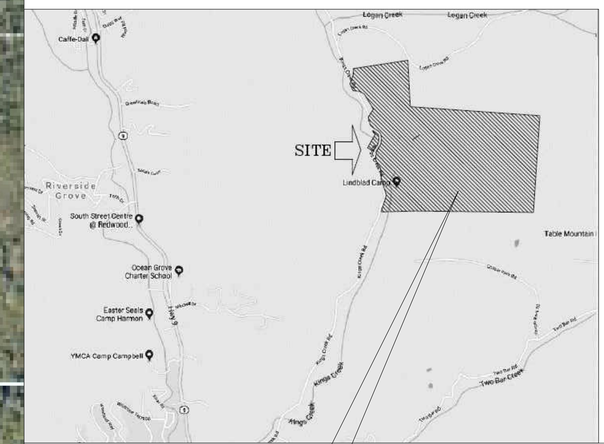
AERIAL PHOTO - SITE PLAN

NTS

## VICINITY




SITE: 17660 KINGS CREEK RD
BOULDER CREEK, CA 95006
APN'S: 087-231-31 , 085-092-05
and 089-031-07

## PROJECT DATA

PROJECT DESCRIPTION Development application:

Proposal to cultivate 30,000 square feet of cannabis outdoors and to use two 840 square feet seasonal hoop house for seedlings

| | | |
|---|---|---|
| ASSESOR PARCEL NUMBERS: | 087-231-31 | 49.0 ± Acres |
| | 085-092-05 | 20.7 ± Acres |
| | 089-031-07 | 147.9 ± Acres |
| TOTAL AREA: | | 217.6 ± Acres |

PROJECT ADDRESS: 17660 KINGS CREEK ROAD
BOULDER CREEK , CA 95006

OWNER OF RECORD: NORDAHL HOLDINGS LLC
C/O JEFF NORDAHL
PO BOX 1469, Soquel, CA 95073

LAND CONSULTANT: PACIFIC RIM PLANNING GROUP
206 Morrisey Boulevard, Santa Cruz, CA 95062
pacrimplangr@gmail.com
phone: (831) 457-2033

ARCHITECT: MP ARCHITECTURE
Contact - Miguel Podolsky
86 Lilly Way, La Selva Beach, CA 95076
miguel@mparchitecture.com
Office : (831) 763-1550 cell : (831) 818-1294

CIVIL ENGINEER: ROPER ENGINEERING
Contact - Jeff Roper
64 Penny Ln. Suite A, Watsonville, CA 95076
info@roperengineering
Office : (831) 724-5300

## DRAWING INDEX


A1 VICINITY - DATA - DRAWING INDEX - AERIAL
A2 PARTIAL SITE - SECURITY - FENCING - LIGHTING - HOOP HOUSES
A3 BEST MANAGEMENT OPERATIONAL PRACTICES
A4 BEST MANAGEMENT OPERATIONAL PRACTICES
A5 BEST MANAGEMENT OPERATIONAL PRACTICES
C1 SITE PLAN - SCALE 1'=200' - TOPOGRAPHY
C2 AERIAL SITE PLAN
C3 PARTIAL SITE PLAN - AREA OF WORK - AREAS OF CULTIVATION
EXISTING BUILDINGS - DRIVEWAY - SEPTIC PLAN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# CANNABIS GROW SITE FOR JADE GROVE FARM

17660 KINGS CREEL ROAD APN 087-23131, 085-092-05, & 089-031-07

MIGUEL PODOLSKY
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LICENSED ARCHITECT
Miguel Podolsky
C-018632
2-28-21
RENEWAL DATE
STATE OF CALIFORNIA

| | |
|---|---|
| FILE: | LATEST |
| DATE: | 3-17-20 |
| SCALE | AS NOTED |
| DRAWN : | MP |
| JOB: | 2020-03 KINGS CREEK |
| SHEET | A1 |

HOOP HOUSES

NTS

PARTIAL SITE PLAN - SECURITY - FENCING

1"=30'



SIMILAR FENCE




1
A2

FENCE DETAIL

NTS

SECURITY SYMBOL KEY

- Light (downward-facing) motion detector activated
- Camera positions # x.x or #xxx
- Fence
- Motion detector (alarm)
- Alarm siren

All doors shall have security sensors

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# CANNABIS GROW SITE FOR JADE GROVE FARM

17660 KINGS CREEL ROAD APN 087-23131, 085-092-05, & 089-031-07

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| JOB: | 2020-03 KINGS CREEK |
| SHEET | A2 |

n. The construction of all impervious or pervious surfaces to be used in support of cannabis operations for structures and access which impair long-term soil capabilities will be limited to the minimum area necessary to provide structural support and access.

**2. Use of Impermeable and Permeable Surfaces:** Very little new impermeable surface will be constructed as a result of the project. The existing access road is bascrock and remaim as such. The greenhouse area is designed to be as small as possible and runoff from the greenhouse will be captured and allowed to pond onsite.

a. The amount of native soils that will be altered has been minimized by site design and combining processing activities into the same buildings.

i. New impervious surfaces will be minimal for this project and are limited to the hoop houses and perhaps some of the parking areas. The vast majority of the site will remain in native vegetation.
   1. Staging areas will remain as pervious surfaces
   2. Permanent impervious surfaces will not be used for drop containers.
   3. Noted

ii. The property is not CA Zoned.

