4/03	<0.23	N/A	1	N/A	

TABLE 5 - DETECTION OF CONTAMINANTS WITH A SECONDARY DRINKING WATER STANDARD

Chemical or Constituent (and reporting units)	Sample Date	Level Detected	Range of Detections	MCL	PHG (MCLG)	Typical Source of Contaminant
Total dissolved Solids	6/02	430	80	600	N/A	Leach from natural deposits
	4/03	510		600	N/A	
Chloride	6/02	56	54	125	N/A	Seawater influence
	4/03	110		125	N/A	
Sulfate	6/02	60	6	500	N/A	leaching from natural
	4/03	54		500	N/A	deposits

TABLE 6 - DETECTION OF UNREGULATED CONTAMINANTS

Chemical or Constituent	Sample Date	Level Detected	Action Level	Health Effects Language
N/A				

\* Any violation of an MCL or AL is asterisked. Additional information regarding the violation is provided below.

### Additional General Information On Drinking Water

All drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the USEPA's Safe Drinking Water Hotline (1-800-426-4791).

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and

infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. USEPA/Centers for Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline (1-800-426-4791).

### Summary Information for Contaminants Exceeding an MCL or AL, or a Violation of any Treatment or Monitoring and Reporting Requirements

N/A

### For Systems Providing Surface Water As A Source Of Drinking Water:

(Refer to page 1, "Type of Water Source" to see if your source of water is surface water or groundwater)

TABLE 7 - SAMPLING RESULTS SHOWING TREATMENT OF SURFACE WATER SOURCES	
<i>Treatment Technique*</i> (Type of approved filtration technology used)	
<i>Turbidity Performance Standards**</i> (that must be met through the water treatment process)	<b>Turbidity of the filtered water must:</b> 1 - Be less than or equal to _____ NTU in 95% of measurements in a month. 2 - Not exceed _____ NTU for more than eight consecutive hours. 3 - Not exceed _____ NTU at any time.
Lowest monthly percentage of samples that met Turbidity Performance Standard No. 1.	
Highest single turbidity measurement during the year	
The number of violations of any surface water treatment requirements	

\* A required process intended to reduce the level of a contaminant in drinking water.

\*\* Turbidity (measured in NTU) is a measurement of the cloudiness of water and is a good indicator of water quality and filtration performance. Turbidity results which meet performance standards are considered to be in compliance with filtration requirements.

### Summary Information for Surface Water Treatment

N/A

## ATTACHMENT 6

### Consumer Confidence Report Certification Form

(to be submitted with a copy of the CCR)

Water System Name: Hilltop Mutual Water System #8  
Water System Number: #8

The water system named above hereby certifies that its Consumer Confidence Report has been distributed to customers (and appropriate notices of availability have been given). Further, the system certifies that the information contained in the report is correct and consistent with the compliance monitoring data previously submitted to the Department of Health Services.

Certified by: Name Samuel Clayton  
Title Assistant Facilities Manager  
Phone Number (510) 533-6600 X289 Date 8/1/03

Water systems are not required to report the following information, but may do so by checking all items that apply:

☐ CCR was distributed by mail or other direct delivery methods. Specify other direct delivery methods used: \_\_\_\_\_

☐ "Good faith" efforts were used to reach non-bill paying consumers. Those efforts included the following methods:

☐ Posted the CCR on the Internet at www.\_\_\_\_\_

☐ Mailed the CCR to postal patrons within the service area (attach zip codes used)

☐ Advertised the availability of the CCR in news media (attach copy of press release)

☐ Publication of the CCR in a local newspaper of general circulation (attach a copy of the published notice, including name of newspaper and date published)

☐ Posted the CCR in public places (attach a list of locations)

☐ Delivery of multiple copies of CCR to single bill addresses serving several persons, such as apartments, businesses, and schools

☐ Delivery to community organizations (attach a list of organizations)

☐ [For systems serving at least 100,000 persons] Posted CCR on a publicly-accessible internet site at the following address: www.\_\_\_\_\_

☐ [For investor-owned utilities] Delivered the CCR to the California Public Utilities Commission

# Drinking Water Source Assessment

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*Water System*

**HILLTOP MUTUAL WATER ASSN**

Monterey County

*Water Source*

**WELL 01**

*Assessment Date*

**May, 2002**

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California Department of Health Services  
Drinking Water Field Operations Branch  
LPA Monterey County

District No.	57
System No.	2702163
Source No.	001
PS Code	2702163-001

## Assessment Summary

District Name LPA Monterey County District No. 57 County Monterey  
System Name HILLTOP MUTUAL WATER ASSN System No. 2702163  
Source Name WELL 01 Source No. 001 PS Code 2702163-001  
Completed by Sandy Ayala Date May, 2002

According to DHS records, this Source is Groundwater. This Assessment was done using the Default Groundwater System Method.

### Description of System and Source

The HILLTOP MUTUAL WATER ASSN water system is located just off Hwy 1 in Moss Landing in North Monterey County and serves the Golden State Bulb Growers, New West Foods and Dreisbach Hilltop Frozen Foods. There are approximately 6 service connections serving a population of 125 employees.

The drinking water source for the HILLTOP MUTUAL WATER ASSN water system is two wells.

General land use is agricultural.

### Assessment Procedures

The assessment of the source was conducted by the County of Monterey, the LPA office. The following sources of information were used in the assessment: Water system files.

Procedures used to conduct the assessment include: File review, site visit and historical knowledge of the area.

### Contents of this Assessment

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Assessment Summary
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Vulnerability Summary
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Source Location Form
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Delineation of Water Protection Zones
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Physical Barrier Effectiveness Checklist
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Source Data Sheet
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Inventory of Possible Contaminating Activities
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Vulnerability Ranking
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Assessment Map

### Comments

The zones of delineation and possible contaminating activity inventory is based on a brief field survey, previous information compiled from local county files and general historical knowledge of the area.

It is recommended that future involved parties update and refine this information when appropriate.

*Drinking Water Source Assessment and Protection (DWSAP) Program*

## **Vulnerability Summary**

District Name LPA Monterey County District No. 57 County Monterey  
System Name HILLTOP MUTUAL WATER ASSN System No. 2702163  
Source Name WELL 01 Source No. 001 PS Code 2702163-001  
Completed by Sandy Ayala Date May, 2002

**THE FOLLOWING INFORMATION MUST BE INCLUDED IN THE SYSTEM CONSUMER CONFIDENCE REPORT**

A source water assessment was conducted for the WELL 01  
of the HILLTOP MUTUAL WATER ASSN water system in May, 2002

The source is considered most vulnerable to the following activities not associated with any detected contaminants:

- Agricultural Drainage
- Farm machinery repair
- Lagoons / liquid wastes
- Machine shops
- Septic systems - low density

### **Discussion of Vulnerability**

There have been no contaminants detected in the water supply recently, however the source is still considered vulnerable to activities located near the drinking water source. The well for the water system is located in an agricultural area therefore, the well may be vulnerable to synthetic organic compounds and nitrates.

A copy of the complete assessment may be viewed at:

Monterey County Health Department  
1270 Natividad Road  
Room 109  
California, CA 93906

You may request a summary of the assessment be sent to you by contacting:

Sandy Ayala  
Environmental Health Specialist  
(831)755-8924  
(831)755-8929 (fax)  
ayalasa@co.monterey.ca.us

Drinking Water Source Assessment and Protection (DWSAP) Program

# Delineation of Water Protection Zones

District Name LPA Monterey County District No. 57 County Monterey  
 System Name HILLTOP MUTUAL WATER ASSN System No. 2702163  
 Source Name WELL 01 Source No. 001 PS Code 2702163-001  
 Completed by Sandy Ayala Date May, 2002

## Method Used to Delineate Protection Zones

### X 1. Calculated Fixed Radius

2. Modified Calculated Fixed Radius (Attach documentation for direction of ground water flow.)
3. More Detailed Methods
4. Arbitrary Fixed Radius (For use only by or permission of DHS)

Maximum Pumping Rate of Well (Q)	<u>65</u>	gallons/minute
	<u>105</u>	acre feet/year
	<u>4,567,355</u>	cubic feet/year
Effective Porosity	<u>0.20</u>	<input checked="" type="checkbox"/> Default Value
Screened Interval of Well	<u>40</u>	feet <input type="checkbox"/> Default Value

Protection Zone	Calculated Value	Minimum Value	Radius of Protection Zone
Zone A - 2 Year TOT*	603 Feet	600 Feet	<b>603</b> Feet
Zone B5 - 5 Year TOT*	953 Feet	1,000 Feet	<b>1,000</b> Feet
Zone B10 - 10 Year TOT*	1,348 Feet	1,500 Feet	<b>1,500</b> Feet

\*TOT = Time of Travel

Drinking Water Source Assessment and Protection (DWSAP) Program

**Physical Barrier Effectiveness (PBE)**

District Name LPA Monterey County District No. 57 County Monterey  
 System Name HILLTOP MUTUAL WATER ASSN System No. 2702163  
 Source Name WELL 01 Source No. 001 PS Code 2702163-001  
 Completed by Sandy Ayala Date May, 2002

Parameter	Possible Points	This Source	Score
<b>Type of Aquifer</b>			
Confinement			
1. Unconfined, Semi-confined, Fractured Rock, Unknown Aquifer	0	X	0
2. Confined	50		
<b>Aquifer Material (Unconfined Aquifers)</b>			
Type of material within aquifer			
1. Porous Media (Interbedded sands, silts, clays, gravels) with continuous clay layer minimum 25' thick above water table within Zone A	20		
2. Porous Media (Interbedded sands, silts, clays, gravels)	10	X	10
3. Fractured rock ( Low Physical Barrier Effectiveness - no further questions required)	0		
<b>Pathways of Contamination (All Aquifers)</b>			
Presence of Abandoned or Improperly Destroyed Wells			
1. Present within Zone A (2 year TOT distance)			
Yes	0		
No	5		
Unknown	0	X	0
Present within Zone B5 (2 -5 year TOT distance)			
Yes	0		
No	3		
Unknown	0	X	0
3. Present within Zone B10 (5-10 year TOT distance)			
Yes	0		
No	2		
Unknown	0	X	0
<b>Static Water Conditions (Unconfined Aquifers)</b>			
Depth to Static Water(DTW) <u>190</u> feet			
0 to 20 feet	0		
20 to 50 feet	2		
50 to 100 feet	6		
Greater than 100 feet	10	X	10
Unknown	0		
<b>Well Operation (Unconfined Aquifers)</b>			
Depth to Uppermost Perforations (DUP) <u>425</u> feet			
Maximum Pumping Rate of Well (Q) <u>65</u> gallons/minute			
Length of Screened Interval (H) <u>40</u> feet			
Less than 5	0		
[DUP - DTW / Q/H] <u>144.62</u>			
Between 5 and 10	5		
Greater than 10	10	X	10
Unknown	0		



**Physical Barrier Effectiveness (PBE)**System Name HILLTOP MUTUAL WATER ASSNSystem No. 2702163Source Name WELL 01Source No. 001PS Code 2702163-001

Parameter	Possible Points	This Source	Score
<b>Well Construction (All Aquifers)</b>			
Sanitary Seal (Annular Seal) Depth <u>300</u> feet	None or less than 20 feet		
	Between 20 and 50 feet		
	50 feet or greater	X	10
	Unknown		
Surface Seal (concrete cap)	Not present or improperly constructed		
	Watertight, slopes away from well at least 2' laterally in all directions	X	4
	Unknown		
Flooding potential at well site	Subject to localized flooding (i.e. in low area or unsealed pit or vault) or within 100 year flood plain		
	Not subject to flooding	X	1
	Unknown		
Security at well site	Not secure	X	0
	Secure		
	Unknown		

Score	Effectiveness
0 to 35	Low
36 to 69	Moderate
70 to 100	High

Maximum Score = 70

Score 45Effectiveness Moderate

Drinking Water Source Assessment and Protection (DWSAP) Program

**Inventory of Possible Contaminating Activities (PCA Inventory)**

District Name LPA Monterey County District No. 57 County Monterey  
 System Name HILLTOP MUTUAL WATER ASSN System No. 2702163  
 Source Name WELL 01 Source No. 001 PS Code 2702163-001  
 Completed by Sandy Ayala Date May, 2002

PCA (Risk Ranking)	PCA in Zone A	PCA in Zone B5	PCA in Zone B10	*	Comments
<b>Agricultural/Rural Activities</b>					
Grazing (> 5 large animals or equivalent per acre) (H in Zone A, otherwise M)	N	N	N		
Concentrated Animal Feeding Operations (CAFOs) as defined in federal regulation1 (VH in Zone A, otherwise H)	N	N	N		
Animal Feeding Operations as defined in federal regulation2 (VH in Zone A, otherwise H)	N	N	N		
Other Animal operations (H in Zone A, otherwise M)	N	N	N		
Farm chemical distributor/ application service (H)	N	N	N		
Farm machinery repair (H)	Y	N	N		
Septic systems - low density (<1/acre) (H in Zone A, otherwise L)	Y	Y	Y		
Lagoons / liquid wastes (H)	Y	N	N		
Machine shops (H)	Y	N	N		
Pesticide/fertilizer/ petroleum storage & transfer areas (H)	N	N	N		
Agricultural Drainage (H in Zone A, otherwise M)	Y	Y	Y		
Wells - Agricultural/ Irrigation (H)	N	N	Y		
Managed Forests (M)	N	N	N		
Crops, irrigated (Berries, hops, mint, orchards, sod, greenhouses, vineyards, nurseries, vegetable) (M)	Y	Y	Y		
Fertilizer, Pesticide/ Herbicide Application (M)	Y	Y	Y		
Sewage sludge/biosolids application (M)	N	N	N		
Crops, nonirrigated (e.g., Christmas trees, grains, grass seeds, hay, pasture) (includes drip-irrigated crops) (L)	Y	Y	Y		strawberries-drip irrigation
<b>Other Activities</b>					
NPDES/WDR permitted discharges (H)	N	N	N		
Underground Injection of Commercial/Industrial Discharges (VH)	N	N	N		
Historic gas stations (VH)	N	N	N		
Historic waste dumps/ landfills (VH)	N	N	N		
Illegal activities/ unauthorized dumping (H)	N	N	N		
Injection wells/ dry wells/ sumps (VH)	N	N	N		

Y = Yes      N = No      U = Unknown

# Inventory of Possible Contaminating Activities (PCA Inventory)

System Name HILLTOP MUTUAL WATER ASSNSystem No. 2702163Source Name WELL 01Source No. 001PS Code 2702163-001

PCA (Risk Ranking)	PCA in Zone A	PCA in Zone B5	PCA in Zone B10	*	Comments
<b>Other Activities</b>					
Known Contaminant Plumes (VH)	N	N	N		
Military installations (VH)	N	N	N		
Mining operations - Historic (VH)	N	N	N		
Mining operations - Active (VH)	N	N	N		
Mining - Sand/Gravel (H)	N	N	N		
Wells - Oil, Gas, Geothermal (H)	N	N	N		
Salt Water Intrusion (H)	N	N	N		
Recreational area - surface water source (H)	N	N	N		
Underground storage tanks - Confirmed leaking tanks (VH)	N	N	N		
Underground storage tanks - Decommissioned - inactive tanks (L)	N	N	N		
Underground storage tanks - Non-regulated tanks (tanks smaller than regulatory limit) (H)	N	N	N		
Underground storage tanks - Not yet upgraded or registered tanks (H)	N	N	N		
Underground storage tanks - Upgraded and/or registered - active tanks (L)	N	N	N		
Above ground storage tanks (M)	Y	Y	Y		
Wells - Water supply (M)	Y	U	U		
Construction/demolition staging areas (M)	N	N	N		
Contractor or government agency equipment storage yards (M)	N	N	N		
Dredging (M)	N	N	N		
Transportation corridors - Freeways/state highways (M)	Y	Y	Y		
Transportation corridors - Railroads (M)	N	N	Y		
Transportation corridors - Historic railroad right-of-ways (M)	N	N	N		
Transportation corridors - Road Right-of-ways (herbicide use areas) (M)	N	N	N		
Transportation corridors - Roads/ Streets (L)	Y	Y	Y		
Hospitals (M)	N	N	N		
Storm Drain Discharge Points (M)	N	N	N		
Storm Water Detention Facilities (M)	N	Y	U		
Artificial Recharge Projects - Injection wells (potable water) (L)	N	N	N		

Y = Yes      N = No      U = Unknown

\* = A contaminant potentially associated with this activity has been detected in the water supply.

