

Exhibit A

This page intentionally left blank.

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

In the matter of the application of:

JANUS LLC (PLN220296)

RESOLUTION NO. ----

Resolution by the Monterey County Chief of Planning:

- 1) Considering an Addendum together with the adopted Programmatic Multi-Site Cannabis Initial Study/Mitigated Negative Declaration (HCD-Planning File No. REF150048), passed and adopted by the Board of Supervisors on December 1, 2020 (Board of Supervisor Resolution No. 20 - 381), per California Environmental Quality Act (CEQA) Guidelines Section 15164; and
- 2) Approving an Administrative Permit to allow the establishment of a commercial cannabis activities consisting of mixed-light cultivation, nursery, non-volatile manufacturing, self-distribution, and third party processing within 515,774 square feet of existing and new greenhouse and warehouse space.

[PLN220296, Janus LLC, 22900 Fuji Lane, Salinas, CA, Greater Salinas Area Plan (APN: 137-141-009-000)]

JANUS, LLC application (PLN220296) came on for public hearing before the Monterey County Chief of Planning on December 6, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the Chief of Planning 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) 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;
 - Greater Salinas Area 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.
b) The subject property is located at 22900 Fuji Lane, Salinas (Assessor's Parcel Number: 137-141-009-000), Salinas Area Plan. The subject

property is located in the “F/40” or “Farmland” Zoning District which allows indoor, mixed-light, or nursery cannabis cultivation pursuant to an Administrative Permit, Title 21 Section 21.30.040.

- c) Site Configuration: The project involves establishment of a commercial cannabis facility, inclusive of cultivation, distribution, third party processing and nursery, within existing and proposed greenhouses and warehouse space (approximately 515,774 square feet) within the Farmlands Zoning District. No conflicts exist within the Monterey County Code (MCC) for this project. Pursuant to MCC Chapter 7.90 and 21.67, the Mixed-Light cannabis cultivation (Type 1B, 2B, and 3B) in existing structures and processing in the warehouse building is an allowed use for this property.
- d) Location: In accordance with Title 21 Section 21.67.050.B.4, and as demonstrated in Finding No. 5, the property is located more than 600-feet from the nearest school, public park, and drug recover facility (see Finding 5).
- e) Lot Legality: The subject property is shown in its current size and configuration as Parcel 3 in Volume 5 of Parcel Maps, page 94 of the County of Monterey Assessor’s Map. The parcel is shown on a record of survey completed in September of 1973, and recorded on December 12, 1973. Therefore, the County recognizes the property as a legal lot of record.
- f) Unique Identifiers: In accordance with Title 21 Section 21.67.050.B.5, the Operation Plan will implement a Unique Identifier program that can track each batch or crop back to its source. The Unique Identifier program will be linked with the appropriate track and trace program with batch records as well as the produce recall procedures if necessary. In addition, package labels will include a list of pharmacologically active ingredients and identify the source and manufacture date of the product.
- g) Security: The Operation Plan provides a detailed description of security measures to be implemented in accordance with Title 21 Section 21.67.050.B.6. Barbed wire topped chain link fences, a professionally monitored alarm system and motion-sensing security cameras are on site to deter trespassing and theft of cannabis and cannabis products.
- h) Pesticides and Fertilizers: In accordance with Title 21 Section 21.67.050.B.7, the Operation Plan includes measures 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 applicant will implement Biological Pest Control (BPC) program to control pests. This includes releasing Ladybugs within the facility to naturally control aphids, mites, scale insects and small caterpillar populations. If fungicide or pesticides are needed at any time, the product and use shall be in conformance with the rules in place for safety of use and storage. The operations plan includes an extensive pesticide and fertilizer management plan detailing proper storage and handling practices as well as an emergency response plan.
- i) Water Conservation Measures: Consistent with Title 21 Sections 21.67.050.B.8 and 21.67.050.C.4, the cultivation includes adequate

measures to minimize use of water for cannabis cultivation at the site such as a pulse watering technique which is an improved method of spaghetti tube irrigation. Instead of watering plants once or twice a day with a large amount of water, plants are watered more frequently with small amounts of water. This allows the water to be redistributed within the pots between waterings, resulting in a more uniform water distribution within the pots. That makes it possible to thoroughly wet the growing medium without irrigation run-off.

- j) Energy Efficiency: Consistent with the requirement specified in Title 21 Sections 21.67.050.B.9 and 21.67.050.C.5, the project includes adequate measures to address the projected energy demand for cannabis cultivation at the site. The commercial cannabis operations will require some use of artificial lighting as well as use of mechanical systems for environmental controls which could increase energy demands and result in increased greenhouse gas emissions. Therefore, the Operation Plan includes the installation of energy efficient equipment such as LED artificial lighting and an efficient air pressurized odor control system. Other measures include patches holes in the existing greenhouses and covering metal structural elements during the colder seasons to prevent heat from escaping the structures. Thermal screens will also be added to the greenhouses to prevent heat loss, this will reduce energy use needed to keep the greenhouses warm by as much as 40%.
- k) Visibility: In accordance with Title 21 Section 21.67.050.B.10, no plants or advertisements of cannabis plants or products will be visible from off-site. All products will remain in the structures during onsite operational activities. Additionally, the property will be surrounded by a chain link fence to prevent pedestrians from wondering onto the property to see any cannabis plants or products inside the enclosed structures.
- l) Additional Permits and Licenses: Cultivation 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. These 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.
- m) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN220296.

2. FINDING: **SITE SUITABILITY:** The site is physically suitable for the proposed use.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, Monterey County Regional Fire Protection District, HCD-Engineering Services, HCD- Environmental Services, Environmental Health Bureau and the Agricultural Commissioner's Office. There has been no indication from these departments/agencies that the site is not suitable for the

proposed use. Recommendations have been incorporated as conditions of approval.

- b) Odor: The applicants provided different techniques of how to control the odor within the project site, additionally, the project has been conditioned to require the applicant to provide an odor control plan prior to the issuance Commercial Cannabis Business Permits (Condition No. 9).
- 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 the surrounding areas (also see Finding No. 1).
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN220296.

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 HCD-Planning, Monterey County Regional Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau and the Agricultural Commissioner's Office. 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) The project will be served by onsite utilities including an onsite well and onsite septic system. Conditions of approval have been added to ensure the onsite utilities meet the health standards prior to issuance of Commercial Cannabis Business Permits (Conditions Nos. 11, 12, 13, 14, 15, 16, 17).
- c) The operations plan details how hazardous materials will be properly handled, also see Finding 1, Evidence "h".
- 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 (also see Finding No. 1).
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN220296.

4. FINDING:

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

EVIDENCE a)

Operational plans including security measures, track and trace programs, monitoring and reporting requirements, packaging and labeling standards, sustainability measures, and other relevant

information are proposed to address regulatory requirements contained in Title 21 Section 21.67.050 (also see Finding No. 1). Required conditions of approval specified in Title 21 Section 21.67.050.D have been incorporated.

b) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN220296.

5. FINDING: **REQUIRED SETBACKS:** The cultivation will not be located within a six-hundred-foot radius of a school providing instruction in kindergarten or any grades 1 through 12, a child care center, a youth center, a playground, or a drug recovery facility that is in existence at the time of approval of permits by the Appropriate Authority.

EVIDENCE:

- a) The cultivation and manufacturing operation will be located at 22900 Fuji Lane, Salinas.
- b) The closest public park is Monte Bella Community Park, located approximately 4.5 miles, 23,760 feet, northeast of the subject property.
- c) The closest school is Bardin Elementary School, located 3.5 miles, 18,480 feet, northeast of the subject property.
- d) The closest drug recovery facility is the California Department of Rehabilitation, located over 6.4 miles, 33,742 feet, northwest of the subject property.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN220296.

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

EVIDENCE:

- a) The operations plan indicates that all cannabis and cannabis products shall be tested by a registered testing laboratory, prior to retail sale or dispensing. In accordance with State regulations, the applicant will outsource testing of all cannabis or cannabis products only to a licensed testing laboratory.
- 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 and State Law.
- c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN220296.

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

EVIDENCE:

- a) Plans and materials contained in file PLN220296 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.
- b) Background checks will be conducted on all employees, volunteers, principals, directors, and board members. The applicants will not employ anyone who does not pass a background check according to Chapter 7.90 of the County Code.
- c) Violations of Federal Enforcement priorities may be grounds for revocation of this permit.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN220296.

8. FINDING:

CEQA (Addendum) – An Addendum to a previously certified Initial Study/ Negative Declaration was prepared in accordance with CEQA Guidelines Section 15164 to reflect changes or additions in a project that do not cause substantial changes or new information that would require major revisions to the certified IS/MD.

EVIDENCE:

- a) The Multi-Site Cannabis IS/MND (HCD-Planning File No. REF150048), passed and adopted by the Board of Supervisors on December 1, 2020 (Board of Supervisor Resolution No. 20 - 381), evaluated potential cumulative effects of 45 sites that proposed to cultivate cannabis within existing greenhouses or buildings.
- b) The proposed project consists of establishment a commercial cannabis mixed-light cultivation, nursery, third party processing, self-distribution, non-volatile manufacturing in existing and proposed greenhouses and accessory structures on site.
- c) Pursuant to Section 15164 of the CEQA Guidelines, there is no new information of substantial importance that was not acknowledged when the IS/MND adopted. The significant effects analyzed within the IS/MND will not significantly increase due to the minor changes associated with the project and there are no new mitigation measures proposed.
- d) According to CEQA Consistency Checklist for Cannabis Cultivation Facilities (attached to this resolution and incorporated herein by reference), minor changes will occur with respect to the circumstances under the IS/ND. The proposed project will have an increase in estimated employees due to the proposed increase in size of the operation compared to what was originally analyzed in 2020. The IS/MND estimated 35 full time employees, the applicants are proposing 80 full time employees. This increase will not have any new significant impacts and will not significantly intensify the impacts analyzed under the IS/MND.
- e) The IS/MND analyzed potential impacts to 20 different resources and environmental factors. Of these 20, only Traffic was determined to have significant impacts from the Cannabis projects. These impacts were able to be mitigated to a less than significant impacts. An updated traffic report was prepared for the proposed project to address the minor changes. The previously assessed impact fees required by MM TRA-1, 2 and 3 will increase based on the increase in traffic trips estimated by the traffic assessment. These fees will be updated and

paid in conjunction with the associated building fees. Additionally, despite the increase in employees and traffic trips, the traffic assessment concluded there would not be a substantial change to the environmental impacts identified within the IS/MND. The roadways and intersections will continue to operate at their current Levels of Service, all of which are above Level F.

- f) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial modifications proposed in the project that would require major revision to the previously adopted IS/MND.
- g) 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.
- h) The materials upon which the County's decision is based are located in HCD-Planning, 1441 Schilling Place, 2nd Floor, Salinas, CA.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN220296.

9. FINDING:

EVIDENCE: a)

APPEALABILITY - The decision on this project may be appealed to the Planning Commission.

Pursuant to Monterey County Code Section 21.80.040.A, an appeal may be made to the Planning Commission by any public agency or any person aggrieved from discretionary decisions of the Director of Planning.

DECISION

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

- A. Consider an Addendum together with a previously adopted Initial Study/Mitigated Negative Declaration per California Environmental Quality Act (CEQA) Guidelines Section 15164; and
- B. Approve an Administrative Permit to allow the establishment of 515,774 square feet of existing and proposed greenhouses and warehouses for commercial cannabis mixed-light cultivation, nursery, self-distribution, non-volatile manufacturing, and third party-processing.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 6th day of December, 2023.

Melanie Beretti, AICP
HCD Acting Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION 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.

County of Monterey HCD Planning

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

PLN220296

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative Permit (PLN220296) allows the establishment of a commercial cannabis activities consisting of mixed-light cultivation, nursery, non-volatile manufacturing, self-distribution, and third party processing within 515,774 square feet of existing and proposed greenhouse and warehouse space. The property is located at 22900 Fuji Lane, Salinas, CA (Assessor's Parcel Number 137-141-009-000), Greater Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - 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. (HCD - 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: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "An Administrative Permit (Resolution Number _____) was approved by the Chief of Planning for Assessor's Parcel Number 137-141-009-000 on [Date the permit was approved]. The permit was granted subject to 20 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PDSP001-OPERATIONAL COMPLIANCE INSPECTIONS

Responsible Department: 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: 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: 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: 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: 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: 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

11. EHSP01 – DEED RESTRICTION AND DECLARATION FOR AN UNREGULATED, NON-PUBLIC WATER SYSTEM (Non-Stand

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The proposed project does not currently require a water system permit based on the definition of a public water system in California Health and Safety Code, section 116275(h). Prior to approval of Commercial Cannabis Business Permit (CNB), Owner/Applicant shall record a "Declaration for an Unregulated, Non-Public Water System" deed restriction on a form prepared by the Environmental Health Bureau (EHB) and approved by County Counsel. In the event that the Unregulated, Non-Public Water System facility will serve at least 25 individuals daily at least 60 days out of the year, Owner/Applicant must apply for and obtain a Public Water System permit from EHB prior to serving at least 25 individuals daily at least 60 days out of the year. Owner/Applicant is responsible to reimburse EHB for costs associated with preparation of the Deed Restriction.

Compliance or Monitoring Action to be Performed: Prior to approval of Commercial Cannabis Business Permit (CNB), the applicant shall provide a legal description for the parcel and a copy of the Grant Deed to the EHB. The EHB will prepare the deed restriction form. The property owner shall sign and notarize the deed restriction form obtained from the EHB. Record the notarized deed restriction with the Monterey County Recorder. Proof of recordation shall be provided to the EHB.

12. EHSP02 –WATER SYSTEM PERMIT REQUIREMENTS (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: A Public Water System (PWS) means a system for the provision of water for human consumption through pipes or other constructed conveyances that has fifteen (15) or more service connections or regularly serves at least twenty-five (25) individuals daily at least sixty (60) days out of the year. A Local Small Water System (SWS) means a system for the provision of piped water for human consumption that serves at least two, but not more than four, service connections. It includes any collection, treatment, storage, and distribution facilities under control of the operator of such system which are used primarily in connection with such system, and any collection or pretreatment storage facilities not under the control of the operator which are used primarily in connection with such system. The proposed commercial operation will initially operate without a water system permit because it neither meets the definition of a PWS nor a SWS. A PWS permit must be obtained from the Monterey County Environmental Health Bureau (EHB) before the water system begins to serve at least twenty-five (25) individuals daily at least sixty (60) days per year. The application process for a PWS permit requires preparation of a preliminary engineering report, including assessment of consolidation potential with all water systems within 3 miles, and is subject to review and acceptance by the California State Water Resources Control Board. Additionally, the application, water quality monitoring, treatment and operational requirements for a PWS are more comprehensive than those for a SWS, and will require subsequent review and acceptance by the EHB. Approval and issuance of a PWS permit cannot be guaranteed. By accepting this condition of approval, the applicant understands and agrees that future expansion of the proposed commercial operation may be limited by the approved water system permit.

Compliance or Monitoring Action to be Performed: Prior to the proposed commercial operation increasing either service connections that will meet the classification of a Local Small Water System or the population served by the water system that will meet the classification as a Public Water System, the applicant shall apply for and obtain the requisite water system permit from the Environmental Health Bureau.

13. EHSP03 – NOTIFICATION AT WATER FIXTURES (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: All water sinks and faucets located in areas that are accessible to employees and/or guests shall be posted with a minimum 5" x 7" sign and 18-point font indicating that the water is not suitable for drinking and shall include the following language:

"DO NOT DRINK THIS WATER / PROHIBIDO BEBER EL AGUA

Water quality analysis of this water has indicated nitrate levels that exceed 10 mg/L (as NO3-N)

- Water containing nitrates in excess of 10 mg/L NO3-N presents a risk to the human health when used for drinking or culinary purposes.
- Pregnant woman and children under the age of 6 months run the greatest risk of experiencing possible health problems, i.e. "Blue Baby Syndrome". The presence of nitrates in the blood reduces its oxygen carrying capacity.
- Do not use this water in the preparation of food, juices or baby formulas. Be advised that boiling the water will not eliminate the problem but rather increases the concentration of nitrates.
- This water is not routinely monitored by the Monterey County Health Department, Environmental Health Bureau, for bacteria, nitrates or other potential contaminants."

All water taps, hose bibs and garden valves in the commercial/operational areas of the facility shall be labeled with a placard that includes the universal symbol for "do not drink" and includes essentially the following warning language in both English and Spanish: "DO NOT DRINK. PROHIBIDO BEBER."

In the event a new water source that meets water quality and quantity standards is proposed to serve all or a portion of the project, the applicant may request, at the applicant's expense, that the Environmental Health Bureau reevaluate these requirements to post signs or placards with regard to restrictions on drinking the water.

Compliance or Monitoring Action to be Performed: Prior to approval of Commercial Cannabis Business Permit (CNB), the property owner shall submit the signs and placards for review and approval by the Environmental Health Bureau (EHB). The approved signs and placards shall be posted at all sinks, faucets, water taps and/or garden valves located in areas that are accessible to employees and/or guests. Provide proof of posting to EHB.

This condition shall be ongoing.

14. EHSP04 – BOTTLED WATER (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The domestic water supply served by the onsite well is not suitable for human consumption. Water quality analysis of a sample collected from the well in August 2022 indicates that the water exceeds the maximum contaminant level (MCL) for nitrate. The operator shall make bottled water available to employee during business hours and occupants of the residence. This requirement shall be specified on the initial Cannabis Business (CNB) permit and all subsequent CNB permit renewals. In the event an alternate water source that meets water quality and quantity standards is proposed to serve all or a portion of the project, the applicant may request, at the applicant's expense, that the Environmental Health Bureau consider removing this requirement from subsequent CNB permit renewals.

Compliance or Monitoring Action to be Performed: Prior to approval of Commercial Cannabis Business Permit (CNB), the applicant shall provide evidence that bottled water is available to employees and residents.

This condition shall be ongoing.

15. EHSP05 – CROSS CONNECTION CONTROL ASSESSMENT (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The proposed cannabis operation will utilize water from the onsite well. This well also provides domestic water to an existing single-family dwelling on the site. A cross connection control assessment shall be completed by a qualified professional to identify potential cross-connections and recommend mitigations.

Compliance or Monitoring Action to be Performed: Prior to approval of Commercial Cannabis Business Permit (CNB), the applicant shall submit to the Environmental Health Bureau (EHB) a cross connection control assessment report prepared by a qualified professional for review and acceptance. All actual and potential cross-connections shall be corrected to the satisfaction of the EHB.

16. EHSP06 - ONSITE WASTEWATER TREATMENT SYSTEM REPAIRS (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The existing single-family dwelling (Building N) and the Modular Office (Building S) are each connected to an existing onsite wastewater treatment system (OWTS). An OWTS Performance Evaluation completed by Tom's Septic Construction, dated January 2019, indicates repairs are necessary for each system to be considered in acceptable condition.

Compliance or Monitoring Action to be Performed: Prior to approval of Commercial Cannabis Business Permit (CNB), the applicant shall contract with a Qualified OWTS Professional to complete the necessary repairs and provide certification from the Qualified OWTS Professional to the EHB that each septic system has been restored to acceptable condition.

17. EHSP07 - HAZARDOUS MATERIALS BUSINESS PLAN (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The facility is anticipated to store hazardous materials in excess of threshold quantities that require registration with the California Environmental Protection Agency's California Environmental Reporting System (CERS) and an up-to-date Hazardous Materials Business Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory), and the Monterey County Code Chapter 10.65.

Compliance or Monitoring Action to be Performed: Prior to approval of Commercial Cannabis Business Permit (CNB), the owner/applicant shall submit a completed Business Plan – Memorandum of Understanding (form available from EHB) that specifies the facility will be registered with CERS and that a Hazardous Materials Business Plan must be on file prior to bringing hazardous materials on site and/or commencement of operations.

18. MM TRA-1

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: MM TRA-1: "TRA-1 (FAIR SHARE CONTRIBUTION – DIRECT IMPACT): Prior to the issuance or renewal of commercial cannabis permits, the owner, applicant, and/or cannabis operator shall enter into an agreement with Monterey County requiring that the intersection improvements be installed by the applicant, owner, and/or cannabis operator within a reasonable time. The agreement shall specify the intersection improvements components, for which shall be installed in accordance with all applicable rules and regulations, and identify the date which the intersection improvement shall be completed

- Old Stage Road/Spence Road: Widen Spence Road for separate right turn lane and shared through-left lane for the NB approach.

Compliance or Monitoring Action to be Performed: Prior to issuance or renewal of a commercial cannabis permit, the owner, applicant, and/or cannabis operator shall enter into an agreement with Monterey County as specific in the condition. Construction of improvements to the Old Stage Road/Spence Road intersection identified in Appendix H of the Traffic Impact Study prepared for the Multiple Cannabis Cultivation Facilities Initial Study (State Clearinghouse Number: 2020060325), shall be constructed by the owner, applicant, and/or cannabis operator(s) within a reasonable time subsequent to the issuance or renewal of commercial cannabis permits that allow new or expanded commercial cannabis activities impacting the intersection.

19. MM – TRA-2

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: MM TRA-2: Prior to the issuance or renewal of the commercial cannabis permits, each project applicant shall pay the TAMC RDIF, in the amount specified in Appendix G of the Traffic Impact Study, for the following improvements:

- US 101/Hartnell Road, US 101/Spence Road, US 101/Potter Road: Regional Improvement Project #7 US-101-South County Phase 1 to eliminate the at-grade highway crossings and construct a two-lane frontage road on the east side of US 101 from Harris Road to Chualar where the frontage road will link a new interchange to Harris Road/US 101.
- US 101 between Prunedale Road and Sala Road: US 101 capacity improvements with the City of Salinas.
- US 101 between Sala Road and Boronda Road: US 101 capacity improvements with the City of Salinas.
- US 101 between Boronda Road and Laurel Drive: US 101 capacity improvements with the City of Salinas.