**3. Visual Blending of Cannabis Infrastructure:** The entire property is located at the end of a private road and is completely screened from surrounding roads and properties by steep hillsides and thick vegetation.

a. The Licensee will submit evidence to the CLO demonstrating that the property is not visible from surrounding properties.
b. The Licensee will demonstrate to the CLO and Fire Marshal through photos and a site visit that the property is not visible from surrounding roads and properties.
c. Noted

**4.. Storm Water Resources--Drainage:** This proposed project has been designed to ensure that the cultivation operation meets all County and State requirements for project design and construction. Stormwater will be captured and retained on site, in accordance with all applicable state and local laws and regulations. The location of the cannabis activity is located in a central area of this large property, therefore runoff impacts to neighboring properties will be mitigated. (see sheet A2 .)



issuance of a license

**c. Cameras:** The access points and cannabis activity areas will have a digital video surveillance system with a minimum camera resolution of 1280x 720 pixels. The surveillance system will be transmission control protocol capable of being accessed through the internet. The system will also be able to produce still photograph. There will be several cameras permanently mounted throughout the property. See Sheet XXXXXX. shows the location of the cameras. Cameras will function 24 hours per day and be able to record images at a minimum of 15 frames per second. Surveillance recordings will be kept in a secure location for at least 90 days. The video surveillance system will be equipped with a failure notification system that provides the licensee of any interruption of the video surveillance system. It will also provide the time and date. The surveillance system will be operated and maintained by the licensee and monitored by the licensee. As shown on the site plan (See Sheet A2.2), all cameras will be numbered and capable of recording activity within 20 feet at all points of entry.

**d. Site Plan -** The submittal package includes a site plan of the property that includes the two grow areas and the two hoop houses and all other buildings on the property.The site plan ( See Sheets A- 2) shows the property boundary with dimensions along with the entrance to the property. None of the buildings on the property will be used as part of the cannabis operation.

Cultivation grow and drying areas will be similarly protected. Surveillance systems with an integrated alarm systems will be installed. Likewise the compost area will be included in the overall property security system. All security/alarm system components will be shown on the site and floor plans.

**d. Cannabis & Cash Storage:** The property will only be used to grow cannabis. Therefore there is no need for cash or cannabis storage

**e. Location Access:** Only authorized employees will be allowed to access the limited access area which are the grow areas. It is not anticipated that any other individuals will need access to this area. This area will be completely fenced with a locking gate. All employees will be provided identification badges.

**f. Daily Cannabis Sales Limits:** This property is not a retail outlet, therefore this requirement does not apply.

**g. Employee Security Training/Education- Inventory Control:** an Employee Training Handbook will be developed and all employees will receive training prior to beginning work. The Handbook and on-site training will include potential accedents on-site, potential disasters like a wildfire threats, intruders and the proper use and maintenance of the security system. Training records will be kept in the secure room and away from moisture, potential fire, contamination and /or theft. The training plan will include:



**5. Preliminary Historic Assessment of Structures 50 Years Old or More:** There are several out buildings and one existing single-family dwelling that may be around 50 years old. They were all constructed as part of the Boy Scout camp that began in the 1950s. None of these buildings are being used in the proposed cannabis operation.

a. Not applicable: There are no historic resources that will be impacted by the proposed use.

i. Not applicable: There are no historic resources that will be impacted by the proposed use.

ii.. Not applicable: There are no historic resources that will be impacted by the proposed use.

**B. SITE DESIGN**

**1. Fencing and Security**: Fencing and security installations deemed necessary to secure the site will be constructed in accordance with County Regulations. Currently portions of the property is fenced with an 8 foot wire fence. The area of cannabis operation will be fenced off from the remainder of the property as well. This area is also effectively fenced by steep topography and thick vegetation. The access road has a locked gate at the entrance to the property. There are also gates in the fencing See Sheet A2X. Cannabis area fencing is constructed at a 8' height, sufficient to provide visual screening of cannabis and security for the restricted area. No razor wire or barbed wire will be used. A locking gate secures the restricted area in a manner consistent with County Regulations. Visual screening of cannabis infrastructure is accomplished in a manner consistent with all applicable state and local laws and regulations and again utilizes fencing. the steep hillsides and native vegetation.

a. **Wildlife Friendly Fencing**

i. The fencing plan depicts fencing that is constructed in accordance with County Regulations. All fences are or will be constructed to provide adequate security and visual screening of cannabis plants, and will themselves be visually screened by the surrounding steep hillsides and thick vegetation. The fencing will allow for native animal movements.

1.Fencing will be based on the Montana Fish and Wildlife Guide. Fencing will be minimized to the amount required by law for visual screening and security. Fences will be constructed of either wood or chain link. Fences will be 8 feet tall without barbed wire, spikes, or pickets to avoid entangling or entrapping wildlife. Gates will be placed near corners so that, in the unlikely event any wildlife gets inside the fence, it can easily find its way back out without becoming trapped or disoriented..

