

Exhibit A

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**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:

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

EVIDENCE:

- a) 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 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 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 considering 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.

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.

22900 FUJI LANE
SALINAS, CA 93908

FILE NAME.: 21034-ADU1

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 2019 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CENC), 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 DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.
3. IT IS THE CONTRACTORS 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 TOPOGRAPHY, SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED 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 AT (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 WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, 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 ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR 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 PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.

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 AND 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 INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
- A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
 - 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.

GRADING AND DRAINAGE

1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.
2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE AND THE EROSION CONTROL ORDINANCE.
3. 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.
4. 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 PERMITS) MAY BE REQUIRED PRIOR TO GRADING.
5. IT IS THE CONTRACTORS 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.
6. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.
7. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.
8. 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.
9. ALL FILL SLOPES SHALL BE COMPACTED IN ACCORDANCE WITH THE SOILS REPORT. THE TOE OF ALL SLOPES SHOULD BE SUPPORTED BY A KEY CUT A MINIMUM OF 3 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL TOE. THE 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)
10. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
11. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER 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 BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 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 DOWNHILL PROPERTIES.
 - C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
 - D. 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
15. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.
16. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
17. ALL LOOSE MATERIAL SHALL BE SUB-EXCAVATED AND RE-COMPACTED PER SOILS REPORT.

SHEET INDEX

- C1 PRELIM GRADING & DRAINAGE PLAN
C2 EROSION CONTROL PLAN

GRADING QUANTITIES

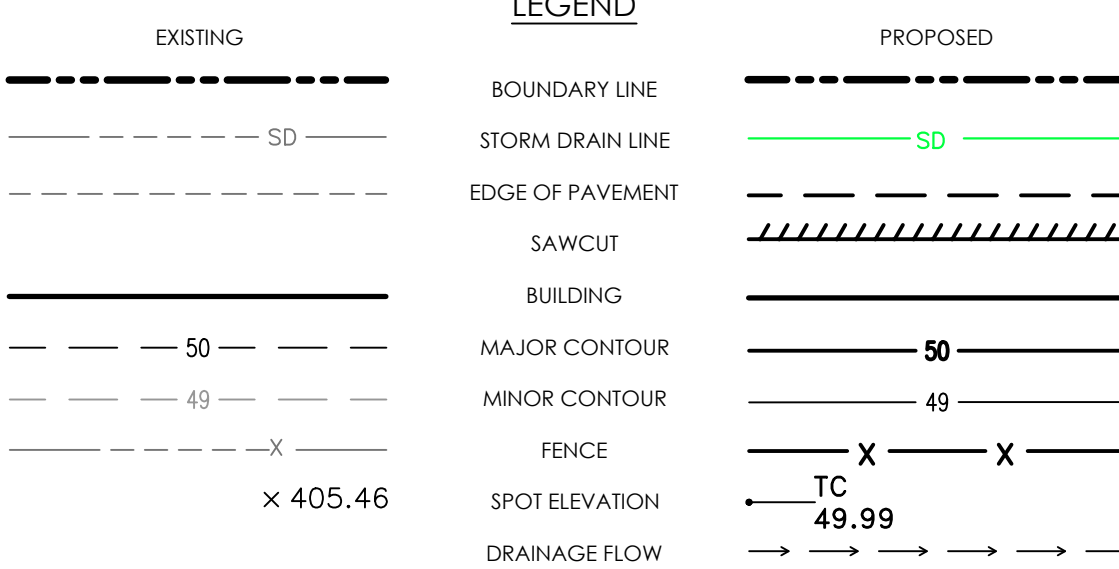
CUT 8,825 CY
FILL 8,825 CY
QUANTITIES ARE TO FINISH GRADE FOR THE RETENTION POND. DOES NOT INCLUDE THE NEW GREENHOUSE BECAUSE THEY ARE UTILIZING THE EXISTING GRADING PAD FROM OLD GREENHOUSE. DOES NOT ACCOUNT FOR IMPORT MATERIALS FOR TRENCH OR FIRE ACCESS ROAD. EXCESS MATERIAL WILL BE OFF-HAULED AND DISPOSED OF IN COMPLIANCE WITH LOCAL REQUIREMENTS.

DISTURBED AREA
770,000 SF

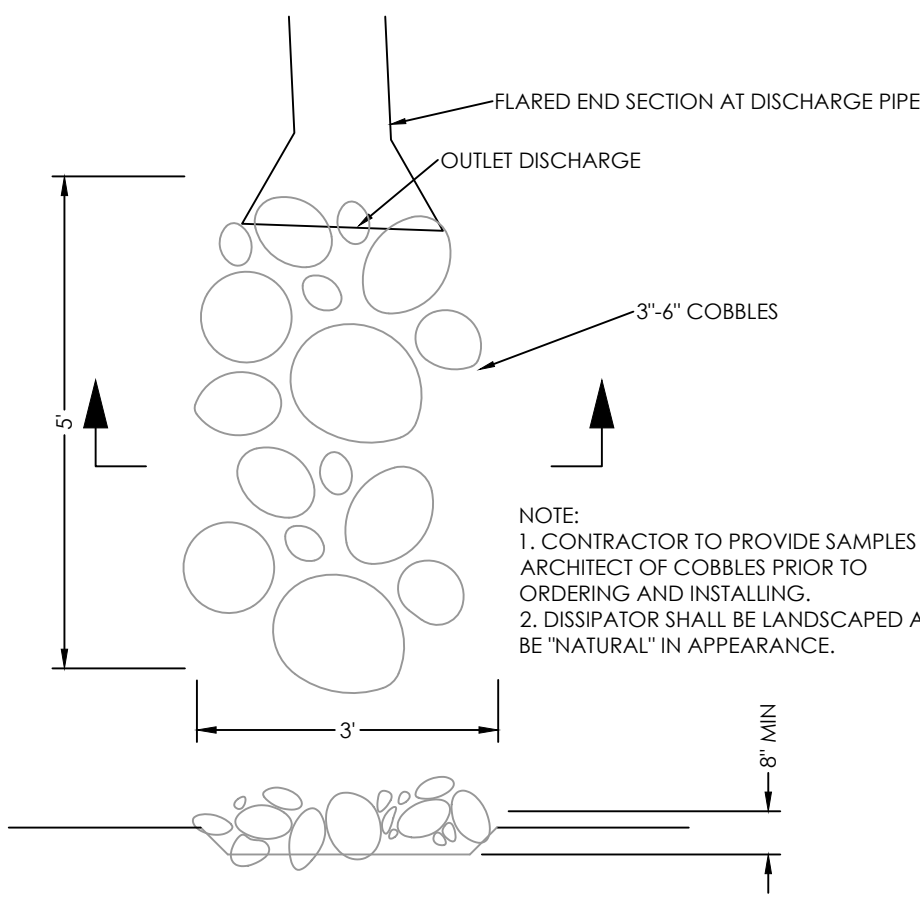
ABBREVIATIONS

(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

LEGEND

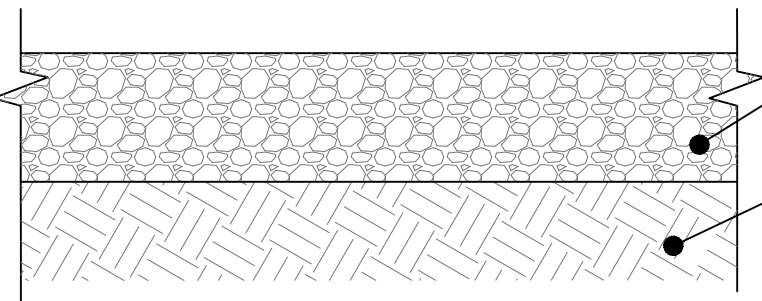


THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. ANY REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.



B
C1 ENERGY DISSIPATOR
NTS

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



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

PROPOSED STORMWATER RUNOFF MITIGATION:
ON-SITE RETENTION POND SHALL BE INSTALLED TO MITIGATE THE DIFFERENCE IN PRE-DEVELOPMENT RUNOFF VOLUME FROM THE PROPOSED RUNOFF VOLUME GENERATED FROM THE NEW BUILDINGS.

- NEW IMPERVIOUS AREA=452,718 SF
- PROPOSED RUNOFF VOLUME GENERATED FROM THE 85th PERCENTILE STORM=26,408 CF
- PROPOSED RUNOFF VOLUME MINUS PRE-DEVELOPMENT RUNOFF VOLUME (100 YEAR STORM)=64,068 CF
- TOTAL ON-SITE VOLUME REQUIRED=90,476 CF
- TOTAL ON-SITE VOLUME PROVIDED (RETENTION POND)=90,774 CF*

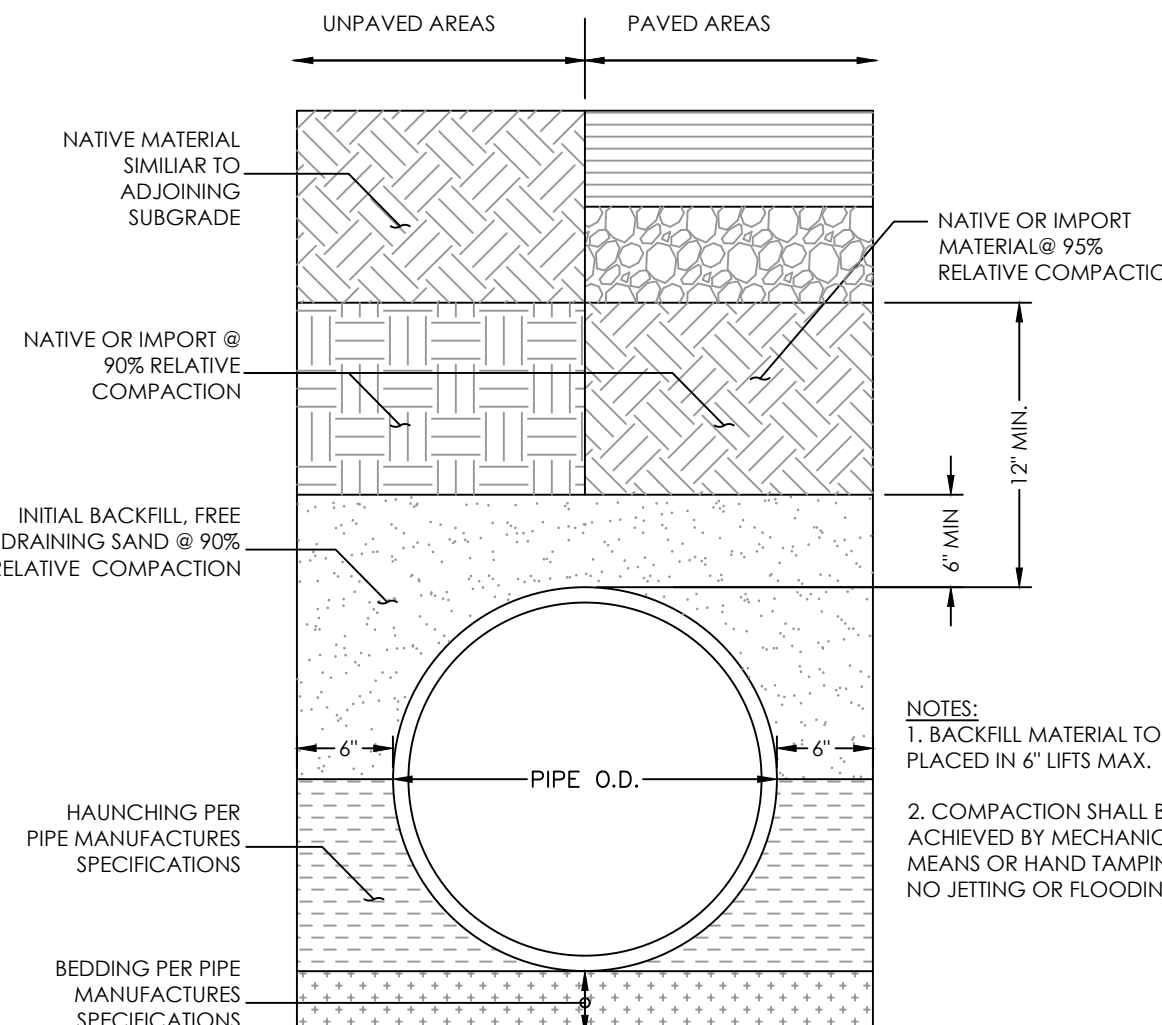
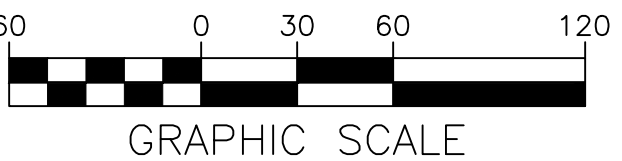
*CALCULATIONS AND SUPPLEMENTAL INFORMATION PROVIDED IN STORM WATER CONTROL PLAN SUBMITTED ALONG WITH THESE PLANS.

RETENTION POND LAYOUT		
TOP 77.00		
BOTTOM 70.00		
STAGE	STORAGE	
75	90,774 CF (ELEVATION OF OVERFLOW FROM DOWNSPOUT COLLECTOR LINE)	
70	0 CF	



CUT AREA
FILL AREA

A
C1 PRELIM GRADING & DRAINAGE PLAN
SCALE: 1"=20'



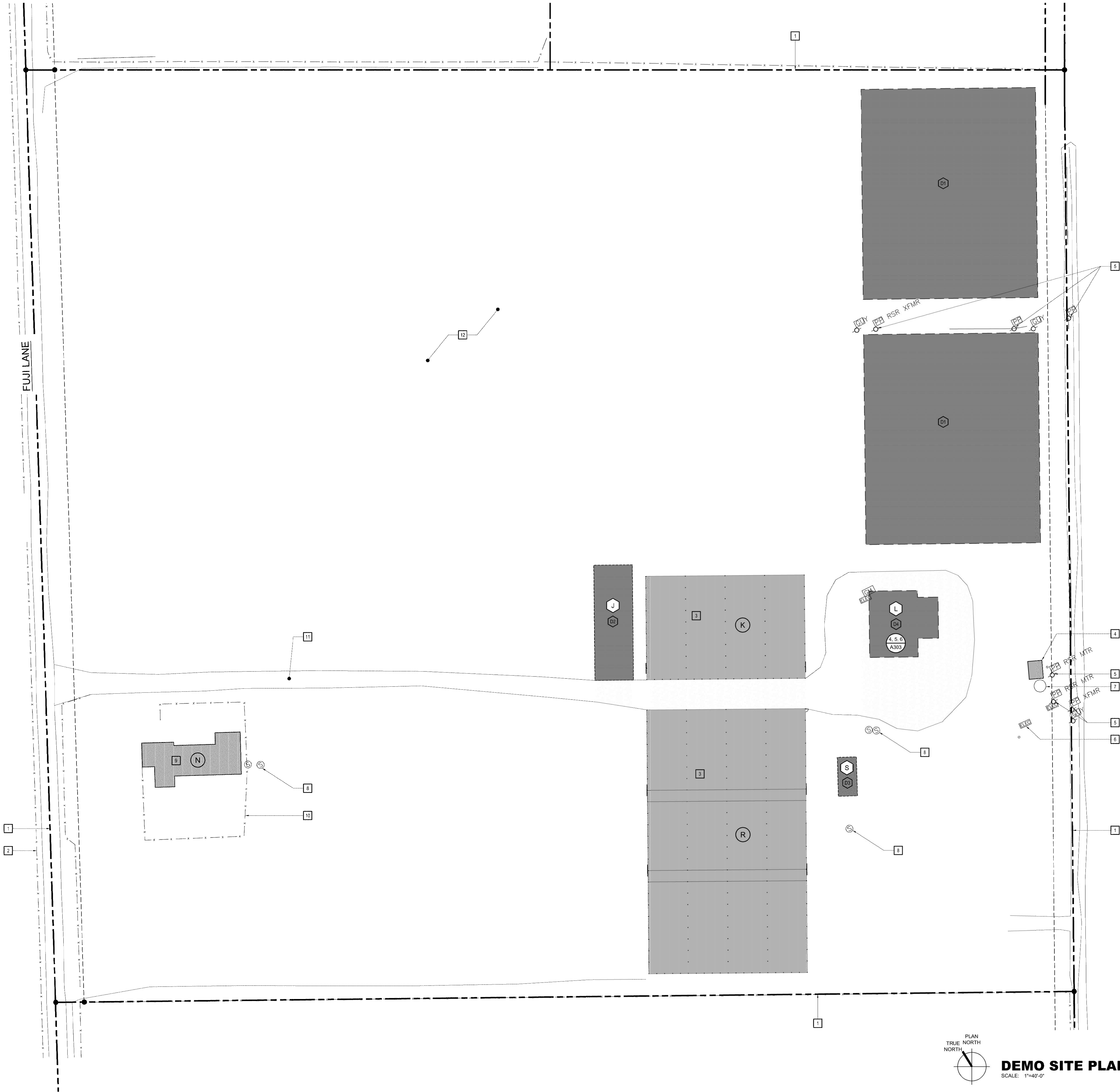
D
C1 TRENCH BACKFILL
NOT TO SCALE

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax: (831) 647-1194
mail@C3engineering.net

PRELIMINARY GRADING & DRAINAGE
CHRIS BOGGS
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.

D1

HISTORIC GREENHOUSE, REMOVED IN ITS ENTIRETY AROUND 2009

D2

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

D3

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.

D4

CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF EXISTING SINGLE STORY METAL BUILDING IN ITS ENTIRETY. EXISTING WALLS, FLOORS AND EQUIPMENT SHALL BE REMOVE 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 TYPE 'I'	F-1	11	<35'	29,700 SF
H	GREENHOUSE TYPE 'II'	U	1	<35'	42,111 SF
I	EXISTING GREENHOUSE	U	1	<35'	4,894 SF
J	EXISTING GREENHOUSE	U	1	<35'	18,203 SF
K	EXISTING METAL BUILDING	S-1	1	<35'	4,480 SF
L	EXISTING PUMP HOUSE	F-1	1	<35'	252 SF
M	EXISTING RESIDENCE	F-1	1	<35'	3,855 SF
N	GATE HOUSE	U	1	<35'	48 SF
O	GREENHOUSE B TYPE 'I'	U	1	<35'	63,082 SF
P	EXISTING GREENHOUSE H	U	1	<35'	46,368 SF
Q	EXISTING MODULAR OFFICE	B	1	<35'	820 SF
S	TOTAL				519,629 SF

55

WR&D

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22900 FUJI LANE

CHRIS BOGGS

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SALINAS, CA 93908

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

JOB NO.

21034

PRINT DATE:

PLOT DATE: 9.20.2022

DRAWN BY:

CHECKED BY:

SET ISSUED:

5/23/22 2nd Elec. Submittal

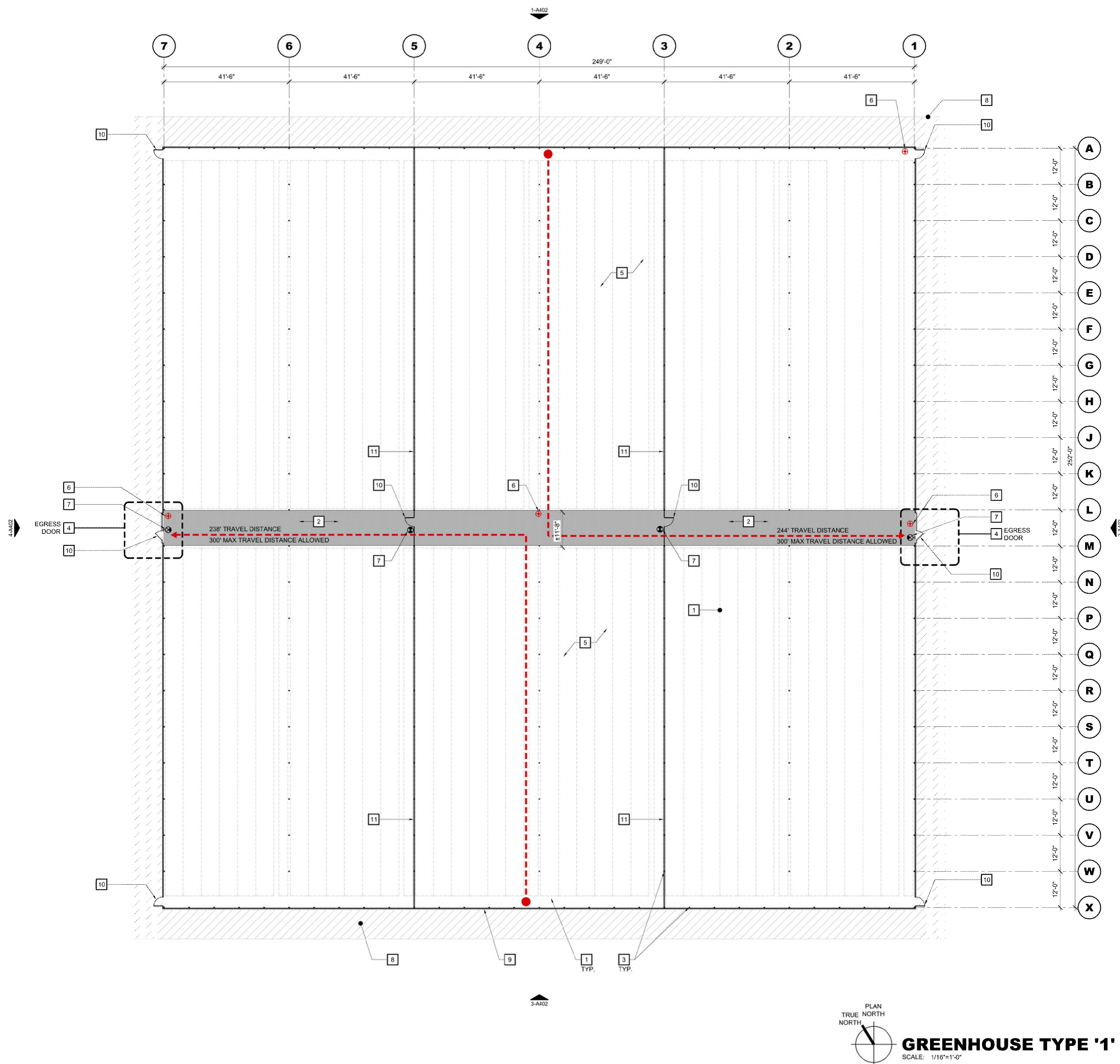
SHEET NAME:

DEMO SITE PLAN




SHEET NO.:

D100

FILE NAME: 21034-D100

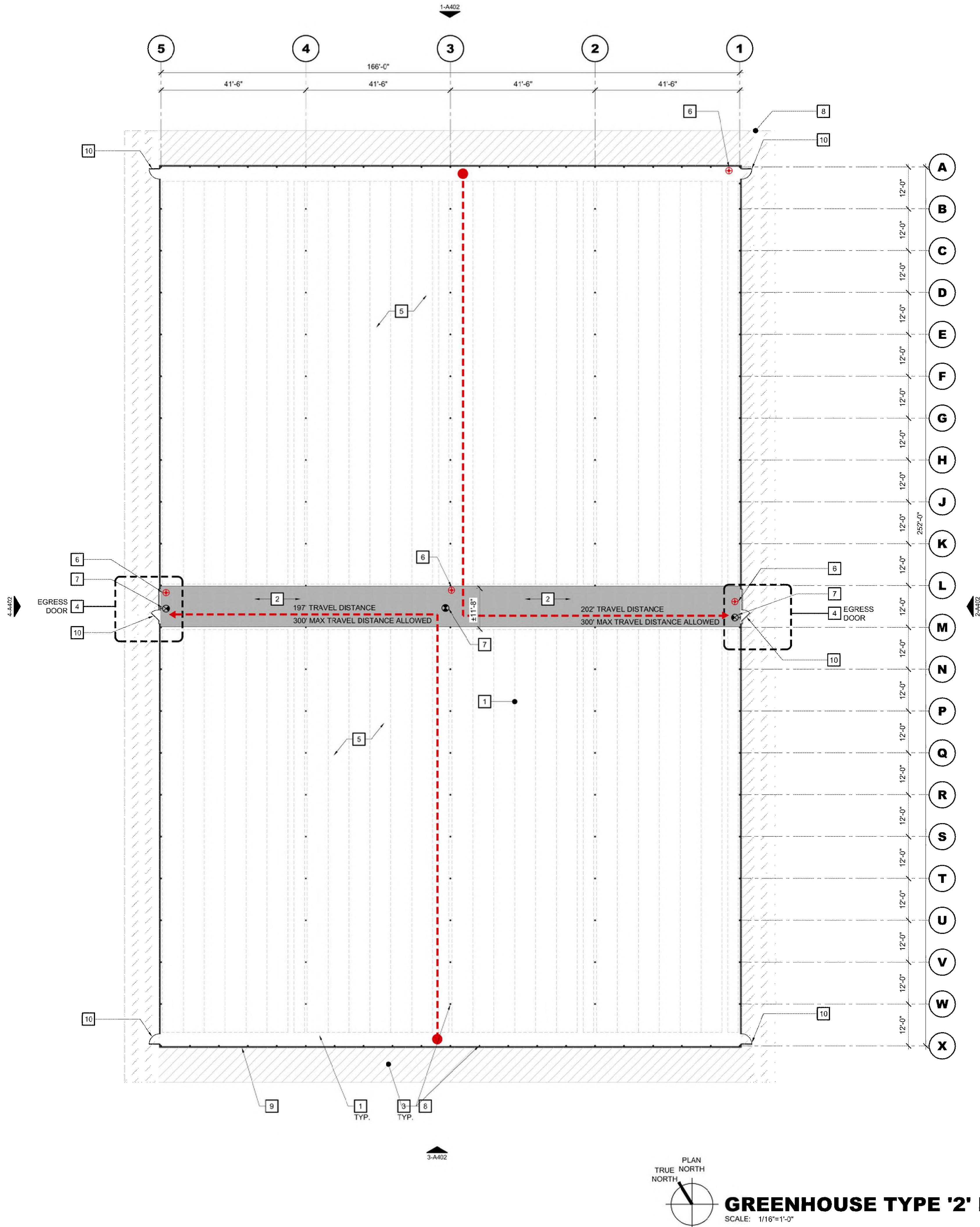


LEGEND

 WALL AND/OR CEILING MOUNTED ILLUMINATED EXIT SIGN
 — FIRE EXTINGUISHER w/ MOUNTING BRACKET
 ACTUAL ALLOWED → PATH OF EGRESS TRAVEL

BUILDING AREA: 63,082 SQFT.
OCCUPANT LOAD:
63,082 S.F. / 500 = 126.16 OCCUPANTS
EGRESS DOOR REQUIREMENTS:
63,082 S.F. (5000 + 420) (5) EGRESS DOOR REQUIREMENTS PER APPENDIX "C" A104.1 EXCEPTION 2
MAXIMUM TRAVEL DISTANCE:
300'-3" MAX. PER APPENDIX "C" C104.1 EXCEPTION 1
ALLOWABLE AREA:
C102.2 ONE-STORY UNLIMITED AREA. THE AREA OF A ONE-STORY GROUP U/ AGRICULTURAL BUILDINGS SHALL NOT BE LIMITED.
THIS BUILDING IS SURROUNDED AND ADJACED BY PUBLIC WALKWAYS OR YARDS NOT LESS THAN 60 FEET IN WIDTH.

FILE NAME.: 21004-A201



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.

- CANNABIS PLANTS SHALL BE PLACED ON GROWING TRAYS - TYPICAL 3'-0" WIDE BY LENGTH OF BAY, ON ROLLERS - TYPICAL
- ACCESS AISLE SHALL BE KEPT CLEAR FOR EGRESS
- METAL POLE COLUMNS PER GREENHOUSE MANUFACTURER - TYPICAL
- 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.
- FLOOR INSIDE GREENHOUSE SHALL BE COMPACTED PERVIOUS SOIL - TYPICAL
- 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.
- NEW INTERNALLY ILLUMINATED EXIT SIGN. FINAL LOCATIONS TO BE DETERMINED BY FIRE MARSHALL. REFER TO LEGEND FOR SYMBOL & ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
- A MINIMUM 1% 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.
- FOR SPECIFIC INFORMATION REGARDING GREENHOUSE STRUCTURE, INCLUDING WALL AND ROOF COVERING, REFER TO DRAWINGS PROVIDED BY GREENHOUSE MANUFACTURER, TYPICAL.
- EGRESS DOOR - REFER TO DOOR NOTES AND DETAILS FOR APPLICABLE CODE REQUIREMENTS OF EGRESS DOORS.

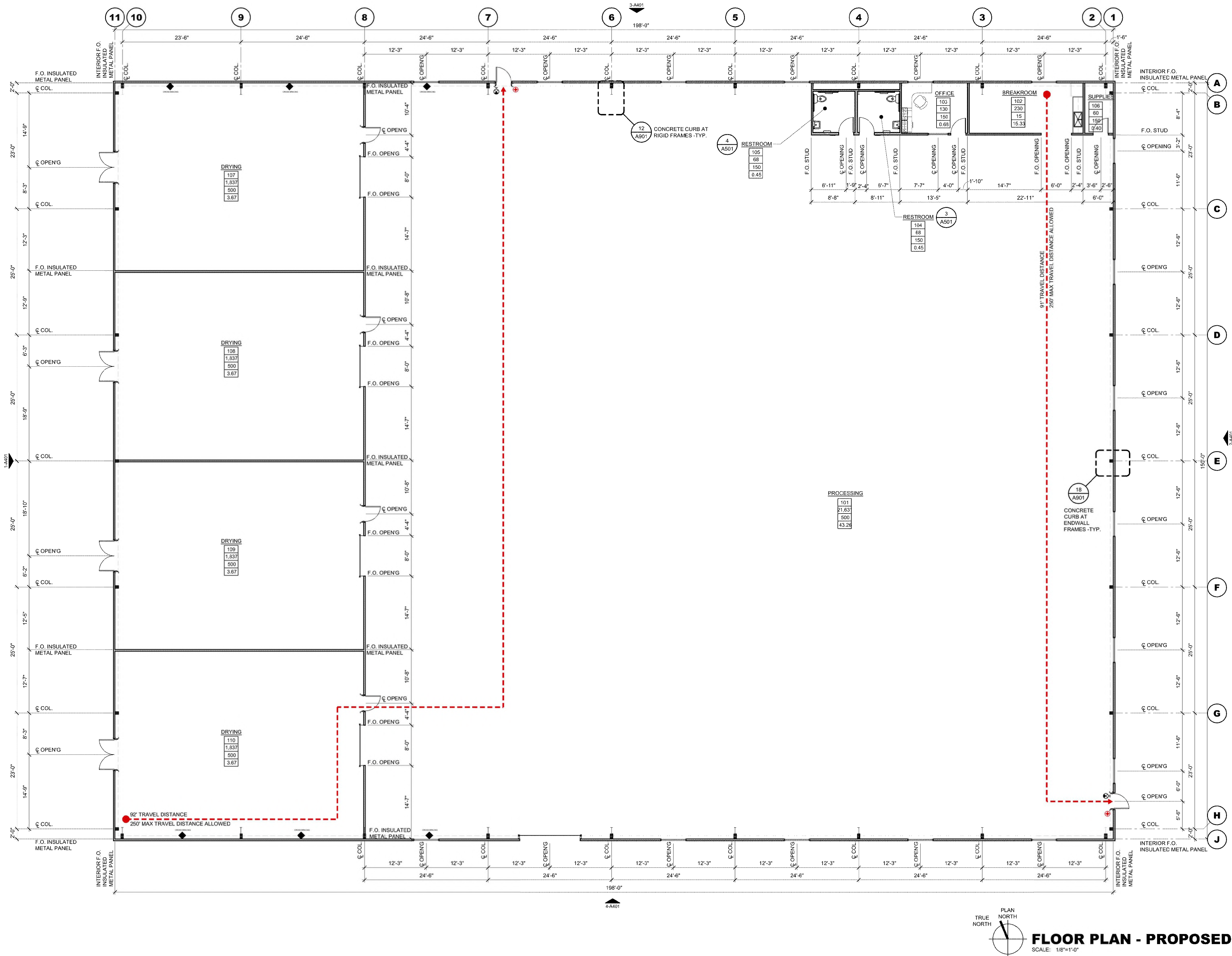
BUILDING OCCUPANCY CALCULATIONS

GREENHOUSE G:
BUILDING AREA: 42,111 SQFT.
OCCUPANT LOAD:
42,111 S.F. / 500 = 84.22 OCCUPANTS
EGRESS DOOR REQUIREMENTS:
42,111 / 15,000 = 2.80 (3) EGRESS DOOR REQUIREMENTS PER APPENDIX "C" C104.1 EXCEPTION 2
MAXIMUM TRAVEL DISTANCE:
300'-0" MAX. PER APPENDIX "C" C104.1 EXCEPTION 1
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.

GENERAL NOTES

LEGEND

- WALL AND/OR CEILING MOUNTED ILLUMINATED EXIT SIGN.
- FIRE EXTINGUISHER w/ MOUNTING BRACKET
- ACTUAL PATH OF EGRESS TRAVEL



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.
- TRENCH DRAIN - REFER TO PLUMBING DRAWINGS
- CONCRETE CURB AT DOOR SHALL BE PROVIDED TO ALLOW FOR ALL REQUIRED ACCESSIBLE APPROACH CLEARANCES

ROOM LEGEND

ROOM	OCC.	AREA (S.F.)	OCC. LOAD FACTOR	OCC. LOAD	EXITS REQUIRED	REQUIRED WIDTH OF DOORS (0.2)
101	F-1	21,831	1 / 500	43.28	1	36"
102	B	230	1 / 15	15.33	1	36"
103	B	130	1 / 150	0.88	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: 129 SQFT / 200 = 0.645
0.645 OCC. / 2 = 0.323 MEN 0.323 WOMEN

PLUMBING FIXTURE CALCULATION
PER CPC TABLE 422.1 & TABLE A:

B OCCUPANCY (TABLE 422.1)
WATER CLOSETS: MALE 1:1-10, WOMEN 1:1-15
URINALS: MEN 1:1-15
LAVATORIES: MEN 1:1-75, WOMEN 1:1-50
DRINKING FOUNTAINS: 1:1-150

F-1 OCCUPANCY (TABLE 422.1)
WATER CLOSETS: MALE 1:1-50, WOMEN 1:1-50
URINALS: MEN N/A
LAVATORIES: MEN 1:1-50, WOMEN 1:1-50
DRINKING FOUNTAINS: 1:1-250

S-1 OCCUPANCY (TABLE 422.1)
WATER CLOSETS: MALE 1:1-100, WOMEN 1:1-100
URINALS: MEN N/A
LAVATORIES: MEN 1:1-200, WOMEN 1:1-200
DRINKING FOUNTAINS: 1:1-250

	WC		URINALS		LAVATORIES		DRINKING FOUNTAINS	
	REQD	PROV	REQD	PROV	REQD	PROV	REQD	PROV
MEN	2	4	0	0	2	3	0	0
WOMEN	2	6	N/A	N/A	2	3	0	0
UNISEX	0	2	0	0	0	2		

DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 30 OR LESS PER C.P.C. 415.2

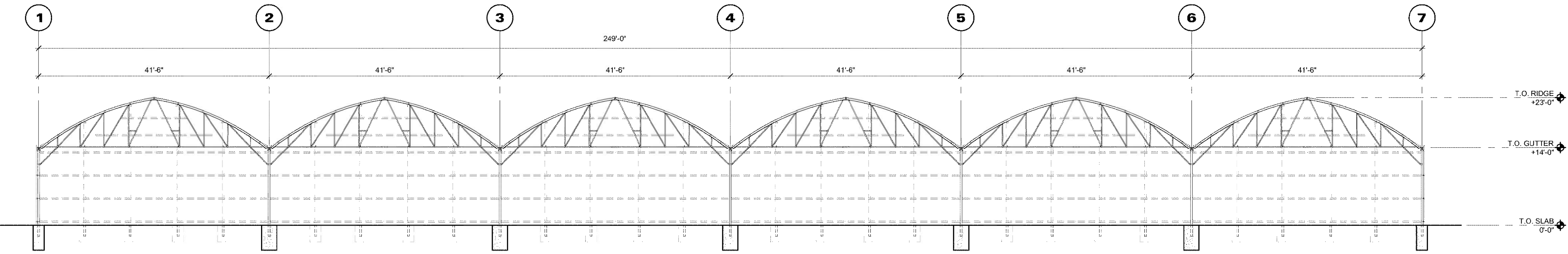
PLUMBING NOTES:

ALL WATER CLOSETS: MAXIMUM 1.28 GALLONS PER FLUSH.
ALL LAVATORY FAUCET: MAXIMUM 1.5 GPM AND KITCHEN FAUCETS MAXIMUM 1.8 GPM

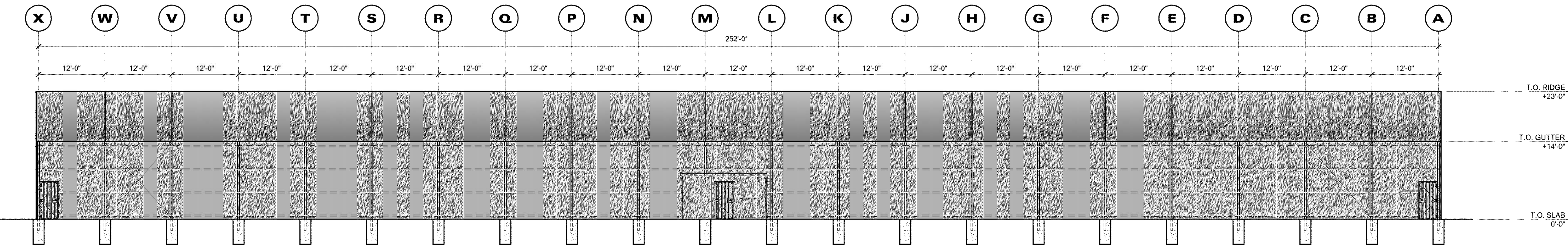
IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE "TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES (C.P.C. 422.2 EXC 3).

GENERAL NOTES

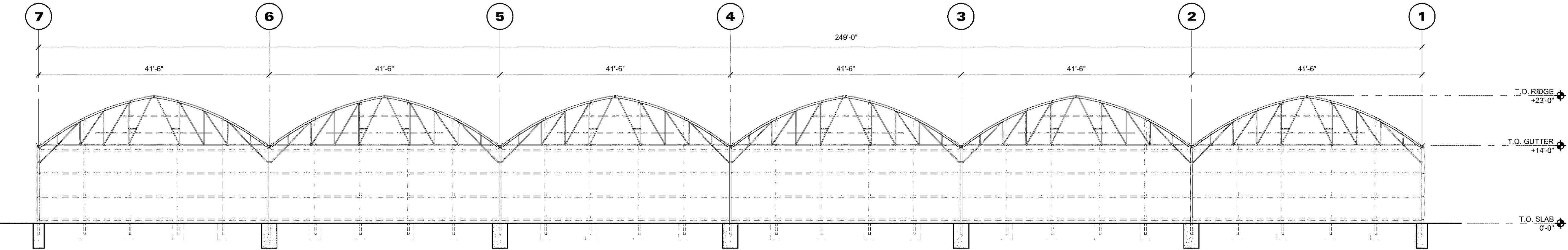
- THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO DETERMINE THE EXACT EXTENT OF ALL SITE DEMOLITION ITEMS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO WORK. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION 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 (800-227-2800). 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 AND ALL 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.



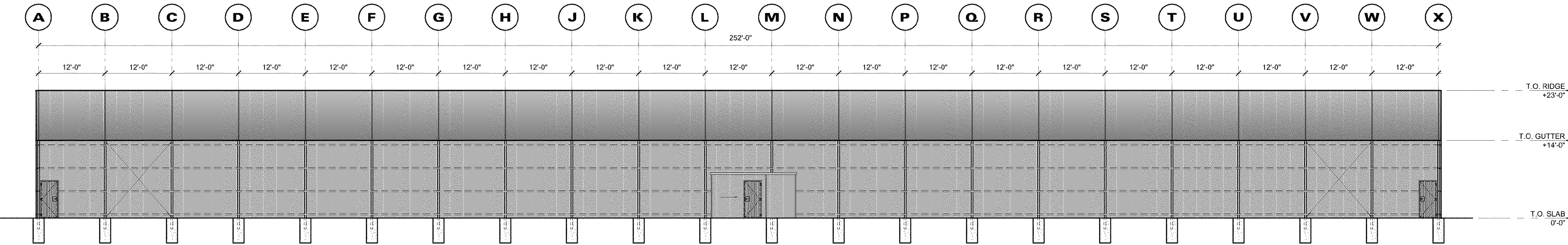
1 **NORTH ELEVATION**
SCALE: 1" = 10'-0"



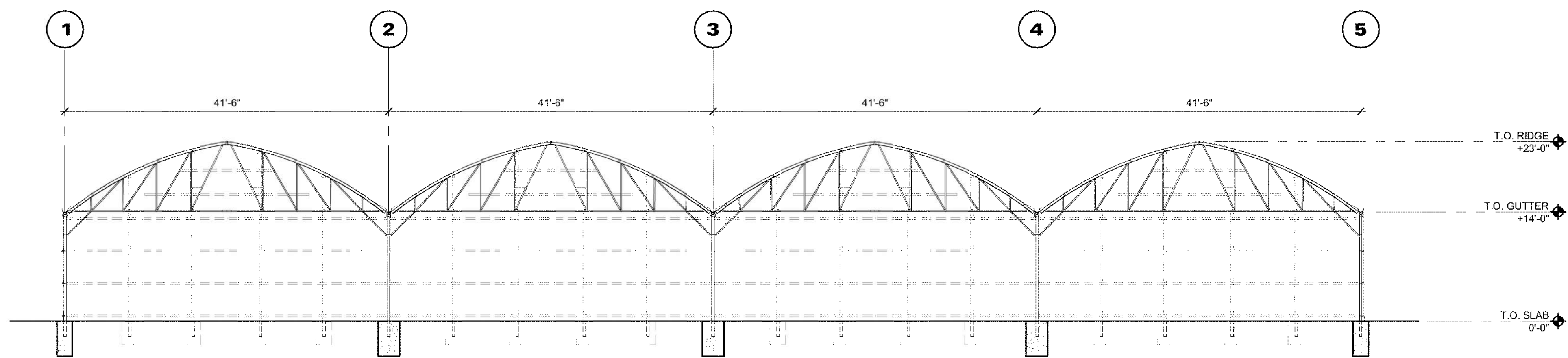
2 **EAST ELEVATION**
SCALE: 1" = 10'-0"



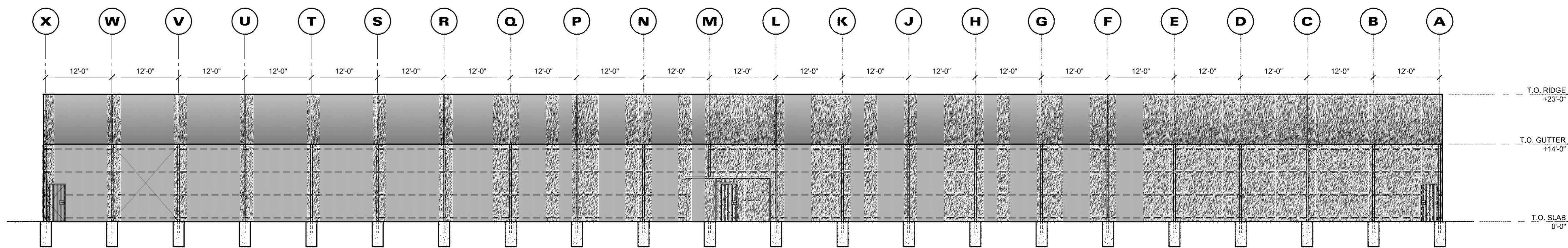
3 **SOUTH ELEVATION**
SCALE: 1" = 10'-0"



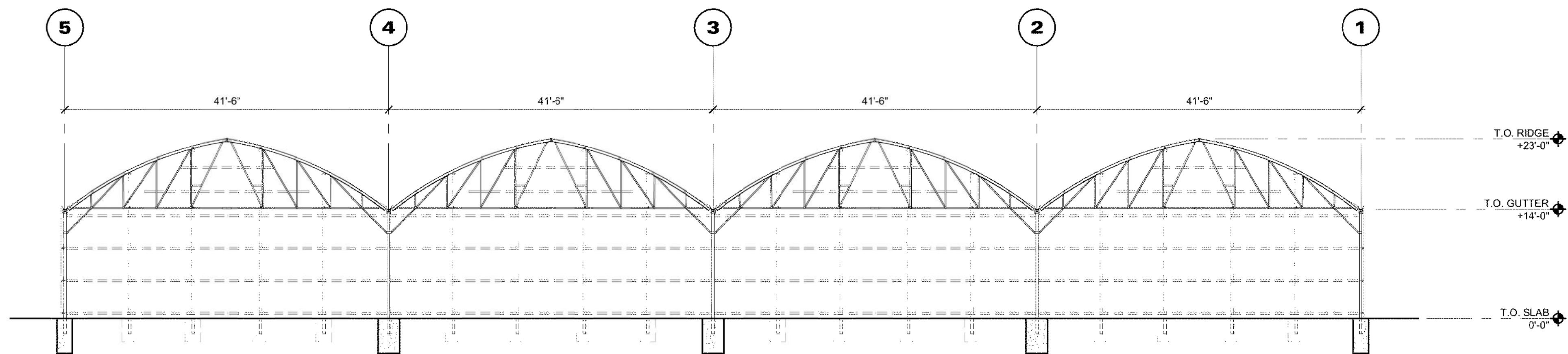
4 **WEST ELEVATION**
SCALE: 1" = 10'-0"



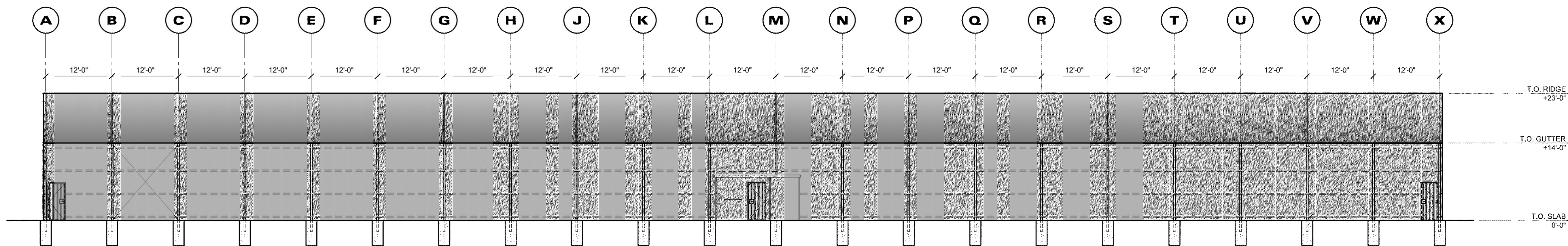
1 NORTH ELEVATION
SCALE: 1" = 10'-0"



2 EAST ELEVATION
SCALE: 1" = 10'-0"



3 SOUTH ELEVATION
SCALE: 1" = 10'-0"



4 WEST ELEVATION
SCALE: 1" = 10'-0"



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.



