

Exhibit A

This page intentionally left blank.

**.EXHIBIT A
DRAFT RESOLUTION**

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

In the matter of the application of:

**T&B SPRAGUE LLC (COMPLIANCE PARK, INC)
(PLN180466)**

RESOLUTION NO. ----

Resolution by the Monterey County Planning
Commission:

- 1) Finding the project categorically exempt per Section 15303 of the CEQA Guidelines; and
- 2) Approving a General Development Plan to allow the conversion of an existing industrial building into:
 - a. A 609 square foot independent commercial cannabis testing facility
 - b. Volatile manufacturing area;
 - c. Drying, trimming, processing, and packaging areas;
 - d. Distribution facilities; and
 - e. Office and storage space.

[PLN180466, T & B Sprague LLC (Compliance Park, Inc), 11065 Commercial Parkway, Castroville, Castroville Community Plan, North County Area Plan (APN: 133-492-009-000)]

The T & B Sprague LLC (Compliance Park, Inc) application (PLN180466) came on for public hearing before the Monterey County Planning Commission on September 25, 2019. 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 General Development Plan to allow a cannabis testing facility, volatile manufacturing operation, distribution and processing at 11065 Commercial Parkway, Castroville, was filed on January 4, 2019 and was deemed complete on February 20, 2019.
 - b) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Castroville Community Plan; and
 - Monterey County Zoning Ordinance (Title 21);

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

- c) The property is located at 11065 Commercial Parkway, Castroville (Assessor's Parcel Number 133-492-009-000), Castroville Community Plan (CCP) area. The parcel is zoned Community Plan (CP), which refers the CCP for development policies and land use regulations. Figure 4 of the CCP indicates that the land use designation of the subject property is Industrial. Although commercial cannabis activities are not specified in the CCP, Section 21.39.020.C (CP Zoning) states that regulations, standards, or procedures contained within Title 21 not otherwise addressed by the Community Plan, shall be applicable. Pursuant to Chapter 21.67 of the Monterey County Code, volatile manufacturing is limited to sites with a Heavy Industrial "HI" zoning designation. The CCP does not have specific light or heavy industrial designations but generally classifies the land use as "Industrial." The CCP describes the "Industrial" land use designation as: "For light industrial, heavy industrial, and agricultural related industrial development." As such, the proposed uses are permitted in the Industrial designation in Castroville.
- d) The proposed application involves use of existing industrial building on the site. New development is limited to the replacement of a six-foot-tall fence around the existing structures to provide security.
- e) Design Control: Appendix A of the Castroville Community Plan provides Design Guidelines for development within the CCP boundary. The Industrial Design Guidelines found in Section 8 of Appendix A calls for controlled site access, location of service areas to the side and rear of buildings, and landscaping along the frontage street. The project will include minor modifications to the interior and exterior of the structure and the replacement of the a 6-foot chain-link perimeter fence. New exterior elements include a call box and fire department gate access key switch at the entry gate. Overall, there will be no change in the building's design and character and the minor modifications resulting from the project is consistent with the existing aesthetics of the site and the Industrial Design Guidelines of the CCP. No issues remain.
- f) Location: The distribution, processing, manufacturing and testing of cannabis will occur within an existing industrial building on a site within an Industrial land use designation. All cannabis operations will occur within the building. The property is located more than 600-foot radius from the nearest school providing instruction in kindergarten or any grades 1 through 12, a child care center, a youth center, a playground, or drug recovery facility.
- g) Unique Identifiers: The Unique Identifier program is capable of tracking the cannabis and cannabis products when they are transferred from one licensee to another. In addition, package labels will include a list of pharmacologically active ingredients and identify the source and manufacture date of the product.

- h) Security: The Operation Plan provides a detailed description of security measures to be implemented on-site which include on-site security guards, procedural safeguards, a 6-foot perimeter fence with secured gate access, video surveillance, electronic security systems, and secured and locked safe room for storing cannabis products. These measures have been reviewed by RMA-Planning and the North County Fire Protection District and have been found to be adequate to deter trespass at the site.
- i) Additional Permits and Licenses: Any cannabis 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 and Business License pursuant to Chapter 7.100 of the Monterey County Code. Beginning January 1, 2018, the State of California will require operators to obtain proper cannabis licenses. 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.
- j) Staff conducted a site inspection on August 20, 2019 to verify that the project on the subject parcel conforms to the plans listed above.
- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180466.

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, North County Fire Protection District, RMA-Public Works, RMA-Environmental Services and Environmental Health Bureau. 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: Odor may be generated by the processing (drying, curing) activities. The extraction, distribution and testing activities would not produce odor that is significant. Odor prevention devices and techniques shall be incorporated to ensure that odors from cannabis are not detectable offsite. Odor control program are proper ventilation, odor control equipment that has specifications that are adequate for the size of the operation, and regular inspection and maintenance. The most effective and least energy intensive odor control technology for greenhouses is activated carbon filter in order to filter out “scrub” odors and pathogens from the ventilated air. This can be used in combination with other technologies such as an electrostatic precipitator. There will be no cannabis activities taking place outside of this area.
- c) Operational plans including security, tracking, reporting, sustainability measures, and other relevant information are proposed to address regulatory requirements and minimize impacts at the site and in the surrounding areas (also see Finding No. 1).

- d) Staff conducted a site inspection on August 20, 2019 to verify that the site is suitable for this use.
- 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 PLN180466.

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

- EVIDENCE:**
- a) The project was reviewed by the Planning, North County Fire Protection District, RMA-Public Works, RMA-Environmental Services and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available including domestic water provided by the Monterey One Water, wastewater service provided by Castroville Community Services District, and PG&E utilities.
 - c) Operational plans including security, tracking, reporting, and other relevant information are proposed to address regulatory requirements and minimize impacts at the site and in the surrounding areas (also see Finding No. 1).
 - d) Volatile cannabis manufacturing will be conducted within a dedicated room that is engineered to contain explosive gases and equipment. The dedicated room will be engineered to withstand explosion and fire. It will contain sensors that detect gas in the room which is coordinated with an engineered ventilation system, have dedicated fire suppression and alarms, and will be free of electrical equipment that could cause a spark. Plans for training of employees on the use and maintenance of equipment are also provided the proposed operations plans.
 - e) Any commercial cannabis business 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.
 - 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 PLN180466.