Fees shall be paid in accordance with the square footage of cultivation building areas approved in the Planning entitlements for each site. If approved as part of a phased development, the traffic fee may be paid in increments corresponding to the timing and square footage of cultivation building area approved in each phase of development. Such timing and square footage shall be denoted as a condition of approval for each project proposing a phased cultivation plan. Adjustments to the phasing schedule can be approved by the Chief of Planning.

Compliance or Monitoring Action to be Performed: Prior to issuance of cannabis permits, the applicant shall pay their fair share TAMC RDIF fee.

20. MM - TRA-3

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to the issuance or renewal of the commercial cannabis permits, each applicant shall pay its fair contribution to the County in the amount specified in Appendix H of the Traffic Impact Study ("Cumulative Impacts Fee"), for the following intersection improvements:

- Boronda Road/N. Main Street: Modify the existing traffic signal equipment to provide for a right-turn overlap signal phase for the SB approach
- Alisal Road/Hartnell Road: Install a traffic signal. Widen the NB approach with single left-turn and single right-turn lanes, EB approach with a single shared through-right lane, and WB approach with single left-turn and single through lanes.
- Alisal Road/Fuji Lane: Widen the NB approach to include single left-turn and single right-turn lanes, the EB approach to include a single shared through-right lane, and the WB approach to include single left-turn and single through lanes.
- Alisal Road/Old Stage Road: Widen the SB approach to include single left-turn and single right-turn lanes, the EB approach to include single left-turn and single through lanes, and the WB approach to include single through and single right-turn lanes.
- Old Stage Road/Spence Road: Install a traffic signal. Widen the NB approach to include single shared left-through and single right lanes, the EB approach to include single left-turn and single shared through-right lanes, and the WB approach to include single left-turn and single shared through-right lanes.
- Old Stage Road/Encinal Road: Install a traffic signal. Widen the NB approach to include single left-turn and single right-turn lanes, the EB approach to include single through and single right-turn lanes, and the WB approach to include single left-turn and single through lanes.
- Old Stage Road/Potter Road: Widen the NB approach to include single left-turn and single right-turn lanes, the EB approach to include a single shared through-right lane, and the WB approach to include single left turn and single through lanes.

Fees shall be paid in accordance with the square footage of cultivation building areas approved in the Planning entitlements for each site. If approved as part of a phased development, the traffic fee may be paid in increments corresponding to the timing and square footage of cultivation building area approved in each phase of development. Such timing and square footage shall be denoted as a condition of approval for each project proposing a phased cultivation plan. Adjustments to the phasing schedule can be approved by the Chief of Planning. To ensure that the improvements are constructed, the County shall either establish intersection improvement funds for each of the aforementioned intersections, or one general transportation improvement fund for all intersection improvements, and deposit each applicant's fair share contribution into said fund(s) as they are collected. When the estimated cost of an improvement is fully funded, the County shall cause the construction of the improvements in accordance with applicable rules and regulations governing the construction of these intersection improvement projects. Should the County elect to create one general transportation improvement fund, improvements shall be prioritized and constructed as deemed appropriate by the County, as not all

individual improvements may be fully funded when the improvement is determined to be necessary to construct."

Compliance or Monitoring Action to be Performed: Prior to issuance or renewal of commercial cannabis permits, the applicant shall pay their fair contribution of the traffic cumulative impacts fee.

CONDITIONAL USE PERMIT

22900 FUJI LANE
SALINAS, CA 93908

ABREVIATIONS		LEGEND	GENERAL NOTES	FIRE DEPARTMENT NOTES	PROJECT INFORMATION	SHEET INDEX
AND	F.O. FACE OF	R. RISER	1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS, AND SHALL CORRELATE AT THE JOB SITE ALL SUCH ITEMS. GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION AND CORRECTION PRIOR TO BEGINNING ANY WORK.	PROJECT: PLANNING SUBMITTAL	SHT. #	SHEET TITLE
ANGLE	F.O.B. FACE OF BLOCK	R.A. RETURN AIR	1. FIRE DEPARTMENT ROAD ACCESS: ACCESS ROADS SHALL BE REQUIRED FOR EVERY BUILDING WHEN ANY PORTION OF THE EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FEET FROM FIRE DEPARTMENT ACCESS. ALL ROADS SHALL BE CONSTRUCTED TO PROVIDE A MINIMUM WIDTH OF 20 FEET WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE ROADWAY SURFACE SHALL PROVIDE UNOBSTRUCTED ACCESS TO CONVENTIONAL DRIVE VEHICLES INCLUDING SEDANS AND FIRE APPARATUS AND SHALL BE AN ALL-WEATHER SURFACE DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS).	LOCATION: 22900 FUJI LANE SALINAS, CA 93908	TITLE	OVERSHEET
@ CENTERLINE	F.O.C. FACE OF CONCRETE	R.D. ROOF DRAIN	2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR (SHOWN OR INFERRED) ON THESE PLANS TO RENDER THE WORK COMPLETE.	APN: 137-141-009-000	C1	PRELIMINARY GRADING PLAN
DIAMETER OR ROUND	F.O.F. FACE OF FIRE	REG. REGISTER	3. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.	USE: NURSERIES, CULTIVATION, PROCESSING AND DISTRIBUTION	C2	PRELIMINARY EROSION CONTROL
PERPENDICULAR	F.O.M. FACE OF MASONRY	REF. REFRIGERATOR	4. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.	ZONING: F40 (FARMLAND)	ARCHITECTURAL	ARCHITECTURAL
PROPERTY LINE	F.P. FIREPLACE	FULL SIZE	5. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.	D100	DMO SITE PLAN	
# POUND OR NUMBER	F.R.P. FIBERGLASS REINF. PANEL	REQD. REQUIRED	6. THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RENDER THE WORK COMPLETE, AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOWN OR INFERRED HEREIN, THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES.	A100	PROPOSED SITE PLAN	
A.B. ANCHOR BOLT	F.T. FOOT/FEET	REQMT. REQUIREMENT	7. EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE SUBSTANTIALLY CORRECT AND MAY NOT DEPICT THE ACTUAL CONDITION. THE GENERAL CONTRACTOR SHALL VERIFY (E) CONDITIONS AND NOTIFY THE ARCHITECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.	A110	SITE DETAILS	
A.S. ACRYLONITRILE BUTADIENE	FURR. FURRED(ING)	REV. REVERSE	8. ANY PROPOSED SHUT DOWN OF UTILITIES SHALL BE REGISTERED IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.	A201	GREENHOUSE TYPE '1'	
A.P.V. ACRYLIC	F.U.TURE	REV. REVERSED	9. ANY PROPOSED WORK THAT TAKES PLACE AFTER NORMAL BUSINESS HOURS SHALL BE MADE IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.	A202	GREENHOUSE TYPE '2'	
A.A. ASPHALTIC CONCRETE	F.H.W.S. FLATHEAD WOOD SCREW	F.H.W.S. ROUNDHEAD MACHINE SCREW	10. PROVIDE ALL REQUIRED FIRE BLOCKING IN ACCORDANCE WITH SECTION 708 OF THE CURRENT ADOPTED EDITION OF C.B.C.	A203	PROCESSING BUILDING	
A/C. AIR CONDITIONING	F.I.T. FLOOR/INTERIOR	R.H.W.S. ROUNDHEAD WOOD SCREW		A301	GREENHOUSE ELEVATION TYPE	
ACOUS. ACOUSTICAL	G.A. GALAGE/GAGE	R.M. ROOM		A302	GREENHOUSE ELEVATIONS	
ADJ. ADJUSTABLE	GALV. GALVANIZED	ROUGH OPENING		A303	EXISTING BUILDING ELEVATIONS	
ADJ. ADJUSTABLE	G.B. GLASS	RIGHT OF WAY		A401	PROCESSING BUILDING ELEVATIONS	
ALF. ABOVE FLUSH FLOOR	G.G. GLASS/GALVANIZED IRON	R.D. ROOM		A501	RETROFIT FLORAL PLANT AND INTRICATE ELEVATIONS	
AGGR. AGGREGATE	G.I. GLASS/GLAZING	R.R. RUBBER		A502	RETROFIT DETAILS	
ALUM. ALUMINUM	G.L. GLUE/LAM BEAM	R.WD. REDWOOD		A901	DETAILS	
ANOD. ANODIZED	G.L.B. GLUE-LAM BEAM	R.W.L. RAIN WATER LEADER				
A.P.A. AMERICAN PLYWOOD	G.R. GRADE(ING)	G.W.B. GYPSUM WALLBOARD				
APPROX. APPROXIMATE	G.W.B. GYPSUM WALLBOARD	S. SOUTH				
ARCH. ARCHITECTURAL	H.B. HOSE BIB	S.B. SOLID BLOCKING				
A.S. ADJUSTABLE SHELF	H.B.D. HARDBOARD	S.C. SOLID CORE				
BD. BOARD	H.B.D. HOLLOW CORE	SCHED. SCHEDULE				
BIT. BITUMINOUS	H.D.R. HEADER	S.D. STORM DRAIN				
BLDG. BUILDING	H.DWR. HARDWARE	SECT. SECTION				
BLK. BLOCK	H.M. HOLLOW METAL	SERV. SERVICE				
BKG. BACKING	H.O.R.Z. HORIZONTAL	S.F. STAIN GRADE				
BM. BEAM	H.S. HEAD STREET	S.H. SHELF/SHELVING				
B.M. BENCH MARK	H.T. HEIGHT	SH. SHOWER				
BOT. BOTTOM	HTG. HEATING	SHT. SHEET				
BRG. BEARING	H.W. HOT WATER	SHEATHING				
BTVN. BETWEEN	H.W.D. HARDWOOD	SIM. SIMILAR				
B.U.R. BUILD-UP ROOFING	H.VAC. HEATING/VENTILATING/AIR CONDITIONING	S.S. STAINLESS STEEL SERVICE SINK				
B.W. BOTH WAYS	I.C.C. INTERNATIONAL CODE COUNCIL	S.S.D. SEE STRUCTURAL DRAWINGS				
CAB. CABINET	ID. INSIDE DIAMETER	S.M. S.M.S. SHEET METAL SCREW				
C.B. CATCH BASIN	INCL. INCLUDED(D) (ING)	SPEC. SPECIFICATION				
CBC. CALIFORNIA BUILDING CODE	INSUL. INSULATED(D) (ING)	SQ. SQUARE				
CEM. CEMENT	INT. INTERIOR	STD. STANDARD				
CER. CERAMIC	INV. INVERT	STAG. STAGGERED				
CFCI. CONTRACTOR FURNISHED	I.C.C. CONTRACTOR INSTALLED	STRUCT. STRUCTURAL				
C.F. CUBIC FEET	JAN. JANITOR	SUSP. SUSPENDED				
C.I. CAST IRON	J.H. JOIST HANGER	SY.M. SYMMETRICAL SYSTEM				
C.J. CONTROL JOINT	J.T. JOINT	SYS. SYSTEM				
CL. CLADDING	KIT. KITCHEN					
CLKG. CALKING						
CLR. CLEAR(ANCE)	L. LENGTH	T. TREAD				
C.M.U. CONCRETE MASONRY UNIT	LAM. LAMINATE	T.B.D. TOWEL BAR TO BE DETERMINED				
COL. COLUMN	LAV. LAVATORY	T.C. TOP OF CURB				
COMP. COMPOSITION	L.B. LAB BOTT	T.C. TELEPHONE				
CONN. CONNECTION	LOC. LOCATION	TEMP. TEMPERED				
CONSTR. CONSTRUCTION	L.V.L. LAMINATED VENEER LUMBER	T.E.N. TYPICAL EDGE NAILING				
CONT. CONTINUOUS	L.W. LIGHTWEIGHT	T.G. TONGUE & GROOVE				
COR. CORRUGATED	MAS. MASONRY	THK. THICKNESS				
C.O.T.G. CLEAN-OUT TO GRADE	MATERIAL(S)	THRESH. THRESHOLD				
CSMT. CEMENT	MAX. MAX.	THRES. JOINT INTERNATIONAL				
C.S.W. CERAMIC	M.B. MACHINE BOLT	T.O. TOP OF				
C.T. CERAMIC TILE	M.C. MEDICINE CABINET	T.P.H. TOILET PAPER HOLDER				
CTR. COUNTER	M.H. MAN HOLE	T.Q. TOP OF PAVEMENT				
CTSK. COUNTERSINK	MECH. MECHANICAL	TV. TELEVISION				
C.Y. CUBIC YARD	MEMBR. MEMBRANE	T.W. TOP OF WALL				
DBL. DOUBLE	MFG. MANUFACTURE	TYP. TYPICAL				
DEPT. DEPARTMENT	MFR. MANUFACTURER(ER)	U/L UNDERWRITER'S LABORATORY				
DET. DETAIL	MIN. MINIMUM	U.N.O. UNLESS NOTED OTHERWISE				
DF. DRINKING FOUNTAIN	MIR. MIRROR	U.N.S. UNLESS OTHERWISE NOTED				
D.F. DRUGS FIR	MISC. MISCELLANEOUS	UR. URINAL				
D.G. DECOMPOSED GRANITE	MLDG. MOLDING/MULDING	VERIF. VERIFY IN FIELD				
D.H. DOUBLE-HUNG	MALDEABLE IRON WASHER	V.I.F. VERIFY IN FIELD				
DIA. DIAMETER	M.D. MEDIUM	W. WEST/WIDTH/WIDE				
DIMEN. DIMENSION	M.F. MANUFACTURE	W. WITH				
DISP. DISPENSER/DISPOSER	M.F.R. MANUFACTURER	WATER CLOSET				
DN. DOWN	N. NORTH	WD. WOOD				
DR. DOOR	NE. NEAR	WDW. WINDOW				
DRWG. DRAWING	NAT. NATURAL	W.H. WATER HEATER				
DBL. STRENGTH B GRADE	N.C. NOT IN CONTRACT	WOODWORK INSTITUTE				
(GLASS)	NOM. NOMINAL	WITHOUT				
D.S. DOWNSPOUT	N.T.S. NOT TO SCALE	W.P. WATERPROOF(ING)				
D.W. DRAWER	O/	W.R. WATER RESISTANT				
D.W. DISHWASHER	O.B. OVER	W.S. WOOD SCREW				
E. EAST	O.C. ON CENTER(S)	W.SCT. WASHLET				
EA. EACH	O.D. OUTSIDE DIAMETER	W.T. WEIGHT				
E.J. EXPANSION JOINT	OFF. OFFICE	W.W.M. WELDED WIRE MESH				
ELEV. ELEVATION, ELEVATOR	OWNER FURNISHED,					
ELEC. ELECTRICAL	CONTRACTOR INSTALLED					
EMER. EMERGENCY	OWNER FURNISHED,					
EQUIP. EQUIPMENT	OWNER INSTALLED					
EQUIP. EQUIPMENT N.L.C. W/ WITH	O.H. OVER HANG					
EWC. ELECTRIC WATER COOLER	O.H.M.S. OVALHEAD MACHINE SCREW					
(E)	O.H.W.S. OVALHEAD WOOD SCREW					
EXISTING	OPNG. OPENING					
EXH. EXHAUST	OPP. OPPOSITE					
EXP. EXPANSED/EXPANSION	P.A.F. POWDER ACTUATED FASTENER					
EXT. EXTERIOR	P.B. PARTICLE BOARD					
F.A. FIRE ALARM	P.C. PARTICLE BOARD					
FAST. FASTENER	P.C.F. POUNDS PER CUBIC FOOT					
F.A. FLAT BAR	P.D. POWDER DRIVEN					
FEC. FLOOR DRAIN	P.G. PAIR GRADE					
F.F. FIRE EXTINGUISHER CABINET	P.H. POUNDS PER LINEAR FOOT					
F.G. FINISH GRADE	PLAS. LAM. PLASTIC LAMINATE					
FND. FOUNDATION	PLAS. PLASTER					
F.E. FIRE EXTINGUISHER	PLY/WD. PLYWOOD					
FIN. FINISH(ED)	PR. PAIR					
F.H.M.S. FLATHEAD MECHANICAL	PSF. POUNDS PER SQUARE FOOT					
F.H.W.S. FLATHEAD WOOD SCREW	P.S. POUNDS PER SQUARE INCH					
FLASH. FLASHING	P.T. PRESSURE TREATED					
FLR. FLOORING	PART.					
FLUOR. FLUORESCENT	P.T. DISP.					
	P.V.C. POLYVINYL CHLORIDE					
Source: Monterey County VMT Calculator Sketch Tool, Kortney Horen.						
Total Percent VMT Reduction With Recommended Mitigation Measures: 49.74%						
TRAFFIC ENGINEER VMT REDUCTION						
REVIEW DRAFT						
Mr. Chris Boggs July 27, 2022 Page 7 of 9						
TABLE 2 TOTAL VMT REDUCTION WITH RECOMMENDED MITIGATION MEASURES						
TDM Strategy/VMT Reduction Measure Per Monterey County VMT Sketch Tool						
Description of Measure (Project-Specific)						
Calculated HBW VMT Per Employee Reduction (%)						
#5	Parking Management Strategies	Design the parking lot to prioritize carpool and vanpool spaces, car-share vehicle space, electric vehicle (EV) spaces/charging stations, and a passenger loading/unloading zone for carpool, vanpool, or ride-share (Uber, Lyft) passengers.	1.10%			
#11	Implements Neighborhood Shuttle	Coordinate with other cannabis cultivation facilities in the nearby vicinity to implement a neighborhood shuttle for employees to commute to their respective cannabis cultivation/employment sites.	16.19%			
#13	Mandatory Travel Behavior Change Program with Promotions and Marketing	Provide information on the project's company website that allows employees to research other modes of transportation for commuting, and that includes use of marketing and promotional tools to educate and inform travelers about site-specific transportation options and the effects of their travel choices with passive educational and promotional materials.	4.39%			
#16	Employee Sponsored Vanpool or Shuttle	Implement an employee vanpool, separate from the recommended neighborhood shuttle, that would transport employees between a designated pick-up/drop-off location and the project site.	2.20%			
#17	Preference Carpool / Vanpool Parking Spaces	Provide carpool and vanpool spaces close to the cannabis processing building (Building "G" in project site plan).	2.20%			
#18	Passenger Loading Zones for Carpool / Vanpool	Provide a passenger loading zone for carpools, vanpools and ride-share vehicles (Uber, Lyft) close to the cannabis processing building ("G" in project site plan).	2.20%			
#19	On-Site Carts or Shuttles or Bikes	Provide on-site carts or a shuttle to transport employees between the main parking lot and the cannabis cultivation greenhouses and processing building, as well as provide bicycles for employees to travel around the project site.	1.10%			
#20	Emergency Ride Home Program	Participate in the Emergency Ride Home Program that is provided by the Transportation Agency for Monterey County (TAMC) and provide reimbursement to employees who use the program.	8.79%			
#21	Alternative Work Schedule	Provide either a four-day workweek (4+10) and/or staggered work shifts that avoids shift transitions during the typical peak commute hours (7-9 AM and 4-6 PM).	7.69%			
#23	Ride-Share Program	Provide one reserved parking space for a ride-share vehicle (Uber, Lyft) near the cannabis processing building (Building "G" in project site plan) and provide ride-share service information to employees on the project's company website.	10.98%			
#24	Car-Share Program	Provide one vehicle on-site to be used for car-sharing purposes.	0.00%			
#25	Designated Parking Spaces for Car-Shore Vehicles	Provide one reserved parking space for a car-share vehicle near the cannabis processing building (

www.ijerpi.org

WR&D
WALD RUHNKE & DOST
ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE, REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE PLANS AND SPECIFICATIONS.

A.P.N. NO.: 137-141-009-000

900 FUJI LANE

JOB NO. 21034
PRINT DATE: 9.20.2022
PLOT DATE: 9.20.2022
DRAWN BY:
CHECKED BY:
SET ISSUED:

Handwriting practice lines (10 rows) for the name "SHEET NAME".

COVER
SHEET

SHEET NO.:

A001

LOCATION MAP

VICINITY MAP

SYMBOLS

PROJECT LOCATION / ACCESS

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
 - LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS
 - THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
 - THE 2013 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA ELECTRICAL CODE (CEC).

2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION, IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISPARANCES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE COUNTY BUILDING DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.

4. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF THE SITE AND OR THE SIZE AND OR LOCATION OF THE UTILITIES AND OR OTHER STRUCTURES. PLANS NOR FOR THE LOCATED OF ANY OTHER SURVEYED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

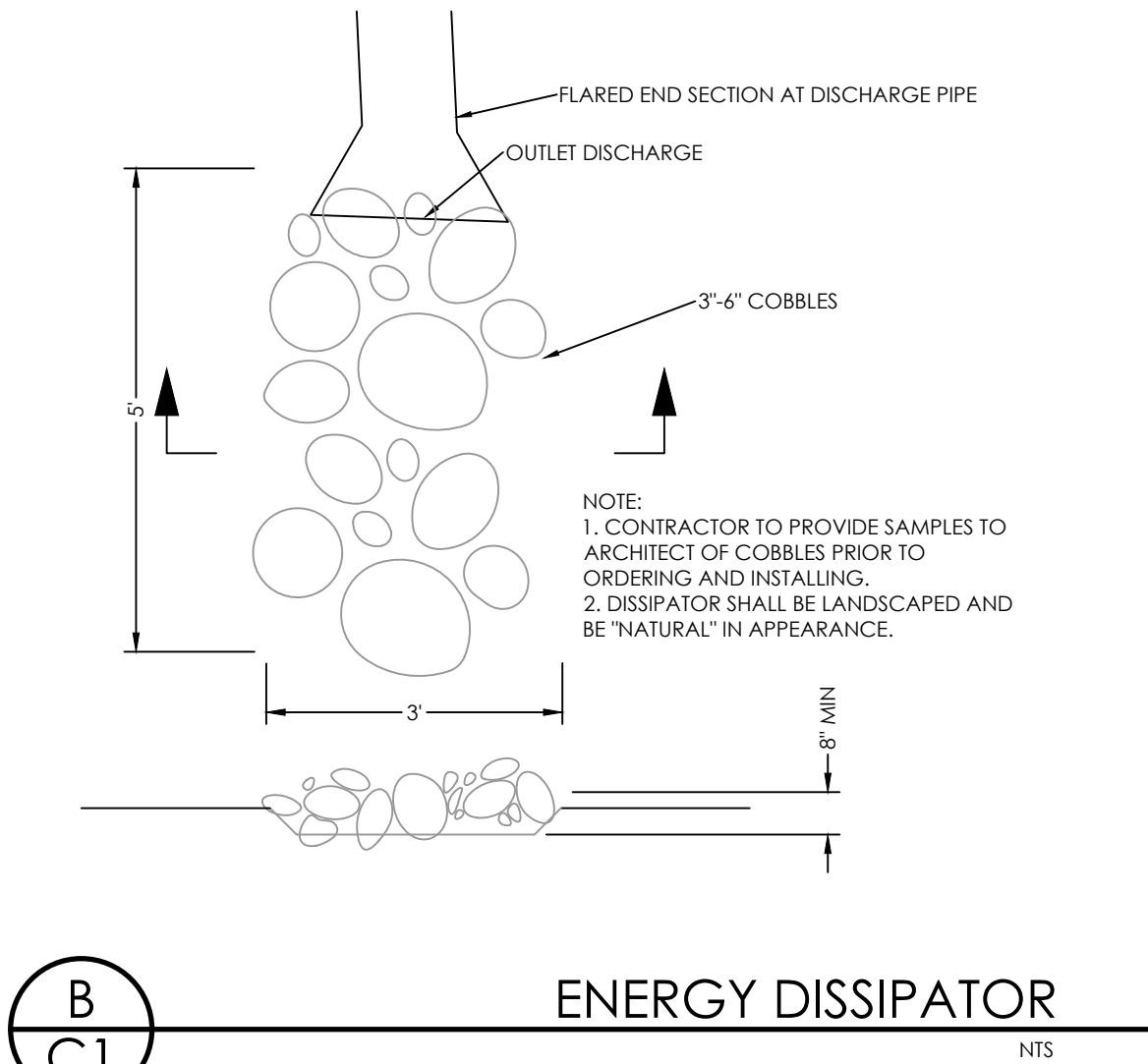
7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC AND WORKERS ON THE SITE. THE CONTRACTOR SHALL NOT WORK IN LOCATIONS WHERE THERE IS A DANGER OF FALLING ROCKS. THE CONTRACTOR SHALL NOT WORK IN LOCATIONS WHERE THERE IS A DANGER OF DUST. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND THE COUNTY BUILDING DEPARTMENT FROM AND AGAINST ALL LOSSES AND DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVING, CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.

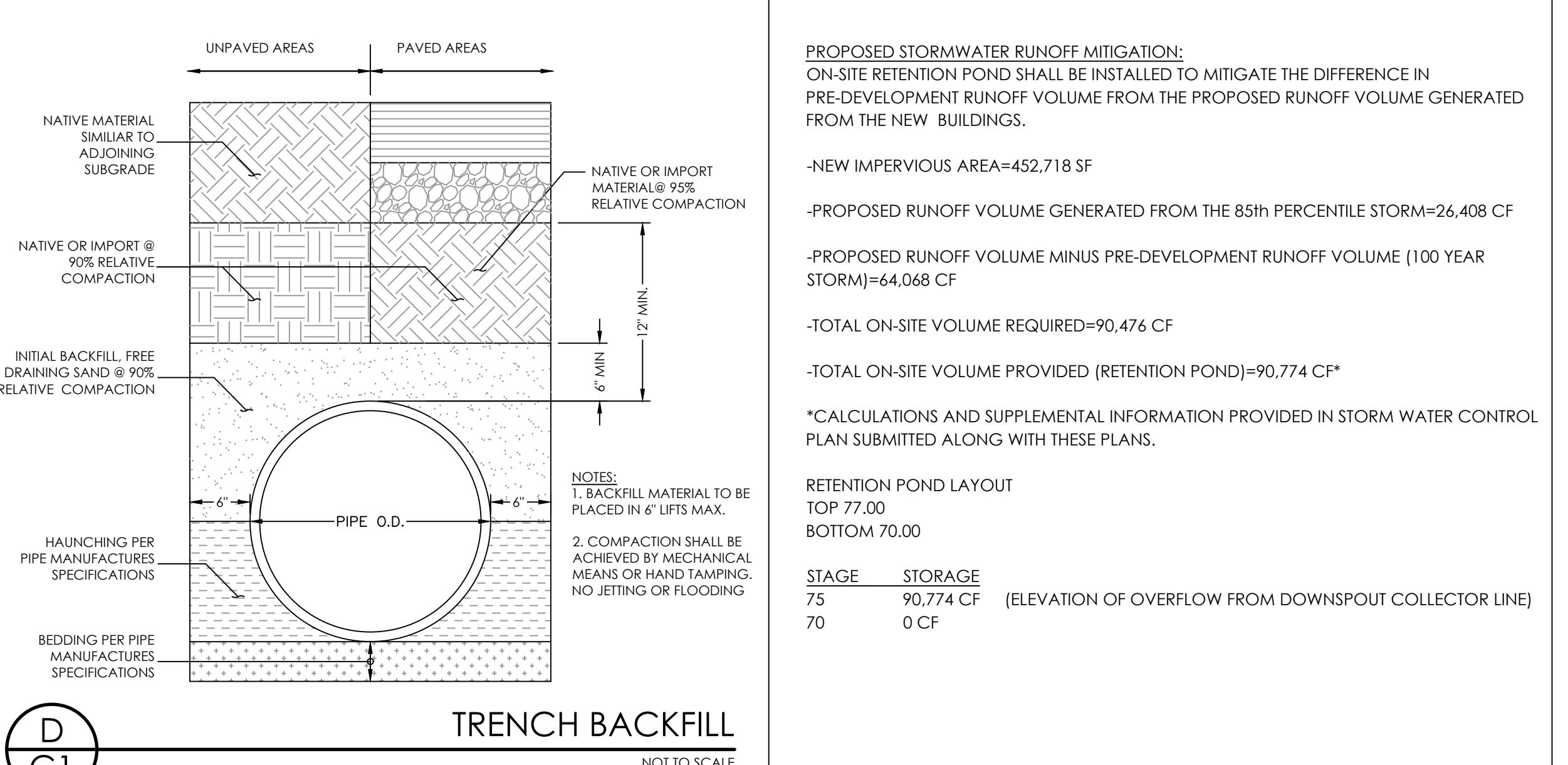
THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE PROHIBITED FOR REUSE, REPRODUCTION, OR PUBLICATION, OR IN PART, WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.



ENERGY DISSIPATOR
B
C1
NTS

Inspection:	When:	Who:	Inspection By:	Date of Inspection:
Inspect Foundation and/or retaining wall, looking excavations:	Prior to reinforcement placement	Soils Engineer		
	1) During fill placement	Soils Engineer		
Inspect and Test Driveway Fill, Subgrade and Basalt Placement:	2) Subgrade, prior to basalt placement	Soils Engineer		
	3) Basalt prior to AC, Concrete or Pavement	Soils Engineer		
Inspect and Test Drainage Installation:	4) After pipe placement, prior to backfill placement	Soils Engineer		
	5) During backfill placement - ongoing	Soils Engineer		

FIRE ACCESS ROAD SECTION
C
C1
SCALE: 1:40'



TRENCH BACKFILL
D
C1
NOT TO SCALE

11. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.

12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE, ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT OR DEBRIS, SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED BUT ARE NOT LIMITED TO THE FOLLOWING:
 A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH DUST.
 B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
 C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
 D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

15. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

16. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE AND THE EROSION CONTROL ORDINANCE.

17. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST TWO (2) DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER.

18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING, RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) WHICH MAY BE REQUIRED PRIOR TO GRADING.

19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.

20. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.

21. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

22. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

23. ALL FILL SLOPES SHALL BE COMPACTED IN ACCORDANCE WITH THE SOILS REPORT. THE TOP OF ALL SLOPES SHOULD BE SUPPORTED BY A KEY CUT A MINIMUM OF 6 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL TOE. THIS KEY SHOULD BE A MINIMUM OF 8 FEET IN WIDTH AND SLOPE AT NO LESS THAN 10% INTO THE SLOPE, IN ADDITION AS THE FILL ADVANCES UP THE SLOPE, BENCHES 3 FEET ACROSS SHOULD BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE (SEE SOILS REPORT).

24. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GRADE.

25. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR EXISTING UNDERGROUND UTILITIES.

12. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.

13. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE FOUNDATION. THE SLOPES SHALL BE 2 HORIZONTAL TO 1 VERTICAL. HORIZONTAL DISTANCES OF 5 FEET OR HORIZONTAL DISTANCES OF 10 FEET ARE PROHIBITED TO FEET OF HORIZONTAL DISTANCE. A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

14. NO LAND CLEARING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF RMA-BUILDING SERVICES. IF AUTHORIZED, DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:
 A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNSHILL PROPERTIES.
 C. RUN-OFF FROM THE SITE SHALL BE DETAILED OR FILTERED BY BERM, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

15. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

16. VEGETATION REMOVAL, ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.

17. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

18. ALL LOOSE MATERIAL SHALL BE SUB-EXCAVATED AND RE-COMPACTED PER SOILS REPORT.

19. NO CLOUDING OR GRAVITY FLOW SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF RMA-BUILDING SERVICES. IF AUTHORIZED, DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:
 A. POND DENS TO FINISH GRADE FOR THE RETENTION POND DOES NOT INCLUDE THE NEW GREENHOUSE BECAUSE THEY ARE UTILIZING THE EXISTING GRADING PAD FROM OLD GREENHOUSE. DOES NOT ACCOUNT FOR IMPORT MATERIALS FOR TRENCH OR FIRE ACCESS ROAD. EXCESS MATERIAL WILL BE OFF-HAULED AND DISPOSED OF IN COMPLIANCE WITH LOCAL REQUIREMENTS.

20. RUN-OFF FROM THE SITE SHALL BE DETAILED OR FILTERED BY BERM, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

21. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

22. VEGETATION REMOVAL, ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.

23. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

24. ALL LOOSE MATERIAL SHALL BE SUB-EXCAVATED AND RE-COMPACTED PER SOILS REPORT.

SHEET INDEX

C1 PRELIM GRADING & DRAINAGE PLAN
C2 EROSION CONTROL PLAN

ABBREVIATIONS

(E) EXISTING
FG FINISH GROUND GRADE
FF FINISH FLOOR
FL FLOW LINE
FP FINISH PAVEMENT GRADE
G GROUND
M.E. MATCH EXISTING
(N) NEW
SD STORM DRAIN
SS SANITARY SEWER
TC TOP OF CURB GRADE
(TYP) TYPICAL
W WATER

EXISTING	PROPOSED
BOUNDARY LINE	SD
STORM DRAIN LINE	SD
EDGE OF PAVEMENT	SD
SAWCUT	SD
BUILDING	SD
MAJOR CONTOUR	50
MINOR CONTOUR	49
FENCE	X
SPOT ELEVATION	405.46
TC	49.99
DRAINAGE FLOW	→

DESCRIPTION	DATE
1	REV.
2	REV.
3	REV.
4	REV.

C3 ENGINEERING
IN CORPORATED

C3 Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 447-1192 Fax: (831) 447-1194
mail@c3engineering.net

PRELIMINARY GRADING & DRAINAGE

CHRIS BOOGS
22900 FUJI LANE
SALINAS, CA 93908

SCALE: AS NOTED
DATE: 7/13/2022
DESIGN BY: JPR
DRAWN BY: JPR
CHECKED BY:
SHEET NUMBER: C1
OF 2 SHEETS
PROJECT# 122145





DEMOLITION NOTES

THE DEMOLITION NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

[1] HISTORIC GREENHOUSE, REMOVED IN ITS ENTIRETY AROUND 2009

[2] CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING GREENHOUSE IN ITS ENTIRETY. EXISTING INTERIOR FLOOR AS WELL AS CONCRETE POST FOOTINGS SHALL BE REMOVED AS WELL.

[3] CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING MODULAR OFFICE IN ITS ENTIRETY. EXISTING INTERIOR FLOOR AS WELL AS CONCRETE FOUNDATION SHALL BE REMOVED AS WELL.

[4] CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING SINGLE STORY METAL BUILDING IN ITS ENTIRETY. EXISTING WALLS, FLOORS AND EQUIPMENT SHALL BE REMOVED AS PART OF THE DEMO.

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

- [1] EXISTING PROPERTY LINE.
- [2] EXISTING 4'-0" HIGH PLASTIC FENCING.
- [3] EXISTING GREENHOUSE TO REMAIN.
- [4] EXISTING UTILITIES SHED, ELECTRICAL AND WATER PUMP.
- [5] EXISTING POWER POLE.
- [6] EXISTING ELECTRIC PANEL AND METER.
- [7] EXISTING ABOVE GROUND DOMESTIC WATER STORAGE TANK.
- [8] EXISTING SEPTIC - REFER TO SEPTIC REPORT FOR SPECIFIC INFO.
- [9] EXISTING RESIDENCE - NO WORK TO BE PERFORMED.
- [10] EXISTING 6'-0" HIGH WOOD FENCE.
- [11] EXISTING GRAVEL ACCESS ROAD TO REMAIN.
- [12] EXISTING OPEN FIELD.

EXISTING SITE COVERAGE

LOT SIZE: 24 ACRES = 1,045,440 S.F.
EXISTING LOT COVERAGE: EXISTING GREENHOUSES 69,465 SF (6.6%)
(E) NON GREENHOUSES SITE COVERAGE TOTAL 9,155 SF (0.8%)
EXISTING TOTAL SITE COVERAGE 78,620 SF (7.5%)

BUILDING LEGEND

BLDG.	DESCRIPTION	OCCUPANCY	STORIES	BLDG. HEIGHT	AREA
(A)	GREENHOUSE A TYPE 'I'	U	1	<35'	63,082 SF
(B)	GREENHOUSE B TYPE 'I'	U	1	<35'	63,082 SF
(C)	GREENHOUSE C TYPE 'I'	U	1	<35'	63,082 SF
(D)	not used				
(E)	GREENHOUSE E TYPE 'I'	U	1	<35'	63,082 SF
(F)	GREENHOUSE F TYPE 'I'	U	1	<35'	63,082 SF
(G)	PROCESSING BUILDING	F-1	11	<35'	29,700 SF
(H)	GREENHOUSE 'I'	U	1	<35'	42,111 SF
(J)	EXISTING GREENHOUSE	U	1	<35'	4,894 SF
(K)	EXISTING GREENHOUSE	U	1	<35'	18,203 SF
(L)	EXISTING METAL BUILDING	S-1	1	<35'	4,480 SF
(M)	EXISTING PUMP HOUSE	F-1	1	<35'	252 SF
(N)	EXISTING RESIDENCE	F-1	1	<35'	3,855 SF
(P)	GATE HOUSE	U	1	<35'	48 SF
(Q)	GREENHOUSE B TYPE 'I'	U	1	<35'	63,082 SF
(R)	EXISTING GREENHOUSE H	U	1	<35'	46,368 SF
(S)	EXISTING MODULAR OFFICE	B	1	<35'	820 SF
	TOTAL				519,629 SF

22900 FUJI LANE

CHRIS BOGGS
22900 FUJI LANE
SALINAS, CA 93908

JOB NO.
21034

PRINT DATE: 9.20.2022

DRAWN BY: -

CHECKED BY: -

SET ISSUED: -

5/23/22 2nd Elec. Submittal

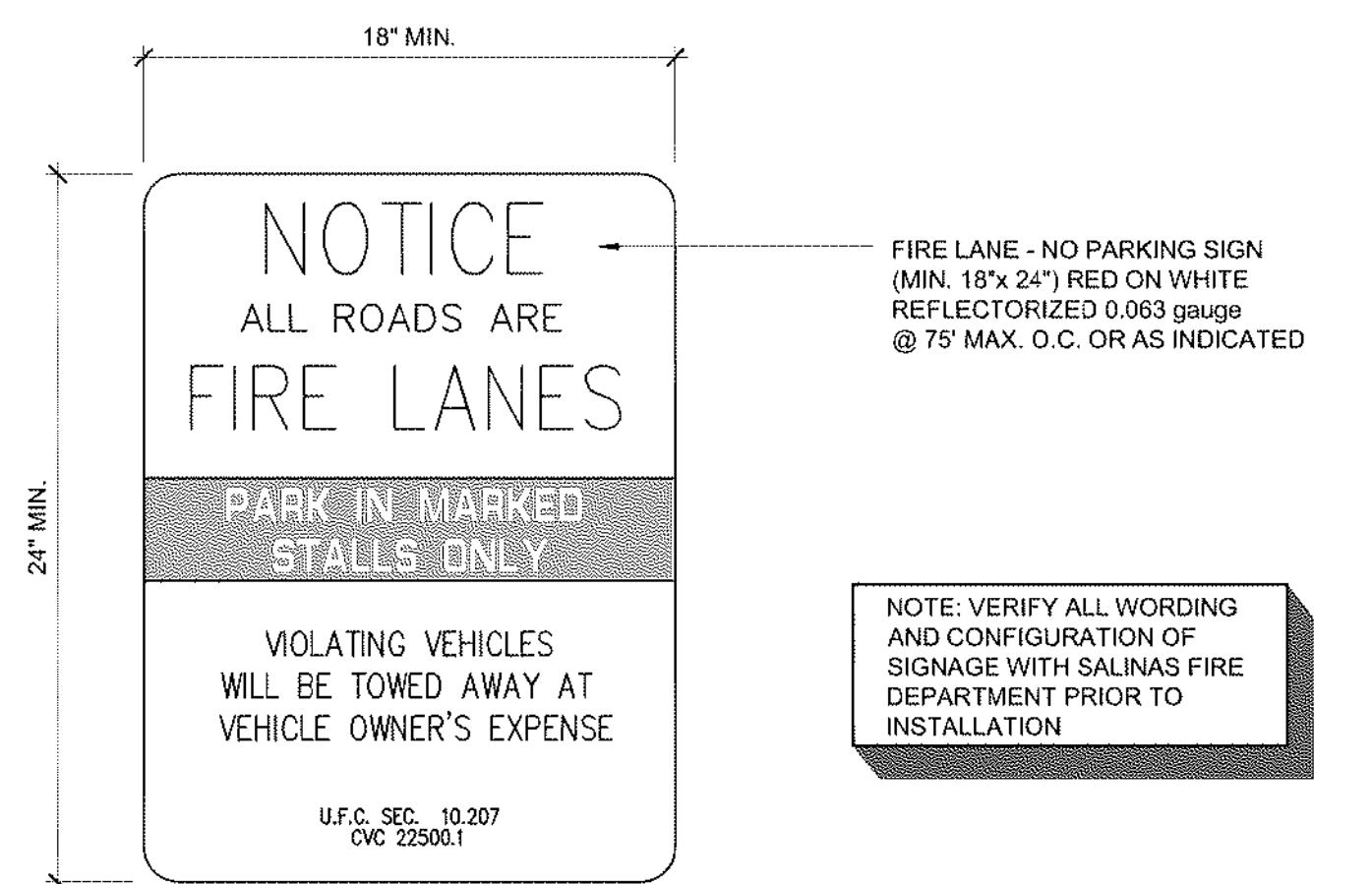
SHEET NAME:

DEMO
SITE PLAN

SHEET NO.:

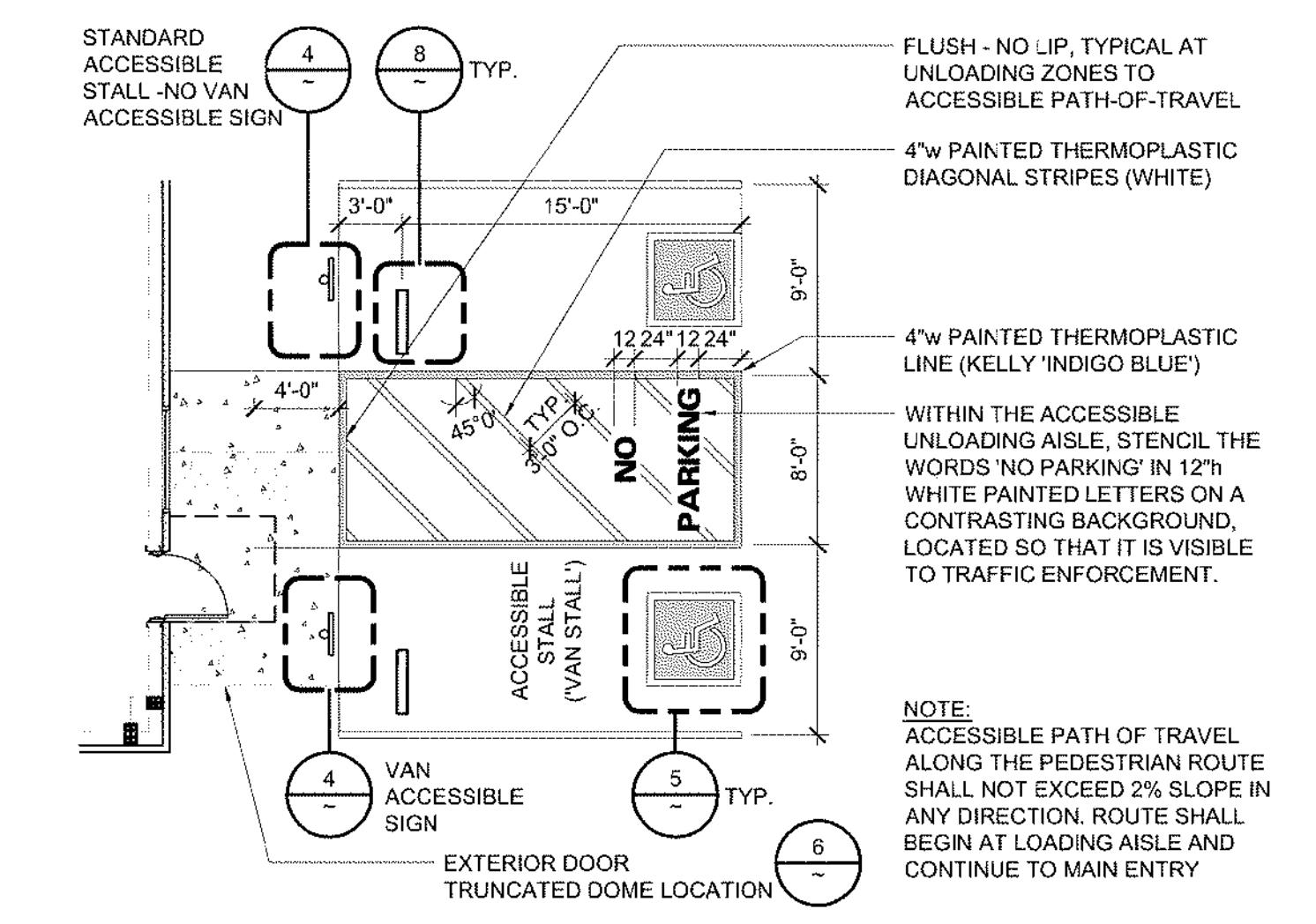
D100

FILE NAME: 21034-D100



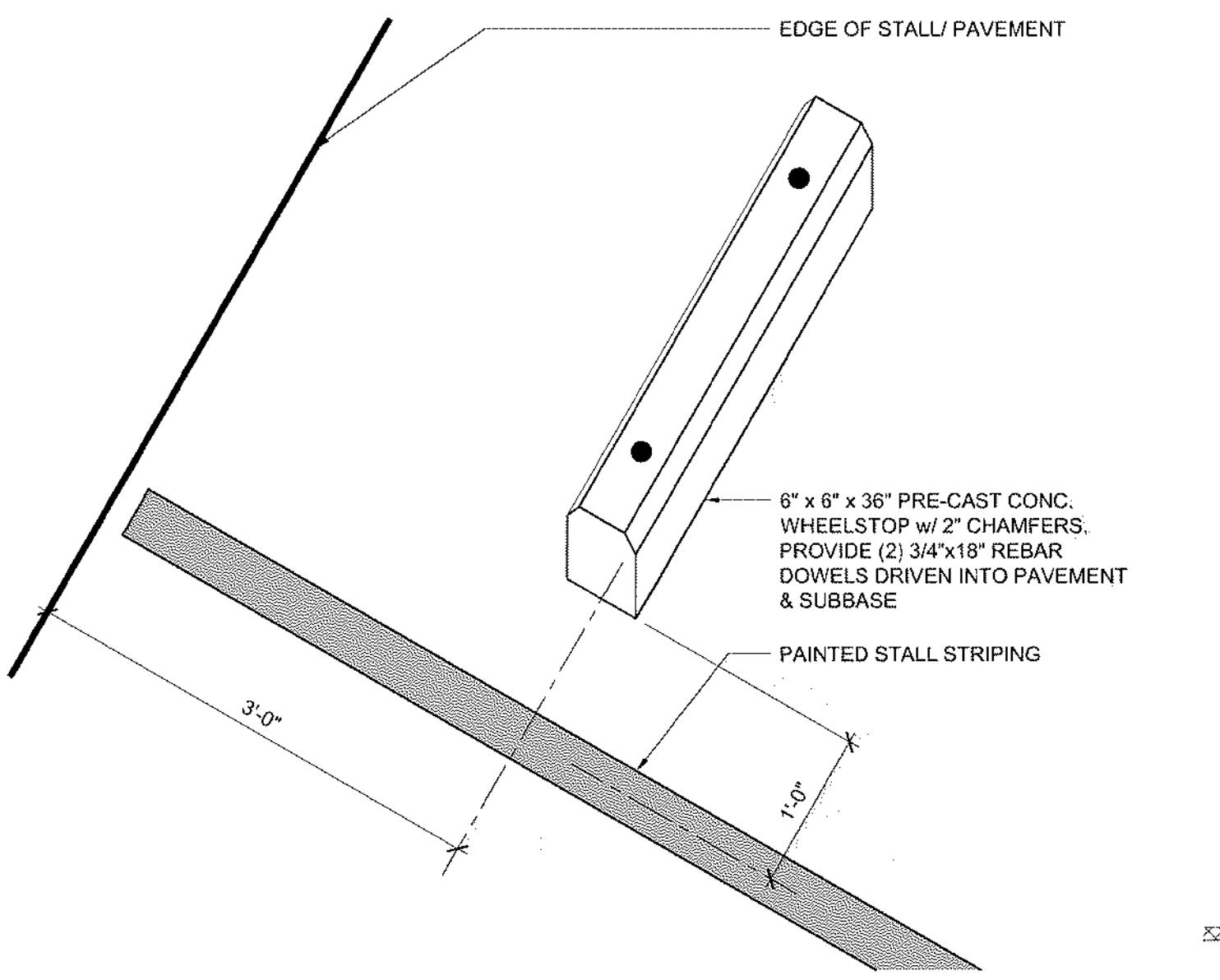
INTERNATIONAL SYMBOL
OF ACCESSIBILITY

1. MINIMUM 5" x 5" DECAL TO BE LOCATED BY PRIMARY ENTRANCE.
2. MINIMUM 36" x 36" PAINTED SYMBOL ON PAVEMENT BEYOND ACCESSIBLE PARKING STALL(S).
3. BACKGROUND TO BE BLUE, WHEELCHAIR SYMBOL TO BE WHITE (TYPICAL).



NOTE:
ACCESSIBLE PATH OF TRAVEL
ACCESSIBLE PEDESTRIAN ROUTE
SHALL NOT EXCEED 2% SLOPE IN
ANY DIRECTION. ROUTE SHALL
BEGIN AT LOADING AISLE AND
CONTINUE TO MAIN ENTRY

9 FIRE LANE SIGN
SCALE: 3/4" = 1'-0"



10 PRE-CAST WHEELSTOP
SCALE: 1" = 1'-0"

EDGE OF STALL PAVEMENT

PAINTED STALL STRIPING

8" x 6" x 36" PRE-CAST CONC. WHEELSTOP w/ 2" CHAMFERS. PROVIDE (2) 3/4"x18" REBAR DOWELS DRIVEN INTO PAVEMENT & SUBBASE

RECD CUR SPACE

5'-0" MIN. CLEAR

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

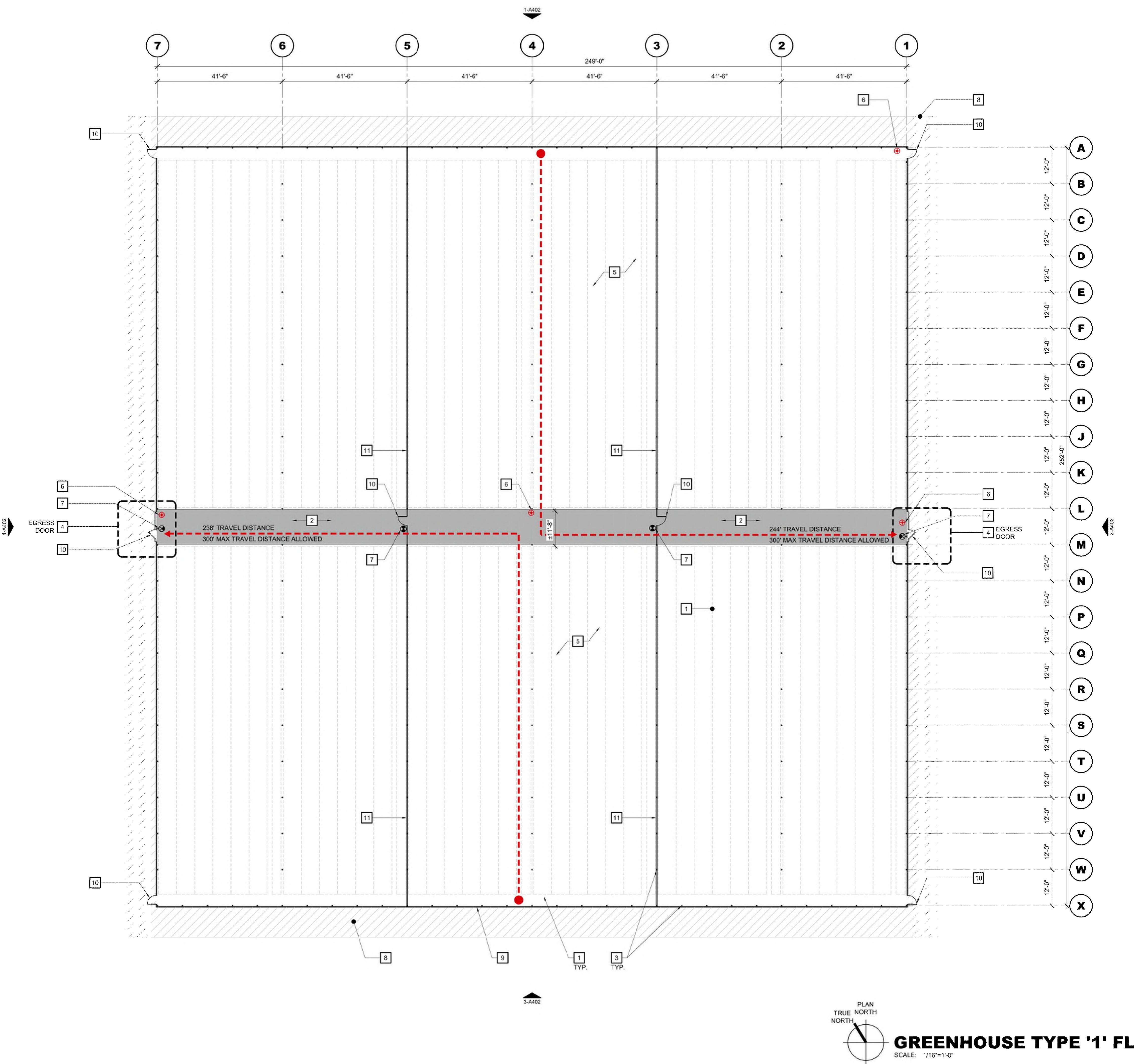
3'-0"

3'-0"

3'-0"

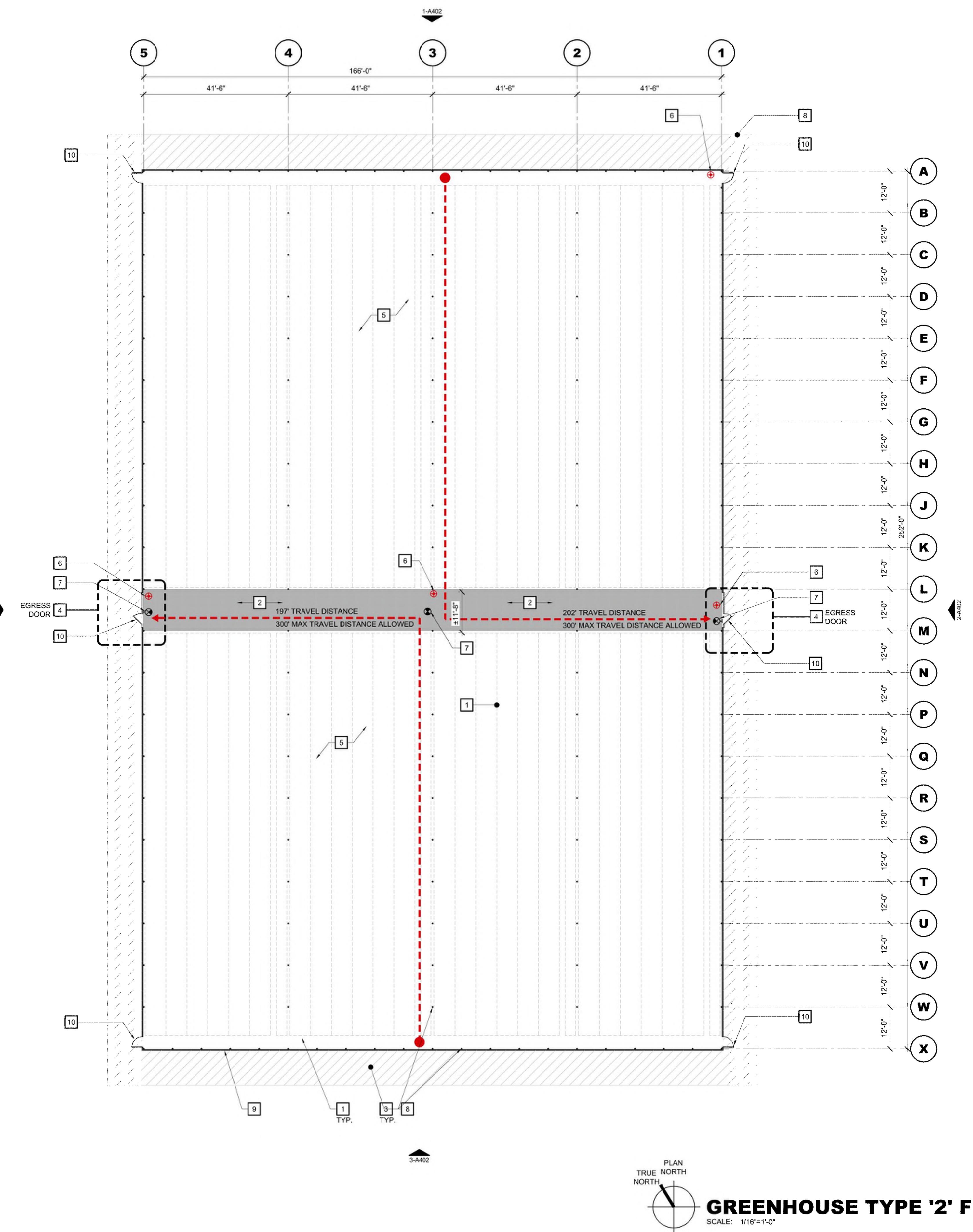
3'-0"

3'-0"



GREENHOUSE TYPE '1' FLOOR PLAN

KEY NOTES	BUILDING OCCUPANCY CALCULATIONS	GENERAL NOTES	LEGEND
THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.			
<p>1 CANNABIS PLANTS SHALL BE PLACED ON GROWING TRAYS - TYPICAL 3'-0" WIDE BY LENGTH OF BAY, ON ROLLERS - TYPICAL</p> <p>2 ACCESS AISLE SHALL BE KEPT CLEAR FOR EGRESS</p> <p>3 METAL POLE COLUMNS PER GREENHOUSE MANUFACTURER -TYPICAL</p> <p>4 10'-0" X 8'-0" SLIDING BARN-STYLE DOORS TO MOVE PRODUCT IN AND OUT OF THE GREENHOUSE. A 3'-0" x 6'-8" MINIMUM SIZE EGRESS DOOR SHALL BE FRAMED WITHIN THE BARN DOOR AND SHALL BE USABLE WHILE THE BARN DOOR IS CLOSED. REFER TO DOOR NOTES AND DETAILS FOR APPLICABLE CODE REQUIREMENTS OF EGRESS DOORS.</p> <p>5 FLOOR INSIDE GREENHOUSE SHALL BE COMPACTED PERVERIOUS SOIL -TYPICAL</p> <p>6 WALL MOUNTED FIRE EXTINGUISHER TYPE 2A-10BC TO MEET NFPA 10 MIN. STANDARD. ONE FIRE EXTINGUISHER PER 3,000 S.F. OR FRACTION THEREOF. MAX TRAVEL DISTANCE FROM ANY SPOT WITHIN THE SPACE TO THE EXTINGUISHER SHALL NOT EXCEED 75 FEET. MOUNT EXTINGUISHER AT ACCESSIBLE HEIGHT. REFER TO LEGEND FOR SYMBOL.</p> <p>7 NEW INTERNALLY ILLUMINATED EXIT SIGN. FINAL LOCATIONS TO BE DETERMINED BY FIRE MARSHALL. REFER TO LEGEND FOR SYMBOL & ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.</p> <p>8 A MINIMUM 5% GRADE SLOPE AWAY FROM THE FOUNDATION IS REQUIRED FOR A MINIMUM OF 6" OF FALL WITHIN THE FIRST 10'-0" MEASURED PERPENDICULAR TO THE FACE OF THE WALL.</p> <p>9 FOR SPECIFIC INFORMATION REGARDING GREENHOUSE STRUCTURE, INCLUDING WALL AND ROOF COVERING, REFER TO DRAWINGS PROVIDED BY GREENHOUSE MANUFACTURER, TYPICAL.</p> <p>10 EGRESS DOOR -REFER TO DOOR NOTES AND DETAILS FOR APPLICABLE CODE REQUIREMENTS OF EGRESS DOORS.</p> <p>11 GREENHOUSE INTERIOR WALL SHALL BE CONSTRUCTED FROM SAME MATERIAL AS EXTERIOR GREENHOUSE POLYCARBONATE MATERIAL, TYPICAL.</p>	<p>GREENHOUSE G:</p> <p>BUILDING AREA: 63,082 SQFT.</p> <p>OCCUPANT LOAD: 63,082 S.F. / 500 = 126.16 OCCUPANTS</p> <p>EGRESS DOOR REQUIREMENTS: 63,082 / 15,000 = 4.20 (5) EGRESS DOOR REQUIREMENTS PER APPENDIX "C" C104.1 EXCEPTION 2</p> <p>MAXIMUM TRAVEL DISTANCE: 300'-0" MAX. PER APPENDIX "C" C104.1 EXCEPTION 1</p> <p>ALLOWABLE AREA: C102.2 ONE-STORY UNLIMITED AREA. THE AREA OF A ONE-STORY GROUP U AGRICULTURAL BUILDING SHALL NOT BE LIMITED IF THE BUILDING IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET IN WIDTH.</p>	<p>TRUE NORTH</p> <p>PLAN</p> <p>SCALE: 1/16"=1'-0"</p>	<p>WALL AND/OR CEILING MOUNTED ILLUMINATED EXIT SIGN.</p> <p>FIRE EXTINGUISHER w/ MOUNTING BRACKET</p> <p>ACTUAL ALLOWED PATH OF EGRESS TRAVEL</p>
<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p>	<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p>	<p>A</p> <p>B</p> <p>C</p> <p>D</p> <p>E</p> <p>F</p> <p>G</p> <p>H</p> <p>I</p> <p>J</p> <p>K</p> <p>L</p> <p>M</p> <p>N</p> <p>P</p> <p>Q</p> <p>R</p> <p>S</p> <p>T</p> <p>U</p> <p>V</p> <p>W</p> <p>X</p>	<p>SHEET NAME:</p> <p>GREENHOUSE TYPE '1' PLAN</p> <p>SHEET NO.:</p> <p>A201</p> <p>FILE NAME: 21034-A201</p>

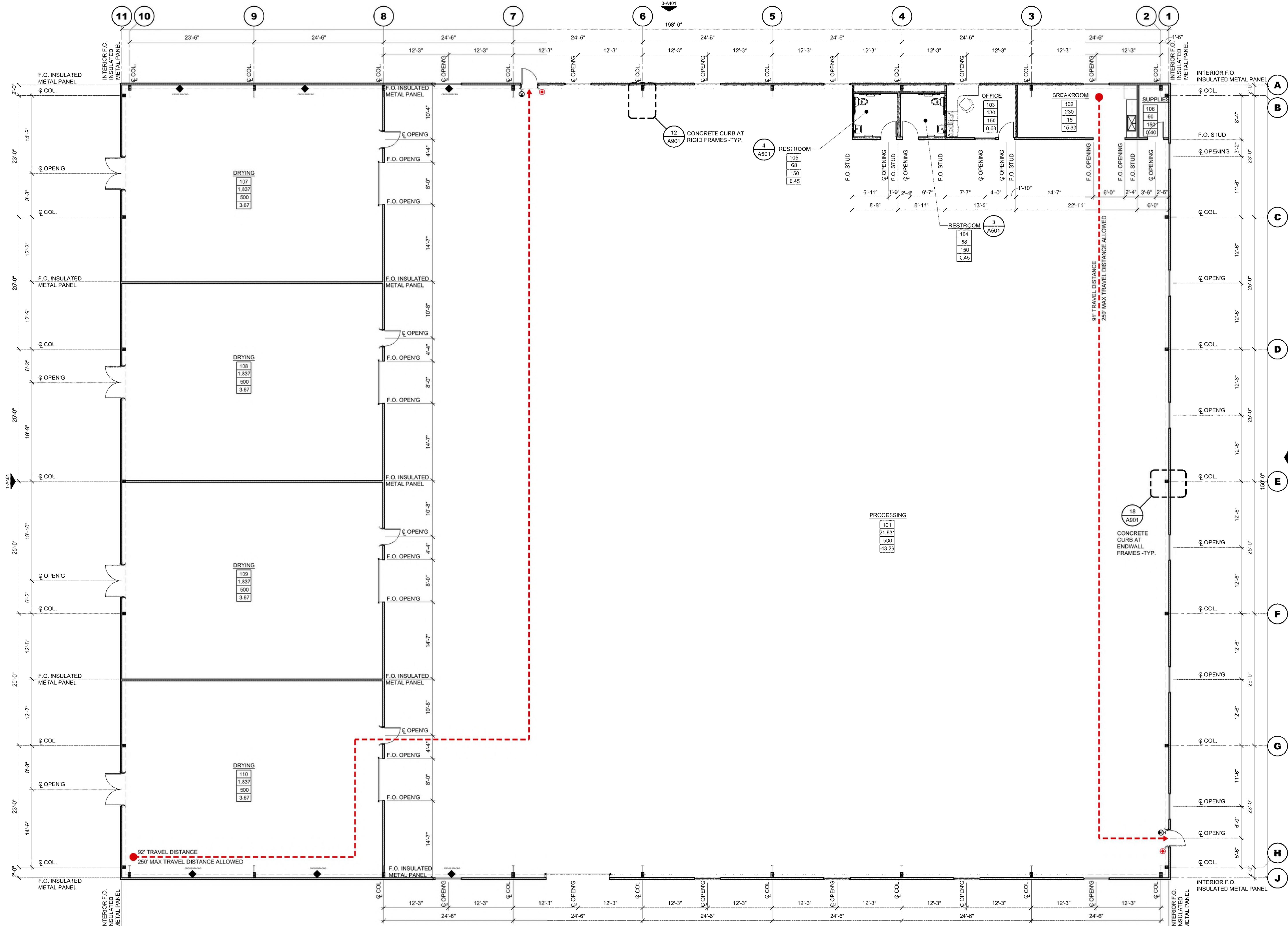

 22900 FUJILANE
 CHRIS BOOGS
 22900 FUJILANE
 SALINAS, CA 93908

JOB NO.
21034
 PRINT DATE:
 PLOT DATE: 9.20.2022
 DRAWN BY:
 CHECKED BY:
 SET ISSUED:
 5/23/22 2nd Elec. Submittal