# Inventory of Possible Contaminating Activities (PCA Inventory)

System Name HILLTOP MUTUAL WATER ASSNSystem No. 2702163Source Name WELL 01Source No. 001PS Code 2702163-001

PCA (Risk Ranking)	PCA in Zone A	PCA in Zone B5	PCA in Zone B10	*	Comments
<b>Other Activities</b>					
Artificial Recharge Projects - Injection wells (non-potable water) (M)	N	N	N		
Artificial Recharge Projects - Spreading Basins (potable water) (L)	N	N	N		
Artificial Recharge Projects - Spreading Basins (non-potable water) (M)	N	N	N		
Medical/dental offices/clinics (L)	N	N	N		
Veterinary offices/clinics (L)	N	N	N		
Surface water - streams/ lakes/rivers (L)	N	Y	U		
Wells - monitoring, test holes (L)	N	N	N		

Y = Yes      N = No      U = Unknown

\* = A contaminant potentially associated with this activity has been detected in the water supply.

# Drinking Water Source Assessment and Protection (DWSAP) Program

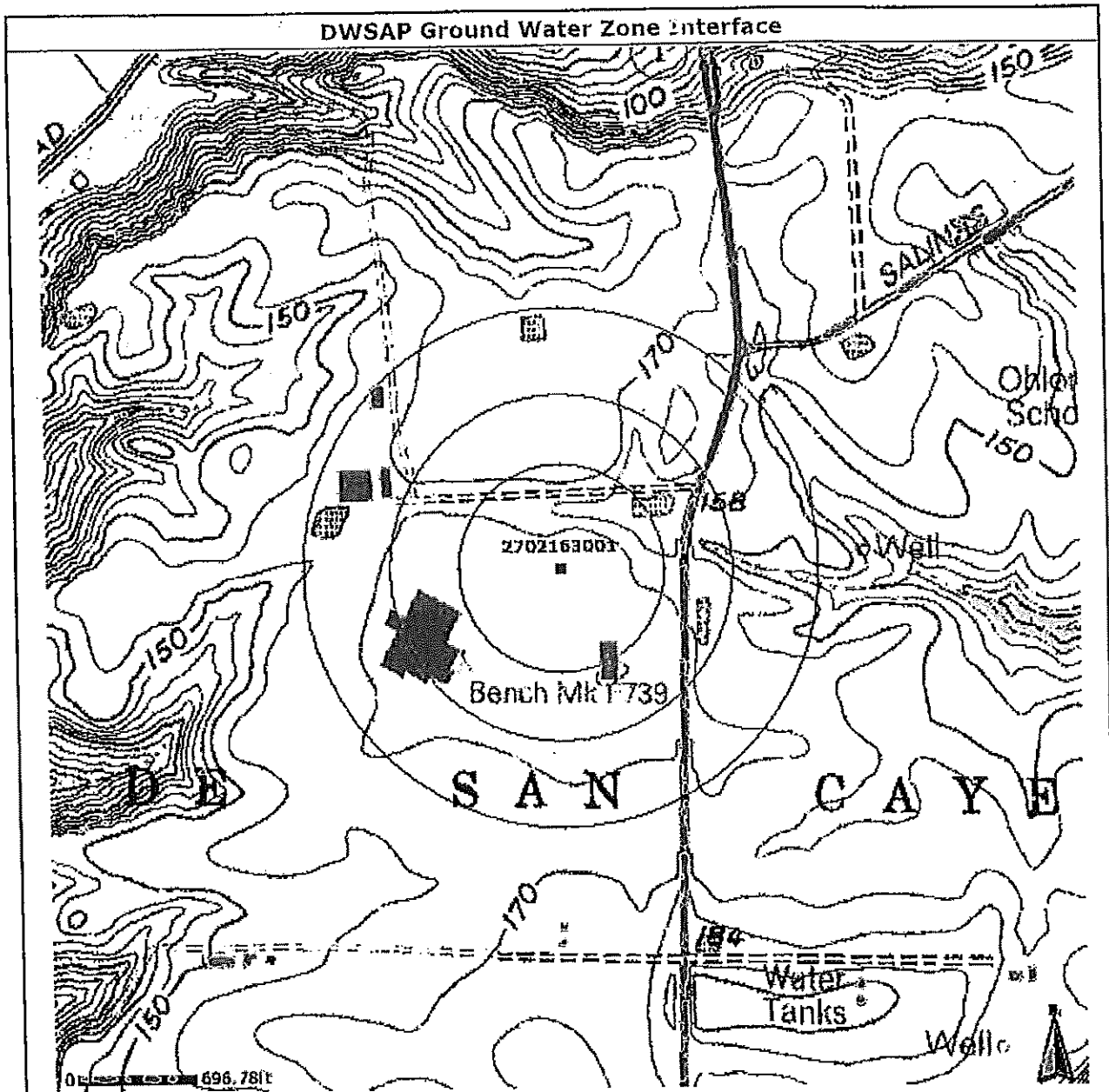
## Vulnerability Ranking

District Name LPA Monterey County District No. 57 County Monterey  
 System Name HILLTOP MUTUAL WATER ASSN System No. 2702163  
 Source Name WELL 01 Source No. 001 PS Code 2702163-001

Completed by Sandy Ayala Date May, 2002

Zone	PCA (Risk Ranking)	*	PCA Risk Points	Zone Points	PBE Points	Vulnerability Score
A	Agricultural Drainage (H in Zone A, otherwise M)		5	5	3	13
A	Farm machinery repair (H)		5	5	3	13
A	Lagoons / liquid wastes (H)		5	5	3	13
A	Machine shops (H)		5	5	3	13
A	Septic systems - low density (<1/acre) (H in Zone A, otherwise L)		5	5	3	13
A	Above ground storage tanks (M)		3	5	3	11
A	Crops, irrigated (Berries, hops, mint, orchards, sod, greenhouses, vineyards, nurseries, vegetable) (M)		3	5	3	11
A	Fertilizer, Pesticide/ Herbicide Application (M)		3	5	3	11
A	Transportation corridors - Freeways/state highways (M)		3	5	3	11
A	Wells - Water supply (M)		3	5	3	11
A	Crops, nonirrigated (e.g., Christmas trees, grains, grass seeds, hay, pasture) (includes drip-irrigated crops) (L)		1	5	3	9
A	Transportation corridors - Roads/ Streets (L)		1	5	3	9
B5	Above ground storage tanks (M)		3	3	3	9
B5	Agricultural Drainage (H in Zone A, otherwise M)		3	3	3	9
B5	Crops, irrigated (Berries, hops, mint, orchards, sod, greenhouses, vineyards, nurseries, vegetable) (M)		3	3	3	9
B5	Fertilizer, Pesticide/ Herbicide Application (M)		3	3	3	9
B5	Storm Water Detention Facilities (M)		3	3	3	9
B5	Transportation corridors - Freeways/state highways (M)		3	3	3	9
B10	Wells - Agricultural/ Irrigation (H)		5	1	3	9

\* = A contaminant potentially associated with this activity has been detected in the water supply.



Well Identification Information					
Well Number	Longitude *	Latitude *	GPS'd	* Well location coordinates have been rounded to 3 decimal places due to security concerns.	
2702163001	-121.773	36.866	Yes		
System Number	System Name	Source Number	Source Name	District Number/Name	County Number/Name
2702163	HILLTOP MUTUAL WATER ASSN	001	WELL 01	57/Monterey County	27/Monterey County
Well Zone Delineation Information					
Media Type	System Type	Effective Porosity (n)	Screened Interval (h)	Pumping Capacity (g)	Azimuth of Flow (a)
Porous Media	All Other System	02	40	65 gpm	0 - No Translation
Radii Measures					
Defaults Used	R2	R5	R10		
No	600 ft	1000 ft	1500 ft		

**F-2**

## F-2. PERFORMANCE EVALUATION

Please see attached.



RECOMMEND TO REPLACE  
D. VALVE A.S.A.P



# SERVICE INVOICE

No. 36787

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

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

Customer Name: GOLDEN STATE BULB GROWERS Date: 1-3-18

Address: \_\_\_\_\_

Telephone: (Home) \_\_\_\_\_ (Work or Cell) \_\_\_\_\_

Job Location: 3060 HILL TOP LN MOSS LANDING, CA

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

X \_\_\_\_\_ X \_\_\_\_\_  
Owner or Owner's Representative Tom's Septic Construction

## SEPTIC TANK

Brand: TOM'S Size: 1500 Length: \_\_\_\_\_ Width: \_\_\_\_\_ Flowline Hght: \_\_\_\_\_ x 7.5 = \_\_\_\_\_ +/- gal.

Type of Septic Tank ☐ Fiberglass ☐ Plastic ☐ Redwood ☒ Concrete ☐ Other \_\_\_\_\_

Both ends pumped? ☒ Yes ☐ No Approximate gals. pumped 1500

Risers on tank? ☒ Yes ☐ No Type of riser MAN HOLE COVERS

Depth to top tank 24" Depth to top riser GRADE Remarks MAIN OFFICE TANK

Warehouse 1

## CONDITION OF SEPTIC TANK

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

## DRAINAGE SYSTEM

Liquid flowback while pumping?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk	Condition of ground around system? <input type="checkbox"/> Dry <input type="checkbox"/> Wet
House occupied?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk	
D.V. installed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk	Switch D.V? <input type="checkbox"/> Yes <input type="checkbox"/> No

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

PUMP - INSPECT TANK. NORMAL FLOW LINE. REFER TO PERFORMANCE EVALUATION FOR SYSTEM DETAILS

☐ Cash ☐ Check: Check # \_\_\_\_\_ ☐ Charge to Acct. ☐ Other (explain): \_\_\_\_\_

☐ Charge: ☐ MasterCard ☐ Visa ☐ AmEx Card # \_\_\_\_\_ Exp. Date \_\_\_\_\_

Authorized by: \_\_\_\_\_

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

Signature below acknowledges agreement with the above limited warranty and acceptance of the work performed as satisfactory.

Pumping Charges ON INVOICE # 36788  
Labor Fees \_\_\_\_\_ hrs @ \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
Inspection 1 @ \$ \_\_\_\_\_ = \$ 125.00  
Extra Hose \_\_\_\_\_ @ \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
Other Fee Admin @ \$ \_\_\_\_\_ = \$ 15.00  
performance eval @ \$ \_\_\_\_\_ = \$ 200.00  
Total \$ 340.00

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

SEE REVERSE FOR FURTHER TERMS AND CONDITIONS



**DIRECTIONS:**

NOTES:

PO BOX 4610, SALINAS, CA 93912  
OFFICE (831) 633-2321 / FAX (831) 633-6451

OFFICE (831) 633-2321 / FAX (831) 633-6451





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

## Invoice 15891

<b>Bill to:</b> GOLDEN STATE BLUB GROWERS JUSTIN BROWN 3060 HILLTOP ROAD MOSS LANDING, CA 95039	<b>Job:</b> 359018 3060 HILLTOP LANE MOSS LANDING CA 95039
---	--

<b>Invoice #:</b> 15891 <b>Payment Terms:</b> DUE UPON RECEIPT <b>Customer Code:</b> 20765	<b>Date:</b> 01/03/18 <b>Customer P.O. #:</b> SERVICE INV# 36787 <b>Salesperson:</b>
--	--

Remarks: PUMP INSPECTION PERFORMANCE EVALUATION

Quantity	Description	U/M	Unit Price	Extension
1.000	INSPECTION FEE	EA	125.00	125.00
1.000	MONTEREY CO PERFORMANCE EVALUATION	EA	200.00	200.00
1.000	ADMIN FEE	EA	15.00	15.00
<b>Subtotal:</b>				<b>340.00</b>
<b>Total:</b>				<b>340.00</b>

Please return one copy with payment.

Post due invoices are subject to a late payment charge computed at 2.5% per month (24% annual percentage rate) on the past due amount.

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#1  
Warehouse!  
Main office



# Monterey County Environmental Health Bureau

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

M.

## Conventional Onsite Wastewater Treatment System Performance Evaluation

Street Address: 3060 Hilltop Rd. APN: 117-052-018-000  
City: Moss Landing Date: 1/3/18 Time: 9:00 am/pm  
Owner: Golden State Bulb Growers, Inc.  
Phone: 831-728-0500 Fax: 831-761-1282  
Email: jbrown@goldenstatebulb.com  
Reason for Inspection: Cannabis Use Permit application w/ MoCo

### Homeowner Questionnaire:

Age of wastewater treatment system (years): 28  
How many years have you owned the home? 28  
The following are connected to the onsite wastewater treatment system: none  
☐ Water softener ☐ Garbage disposal ☐ Spa Tub ☐ Leaking Fixtures in home  
In-home business: ☒ Yes ☐ No Type: nursery  
Number of people occupying dwelling: Currently: 14 Anticipated: 214  
If currently unoccupied, for how long has it been vacant? — (Months)  
Current number of bedrooms in dwelling: —  
Has there ever been a backup in the house? ☐ Yes ☒ No Date: —  
List any known repairs made to the system: —  
Has the system recently been inspected by others? ☐ Yes ☒ No  
If so, who? —  
Did it fail? ☐ Yes ☐ No  
Is there a service contract for system components? ☐ Yes ☒ No  
Company: —  
Date the tank last pumped: 1/21/17 ☐ Never to my knowledge  
At what frequency? — Company: Benjamin I Riguez

Additional Comments:

The above information is true to the best of my knowledge.

Owner Signature

Date

1/3/18

Warehouse #2

## OWTS Inspector to Fill out Remaining Form

### System Type

System is: ☐ Conventional: ☒ Gravity feed ☐ Pump System

☐ Pre-treatment Unit Installed\* Manufacturer:

\*Complete specific manufacture inspection report for the pre-treatment installed.

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

Tank Material: ☒ Concrete ☐ Fiberglass ☐ Plastic ☐ Redwood

Tank Manufacturer: Toms

Tank Capacity: 1500

Lids at Grade? ☒ Yes ☐ No

If No, How deep is lid buried?

Risers on Tank? ☒ Yes ☐ No

Evidence of infiltration in Risers? ☐ Yes ☒ No

Lids Secure? ☒ Yes ☐ No

Lids in acceptable Condition? ☒ Yes ☐ No

Can surface water infiltrate into the tank?

☐ Yes ☒ No

Any indicators of previous failure?

☐ Yes ☒ No

If Yes, explain:

Liquid Level Relative to Outlet (in):

☒ At ☐ Above ☐ Below

Evidence liquid level has been higher?

☐ Yes ☒ No

Continuous inflow observed?

☐ Yes ☒ No

Source: ☐ Groundwater ☐ Leaking Fixtures

Presence of flocculant in clear zone

☐ Yes ☐ No

Evaluation of layers in the tank:

Compartment	Scum Depth (in)	Scum Color	Clear Zone (in)	Clear Zone Color	Sludge Depth (in)	Sludge Color	Odor	Other
Inlet	3"				3"			
Outlet	-0-				2"			

Comments:

### Tank Pumping

Gallons Pumped out: 1500

Effluent Filter Installed? ☐ Yes ☒ No Functioning Properly? ☐ Yes ☐ No

Effluent Filter Cleaned? ☐ Yes ☐ No Percent plugged? ☐ Yes ☐ No

Baffle in Place? ☒ Yes ☐ No Baffle structurally sound? ☒ Yes ☐ No

Tank appears to be watertight (no visual leaks) ☒ Yes ☐ No Rebar exposed? ☐ Yes ☒ No

Corrosion present? ☐ Yes ☒ No Cracks present? ☐ Yes ☒ No

Root Intrusion? ☐ Yes ☒ No Fracture/Flaking? ☐ Yes ☒ No

Non-Concrete - Concaved/Bulging or other indication of structural failure? ☐ Yes ☒ No

Comments:

## Pump Tank

Does the system contain a dosing or pump tank?

