

**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)]

**REVISED**

**September 10, 2018**

**(This resolution supersedes the  
previous resolution mailed on  
July 20, 2018)**

**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:

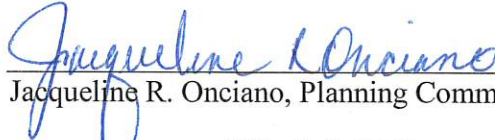
1. Find that a change of use within existing greenhouse and warehouse facilities is not an expansion of use beyond what existed at the time of the lead agency's determination, which qualifies as a Class 1 Categorical Exemption per Section 15301 of the CEQA Guidelines and none of the exceptions under 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 on-going 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 July 11, 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:** On-going during cannabis operations. The owner and/or permittee shall allow access to the site if requested by the County and pay any required inspection fees.

### 5. PDSP002 – INSPECTION OF RECORDS

**Responsible Department:** 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

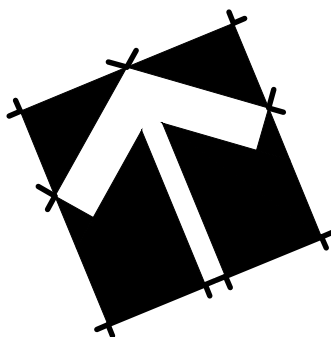
**Condition/Mitigation Monitoring Measure:** The property owner shall be responsible for ensuring that if at any point during the operation of business at this site the number of employees becomes 25 or more persons at least 60 days of the year that an application will be made for to become a public 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.

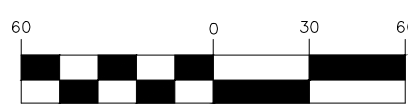
If the property owner does not complete the state permitting process for a Public Water System, including compliance with all drinking water quality regulations by the agreed upon deadline it may be necessary to shut down the water system until the entity has complied with all drinking water regulations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





SITE PLAN

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

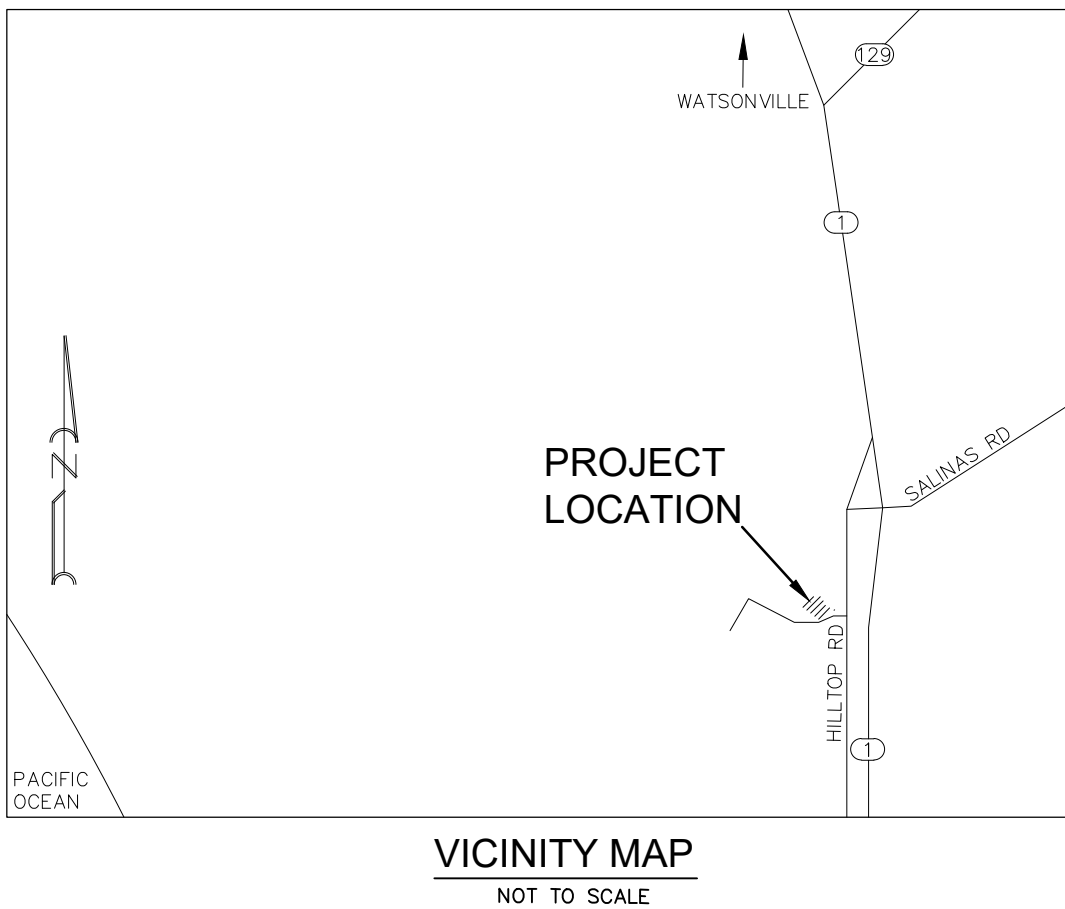
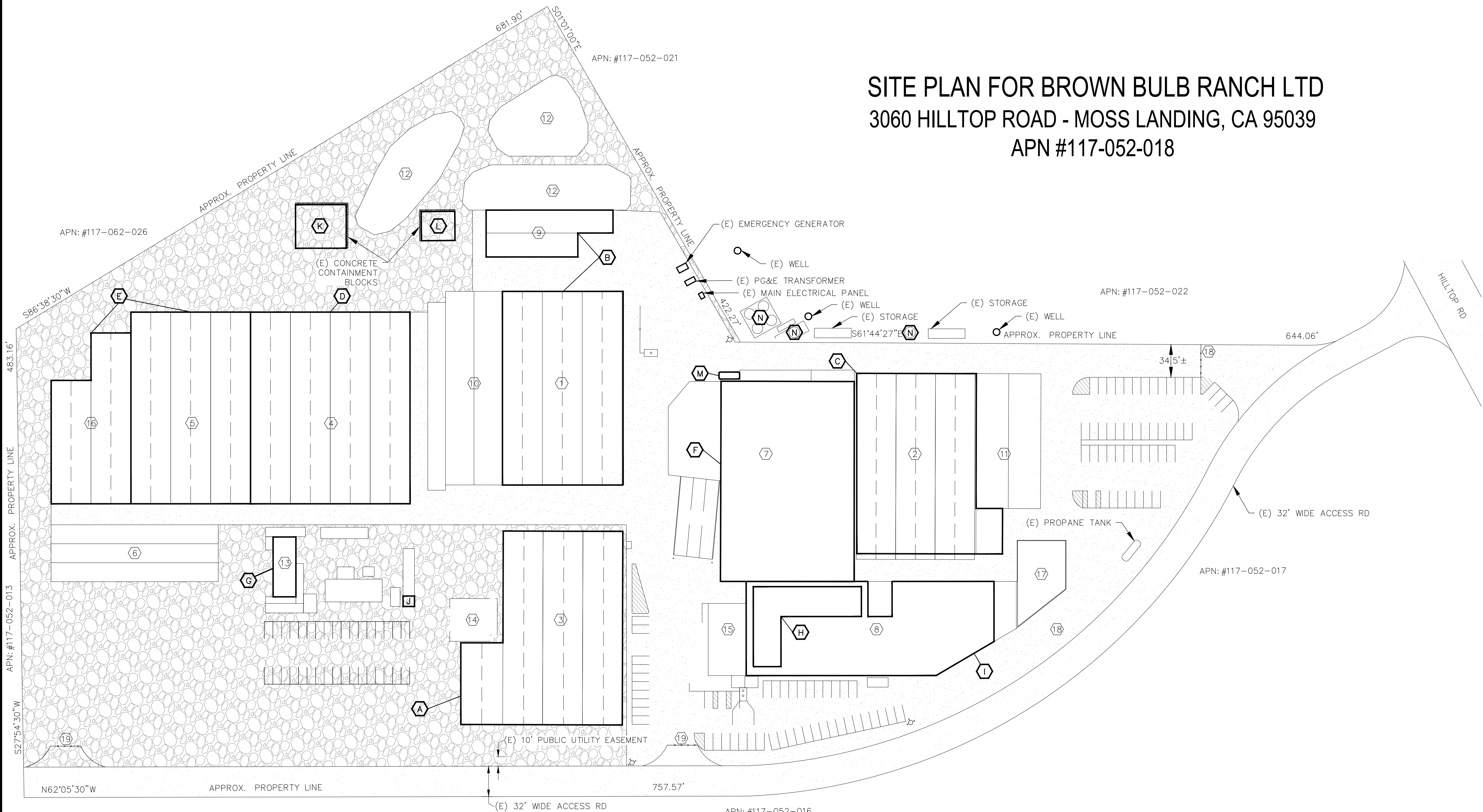
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M  
N

CULTIVATION LEGEND

- A-RANGE  
B-RANGE AND SEED HOUSE  
C-RANGE  
Q-RANGE  
RD-RANGE  
WAREHOUSE 2 - GROWING FACILITY  
TISSUE CULTURE LAB  
PROCESSING AND MANUFACTURING - WAREHOUSE 1  
DRYING AND CURING - WAREHOUSE 1  
PESTICIDE / FERTILIZER / HAZARDOUS MATERIAL STORAGE AREA  
COMPOSTING AREA  
WASTE DISPOSAL AREA / CONTAINERS  
1,000 GALLON DIESEL FUEL STORAGE AREA  
WATER TANK / STORAGE