TRUE NORTH
 PLAN
 SCALE: 1/16"=1'-0"

GREENHOUSE TYPE '2' FLOOR PLAN

KEY NOTES	BUILDING OCCUPANCY CALCULATIONS	GENERAL NOTES	LEGEND
THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.			
1 CANNABIS PLANTS SHALL BE PLACED ON GROWING TRAYS - TYPICAL 3'-0" WIDE BY LENGTH OF BAY, ON ROLLERS -TYPICAL	GREENHOUSE G: BUILDING AREA: 42,111 SQFT. OCCUPANT LOAD: 42,111 SF / 750 = 84.22 OCCUPANTS		WALL AND/OR CEILING MOUNTED ILLUMINATED EXIT SIGN.
2 ACCESS AISLE SHALL BE KEPT CLEAR FOR EGRESS	EGRESS DOOR REQUIREMENTS: 42,111 / 15,000 = 2.80 (3) EGRESS DOOR REQUIREMENTS PER APPENDIX "C" C104.1 EXCEPTION 2		FIRE EXTINGUISHER w/ MOUNTING BRACKET
3 METAL POLE COLUMNS PER GREENHOUSE MANUFACTURER -TYPICAL	MAXIMUM TRAVEL DISTANCE: 300'-0" MAX. PER APPENDIX "C" C104.1 EXCEPTION 1		ACTUAL ALLOWED → PATH OF EGRESS TRAVEL
4 10'-0" X 8'-0" SLIDING BARN-STYLE DOORS TO MOVE PRODUCT IN AND OUT OF THE GREENHOUSE. A 3'-0" x 6'-8" MINIMUM SIZE EGRESS DOOR SHALL BE FRAMED WITHIN THE BARN DOOR AND SHALL BE USABLE WHILE THE BARN DOOR IS CLOSED. REFER TO DOOR NOTES AND DETAILS FOR APPLICABLE CODE REQUIREMENTS OF EGRESS DOORS.	ALLOWABLE AREA: C102.2 ONE-STORY UNLIMITED AREA. THE AREA OF A ONE-STORY GROUP U AGRICULTURAL BUILDING SHALL NOT BE LIMITED IF THE BUILDING IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET IN WIDTH.		
5 FLOOR INSIDE GREENHOUSE SHALL BE COMPACTED PERVERSUS SOIL -TYPICAL			
6 WALL MOUNTED FIRE EXTINGUISHER TYPE 2A-10BC TO MEET NFPA 10 MIN. STANDARD. ONE FIRE EXTINGUISHER PER 3,000 SF. OR FRACTION THEREOF. MAX TRAVEL DISTANCE FROM ANY SPOT WITHIN THE SPACE TO EXTINGUISHER SHALL NOT EXCEED 75 FEET. MOUNT EXTINGUISHER AT ACCESSIBLE HEIGHT. REFER TO LEGEND FOR SYMBOL.			
7 NEW INTERNALLY ILLUMINATED EXIT SIGN. FINAL LOCATIONS TO BE DETERMINED BY FIRE MARSHALL. REFER TO LEGEND FOR SYMBOL & ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.			
8 A MINIMUM 5% GRADE SLOPE AWAY FROM THE FOUNDATION IS REQUIRED FOR A MINIMUM OF 6' OF FALL WITHIN THE FIRST 10'-0" MEASURED PERPENDICULAR TO THE FACE OF THE WALL.			
9 FOR SPECIFIC INFORMATION REGARDING GREENHOUSE STRUCTURE, INCLUDING WALL AND ROOF COVERING, REFER TO DRAWINGS PROVIDED BY GREENHOUSE MANUFACTURER, TYPICAL.			
10 EGRESS DOOR -REFER TO DOOR NOTES AND DETAILS FOR APPLICABLE CODE REQUIREMENTS OF EGRESS DOORS.			



ROOM LEGEND

ROOM	QCC	AREA (SF.)	OCC LOAD FACTOR	OCC LOAD	EXITS REQUIRED	REQUIRED WIDTH OF DOORS (12)
101	F-1	21,631	1 / 500	43.26	1	36"
102	B	230	1 / 15	15.33	1	36"
103	B	130	1 / 150	0.68	1	36"
104	B	68	1 / 150	0.45	1	36"
105	B	68	1 / 150	0.45	1	36"
106	B	60	1 / 150	0.40	1	36"
107	F-1	1,837	1 / 500	3.67	1	36"
108	F-1	1,837	1 / 500	3.67	1	36"
109	F-1	1,837	1 / 500	3.67	1	36"
110	F-1	1,837	1 / 500	3.67	1	36"
TOTAL OCCUPANT LOAD						75.25

SYMBOL LEGEND

101	ROOM NUMBER
200	AREA
150	OCCUPANT LOAD FACTOR
1.33	OCCUPANT LOAD

PATH OF EGRESS
WALL AND/OR CEILING MOUNTED ILLUMINATED EXIT SIGN
FIRE EXTINGUISHER w/ MOUNTING BRACKET, TYPE 2A-10BC TO MEET NFPA 10 MIN. STANDARD.

PLUMBING FIXTURE CALCULATIONS

B OCCUPANCY: 12 SOFT 200 = 0.645 0.645 OCC. / 2 = 0.323 MEN 0.323 WOMEN	PLUMBING FIXTURE CALCULATION PER CPC TABLE 422.1 & TABLE A
F-1 OCCUPANCY: 9.136 SQFT / 2000 = 4.57 4.57 OCC. / 2 = 2.23 MEN, 2.28 WOMEN	
B OCCUPANCY (TABLE 422.1) WATER CLOSETS MALE WOMEN URINALS MEN LAVATORIES MEN WOMEN DRINKING FOUNTAINS 1:1-50 1:1-15 1:1-100 1:1-75 1:1-150	
F-1 OCCUPANCY (TABLE 422.1) WATER CLOSETS MALE WOMEN URINALS MEN LAVATORIES MEN WOMEN DRINKING FOUNTAINS 1:1-50 1:1-150 N/A 1:1-150 1:1-250	
S-1 OCCUPANCY (TABLE 422.1) WATER CLOSETS MALE WOMEN URINALS MEN LAVATORIES MEN WOMEN DRINKING FOUNTAINS 1:1-100 1:1-100 N/A 1:1-200 1:1-200 1:1-250	
WC REQD PROV REQD PROV REQD PROV REQD PROV MEN 2 4 2 4 2 3 WOMEN 2 6 N/A N/A 2 3 UNISEX 0 2 0 0 0 2	

DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 30 OR LESS PER S.P.C. 415.2
PLUMBING NOTES:
ALL WATER CLOSETS: MAXIMUM 1.28 GALLONS PER FLUSH.
ALL LAVATORY FAUCET: MAXIMUM 1.5 GPM AND KITCHEN FAUCETS MAXIMUM 1.8 GPM

IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES (C.P.C. 422.2 EXC 3)

FLOOR PLAN - PROPOSED

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

- 4" INSULATED METAL WALL PANEL -TYPICAL UNLESS OTHERWISE NOTED
- PRE-ENGINEERED METAL BUILDING WALL GIRTS SHOWN DASHED -TYP.
- PRE-ENGINEERED METAL BUILDING CROSS BRACING -TYP.
- PRE-ENGINEERED METAL BUILDING ROOF PURLINS ABOVE -TYP.
- PRE-ENGINEERED METAL BUILDING RIGID FRAMES -TYP.
- PRE-ENGINEERED METAL BUILDING WIND COLUMNS -TYP.
- NEW INTERNALLY ILLUMINATED EXIT SIGN. FINAL LOCATIONS TO BE DETERMINED BY FIRE MARSHALL. REFER TO LEGEND FOR SYMBOL.
- A MINIMUM 5% GRADE SLOPE AWAY FROM THE FOUNDATION IS REQUIRED FOR A MINIMUM OF 6' OF FALL WITHIN THE FIRST 10'-0" MEASURED PERPENDICULAR TO THE FACE OF THE WALL.
- WALL MOUNTED FIRE EXTINGUISHER TYPE 2A-10BC TO MEET NFPA 10 MIN. STANDARD. ONE FIRE EXTINGUISHER PER 3,000 S.F. OR FRACTION THEREOF. MAX TRAVEL DISTANCE FROM ANY SPOT WITHIN THE SPACE TO EXTINGUISHER SHALL NOT EXCEED 75 FEET. MOUNT EXTINGUISHER AT ACCESSIBLE HEIGHT. REFER TO LEGEND FOR SYMBOL.
- EGRESS DOOR -REFER TO DOOR NOTES AND DETAILS FOR APPLICABLE CODE REQUIREMENTS OF EGRESS DOORS.
- 4" INSULATED METAL ROOF PANEL. REFER TO DETAIL FOR TYPICAL MECHANICAL UNIT SUPPORT FLASHING.
- TRENCH DRAIN -REFER TO PLUMBING DRAWINGS.
- CONCRETE CURB AT DOOR SHALL BE PROVIDED TO ALLOW FOR ALL REQUIRED ACCESSIBLE APPROACH CLEARANCES.

GENERAL NOTES

- THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO DETERMINE THE EXACT EXTENT OF ALL SITE DEMOLITION ITEMS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO WORK LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, THE PROJECT SPECIFICATIONS AND ANY APPLICABLE STANDARD DETAILS FOR THE PROJECT.
- THE CONTRACTOR SHALL PERFORM ALL CLEARING, DEMOLITION, REMOVAL OF OBSTRUCTIONS AND SITE PREPARATIONS NECESSARY FOR THE PROPER EXECUTION OF ALL WORK SHOWN ON THESE PLANS AND AS DESCRIBED IN THE SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT (809-227-2600). THE CONTRACTOR SHALL REMOVE ALL U.S.A. MARKINGS AS SOON AS THEY ARE NO LONGER NEEDED, BY USING A HIGH PRESSURE WATER METHOD ONLY. THE CITY ENCOURAGES THE USE OF CHALK PAINT WHENEVER POSSIBLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING AT CONTRACTOR EXPENSE, ANY STRUCTURES, FENCES, WALLS, OR PLANT LIFE DAMAGED OR DESTROYED BY THE OPERATIONS. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY LAND DAMAGES OCCURRING BY THE OPERATIONS ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS WILL BE RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ARCHITECT AND ENGINEER.
- CONTRACTOR SHALL LEGALLY DISPOSE OF ANY MATERIALS SCHEDULED FOR DEMOLITION.

2290 FUJI LANE

CHRIS BOOGS
2290 FUJI LANE
SALINAS, CA 93908

JOB NO.
21034

PRINT DATE:
9.20.2022

DRAWN BY:
-

CHECKED BY:
-

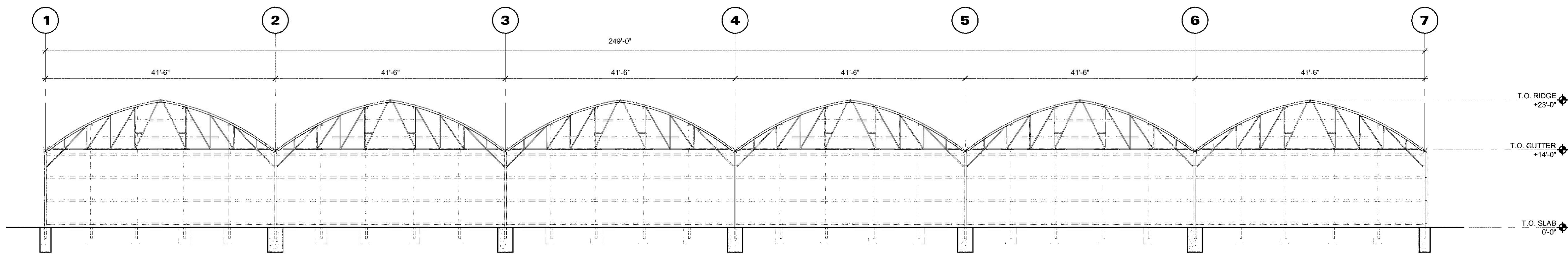
SET ISSUED:
5/23/22 2nd Elec. Submittal

SHEET NAME:
PROCESSING
BUILDING

SHEET NO.:

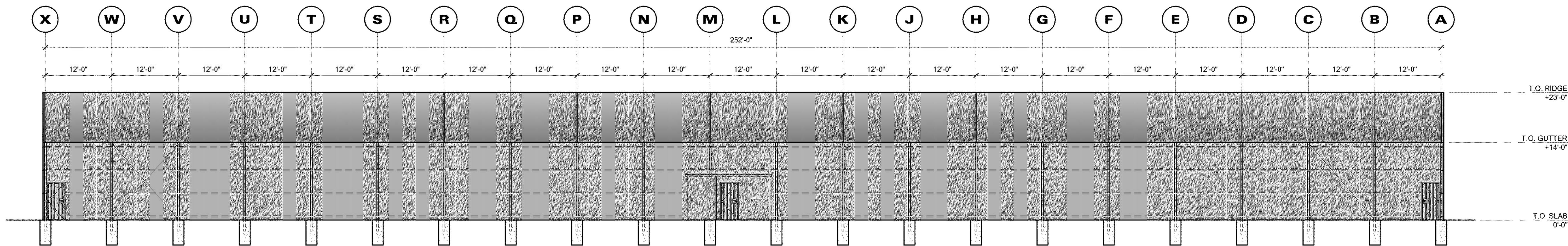
A203

FILE NAME:
21034-A203



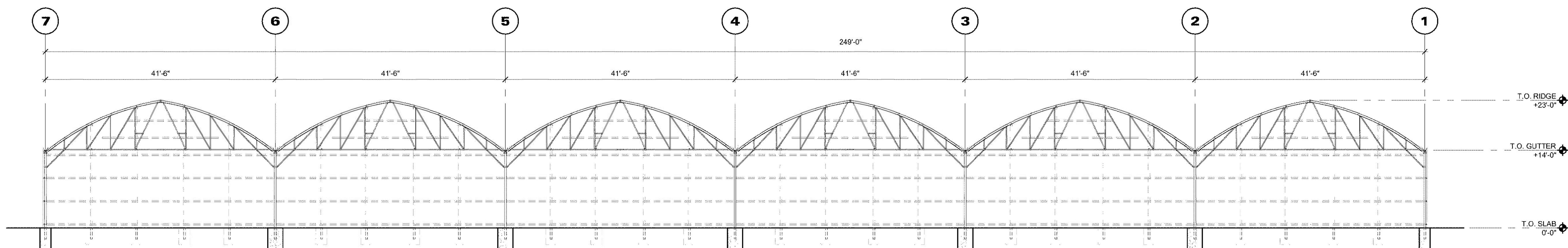
1 NORTH ELEVATION

SCALE: 1" = 10'-0"



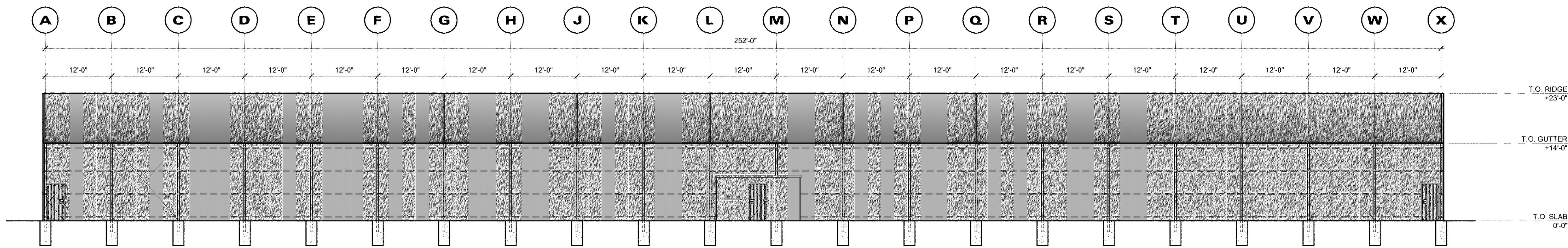
2 EAST ELEVATION

SCALE: 1" = 10'-0"



3 SOUTH ELEVATION

SCALE: 1" = 10'-0"



4 WEST ELEVATION

SCALE: 1" = 10'-0"

22900 FUJILANE

CHRIS BOGGS
22900 FUJILANE
SALINAS, CA 93908

JOB NO.

21034

PRINT DATE:

PLOT DATE: 9.20.2022

DRAWN BY: BA

CHECKED BY:

SET ISSUED:

5/23/22 2nd Elec. Submittal

SHEET NAME:
GREENHOUSES
TYP EXTERIOR
ELEVATIONS

SHEET NO.:

A301

FILE NAME: 21034-A301



3 EXISTING GREENHOUSE 'K'
EXTERIOR SOUTHEAST ELEVATION
SCALE: N.T.S.



2 EXISTING GREENHOUSE 'K'
EXTERIOR EAST ELEVATION
SCALE: N.T.S.



1 EXISTING GREENHOUSE 'K'
EXTERIOR EAST ELEVATION
SCALE: N.T.S.



6 EXISTING METAL BUILDING
EXTERIOR EAST ELEVATION
SCALE: N.T.S.



5 EXISTING METAL BUILDING
EXTERIOR NORTH ELEVATION
SCALE: N.T.S.



4 EXISTING METAL BUILDING
EXTERIOR WEST ELEVATION
SCALE: N.T.S.



9 EXISTING GREENHOUSE 'R'
EXTERIOR EAST ELEVATION
SCALE: N.T.S.



8 EXISTING GREENHOUSE 'R'
EXTERIOR EAST ELEVATION
SCALE: N.T.S.



7 EXISTING GREENHOUSE 'R'
EXTERIOR NORTH ELEVATION
SCALE: N.T.S.

22900 FUJI LANE

CHRIS BOOGS
22900 FUJI LANE
SALINAS, CA 93908

JOB NO.