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) Staff conducted a site inspection on August 20, 2019 and researched County records to assess if any violation exists on the subject property.
 - d) 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 PLN180466.

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 a cannabis testing facility, volatile manufacturing operation, distribution and processing of cannabis.

- EVIDENCE**
- a) Operational plans including security measures, track and trace programs, monitoring and reporting requirements, packaging and labeling standards, sustainability measures, and other relevant information are proposed to address regulatory requirements contained in Section 21.67.050 of the Inland Zoning Ordinance Title 21 (also see Finding No. 1).
 - b) Any commercial business 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 cannabis testing facility, volatile manufacturing operation, distribution and processing will not be located within a six hundred foot radius from school providing instruction in kindergarten or any grades 1 through 12, a child care center, a youth center, a playground, or drug recovery facility.

- EVIDENCE:**
- a) The cannabis testing facility, volatile manufacturing operation, distribution and processing operation will be located at 11065 Commercial Parkway, Castroville (Assessor's Parcel Number: 13-492-009-000).
 - b) The closest public park is Cato Phillip Park, located approximately 3,696-feet northwest of the subject property.
 - c) The closest school is Castroville Elementary, located over 4,000-feet southwest of the subject property.
 - d) The closest drug recovery facility is Castroville Drug and Alcohol Addiction Treatment Services, located over 4,000-feet southwest of the subject property.

7. **FINDING:** **FEDERAL COMPLIANCE:** The cannabis testing facility, volatile manufacturing operation, distribution and processing will provide adequate measures that address the federal enforcement priorities for cannabis activities including restricting access to minors, prohibiting use or possession of firearms for security purposes at the premises, and ensuring that cannabis products are supplied from permitted and licensed sources.
- EVIDENCE:**
- a) Plans and materials contained in file PLN180466 include descriptions of security measures that restrict youth access to the site. Unique identifiers, track and trace systems, and adequate records will be kept providing on-going evidence of non-diversion requirements. On-site security is prohibited from carrying lethal weapons.
 - b) Background checks of all persons with 10 percent or more interest in the cannabis businesses will be conducted. Any known association with organized crime may be grounds for denial of business permits and State licenses required to operate the dispensary.
 - d) Any cannabis 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.
 - e) Violations of Federal Enforcement priorities may be grounds for revocation of this permit.
8. **FINDING:** **CEQA (Exempt):** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project. The cannabis testing facility, volatile manufacturing operation, distribution and processing, as approved and conditioned, will not result in significant unavoidable impacts on the environment.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303, categorically exempts the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.
 - b) The project entails a change in use within an existing industrial building. This General Development Plan would authorize the use of the same facilities for distribution, processing, manufacturing and a testing facility of cannabis. Physical development is limited to installing security fencing around the perimeter and gate of the site along with minor exterior and interior modifications.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is not in a particularly sensitive environment, would not result in cumulatively considerable impacts, would not impact a hazardous waste site or historical resources, and would not damage scenic resources.

- d) The applicant has proposed appropriate operational plans and details to minimize nuisances in the vicinity including odor and security measures (see preceding Findings and Evidence).
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180466.

9. **FINDING:** **APPEALABILITY:** The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** Section 21.80.040.D of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

DECISION

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

1. Find that the project is categorically exempt per Section 15303 of the CEQA Guidelines; and
2. Approve a General Development Plan to allow the conversion of an existing industrial building into:
 - a. A 609 square foot independent commercial cannabis testing facility
 - b. Volatile manufacturing area;
 - c. Drying, trimming, processing, and packaging areas;
 - d. Distribution facilities; and
 - e. Office and storage space.

In general conformance with the attached sketch and subject to the approved conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 25th day of September, 2019 upon motion of _____, seconded by _____, by the following vote:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

 Brandon Swanson, Secretary to the Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

NOTES

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

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

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County 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

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

PLN180466

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This General Development Plan Permit (PLN180466) allows for a commercial cannabis business to include volatile manufacturing, processing, distribution and testing. The property is located at 11065 Commercial Parkway (Assessor's Parcel Number 133-492-009-000), North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A General Development Plan (Resolution Number _____) was approved by Planning Commission for Assessor's Parcel Number 133-492-009-000 on September 25, 2019. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

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

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

4. PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS

Responsible Department: RMA-Planning

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

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

5. PDSP002 – INSPECTION OF RECORDS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant, owner, and permittees agree to submit to and pay for, inspection of the operations and relevant records or documents necessary to determine compliance with Chapter 21/20.67 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 an Administrative 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-Risk Management

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-Risk Management)

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 Office of County Counsel-Risk Management 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-Risk Management

C:\WORK\ACTIVE\1908-11065 Commercial Pkwy\FLOORPLAN.dwg, 9/10/2019 4:18:38 PM, DWG To PDF.pc3