2. No trees will need to be removed in order to construct/maintain the fencing proposed for this use.



**Best Management and Operational Practices**

**APN 087-231-31 & 089-031-07**

**A. SITING CRITERIA**

**1 Avoidance of Excessive Grading:** All development for this project will be sited on level ground and therefore no grading is required/necessary . The access road to the cultivation area is existing. Where grading and re-surfacing of the access roads is required by CalFire,, it will be done pursuant to plans prepared by a licensed civil engineer and primarily consists of constructing a couple of turnouts.

a. No proposed access roads or driveways used to access this facility and/or growing area cross any slopes greater than 20 percent There are no proposed cuts and fills that exceed 10 feet, nor are there any with an unretained height of greater than 5 feet. There are no existing access roads that cross slopes greater than 20%.

b. All building and growing areas are located away from erodible areas and areas of steep slopes.

c. The location of this development was primarily sited to avoid grading and to cluster development close to existing buildings; The previous owners of the property were the Boy Scouts.

d. No cultivation on this project is proposed on any slopes over 10%.. See Sheet C3

**2. Minimizing Site Disturbance and Reducing Forest Fragmentation:** This proposal avoids removing native vegetation. No part of the parcel is considered sensitive habitat under SCCC 16.32. No federal or state-listed wildlife or special status plant species have been identified as possibly occupying this parcel, and no biotic resource overlays of any kind are identified on any portion of the parcel, according to Santa Cruz County GIS. There is no approved HCP in the immediate vicinity of this parcel, nor is there any identificd Oak Woodland. This parcel does not lie within either Sandhills Habitat or Salamander Protection Zone. The development area itself has been historically used as a camp ground and contains structures previously used by the Boy Scouts. None of these structures will be used as part of the proposed cannabis operation.

a. All proposed cultivation areas are clustered in existing open areas and are within approximately 200 feet of the existing developed areas/structures. No new structures are proposed as a part of this application. Existing parking areas will be upgraded along with some minor improvements to the access road/driveway. Improvements to the driveway will be limited to those deemed necessary by Cal Fire.



a. All planning, design, and construction of this commercial cannabis facility was/will be done using industry-standard manuals.

i. Noted
ii. Noted
iii. Noted

b. There are no areas with karst geologic features in the vicinity of the project parcel.

**5.. Water Storage:** Water storage for fire suppression will be stored in approved containers in accordance with all applicable state and local laws and regulations. 15,000 gallons of storage for fire suppression will be adequate to sustain the required fire flow rate of 1,000 gallons per hour for two hours. Water storage for irrigation will be in 10,000 gallon poly tanks for a total irrigation storage of 15000 gallons.

a. **Rainwater Collection System:** We will install a rainwater collection system using all proposed structures associated with our cannabis business from which rainwater can feasibly be harvested (See Sheet C-0). The proposed project includes 15000 gallons of rainwater storage, which will be used for irrigation to offset demand during the dry season (April 1 through September 30 or dates as modified by the State Water Resources Control Board).

b. Water Tanks All water tank construction, capacity, and quantities will comply with all Planning and Building Department requirements.
   i. Water tank location will meet all setback requirements
   ii. We are not proposing pond water storage
   iii. Water tanks for this project may be elevated

**CONSTRUCTION REQUIREMENTS**

We will comply with applicable BMOP requirements to ensure the construction of this cannabis facility protects the surrounding neighborhood and natural resources.

**1. Active Construction Requirements:**

a. Seasonal Restriction: We will avoid ground-disturbing activities during the wet season to minimize the impacts due to erosion and sedimentation, to the extent practicable feasible .

b. Roosting Bat or Nesting Bird Survey: This project will not require the removal of any trees.



*an example employee handbook procedural manual

* verifiable knowledge testing method for employees and

* training records retention requirements

**h. Security Guards:** Since there will not be any retail sales, Security Guards are not required.

**i. Transportation:** Transportation of all cannabis products will follow the guidelines established by the Cannabis Licensing Office. Including:

transportation will only occur by a person holding a local and State distributor's license.

the distributor will have a completed sales receipt/invoice.

cannabis will be transported inside of a vehicle/trailer and will not be visible, &

all transportation vehicles will be equipped with security and alarm system.

**j. Delivery Security:** All of the Delivery Security Measures outlined in the Santa Cruz County Security Requirements for Cannabis Business Operations have been read and understood. These will all be incorporated into the business plan and Employee Handbook.

**k. Inventory Tracking:** All of the recommendations and requirements of the Santa Cruz County Cannabis Licensing Office have been read and understood. They shall be incorporated into the Business Plan and the Employees Handbook.

**l. Waste Disposal:** Cannabis plant material will be composted on site. All composting will be accomplished in accordance with the BMOP operations requirements for cannabis waste materials management.

**m.** Use of Impermeable and Permeable Surfaces: The use of impermeable surfaces have been minimized in the design and layout of the project. Access roads will be base rocked, hoophouse floors will be dirtand the vast majority of the site will remain in native vegetation.