21034

PRINT DATE:

9.20.2022

PLOT DATE:

-

DRAWN BY:

-

CHECKED BY:

-

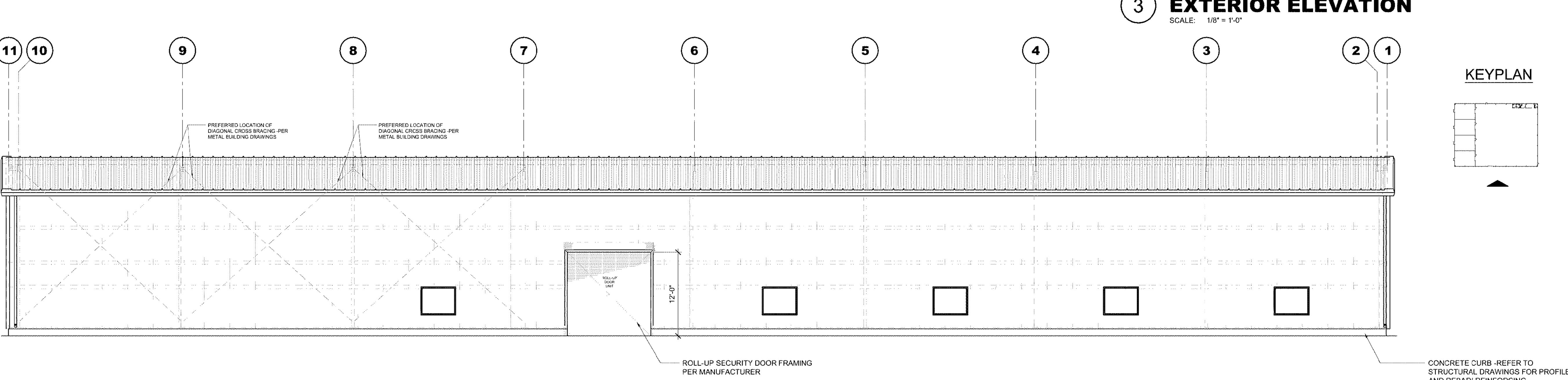
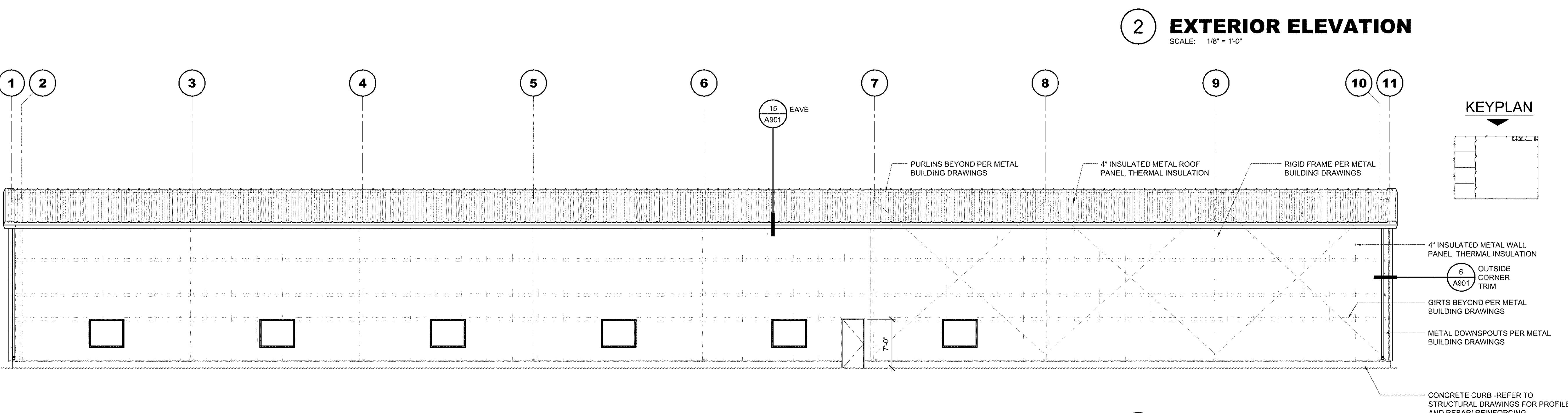
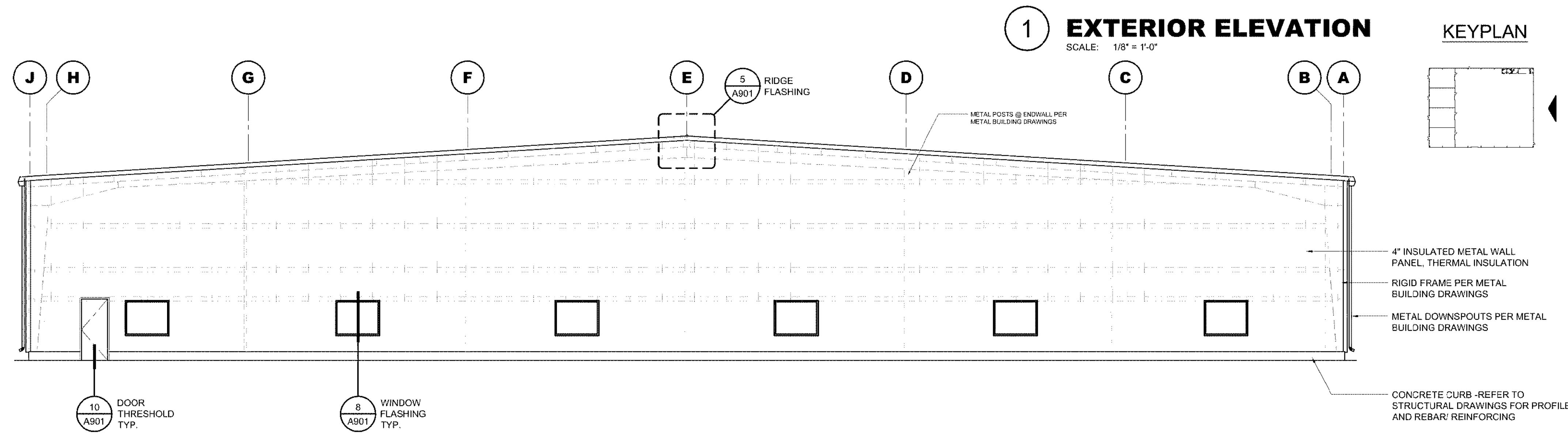
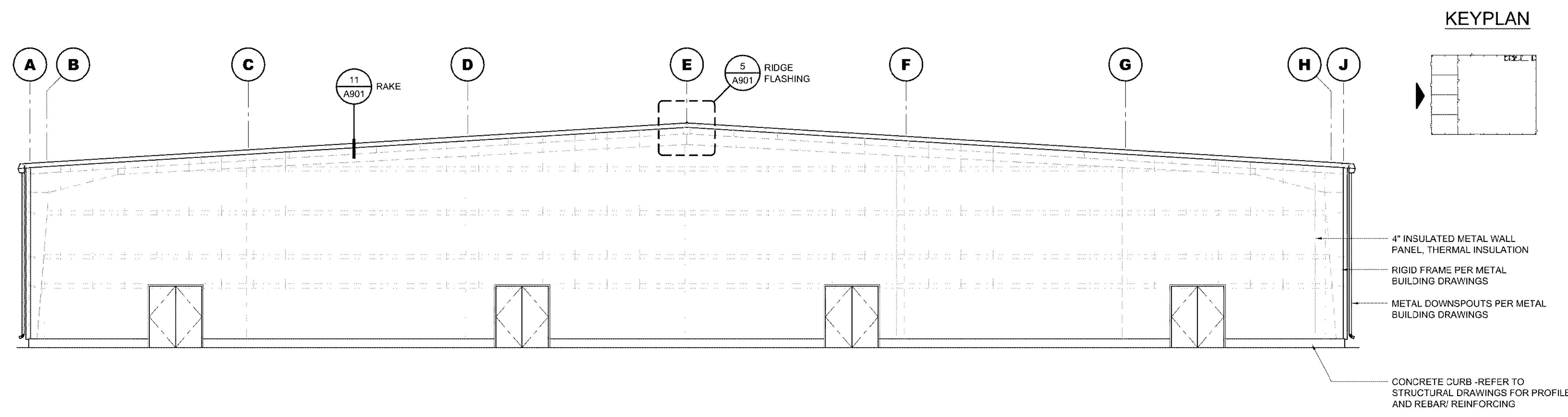
SET ISSUED:

5/23/22 2nd Elec. Submittal

SHEET NAME:
EXISTING BLDG'S
EXTERIOR
ELEVATIONS
SHEET NO.:
-

A303

FILE NAME: 21034-A303



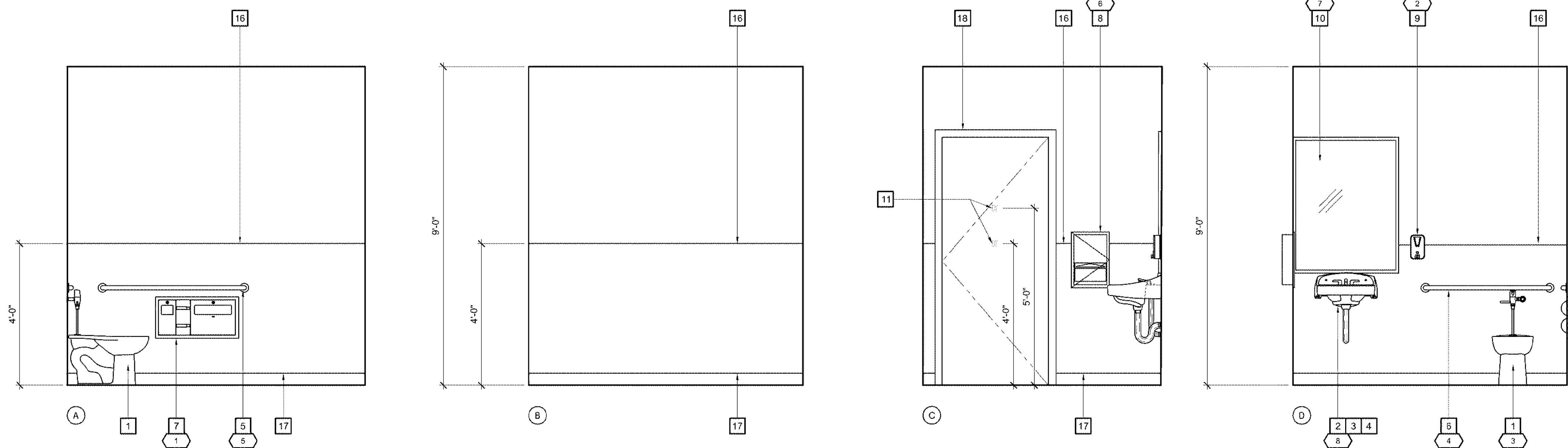
4 EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"

 22900 FUJILANE
 CHRIS BOGGS
 22900 FUJILANE
 SALINAS, CA 93908

 JOB NO.
21034
 PRINT DATE:
 PLOT DATE: 9.20.2022
 DRAWN BY: -
 CHECKED BY: -
 SET ISSUED: -
 5/23/22 2nd Elec. Submittal

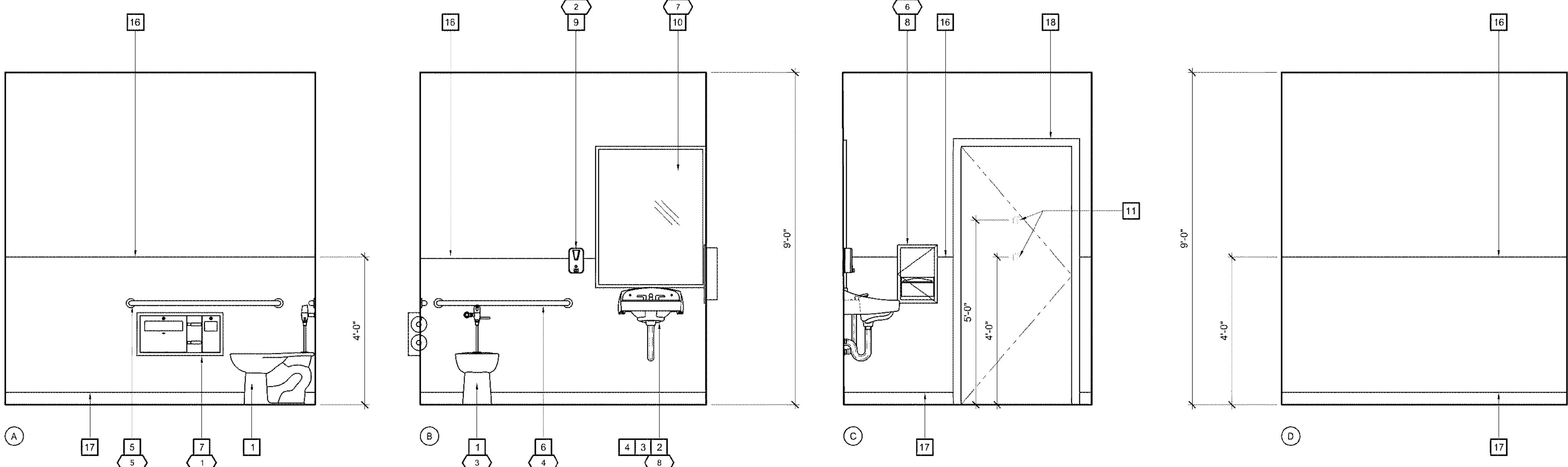
 SHEET NAME:
**PROCESSING
BUILDING
ELEVATIONS**
 SHEET NO.:

 A401
 FILE NAME: 21034-A401
 21034-A401



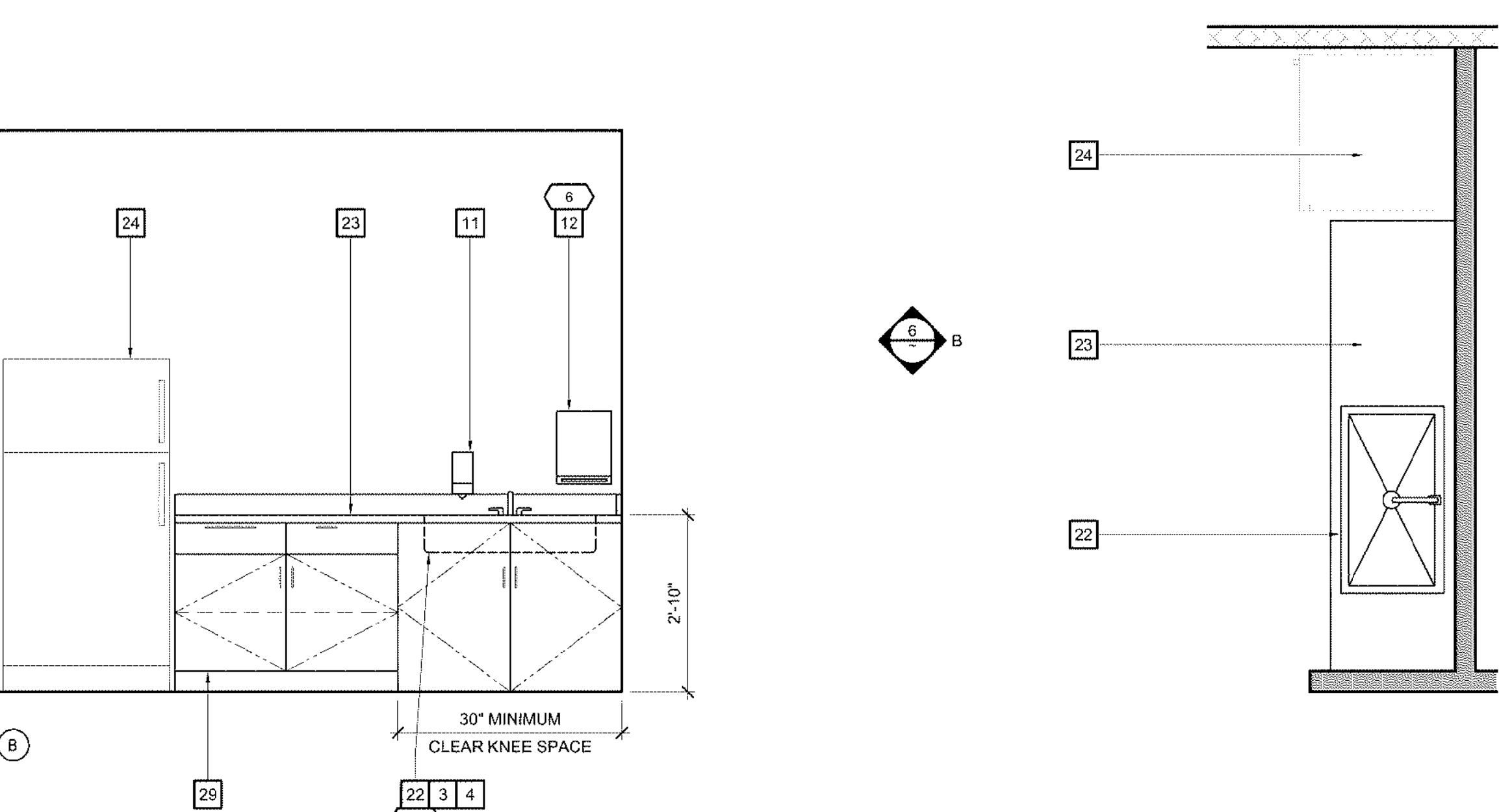
1 INTERIOR ELEV. #104

SCALE: 1/2"=1'-0"



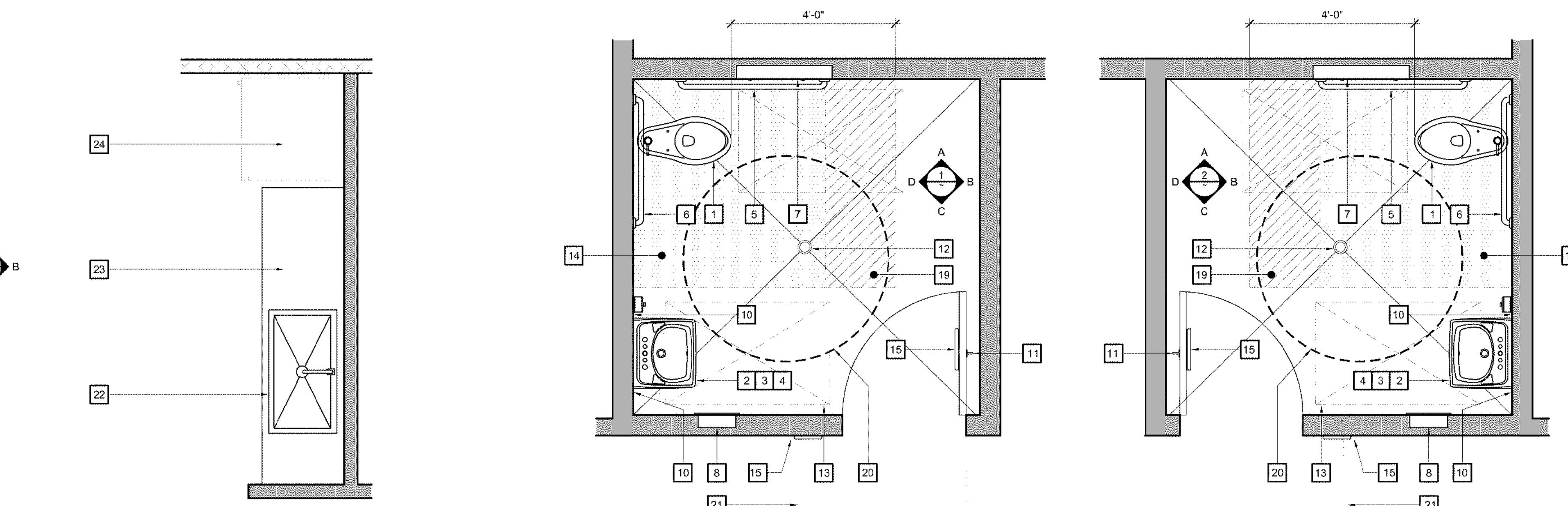
2 INTERIOR ELEV. #105

SCALE: 1/2"=1'-0"



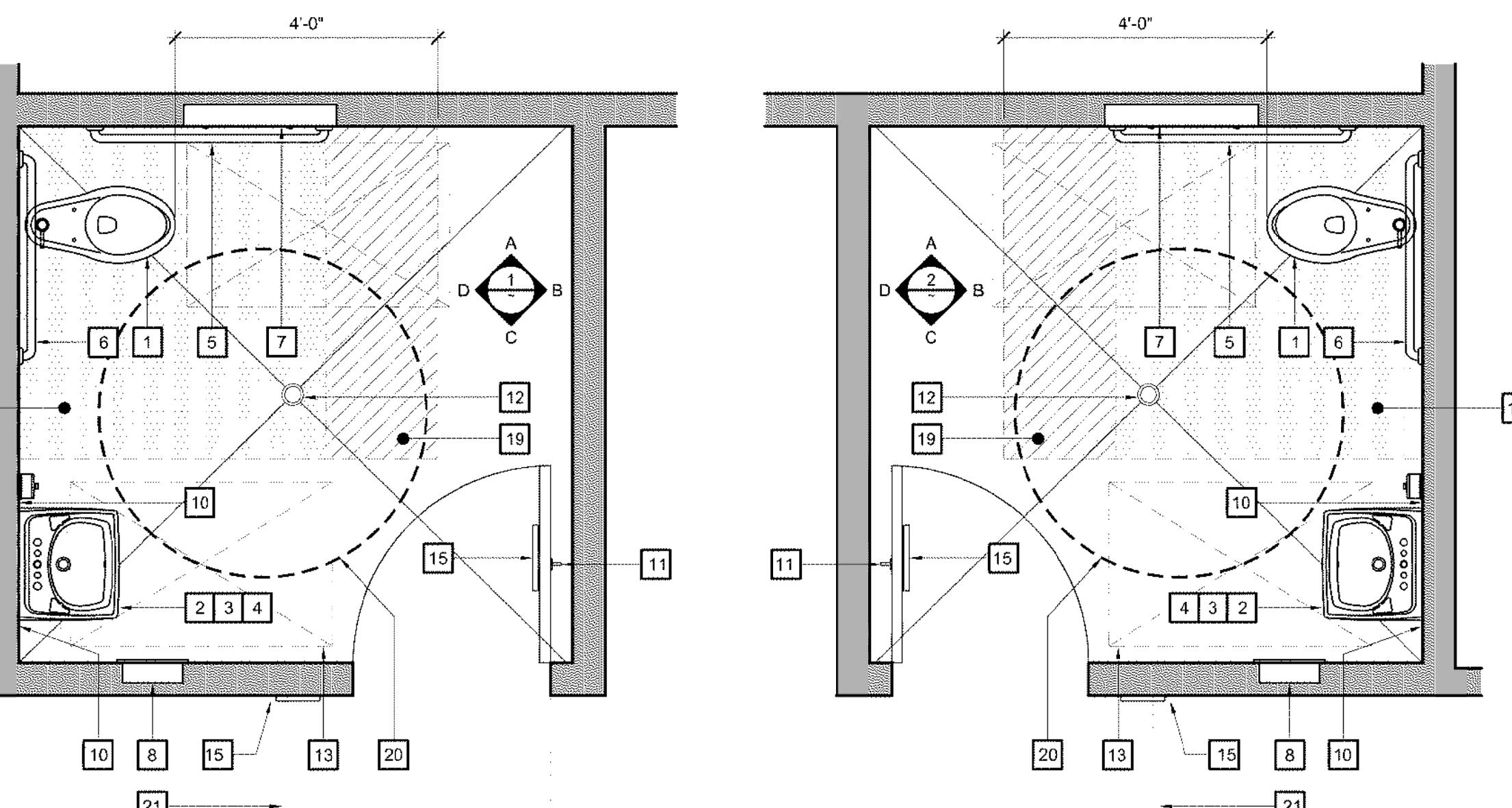
6 INTERIOR ELEV. #102

SCALE: 1/2"=1'-0"