11065 COMMERCIAL PKWY CASTROVILLE, CALIFORNIA 95012

ABBREVIATIONS				SYMBOLS		PROJECT DATA		APPLICABLE CODES		SHEET INDEX	
<div><div><div>AB. ANCHOR BOLT</div><div>ABV. ABOVE</div><div>A/C. AIR CONDITIONING</div><div>A.C. ASPHALTIC CONCRETE</div><div>ACQUST. ACQUISTICAL</div><div>A.D. AREA DRAIN</div><div>ADDL. ADDITIONAL</div><div>ADJ. ADJUSTABLE</div><div>A.F.F. ABOVE FINISH FLOOR</div><div>AGGR. AGGREGATE</div><div>ALUM. ALUMINUM</div><div>ALT. ALTERNATIVE/</div><div>ALTERNATE</div><div>ANOD. ANODIZED</div><div>APPROX. APPROXIMATE</div><div>ARCH. ARCHITECTURAL</div><div>ASPH. ASPHALT</div></div><div><div>BD. BOARD</div><div>BEV. BEVELED</div><div>BULD. BUILDING LINE</div><div>BLK. BLOCK</div><div>BLKG. BLOCKING</div><div>BLVD. BOULEVARD</div><div>BM. BEAM</div><div>BOT. BOTTOM</div><div>BRK. BRICK</div><div>BRKT. BRACKET</div><div>BUR. BUILT UP ROOFING</div></div><div><div>CAB. CABINET</div><div>CB. CIRCUIT BREAKER</div><div>C.B. CATCH BASIN</div><div>CEM. CEMENT</div><div>CER. CERAMIC</div><div>C.I. CAST IRON</div><div>C.J.T. CONTROL JOINT</div><div>CL.G. CEILING</div><div>CLGHT. CEILING HEIGHT</div><div>CLKG. CAULKING</div><div>CLO. CLOSET</div><div>CLR. CLEAR</div><div>CMU. CONCRETE MASONRY UNIT</div><div>CO. COLUMN</div><div>CONC. CONCRETE</div><div>CONN. CONNECTION</div><div>CONSTR. CONSTRUCTION</div><div>CONT. CONTINUOUS</div><div>CONTR. CONTRACTOR</div><div>CORR. CORRIDOR</div><div>C.T. CERAMIC TILE</div><div>CTSK. COUNTERSUNK</div><div>CUST. CUSTODIAN</div><div>C.W. COLD WATER</div></div><div><div>DBL. DOUBLE</div><div>DEPT. DEPARTMENT</div><div>DET. DETAIL</div><div>D.F. DOUGLAS FIR</div><div>DIA. DIAMETER</div><div>DIAG. DIAGONAL</div><div>DIM. DIMENSION</div><div>DISP. DISPENSER</div><div>DN. DOWN</div><div>D.O. DOOR OPENING</div><div>DR. DOOR</div><div>D.S. DOWNSPOUT</div><div>DWG. DRAWING</div><div>DWR. DRAWER</div></div><div><div>(E) EXISTING</div><div>EA. EACH</div><div>E.B. EXPANSION BOLT</div><div>E.G. EXISTING GRADE</div><div>E.J. EXPANSION JOINT</div><div>EL. ELEVATION</div><div>ELEC. ELECTRICAL</div><div>ELEV. ELEVATOR</div><div>EMER. EMERGENCY</div><div>ENCL. ENCLOSURE</div><div>E.P. ELECTRICAL PANELBOARD</div><div>EQ. EQUAL</div><div>EQPT. EQUIPMENT</div><div>E.W.C. ELECTRICAL WATER COOLER</div><div>EXH. EXHAUST</div><div>EXP. EXPANSION</div><div>EXPO. EXPOSED</div><div>EXST. EXISTING</div><div>EXT. EXTERIOR</div></div><div><div>F.A. FIRE ALARM</div><div>FAB. FABRICATE</div><div>F.B. FLAT BAR</div><div>FBR. FIRE BRICK</div><div>F.D. FLOOR DRAIN</div><div>FDN. FOUNDATION</div><div>F.E. FIRE EXTINGUISHER</div><div>F.E.G. FIRE EXTINGUISHER CAB.</div><div>F.F. FINISH FLOOR</div><div>F.G. FIXED GLAZING</div><div>F.H.C. FIRE HOSE CABINET</div><div>FIN. FINISH</div><div>FIN.GR. FINISH GRADE</div><div>FIXT. FIXTURE</div><div>FL. FLASHING</div><div>FLUOR. FLOURESCENT</div><div>F.O.C. FACE OF CONCRETE</div><div>F.O.F. FACE OF FINISH</div><div>F.O.M. FACE OF MASONRY</div><div>F.O.S. FACE OF STUDS</div><div>F.O.T. FACE OF TREADS</div><div>FPRF. FIREPROOF</div><div>F.S. FULL SIZE</div><div>FT. FOOT OR FEET</div><div>FTF. FACE TO FACE</div><div>FTG. FOOTING</div><div>FURR. FURRING</div><div>FUT. FUTURE</div></div><div><div>G. GAUGE</div><div>GALV. GALVANIZED</div><div>G.B. GUTTER DRAIN</div><div>G.D. GALVANIZED IRON (STEEL)</div><div>GL. GLASS</div><div>GLB. GLUE LAM BEAM</div><div>GND. GROUND</div><div>GR. GRADE</div><div>GSM. GALVANIZED SHEET METAL</div><div>GYP. GYPSUM</div></div><div><div>H. HIGH</div><div>H.B. HOSE BEAM</div><div>H.C. HOLLOW CORE</div><div>HDR. HEADER</div><div>HDWD. HARDWOOD</div><div>HDWE. HARDWARE</div><div>H.M. HOLLOW METAL</div><div>HNDRL. HANDRAIL</div><div>HORIZ. HORIZONTAL</div><div>HR. HOUR</div><div>HT. HEIGHT</div><div>H.V.A.C. HEATING/VENTILATING/ AIR CONDITIONING</div><div>H.W. HOT WATER</div></div><div><div>I.D. INSIDE DIAMETER (DIM.)