☐ Yes ☒ No

Type of pump:

☐ Ejector Pump ☐ Grinder Pump

Tank integrity sound (free of cracks, infiltration, etc.)?

☐ Yes ☐ No

Is the pump elevated off the bottom of the chamber?

☐ Yes ☐ No

Does the pump work?

☐ Yes ☐ No

If there is a check valve, is a purge hole present?

☐ Yes ☐ No

Is there a high water alarm?

☐ Yes ☐ No

Does the alarm work?

☐ Yes ☐ No

Estimated gallons between pump on and high water alarm:

Do electrical connections appear satisfactory?

☐ Yes ☐ No

Did you remove solids from the pump tank?

☐ Yes ☐ No

Comments:

## Dispersal System

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

Other:

Dispersal System Location:

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

Is there:

Any indication of a previous failure?

Comment required for Yes

☐ Yes ☒ No

Seepage visible in the disposal area?

☐ Yes ☒ No

Lush vegetation present?

☐ Yes ☒ No

Ponding water in the distribution media?

☐ Yes ☒ No

Uneven distribution of effluent in the field?

☐ Yes ☒ No

Odors present?

☐ Yes ☒ No

Determine approximate distance between water well and soil treatment area.

Approximate distance is (feet): 450'

Comments: valve broken see notes

Hydraulic Load Test Performed

☒ Yes ☐ No

Flow Rate (gpm):

Minutes test run: 30

Total Gallons: 150 - 200 gallons

☐ Bladder-type device used

☒ Water added to outlet chamber of tank prior to pumping

Was backflow into the tank from the outlet pipe observed?

☒ Yes ☐ No

Estimate of water backflow after test: minimal

After test was seepage present in the dispersal area?

☐ Yes ☒ No

After test were odors present in the dispersal area?

☐ Yes ☒ No

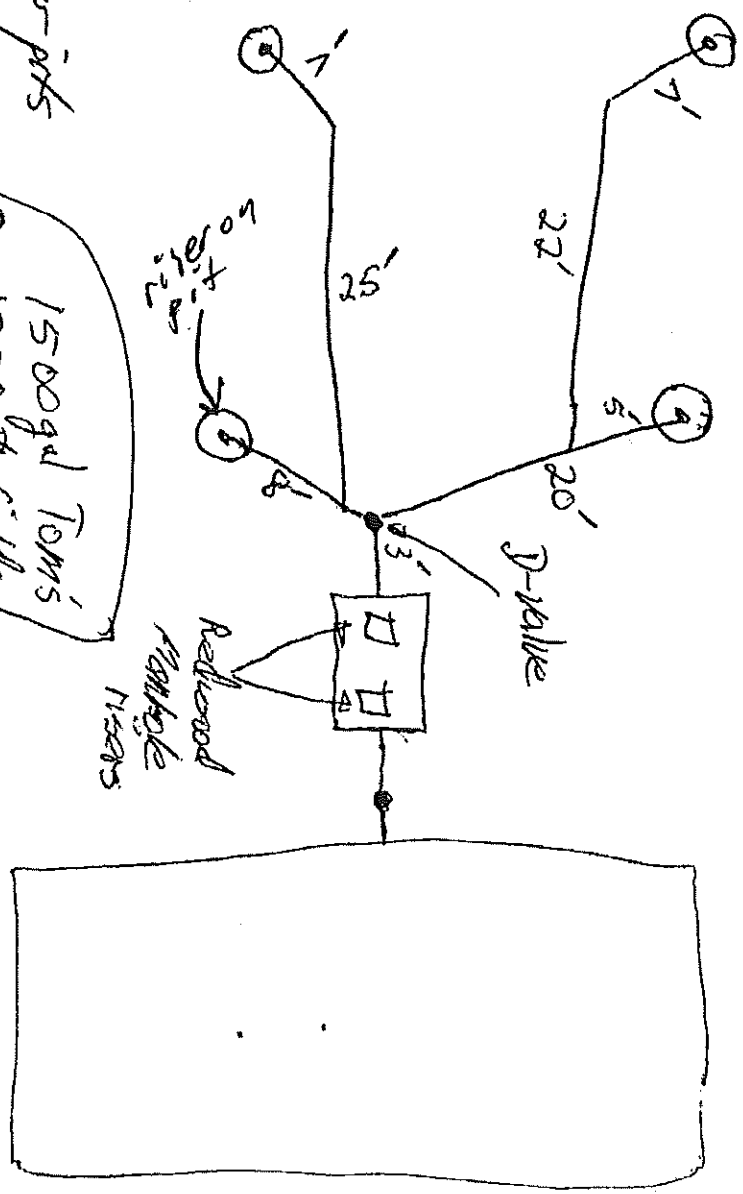
Comments: System took 30 mins of water, however prior to ending water test small amount of water was seen returning to tank.

Distribution Valve appears to be cracked & broken, unable to turn from field # 2 to field # 1. Recommend replace D-Valve ASAP

riser  
on pit

4-1/8" x 50' flow pits  
separated by  
d-valve

1500 gal Tom's  
2-1250 ft fields  
5-31-89  
MVS



D-valve

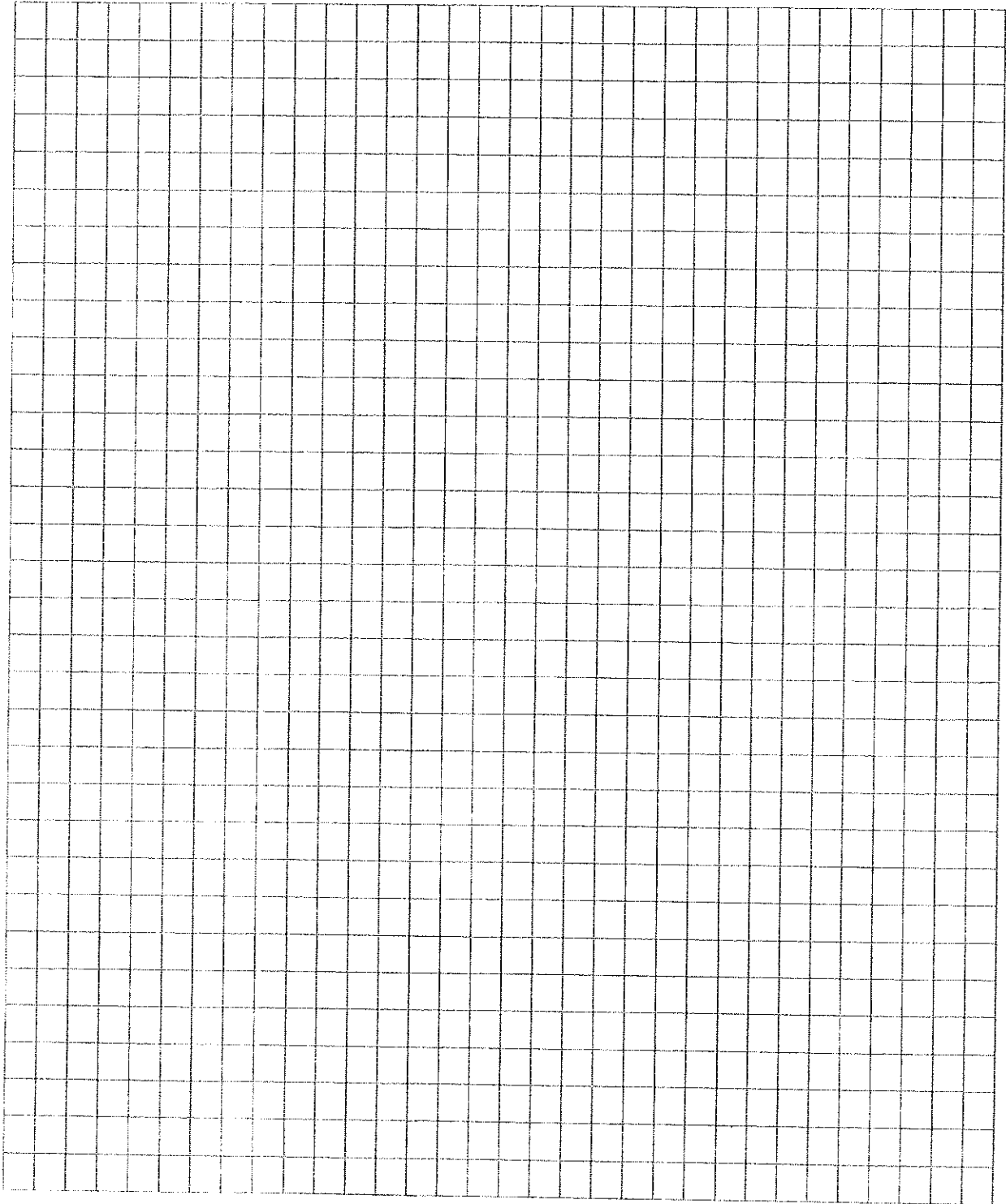
Redwood  
Manhole  
risers

see attached installation map drawing

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

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

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





## Checklist Summary

1.) Tank is:

- ☒ Acceptable – Currently Functioning Properly  
☐ Unacceptable Condition – Repairs can bring tank to Acceptable  
*Provide recommendations in comment*  
☐ Unacceptable Condition - Failed  
☐ Not Evaluated

Comments:

2.) Pump Tank is:

- ☒ N/A ☐ Acceptable ☐ Unacceptable Condition

Comments:

3.) Dispersal  
System is:

- ☐ Acceptable – Currently Functioning Properly  
☐ Inconclusive – More Information Required  
*Provide recommendations in comment*  
☐ Unacceptable Condition - Failed  
☐ Not Evaluated

Comments: System took 30 minutes of water, however prior to ending water test  
a small amount of water was seen backflowing to tank. D-valve appears to be  
cracked & broken, unable to switch D-valve. Recommend replace D-Valve ASAP

## Inspector Declaration

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

Inspecting Company: Tom's Septic Construction

Phone: 831-633-2321

Inspector Name: Keith Potter

Inspector NAWT I.D. #: 11260

Inspector Signature: *Keith Potter*

# SERVICE INVOICE

No. 36788

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

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

Customer Name: GOLDEN STATE BULB GROWERS Date: 1-3-18

**Address:**

Telephone: (Home) \_\_\_\_\_ (Work or Cell) \_\_\_\_\_

Job Location: 3060 HILL TOP LN MOSS LANDING

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

**X**

Owner or Owner's Representative

X

## Tom's Septic Construction

## SEPTIC TANK

Brand: TOM'S Size: 3000 Length:          Width:          Flowline Hght:          x 7.5 =          +/- gal.

Type of Septic Tank ☐ Fiberglass ☐ Plastic ☐ Redwood ☐ Concrete ☐ Other\_\_\_\_\_

Both ends pumped? ☐ Yes ☐ No Approximate gals. pumped 3000

Risers on tank? ☐ Yes ☐ No Type of riser MAN IDLE CURETS

Depth to top tank \_\_\_\_\_ Depth to top riser GLAND Remarks WATERHOUSE #2 SYSTEM

### CONDITION OF SEPTIC TANK

Septic cells ☒ Good ☐ Poor Repairs Recommended \_\_\_\_\_

Tanktop and/or lids ☒ Good ☐ Poor Repairs Recommended \_\_\_\_\_

Sides/bottom of tank ☒ Good ☐ Poor Repairs Recommended \_\_\_\_\_

Baffle ☒ Good ☐ Poor Repairs Recommended \_\_\_\_\_

## DRAINAGE SYSTEM

Liquid flowback while pumping? ☐ Yes ☒ No ☐ Unk Condition of ground around system? ☒ Dry ☐ Wet

House occupied? ☒ Yes ☐ No ☐ Unk

D.V. installed? ☒ Yes ☐ No ☐ Unk      Switch D.V? ☒ Yes ☐ No

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

pump - INSPECT TANK. NORMAL FLOW LINE. HIGH WATER ON  
ARRIVAL. SWITCH D. VALVE WENT TO FLOW LINE. SYSTEM (DUAL)  
APPEARS TO BE WORKING ONE DRAIN FIELD ONLY.

☐ Cash   ☐ Check: Check # \_\_\_\_\_   ☐ Charge to Acct.   ☐ Other (explain): \_\_\_\_\_

☐ Charge: ☐ MasterCard ☐ Visa ☐ AmEx Card # \_\_\_\_\_ Exp. Date \_\_\_\_\_

Authorized by: \_\_\_\_\_

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

Signature below acknowledges agreement with the above limited warranty and acceptance of the work performed as satisfactory.

Along with a cashed  
check, the bank will  
provide a receipt.

Pumping Charges \$ 1348<sup>00</sup> = \$ 1,348<sup>00</sup>  
 Labor Fees \_\_\_\_\_ hrs @ \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
 Inspection 1 @ \$ \_\_\_\_\_ = \$ 125<sup>00</sup>  
 Extra Hose \_\_\_\_\_ @ \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
 Other Fee Alarm @ \$ \_\_\_\_\_ = \$ 15<sup>00</sup>  
performance eval @ \$ \_\_\_\_\_ = \$ 200<sup>00</sup>