EXISTING	SQ.FT.±	EXISTING USE OR AREA
1	25,968	EXISTING GREENHOUSE #1
2	25,500	EXISTING GREENHOUSE #2
3	29,200	EXISTING GREENHOUSE #3
4	34,266	EXISTING GREENHOUSE #4
5	25,452	EXISTING GREENHOUSES
6	10,560	EXISTING TEMPORARY HOOPHOUSE
7	42,000	EXISTING WAREHOUSE
8	30,000	EXISTING WAREHOUSE/COLD STORAGE
9	5,666	EXISTING GREENHOUSE
10	12,240	EXISTING SHADE AREA (SHADE CLOTH CANOPY)
11	9,860	EXISTING SHADE AREA (SHADE CLOTH CANOPY)
12		EXISTING RETENTION PONDS
13	2,500	EXISTING TISSUE CULTURE LAB
14	2,194	EXISTING MAINTENANCE BUILDING
15	4,220	EXISTING OFFICE
16	13,020	EXISTING GREENHOUSES
17	3,713	EXISTING CANOPY (FOR TRUCKS TO PULL UNDER WHILE UNLOADING)

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



INDEX OF SHEETS:

- C1 TITLE SHEET  
C2 EMERGENCY VEHICLE/FIRE DEPARTMENT ACCESS  
C3.1 GENERAL BUILDING FLOOR PLANS  
C3.2 GENERAL BUILDING FLOOR PLANS  
C3.3 GENERAL BUILDING FLOOR PLANS  
C3.4 GENERAL BUILDING FLOOR PLANS

OWNER INFORMATION:

BROWN BULB RANCH LTD.  
PO BOX 67  
CAPITOLA, CA 95010

LOT SIZE:  
16.2 ACRES

LEGEND:

- P — UNDERGROUND POWER LINE  
— G — UNDERGROUND GAS LINE  
— 1530 — CONTOUR ELEVATIONS  
— FENCE  
C.M.S. CONSTRUCTION MATERIAL STORAGE AREA  
CONCRETE  
ASPHALT  
APN: ASSESSOR'S PARCEL NUMBER  
APPROX APPROXIMATELY  
DWY DRIVEWAY  
FIRE HYDRANT  
(E) EXISTING  
(A) ABANDONED  
(P) PROPOSED  
RD ROAD  
SF SQUARE FEET  
POWER POLE  
WATER VALVE  
DRAINAGE DIRECTION  
ADA PARKING

NOTES:

1. CONTOUR INTERVAL IS 5'

Revisions:

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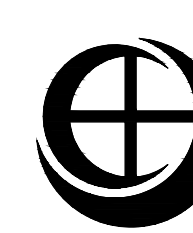
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REALM ENGINEERING  
CIVIL ENGINEERING, SURVEYING & PLANNING  
1767 MARKET STREET SUITE C  
REDDING, CA. 96001  
530-526-7493



PLANS PREPARED UNDER  
THE SUPERVISION OF:



TITLE SHEET

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

PLOTTED BY:

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DATE PLOTTED:

2/19/18

SCALE OF DRAWING:

SEE PLAN

JOB NUMBER:

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CADD FILE:

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SHEET:

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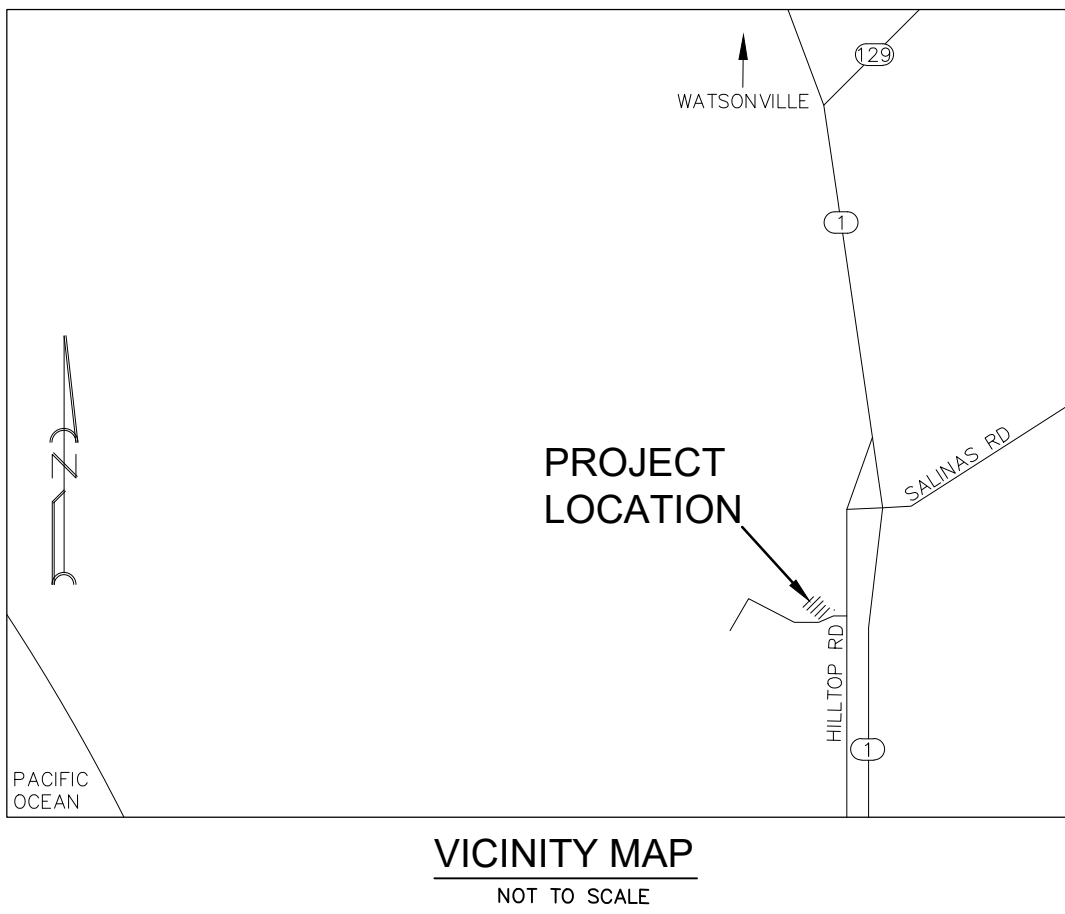
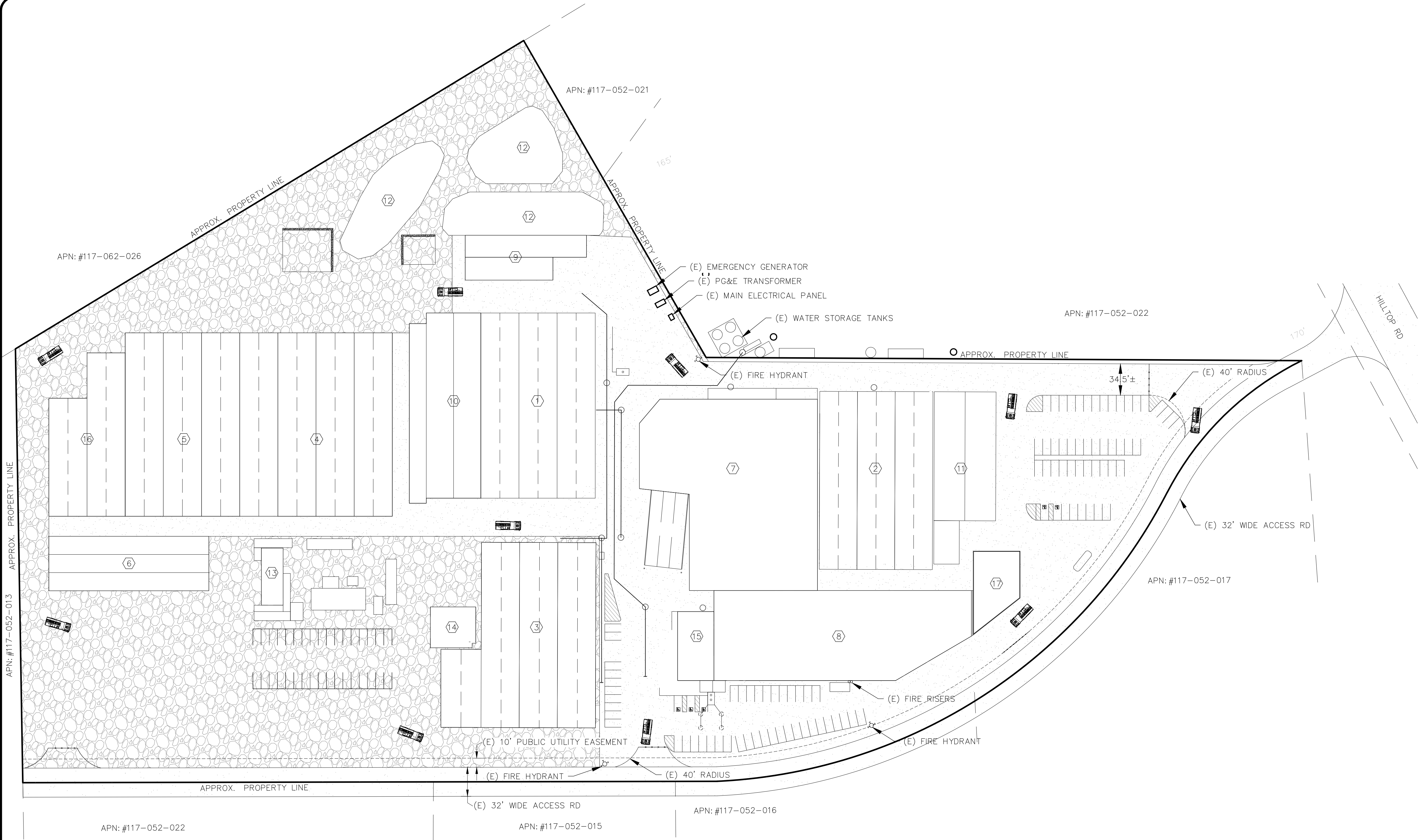
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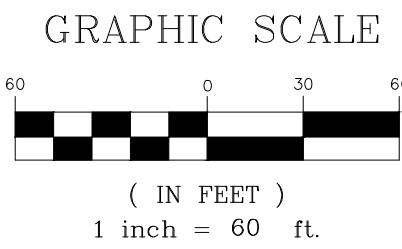
- LEGEND:**
- P UNDERGROUND POWER LINE
  - G UNDERGROUND GAS LINE
  - 1530 CONTOUR ELEVATIONS
  - FENCE
  - CMS CONSTRUCTION MATERIAL STORAGE AREA
  - CONCRETE
  - ASPHALT
  - APN: ASSESSOR'S PARCEL NUMBER
  - APPROX APPROXIMATELY
  - DWY DRIVEWAY
  - FIRE HYDRANT
  - (E) EXISTING
  - (A) ABANDONED
  - (P) PROPOSED
  - RD ROAD
  - SF SQUARE FEET
  - POWER POLE
  - WATER VALVE
  - DRAINAGE DIRECTION
  - ADA PARKING
  - STANDARD EMERGENCY VEHICLE