3. Natural barriers and deterrents will be used to the greatest extent possible for securing the site.

4. The Fence plan is designed to minimize the amount of fencing. This is accomplished by clustering the grow area.

5. Fence material will include wood and chain link. No other materials will be used.

6. The fence will have lockable gates that will be locked at all times. Gates will be placed at the corners to allow for any animals caught inside to escape.

ii.. Our fencing plan is included in this submission (see sheet A2, and will be routed to the CLO and the County Sheriff as reviewing agencies during this discretionary permit process, so that they may review and approve that the proposed plan satisfies all requirements above and ensure the appropriateness of the proposed fence prior to the issuance of a cannabis cultivation license.

iii.. Prior to the commencement of any cannabis business activities, we will demonstrate to the CLO, through a site visit or photographs, compliance with any fencing or security requirements and that all fencing is in place.

**b. Lighting:** Lighting for Security will be placed according to the attached plan in accordance with all applicable state and local laws and regulations. See Sheet A2.1. All lighting complies with applicable BMOP standards.

2. All lighting necessary for security will consist solely of motion-sensor lights and avoid adverse impacts on properties surrounding the portion of the property on which cannabis activity is located.

3. All outdoor lighting will be fully shielded and directed downward such that no glare from the lights will leave the property All exterior light sources shall comply with the International Dark Sky Association Standards. Further, the remote location of the property minimizes the ability of light to reflect onto neighboring properties.

d. The location of the property at the end of a private driveway and surrounded by steep slopes and heavy vegetation meets the County screening requirements. We will demonstrate to the County Licensing Office, through plans, a site visit, or photographs the site's compliance with any screening, painting, or other approved visual blending technique applied. We will complete this prior to cultivation activities, or within a timeframe established by the Licensing Official. The visual screening plan is attached and ready to be reviewed by the County prior to the



i. Does not apply. All structures meet the 200 foot cluster requirement.

b. The new development of impermeable surfaces has been limited in size to the minimum square footage required to provide adequate access.

I. The property does not contain prime agricultural soils.

ii. The proposed use utilizes existing access/service roads, with no new access roads proposed. Road improvements will be limited to those required by the CalFire. All cultivation will occur in ground and no greenhouses are proposed. Two existing hoop houses will be used.

iii. The proposed development area is not on, or even near, any ridgetops or other areas with potential for significant visual impacts. The property is surrounded by steep hillsides, redwoods and thick native vegetation. The property is significantly screened from Kings Creek Road by steep hillsides and vegetation.

C. Not applicable: this site is not in a Karst Zone

**3. Biological Assessments:** This proposal does not involve clearing of native vegetation. No part of the parcel in question is considered sensitive habitat under SCCC 16.32, Sensitive Habitat. The parcel in question does not contain any areas that have been identified as being potentially occupied by a federal or state-listed wildlife or special-status plant species.

a. Not applicable. A Biotic Assessment does not seem necessary. There are no approved HCPs in the vicinity of the parcel in question, according to a search of the U.S. Fish & Wildlife Service's Environmental Conservation Online System.

b. County GIS shows no Oak Woodland on the parcel. However oak trees are located among the redwoods on site

c. There is no Sandhills Habitat on or near the parcel in question. No portion of the parcel is located in a Salamander Protection Zone.

d.. Not applicable, a Biotic Assessment does not appear necessary.

**4. Archaeological and Paleontological Surveys:** There are no identified Archaeological/Paleontological resources in the immediate vicinity of this parcel, nor are there any identified historical resources. In addition the property has been heavily used over the years.

a. No current or previously conducted assessment indicates that archaeological or paleontological resources are located in or close to the project area.



# BEST MANAGEMENT OPERATIONAL PRACTICES (BMOP)

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CANNABIS GROW SITE FOR JADE GROVE FARM

17660 KINGS CREEL ROAD APN 087-23131, 085-092-05, & 089-031-07

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LICENSED ARCHITECT
Miguel Podolsky
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2-28-21
RENEWAL DATE
STATE OF CALIFORNIA

| | |
|---|---|
| FILE: | LATEST |
| DATE: | 3-17-20 |
| SCALE | AS NOTED |
| JOB: | 2020-03 KINGS CREEK |
| SHEET | A3 |

a. We will comply with the following requirements, unless otherwise directed by the Agricultural Commissioner and/or the DPR if and when pesticides are used:

**1. Pesticide Storage**

We intend to use very little pesticides on site. We will have a small building approximately 50 square feet for pesticide storage. However if we were to increase our use of pesticides;, the following would occur:

a. All pesticide storage associated with the proposed project will comply with 3CCR Sections 6670-6684 and applicable DPR regulations.
b. We will secure all pesticides in a locked, metal cabinet in accordance with 3CCR. Sections 6670-6684 and applicable DPR regulations if pesticides are used
c. We will ensure the cabinet and the surrounding area is ventilated and located in the shade
d. We will ensure that there is secondary containment present that is capable of holding the maximum possible volume stored.
e. We will ensure that pesticide and fertilizer storage facilities are adequate to protect pesticide and fertilizer containers from the weather.
f. We will store all bags and boxes of pesticides off the ground on pallets and/or shelves.
g. The structure that will hold the locking, metal cabinet we will use for pesticide storage has an impermeable floor. We will routinely check all pesticide containers for leaks or spills if pesticides are used.
h. We will have a cleanup kit on site in the immediate vicinity of the pesticide storage cabinet and mixing/loading area in order to be able to respond immediately to any uncontrolled release. We will also have instructions for responding to spills clearly posted on the pesticide storage cabinet, as well as any other information required by DPR.
i. We will follow any additional requirements of the California Department of Pesticide Regulation Pesticide Safety Information Series A-2.
j. We will not store any pesticides bearing the signal word "warning" or "danger." Posting requirements in 3CCR Section 6674 apply only to pesticide storage areas that contain pesticides that bear the signal words "warning" or "danger." No pesticides bearing these signal words are allowed by DPR for use on cannabis in California. To avoid employee confusion, we will not store any pesticides on site that are not legal to use on cannabis.