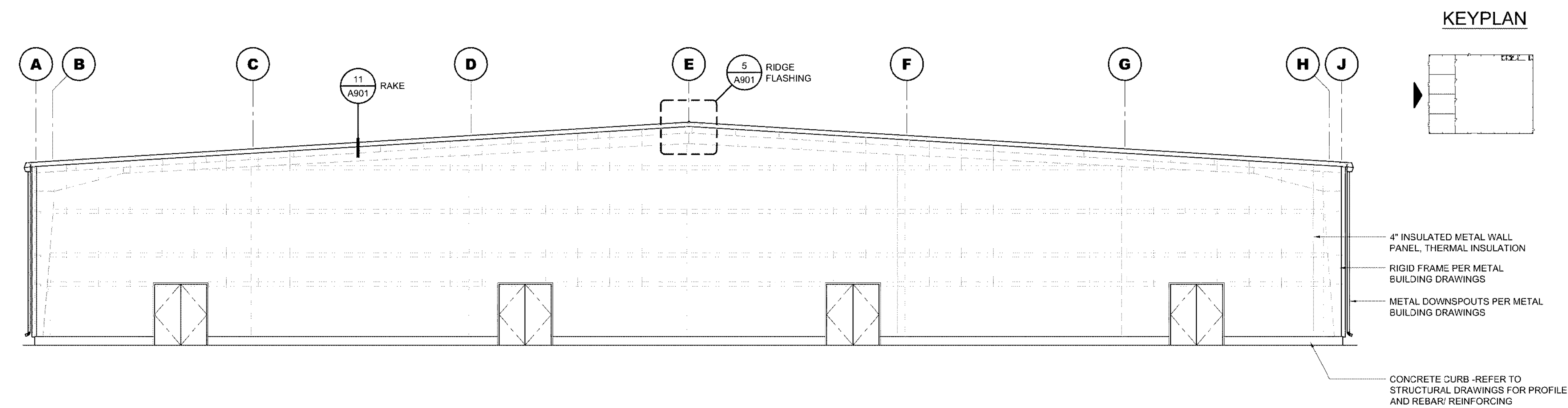
9 **EXISTING GREENHOUSE 'R'**
EXTERIOR EAST ELEVATION
SCALE: N.T.S.



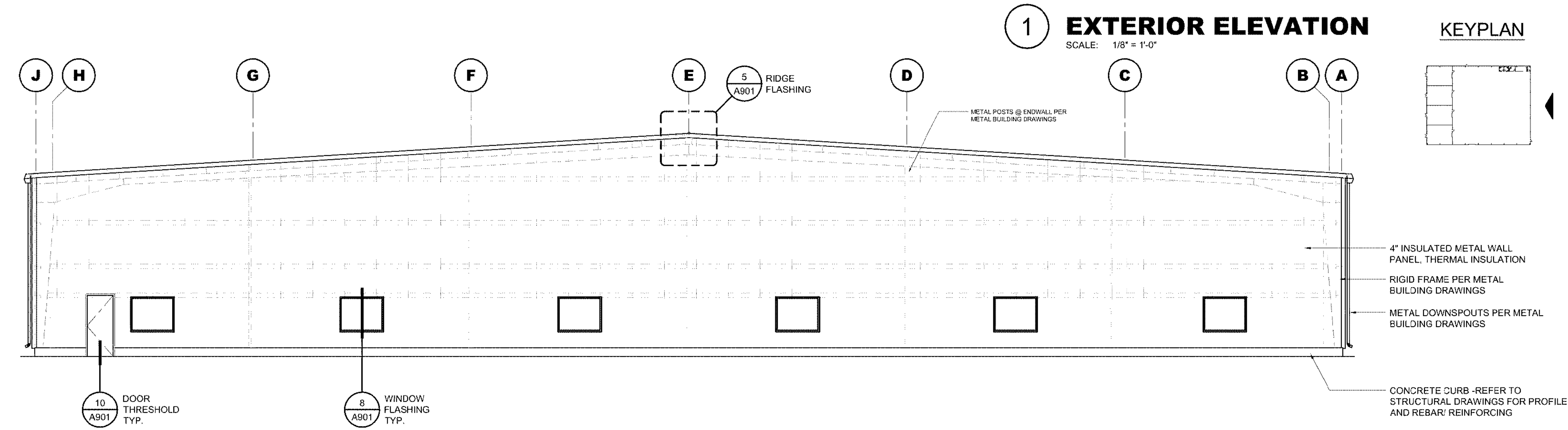
8 **EXISTING GREENHOUSE 'R'**
EXTERIOR EAST ELEVATION
SCALE: N.T.S.



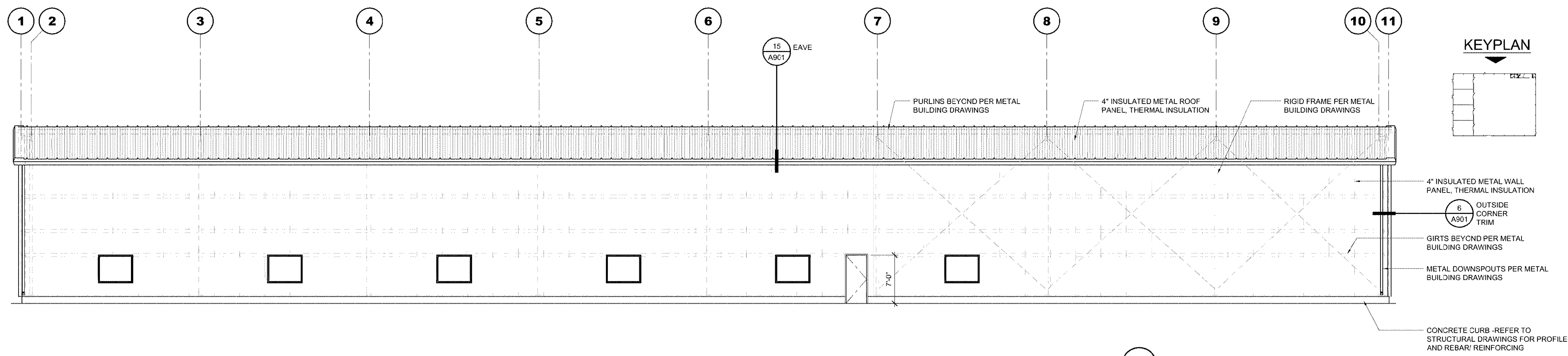
7 **EXISTING GREENHOUSE 'R'**
EXTERIOR NORTH ELEVATION
SCALE: N.T.S.



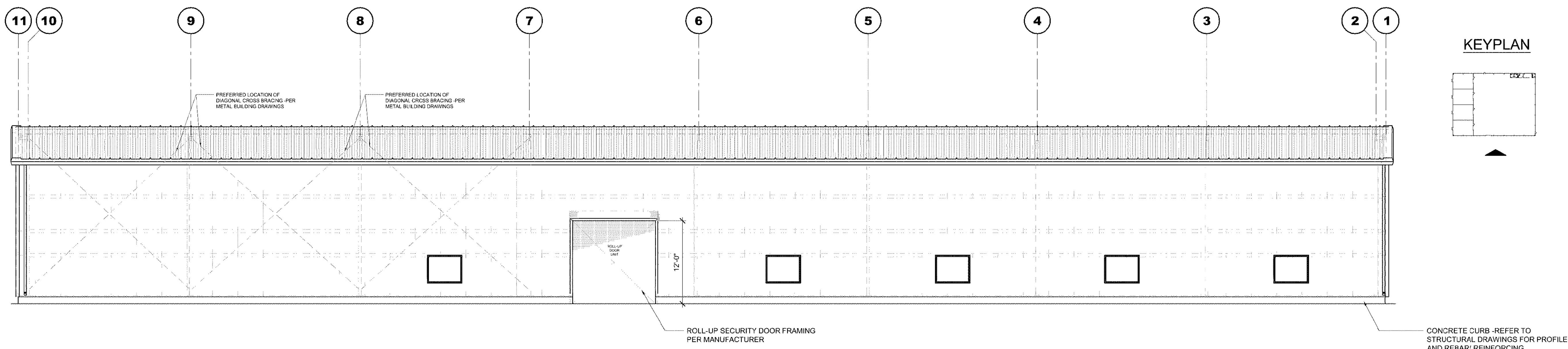
1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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



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

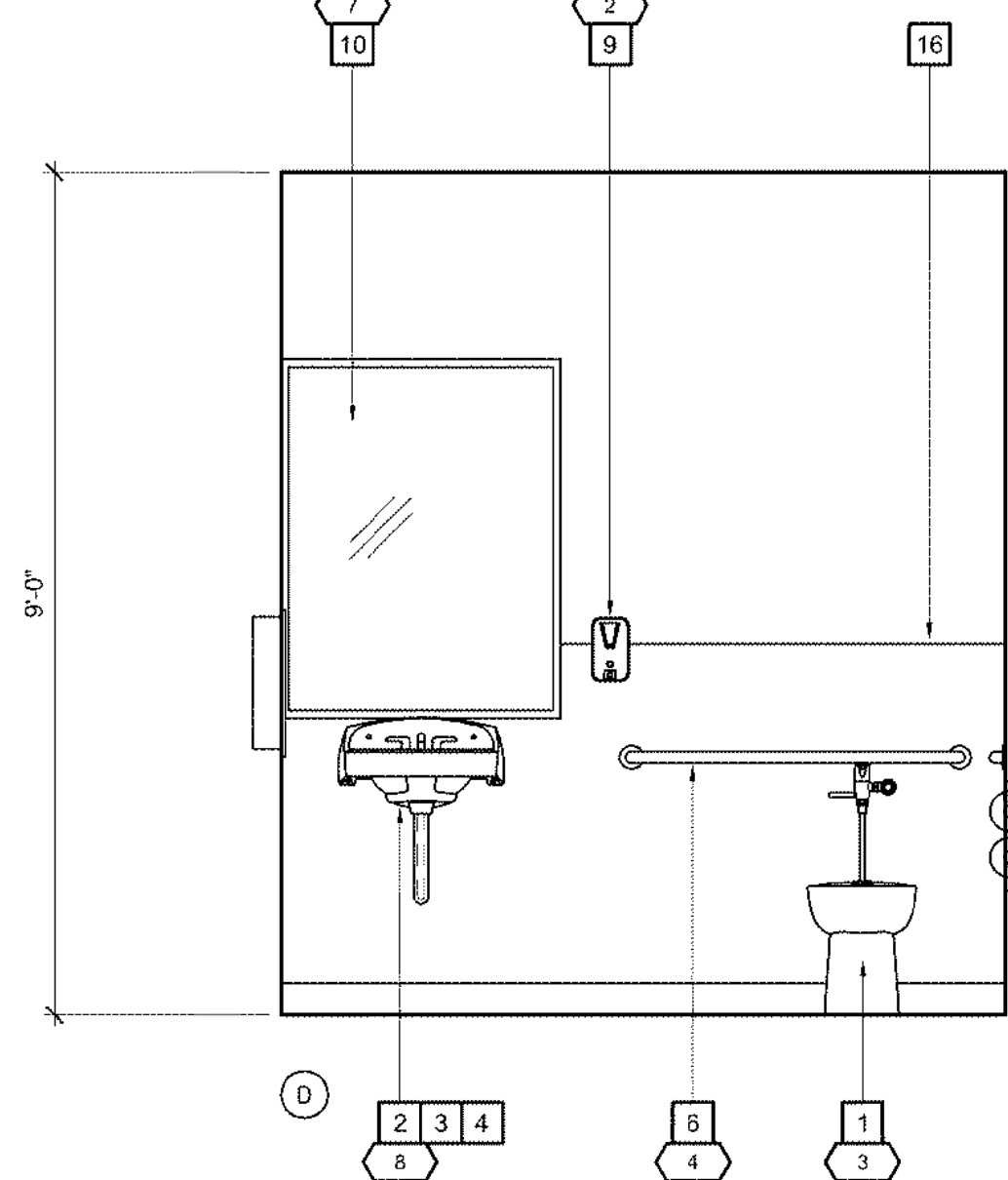
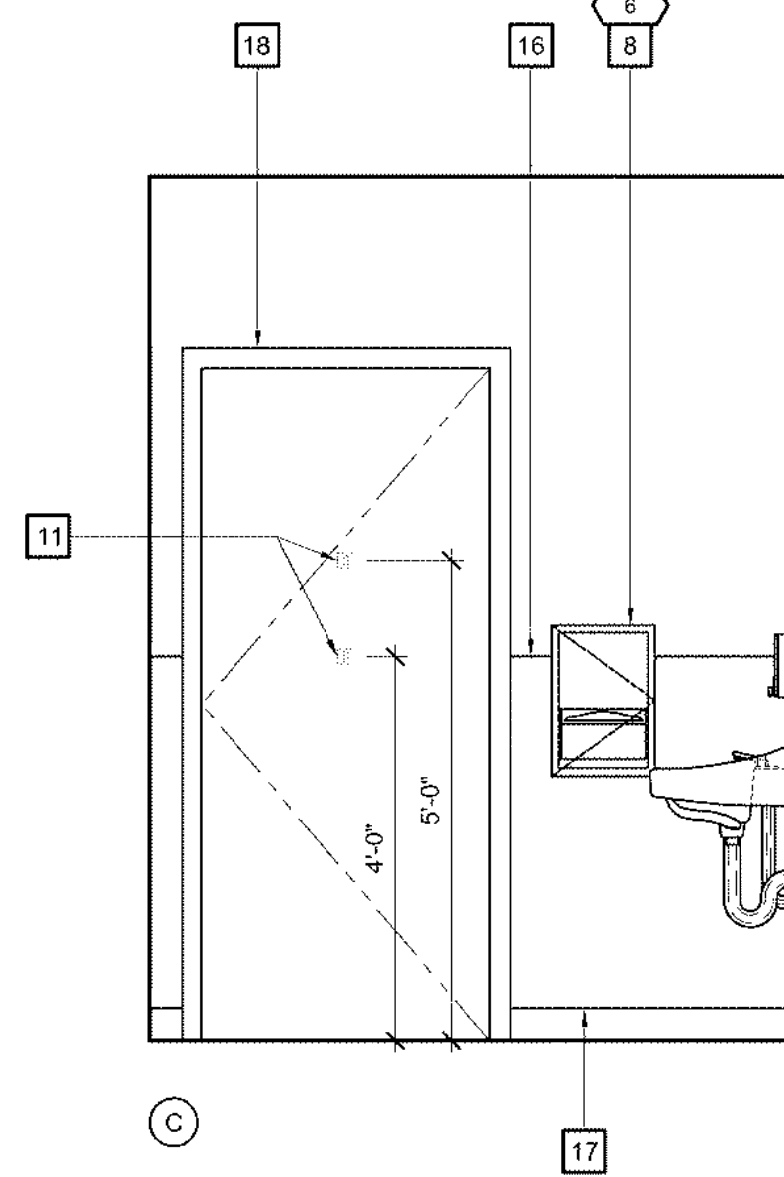
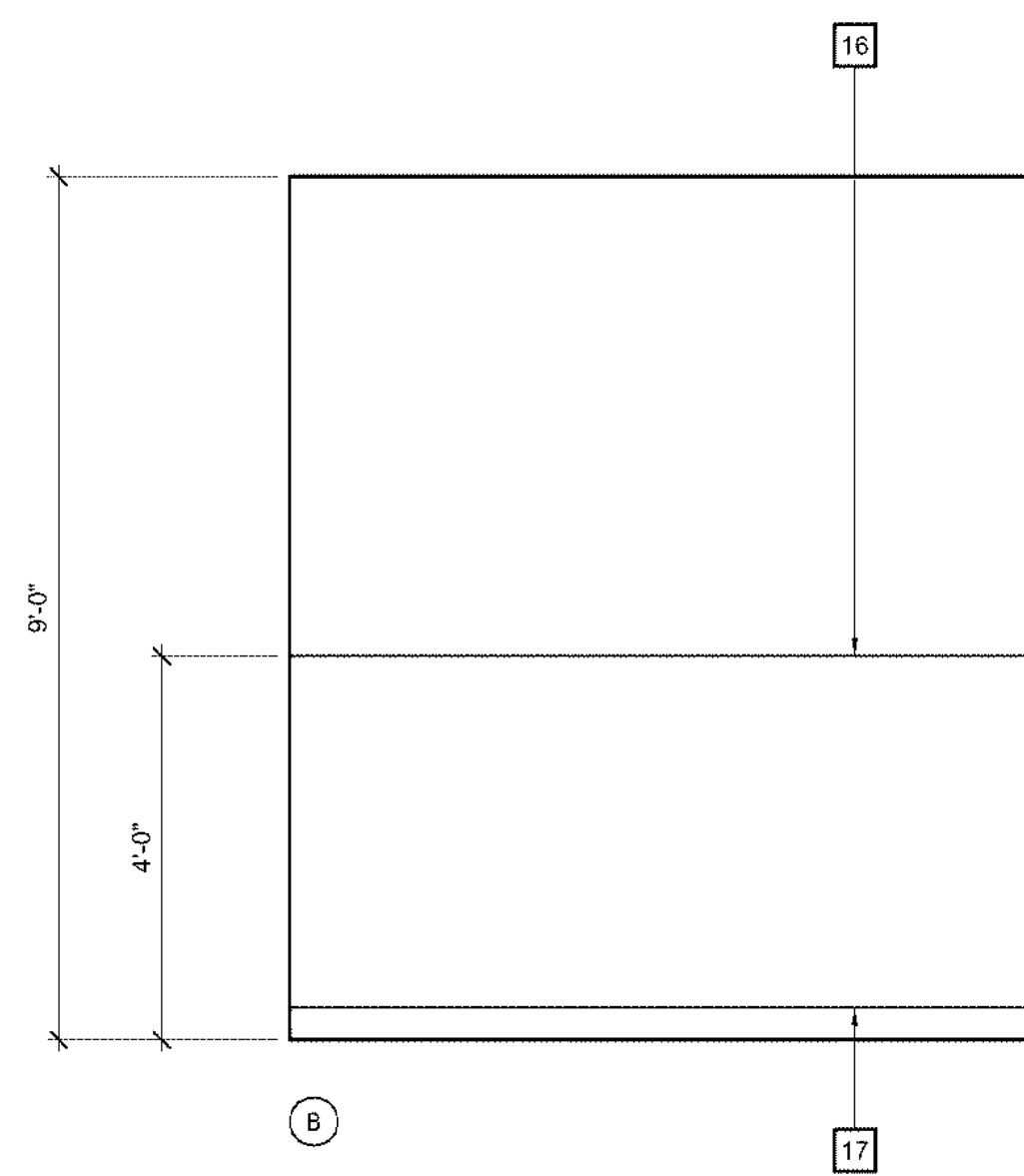
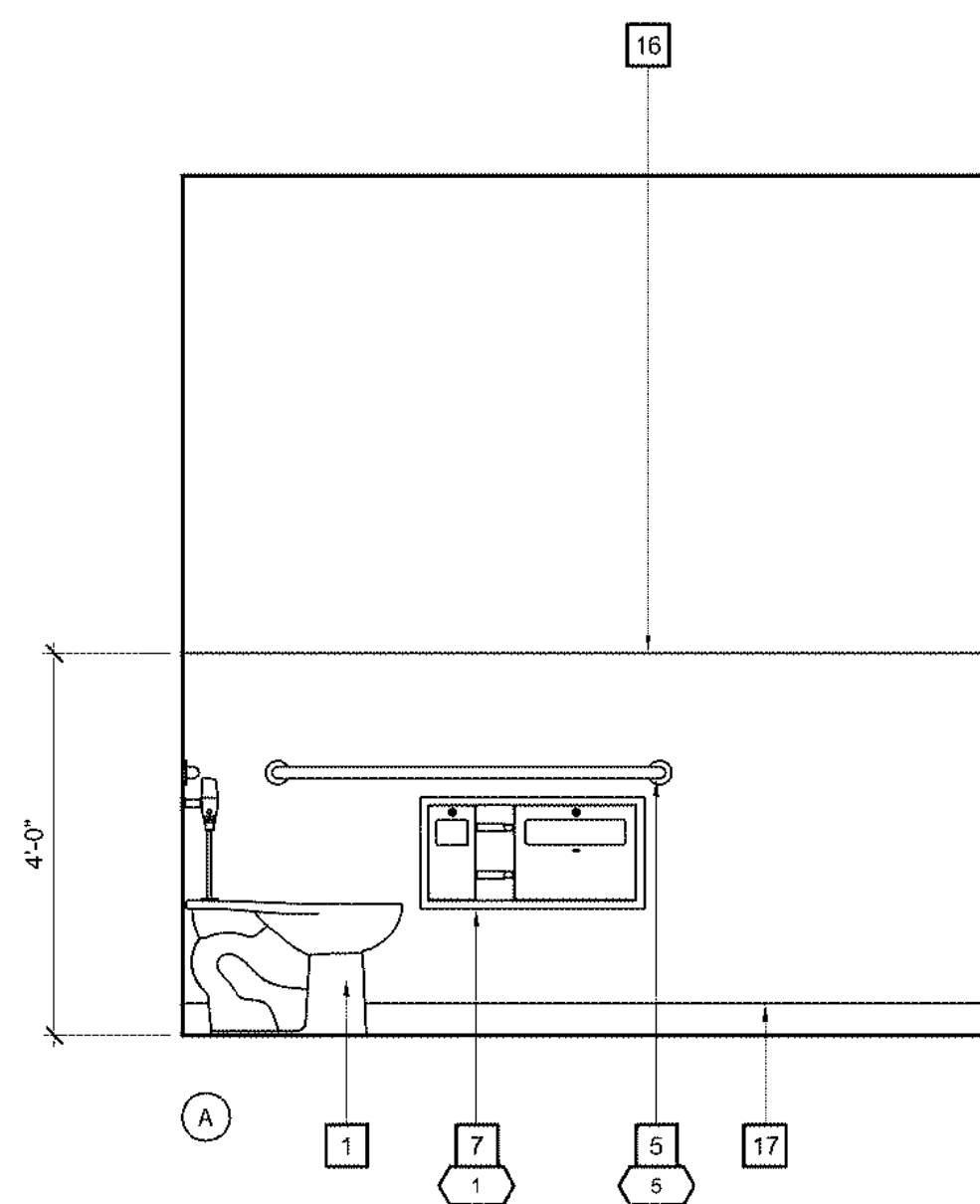