Total \$ 1,688<sup>00</sup>

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

SEE REVERSE FOR FURTHER TERMS AND CONDITIONS

Rev. 10/2014 TSC-075223

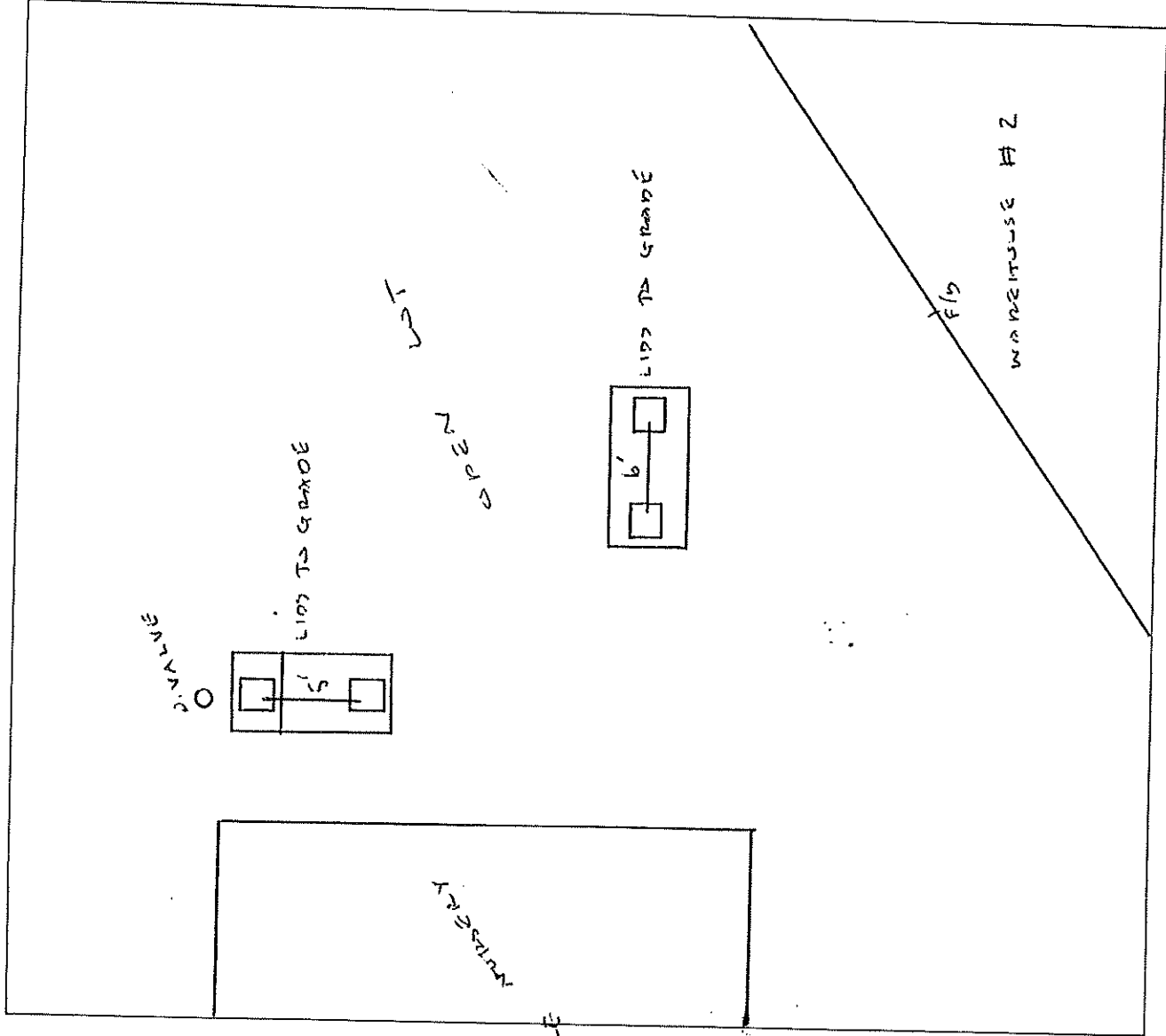


OWNER: \_\_\_\_\_  
ADDRESS: 3260 HILL TOP LN  
CITY: MDS LANDING  
DATE: 1-2-18 PARCEL NO: \_\_\_\_\_  
DRIVER: JV  
TANK MODEL: TOM'S ISSD INCLUDING TANK  
GALLONS: NOT ISSD TANK  
MULTIPLE TANKS: YES NO QTY: 2  
RISERS TO GRADE: YES DEPTH OF TANK: 36"  
TANK LENGTH: \_\_\_\_\_  
TANK WIDTH: \_\_\_\_\_ (CEILING) \_\_\_\_\_ (FLOOR)  
INLET FLOW LINE: \_\_\_\_\_ OUTLET FLOW LINE: \_\_\_\_\_  
DISTANCE BETWEEN LIDS: \_\_\_\_\_  
CLEAN-OUT: YES NO DIVERSION VALVE: YES NO  
COMMENTS: ISSD TOM'S HAS NO RAFFLE

DIRECTIONS: \_\_\_\_\_

NOTES: \_\_\_\_\_

MAP PROVIDED BY TOM'S SEPTIC CONSTRUCTION  
PO BOX 4610, SALINAS, CA 93912  
OFFICE (831) 633-2321 / FAX (831) 633-6451  
[WWW.TOMSEPTIC.COM](http://WWW.TOMSEPTIC.COM)



TOM'S SEPTIC CONSTRUCTION NOT  
RESPONSIBLE FOR ACCURACY OF DRAWING



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

## Invoice 15892

Bill to: GOLDEN STATE BLUB GROWERS JUSTIN BROWN 3060 HILLTOP ROAD MOSS LANDING, CA 95039	Job: 359018 3060 HILLTOP LANE MOSS LANDING CA 95039
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Invoice #: 15892 Payment Terms: DUE UPON RECEIPT Customer Code: 20765	Date: 01/03/18 Customer P.O. #: SERVICE INV# 36788 Salesperson:
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Remarks: PUMP INSPECTION PERFORMANCE EVALUATION

Quantity	Description	U/M	Unit Price	Extension
1.000	3001-3600 GALS PUMP TANK	EA	734.00	734.00
1.000	2001-2500 GALS PUMP TANK	EA	614.00	614.00
1.000	INSPECTION FEE	EA	125.00	125.00
1.000	MONTEREY CO EVALUATION	EA	200.00	200.00
1.000	ADMIN FEE	EA	15.00	15.00
			<b>Subtotal:</b>	<b>1,688.00</b>
			<b>Total:</b>	<b>1,688.00</b>

Please return one copy with payment.

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

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# Monterey County Environmental Health Bureau

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

## M, Conventional Onsite Wastewater Treatment System Performance Evaluation

Warehouse #2  
Street Address: 3060 Hilltop Rd. APN: 117-052-018-000  
City: Moss Landing Date: 1/3/18 Time: 9:30 am/pm  
Owner: Golden State Bulb Growers, Inc.  
Phone: 831-728-0500 Fax: 831-761-1282  
Email: jbrown@goldenstatebulb.com  
Reason for Inspection: Cannabis Use Permit application for MoCo

### Homeowner Questionnaire:

Age of wastewater treatment system (years): 17  
How many years have you owned the home? 28  
The following are connected to the onsite wastewater treatment system: none  
☐ Water softener ☐ Garbage disposal ☐ Spa Tub ☐ Leaking Fixtures in home  
In-home business: ☒ Yes ☐ No Type: nursery  
Number of people occupying dwelling: Currently: 22 Anticipated: 22  
If currently unoccupied, for how long has it been vacant? (Months)  
Current number of bedrooms in dwelling:  
Has there ever been a backup in the house? ☐ Yes ☒ No Date:  
List any known repairs made to the system:  
Has the system recently been inspected by others? ☐ Yes ☒ No  
If so, who?  
Did it fail? ☐ Yes ☐ No  
Is there a service contract for system components? ☐ Yes ☒ No  
Company:  
Date the tank last pumped: 10/25/16 ☐ Never to my knowledge  
At what frequency? Company: Benjamin Iñiguez

Additional Comments:

The above information is true to the best of my knowledge.

Owner Signature

Date

1/3/18

Warehouse #2

## OWTS Inspector to Fill out Remaining Form

### System Type

System is: ☐ Conventional: ☒ Gravity feed ☐ Pump System

☐ Pre-treatment Unit Installed\*

Manufacturer:

\*Complete specific manufacture inspection report for the pre-treatment installed.

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

Tank Material: ☒ Concrete ☐ Fiberglass ☐ Plastic ☐ Redwood

Tank Manufacturer: Holding Tank = Toms 1500gal - Septic Tank = Nottingham 1500gal

Tank Capacity:

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

If Yes, explain: Water above flow-line

Liquid Level Relative to Outlet (in): ☒ At ☒ Above ☐ Below #1 above flow-line  
 Evidence liquid level has been higher? ☒ Yes ☐ No H2 Took 30 minutes of water  
 Continuous inflow observed? ☐ Yes ☐ No  
 Source: ☐ Groundwater ☐ Leaking Fixtures  
 Presence of flocculant in clear zone ☐ Yes ☐ No

Evaluation of layers in the tank:

Compartment	Scum Depth (in)	Holding Tank Scum Color	Clear Zone (in)	Clear Zone Color	Sludge Depth (in)	Holding Tank Sludge Color	Odor	Other
Inlet	4"	8"			1"	8"		
Outlet	6"	4"			4"	4"		

Comments: Water level was above flow-line, turned D-valve to other Leachfield & it took 30 minutes of water. Appears One Leachfield is failed & 1 Leachfield is working properly

### Tank Pumping

Gallons Pumped out: 1500 (Holding Tank) 1500 (Septic Tank)  
 Effluent Filter Installed? ☐ Yes ☒ No Functioning Properly? ☐ Yes ☐ No  
 Effluent Filter Cleaned? ☐ Yes ☐ No Percent plugged? ☐ Yes ☐ No  
 Baffle in Place? ☒ Yes ☐ No Baffle structurally sound? ☒ Yes ☐ No  
 Tank appears to be watertight (no visual leaks) ☐ Yes ☐ No Rebar exposed? ☐ Yes ☐ No  
 Corrosion present? ☐ Yes ☐ No Cracks present? ☐ Yes ☐ No  
 Root Intrusion? ☐ Yes ☐ No Fracture/Flaking? ☐ Yes ☐ No  
 Non-Concrete - Concaved/Bulging or other indication of structural failure? ☐ Yes ☐ No

Comments: System contains 2 tanks, holding tank (No baffle) & regular Septic Tank. 1500gal each. Missing inlet Tee @ Nottingham 1500 Septic Tank

## Pump Tank

Does the system contain a dosing or pump tank?

☐ Yes ☒ No

Type of pump:

☐ Ejector Pump ☐ Grinder Pump

Tank integrity sound (free of cracks, infiltration, etc.)?

☐ Yes ☐ No

Is the pump elevated off the bottom of the chamber?

☐ Yes ☐ No

Does the pump work?

☐ Yes ☐ No

If there is a check valve, is a purge hole present?

☐ Yes ☐ No

Is there a high water alarm?

☐ Yes ☐ No

Does the alarm work?

☐ Yes ☐ No

Estimated gallons between pump on and high water alarm:

Do electrical connections appear satisfactory?

☐ Yes ☐ No

Did you remove solids from the pump tank?

☐ Yes ☐ No

Comments:

## Dispersal System

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

Other:

Dispersal System Location:

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

Is there:

Comment required for Yes

Any indication of a previous failure?

☒ Yes ☒ No

Seepage visible in the disposal area?

☐ Yes ☒ No

Lush vegetation present?

☐ Yes ☒ No

Ponding water in the distribution media?

☐ Yes ☒ No

Uneven distribution of effluent in the field?

☐ Yes ☒ No

Odors present?

☐ Yes ☒ No

Determine approximate distance between water well and soil treatment area.

Approximate distance is (feet): 400+

Comments: Water was above flow-line, once D valve was turned, water level returned to flow-line

Hydraulic Load Test Performed

☒ Yes ☐ No

Flow Rate (gpm):

Minutes test run: 30

Total Gallons: 150-200 gallons

☐ Bladder-type device used

☐ Water added to outlet chamber of tank prior to pumping

Was backflow into the tank from the outlet pipe observed?

☐ Yes ☒ No

Estimate of water backflow after test:

After test was seepage present in the dispersal area?

☐ Yes ☒ No

After test were odors present in the dispersal area?

☐ Yes ☒ No

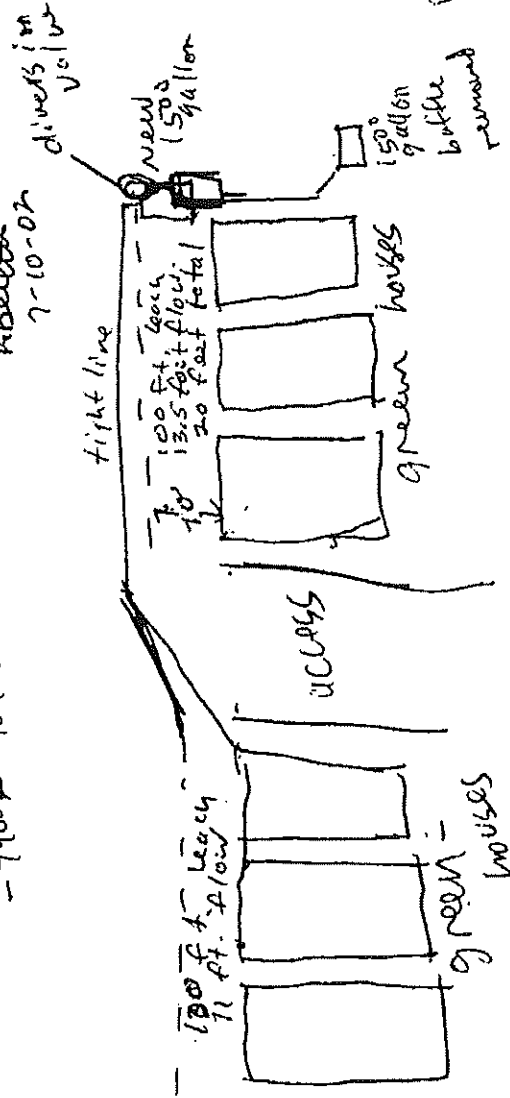
Comments: System took 30 minutes of water. Appears 1 Leachfield has failure & 1 system is accepting water at this time

# As built:

connected  
in series

- New 1500 gallon tank
- bottle removed from existing 1500 gallon tank
- one leach field of 20' total depth - 13.5 feet of rock below pipe - 100 foot length = 2700
- one leach field of 17.5 total depth = 11 feet of rock below pipe - 130 foot length - Credit given for 100 feet only = 2200
- 4900 total leach field area installed

7/10/02





Green house

-10'-

100'

Proposed  
new  
leach fields

2 @ 100' X 15' X 15'

Green house

100'

100'

D. Valve or  
Diverter Valve

-10'-

Proposed new  
1500 Gallon  
Septic Tank

Existing  
Septic Tank Baffle to be  
removed.

Golden State Bulb Growers  
1260 Highway 1  
Moss Landing CA 95039

APN

Where house

Tony G. Jaquez  
General Engineering Contractor  
670 Seely Ave. (831) 726-2701  
Aromas, CA 95004 LIC. NO. 289635  
6-25-02

Mobil  
Trailer Tank



# SERVICE INVOICE

No. 36786

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

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

Customer Name: GOLDEN STATE BULB GROWERS Date: 1-3-18

Address: \_\_\_\_\_

Telephone: (Home) \_\_\_\_\_ (Work or Cell) \_\_\_\_\_

Job Location: 3060 HILL TOP LN MOSS LANDING CA

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

X

Owner or Owner's Representative

X

Tom's Septic Construction

## SEPTIC TANK

Brand: TOM'S Size: 1500 Length: \_\_\_\_\_ Width: \_\_\_\_\_ Flowline Hght: \_\_\_\_\_ x 7.5 = \_\_\_\_\_ +/- gal.

Type of Septic Tank ☐ Fiberglass ☐ Plastic ☐ Redwood ☐ Concrete ☐ Other \_\_\_\_\_

Both ends pumped? ☐ Yes ☐ No Approximate gals. pumped 1500

Risers on tank? ☐ Yes ☐ No Type of riser \_\_\_\_\_

Depth to top tank \_\_\_\_\_ Depth to top riser \_\_\_\_\_ Remarks MOBILE TRAILER TANK

## CONDITION OF SEPTIC TANK

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

Repairs Recommended	<u>OUTLET NEEDS</u>
Repairs Recommended	<u>PATCHWORK</u>
Repairs Recommended	<u>D. VALVE APPEARS</u>
Repairs Recommended	<u>TO BE DAMAGED</u>

## DRAINAGE SYSTEM

Liquid flowback while pumping? ☐ Yes ☒ No ☐ Unk  
House occupied? ☒ Yes ☐ No ☐ Unk  
D.V. installed? ☒ Yes ☐ No ☐ Unk

Condition of ground around system? ☒ Dry ☐ Wet  
Switch D.V? ☐ Yes ☒ No

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

PUMP - INSPECT TANK. NORMAL FLOW LINE. ONE VALVE APPEARS TO BE DAMAGED. WAS CLOSED UPON ARRIVAL. WILL NOT CLOSE. DUAL WATER TEST WAS PERFORMED. accepted water test

☐ Cash ☐ Check: Check # \_\_\_\_\_ ☐ Charge to Acct. ☐ Other (explain): \_\_\_\_\_

☐ Charge: ☐ MasterCard ☐ Visa ☐ AmEx Card # \_\_\_\_\_ Exp. Date \_\_\_\_\_

Authorized by: \_\_\_\_\_

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

Signature below acknowledges agreement with the above limited warranty and acceptance of the work performed as satisfactory.