- NOTES:**
- CONTOUR INTERVAL IS 5'

- CULTIVATION LEGEND**
- A-RANGE
  - B-RANGE AND SEED HOUSE
  - C-RANGE
  - Q-RANGE
  - RD-RANGE
  - WAREHOUSE 2 - GROWING FACILITY
  - TISSUE CULTURE LAB
  - PROCESSING AND MANUFACTURING - WAREHOUSE 1
  - DRYING AND CURING - WAREHOUSE 1
  - PESTICIDE / FERTILIZER / HAZARDOUS MATERIAL STORAGE AREA
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  - WASTE DISPOSAL AREA / CONTAINERS
  - 1,000 GALLON DIESEL FUEL STORAGE AREA
  - WATER TANK / STORAGE

EXISTING	SQ.FT.±	EXISTING USE OR AREA
1	25,968	EXISTING GREENHOUSE #1
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8	30,000	EXISTING WAREHOUSE/COLD STORAGE
9	5,666	EXISTING GREENHOUSE
10	12,240	EXISTING SHADE AREA (SHADE CLOTH CANOPY)
11	9,860	EXISTING SHADE AREA (SHADE CLOTH CANOPY)
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13	2,500	EXISTING TISSUE CULTURE LAB
14	2,194	EXISTING MAINTENANCE BUILDING
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17	3,713	EXISTING CANOPY (FOR TRUCKS TO PULL UNDER WHILE UNLOADING)

**EMERGENCY VEHICLE / FIRE DEPARTMENT ACCESS**



Revisions:

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

PLANS PREPARED UNDER THE SUPERVISION OF:

REGISTERED PROFESSIONAL CIVIL ENGINEER  
JASON B. VINE  
No. 67800  
Exp. 6/30/19  
STATE OF CALIFORNIA

**EMERGENCY VEHICLE / FIRE DEPARTMENT ACCESS**

BROWN BULL RANCH LTD.  
3660 HILLTOP ROAD  
MOSS LANDING, CA 95039  
MONTEREY COUNTY - APN#117-052-018

PLOTTED BY: ---

DATE PLOTTED: 2/19/18

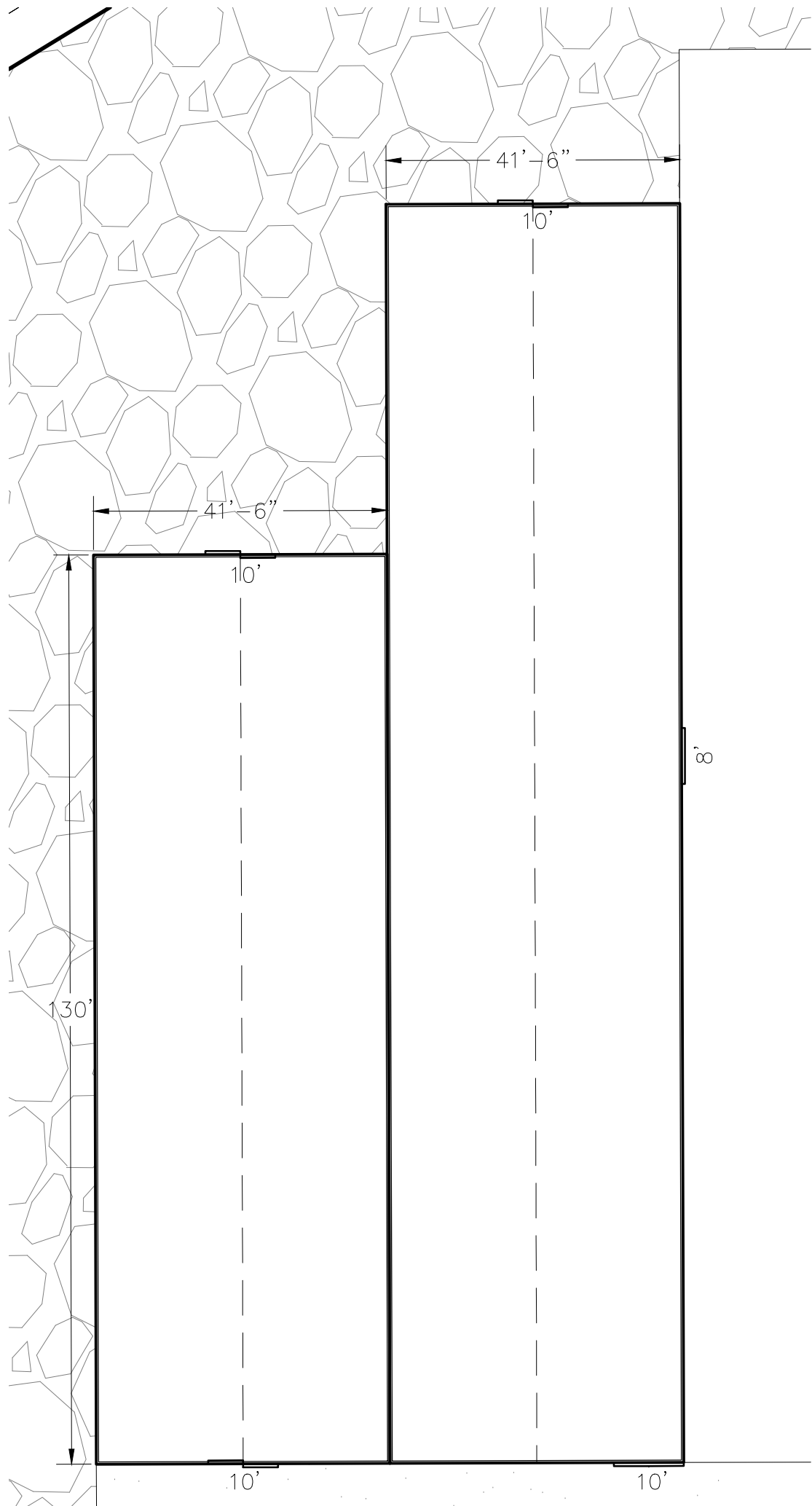
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JOB NUMBER: ---