</div><div>IF. INSIDE FACE</div><div>INC. INCANDESCENT INFORMATION</div><div>INSUL. INSULATION</div><div>INT. INTERIOR</div><div>ISO. ISOMETRIC</div></div><div><div>J. JOIST</div><div>JAN. JANITOR</div><div>JH. JOIST HANGER</div><div>JT. JOINT</div></div><div><div>KIT. KITCHEN</div><div>K.O. KNOCKOUT</div><div>KPL. KICK PLATE</div></div><div><div>LAB. LABORATORY</div><div>LAM. LAMINATE</div><div>LAV. LAVATORY</div><div>LKR. LOCKER</div><div>LT. LIGHT</div></div><div><div>MAX. MAXIMUM</div><div>M.B. MACHINE BOLT</div><div>M.C. MEDICINE CABINET</div><div>MECH. MECHANICAL</div><div>MEMB. MEMBRANE</div><div>MET. METAL</div><div>MEZZ. MEZZANINE</div><div>MFR. MANUFACTURER</div><div>MH. MANHOLE</div><div>MIN. MINIMUM</div><div>MIR. MIRROR</div><div>MIR.S. MIRROR AND SHELF</div><div>MISC. MISCELLANEOUS</div><div>M.L. METAL LATH</div><div>M.O. MASONRY OPENING</div><div>MTD. MOUNTED</div><div>MUL. MULLION</div></div><div><div>(N) NEW</div><div>N. NORTH</div><div>NAT.GR. NATURAL GRADE</div><div>N.I.C. NOT IN CONTRACT</div><div>N.I.P. NOT IN PROJECT</div><div>NO. or # NUMBER</div><div>NOM. NOMINAL</div><div>N.T.S. NOT TO SCALE</div></div><div><div>O' OVER (signifies material over another)</div><div>O.A. OVERALL</div><div>OBS. OBSCURE</div><div>O.C. ON CENTER</div><div>O.D. OUTSIDE DIAMETER</div><div>OFF. OFFICE</div><div>OH. OPPOSITE HAND</div><div>OPNG. OPENING</div><div>OPP. OPPOSITE</div><div>OVHD. OVERHEAD</div></div><div><div>PAR. PARALLEL</div><div>P.D. PERFORATED</div><div>PERF. PERFORATED</div><div>P.G. PAINT GRADE</div><div>P.H. PHILLIPS HEAD</div><div>PL. PLATE</div><div>P.LAM. PLASTIC LAMINATE</div><div>PLAS. PLASTER</div><div>PLUMB. PLUMBING</div><div>PLYWD. PLYWOOD</div><div>PNTD. PAINTED</div><div>PR. PAIR</div><div>PRCST. PRE-CAST</div><div>PREFAB. PRE-FABRICATED</div><div>PSI. POUNDS PER SQUARE INCH</div><div>PT. POINT</div><div>P.T.D. PAPER TOWEL DISPENSER</div><div>P.T.D/R. COMBINATION PAPER TOWEL DISPENSER</div><div>PTN. PARTITION</div><div>P.T.R. PAPER TOWEL RECEPTACLE</div><div>PVC. POLYVINYL CHLORIDE</div></div><div><div>Q.T. QUARRY TILE</div><div>QTY. QUANTITY</div></div><div><div>R. RISER</div><div>R.A. RETURN AIR</div><div>RAD. RADUIS</div><div>R.B. RESILIENT BASE</div><div>R.C. ROUGH CONCRETE</div><div>R.D. ROOF DRAIN</div><div>REBAR. REINFORCED BAR</div><div>REC. RECESSED</div><div>REF. REFERENCE</div><div>REFL. REFLECTED</div><div>REIN. REINFORCED</div><div>REQD. REQUIRED</div><div>RESIL. RESILIENT</div><div>REGIS. REGISTER</div><div>RCTR. ROOM</div><div>RMV. REMOVE</div><div>RND. ROUND</div><div>R.O. ROUGH OPENING</div><div>R.S. ROUGH SAWN</div><div>RWD. REEDWOOD</div><div>R.W.L. RAIN WATER LEADER</div></div><div><div>S. SAN.