Pumping Charges ON INVOICE # 36788

Labor Fees \_\_\_\_\_ hrs @ \$ \_\_\_\_\_ = \$ \_\_\_\_\_

Inspection 2 @ \$ \_\_\_\_\_ = \$ 225.00

Video Extra Hose \_\_\_\_\_ @ \$ \_\_\_\_\_ = \$ 465.00

Other Fee Admin @ \$ \_\_\_\_\_ = \$ 15.00

performance work @ \$ \_\_\_\_\_ = \$ 200.00

Total \$ 905.00

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

SEE REVERSE FOR FURTHER TERMS AND CONDITIONS

Rev. 10/2014 TSC-075223



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

## Invoice 15890

Bill to: GOLDEN STATE BLUB GROWERS JUSTIN BROWN 3060 HILLTOP ROAD MOSS LANDING, CA 95039	Job: 359018 3060 HILLTOP LANE MOSS LANDING CA 95039
--	---

Invoice #: 15890 Payment Terms: DUE UPON RECEIPT Customer Code: 20765	Date: 01/03/18 Customer P.O. #: SERVICE INV# 36786 Salesperson:
---	---

Remarks: PUMPINSPECTION PERFORMAMANCE EVALUATION

Quantity	Description	U/M	Unit Price	Extension
1.000	INSPECTION FEE	EA	225.00	225.00
1.000	VIDEO LOCATE	EA	465.00	465.00
1.000	MONTEREY CO PERFORMANCE EVALUATION	EA	200.00	200.00
1.000	ADMIN FEE	EA	15.00	15.00
			<b>Subtotal:</b>	<b>905.00</b>
			<b>Total:</b>	<b>905.00</b>

Please return one copy with payment.

Past due invoices are subject to a late payment charge computed at 1.0% per month (12% annual percentage rate) on the past due amount.

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

**TOM'S SEPTIC CONSTRUCTION NOT  
RESPONSIBLE FOR ACCURACY OF DRAWING**



# Monterey County Environmental Health Bureau

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

M.

## Conventional Onsite Wastewater Treatment System Performance Evaluation

Mobile Trailer

Street Address: 3060 Hilltop Rd. APN: 117-052-018-000  
 City: Moss Landing Date: 1/3/18 Time: 10:00 am/pm  
 Owner: Golden State Bulb Growers, Inc.  
 Phone: 831-728-0500 Fax: 831-761-1282  
 Email: jbrown@goldenstatebulb.com  
 Reason for Inspection: Cannabis Use Permit application w/ MoCo

### Homeowner Questionnaire:

Age of wastewater treatment system (years): 28  
 How many years have you owned the home? 28  
 The following are connected to the onsite wastewater treatment system: none  
☐ Water softener ☐ Garbage disposal ☐ Spa Tub ☐ Leaking Fixtures in home  
 In-home business: ☒ Yes ☐ No Type: nursery  
 Number of people occupying dwelling: Currently: 8 Anticipated: 8  
 If currently unoccupied, for how long has it been vacant? — (Months)  
 Current number of bedrooms in dwelling: 4  
 Has there ever been a backup in the house? ☐ Yes ☒ No Date:             
 List any known repairs made to the system:             
 Has the system recently been inspected by others? ☐ Yes ☒ No  
 If so, who?             
 Did it fail? ☐ Yes ☐ No  
 Is there a service contract for system components? ☐ Yes ☒ No  
 Company:             
 Date the tank last pumped: 10/25/16 ☐ Never to my knowledge  
 At what frequency?            Company: Benjamin Iñiguez

Additional Comments:

The above information is true to the best of my knowledge.

Owner Signature

Date

1/3/18

# OWTS Inspector to Fill out Remaining Form

*Manufacturer of  
Mobile Trailer*

## System Type

System is: ☐ Conventional: ☒ Gravity feed ☐ Pump System

☐ Pre-treatment Unit Installed\* Manufacturer:

\*Complete specific manufacture inspection report for the pre-treatment installed.

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

Tank Material: ☒ Concrete ☐ Fiberglass ☐ Plastic ☐ Redwood

Tank Manufacturer: *Toms*

Tank Capacity: *1500*

Lids at Grade? ☐ Yes ☒ No

If No, How deep is lid buried? *3"*

Risers on Tank? ☒ Yes ☐ No

Evidence of infiltration in Risers? ☐ Yes ☒ No

Lids Secure? ☒ Yes ☐ No

Lids in acceptable Condition? ☒ Yes ☐ No

Can surface water infiltrate into the tank?

☐ Yes ☒ No

Any indicators of previous failure?

☒ Yes ☐ No

If Yes, explain: *signs of previous high water*

Liquid Level Relative to Outlet (in):

☒ At ☐ Above ☐ Below

Evidence liquid level has been higher?

☒ Yes ☐ No

Continuous inflow observed?

☐ Yes ☒ No

Source: ☐ Groundwater ☐ Leaking Fixtures

Presence of flocculant in clear zone

☐ Yes ☐ No

Evaluation of layers in the tank:

Compartment	Scum Depth (in)	Scum Color	Clear Zone (in)	Clear Zone Color	Sludge Depth (in)	Sludge Color	Odor	Other
Inlet	<i>8"</i>				<i>8"</i>			
Outlet	<i>2"</i>				<i>4"</i>			

Comments:

## Tank Pumping

Gallons Pumped out: *1500* ~~gallons~~

Effluent Filter Installed? ☐ Yes ☒ No Functioning Properly? ☐ Yes ☐ No

Effluent Filter Cleaned? ☐ Yes ☐ No Percent plugged?

Baffle in Place? ☒ Yes ☐ No Baffle structurally sound? ☒ Yes ☐ No

Tank appears to be watertight

(no visual leaks) ☒ Yes ☐ No Rebar exposed? ☐ Yes ☒ No

Corrosion present? ☒ Yes ☐ No Cracks present? ☐ Yes ☒ No

Root Intrusion? ☐ Yes ☒ No Fracture/Flaking? ☐ Yes ☒ No

Non-Concrete - Concaved/Bulging or other indication of structural failure? ☐ Yes ☒ No

Comments: *Tank outlet appears to have corrosion in chamber as well as in riser wall*

## Pump Tank

Does the system contain a dosing or pump tank?

☐ Yes ☒ No

Type of pump:

☐ Ejector Pump ☐ Grinder Pump

Tank integrity sound (free of cracks, infiltration, etc.)?

☐ Yes ☐ No

Is the pump elevated off the bottom of the chamber?

☐ Yes ☐ No

Does the pump work?

☐ Yes ☐ No

If there is a check valve, is a purge hole present?

☐ Yes ☐ No

Is there a high water alarm?

☐ Yes ☐ No

Does the alarm work?

☐ Yes ☐ No

Estimated gallons between pump on and high water alarm:

Do electrical connections appear satisfactory?

☐ Yes ☐ No

Did you remove solids from the pump tank?

☐ Yes ☐ No

Comments:

## Dispersal System

Dispersal System is: ☒ Trench

☐ Seepage Pit

☐ Gravel-less Chambers

☐ Drip Disposal

Other:

Dispersal System Location:

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

Is there:

Comment required for Yes

Any indication of a previous failure?

☐ Yes ☒ No

Seepage visible in the disposal area?

☐ Yes ☒ No

Lush vegetation present?

☐ Yes ☒ No

Ponding water in the distribution media?

☐ Yes ☒ No

Uneven distribution of effluent in the field?

☐ Yes ☒ No

Odors present?

☐ Yes ☒ No

Determine approximate distance between water well and soil treatment area.

Approximate distance is (feet): 700'

Comments:

Hydraulic Load Test Performed

☒ Yes ☐ No

Flow Rate (gpm):

Minutes test run: 30

Total Gallons: 150 - 200 gallons

☐ Bladder-type device used

☒ Water added to outlet chamber of tank prior to pumping

Was backflow into the tank from the outlet pipe observed?

☐ Yes ☒ No

Estimate of water backflow after test:

After test was seepage present in the dispersal area?

☐ Yes ☒ No

After test were odors present in the dispersal area?

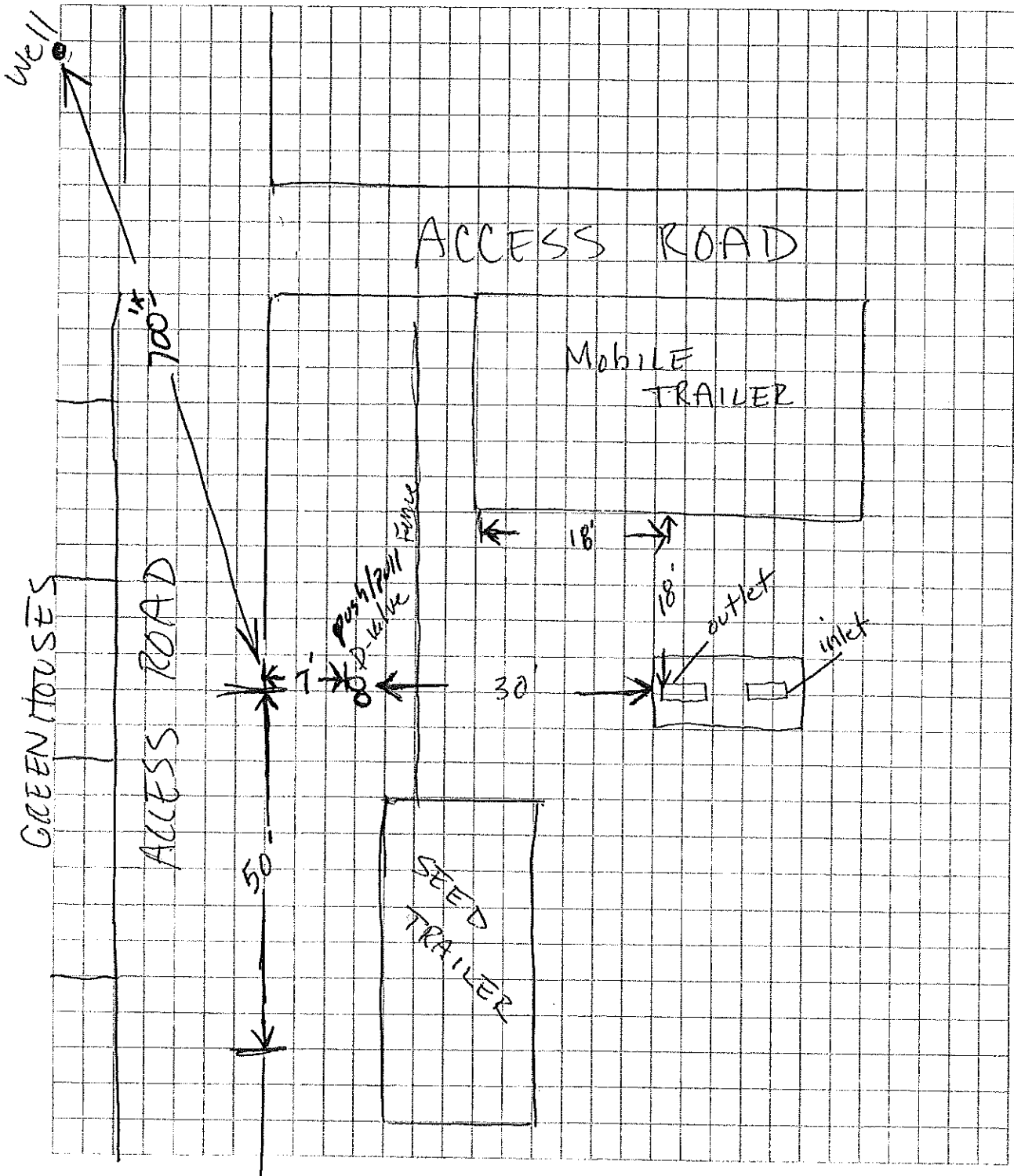
☐ Yes ☒ No

Comments: System has push-pull valves. Unable to locate 2nd trench with camera. First trench was located and has approx. 50 ft trench drain field. Push-Pull Valve appears to be failed, does not close properly all the way.

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

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

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





## Checklist Summary

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

Comments: Tank has corrosion in outlet chamber as well as in riser walls

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

Comments:

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

Comments: System took 30 minute water test. However it appears the valve is not closing all the way so it is unclear if other Leachfield is taking water at this time. Took total of 1 hour of water.


## Inspector Declaration

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

Inspecting Company: Tom's Septic Construction

Phone: 633-2321

Inspector Name: Keith Potter Inspector NAWT I.D. #: 11260

Inspector Signature: 

**F-3**

### **F-3. PRELIMINARY INFORMATION ON HAZARDOUS MATERIALS TO BE USED**

Please see Section D-14-c above.

2

2

2

2

2

**F-4**

#### **F-4. APPLICATION FOR DEVICE REGISTRATION**

Please see attached.

2

2

2

2

2

# MONTEREY COUNTY

## AGRICULTURAL COMMISSIONER

ERIC LAURITZEN  
AGRICULTURAL COMMISSIONER  
1428 ABBOTT STREET - SALINAS, CALIFORNIA 93901  
PHONE: (831) 759-7325 FAX: (831) 422-5003



### APPLICATION FOR DEVICE REGISTRATION

#### Location Specific Information:

BUSINESS NAME: Golden State Bulb Growers, Inc.		
BUSINESS ADDRESS: 3060 Hilltop Road	CITY: Moss Landing CA	ZIP CODE: 95039
CONTACT NAME: Justin Brown	CONTACT TITLE: COO	
BUSINESS PHONE: 831-728-0500 x206	CELL PHONE (OPTIONAL): 831-212-5157	FAX MACHINE:
EMAIL (OPTIONAL): jbrown@goldenstatebulb.com		

#### Corporate / Business Mailing Information – If the same as above check here ☒:

CORPORATE NAME:			
MAILING ADDRESS:	CITY:	STATE:	ZIP CODE:
CONTACT NAME:	CONTACT TITLE:		
BUSINESS PHONE:	CELL PHONE (OPTIONAL):	FAX MACHINE:	
EMAIL (OPTIONAL):			

#### Weighing or Measuring Device Information:

DEVICE TYPE(S) AND NUMBER (EQUIPMENT NUMBER IF APPLICABLE I.E. TRUCK #001):  A+D FX300iN
START-UP DATE (IF ALREADY NOT IN USE):

SIGNATURE: 	DATE: 2/7/18
---	-----------------

**F-5**

## **F-5. WATER SYSTEM PERMIT AND RECORDS**

Please see attached.



TRIPPLICATE  
Owner's Copy

STATE OF CALIFORNIA  
THE RESOURCES AGENCY  
DEPARTMENT OF WATER RESOURCES  
WATER WELL DRILLERS REPORT

Do not fill in

No. 154107

Notice of Intent No. \_\_\_\_\_  
Local Permit No. or Date W3447

State Well No. \_\_\_\_\_  
Other Well No. \_\_\_\_\_

(1) OWNER: Name John Haas, Jr.  
Address 1276 Highway 1  
City Watsonville, CA 95076 Zip \_\_\_\_\_  
(2) LOCATION OF WELL (See instructions):  
County Monterey Owner's Well Number \_\_\_\_\_  
Well address if different from above \_\_\_\_\_  
Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_  
Distance from cities, roads, railroads, fences, etc. \_\_\_\_\_

(12) WELL LOG: Total depth 495 ft. Depth of completed well 465 ft.  
from ft. to ft. Formation (Describe by color, character, size or material)  
0 - 3 Top soil  
3 - 111 Red sandstone & clay  
111 - 132 Loose Red sand  
132 - 140 Red clay  
140 - 230 Loose Arimas Red sand  
230 - 340 Blue clay  
340 - 495 Coarse sand & gravel layers of Blue clay

(3) TYPE OF WORK:

New Well ☒ Deepening ☐  
Reconstruction ☐  
Reconditioning ☐  
Horizontal Well ☐

Destruction ☐ (Describe destruction materials and procedures in Item 12)

(4) PROPOSED USE:

Domestic ☐  
Irrigation ☐  
Industrial ☒  
Test Well ☐  
Stock ☐  
Municipal ☐  
Other ☐

WELL LOCATION SKETCH

5) EQUIPMENT: Rotary ☒ Reverse ☐  
Table ☐ Air ☐  
Other ☐ Bucket ☐  
(6) GRAVEL PACK: Yes ☐ No ☒ Size 20  
Diameter of bore \_\_\_\_\_  
Packed from 300 to 495 ft.