4 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

KEY NOTES

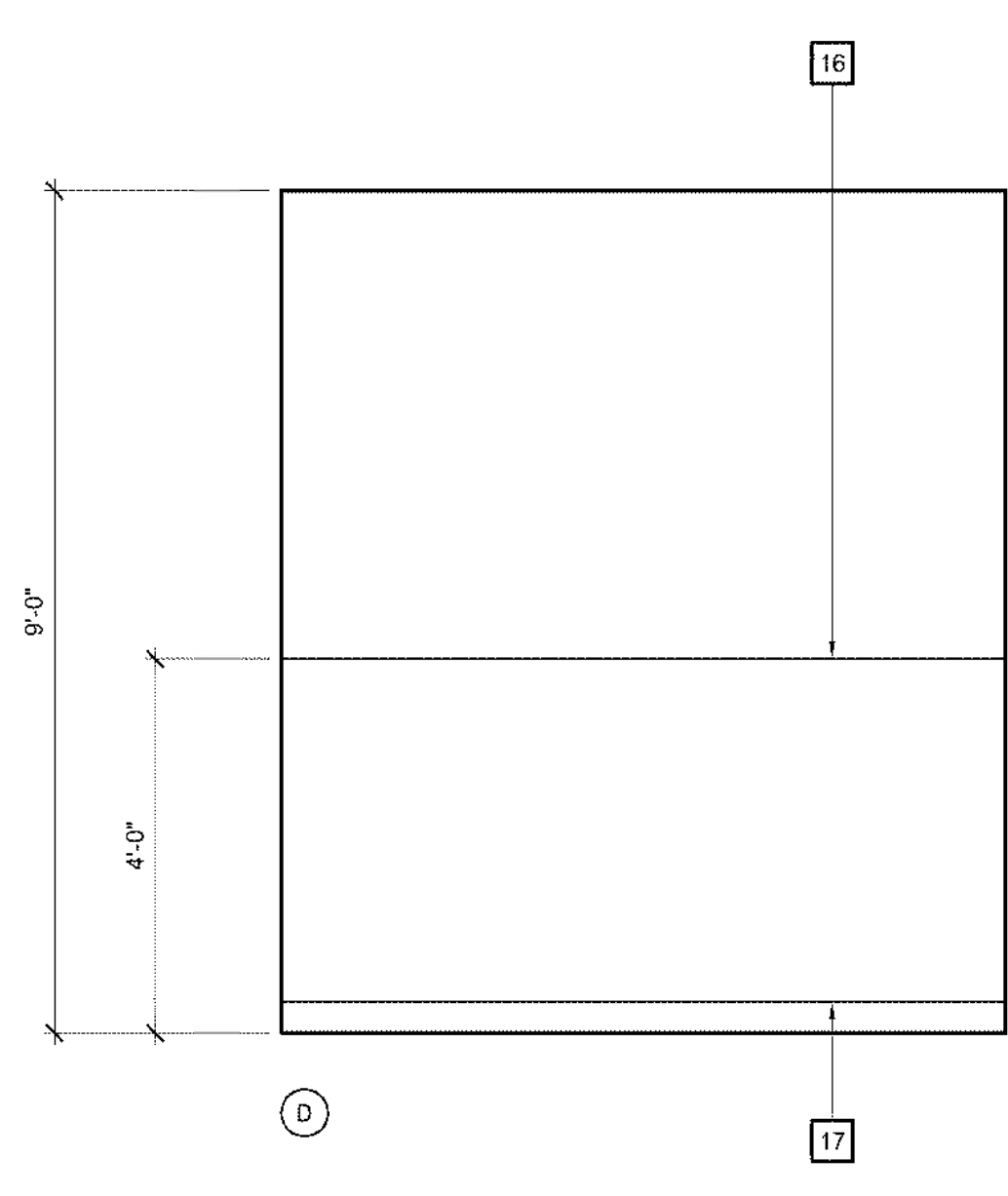
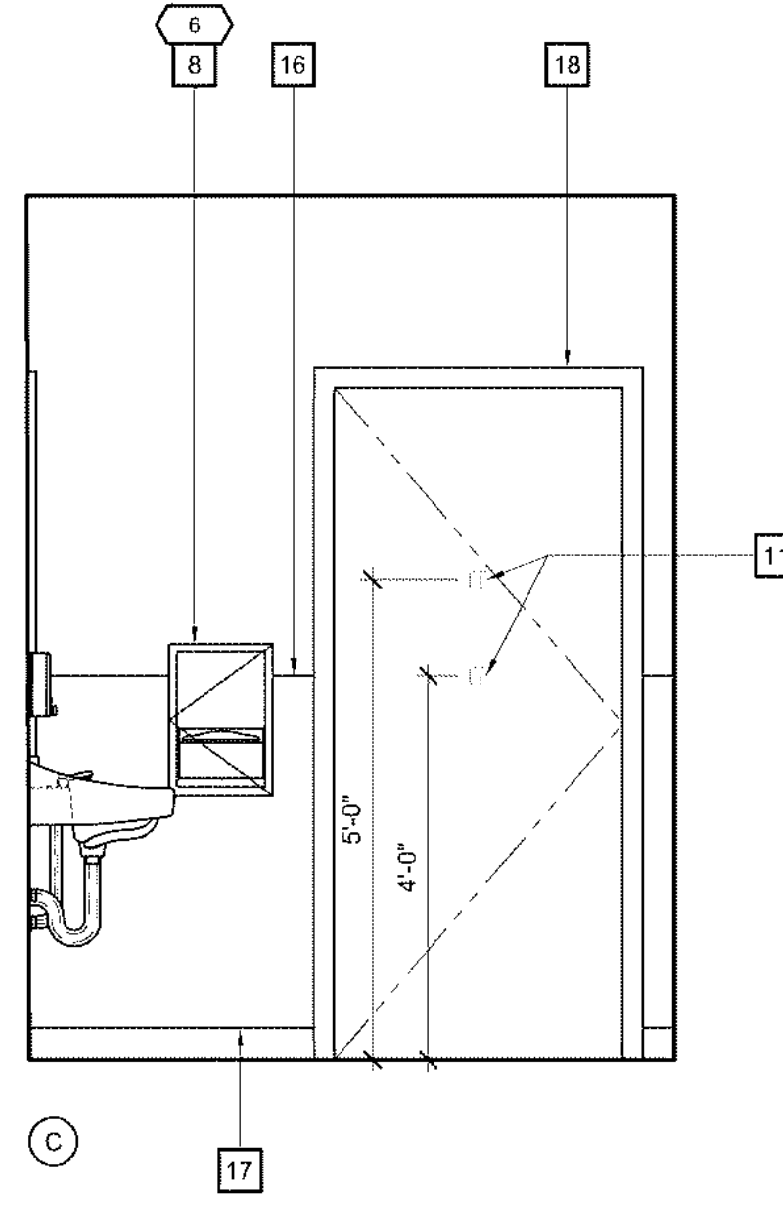
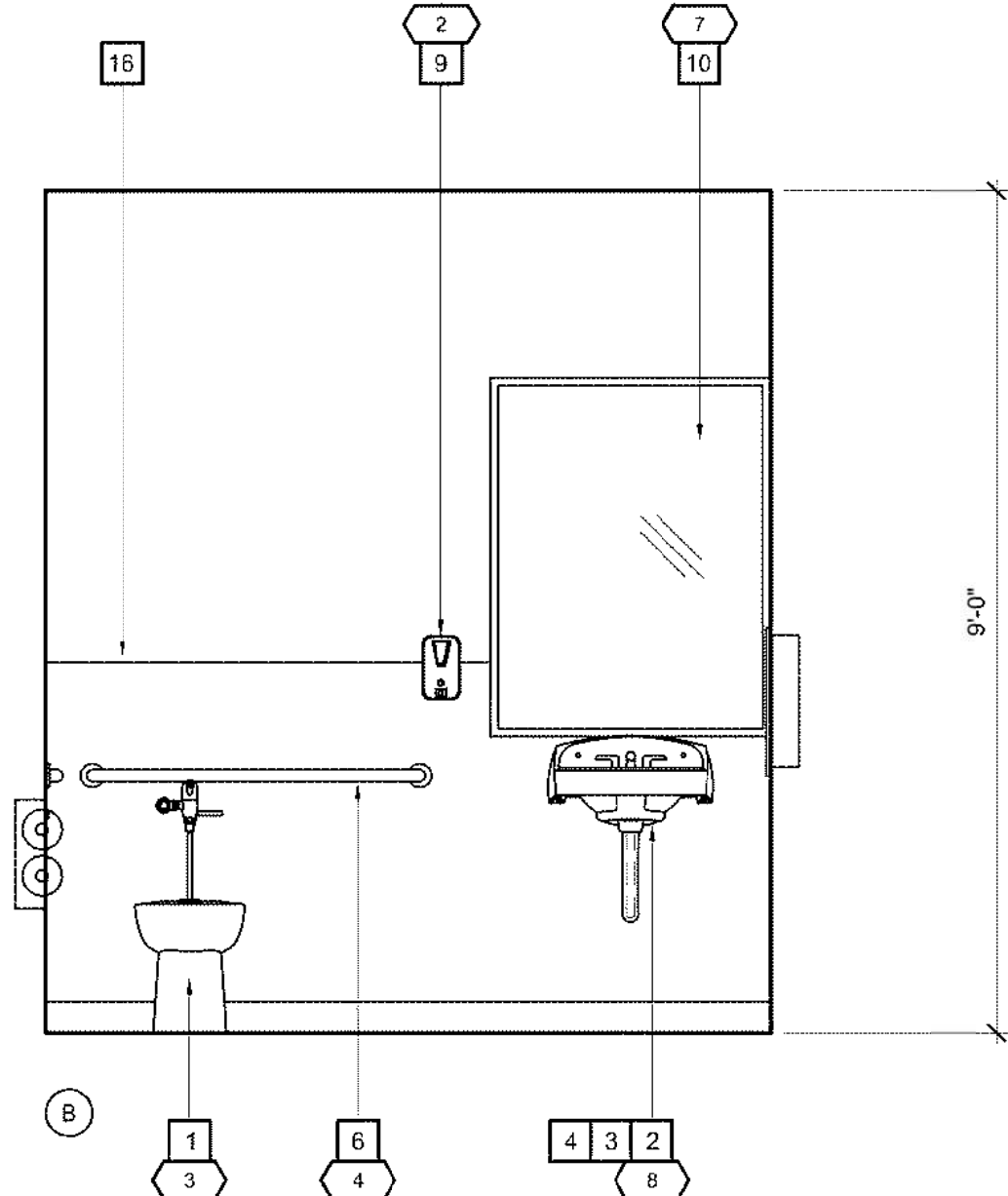
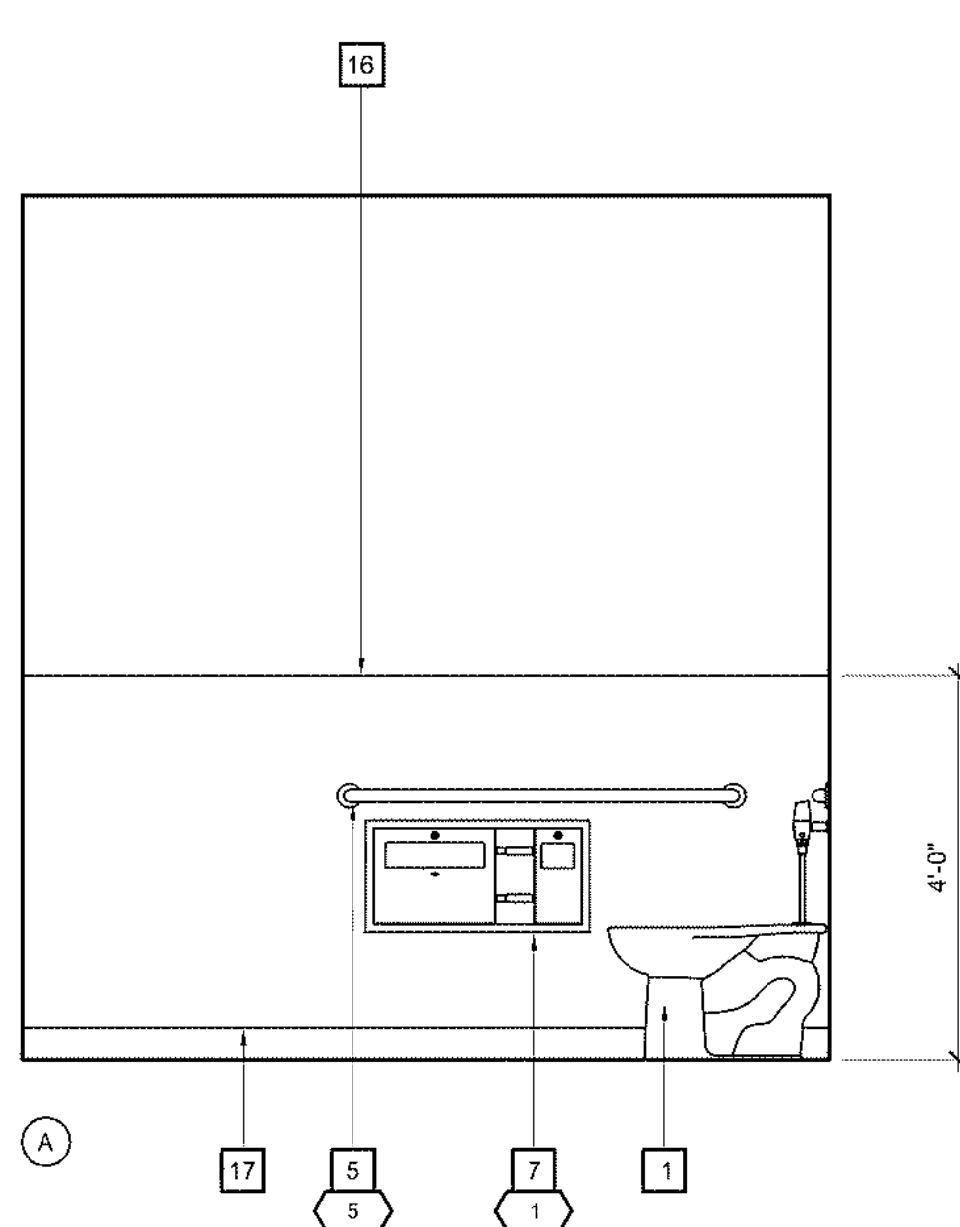
THE KEY NOTES THAT FOLLOW APPLY TO THIS SHEET ONLY.

- 1 FLUSH VALVE LOW FLOW 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, FINCHING 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 RECEPTACLE, REFER TO TOILET ACCESSORY SCHEDULE.
- 9 SOAP DISPENSER, REFER TO TOILET ACCESSORY SCHEDULE.
- 10 WALL-HUNG MIRROR. PROVIDE FULL WIDTH ALUMINUM CHANNEL TOP AND BOTTOM. MOUNT TOP AT 7'-0" 40" A.F.F. MAX AT BOTTOM OF REFLECTIVE SURFACE. AT GAP BEHIND MIRROR ABOVE WAINSCOT SHALL BE FILLED WITH PAINTED PLYWOOD FILLER. PAINT COLOR TO MATCH WITH ADJACENT WALL FINISH.
- 11 HOOK, BOBRICK B-233, MOUNTED AT ACCESSIBLE HEIGHT.
- 12 FLOOR DRAIN. SEE PLUMBING DRAWINGS.
- 13 REQUIRED 30" x 48" CLEARANCE AT LAVATORY - REFER TO DETAIL FOR TOE & KNEE SPACE CLEARANCE.
- 14 CLEARANCE AROUND A WATER CLOSET SHALL BE 60" MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 58" MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL, DOOR IS NOT ALLOWED TO SWING OVER THIS SPACE. REFER TO DETAIL.
- 15 TOILET ROOM ACCESSIBILITY SIGNAGE PER ADA REQUIREMENTS.
- 16 NEW FRP WAINSCOT TO 48" ABOVE FINISH FLOOR.
- 17 6" HIGH SHEET VINYL COVE BASE.
- 18 not used
- 19 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.
- 20 60" DIAMETER ACCESSIBILITY TURNING CIRCLE.
- 21 INTERIOR DOOR CLEARANCE, REFER TO.
- 22 TOP-MOUNT SINK
- 23 PLASTIC LAMINATE COUNTERTOP WITH INTEGRAL 4" BACK SPLASH AND RETURN OVER FULL FLUSH OVERLAY BASE CABINET WITH MINIMUM (1) ADJUSTABLE SHELF. ALL EXTERIOR OR EXPOSED SURFACES SHALL BE PLASTIC LAMINATE. ALL INTERIOR EDGES AND SURFACES SHALL HAVE 'WHITE MELAMINE' FINISH. COUNTERTOPS 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.
- 24 REFRIGERATOR - OWNER PROVIDED.