</div><div>S.C. SOLID CORE</div><div>SCHED. SCHEDULE</div><div>S.D. SOLID DRAIN</div><div>SECT. SECTION</div><div>SECT. SELECT</div><div>SEL. STAIN GRADE</div><div>S.G. SHELF</div><div>SH. SHOWER</div><div>SHR. SHEET</div><div>SHT. SIMILAR</div><div>SH. SLIDING</div><div>S.M.S. SHEET METAL SCREW</div><div>S.N.D. SANITARY NAPKIN HOLDER</div><div>S.N.R. SANITARY NAPKIN RECEPTICAL</div><div>S&P. SPECIFICATION</div><div>S&P. SHELF AND POLE</div><div>SO. SQUARE</div><div>SST. STAINLESS STEEL</div><div>S.SK. SERVICE SINK</div><div>STA. STATION</div><div>STD. STANDARD</div><div>STL. STEEL</div><div>STOR. STORAGE</div><div>STRUL. STRUCTURAL</div><div>SUSP. SUSPENDED</div><div>SYM. SYMMETRICAL</div></div><div><div>T. TREAD</div><div>T.B. TOWEL BAR</div><div>T&B. TOP AND BOTTOM</div><div>T.C. TOP OF CURB</div><div>T.D. TIE DOWN</div><div>TEL. TELEPHONE</div><div>TEMP. TEMPERED</div><div>TER. TERRAZZO</div><div>T&G. TONGUE AND GROOVE</div><div>THK. THICK</div><div>THRES. THRESHOLD</div><div>T.O.F. TOP OF FLOORING</div><div>TOIL. TOILET</div><div>T.O.P. TOP OF PLATE</div><div>T.O.S. TOP OF SLAB</div><div>T.O.W. TOP OF WALL</div><div>T.P. TOP OF PAVEMENT</div><div>T.P.D. TOILET PAPER DISPENSER</div><div>TRD. TREAD</div><div>TRNSF. TRANSFORMER</div><div>T.S.F. TOP OF STRUCTURAL FLOOR</div><div>T.V. TELEVISION</div><div>TYP. TYPICAL</div></div><div><div>U.B.C. UNIFORM BUILDING CODE</div><div>UNF. UNFINISHED</div><div>U.O.N. UNLESS OTHERWISE NOTED</div><div>U.R. URINAL</div></div><div><div>VENT. VENTILATION</div><div>VERT. VERTICAL</div><div>VEST. VESTIBULE</div><div>V.I.F. VERIFY IN FIELD</div><div>V.P. VENT PIPE</div></div><div><div>W. WEST</div><div>WSP. WAINSCOT</div><div>WT. WEIGHT</div><div>WTR. WATER</div><div>W.W.F. WELDED WIRE FABRIC</div></div><div><div>& AND</div><div>L ANGLE</div><div>@ AT</div><div>Ø DIAMETER OR ROUND</div><div>Φ POUND OR NUMBER</div><div>d PENNY</div><div>⊥ PERPENDICULAR</div></div></div>				<div>APN: 133-492-009-000</div> <div>PROJECT ADDRESS: 11065 COMMERCIAL PARKWAY, CASTROVILLE, CA 95012</div> <div>PLANNING SUBMITTAL: PLN180466 BUILDING SUBMITTAL: N/A</div> <div>ZONING - CP SITE AREA - 1.0 AC (43,556 Sq.Ft.) BUILDING SITE COVERAGE: 34.7% GRADING: NONE IMPERVIOUS SURFACE COVERAGE: 4,175/43556= 1% (UNCHANGED)</div> <div>SETBACKS FRONT: 40' SIDE: 74' / 15' REAR: 15'</div> <div>BUILDING AREAS: UNCHANGED FIRST FLOOR 15,120 S.F. SECOND FLOOR 1,830 S.F. TOTAL: 16,950 S.F..</div> <div>OCCUPANCY: B (OFFICE) $\frac{16,950}{100}$ GROSS F-1 (MODERATE-HAZARD FACTORY INDUSTRIAL $\frac{16,950}{100}$ GROSS 16,950 SF/100 = 169.5 = 170 OCCUPANTS</div> <div>HEIGHT 24' +/- ABOVE A.N.G. UNCHANGED</div> <div>FLOOR AREA RATIO: 16,950 S.F./43,556 S.F. = 38.9% UNCHANGED</div> <div>PARKING: PER TITLE 21, SECTION 21.58 - 1 SPACE/500 SF 16,938/500=34 SPACES REQUIRED, 40 PROVIDED</div> <div>SPRINKLERS REQUIRED: SPRINKLERS ARE EXISTING, MODIFICATIONS WILL BE REQUIRED FOR NEW AREAS WITH A DEFERRED SUBMITTAL PER NFPA ARTICLE 13.</div> <div>CONSTRUCTION TYPE: V-B</div>		<div>APPLICABLE CODES: ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE FOLLOWING CODES OR THE MOST RECENT CODE ADOPTED BY THE JURISDICTION: 2016 CALIFORNIA BUILDING CODE (CBC) 2016 CALIFORNIA MECHANICAL CODE (CMC) 2016 CALIFORNIA PLUMBING CODE (CPC) 2016 CALIFORNIA ELECTRIC CODE (CEC) CALIFORNIA ENERGY STANDARDS (CenC) TITLE-19 CALIFORNIA ADMINISTRATIVE CODE TITLE-24 CALIFORNIA ADMINISTRATIVE CODE 2010 AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES 2016 CALIFORNIA FIRE CODE (CFC) LATEST EDITION OF COUNTY OF MONTEREY CODE ORDINANCES AND ADOPTED AMENDMENTS NFPA ARTICLE 13, NFPA ARTICLE 70, AND OTHER APPLICABLE SECTIONS 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (PROJECT EXEMPT PER CALGREEN SECTION 101.3, EXISTING BUILDING)</div>	<div>ARCHITECTURAL: A0.1 INFORMATIONAL SHEET A1.0 SITE PLANS/NOTES</div>				
								DEFERRED SUBMITTALS		SCOPE OF WORK	
								VICINITY MAP		DRAWING RELEASE	
										DATE	
										REV.	
										PURPOSE/UPDATE	
										REMARKS	
										9 / 1 / 19	