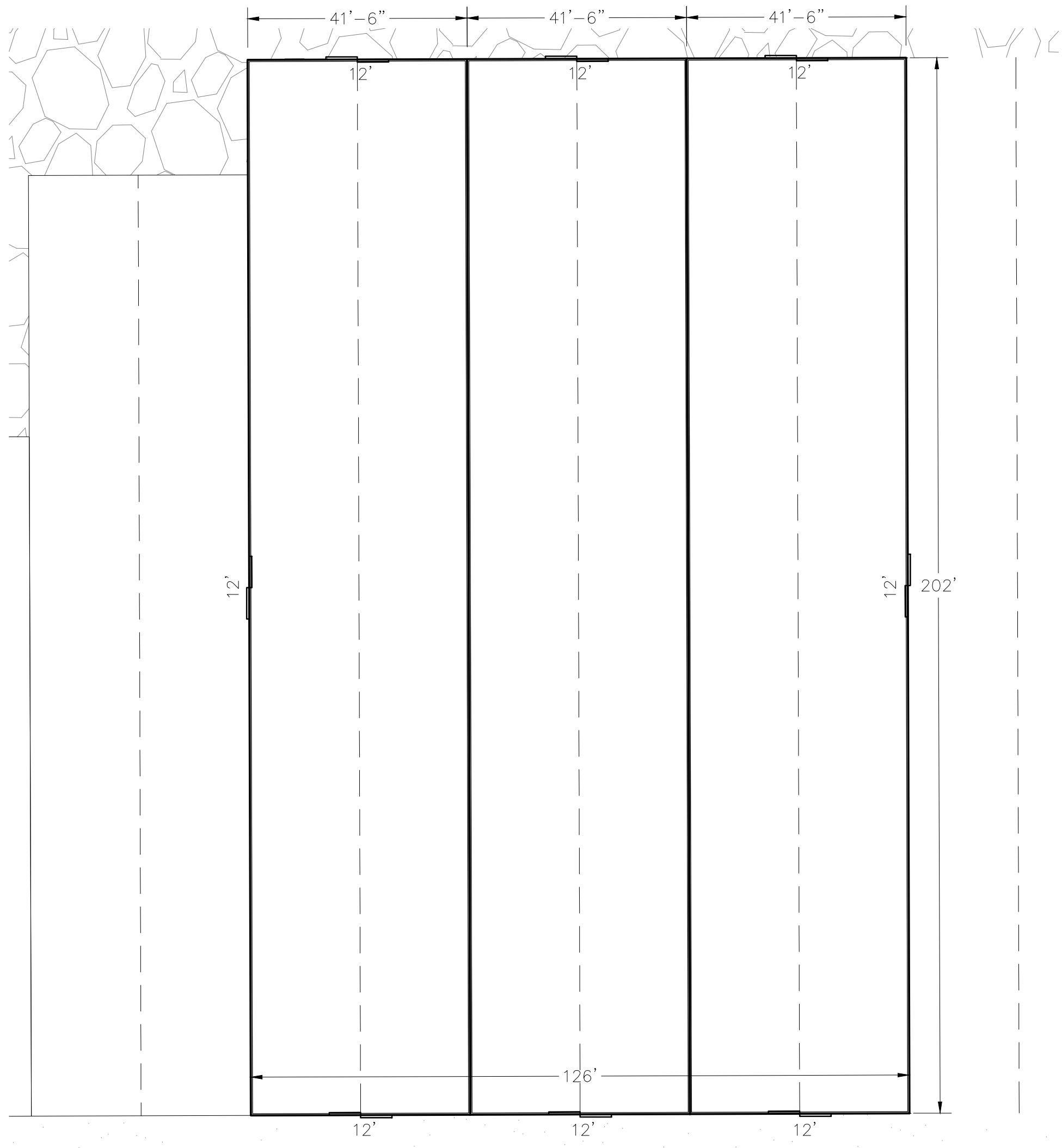
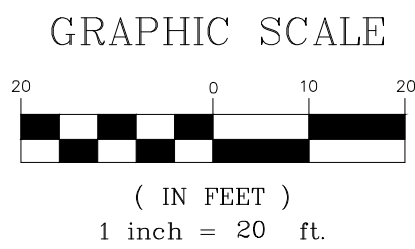
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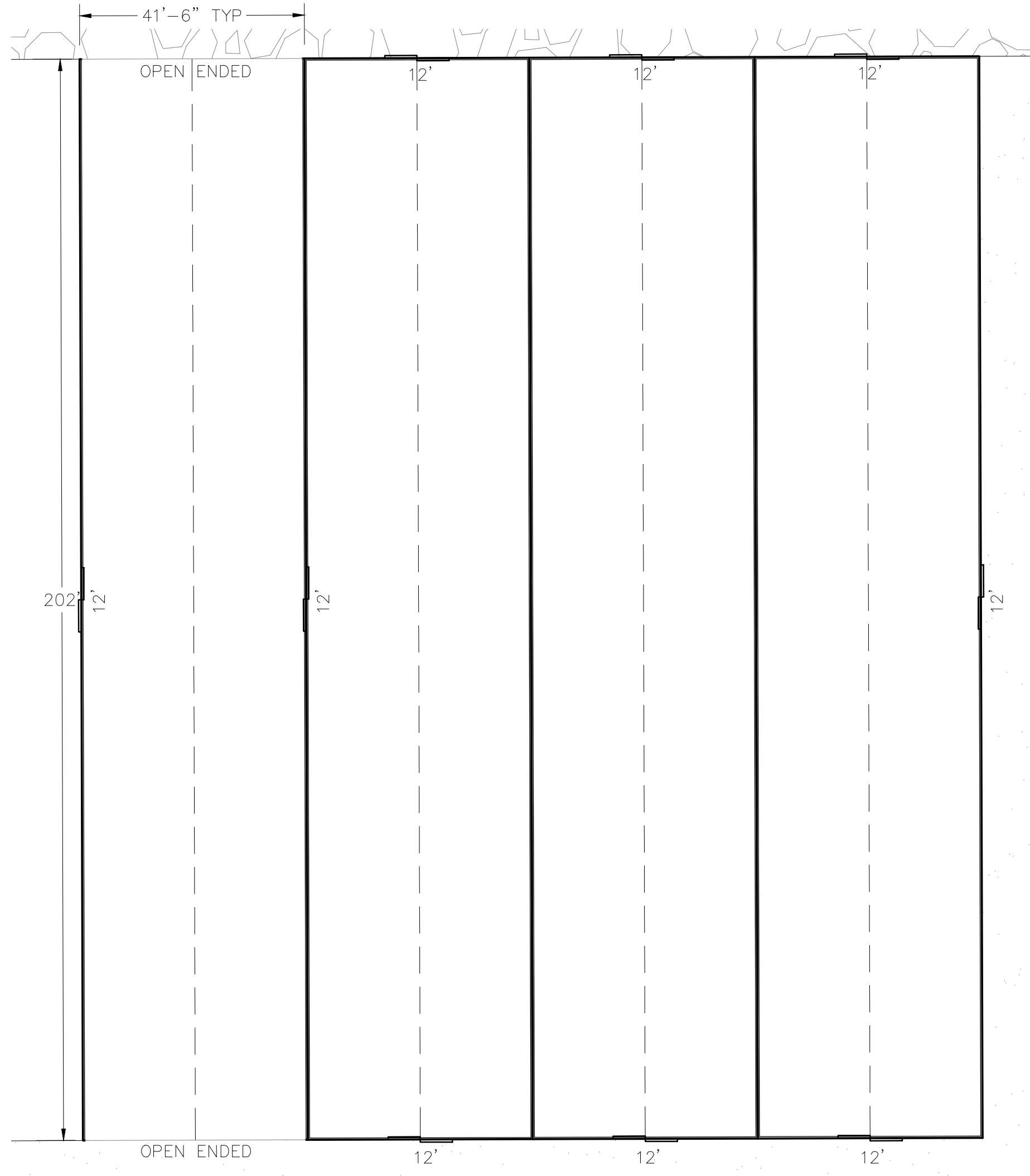
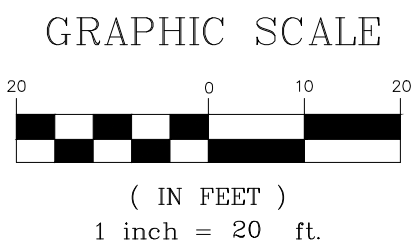




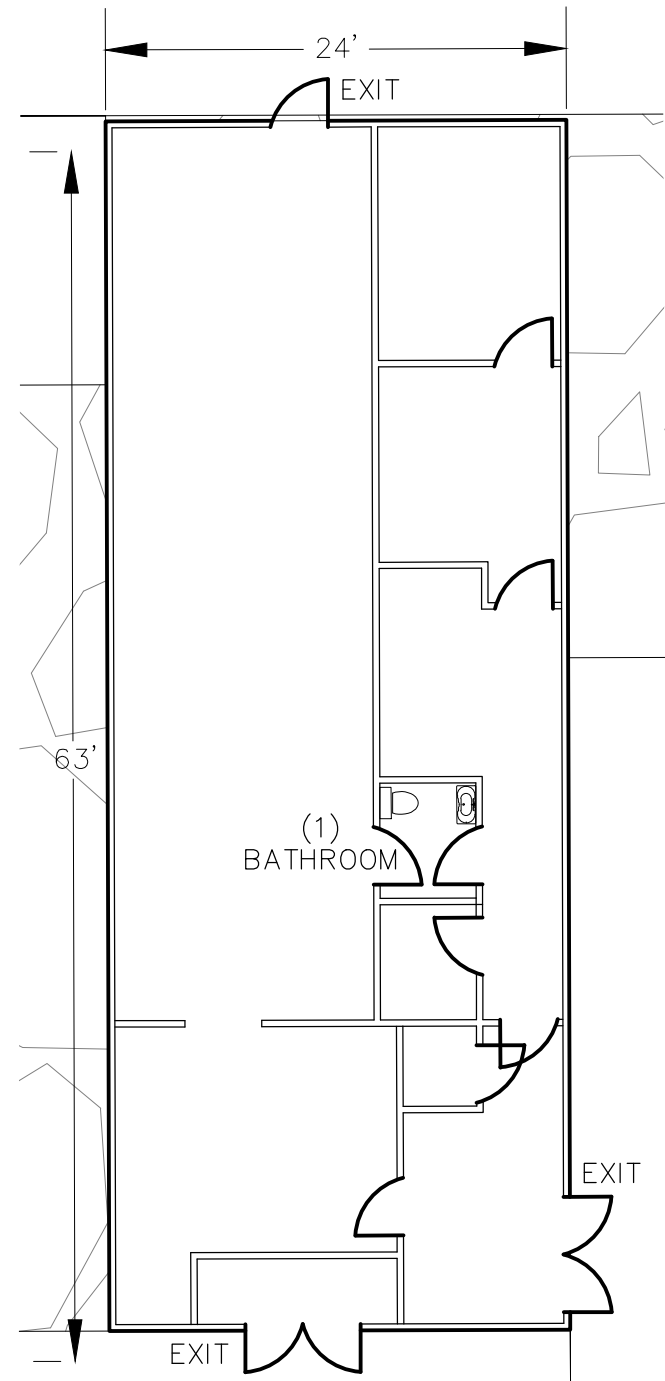
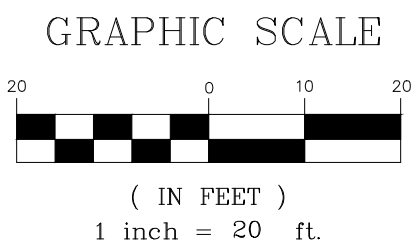
BUILDING 16 / RD RANGE - 13,020 SF±  
5 EXITS