**2 . Pesticide Use**

a. We do not intend to use pesticides or only in a very limited amount at this proposed project. Predator mites and neem oil will be used if necessary. If we ever need any other pesticides, we will follow all state and county guidelines for pesticides that can legally be applied to cannabis, and comply with all pesticide label directions and requirements, including: use of personal protective equipment (PPE), application method and rate, environmental hazards, reentry intervals (REI), pre-harvest intervals (PHI), and greenhouse/indoor/field use directions.



a. Emergency response planning

b. Employee accident reporting and investigation policies

c. Fire Prevention

d. Hazard communication policies, including maintenance of Material Safety Data Sheets (MSDS) and establishment of materials handling policies

e. Personal Protective Equipment (PPE) equipment policies, including respiratory protection

2. We will post and maintain an emergency contact list, which will include at a minimum:

a. Operation Manager contacts

b. Emergency responder contacts

c. Poison control contacts

3. We will ensure that employees have access to safe drinking water at all times. All toilet and hand washing facilities comply with all applicable federal, state, and local laws and regulations. Water is supplied to the site by an on-site, permitted well and plumbing facilities with capable of handling increased usage without adverse consequences to neighboring properties or the environment.

4. We do not propose offering any on site housing to employees.

**2. Herbivory Prevention Plan:**

We will proactively protect cannabis plants, materials, and waste from herbivores, such as wood rats or deer, in an ecologically friendly manner. We will develop, execute, and refine a Herbivory Prevention Plan commensurate with the scale of the proposed project in order to prevent crop damage from wildlife predation and other unwanted nuisances. We will maintain this Herbivory Prevention Plan throughout the life of the project. We will submit the Herbivory Prevention Plan to the CLO prior to cannabis license issuance.

a. Herbivory Control: Our Herbivory Prevention Plan will be encompassed within our Integrated Pest



j. Open Trenches: We will cover any open trenches, pits, or holes greater than one foot deep with a hard, non heat-conductive material, such as plywood, at the conclusion of each work day. We will not use netting, canvas, or any other material capable of trapping or ensnaring wildlife to cover open trenches. In the event that using a hard cover is not feasible, we will install multiple wildlife escape ramps in each open trench, hole, or pit. We will construct these ramps of wood or an earthen slope to ensure they are capable of allowing large (i.e., deer) and small (i.e., snakes) wildlife to escape on their own accord. We will have on-site personnel or a qualified biologist inspect the open trench, pit, or hole for wildlife prior to initiating construction each day and prior to covering it at the conclusion of each work day. We will allow any wildlife discovered to leave on its own accord; if it does not leave on its own accord, we will initiate consultation with the California Department of Fish and Wildlife (CDFW).

k. Spoils Placement: All proposed development will occur in existing disturbed/previously developed areas on site. There will be no spoils placement necessary.

l. Intake Screens: We will not divert any surface water during construction activities for the proposed project.

m. Vegetation Removal: No vegetation removal is anticipated as a result of this project. All development is located in existing flat and unvegetated areas.

n. Riparian Buffers: We do not propose any activity within proximity of any riparian areas and/or sensitive habitat areas . Should we discover during construction or operation that any such areas exist, we will maintain buffers that are consistent with SCCC Title 16 to minimize intrusion of cannabis activities.

o. Post-Construction Re-vegetation: We will use native California plant species collected on site or from local sources for re-vegetation work proposed for this project We do not plan to use any plant species or material from non-local sources, but should use of such materials become necessary (e.s., in the event of a shortage of plants or material from local sources), we will obtain prior, written authorization from the County, as determined by the County RCD and/or a County-approved biologist.

i. We will complete re-vegetation as soon as feasible after any ground disterbance . If we place seed after October 15, we will do so using hydroseed and/or will cover seed with broadcast straw, jute netting, coconut fiber blanket, light mulch, or another similar erosion control method. We will not use any erosion control blankets with monofilament or woven plastic strands.



c. Work Hours: No outdoor construction activity will be initiated until 30 minutes after sunrise, and all outdoor construction activities will cease 30 minutes prior to sunset.

d. Worker Environmental Awareness Program: Prior to the start of initial ground-disturbing activities, a qualified biologist will conduct a pre-activity training program for all of our employees, contractors, and representatives who will take part in any project-related activity.

i. This training will be tailored to the specific resources potentially occurring on the site for the proposed project, and will include a discussion of sensitive biological resources within the area (including sensitive and regulated habitats), the potential occurrence of special status species, and the life histories of those species.

ii. This training will also review the boundaries of the project, work limits, and any applicable environmentally sensitive areas.

iii. This training program will also provide images of potentially occurring special-status species and review the avoidance, minimization, and protection measures to be implemented to ensure species are not impacted by proposed project activities.