All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required.

The emergency access key box ("Knox Box") shall be installed and maintained. The type and location shall be approved by the fire department. The fire department shall be notified when locks are changed so that the emergency access key box can be updated with current keys.

Permanent Address Numbers

All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address.

Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road.

In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site.

Exit Signs

Emergency exit signs will be illuminated and installed at all exits.

Fire Suppression

Sprinklers

The warehouse and office buildings shall be fully protected with automatic fire sprinkler systems. Installation shall be in accordance with the applicable NFPA standard. The applicant will obtain permits for fire sprinkler systems prior to installation.

Fire Extinguishers

Portable fire extinguishers shall be installed and maintained per California Fire Code Section 906. The portable fire extinguishers shall be installed in the greenhouses and in the metal building.

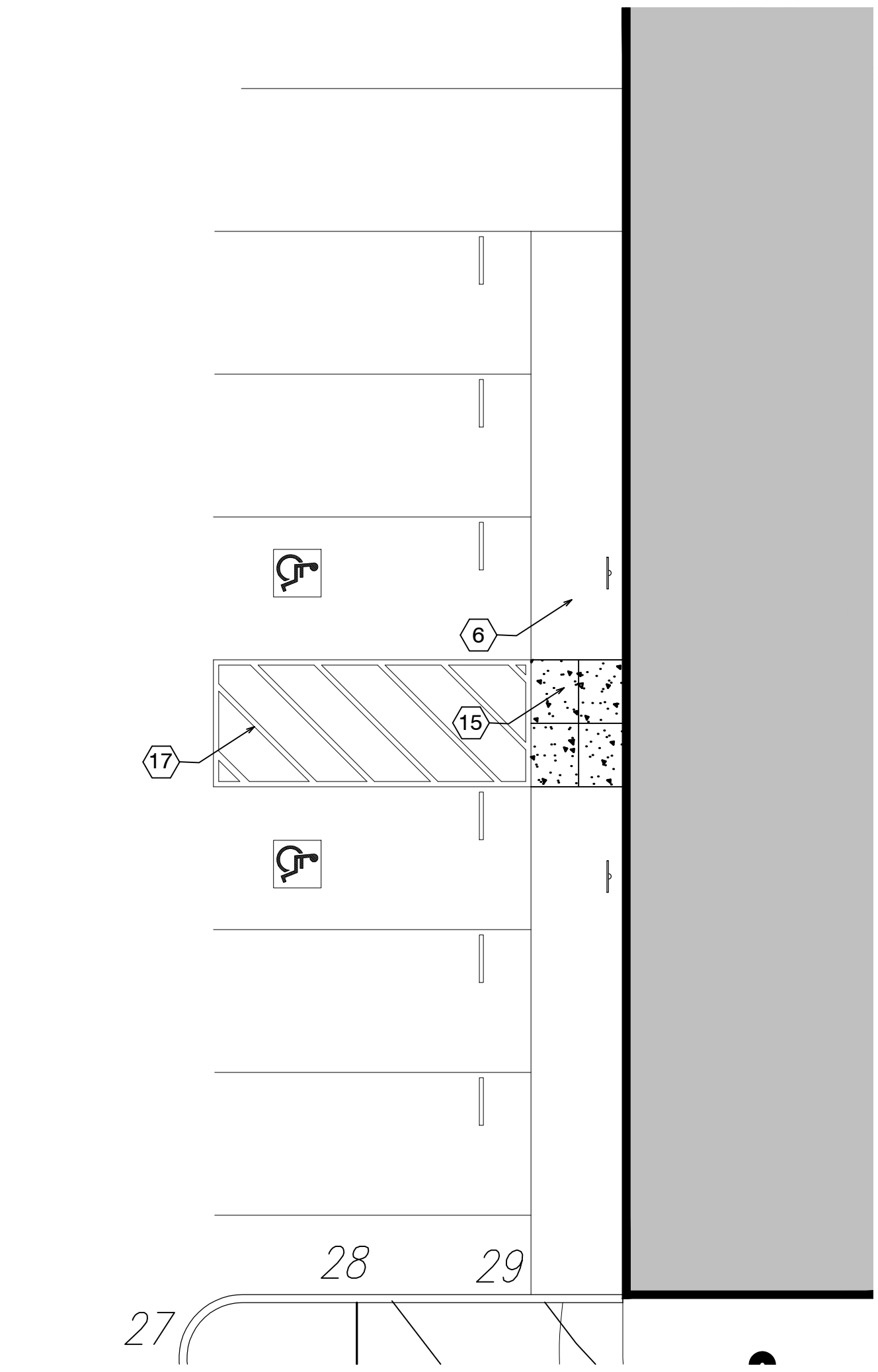
Alarm System

(Buildings that are protected with a fire sprinkler system designed with more than 20 sprinklers shall be protected with a fire alarm system that is monitored by a fire alarm company)

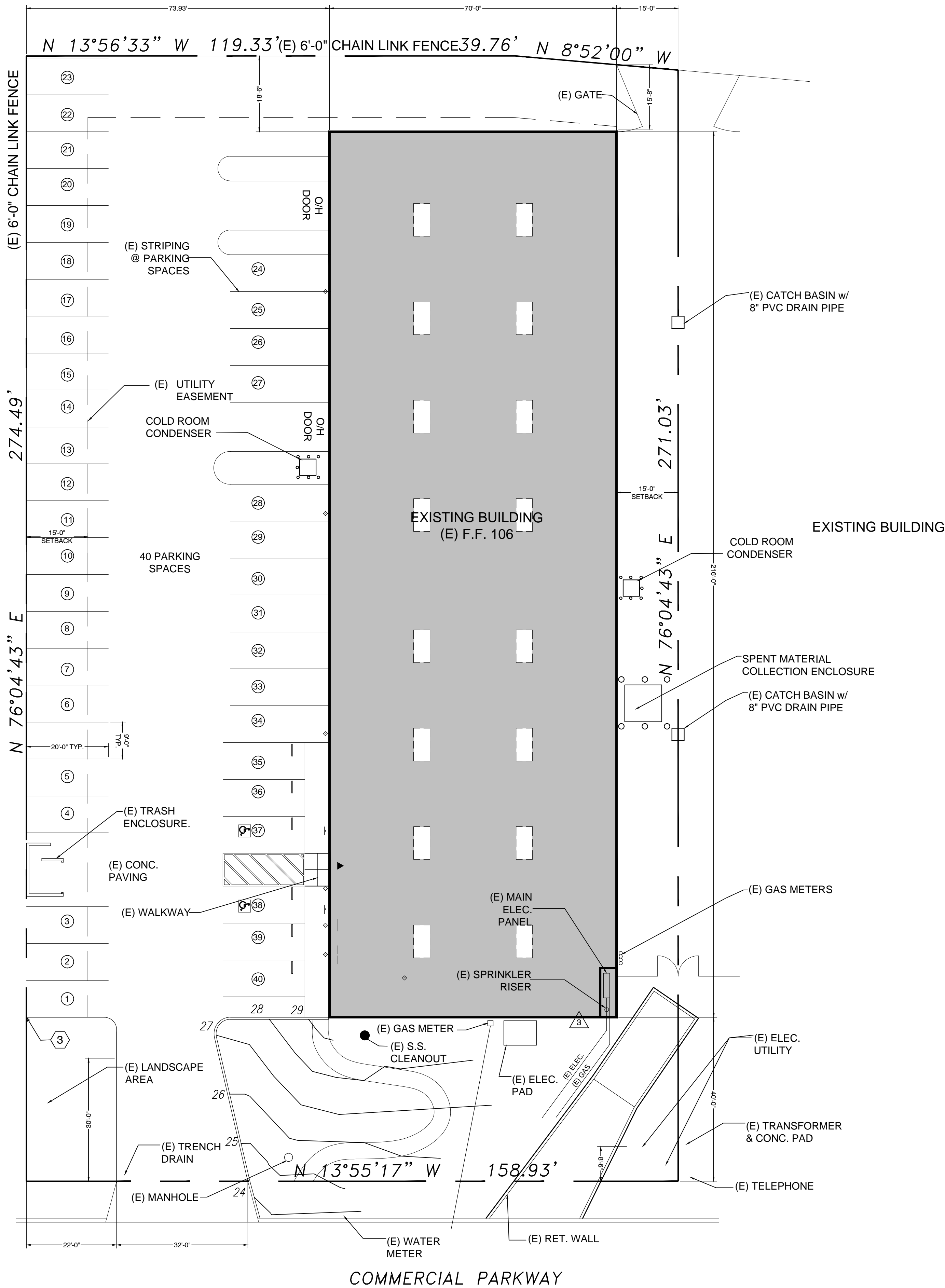
The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor to the fire code official and approved prior to requesting a rough sprinkler or framing inspection.

An accessible path of travel in accordance with California Business Code Section 11B will be provided in all areas of alteration.

1. NOT USED
2. NOT USED
3. (E) FENCE - 6' CHAIN LINK W/VERTICAL SECURITY SLATS AND ANGLED 3 LAYERED BARBED WIRE TOP MOUNT.
4. NOT USED
5. NOT USED
6. ACCESSIBLE ROUTE OF TRAVEL
7. NOT USED
8. NOT USED
9. (E) ELECTRICAL ROOM
10. NOT USED
11. AC PAVING
12. NOT USED
13. NOT USED
14. NOT USED
15. CONCRETE PAVING w/MAX 2% SLOPE
16. NOT USED
17. AC PAVING - MAX 2% CROSS-SLOPE




12 **EXISTING ENTRY**
SCALE: 1/8" = 1'-0"
PROJECT NORTH
PLAN
SCALE: 1/8" = 1'-0"