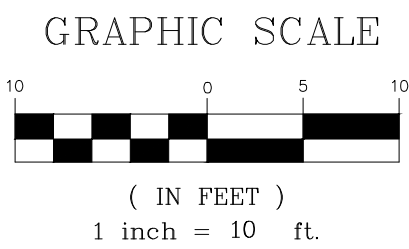
BUILDING 5 / RD RANGE - 25,452 SF±  
8 EXITS



BUILDING 4 / Q RANGE - 34,266 SF±  
8 EXITS



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



- A
- B
- C
- D
- E
- F
- G
- H
- I
- J
- K
- L
- M
- N

CULTIVATION LEGEND	
A-RANGE	
B-RANGE AND SEED HOUSE	
C-RANGE	
Q-RANGE	
RD-RANGE	
WAREHOUSE 2 - GROWING FACILITY	
TISSUE CULTURE LAB	
PROCESSING AND MANUFACTURING - WAREHOUSE 1	
DRYING AND CURING - WAREHOUSE 1	
PESTICIDE / FERTILIZER / HAZARDOUS MATERIAL STORAGE AREA	
COMPOSTING AREA	
WASTE DISPOSAL AREA / CONTAINERS	
1,000 GALLON DIESEL FUEL STORAGE AREA	
WATER TANK / STORAGE	

EXISTING	SQ.FT.±	EXISTING USE OR AREA
1	25,968	EXISTING GREENHOUSE #1
2	25,500	EXISTING GREENHOUSE #2
3	29,200	EXISTING GREENHOUSE #3
4	34,266	EXISTING GREENHOUSE #4
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6	10,560	EXISTING TEMPORARY HOOPHOUSE
7	42,000	EXISTING WAREHOUSE
8	30,000	EXISTING WAREHOUSE/COLD STORAGE
9	5,666	EXISTING GREENHOUSE
10	12,240	EXISTING SHADE AREA (SHADE CLOTH CANOPY)
11	9,860	EXISTING SHADE AREA (SHADE CLOTH CANOPY)
12		EXISTING RETENTION PONDS
13	2,500	EXISTING TISSUE CULTURE LAB
14	2,194	EXISTING MAINTENANCE BUILDING
15	4,220	EXISTING OFFICE
16	13,020	EXISTING GREENHOUSES
17	3,713	EXISTING CANOPY (FOR TRUCKS TO PULL UNDER WHILE UNLOADING)

GENERAL BUILDING FLOOR PLANS

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

PLANS PREPARED UNDER  
THE SUPERVISION OF:  

REGISTERED PROFESSIONAL ENGINEER  
JASON B. VINE  
No. 67800  
Exp. 6/30/19  
CIVIL  
STATE OF CALIFORNIA

BUILDING FLOOR PLANS  
BROWN BUBB RANCH LTD.  
3680 HILLTOP ROAD  
MOSS LANDING, CA 95339  
MONTEREY COUNTY - APN#117-052-018

PLOTTED BY:  
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DATE PLOTTED:  
2/19/18

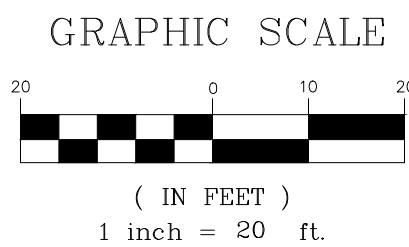
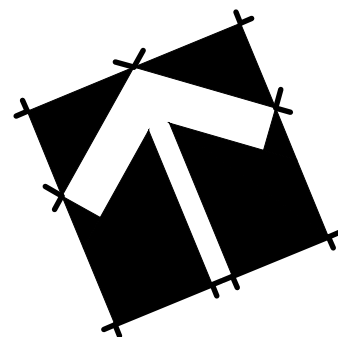
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SEE PLAN

JOB NUMBER:

CADD FILE:

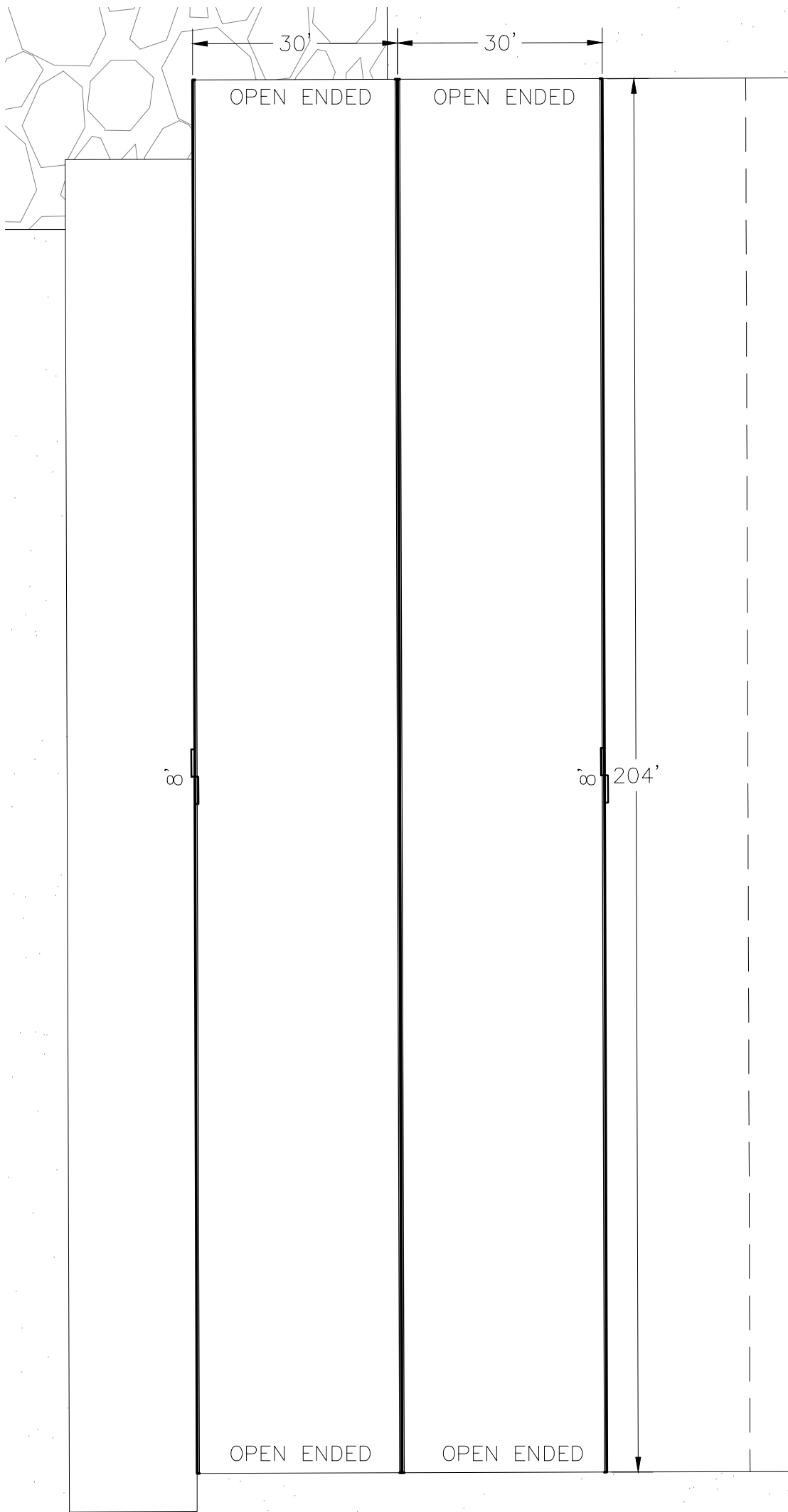
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C3.1