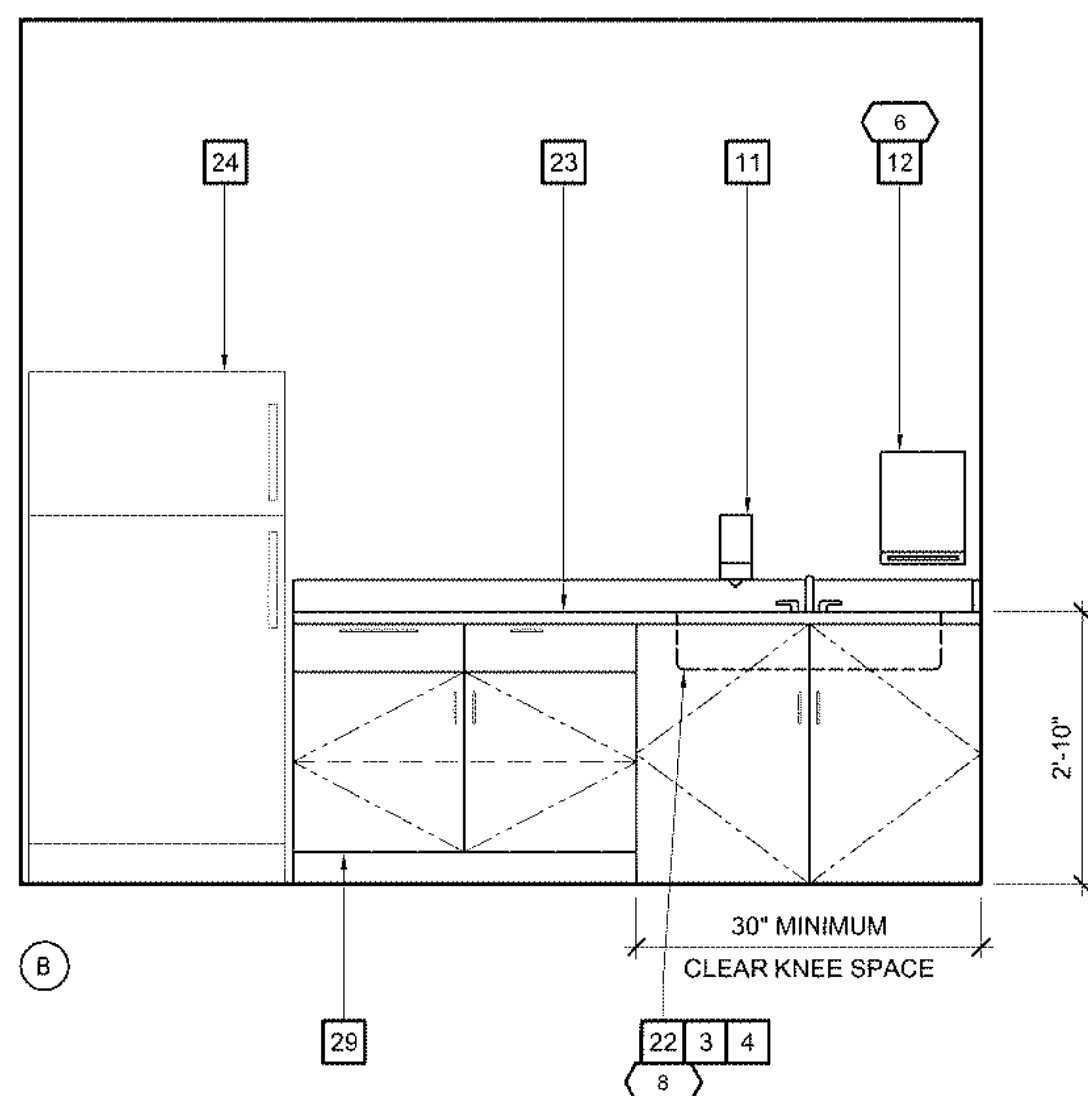
1 INTERIOR ELEV. #104

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



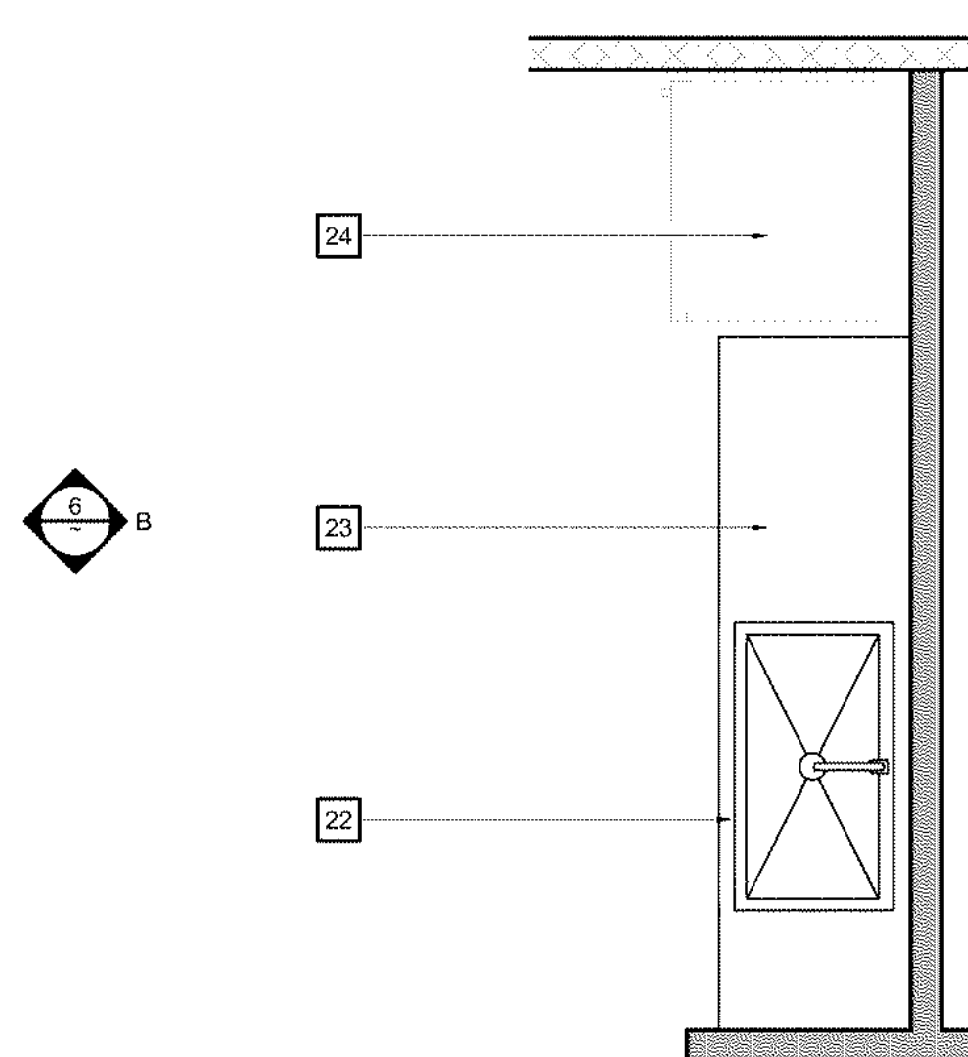
2 INTERIOR ELEV. #105

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



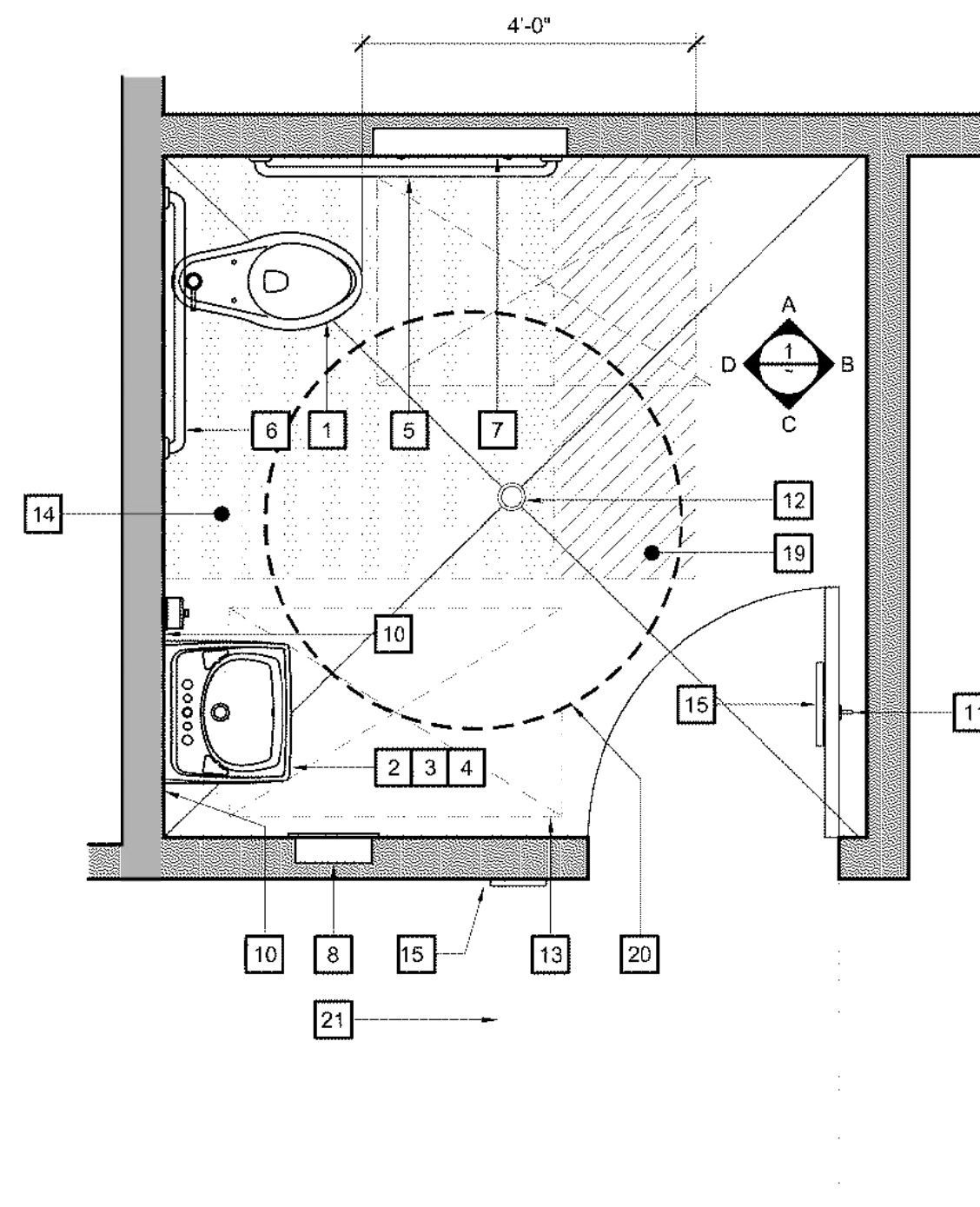
6 INTERIOR ELEV. #102

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



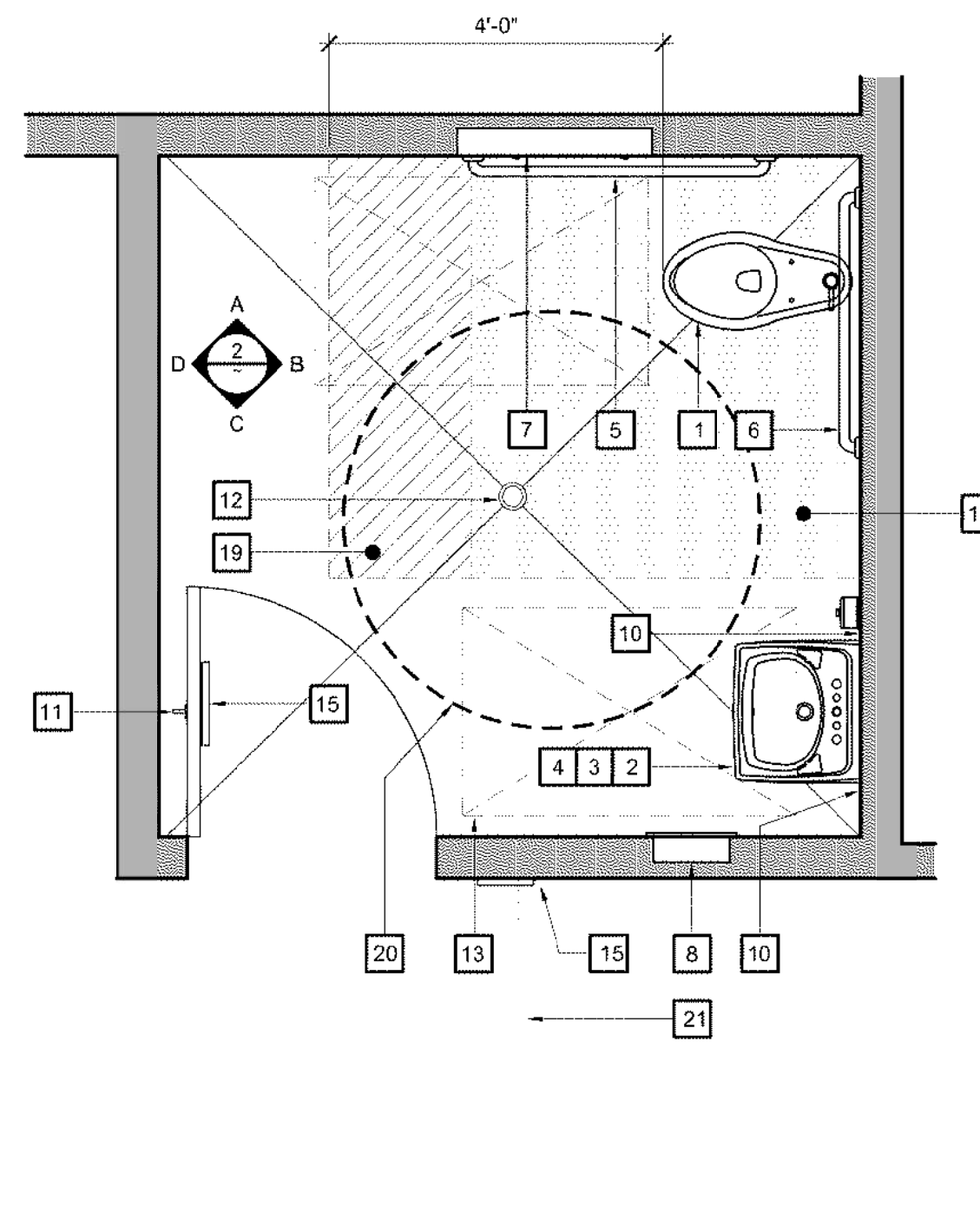
5 FLOOR PLAN #102

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



4 FLOOR PLAN #105

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



3 FLOOR PLAN #104

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

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 / B35903	TYPE 304 STAINLESS STEEL SATIN FINISH
7	MIRROR	Provided by Owner	
8	WALL MOUNTED SINK	American Standard Lucerne 0355-012	ADA Compliant

JOB NO.

21034

PRINT DATE:

PLOT DATE: 9.20.2022

DRAWN BY:

CHECKED BY:

SET ISSUED:

5/23/22 2nd Elec. Submittal

SHEET NAME:

**RESTROOM
FLOOR PLAN
INT. ELEVATIONS**

SHEET NO.:

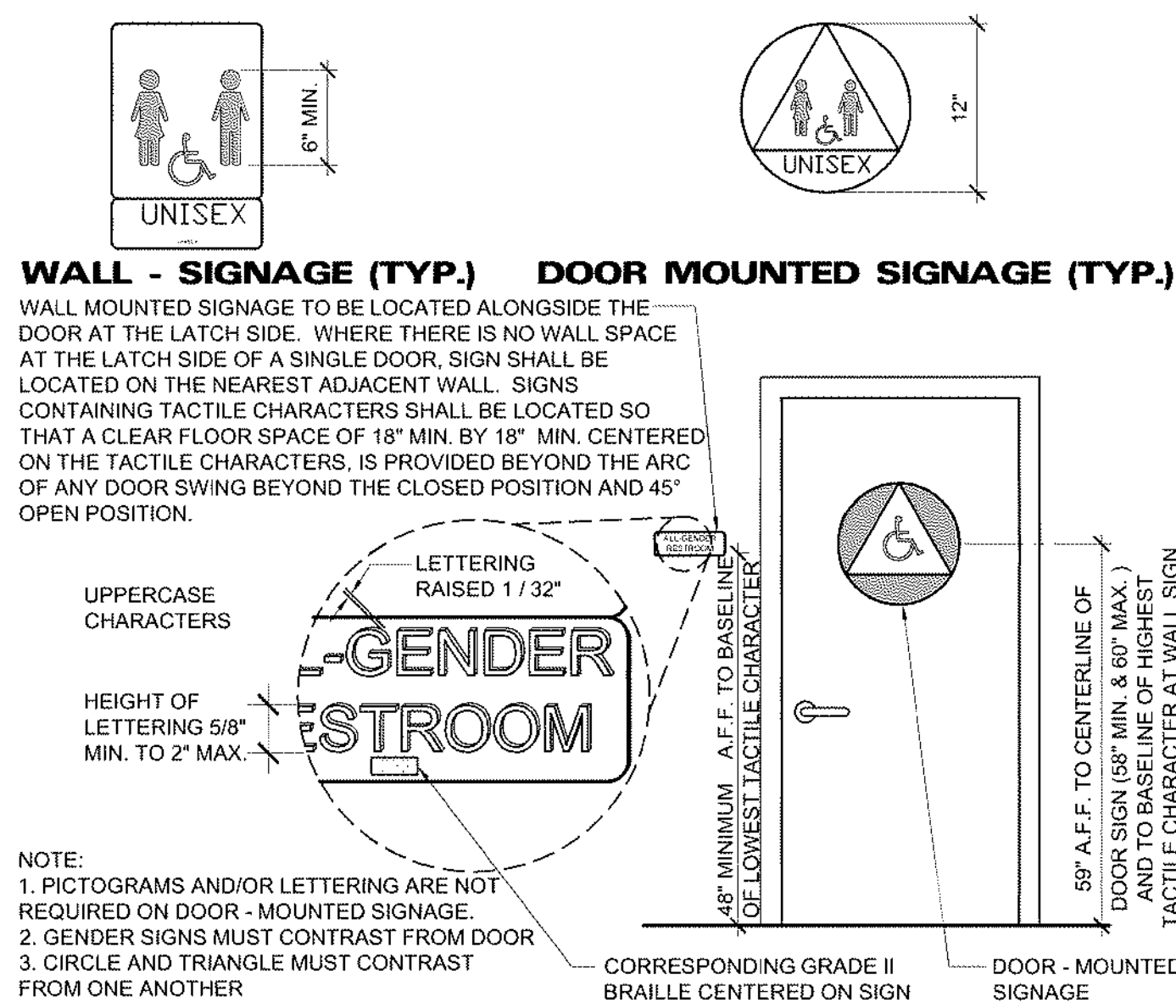
A501

FILE NAME: 21034-A501

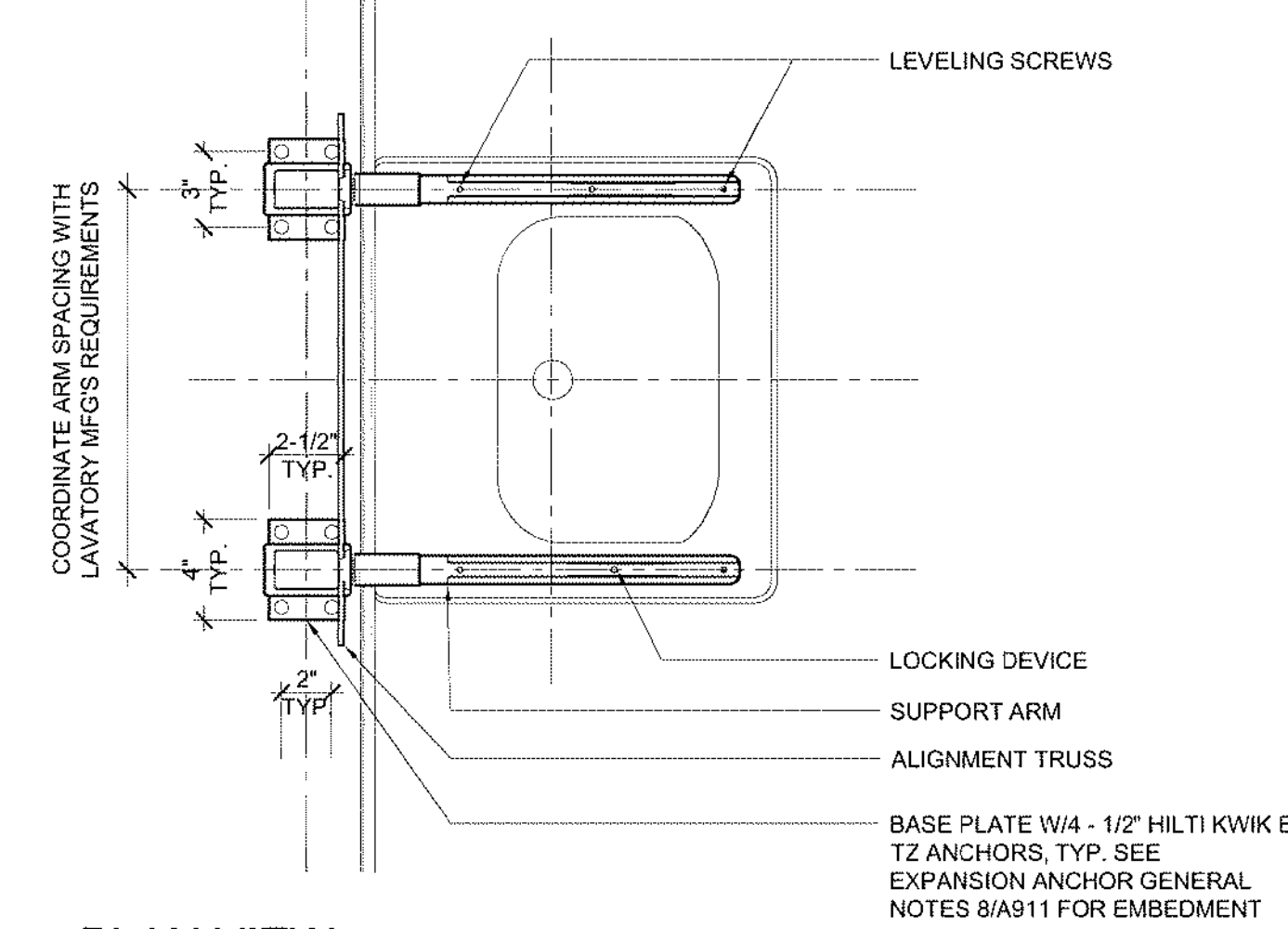
22900 FUJI LANE

CHRIS BOGGS
22900 FUJI LANE
SALINAS, CA 93908

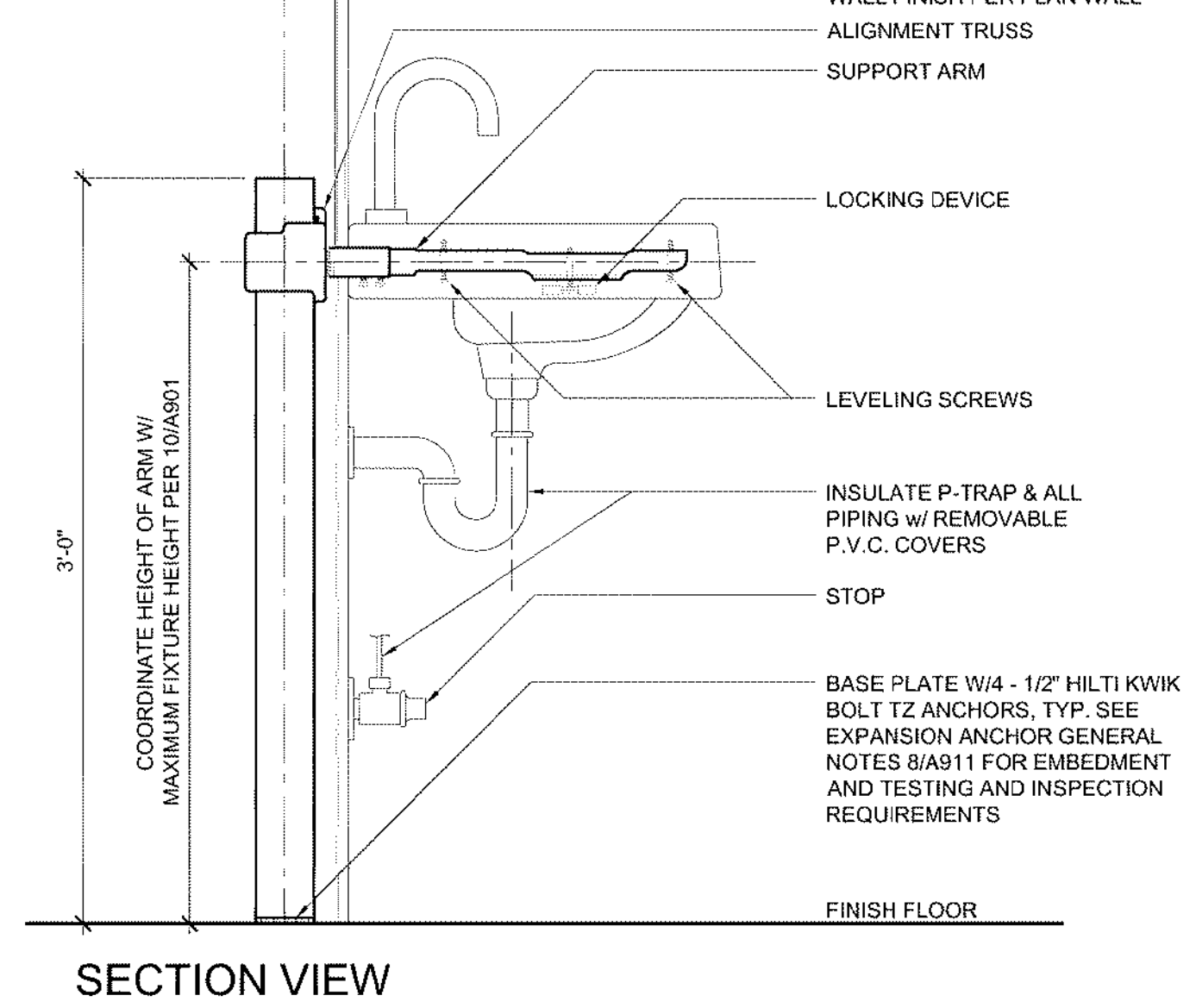
A.P.N. NO.: 137-141-009-000



13 IDENTIFICATION SYMBOL AT SANITARY FACILITIES
SCALE: 3/8" = 1'-0"

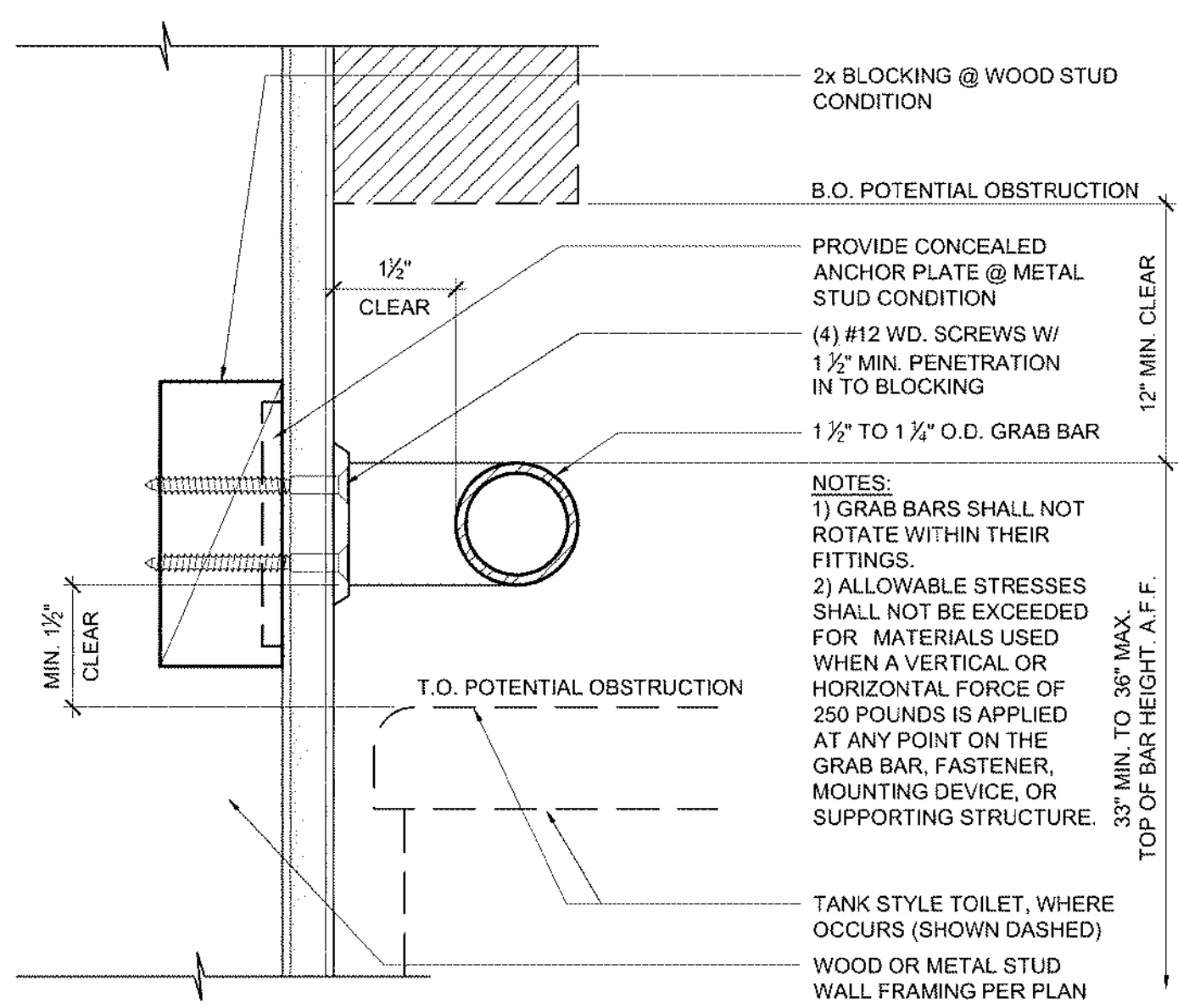


9 GRAB BAR
SCALE: 6" = 1'-0"

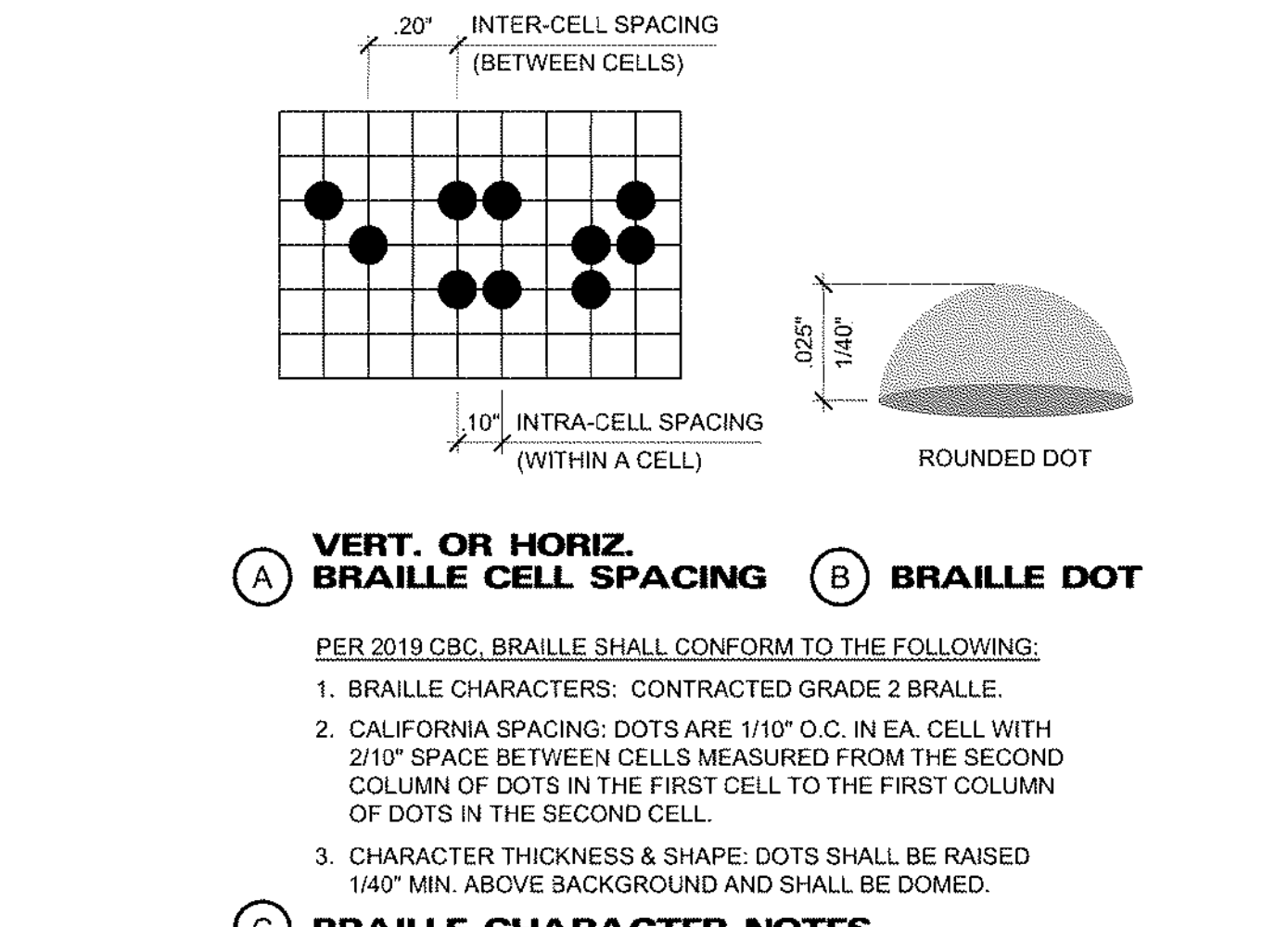


15 WALL MOUNTED LAVATORY ANCHORAGE
SCALE: 1-1/2" = 1'-0"

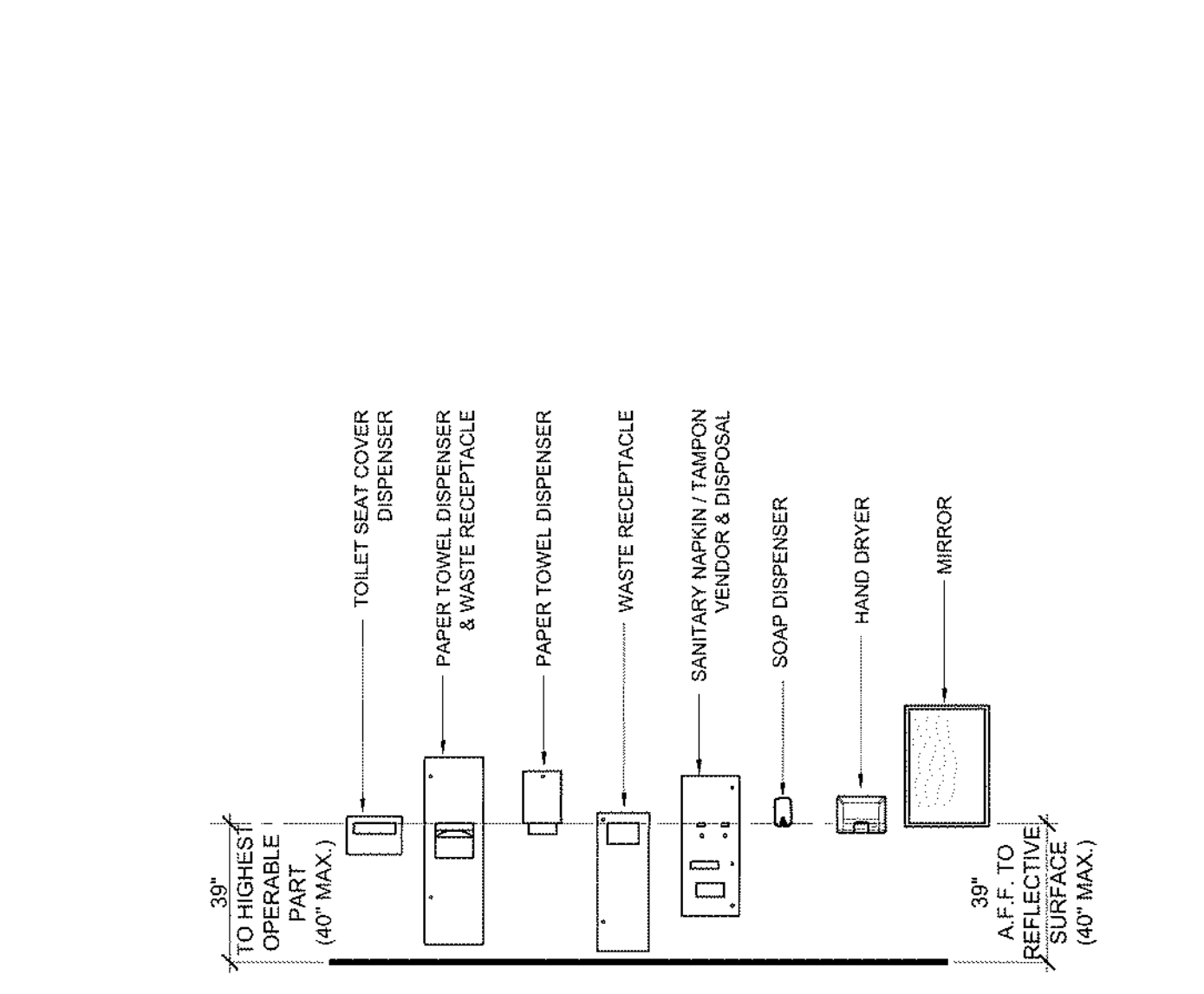
13 IDENTIFICATION SYMBOL AT SANITARY FACILITIES
SCALE: 3/8" = 1'-0"



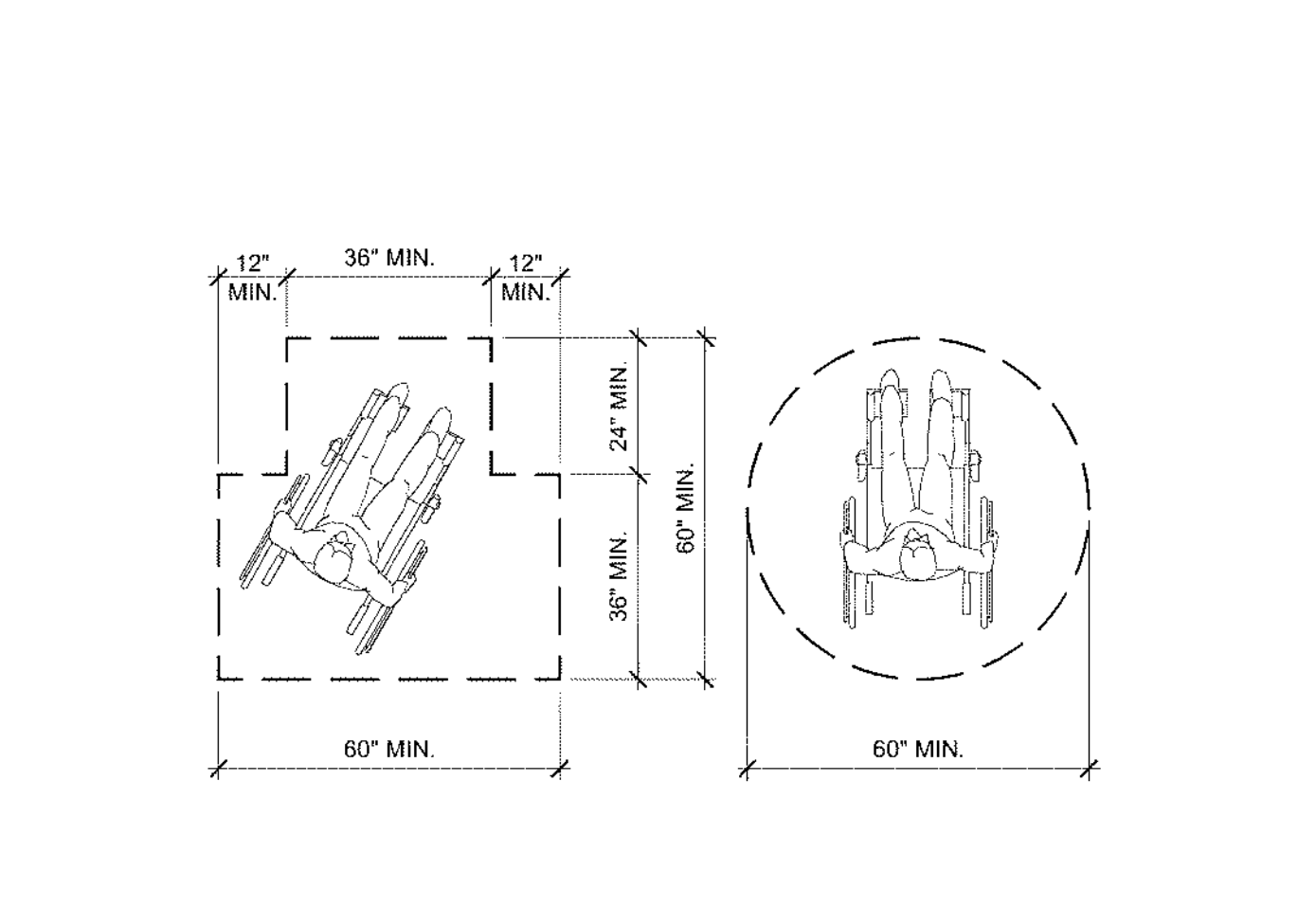
9 GRAB BAR
SCALE: 6" = 1'-0"



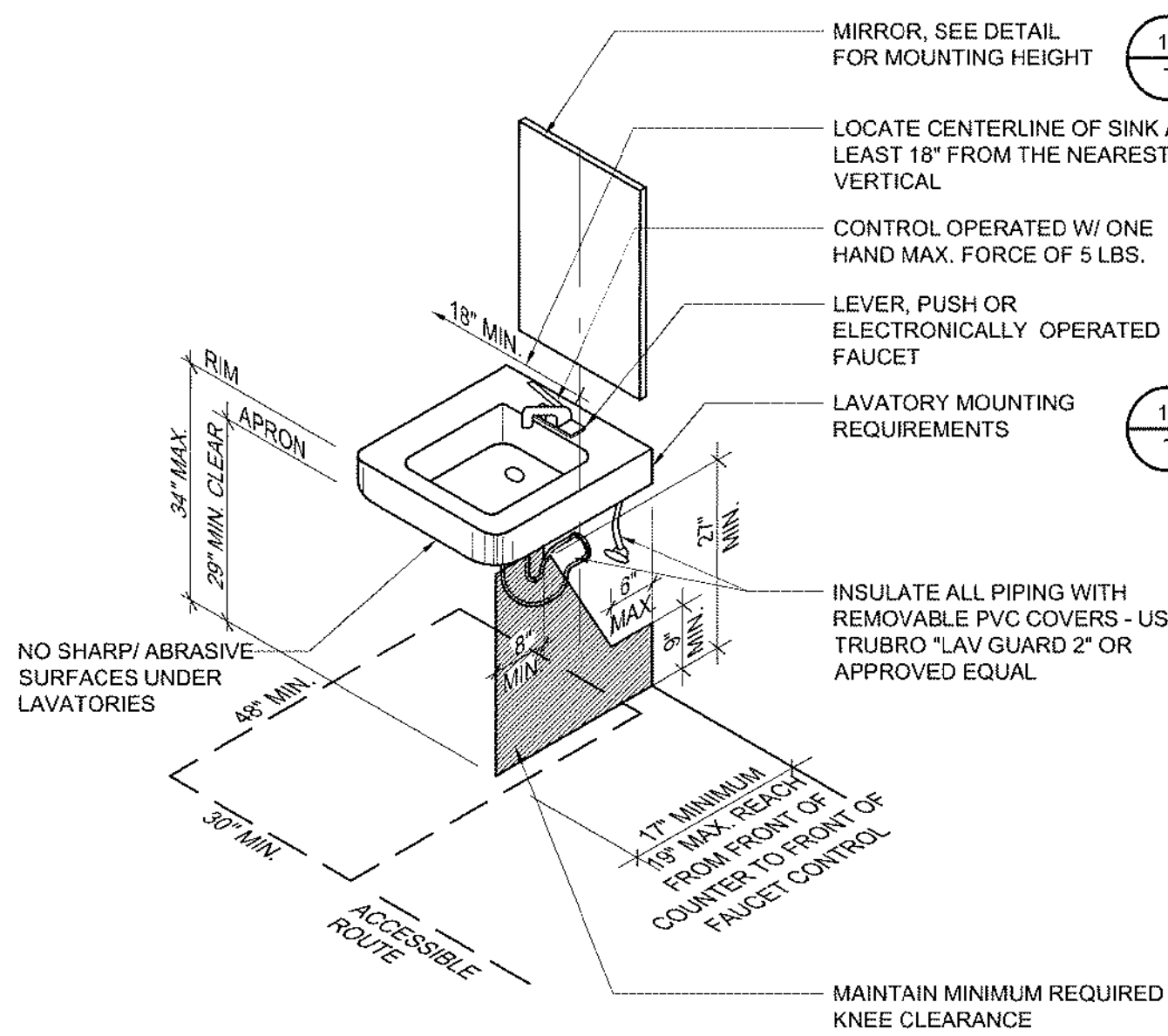
10 CONTRACTED GRADE 2 BRAILLE
SCALE: N.T.S.



11 REQUIRED ACCESSIBLE MOUNTING HEIGHTS
SCALE: 1/4" = 1'-0"



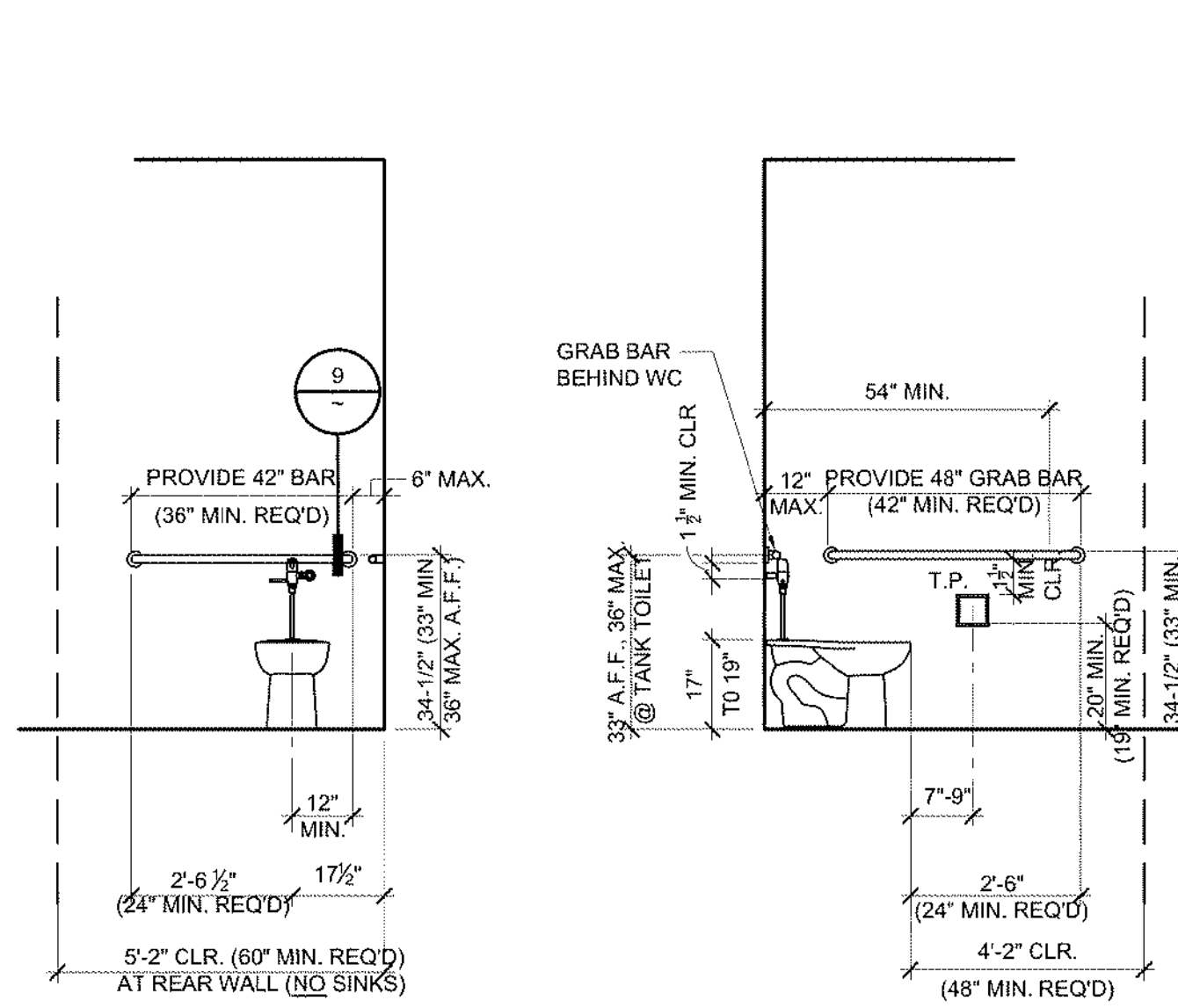
12 WHEEL CHAIR TURNING SPACE
SCALE: 3/8" = 1'-0"



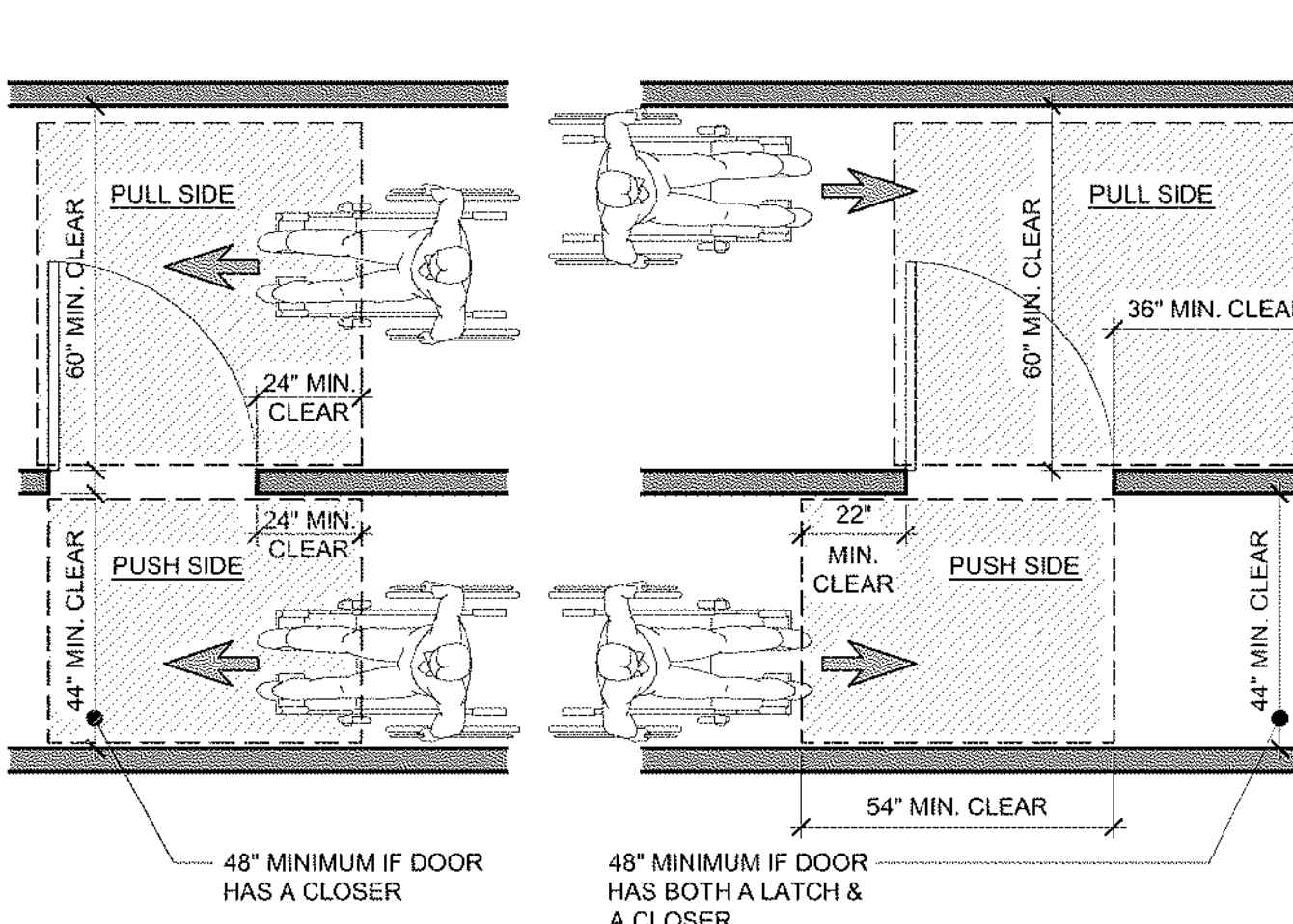
5 SINK CLEARANCES
SCALE: N.T.S.