iv. A handout that summarizes all the information covered in the pre-construction training program will be given to all on-site personnel and copies will be made available on the site at all times.

e. Prevention of Spread of Nonnative Invasive Plants and Noxious weeds: We will employ the following Best Management and Operational Practices for weed control to avoid and minimize the spread of nonnative invasive plant species:

i. Prior to grading or soil disturbance, we will remove invasive weed infestations (as defined by the California Department of Food and Agriculture) within areas of direct permanent or temporary disturbance, and carefully bag all vegetative material. We will then transfer the bagged vegetative material to the landfill for professional, high-temperature composting. We will cover all loads during transfer to the landfill to prevent seed dispersal during transportation.

ii. The project will not result in any new construction.,

iii.. All development is proposed to be in areas all ready developed. Therefore no additional vegetation will be removed. If we were to have to remove any additional vegetation, we will plant landscaped areas and/or maintain existing native vegetation with site-appropriate native



b. We will obtain an Operator Identification Number (OIN) from the County Agricultural Commissioner.
c. We will submit monthly pesticide use reports to the County Agricultural Commissioner using our OIN, in accordance with all applicable laws and regulations if and when pesticides are used.

**3. Fertilizer Use**

a. We will continually evaluate irrigation water, soils, growth media, plant tissue, and harvest data to avoid over fertilization.
b. We will apply fertilizers at or below label rates
c. We will apply fertilizers through a top-feed drip system into nursery pots that contain plants; this system is designed to eliminate irrigation tail water by eliminating leaching of water and fertilizers.

b. **Storage of Fuel:**

a.We will store and handle fuel in compliance with all applicable state and local laws and regulations, and in such a way that no spillage occurs.
b. We will comply with the following requirements, unless otherwise directed by the Environmental Health Department:
c. We will locate all fuel storage more than 100 feet from any water source with no discharge path to water.
d. We will post proper storage instructions so that they are visible to all employees.
e. We will supply cleanup materials near the fuel storage area.

**c.. Hazardous Materials and Wastes:**

We will comply with all current and future requirements of the Santa Cruz County Environmental Health Department, as it administers the Hazardous Materials Program as a Certified Unified Program Agency (CUPA). This will include the application, inspection, enforcement, and reporting under the program requirements set by the California Environmental Protection Agency (CalEPA).

**6. Odor Abatement Plan:** Odor Abatement Plan: We have located the entire proposed project in order to control odors and prevent them from reaching sensitive receptors. The distance to sensitive receptors, as referenced in SCCC 7.128.170(Q)(1), is over ½ mile with steep topography and heavy vegetation in between. Therefore we are not proposing any additional methods or equipment for odor abatement.

**7. Water Supply and Quality**:

a. California State Water Resources Control Board Requirements: We have enrolled in the Cannabis General Order with the State Water Resources Control Board and Regional Water Quality Control Board and we have received a waiver for Small Irrigation Use Registration from the Regional Water Quality Control Board.



Management (IPM) strategy for the entire property. This IPM plan includes monitoring for key pests (including vertebrate pests) regularly, determining action thresholds that trigger pest control actions, and executing those pest control actions. These pest control actions fall generally into four categories: physical controls, cultural controls, chemical controls and biological controls. We will develop our IPM plan prior to business operation, but it will be continually assessed and revised according to observations on its effectiveness, as well as new information that becomes available.

i. Physical Barriers: Exclusion will be a key aspect of our Herbivory Prevention Plan, as providing physical barriers to exclude vertebrate pests is the most efficient method of controlling them. The proposed project includes growing inside hoop houses that are surrounded by a security fence which provides an ample physical barrier against all large vertebrates (see sheetXX. A2 sheet??). The outdoor cultivation area will also be surrounded by security fencing
We will employ gopher wire or mesh on the surface or under the surface, as appropriate, to block access from smaller vertebrates like rats or gophers. In addition to physical barriers, we will use cultural practices, such as sanitation and property maintenance (e.g., prompt waste removal and mowing of weeds/brush), to remove potential food and water sources from the site, as well as non-native habitat (e.g., stacks of pallets or boxes).

ii. We will not use mechanical traps for rodent control due to the risk of inadvertently trapping a native critters.. We will not use glue traps, bait stations, or rodenticides of any kind.

iii.. Where feasible, we will attract natural predators to aid in herbivory prevention. iv. We will incorporate suggestions from the handout, "Controlling Small Animal Pests." from UCSC Farm & Garden, as appropriate.

b. Deer and other Wildlife: We will comply with all wildlife friendly fencing requirements noted in the "Site Design, Fencing" section of this BMOP to control for unwanted deer predation or predation by other animals.

3. **Riparian Buffer Protection:** All activities will be conducted at least 100 feet from the riparian area..

4. **Supplemental Lighting for Cultivation**: No supplemental lighting will be used.

5. **Pesticides, Fuel Storage, and Hazardous Materials:** We will not improperly store or use any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide associated with the proposed project. We will only use pesticide products in compliance with the State pesticide laws and regulations enforced by the County Agricultural Commissioner's Office and the California Department of Pesticide Regulation (DPR) if pesticides are ever used.