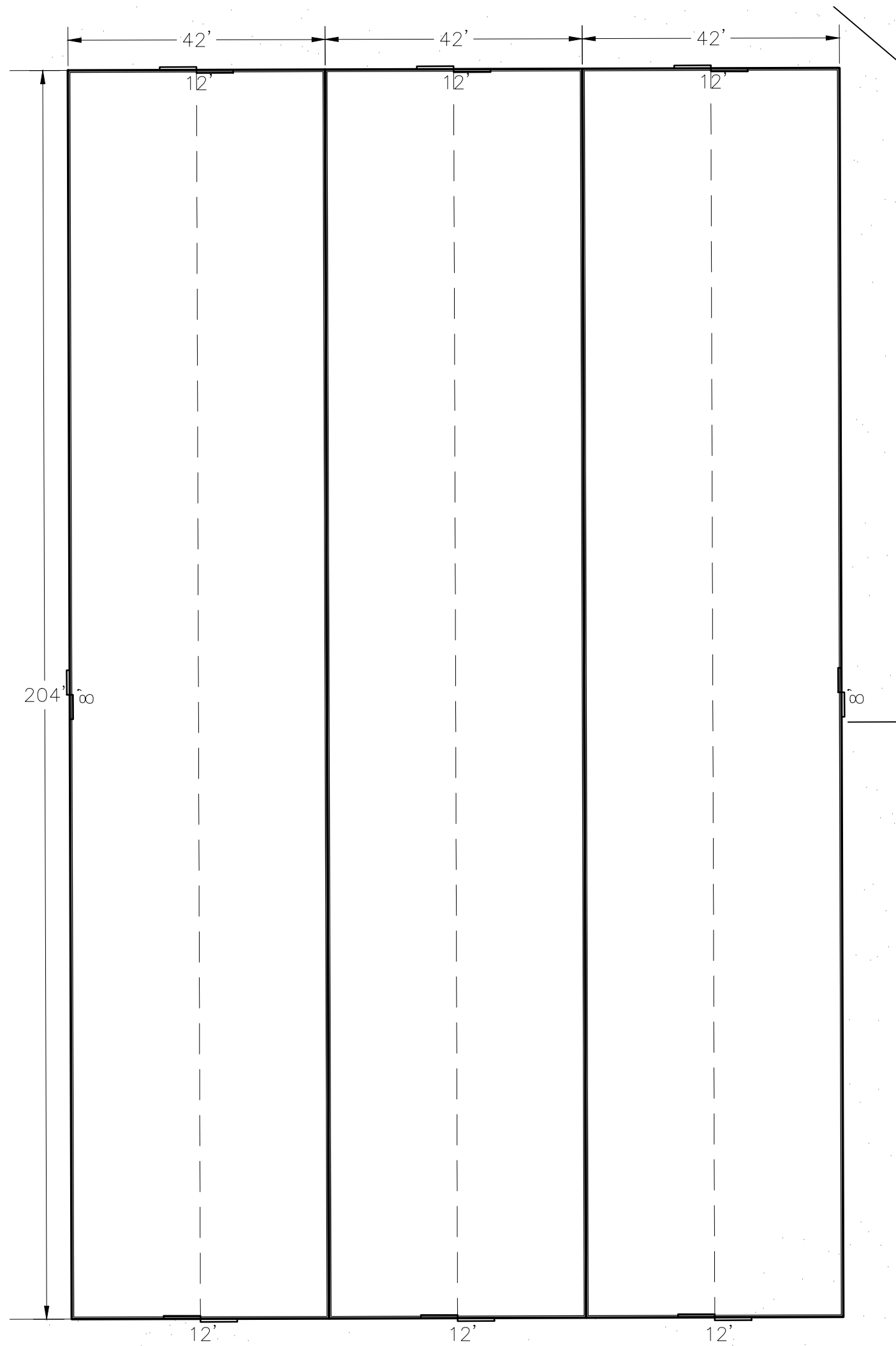


GENERAL BUILDING FLOOR PLANS

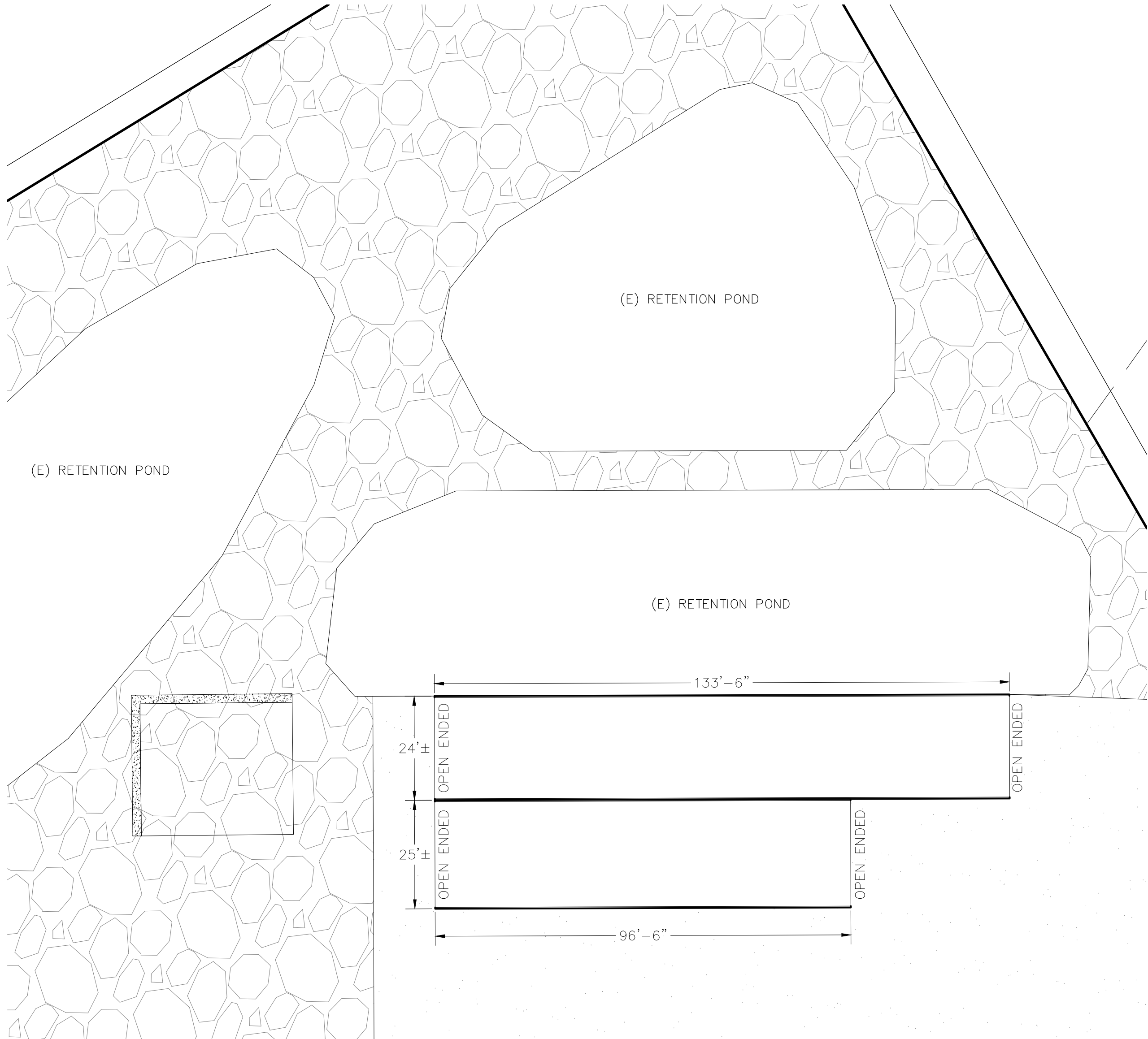
BUILDING 10 / EXISTING SHADE AREA - 12,240 SF±  
4 EXITS



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



BUILDING 9 / B RANGE & SEED HOUSE - 5,666 SF±  
4 EXITS



- A
- B
- C
- D
- E
- F
- G
- H
- I
- J
- K
- L
- M
- N

CULTIVATION LEGEND

- A—RANGE
- B—RANGE AND SEED HOUSE
- C—RANGE
- Q—RANGE
- RD—RANGE
- WAREHOUSE 2 — GROWING FACILITY
- TISSUE CULTURE LAB
- PROCESSING AND MANUFACTURING — WAREHOUSE 1
- DRYING AND CURING — WAREHOUSE 1
- PESTICIDE / FERTILIZER / HAZARDOUS MATERIAL STORAGE AREA
- COMPOSTING AREA
- WASTE DISPOSAL AREA / CONTAINERS
- 1,000 GALLON DIESEL FUEL STORAGE AREA
- WATER TANK / STORAGE

EXISTING	SQ.FT.±	EXISTING USE OR AREA
1	25,968	EXISTING GREENHOUSE #1
2	25,500	EXISTING GREENHOUSE #2
3	29,200	EXISTING GREENHOUSE #3
4	34,266	EXISTING GREENHOUSE #4
5	25,452	EXISTING GREENHOUSES
6	10,560	EXISTING TEMPORARY HOOPHOUSE
7	42,000	EXISTING WAREHOUSE
8	30,000	EXISTING WAREHOUSE/COLD STORAGE
9	5,666	EXISTING GREENHOUSE
10	12,240	EXISTING SHADE AREA (SHADE CLOTH CANOPY)
11	9,860	EXISTING SHADE AREA (SHADE CLOTH CANOPY)
12		EXISTING RETENTION PONDS
13	2,500	EXISTING TISSUE CULTURE LAB
14	2,194	EXISTING MAINTENANCE BUILDING
15	4,220	EXISTING OFFICE
16	13,020	EXISTING GREENHOUSES
17	3,713	EXISTING CANOPY (FOR TRUCKS TO PULL UNDER WHILE UNLOADING)

Revisions:

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

PLANS PREPARED UNDER  
THE SUPERVISION OF:  