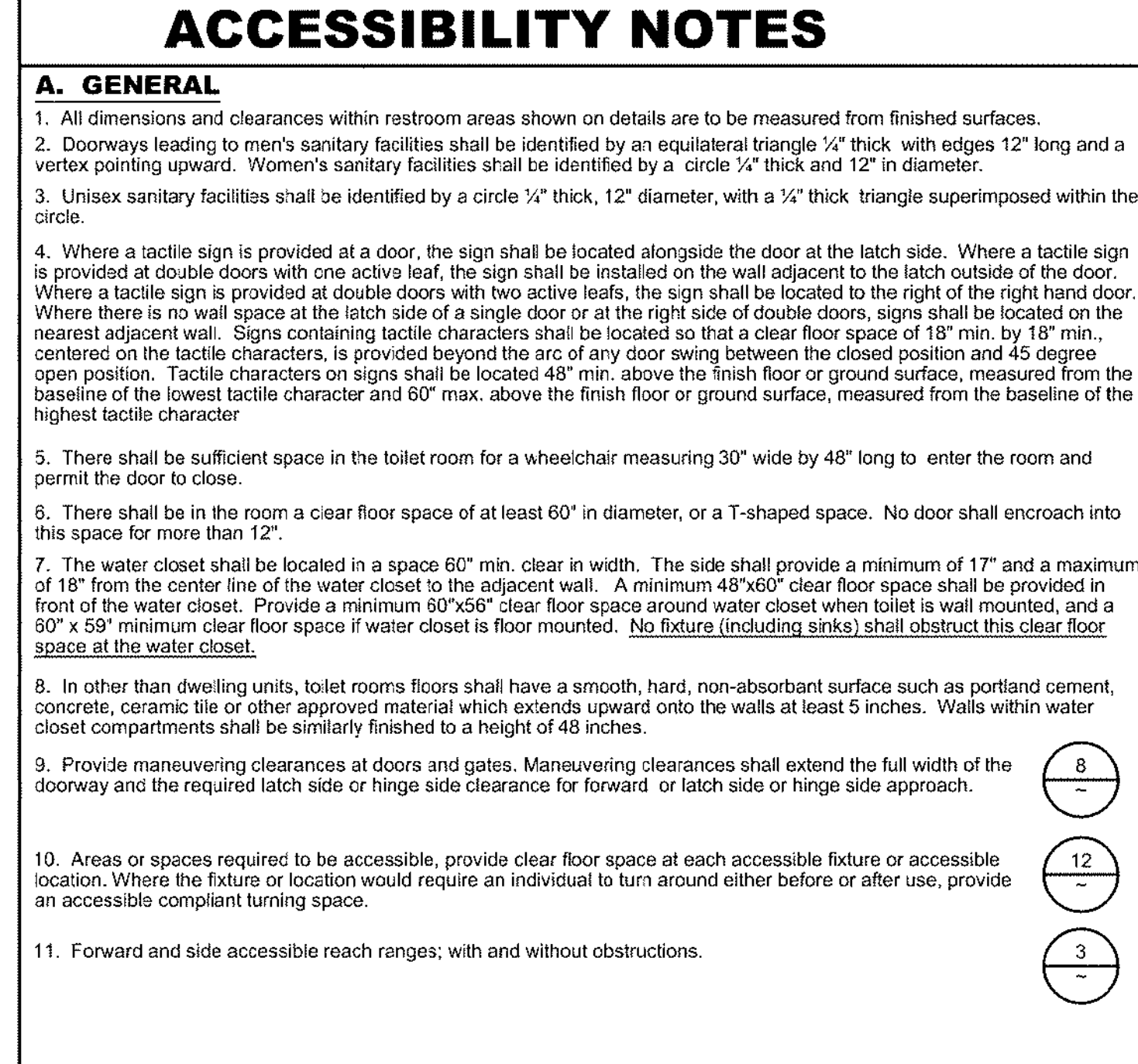
6 ACCESSIBILITY SYMBOL
SCALE: 3/4" = 1'-0"



7 ACCESSIBLE TOILET
SCALE: 3/8" = 1'-0"

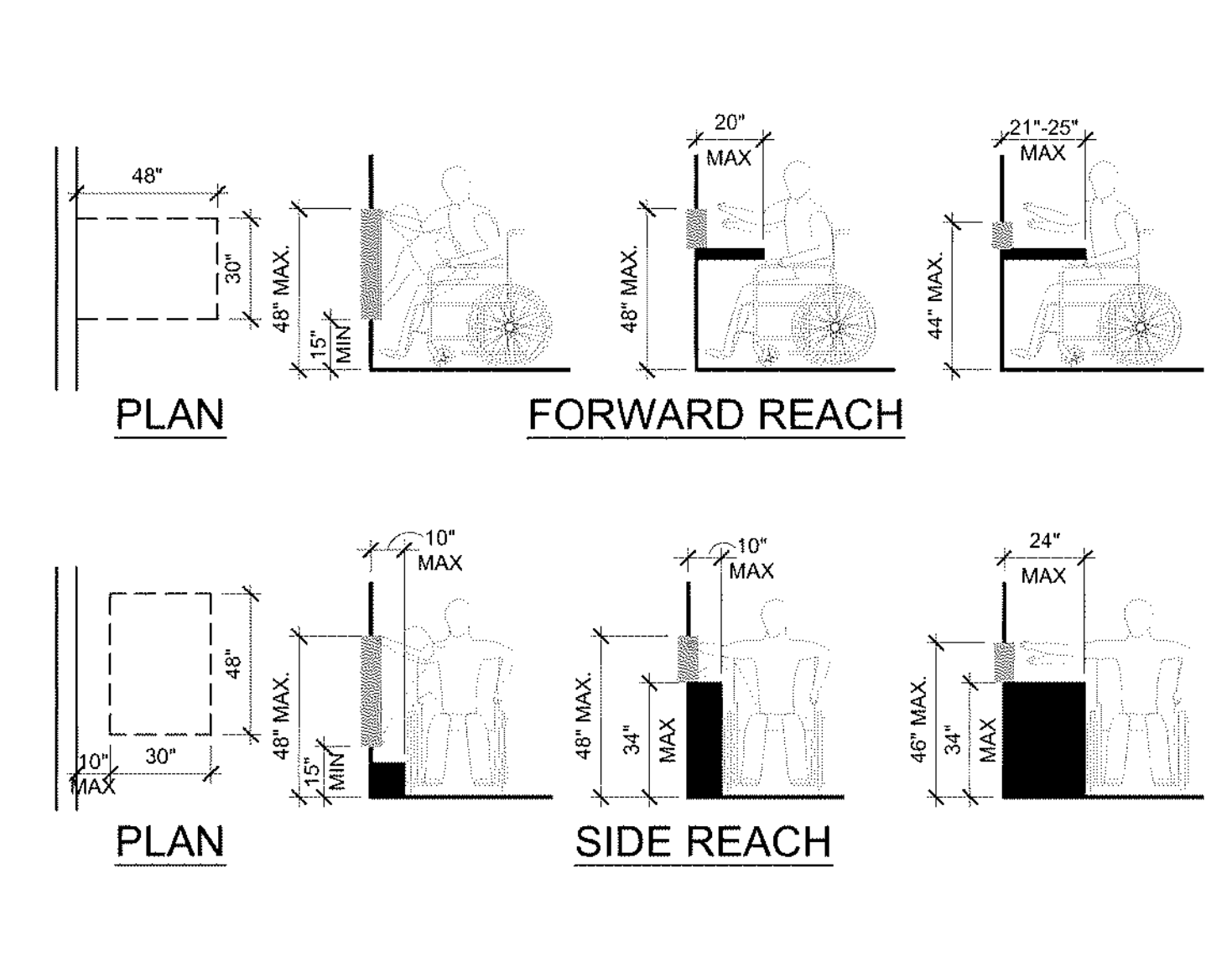


8 DIRECTION OF APPROACH DOOR CLEARANCES
SCALE: 3/8" = 1'-0"

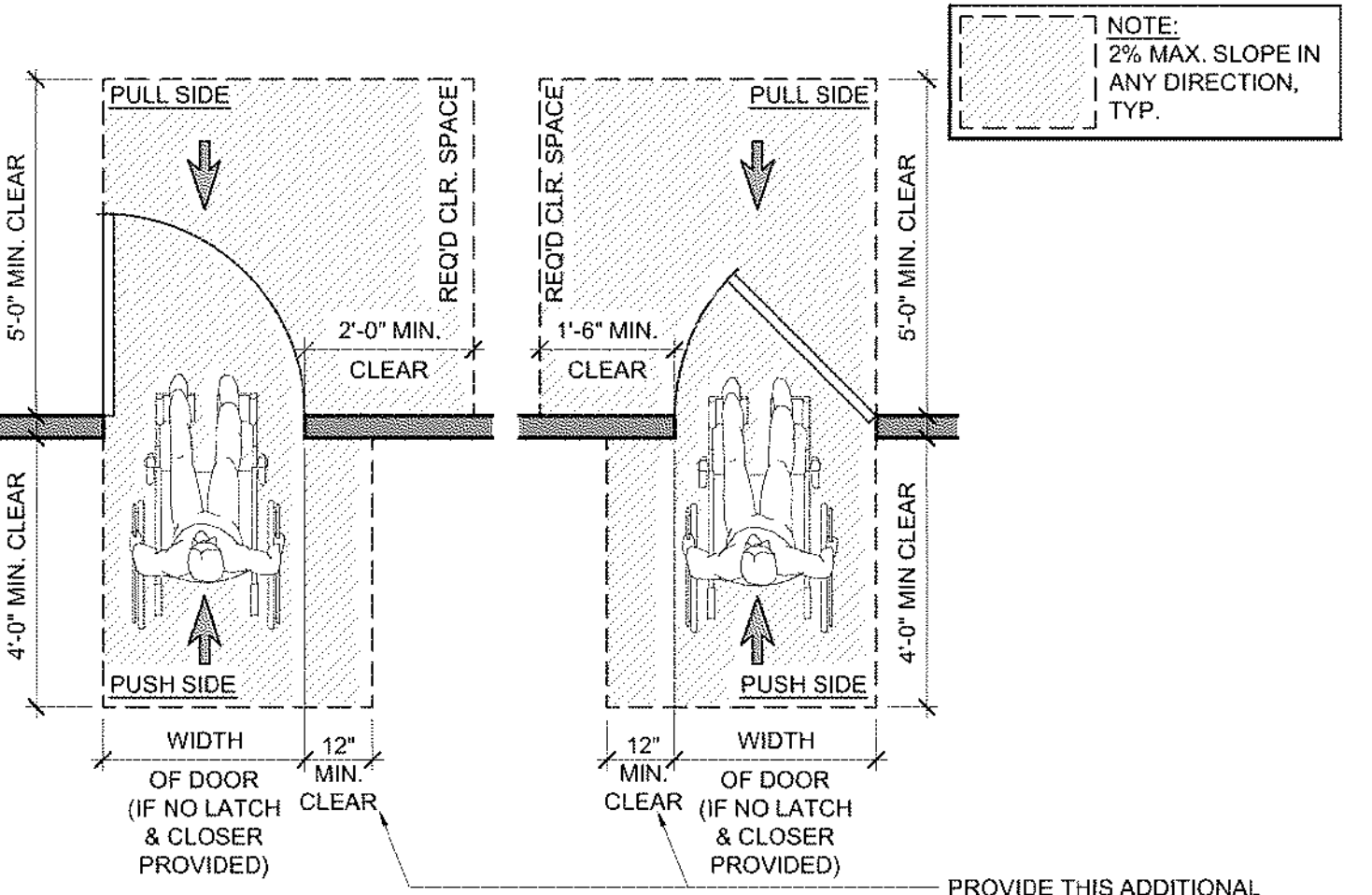


3 ACCESSIBLE COMPLIANT REACH RANGES
SCALE: 1/4" = 1'-0"

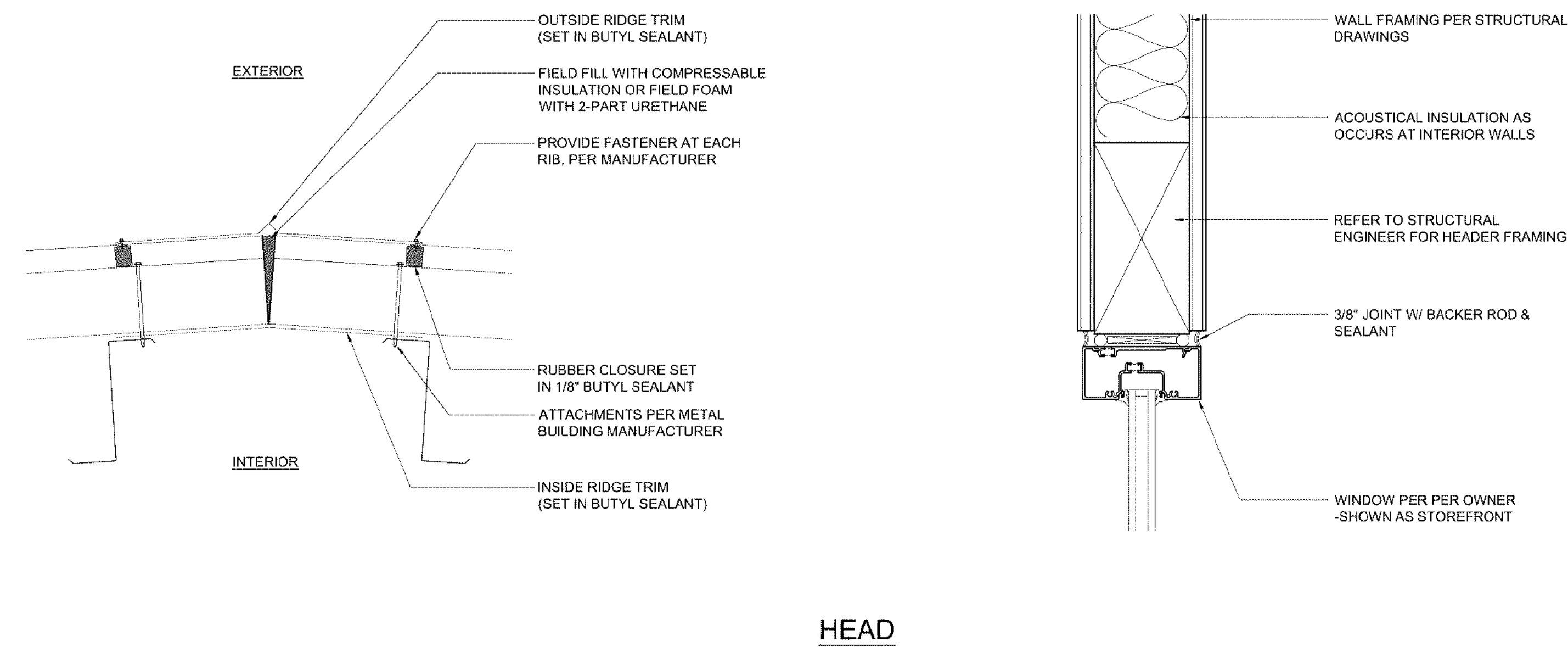
3 ACCESSIBLE COMPLIANT REACH RANGES
SCALE: 1/4" = 1'-0"



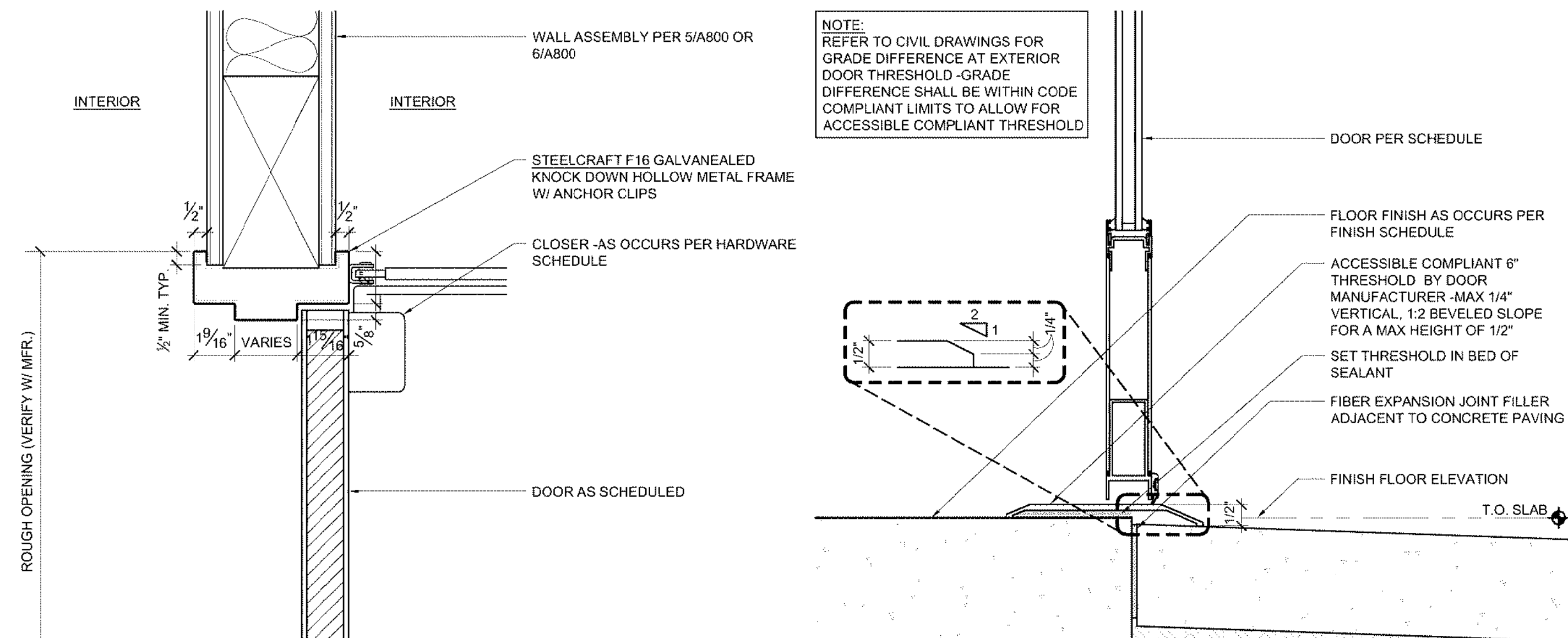
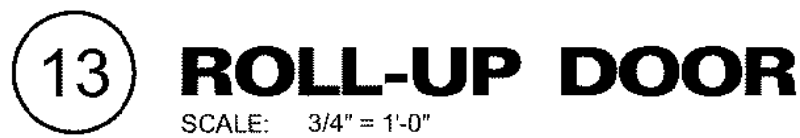
3 ACCESSIBLE COMPLIANT REACH RANGES
SCALE: 1/4" = 1'-0"



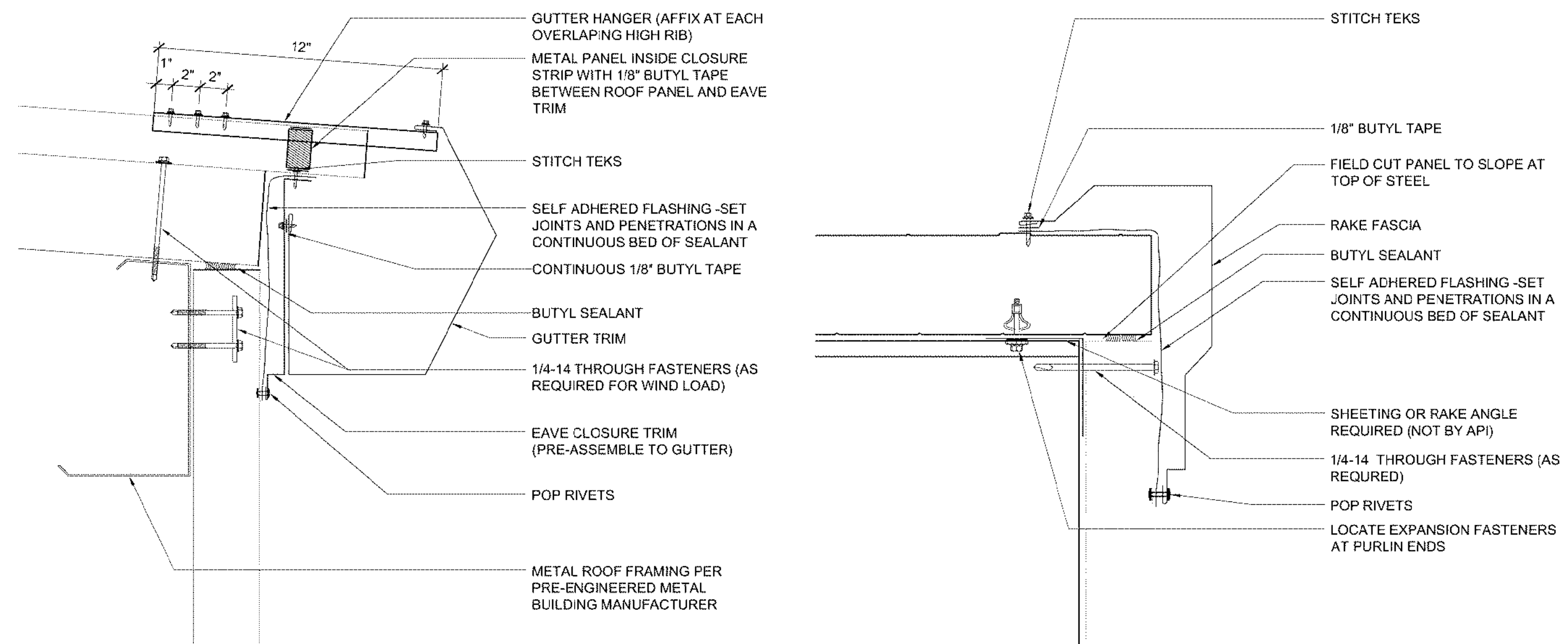
3 ACCESSIBLE COMPLIANT REACH RANGES
SCALE: 1/4" = 1'-0"