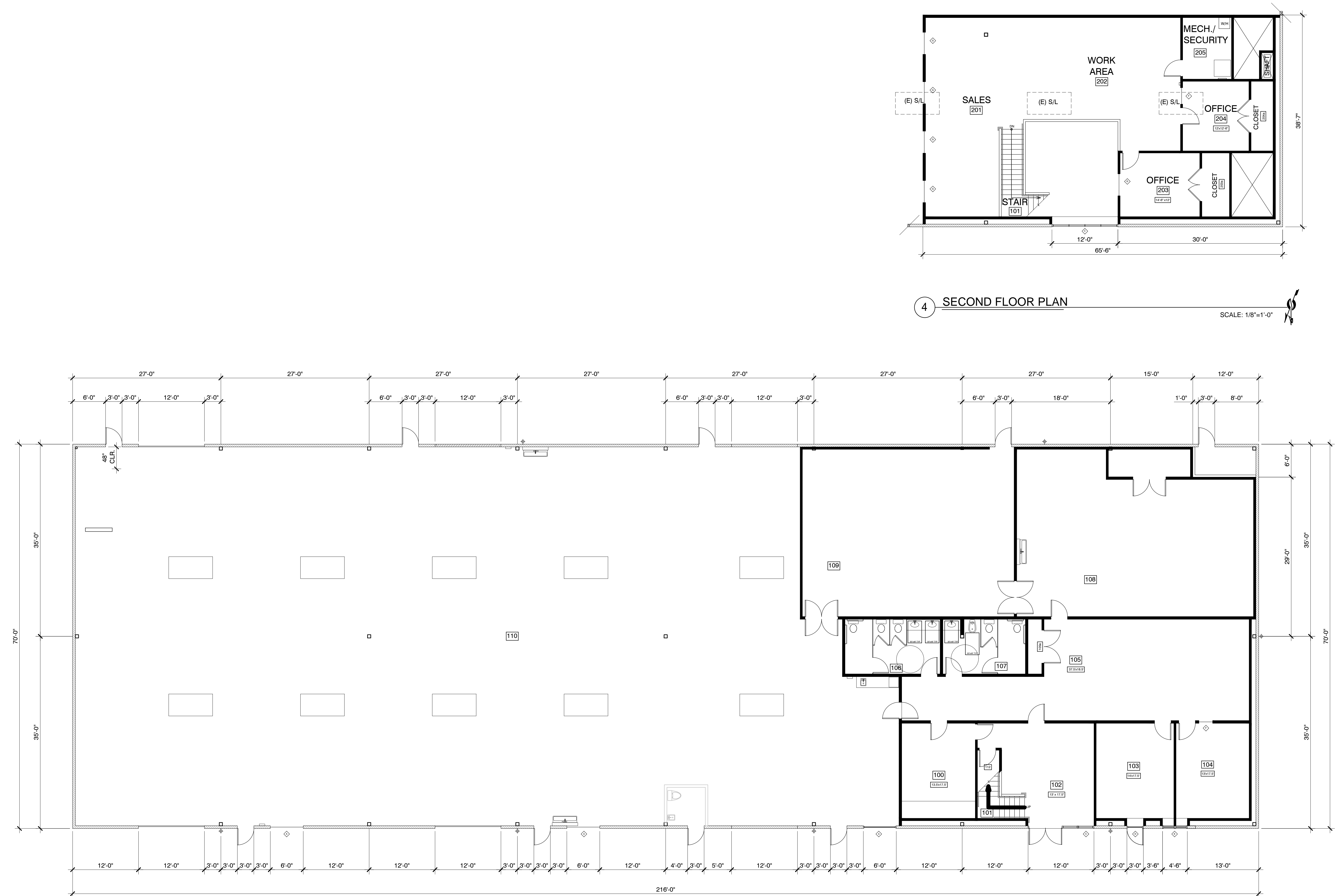
8

SITE PLAN
SCALE: 1/16" = 1'-0"

PLANNING SUBMITTAL PLN180466
APN: 133-492-009-000



SCALE: 1/16" = 1'-0"

	REVISIONS	BY			
C-21354 PHILIP C. JOHNSON ARCHITECT STATE OF CALIFORNIA JAN 5-31-22					
JOHNSON ARCHITECTURAL GROUP JAG Architects & General Building Contractors P.O. Box 112 Carmel Valley, Ca 93924 831-659-4160 J A G A R C H . c o m					
THIS DOCUMENT AND THE IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE ARE THE PROPERTY OF PHILIP C. JOHNSON ARCHITECT, AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PHILIP C. JOHNSON ARCHITECT.					
SITE PLAN					
Date 9/1/19					
Scale AS SHOWN					
Drawn by DDJ					
Job 1908					
Sheet A1.0 Of Sheet					