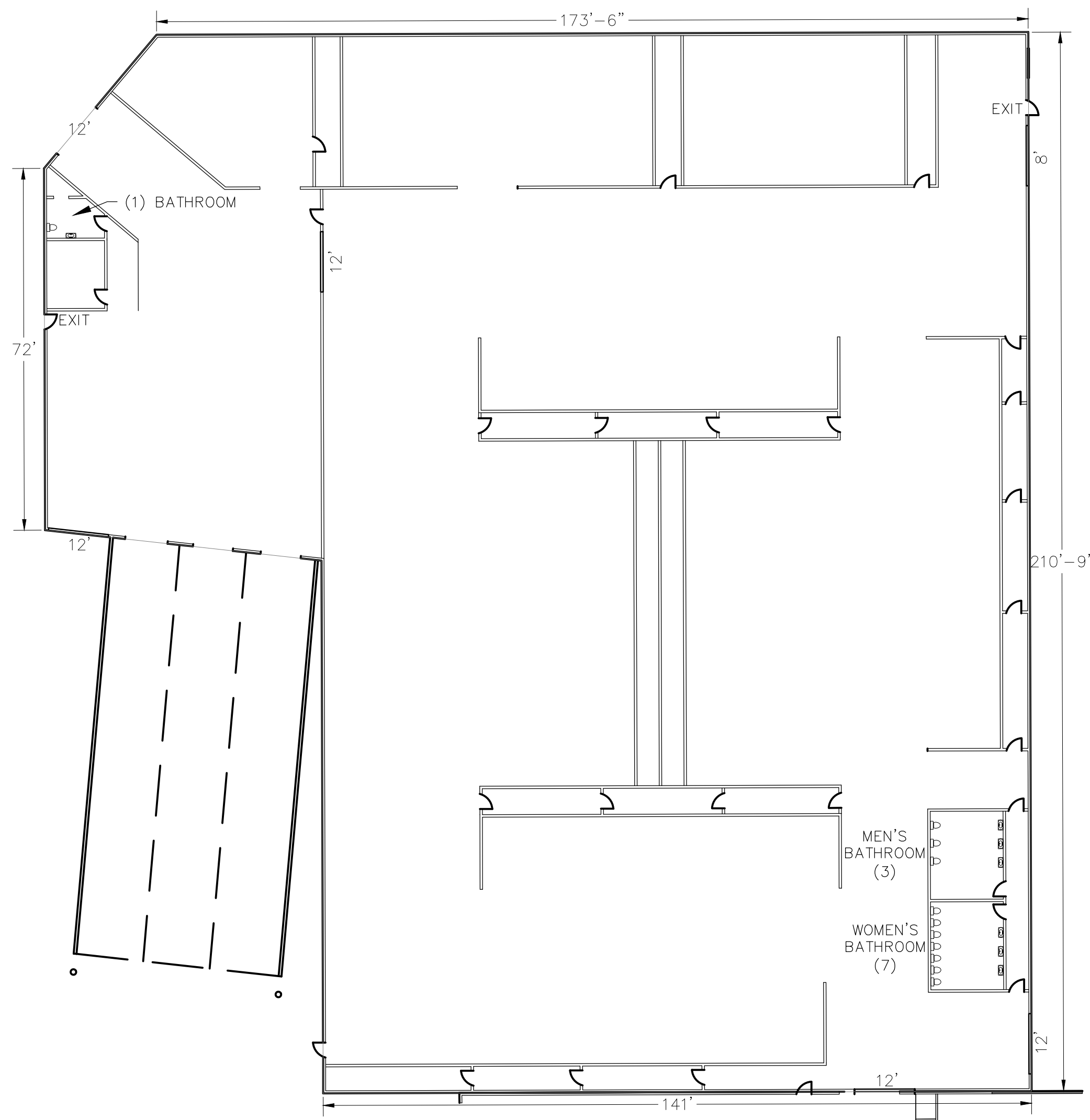
REGISTERED PROFESSIONAL  
JASON B. VINE  
No. 67800  
Exp. 6/30/19  
CIVIL  
STATE OF CALIFORNIA

BUILDING FLOOR PLANS

BROWN BUB RANCH LTD.  
3660 HILTOP ROAD  
MOSS LANDING, CA 95039  
MONTEREY COUNTY — APN#117-052-018

PLOTTED BY:  
DATE PLOTTED:  
2/19/18  
SCALE OF DRAWING:  
SEE PLAN  
JOB NUMBER:  
CADD FILE:  
SHEET:

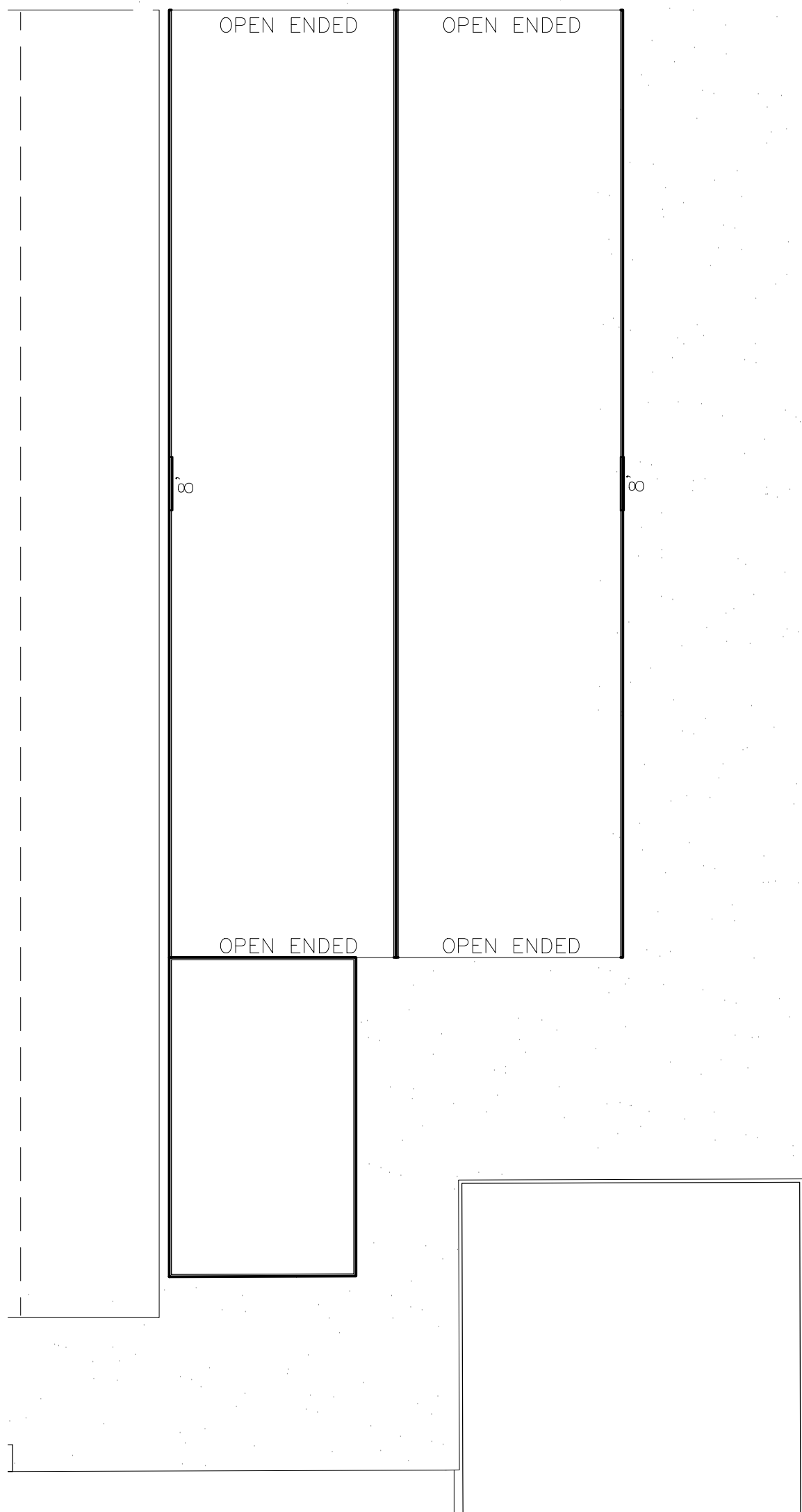
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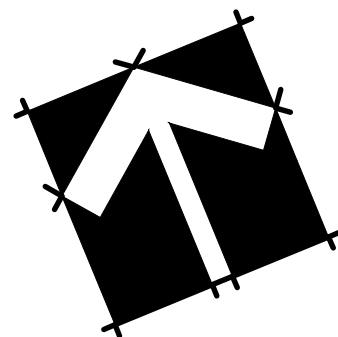
BUILDING 7 / WAREHOUSE #2 - 42,000 SF±  
8 EXITS



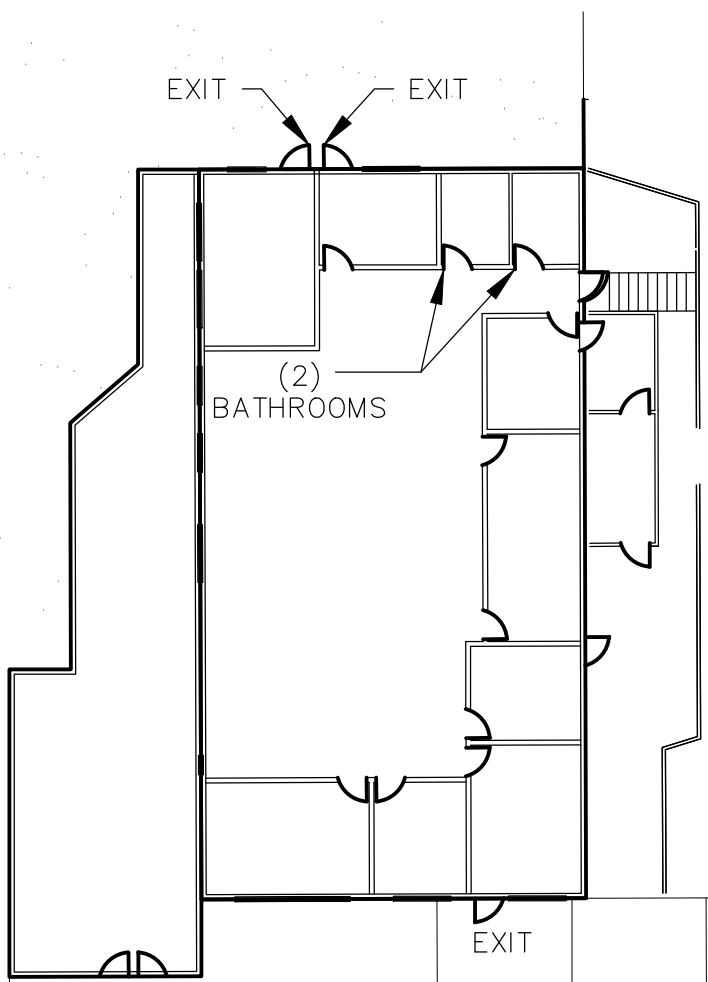
BUILDING 2 / C RANGE - 25,500 SF±  
12 EXITS