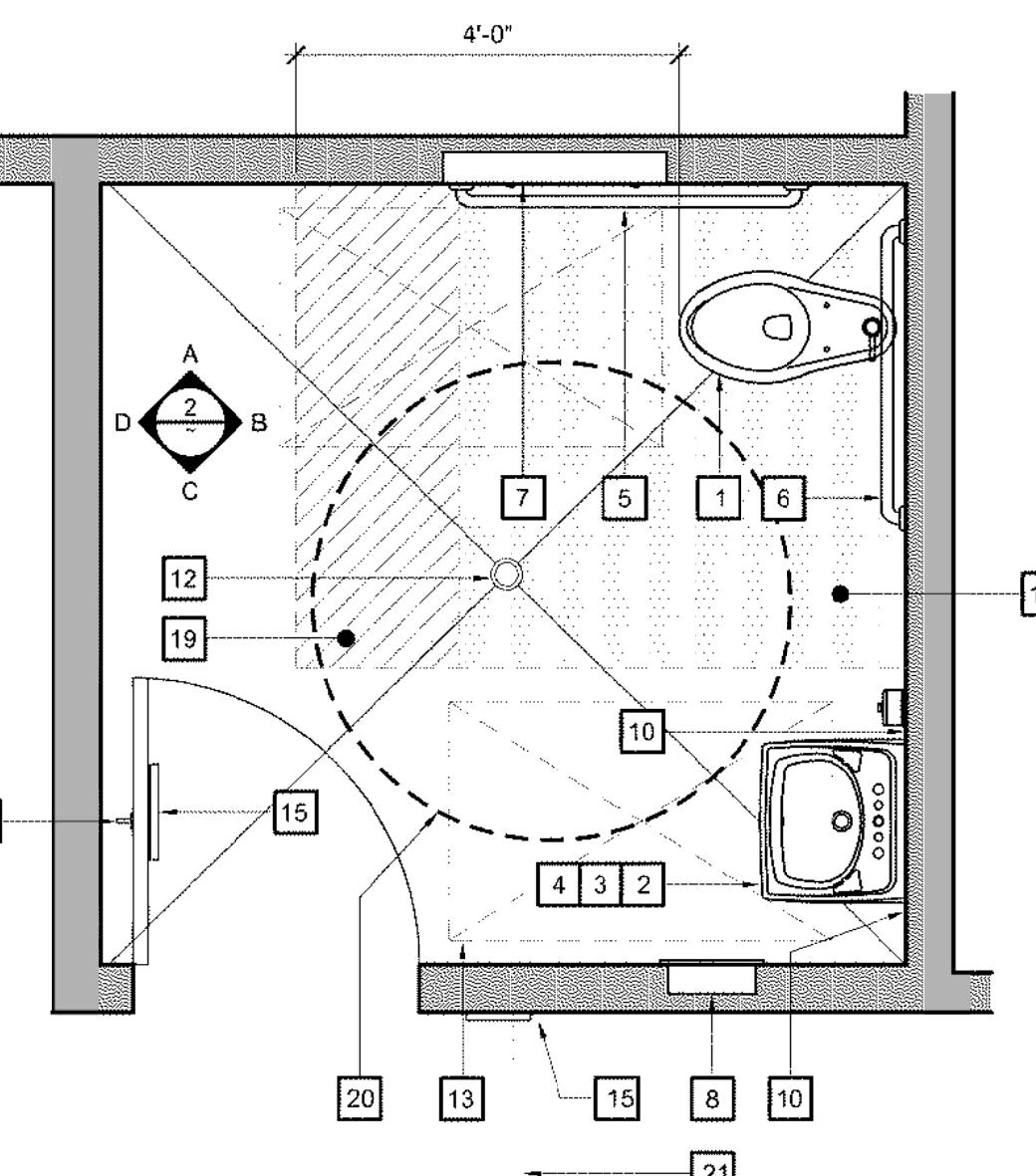
5 FLOOR PLAN #102

SCALE: 1/2"=1'-0"



4 FLOOR PLAN #105

SCALE: 1/2"=1'-0"



3 FLOOR PLAN #104

SCALE: 1/2"=1'-0"

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THIS SHEET ONLY.

- 1 FLUSH LOW FLOOR MOUNTED ACCESSIBLE HEIGHT TOILET w/ FLUSH ACTIVATION (IF PROVIDED) ON THE WIDE SIDE OF FIXTURE. SEE PLUMBING DRAWINGS.
- 2 WALL MOUNTED SINK, REFER TO PLUMBING DRAWINGS.
- 3 FAUCETS SHALL BE LEVER TYPE VALVES THAT ARE OPERABLE WITH ONE HAND AND DO NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
- 4 DRAIN AND ALL HOT WATER PIPING SHALL BE INSULATED OR CONFIGURED TO PREVENT DIRECT CONTACT.
- 5 48" LONG GRAB BAR, REFER TO TOILET ACCESSORY SCHEDULE
- 6 42" LONG GRAB BAR, REFER TO TOILET ACCESSORY SCHEDULE
- 7 RECESSED-MOUNTED TOILET TISSUE, SEAT-COVER DISPENSER AND WASTE DISPOSAL, REFER TO TOILET ACCESSORY SCHEDULE
- 8 RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPACLE, REFER TO TOILET ACCESSORY SCHEDULE
- 9 SOAP DISPENSER, REFER TO TOILET ACCESSORY SCHEDULE
- 10 WALL MOUNTED ACCESSIBLE HEIGHT TOILET w/ FLUSH ACTIVATION, TOE BOTTOM, MOUNT TOE AT 7'-0" 40" A.F. MAX AT BOTTOM OF RECEPTIVE SURFACE, AT GAP BEHIND MIRROR ABOVE WAINSCOT SHALL BE FILLED WITH PAINTED PLYWOOD FILLER, PAINT COLOR TO MATCH WITH ADJACENT WALL FINISH. HOOK BOBRICK B-233, MOUNTED AT ACCESSIBLE HEIGHT.
- 11 FLOOR DRAIN, SEE PLUMBING DRAWINGS.
- 12 REQUIRED 30" x 48" CLEARANCE AT LAVATORY - REFER TO DETAIL FOR TOE & KNEE SPACE CLEARANCE.
- 13 CLEARANCE AROUND A WATER CLOSET SHALL BE 60" MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 59" MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL, DOOR IS NOT ALLOWED TO SWING OVER THIS SPACE. REFER TO DETAIL.
- 14 TOILET ROOM ACCESSIBILITY SIGNAGE PER ADA REQUIREMENTS
- 15 NEW FRP WAINSCOT TO 48" ABOVE FINISH FLOOR.
- 16 8" HIGH SHEET VINYL COVE BASE.
- 17 not used
- 18 60" WIDE x 48" DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET, DOOR SHALL BE ALLOWED TO SWING OVER THIS PORTION OF MANEUVERING SPACE.
- 19 60" DIAMETER ACCESSIBILITY TURNING CIRCLE.
- 20 INTERIOR DOOR CLEARANCE, REFER TO
- 21 TOP-MOUNT SINK
- 22 PLASTIC LAMINATE COUNTER TOP WITH INTEGRAL 4" BACK SPLASH AND RETURN OVER FULL FLUSH MARY BASE CABINET TO A MINIMUM OF ADJUSTABLE SINK. EXTERIOR EXPOSED SURFACES SHALL BE LUSTRE LAMINATE. ALL INTERIOR EDGES AND SURFACES SHALL HAVE "WHITE MELAMINE" FINISH. COUNTER TOPS AND CABINETS SHALL BE SECURELY ANCHORED AND SCRIBED TO ADJACENT SURFACE. PROVIDE ALL REQUIRED BLOCKING. CABINET HARDWARE SHALL HAVE FULLY EXTENDED DRAWER GUIDES, FULLY CONCEALED HINGES, FULLY RECESSED STANDARDS FOR ALL ADJUSTABLE SHELVES, AND CABINET PULLS WITH CABINET AND COUNTERTOP SUPPLIER SHALL FIELD VERIFY ALL DIMENSIONS.
- 23 REFRIGERATOR - OWNER PROVIDED.

TOILET ACCESSORY SCHEDULE

	DESCRIPTION	MFR. / MODEL	NOTE / FINISH
1	RECESSED TOILET SEAT COVER TISSUE DISPENSER & SANITARY NAPKIN DISPOSAL	BOBRICK/ B-3091	TYPE 304 STAINLESS STEEL SATIN FINISH
2	SURFACE MOUNTED SOAP DISPENSER, LIQUID	BOBRICK/ B-4112	TYPE 304 STAINLESS STEEL SATIN FINISH
3	ACCESSIBLE HEIGHT TOILET	American Standard Champion Pro, Model #211AA-104	ADA Compliant
4	GRAB BAR 42" LONG	BOBRICK/ B-6806 X-42	TYPE 304 STAINLESS STEEL, 1-1/2" DIA W/ CONCEALED MOUNTING FLANGE (NO EXPOSED SCREWS)
5	GRAB BAR 48" LONG	BOBRICK/ B-6806 X-48	TYPE 304 STAINLESS STEEL, 1-1/2" DIA W/ CONCEALED MOUNTING FLANGE (NO EXPOSED SCREWS)
6	RECESS MOUNTED PAPER TOWEL DISPENSER	BOBRICK/ B-35903	TYPE 304 STAINLESS STEEL SATIN FINISH
7	MIRROR	Provided by Owner	
8	WALL MOUNTED SINK	American Standard Luceme 0355.012	ADA Compliant