7) CASING INSTALLED: Steel ☐ Plastic ☒ Concrete ☐  
(8) PERFORATIONS: Type of perforation or size of screen \_\_\_\_\_

From ft.	To ft.	Dia. in.	Cage or Wall	From ft.	To ft.	Slot size
425	465	8	pvcSDR21-	425	445	8' & screen .040 slots
445	465	8	SDR21480	465	485	8' sand screen .040 slots

9) WELL SEAL:  
Was surface sanitary seal provided? Yes ☒ No ☐ If yes, to depth 300 ft.  
Were struts sealed against pollution? Yes ☒ No ☐ Interval solid ft.  
Method of sealing gravel, neat cement

10) WATER LEVELS:  
Depth of first water, if known 190 ft.  
Standing level after well completion 190 ft.

11) WELL TESTS:  
Was well test made? Yes ☒ No ☐ If yes, by whom? Self  
Type of test Pump ☒ Bailor ☐ Air lift ☐  
Depth to water at start of test 190 ft. At end of test 195 ft.  
Discharge 65 gal/min after 4 hours Water temperature 60°  
Chemical analysis made? Yes ☐ No ☒ If yes, by whom? \_\_\_\_\_  
Was electric log made? Yes ☒ No ☐ If yes, attach copy to this report.

Work started 9-26-1984 Completed 9-27-1984

WELL DRILLER'S STATEMENT:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

SIGNED James I. Ash  
James I. Ash (Well Driller)

NAME FRED ASH & SONS  
(Person, firm, or corporation) (Typed or printed)

Address 1225 Castroville Blvd.  
City Salinas, CA Zip 93907

License No. 391942 Date of this report 9-29-84



P.O. BOX 1120  
WATSONVILLE, CA 95077  
Tel. (831)728-0500 Fax (831)761-1282  
Ship: 1260 Hwy., Moss Landing, CA 95039

DATE: July 19<sup>th</sup> '06  
FROM: Justin Braun  
TO: Dave Margenau  
724-3228

NO. OF PAGES INCLUDING THIS ONE: 2

Dave,

Here is the log of the well done  
by Fred Ash + Sons.

Nobody can seem to find a pump  
test.

Apparently you guys put a camera  
down it sometime around '91.

You should check your files, you  
may have more info. than  
Dreisbach / Haas have.

-Justin



JUSTIN  
WALTER  
CINDY  
ANDY  
MIKE

August 15, 2014

Lineage Logistics is pleased to announce that we have acquired the operations and assets of the two Dreisbach warehouses on Hilltop Road in Moss Landing, CA and on Salinas Road in Watsonville, CA. Lineage is the second largest refrigerated warehousing and logistics provider in the United States. While Lineage is a nationwide company, we recognize that local connections with our customers and vendors are essential to the success of our business.

Effective July 1, 2014, the operations of these two warehouses will continue under the name of Lineage Logistics ICM, LLC.

Additionally, effective July 1, Lineage has assumed the administrative responsibilities for Hilltop Road & Water Association. Enclosed is the invoice for July's water consumption, road maintenance and fire system maintenance for Hilltop Road & Water Association.

Carlos Vasquez is continuing as the manager of the Hilltop warehouse and will continue his previous involvement with supervision of the maintenance of the water supply and road maintenance for Hilltop Road & water Association.

Please feel free to contact Carlos Vasquez at (831) 763 - 4800 or me if you have any questions. We appreciate your continuing support.

Sincerely,

Allen Merrill  
Chief Administrative Officer  
(909) 433-3128  
amerrill@lineagelogistics.com

RECORDING REQUESTED BY:  
TICOR TITLE INSURANCE COMPANY  
S-173303/W-174095

WHEN RECORDED, MAIL TO:  
BROWN BULB RANCH  
P.O. Box 67  
Capitola, CA 95010

REEL 2392 PAGE 1135

RECORDED AT REQUEST OF

TICOR TITLE INS. CO.

41746

JUL 1 9 17 AM '89

ROAD AND WATER AGREEMENT

OFFICE OF THE RECORDER  
COUNTY OF MONTEREY  
SALINAS, CALIFORNIA

This Agreement is made this 31st day of July, 1989, by HILLTOP PROPERTIES, a California General Partnership composed of RONALD T. DREISBACH and MARIANNE DREISBACH, ("Dreisbach"), NATIONAL PRESERVE CO., a California corporation ("National") and BROWN BULB RANCH LTD., a California corporation ("Brown").

RECITALS

A. Dreisbach is the owner of Parcels 2 and 3 and the 41.3 ± Remainder Parcel as shown in Volume 17 of Parcel Maps, Page 148, Official Records of Monterey County. National is the owner of Parcel 1 as shown in Volume 17 of Parcel Maps, Page 148, Official Records of Monterey County. Brown is the owner of Parcel 4 as shown in Volume 17 of Parcel Maps, Page 148, Official Records of Monterey County. Parcels 1, 2, 3 and 4 and the Remainder Parcel shall hereinafter be referred to as "the parcels."

B. The parties desire to provide the parcels with domestic and fire flow water service and ingress and egress and create the Hilltop Road and Water Association as the means of doing so.

C. Hilltop Road and Water Association ("Association") shall be governed by the following provisions.

D. The parties desire to establish by this declaration covenants, conditions, agreements and servitudes for the mutual use and operation of such roadway, water and utility easements, including the maintenance and repair of a road and water system within said easements.

NOW, THEREFORE, the parties do hereby agree as follows:

1. ROAD. The 60 ft. wide common easement and road serving the parcels, as depicted and described in Volume 17 of Parcel Maps, Page 148 shall be maintained by the owners of the five parcels, ~~equally~~. The road shall be maintained as a paved, all-weather road within the road easement for the purposes of serving the respective parcels. The parties shall contribute their respective share of the costs incurred for maintenance of the road in accordance with the provisions pertaining to assessments hereafter set forth, which assessments shall be levied and collected by the Association. The parcels shall enjoy and be subject to mutual easements for ingress, egress and utilities within the boundaries of the road easement described

INITIAL:

NR  
RLB  
NO

3	20
1	1
RF	18
	39

above.

REEL 2392 PAGE 1136

2. WATER SYSTEM.

Initials:

AP-  
PJP  
YCC

A. The water system consists of the wells, pumps, pipelines, hydrants, tanks and appurtenances as described in the County Agreement referenced below, and as further described in Exhibit "B" attached hereto and made a part hereof.

B. Dreisbach shall be responsible for completing the water system improvements for the water system in accordance with the terms of the "Agreement for Construction of Water System" recorded on December 19, 1988 at Reel 2311, Page 762, Official Records of Monterey County ("County Agreement").

C. The water system shall be transferred to the Association, which shall thereafter be responsible for its maintenance, preservation and eventual replacement, if necessary.

D. Each parcel owner shall be solely responsible for the costs of installation and maintenance of distribution lines, storage tanks and other appurtenances within the respective parcels owned by such owner, except those required under the County Agreement to be installed by the parties.

3. ASSOCIATION. The road and water system shall be operated by the Association which shall be comprised of the owners of the five parcels and managed by a single officer designated as the Secretary-Treasurer. Ronald Dreisbach shall serve initially in this capacity until his successor is elected. The Secretary-Treasurer shall pay all bills of the Association and shall collect or cause to be collected all assessments required hereunder. The Secretary-Treasurer shall keep records open to inspection to all members.

A. Membership. Each person or entity who is a record owner of a fee interest in a parcel (or such owner's lessee or sub-lessee in the event such membership interest is assigned as part of a lease) shall be a member of the Association, with voting rights in the Association and subject to assessment by the Association. Provided that any person or entity who holds such interest merely as security for performance of an obligation shall not be a member. The membership shall run with the land and not be severable therefrom.

B. Voting Rights. The Association shall have one class of voting membership. There shall be five memberships, one for each parcel. No membership shall be entitled to exercise its voting rights until such time as its parcel is hooked up to the water system and is actively using water therefrom.

C. One Vote Per Membership. There shall be one vote in all

Association matters for each membership. Where more than one person owns a parcel, all such persons shall be eligible to vote such membership. However, the vote for such membership shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any such membership. In the event of disagreement by the owners of such membership, no vote may be cast for such membership.

D. Majority Rule. All actions of the Association, including approval of annual budgets, assessments, special assessments and collection of the same, and expenditures of the Association must be approved by majority vote or written approval of the members, except for those actions which have been delegated to the officer or officers of the Association by majority approval of the membership.

E. Personal Obligation of Assessments. Each owner of a parcel shall be deemed to covenant and agree to pay to the Association (1) monthly assessments or charges; and (2) special assessments for capital improvements, such assessments to be fixed, established and collected from time to time as hereinafter provided. The monthly and special assessments, together with such interest thereon and costs of collection thereof as hereinafter provided, shall be the joint and several personal obligation of the person(s) owning the parcel as to which such assessment is levied at the time when the assessment fell due.

F. Purpose of Assessments. The assessments levied by the Association shall be used exclusively for the purpose of operating, improving and maintaining the Road and Water System, including but not limited to the payment of taxes and insurance thereon and repair, replacement and additions thereto, and for the cost of power, labor, equipment, materials, management and supervision.

G. Establishment of Monthly Assessments. Monthly assessments shall be established in the following manner:

The Association shall at its annual meeting estimate and approve the annual cost for maintenance, repair and replacement of the water system and road, including the creation of a reasonable reserve for future replacement. Each membership shall thereafter be assessed a proportionate share of the estimated annual cost. This portion of the annual assessment shall be divided amongst the parcel owners as follows:

a) Expenses for repair and replacement of the road shall be divided in accordance with the percentages shown in the 1989 Budget attached as Exhibit "A".

b) Fireflow system reserves shall be divided equally among the five parcel owners.

c) Operational costs, power bills and reserves for the domestic water system shall be prorated based upon metered usage of water during the calendar year immediately prior to the date of assessment.

The budget for the first year of operation of the water system which shall serve as the basis for initial assessments commencing in 1989 shall be as set forth in Exhibit "A".

The Association shall install water meters and pro-rate appropriate assessments based upon water consumption on such parcel as disclosed by the water meter for such parcel. Said assessments shall be due and payable thirty (30) days after the statement therefore is mailed. Each member will be responsible for the cost of installing his own meter and shall be assessed therefore if necessary.

The assessments set forth above shall be subject to revision by majority vote of the Association. The current domestic water supply is adequate to provide Parcel 1 with 300,000 gallons per day, Parcel 2 with 100,000 gallons per day, Parcel 3 with 100,000 gallons per day, Parcel 4 with 100,000 gallons per day and the remainder parcel with 100,000 gallons per day. Should the expansion of the water system be required because of the expansion of the needs of any parcel owner, beyond the current supply listed above, the parcel owner whose expanded operations have necessitated the expansion of the water system will remit to the association the cost of the expansion of the water system, to the extent that said cost is necessary to install the additional water needed for said parcel owner. To the extent that the system is upgraded to provide water service in excess of that necessary to accommodate the expanded operations of a parcel owner, such additional facilities shall be paid from the Association reserves.

H. Non-Payment of Assessment. In the event payment of the assessment is not timely made, said assessment shall become a lien upon the parcel of the delinquent owner and the Association may record with the County Recorder a notice of lien with respect to the same.

Assessments levied pursuant to this Agreement shall be a joint and several personal obligation of each member as to which the assessment is levied. No owner may avoid liability for such assessment by non-use or abandonment of his parcel. Delinquent assessments shall bear interest at the rate of 12% per annum and the

Association may sue to collect said unpaid assessments and interest thereon.

The Association may sue to collect unpaid assessments, or foreclose the lien of assessments, under private power of sale. Each lien established pursuant to the provisions of this Agreement as hereinabove provided may be foreclosed as and in the same manner as is provided for the foreclosure of a mortgage upon real property by the laws of California at the date of the commencement of such foreclosure action. Such lien may be enforced by sale after failure of the owner of the lot to discharge such delinquency and the interest, costs and penalties accrued thereon, such sale to be conducted in accordance with the provisions of Section 2924, 2924B and 2924C of the Civil Code of the State of California or in such other manner permitted by law. In any action to foreclose any such lien or sell any lot or lots pursuant to the power of sale herein given, the Association shall be entitled to such costs, including reasonable attorney's fees and such penalties for delinquent charges or assessments as shall have been established by the members or shall otherwise be allowable by law, or, if applicable, a court of competent jurisdiction.

4. GENERAL PROVISIONS.

A. It is the intent of the Agreement that the covenants, conditions and restrictions herein contained shall benefit the real property affected by the terms of this Agreement and each and every parcel thereof, and shall constitute covenants running with the land and that said covenants shall bind the owners of the real property covered by this Agreement, and their heirs, successors, transferees and assigns.

B. Notice of any breach of any of said covenants may be given by recordation thereof in the office of the County Recorder of said County and by leaving a copy thereof on said premises and by mailing a copy thereof to the address given for the receipt of tax bills levied against said property by the Assessor of Monterey County.

C. Enforcement of these covenants, conditions and restrictions shall be by any proceeding at law or in equity against any person or entity violating or attempting to violate any covenant either to restrain violation and/or to recover damages and/or against the land or any portion of it to enforce any lien created by these covenants; and failure by the Association or any owner to enforce any covenant herein contained shall in no event be deemed a waiver of the right to do so thereafter.



D. Invalidation of any one or more of these covenants, conditions and restrictions by rule of law, judgment or court order shall in no way affect or influence the full force or effectiveness of any other provisions hereof.

E. In the event that it becomes necessary to commence any legal proceeding to enforce any part of this Agreement, including but not limited to the collection of assessments in default the prevailing party in such legal proceedings shall be entitled to a reasonable attorney's fee, in addition to any other remedy available to said prevailing party.

5. USE RESTRICTIONS.

A. The water from the Water System shall be used by each member for normal and reasonable purposes allowed in the use of its property. Water from the Water System shall not be exported or used off of the property. In the event of a water shortage, the water from the system shall be rationed among the parcels as proportionate to the use during the previous 12 months.  
*as provided by the Association.*

B. No member shall engage in any of the following acts without the written consent of every other Member:

- 1) Assign, pledge, hypothecate or mortgage any asset belonging to the Association, or execute any bond or lease in the Association's name.
- 2) Pledge the credit of the Association or Water System, in any way except in the ordinary course of Association business.
- 3) Make any assignment of the Association or Water System for the benefit of creditors.
- 4) Release, assign or transfer an Association or Water System, claim, security, commodity or any other asset belonging to the Association or Water System.
- 5) Borrow any money in the name of the Association or Water System or lend any money belonging to the Association or Water System.
- 6) Submit an Association or water System claim or liability to arbitration or reference, or confess a judgment against the Association.

6. AMENDMENT. No provision of this Agreement may be amended except upon the vote, in person or by proxy, or written consent of 4/5ths of the ~~parties~~ members entitled to exercise voting rights per Section 3. B. herein.  
*as provided by the Association.*

INITIAL:

MR  
MD

INITIAL:  
MR  
MD

Date: 8-1-89

HILLTOP PROPERTIES

By: Ronald T. Dreisbach  
RONALD T. DREISBACH

Date: 8-1-89

By: Marianne Dreisbach  
MARIANNE DREISBACH

NATIONAL PRESERVE CO., a California corporation

By: Foril G. ...  
Title: GENERAL MANAGER

Date: 7-31-89

BROWN BULB RANCH LTD.,  
a California corporation

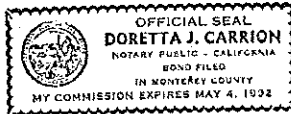
By: Andrew ...  
Title: president

Date: 7-31-89

STATE OF CALIFORNIA :  
: SS  
COUNTY OF MONTEREY :

On this 1 day of August, 1989, before me the undersigned Notary Public, personally appeared RONALD T. DREISBACH personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument on behalf of HILLTOP PROPERTIES and acknowledged to me that the partnership executed it.