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



BUILDING 17 / EXISTING CANOPY - 3,713 SF±



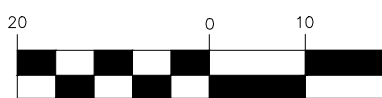
BUILDING 15 / EXISTING OFFICE - 4,220 SF±  
4 EXITS TO OUTSIDE + 2 EXITS TO WAREHOUSE #1

CULTIVATION LEGEND	
A-RANGE	
B-RANGE AND SEED HOUSE	
C-RANGE	
Q-RANGE	
RD-RANGE	
WAREHOUSE 2 - GROWING FACILITY	
TISSUE CULTURE LAB	
PROCESSING AND MANUFACTURING - WAREHOUSE 1	
DRYING AND CURING - WAREHOUSE 1	
PESTICIDE / FERTILIZER / HAZARDOUS MATERIAL STORAGE AREA	
COMPOSTING AREA	
WASTE DISPOSAL AREA / CONTAINERS	
1,000 GALLON DIESEL FUEL STORAGE AREA	
WATER TANK / STORAGE	

EXISTING	SQ.FT.±	EXISTING USE OR AREA
1	25,968	EXISTING GREENHOUSE #1
2	25,500	EXISTING GREENHOUSE #2
3	29,200	EXISTING GREENHOUSE #3
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11	9,860	EXISTING SHADE AREA (SHADE CLOTH CANOPY)
12		EXISTING RETENTION PONDS
13	2,500	EXISTING TISSUE CULTURE LAB
14	2,194	EXISTING MAINTENANCE BUILDING
15	4,220	EXISTING OFFICE
16	13,020	EXISTING GREENHOUSES
17	3,713	EXISTING CANOPY (FOR TRUCKS TO PULL UNDER WHILE UNLOADING)

GENERAL BUILDING FLOOR PLANS

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

Revisions:

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



PLANS PREPARED UNDER  
THE SUPERVISION OF:



BUILDING FLOOR PLANS

PLOTTED BY:

---

DATE PLOTTED:

2/19/18

SCALE OF DRAWING:

SEE PLAN

JOB NUMBER:

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CADD FILE:

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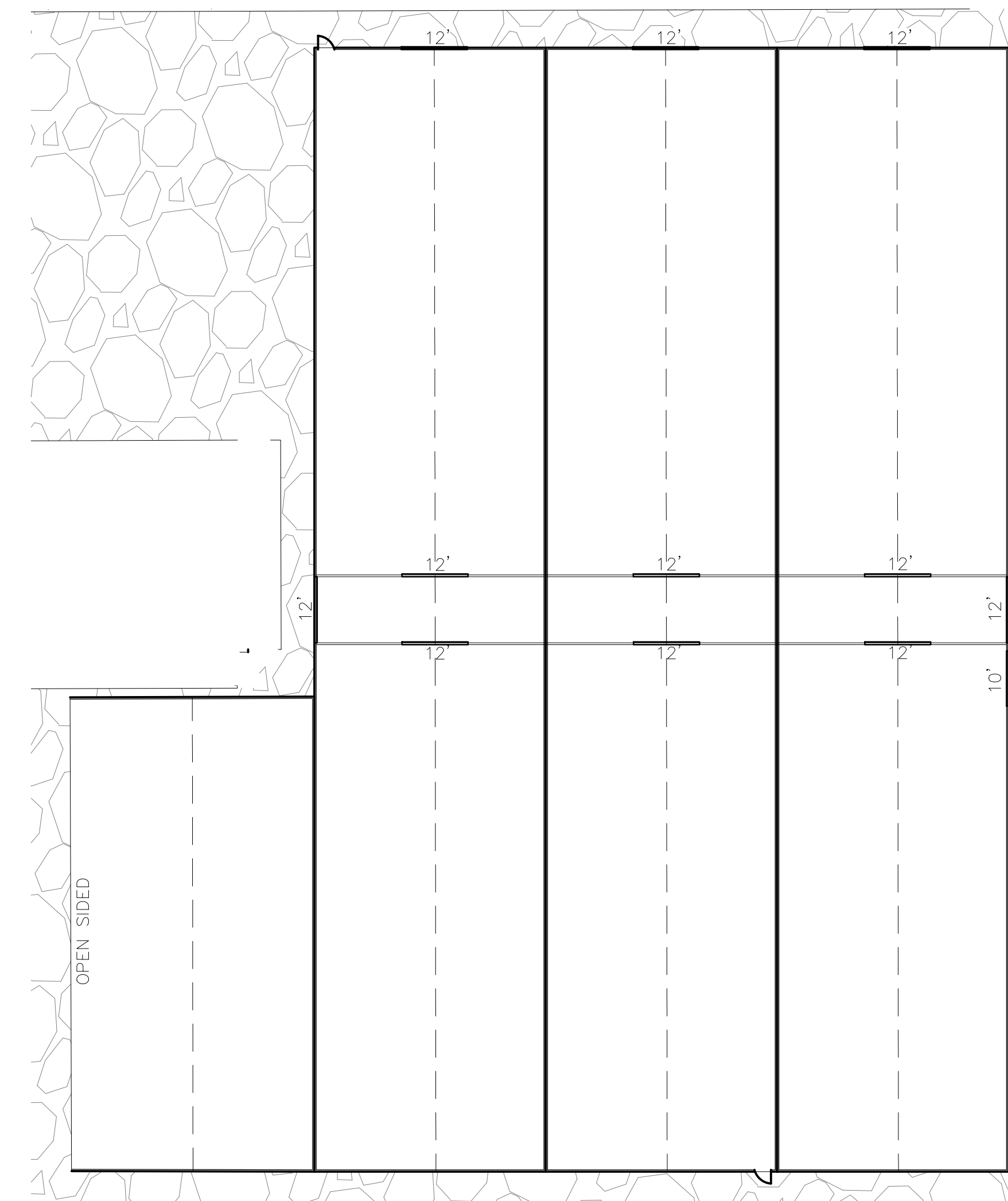
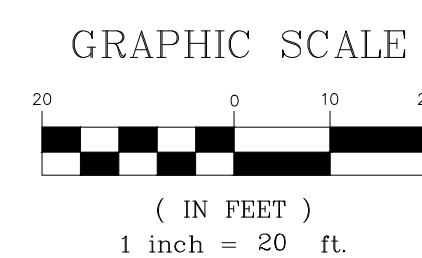
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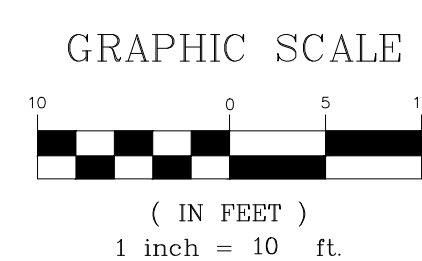
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BUILDING 3 - EXISTING GREENHOUSE / A-RANGE - 29,200 SF±  
7 EXITS



<b>A</b>	<u>CULTIVATION LEGEND</u>
<b>B</b>	A-RANGE
<b>C</b>	B-RANGE AND SEED HOUSE
<b>D</b>	C-RANGE
<b>E</b>	Q-RANGE
<b>F</b>	RD-RANGE
<b>G</b>	WAREHOUSE 2 - GROWING FACILITY
<b>H</b>	TISSUE CULTURE LAB
<b>I</b>	PROCESSING AND MANUFACTURING - WAREHOUSE 1
<b>J</b>	DRYING AND CURING - WAREHOUSE 1
<b>K</b>	PESTICIDE / FERTILIZER / HAZARDOUS MATERIAL STORAGE AREA
<b>L</b>	COMPOSTING AREA
<b>M</b>	WASTE DISPOSAL AREA / CONTAINERS
<b>N</b>	1,000 GALLON DIESEL FUEL STORAGE AREA
	WATER TANK / STORAGE

EXISTING	SQ.FT.±	EXISTING USE OR AREA
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12		EXISTING RETENTION PONDS
13	2,500	EXISTING TISSUE CULTURE LAB
14	2,194	EXISTING MAINTENANCE BUILDING
15	4,220	EXISTING OFFICE
16	13,020	EXISTING GREENHOUSES
17	3,713	EXISTING CANOPY (FOR TRUCKS TO PULL UNDER WHILE UNLOADING)

## GENERAL BUILDING FLOOR PLANS