**D. OPERATIONAL REQUIREMENTS**

We will comply with the following requirements, as applicable, to ensure our ongoing operation of this cannabis business is compatible with neighborhoods and protects employees and natural resources..

**1. Employees:**

a. Implement TDM Measures: We will implement appropriate Transportation Demand Management (TDM) measures during the operation of our business. The goal of these measures will be to reduce operation-generated NOx emissions related to offsite mobile emissions caused by implementation of the proposed project. We will accomplish this goal by implementing feasible TDM measures to reduce vehicle travel to and from the site of our proposed project.

i. We will provide our employees with the opportunity to participate in a carpool/rideshare program to reduce the number of vehicle trips to and from the proposed project site. We will provide a sign-up sheet that will allow employees to be matched with other employees with similar commutes in order to form a carpool. We will also encourage the use of smart phone applications, such as "Carma," which allow users to join other verified carpools in the area.

ii. We will provide a bicycle parking/storage area for employees to use (See Sheet XXX). A2

iii.. We will post bus schedules and information on public transportation available to employees.

iv. Where feasible, we will implement compressed or flexible work schedules to reduce the number of days per week that employees are needed on site.

b. Worker Rights and Safety: We will comply with the following requirements to ensure worker health, safety, and welfare.

i. We will comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, including federal and state wage and hour laws, CAL/OSHA, OSHA, the California Agricultural Labor Relations Act, and the Santa Cruz County Code (including the Building Code).

ii. When hiring employees to engage in commercial cannabis business, we will comply with the following Employee Safety Practices:

1. We will implement safety protocols and provide all employees with adequate safety training relevant to his/her job functions, which may include:



species, as determined by the Santa Cruz County RCD and/or County-approved biologists, to the extent practicable feasible.

iv. We will wash equipment used in the activity area prior to and following work at the site, before the equipment is used in other ground-disturbing activities, to prevent the spread of weed seeds.

f. Sediment Control Measures: We will utilize sediment control measures throughout all phases of ground disturbance where sediment and/or earthen fill threaten to cause erosion(see Erosion Control Plan, Sheet C-XX). We will stabilize all exposed/disturbed areas within our site to the greatest extent possible. We will use silt fences, straw wattles, broadcast straw, other erosion control methods, as appropriate, wherever sediment-laden water has the potential to leave the work site. We will prepare a Storm Water DrainageControl Plan to be submitted with our Use Permit application, prior to any grading and construction associated with the proposed project. We will monitor our erosion control measures during and after each storm event, in accordance with all federal, state, and local laws and regulations. We will make modifications, repairs, and improvements to our erosion control measures as needed. We will not use any material for construction, maintenance, or repair of erosion control measures that would pose a risk to fish or wildlife.

i. Prior to any ground disturbing activities at the proposed project site, we will have a Storm Water Pollution Control Plan, which will be submitted with permit applications associated with the proposed project, as required. All storm water pollution prevention and mitigation plans will be created in compliance with all federal, state, and local laws and regulations, including the County of Santa Cruz Construction Site Stormwater Pollution control and BMP Manual.

g. Staging and Storage Areas: We will locate staging and storage areas (if they are needed) in a dry, upland location. Where feasible, we will locate staging and storage areas within a paved or gravel-lined site. We do not plan to have any stationary equipment, such as motors, pumps, generators, compressors, or welders within or adjacent to any drainage courses for this proposed project.

h. Spill Containment: We will maintain spill containment kits on site at all times during construction operations and/or staging or fueling of equipment to contain and remediate incidental spills of fluids, such as fuels, oils, cleaning products, etc.

i. Open Pipe Restriction: We will securely cap both ends of all pipes, culverts, or similar structures that are stored vertically or horizontally on site for one or more overnight periods prior to storage to prevent their occupancy by wildlife. We will thoroughly inspect any such structures stored on site in such a manner for wildlife prior to moving them.



# BEST MANAGEMENT OPERATIONAL PRACTICES (BMOP)

2020 COPYRIGHT MIGUEL PODOLSKY ARCHITECT

NOT VALID WITHOUT SIGNATURE:

# CANNABIS GROW SITE FOR JADE GROVE FARM

17660 KINGS CREEL ROAD APN 087-23131, 085-092-05, & 089-031-07

MIGUEL PODOLSKY
ARCHITECT

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M. G. Podolsky ARCHITECT
C-018632
2-28-21
RENEWAL DATE
STATE OF CALIFORNIA

| | |
|---|---|
| FILE: | LATEST |
| DATE: | 3-17-20 |
| SCALE | AS NOTED |
| JOB: | 2020-03 KINGS CREEK |
| SHEET | A4 |

We are currently compliant with the General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities Order (General Order). We have obtained coverage under the General Order and obtained a Notice of Applicability (NOA) explaining that no Small Irrigation Use Registration (SIUR) from the State and Regional Water Boards is needed.