WITNESS my hand and official seal.

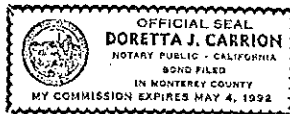


Doretta J. Carrion  
Notary's Signature

STATE OF CALIFORNIA :  
: SS  
COUNTY OF MONTEREY :

On this 1 day of August, 1989, before me the undersigned Notary Public, personally appeared MARIANNE DREISBACH personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument on behalf of HILLTOP PROPERTIES and acknowledged to me that the partnership executed it.

WITNESS my hand and official seal.

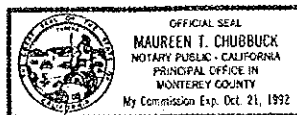


Doretta J. Carrion  
Notary's Signature

STATE OF CALIFORNIA :  
: SS  
COUNTY OF MONTEREY :

On this 31 day of July, 1989, before me the undersigned Notary Public, personally appeared DAVID YONOVICH personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as GENERAL MANAGER or on behalf of NATIONAL PRESERVE CO., and acknowledged to me that the corporation executed it.

WITNESS my hand and official seal.



Maureen T. Chubbuck  
Notary's Signature

STATE OF CALIFORNIA :  
: SS  
COUNTY OF MONTEREY :

REEL 2392 PAGE 1143

On this 31st day of July, 1989, before me the undersigned Notary Public, personally appeared Andrea Rivers personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as President or on behalf of **BROWN BULB RANCH, LTD.**, and acknowledged to me that the corporation executed it.

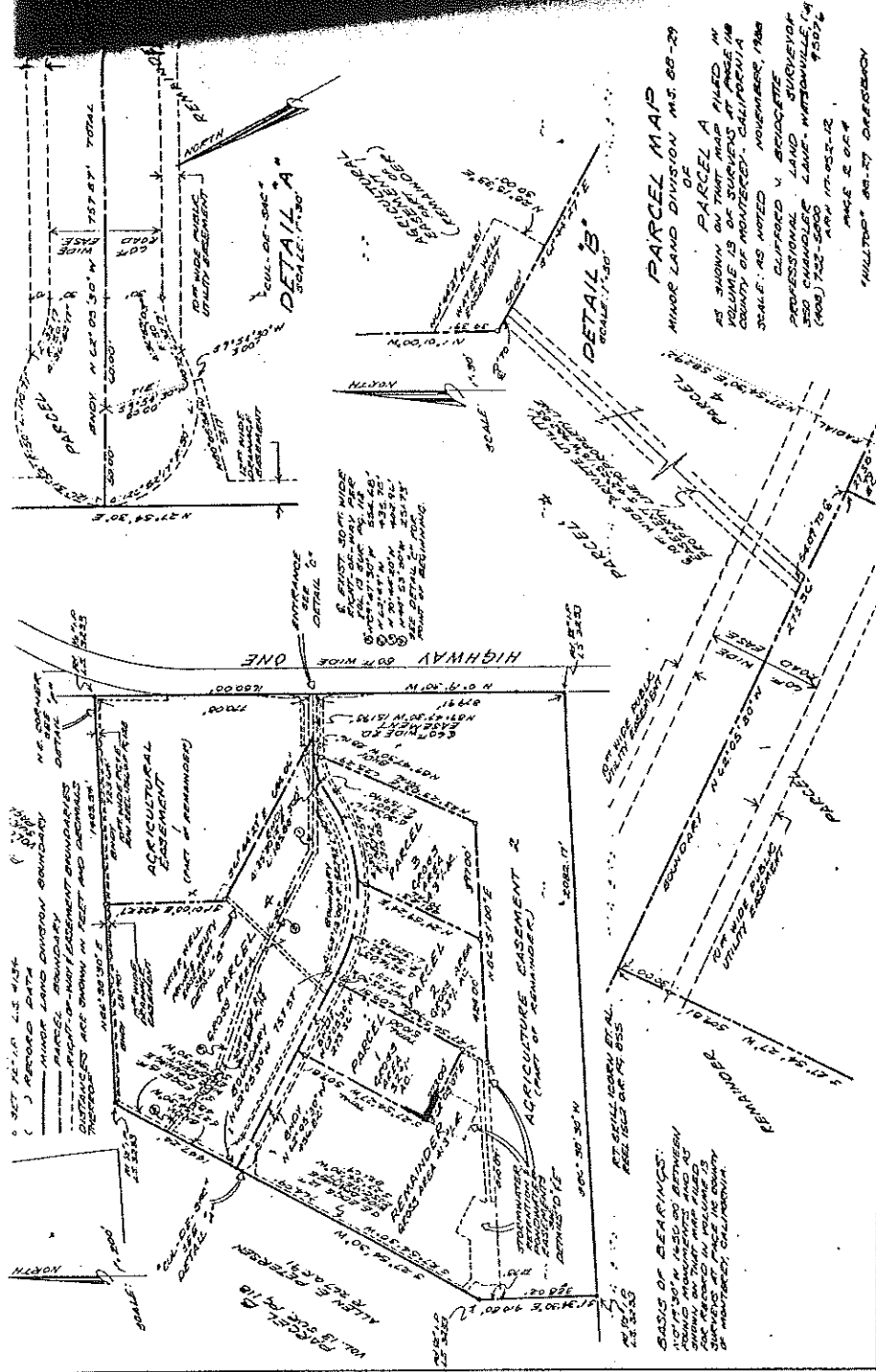
WITNESS my hand and official seal.



Notary's Signature

TERESA T. DITMARS





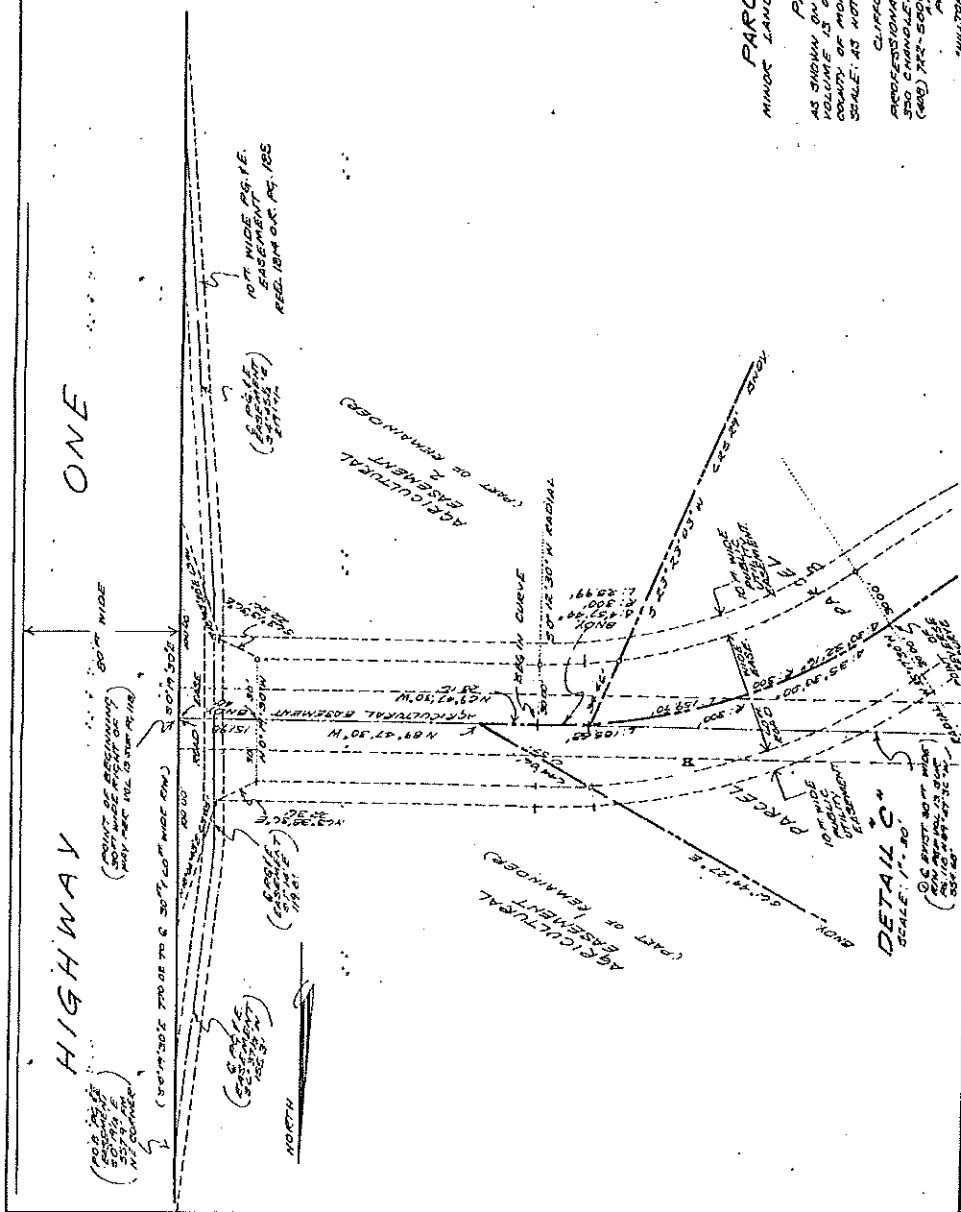
PARCEL MAP  
MINOR LAND DIVISION M.S. 00-29

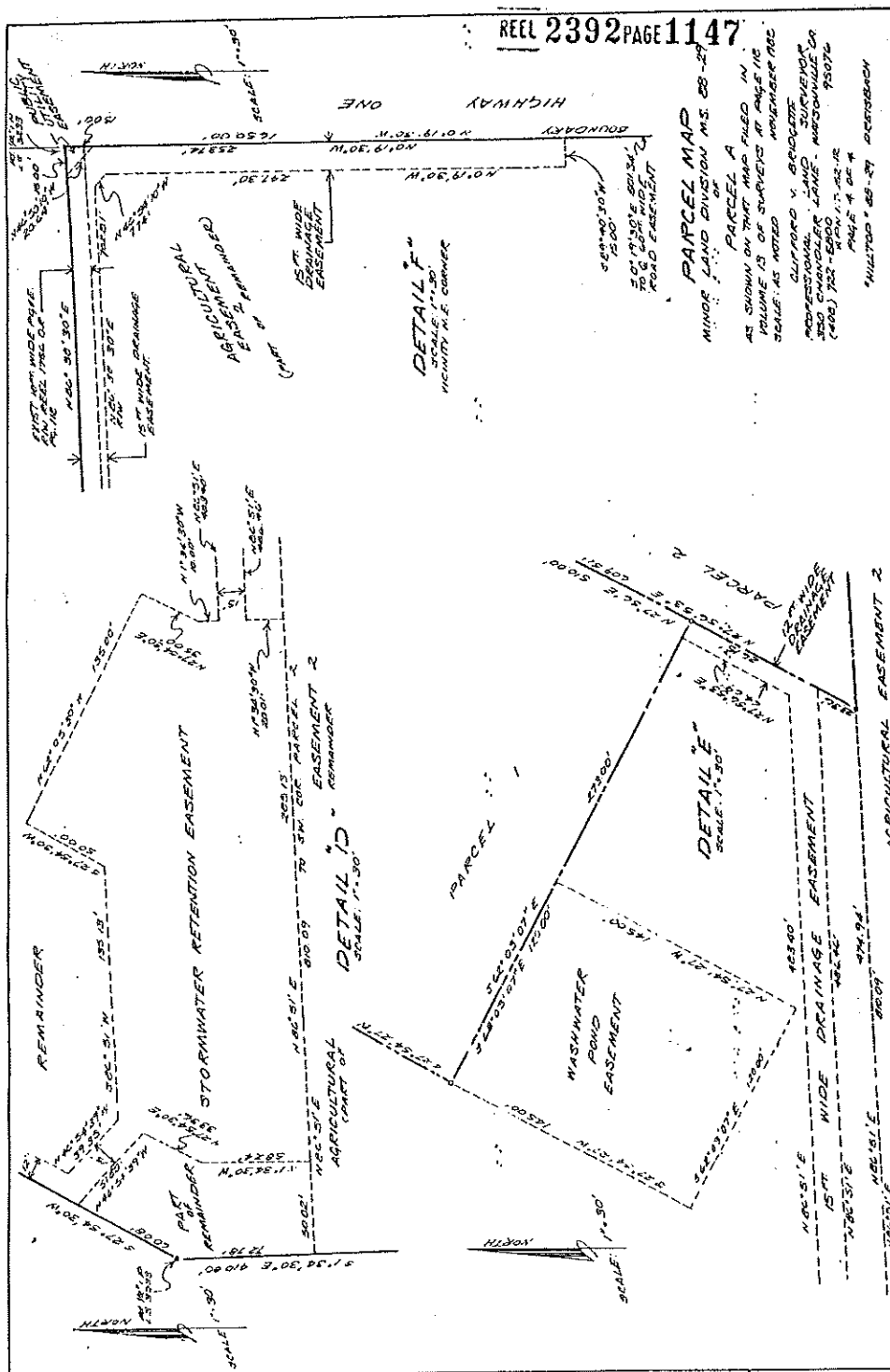
PARCEL A  
AS SHOWN ON THAT MAP FILED IN

CLIFFORD V. BRIDGETTE  
PROFESSIONAL LAND SURVEYOR

APR 11 1964  
PAGE 3 OF 4

NOV 25 1966







HILLTOP ROAD AND WATER ASSOCIATION  
ANNUAL CHARGES & RESERVES REQUIREMENTS  
1989

	DESCRIPTION	ANNUAL AMOUNT	FIRE SYSTEM	ROAD MAINTENANCE	DOMESTIC WATER
<b>GENERAL AND ADMINISTRATIVE COSTS:</b>					
Clerical Services	DE - Monthly Water Billing - Paying Monthly Bills - Other Misc. Clerical Services	\$2,400	\$240	\$240	\$1,920
Computer Services	DE - Maintain General Ledger. - Maintain A/R & A/P	\$1,200	\$120	\$120	\$960
Other Office Costs	DE - Office Supplies, Forms - Telephone / Postage	\$600	\$60	\$60	\$480
Outside Services	- Legal/Acct. (Stmnts/Tax Return)	\$600	\$60	\$60	\$480
Total Gen. And Adm. Costs		\$4,800	\$480	\$480	\$3,840
<b>OPERATING COSTS:</b>					
Engineering Services	DE - Monthly Water Readings - General Maint. / Inspection - Other Engineering Services	\$4,800	\$480	\$480	\$3,840
Repair Parts & Supplies	- Part/Supplies to Maintain Equip.	\$3,600	\$360	\$360	\$2,880
Outside Maintenance Services	- Outside Services	\$3,600	\$360	\$360	\$2,880
Monitoring Service	- Crime Control - Telephone	\$1,200 \$300	\$120 \$30	\$120 \$30	\$960 \$240
Utilities Costs	- Electricity	\$8,000	\$600	\$600	\$4,800
Equipment Rental	- Misc. Equipment and Supplies	\$1,200	\$120	\$120	\$960
Total Operating Costs		\$20,700	\$2,070	\$2,070	\$16,560
<b>LONG-TERM MAINTENANCE RESERVES:</b>					
	- Major Repairs and Replacement	\$19,200	\$9,300	\$6,450	\$3,450
TOTAL CHARGES & RESERVES		\$44,700	\$11,850	\$9,000	\$23,850

HILLTOP ROAD AND WATER ASSOCIATION  
ANNUAL ASSESSMENTS  
1988

DESCRIPTION		TOTAL ASSESSMENT
-----		-----
ANNUAL ASSESSMENTS PER PARCEL:		
ROAD MAINTENANCE:		
Parcel #1 - National Preserve Co.	- Fixed Maintenance charge (5%)	\$450
	- Usage Maintenance (10%)	\$900
		\$1,350
Parcel #2 - Ronald T. Dreisbach	- Fixed Maintenance charge (5%)	\$450
		\$450
Parcel #3 - Ronald T. Dreisbach	- Fixed Maintenance charge (5%)	\$450
		\$450
Parcel #4 - Brown Bulb Ranch Ltd.	- Fixed Maintenance charge (5%)	\$450
	- Usage Maintenance (10%)	\$900
		\$1,350
Remaining - Ronald T. Dreisbach	- Fixed Maintenance charge (5%)	\$450
	- Usage Maintenance (55%)	\$4,950
		\$5,400
TOTAL ROAD MAINTENANCE ASSESSMENT		\$9,000
		=====
FIREFLOW SYSTEM:		
Parcel #1 - National Preserve Co.	- Fixed Maintenance charge (20%)	\$2,370
		\$2,370
Parcel #2 - Ronald T. Dreisbach	- Fixed Maintenance charge (20%)	\$2,370
		\$2,370
Parcel #3 - Ronald T. Dreisbach	- Fixed Maintenance charge (20%)	\$2,370
		\$2,370
Parcel #4 - Brown Bulb Ranch Ltd.	- Fixed Maintenance charge (20%)	\$2,370
		\$2,370
Remaining - Ronald T. Dreisbach	- Fixed Maintenance charge (20%)	\$2,370
		\$2,370
TOTAL FIREFLOW ASSESSMENT		\$11,850
		=====
DOMESTIC WATER SYSTEM:		
Total Required Assessment (Per Budget)		\$23,850
Estimated Annual Number of Gallons		12,000,000
TOTAL ASSESSMENT PER GALLON OF WATER		0.0020
		=====

REEL 2392 PAGE 1150

ROAD AND WATER AGREEMENT  
SYSTEM DESCRIPTION AND EQUIPMENT LISTINGS

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The following is a general description of the Fire Protection System and the Domestic Water System.