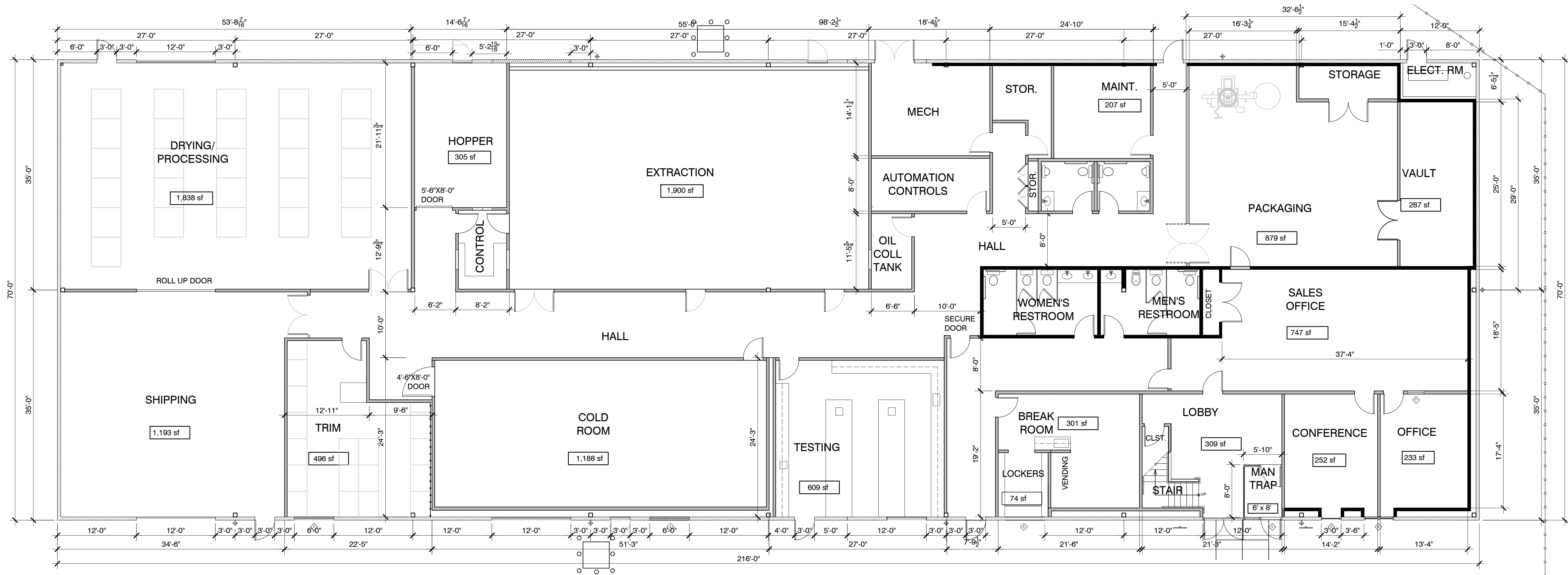


4 SECOND FLOOR PLAN

20 FIRST FLOOR PLAN

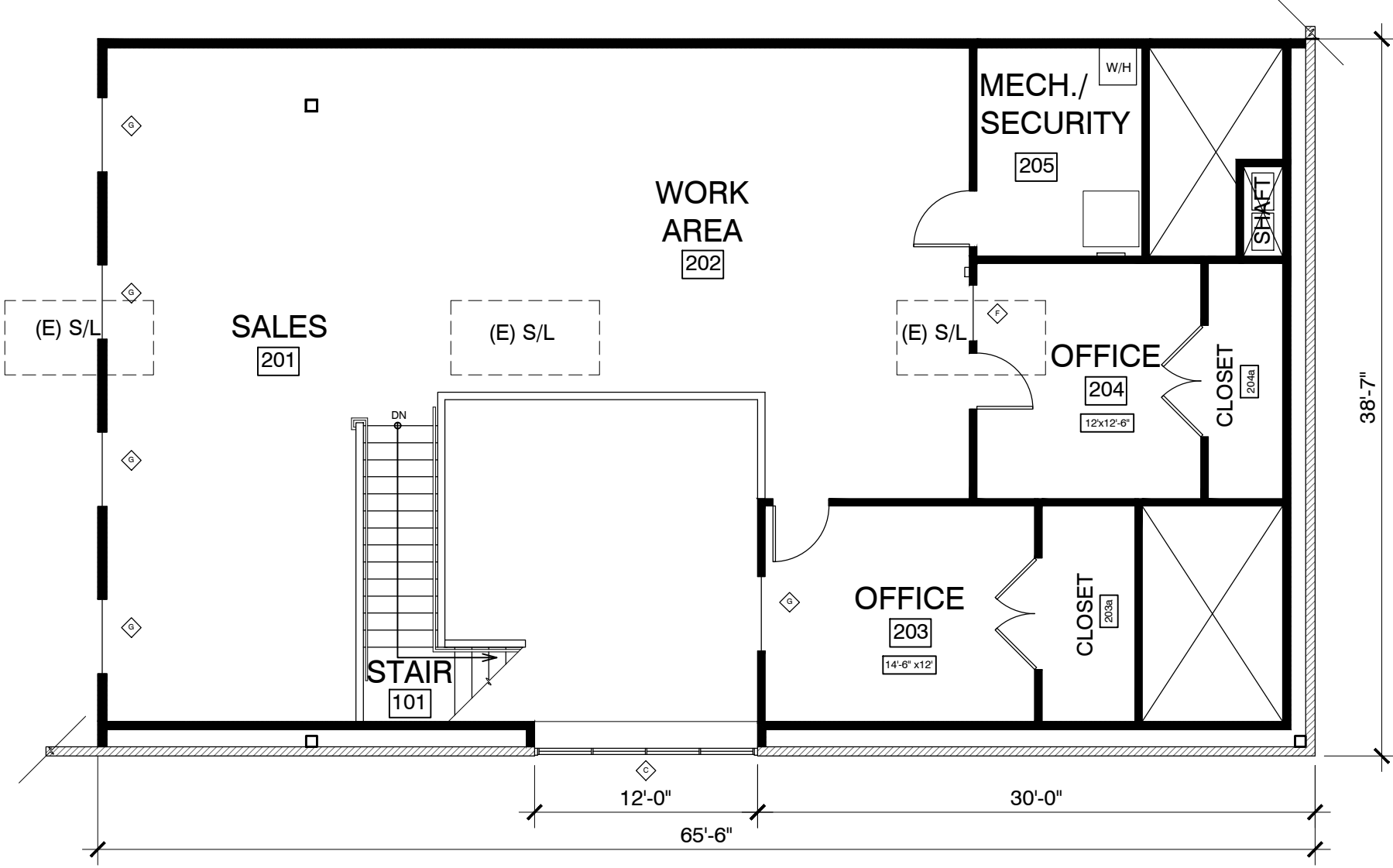
SCALE: 1/8"=1'-0"

C:\WORK\ACTIVE\1806-11065 Commercial Pkwy\Current Set\FLOORPLAN.dwg, 1/3/2019 1:54:42 PM, DWG To PDF.pc3



20 FIRST FLOOR PLAN

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



4 SECOND FLOOR PLAN

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

REVISIONS

BY

PHILIP C. JOHNSON

C-21354

5-31-10

STATE OF CALIFORNIA

JOHNSON ARCHITECTURAL GROUP

JAG

Architects & General Building Contractors

Po Box 112
Carmel Valley, Ca 93924

831-659-4160

JAGARCH.COM

BONAVENTURE GROWERS ASSN.
11065 COMMERCIAL PKWY
CASTROVILLE, CALIFORNIA 95012

THIS DOCUMENT AND THE IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF PHILIP C. JOHNSON ARCHITECT, AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PHILIP C. JOHNSON ARCHITECT.

FLOOR PLANS

Date 12/10/18

Scale AS SHOWN

Drawn by DDJ

Job 1806

Sheet
A2.2
of
Sheet