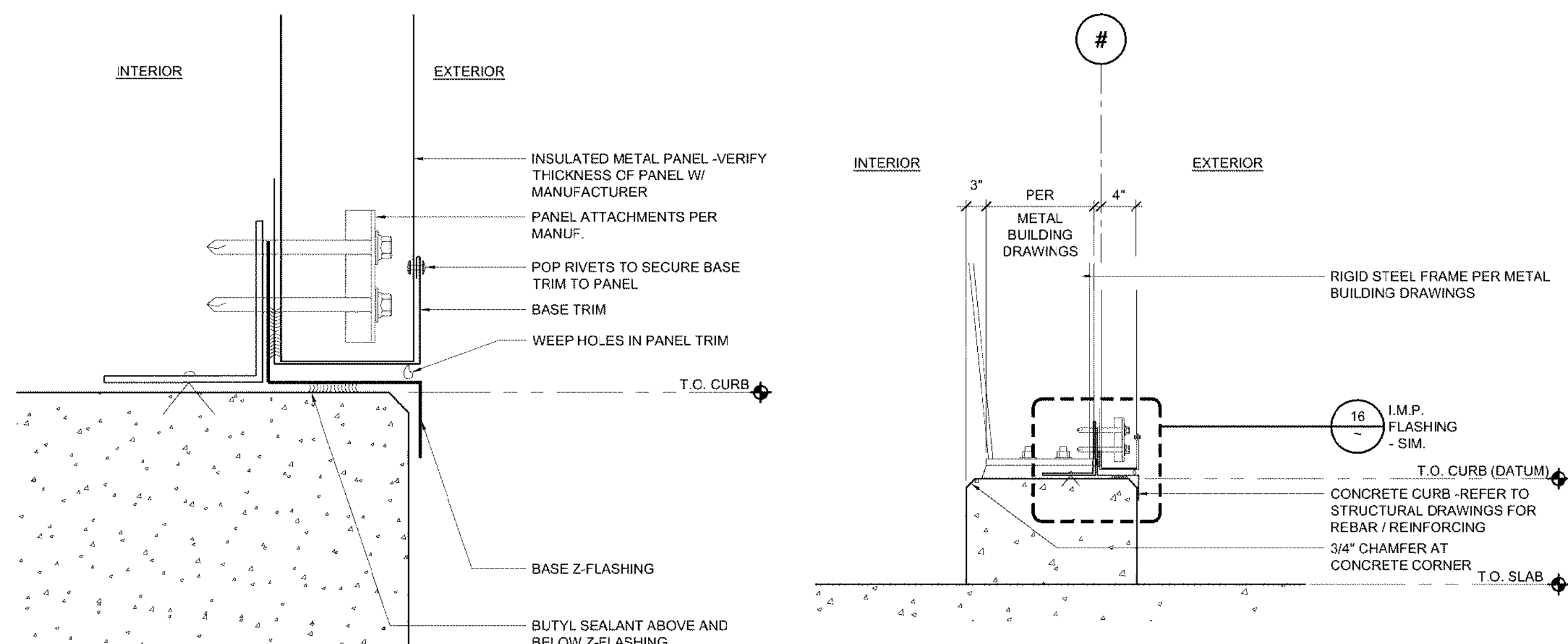
HEAD



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



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



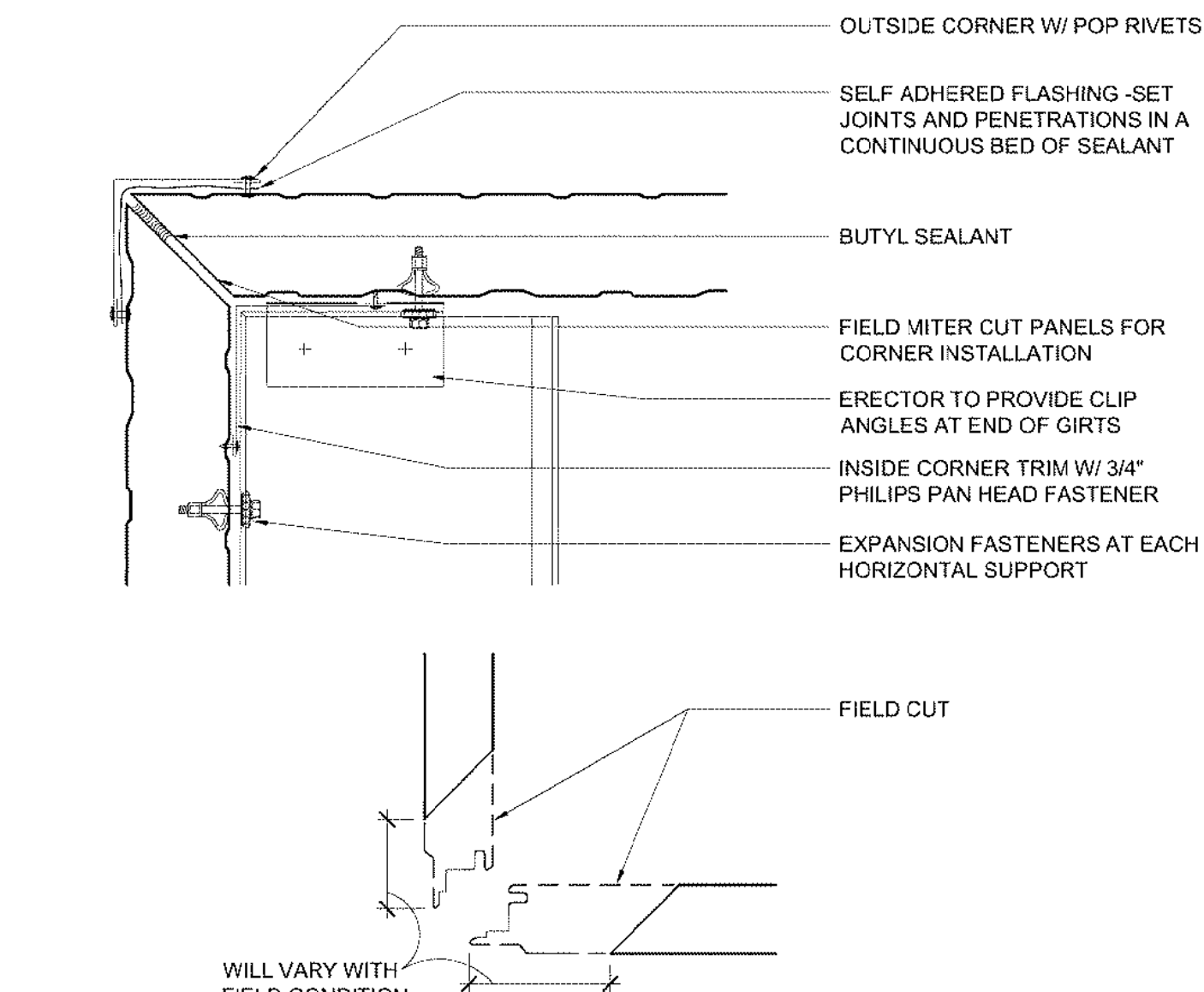
**16 INSULATED METAL
PANEL BASE FLASHING**
SCALE: 3" = 1'-0"



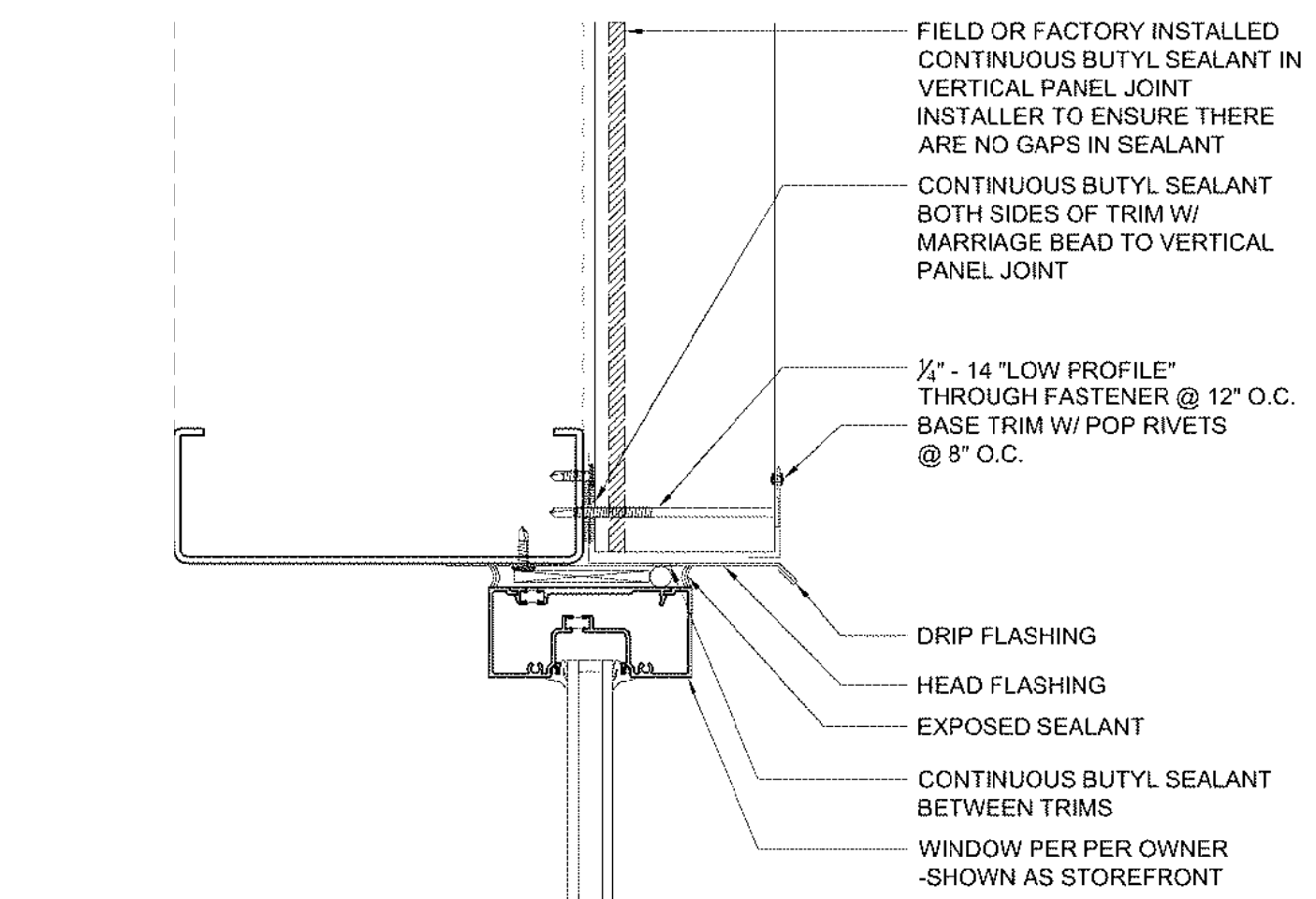
**12 CONCRETE CURB
AT RIGID FRAME**
SCALE: 1" = 1'-0"



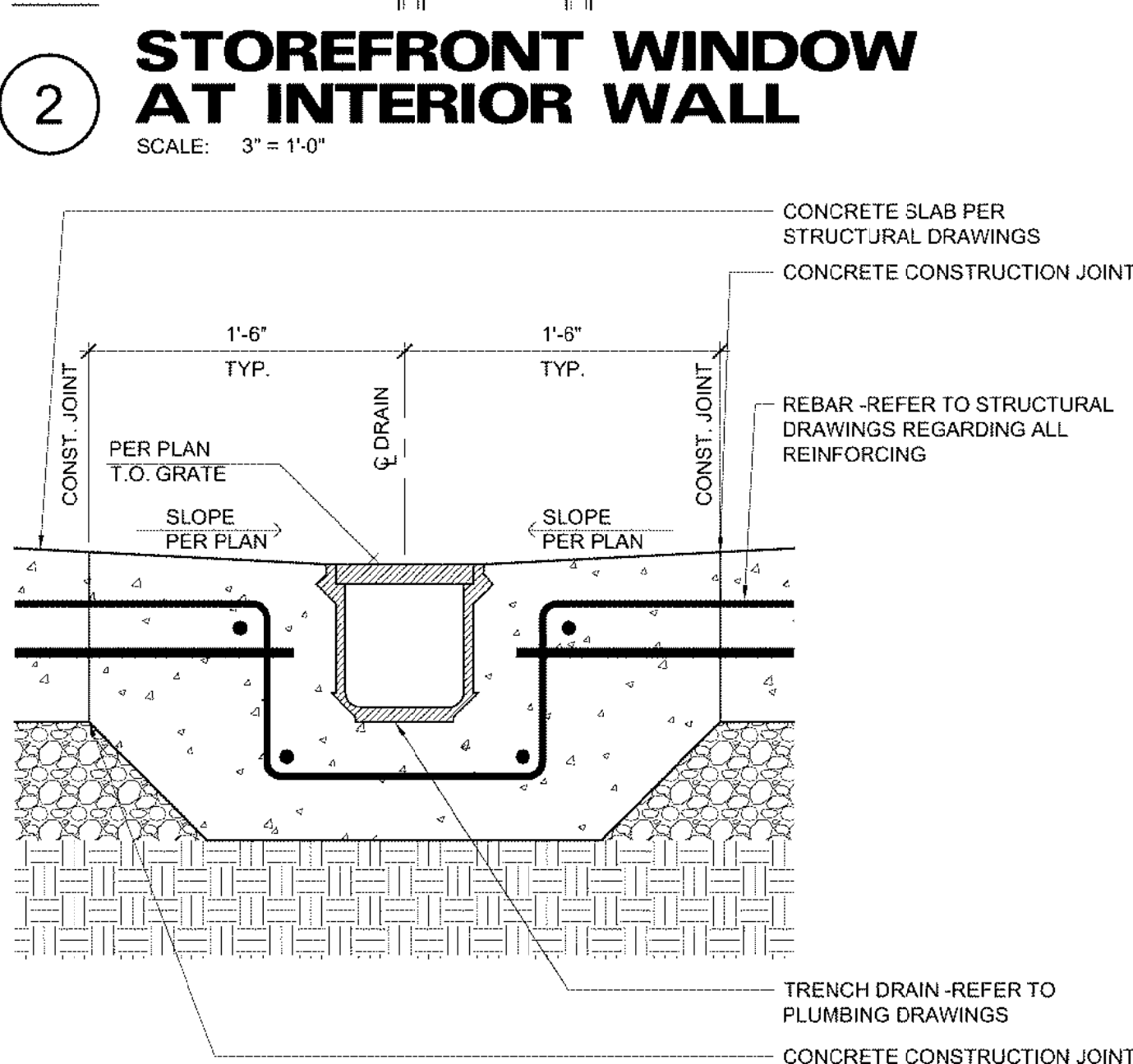
5 RIDGE AT INSULATED METAL ROOF PANEL
SCALE: 1" = 1'-0"



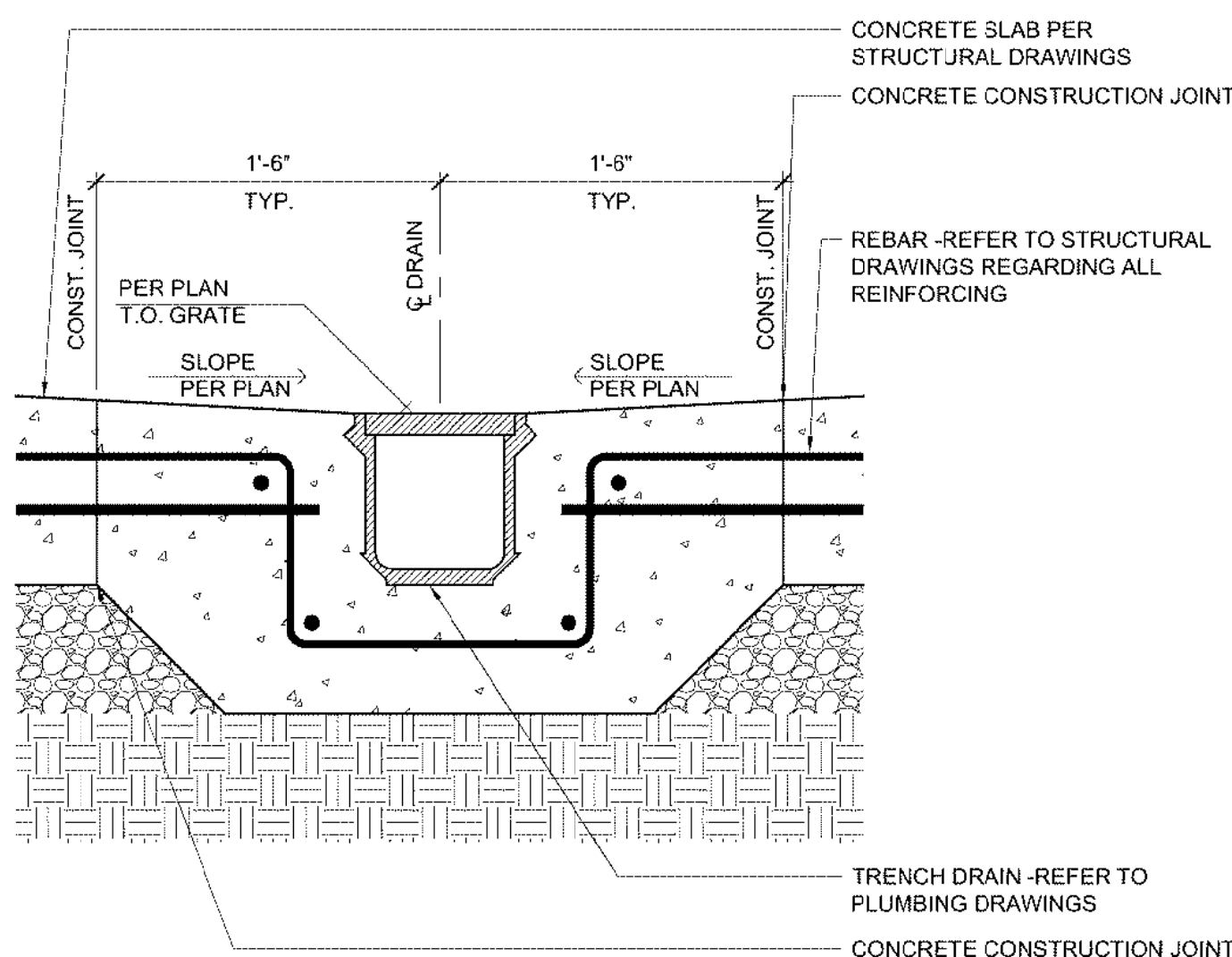
6 OUTSIDE CORNER TRIM



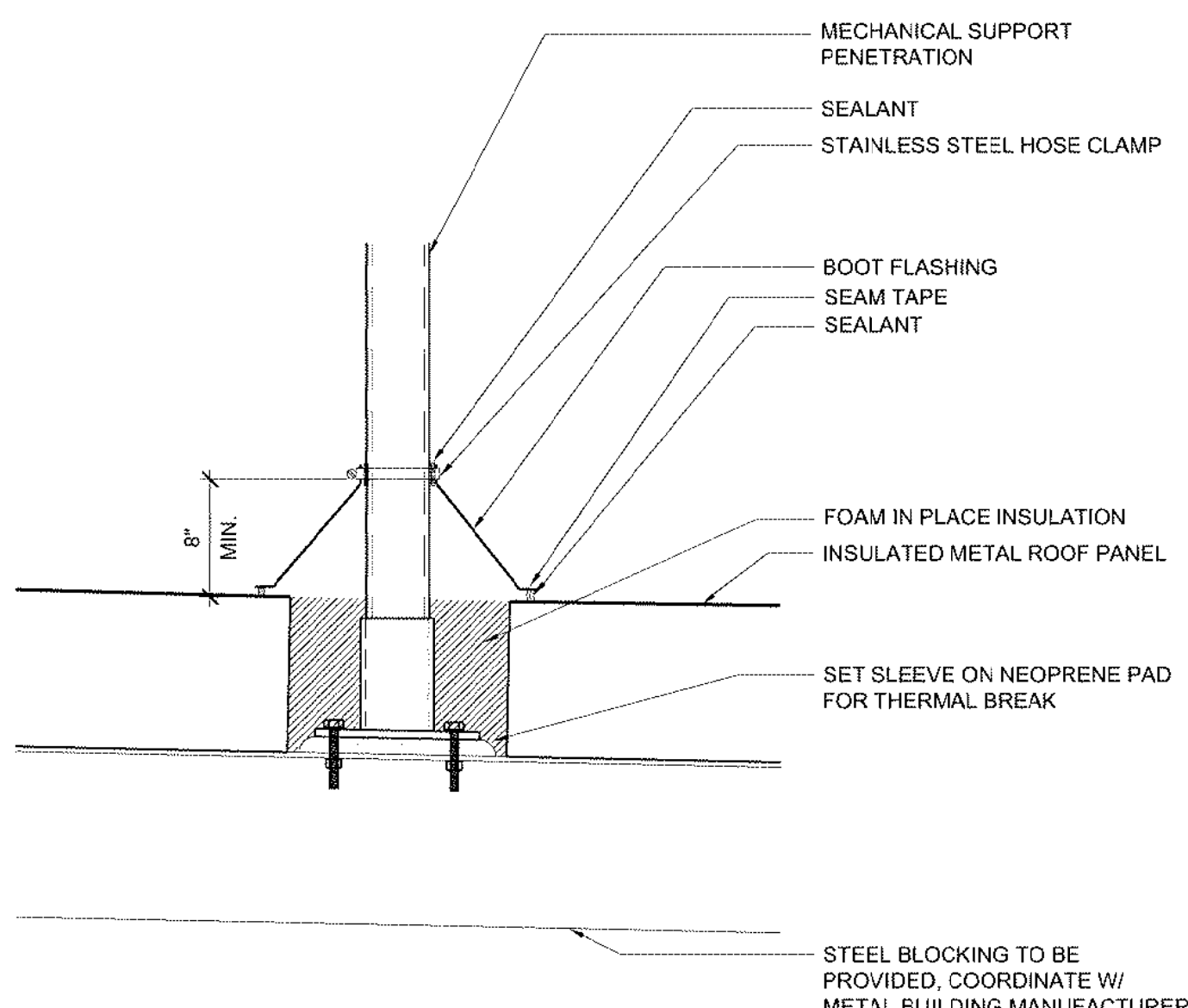
SILL



**2 STOREFRONT WINDOW
AT INTERIOR WALL**
SCALE: 3" = 1'-0"



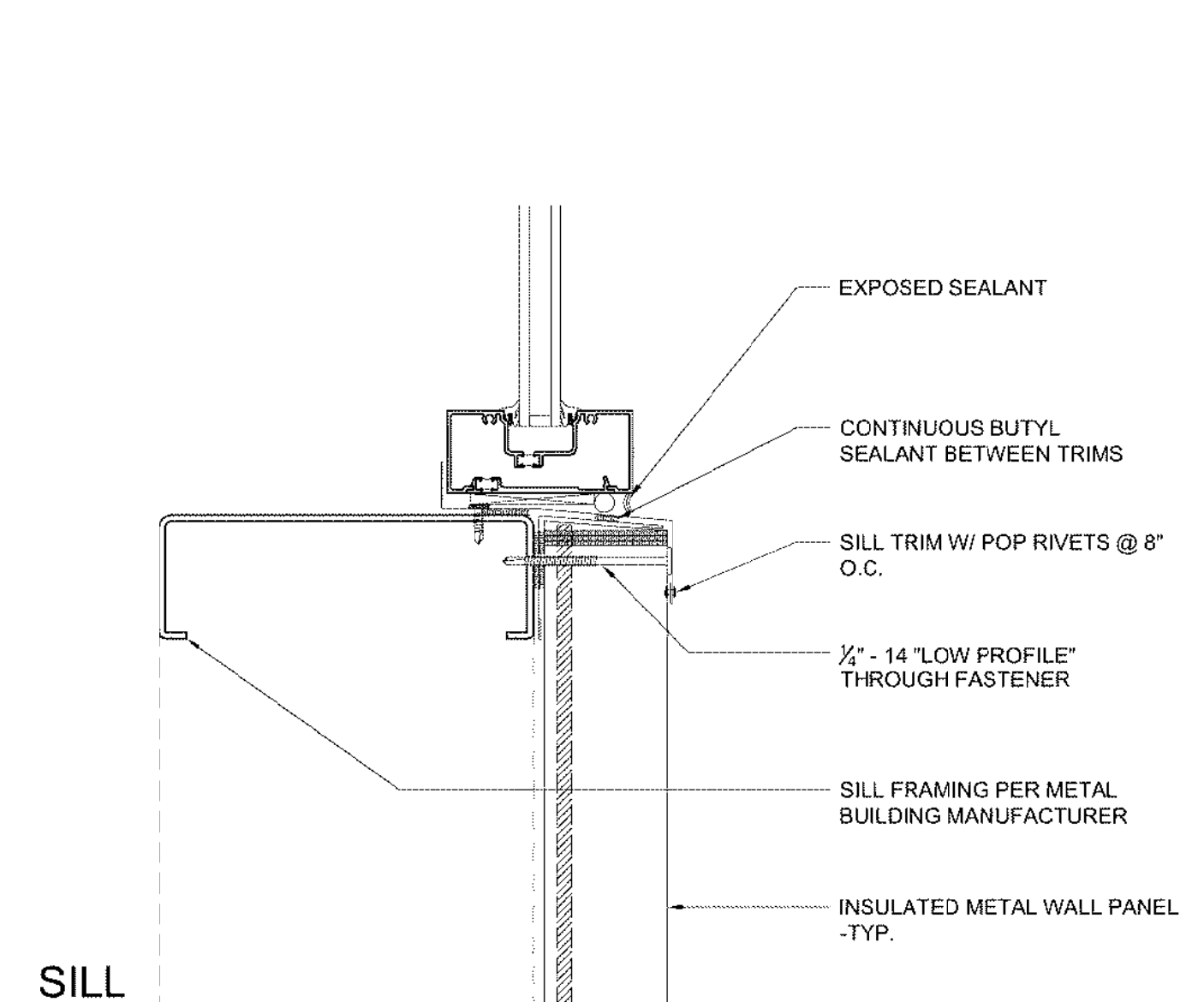
3 TRENCH DRAIN



3 TRENCH DRAIN



8 STOREFRONT WINDOW AT INSULATED METAL PANEL
SCALE: 3" = 1'-0"



**MECHANICAL
SUPPORT FLASHING**
SCALE: 1-1/2" = 1'-0"