## FIRE PROTECTION WATER SYSTEM

-----

This system consist of a 650,000 gallon earthexcavated storage reservoir, a fire pump house with a 3,500 gpm engine-driven pump and pressurizing pump, a buried fire water piping distribution system, and a 4-inch reservoir fill system pipeline from the domestic water system. Hilltop Properties is doing an upgrade of the current fire system and will provide a new schematic diagram of the system on its completion.

The fire reservoir is kept full on a weekly basis. Maintenance personnel open a valve on the domestic water fill line and replenish water lost from seepage and evaporation.

An electrically driven jockey pump is operated by a pressure switch to keep the system pressurized between 120 and 125 psi. When a fire hydrant or sprinkler system is activated and the flow exceeds the jockey pump's capacity to maintain pressure, the main engine-driven fire pump is started via a battery-driven start system. The engine will supply fire water as needed and, if necessary, bypass water through a pressure relief valve into the reservoir until it is manually shut down.

The fire pump system has an addition bypass line back to the reservoir to allow testing of the pump and engine.

The fire protection water distribution system consists of an 8-inch buried PVC looped piping system. The system includes nine fire hydrants.

Presently both Dreisbach and National Preserve Company have been connected with approved sprinkler systems.

Details of the fire protection water system are as follows:

Reservoir:	Earth-excavated pond with natural clay lining. Usable volume at 450,000 gallons. Includes inlet box weir with overflow drain.
------------	---

REEL 2392 PAGE 1151

Fire Pump House: 25 ft x 12 ft x 12ft wood frame structure with concrete slab on grade floor. Floor includes suction well for pumps and inlet pipe from the reservoir weir inlet structure. The structure houses the fire pump, jockey pump, engine and pump controls, fuel storage tank, piping and valves.

Fire Pump: One engine-driven 2-stage vertical turbine fire pump, 3500 gpm at 130 psi.

Engine: One Caterpillar Diesel 330 hp, 2,250 rpm, reservoir water cooled, with a duplex battery start system.

Fuel Tank: 470 gallon diesel fuel tank, free standing gravity feed.

Jockey Pump: Close-coupled centrifugal pump, 10 gpm at 125 psi, 2 hp, 240 v single phase.

Controls: Both the jockey pump and the fire pump are controlled by system water pressure through pressure switches and piping.

Jockey pump:  
On at 110 psig.  
Off at 125 psig.

Fire Pump:  
On at 100 psig.  
Off when manually shut down.

Fire pump controller sends alarm to the Castroville fire marshall's office when activated.

#### DOMESTIC WATER SYSTEM

The system consists of a 10,000 gallon surface-mounted water storage tank served by a well, 485 feet deep and 8 inches in diameter, and a submersible well pump adjacent the tank. The tank water level controls the well pump. A booster pump draws water from the tank and provides water to the system at an average pressure of 50 psi. One large bladder-type pressure tank allow the booster pump to operate periodically to maintain the system pressure.

The domestic water distribution system includes buried 4-inch and 6-inch PVC pipe. Water meters will be installed at the service connections at each lot.

Details of the domestic water system are as follows:

Water Well: One 8-inch diameter, 485-foot deep well. Water level 190 feet. Estimated flow (495 gpm).

Well Pump: Submersible turbine type, 40 hp.

Water Storage Tank: 10,000 gallon, cylindrical steel tank, slab-on-grade, with overflow and high water safeties.

Booster Pump: Centrifugal base mounted type, 15 hp, 285 gpm. And 5 hp, 75gpm. Spare pump 7.5 hp, 150 gpm (not in use).

Baldwin flower pump, 15 hp, 150 gpm.

Pressure Tanks: One 5,000 gallon, bladder-type pressure tank, with 900 gallon draw-down capacity.

Controls: A level switch sensor on the storage tank operates the well pump to keep the tank full. A booster pump controlled by a pressure switch on the pressure tank header maintains the supply water pressure between 40 and 60 psi.

System Capacity: This water system is sufficient to accommodate all lots at the estimated rates, with no high volume water users.

Prepared By: Tazio Andreassen  
HillTop Properties  
Watsonville, California  
July 1989

END OF DOCUMENT

This License Agreement is made by and between Hilltop Properties, a California General Partnership composed of Ronald T. Dreisbach and Marianne Dreisbach, (hereinafter "Licensor") and Brown Bulb Ranch, Ltd., a California corporation (hereinafter "Licensee").

1. This License Agreement is made with reference to the **41747** following facts and objectives:

a. Licensor is the owner of Agricultural Easement 1, (part of remainder) as shown on that certain parcel map filed in Volume 17 of Parcel Maps, Page 148, Official Records of Monterey County, California.

b. Licensee is the owner of Parcel 4 as shown on that certain parcel map filed in Volume 17 of Parcel Maps, Page 148, Official Records of Monterey County, California.

2. For valuable consideration, receipt of which is hereby acknowledged, Licensor hereby grants to Licensee the following license: the right, subject to obtaining all requisite governmental permits and at the sole cost of Licensee, to discharge up to 20,000 gallons per day of water from Parcel 4 onto the retaining pond on Agricultural Easement 1 (part of remainder) for a period of two weeks during the month of January each year henceforth so long as such retaining pond shall continue to exist.

3. The water discharged in said pond pursuant to this License may contain fine soil particles but shall otherwise be free of contaminants and man-made chemicals.

4. This License shall not be revoked so long as said retaining pond is in existence, but Licensor shall have no obligation under this agreement to maintain said retaining pond in existence.

5. Licensee shall indemnify, defend and hold harmless Licensor from any liability to any governmental agency or third party imposed as a result of any such discharge.

R	4
M	1
RF	2
T	2

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS AGREEMENT.

Licensee <u>Andrea Rivers, pres.</u>	Date <u>7-3-89</u>
Licensee <u>Ronald Dreisbach</u>	Date <u>8-1-89</u>
Licensor <u>Marianne Dreisbach</u>	Date <u>8-1-89</u>
Licensor _____	Date _____

Notary Public, State of California:

RECORDING REQUESTED BY:

TICOR TITLE INSURANCE COMPANY  
S-175303/W-174095

WHEN RECORDED, MAIL TO:

BROWN BULB RANCH  
P.O. Box 67  
Capitola, CA 95010

41747

RECORDED AT REQUEST OF  
TICOR TITLE INS. CO.

AUG 1 9 17 AM '89

OFFICE: CORDER  
COUNTY OF MONTEREY  
SALINAS, CALIFORNIA

CAT. NO. NN00630  
TO 1945 CA (9-84)  
(Partnership)

**TICOR TITLE INSURANCE**

STATE OF CALIFORNIA }  
COUNTY OF Monterey } SS.

On August 1, 1989 before me, the undersigned, a Notary Public in and for  
said State, personally appeared Ronald T. Dreisbach and Marianne Dreisbach

personally known to me or  
proved to me on the basis of satisfactory evidence to be  
the person s who executed the within instrument as  
both of the partners of the partnership  
that executed the within instrument, and acknowledged  
to me that such partnership executed the same.  
WITNESS my hand and official seal.

Signature



(This area for official notarial seal)

CAT. NO. NN00737  
TO 21945 CA (1-83)  
(Corporation)

**TICOR TITLE INSURANCE**

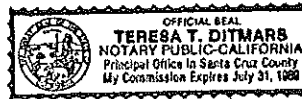
STATE OF CALIFORNIA }  
COUNTY OF Santa Cruz } SS.

On July 31, 1989 before me, the undersigned, a Notary Public in and for  
said State, personally appeared Andrea Rivera

personally known to me or proved to me on the basis  
of satisfactory evidence to be the person who executed  
the within instrument as the  
President, ppp

ppp of the Corporation  
that executed the within instrument and acknowledged  
to me that such corporation executed the within instru-  
ment pursuant to its by-laws or a resolution of its  
board of directors.  
WITNESS my hand and official seal.

Signature



**END OF DOCUMENT**

(This area for official notarial seal)

**F-6**



## **F-6. RESTROOMS**

There are eighteen (18) restrooms on site.

**G**

## G. REQUIRED FINDINGS

20.67.050

Required Findings/Conditions	Golden State Bulb Growers, Inc. (GSBG) Compliance
C.1. The cultivation, as proposed, will comply with all of the requirements of the State and County for the cultivation of cannabis.	Please see Section D-2-a.
C. 2. The cultivation will not be located within six hundred (600) feet from any school, public park, or drug recovery facility.	The proposed project is located at 3060 Hilltop Rd., Moss Landing. There are not any sensitive receptors within 600 feet from the property line.
C. 3. The cultivation, as approved and conditioned, will not result in significant unavoidable impacts on the environment.	Please see water conservation measures in Section D-5.
C. 4. The cultivation includes adequate measures that minimize use of water for cannabis cultivation at the site.	Please see Section D-5.
C.5. The cultivation includes adequate measures to address the projected energy demand for cannabis cultivation at the site.	Please see Sections D-10 and E-2-b.
C.6. The cultivation includes adequate quality control measures to ensure cannabis cultivated at the site meets industry standards.	Please see Sections D-2, D-7 and D-9.
C.7. The cultivation includes 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 not supplied to unlicensed and unpermitted persons within the State and not distributed out of state.	Please see Section D-1 for the Security Plan. Please see Sections D-2 and D-6 for diversion prevention protocols.
D.1. The owner and permittees shall allow access to cultivation sites and access to records if requested by the County, its officers, or agents, and shall pay for an annual inspection and submit to inspections from the County or its officers to verify compliance with all relevant rules, regulations, and conditions.	The applicants shall permit the County of Monterey and all parties acting on its behalf access to records and shall pay the costs of annual inspections.
D.2. The applicant, owner, and permittees agree to submit to, and pay for, inspections of the operations and relevant records or documents necessary to determine compliance with this Chapter from any enforcement officer of the County or their designee.	All associated parties agree to inspection of documents and will pay costs associated thereby.

D.3. The applicant for the cultivation and the owner shall indemnify, defend, and hold the County harmless from any and all claims and proceedings relating to the approval of the permit or relating to any damage to property or persons stemming from the commercial cannabis activity.	All associated parties shall indemnify and hold the County of Monterey harmless from any and all claims.
D.4. Any person cultivating cannabis shall obtain a valid and fully executed commercial cannabis permit pursuant to Chapter 7.90 of the Monterey County Code prior to commencing operations and must maintain such permit in good standing in order to continue operations.	After receipt of the land use entitlement a commercial cannabis business permit application will be submitted.
D.5. 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 permittees and persons conducting 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 a Coastal Development Permit pursuant to Section 20.67.120 of the Monterey County Code.	The owners will ensure all commercial cannabis activities taking place onsite operate in good standing in the County of Monterey and State of California.
D.6. The cultivation activities shall be maintained in accordance with the operating plans as approved by the County.	All associated parties agree.

20.67.060

Required Findings/Conditions	Golden State Bulb Growers, Inc. (GSBG) Compliance
C1. The manufacturing facility, as proposed, will comply with all of the requirements of the State and County for the cannabis manufacturing.	Please see Section D-2-a.
C2. The manufacturing facility will not be located within six hundred (600) feet from any school, public park, or drug recovery facility.	The subject property is in compliance.
C3. The manufacturing, as approved and continued, will not result in significant unavoidable impacts on the environment.	Please see Sections D-5 and D-10.
C4. The manufacturing includes adequate quality control measures to ensure cannabis	Please see Sections D-2, D-7 and E-3-c.

manufactured at the site meets industry standards.	
C5. The manufacturing facility does not pose a significant threat to the public or to neighboring uses from explosion or from the release of harmful gases, liquids or substances.	GSBG seeks a Type 6 Manufacturing permit as such no volatile products will be used.
C6. The manufacturing operations plan includes adequate measures that address the federal enforcement priorities for cannabis activities including providing restrictions on access to minors, prohibiting use or possession of firearms for security purposes at the premises, and ensuring that cannabis and cannabis products are obtained from and supplied only to other permitted licensed sources within the State.	GSBG will comply and not allow firearms on site, will not allow anyone under the age of 18 on the premises and has implemented various procedures and protocols to prevent diversion.
D.1. The owner and permittees shall allow access to the facility 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.	The applicants shall permit the County of Monterey and all parties acting on its behalf access to records and shall pay the costs of annual inspections.
D.2. The applicant, owner, and permittees agree to submit to, and pay for, inspections of the operations and relevant records or documents necessary to determine compliance with this Chapter from any enforcement officer of the County or their designee.	All associated parties agree to inspection of documents and will pay costs associated thereby.
D.3. The applicant for the manufacturing facility and the owner shall indemnify, defend, and hold the County harmless from any and all claims and proceedings relating to the approval of the permit or relating to any damage to property or persons stemming from the commercial cannabis activity.	All associated parties shall indemnify and hold the County of Monterey harmless from any and all claims.
D.4. Any person operating a cannabis manufacturing facility shall obtain a valid and fully executed commercial cannabis permit pursuant to Chapter 7.90 of the Monterey County Code prior to commencing operations and must maintain such permit in good standing in order to continue operations.	After receipt of the land use entitlement a commercial cannabis business permit application will be submitted.
D.5. 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	The owners will ensure all commercial cannabis activities taking place onsite operate in good standing in the County of Monterey and State of California.

and State law. Failure to take appropriate action to evict or otherwise remove permittees and persons conducting commercial cannabis activities at the site who do not maintain permits or licenses in good standing with the County or State shall be grounds for the suspension or revocation of a Coastal Development Permit pursuant to Section 20.67.120 of this Chapter.	
D.6. The manufacturing facilities and activities shall be maintained in accordance with the operating plans as approved by the County.	All associated parties agree.