2290 FUJI LANE

CHRIS BOOGS
2290 FUJI LANE
SALINAS, CA 93908JOB NO.
21034

PRINT DATE: 9.20.2022

PLOT DATE: -

DRAWN BY: -

CHECKED BY: -

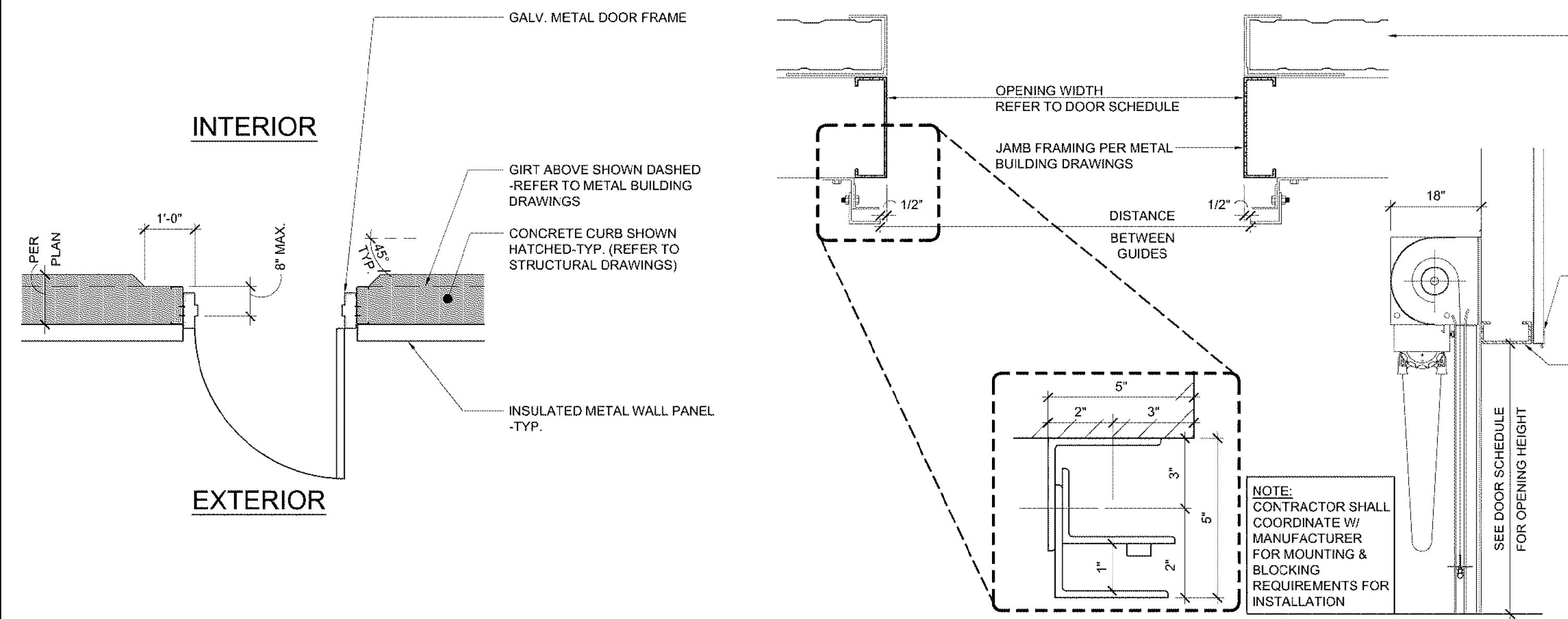
SET ISSUED: 5/23/22 2nd Elec. Submittal

SHEET NAME:
RESTROOM
FLOOR PLAN
INT. ELEVATIONS

SHEET NO.: -

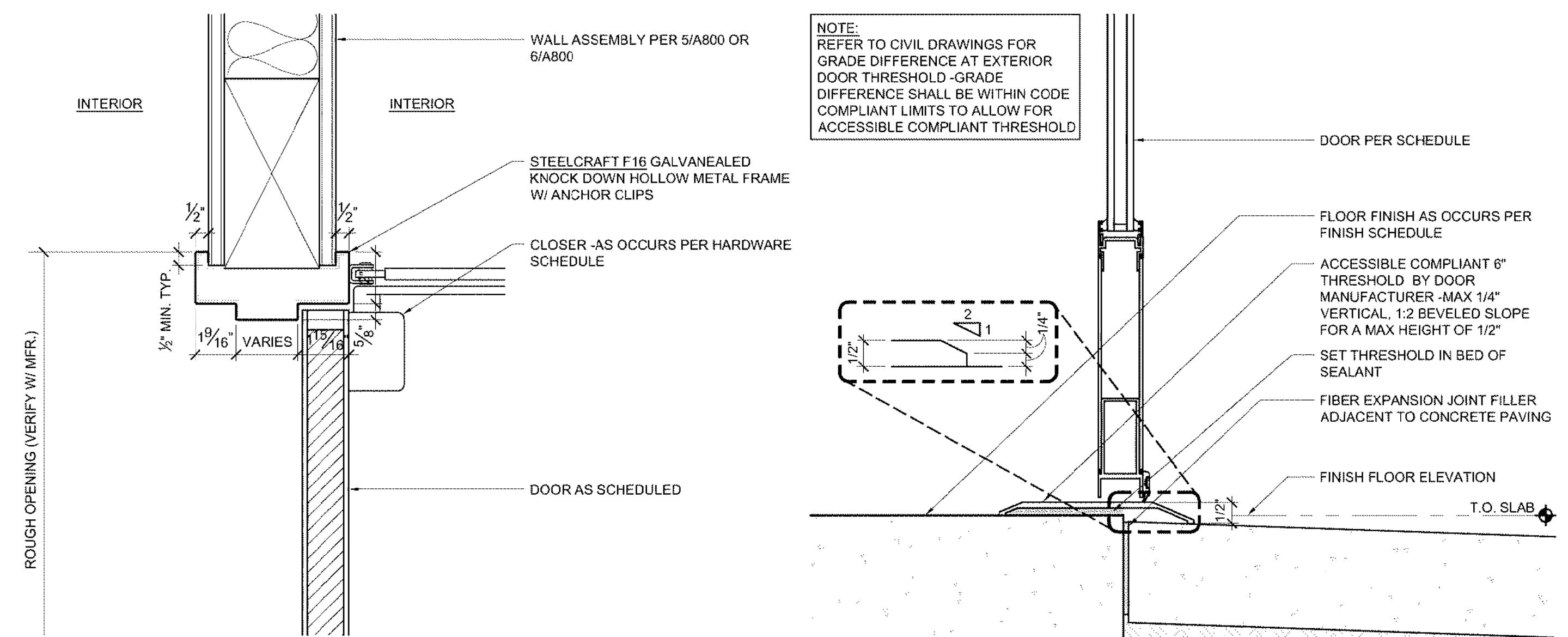
A501

FILE NAME: 21034-A501

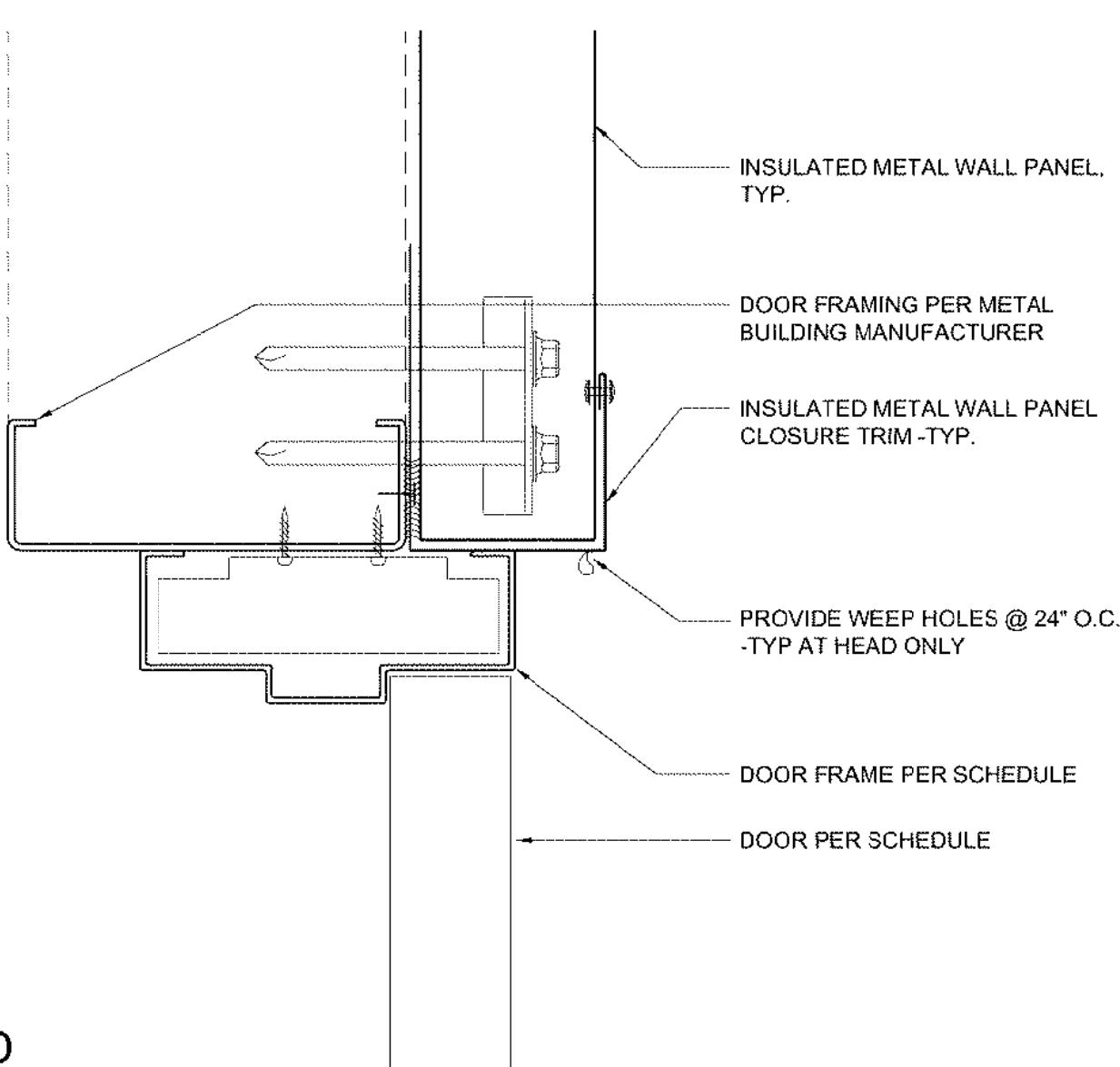


17 CONCRETE CURB AT DOOR
SCALE: 1/2" = 1'-0"

13 ROLL-UP DOOR
SCALE: 3/4" = 1'-0"

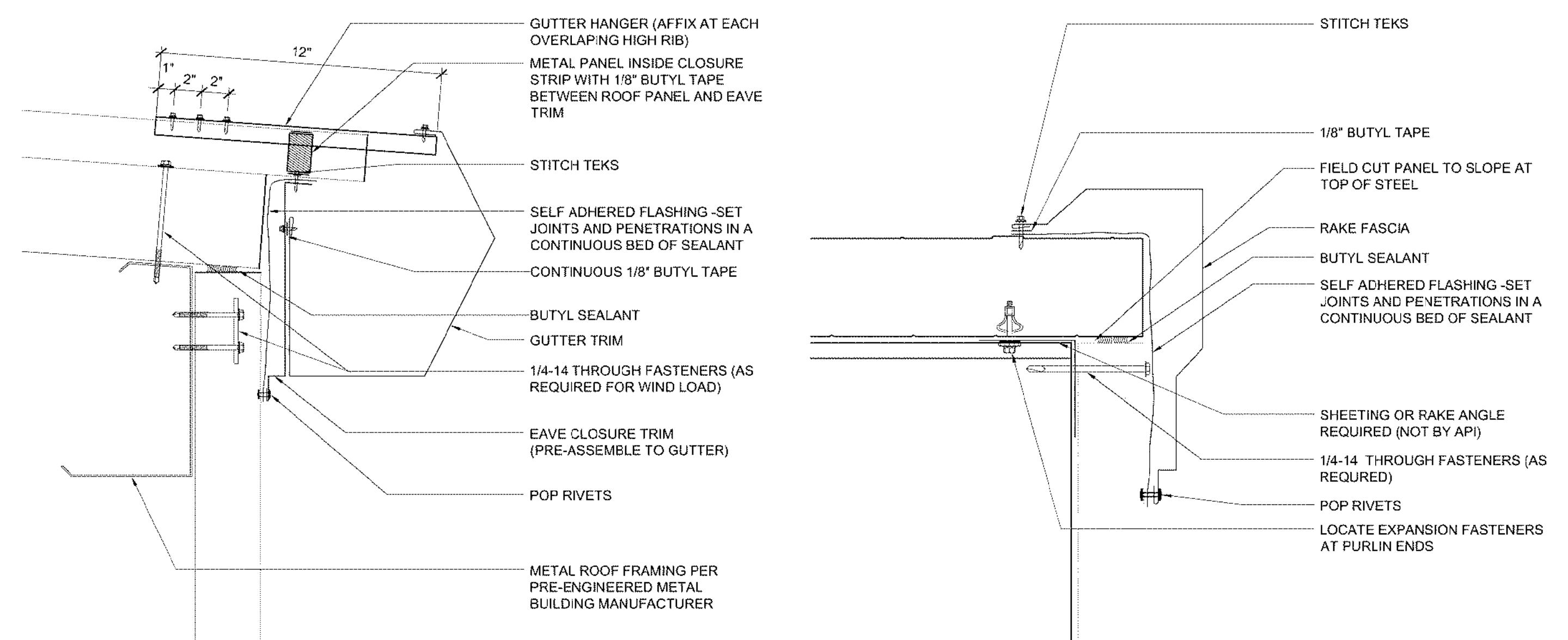


18 CONCRETE CURB AT ENDWALL FRAME
SCALE: 1" = 1'-0"

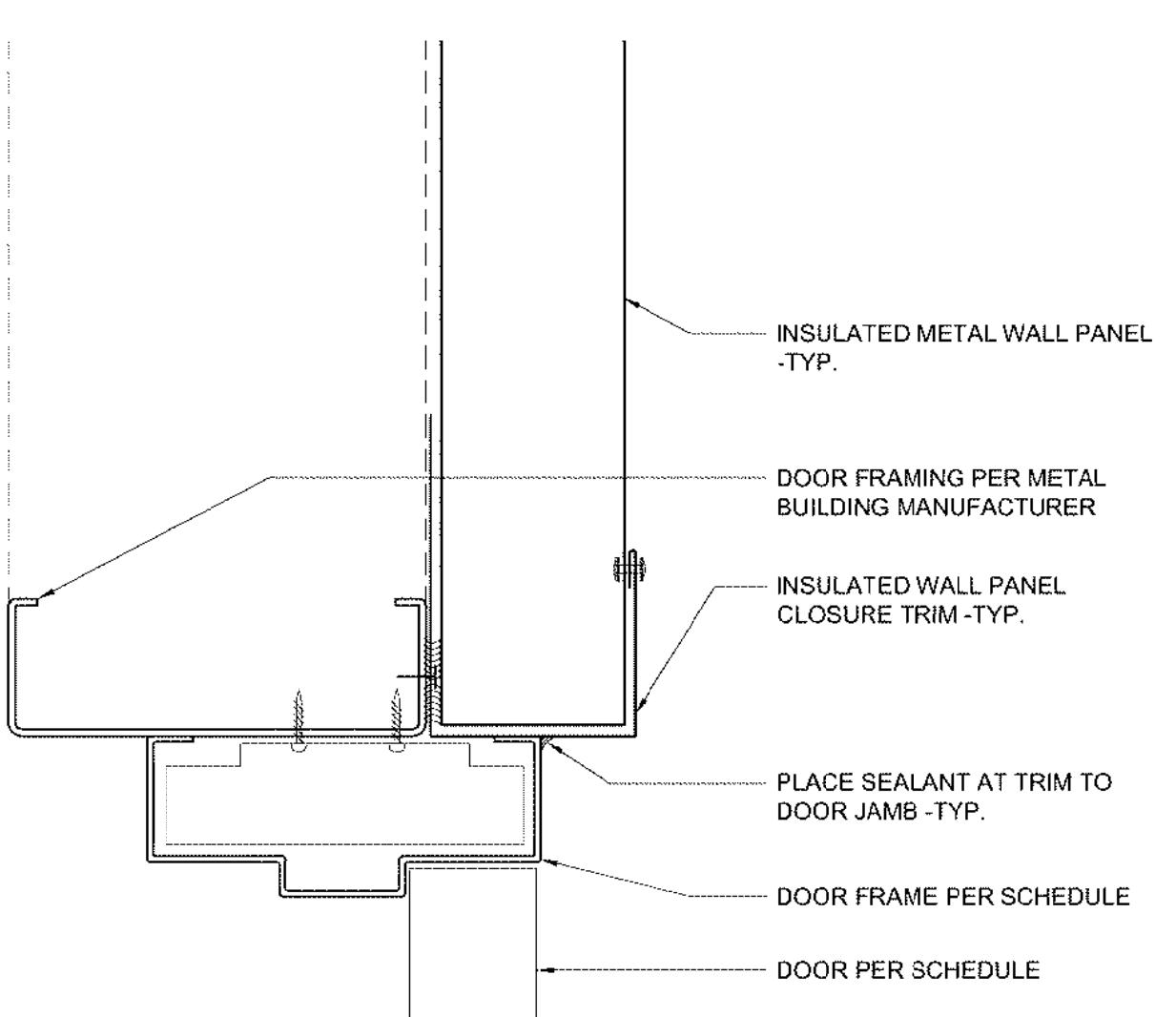


HEAD

14 INTERIOR HOLLOW METAL FRAME HEAD 10
ACCESsible DOOR THRESHOLD
SCALE: 3" = 1'-0"

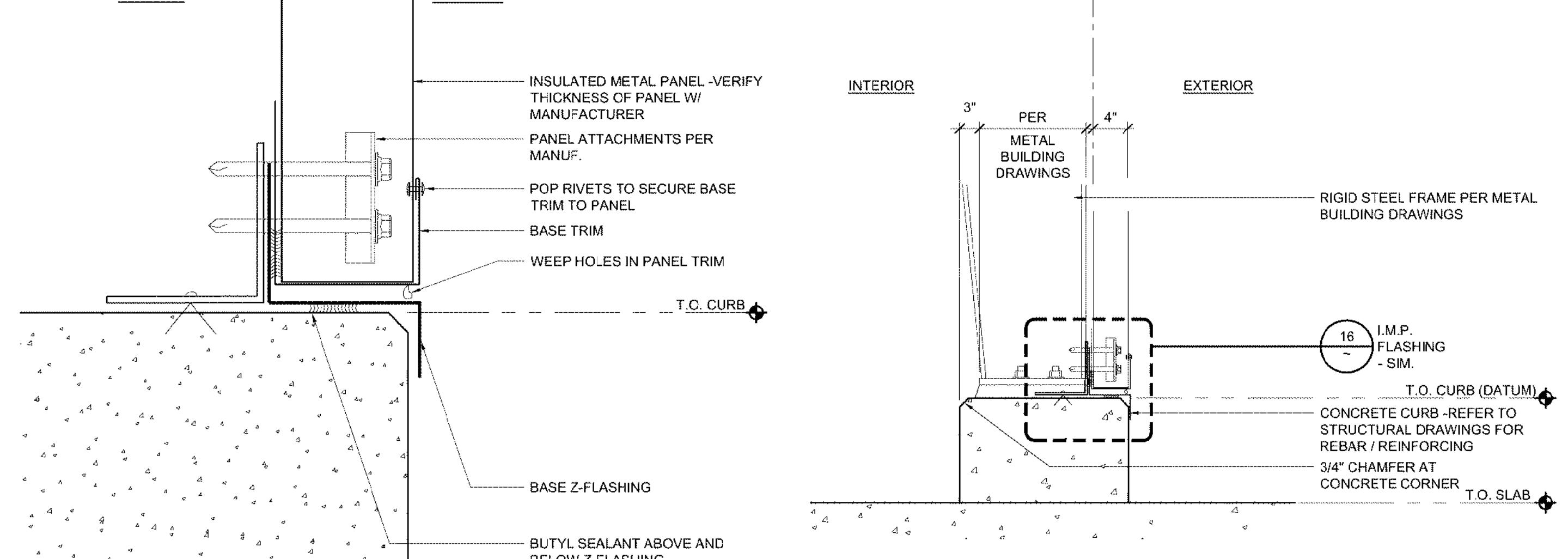


15 INSULATED METAL PANEL ROOF AT EAVE
SCALE: 1" = 1'-0"



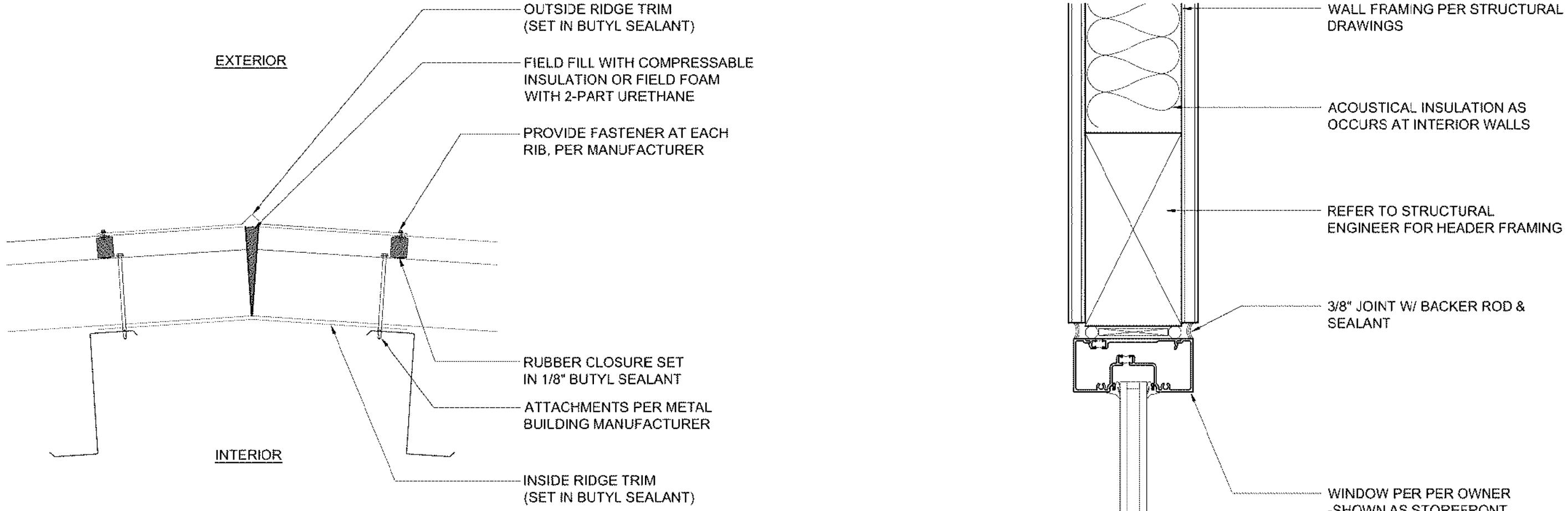
20 HOLLOW METAL DOOR AT INSULATED METAL PANEL 16
SCALE: 3" = 1'-0"

11 INSULATED METAL PANEL ROOF AT RAKE
SCALE: 1" = 1'-0"

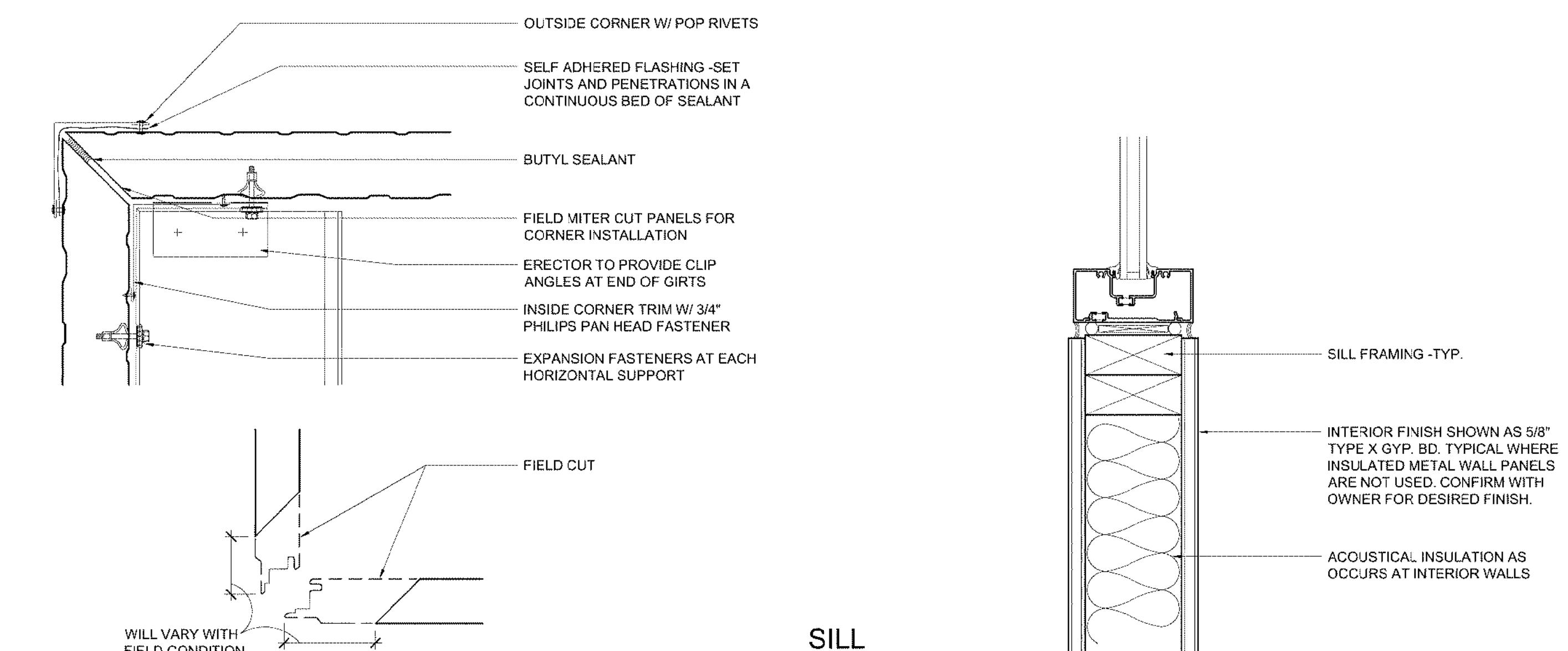


16 INSULATED METAL PANEL BASE FLASHING
SCALE: 3" = 1'-0"

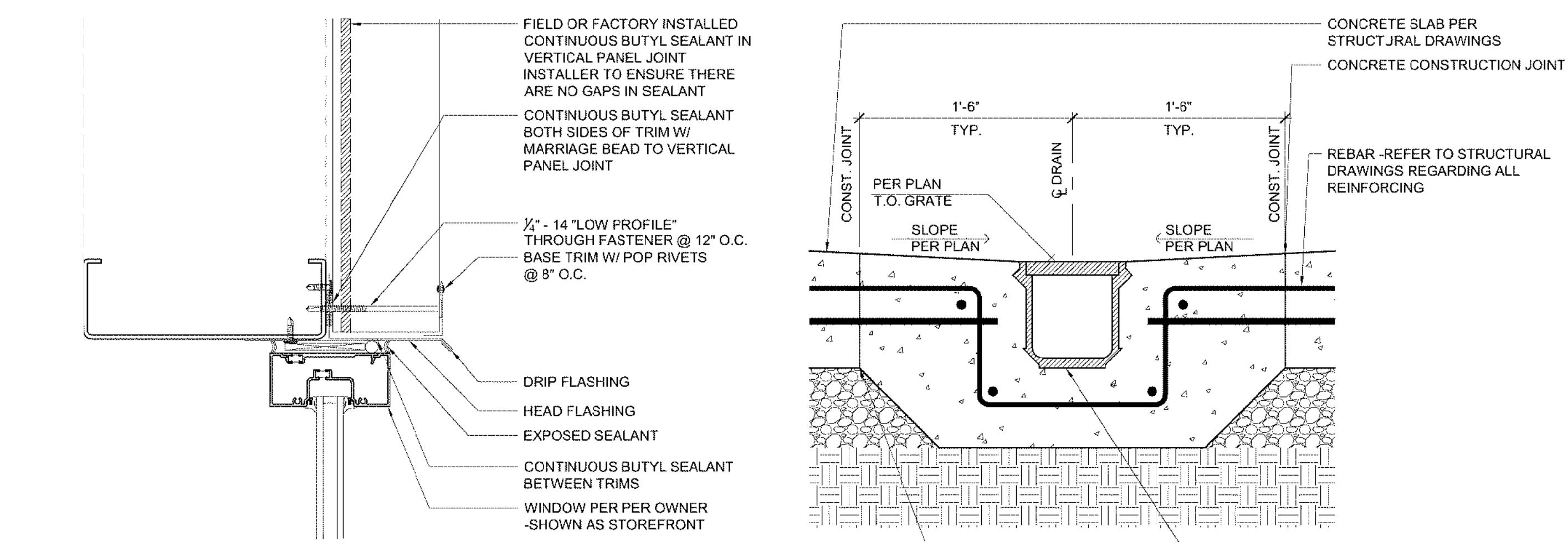
12 CONCRETE CURB AT RIGID FRAME
SCALE: 1" = 1'-0"



5 RIDGE AT INSULATED METAL ROOF PANEL
SCALE: 1" = 1'-0"

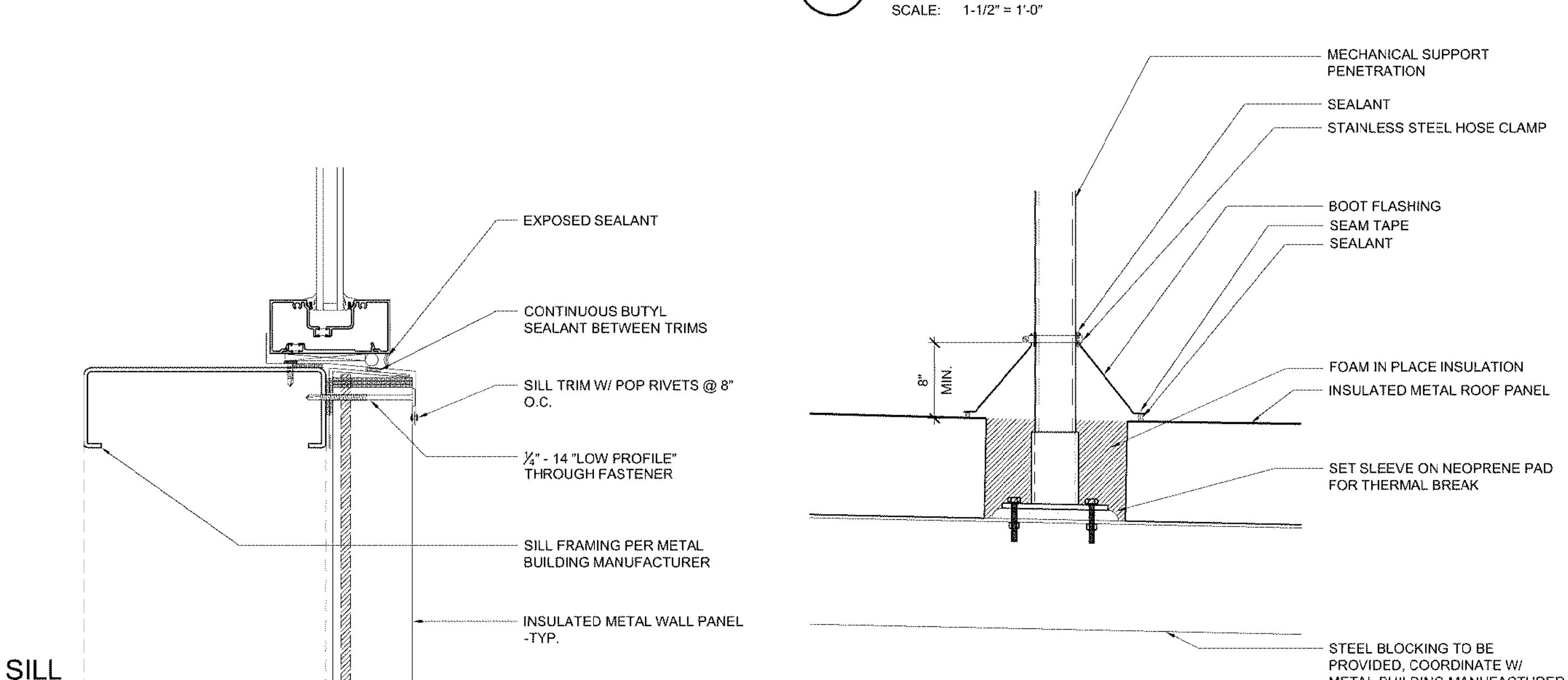


6 OUTSIDE CORNER TRIM
SCALE: 1" = 1'-0"



HEAD

3 TRENCH DRAIN
SCALE: 1-1/2" = 1'-0"



8 STOREFRONT WINDOW AT INSULATED METAL PANEL 4
MECHANICAL SUPPORT FLASHING
SCALE: 1-1/2" = 1'-0"