b. Department of Fish & Wildlife: We received a 1602 Waiver from California Department of Fish and Wildlife (CDFW) that shows no lake or streambed will be altered as a result of this proposed project

c. Water Tank Supply Management: There are no cannabis businesses in close proximity to the proposed project site, and none are proposed. While we would greatly prefer to cut down on our own storage requirements and minimize the project footprint, sharing water tanks with other cannabis businesses in close proximity is not feasible when there are no other cannabis businesses in close proximity

i. To the maximum extent feasible, we will fill water tanks from groundwater and rain water sources to meet Fire requirements or irrigation needs during the rainy season, between October 15 and April 15. We do not propose diverting surface water for storage purposes. All water used for cultivation purposes will be obtained from our existing well and from rainwater catchment in accordance with all applicable state and local laws and regulations. We do not propose obtaining water through a water hauling company. If water hauling is required in the case of an emergency, we will furnish information identifying the originating water agency, and identifying information for the licensed water hauling company for verification by the Cannabis Licensing Office. We do not propose diverting surface water, and have received a Notice of Applicability which states that no Small Irrigation Use Registration is required for this property.

d. Irrigation: We will conduct irrigation with a carefully-monitored top-feed drip system that is calibrated to eliminate waste and runoff from the cultivated area. This system will be regularly inspected to prevent leaks from causing waste or runoff from the cultivation area. We will work with the County Cannabis Licensing Office staff to identify and implement water conserving features of the cultivation site where feasible. These features may include, but are not limited to:

Recirculated irrigation water (zero waste)
Timed Drip Irrigation
Soil tensiometers and volumetric water gauges
Evaporative barriers on exposed soils and pots
Use of recycled water



Irrigation only when soil is dry
Watering at rates that avoid runoff or leaching
Regular inspection and prompt repair of irrigation lines
Regular inspection and prompt repair of water delivery system
Installation of float valves to prevent tank overflow
Implementation of mechanical retrofits on watering systems to improve water efficiency
Watering plants at the appropriate time of day and frequency, according to month, season, and availability; not watering plants in wind and/or heat
Documentation of watering schedule and implementation of weather-based irrigation schedule.
Implementation of water harvesting re-use practices and recapturing and reusing water wherever Feasible including rainwater
Use of grey water that does not contain chlorine bleach, salts, or boron to irrigate plants
Measurement and monitoring of the quantity of all water used, including fresh, recycled, and harvested
We will present water conserving techniques to the CLO to be reviewed and approved as part of the licensing process.

**8. Solid Waste:** We will develop, obtain approval for and execute a waste management plan that details all waste handling and storage procedures to be used for our cannabis business pursuant to the requirements of the California Department of Food and Agriculture (CDFA), California Department of Public Health (CDPH), Bureau of Cannabis Control (BCC), and the Santa Cruz County Department of Public Works.
We will store solid waste in dumpsters that allow us to separate recyclable materials from landfill materials and compost (see sheet A2). These dumpsters will be filled directly with larger materials (e.g., large packaging from deliveries) and will also serve as collection points for smaller trash cans placed around the proposed project area to reduce litter. We will have solid waste from these dumpsters removed by an approved waste hauler for Santa Cruz County, in accordance with all applicable state and local laws and regulations. We will schedule pickups with frequency sufficient to prevent overflow of the dumpsters. Dumpsters will have lids sufficient to prevent wildlife access to their contents.

**a. Cannabis Waste** will be stored in a secure, fenced area with a lockable gate (see sheet A2). The gate will remain locked except during active employee ingress/egress. The cannabis waste storage area will be a Restricted Access Area in accordance with all applicable state and local laws and regulations, and will be monitored by video camera to prevent diversion of cannabis material. The cannabis waste storage area will be divided into appropriate sections to meet storage requirements for cannabis waste in compliance with Track and Trace system management.. Once cannabis waste has been stored for an appropriate amount of time for possible inspection, in accordance with all applicable state and local laws and regulations, it will be denatured and processed into compost. This composting will be done in accordance with all applicable state and local laws and regulations, and by a combination of on-site



composting and hauling by an approved private waste hauler permitted by a local agency, depending on feasibility.

Any Hazardous Waste generated by the project (none anticipated) will be hauled to an appropriate facility by a waste hauling company permitted to haul Hazardous Waste, and will be disposed of in accordance with all applicable state and local laws and regulations We will use a combination of on-site composting and hauling to a fully permitted and legal location for composting of cannabis plant material and other organic materials if needed. Our goal is to compost all of the cannabis material on site.

b. Any composting of Cannabis Waste that occurs on-site will be done according to a plan developed in consultation with a County approved biologist to ensure no impacts to water bodies. No composting of Cannabis Waste will not be discharged into a watercourse as a result of the proposed project.

i. We will handle all used growth medium (soil and other organic media) in a way that minimizes or prevents discharge of soil and/or residual nutrients and chemicals to watercourses. We will cover all used media with tarps or plastic sheeting during treatment for reuse.. This treatment may include soil solarization, amendment with organic nutrients, and composting root material. We will document any disposal of used growth medium that occurs, and any such disposal will be justified by the consulting biologist and associates.

ii. We will locate any compost piles outside of any drainage areas in a manner that will not discharge pollutants to a watercourse. We will consult with a County approved biologist regarding possible measures to avoid impacting water bodies. All compost piles will be surrounded by a berm or fiber roll to prevent runoff, in accordance with all applicable state and local laws and regulations. We will cover all compost piles with tarps or other impermeable surfaces prior to fall rains and leave them covered continuously throughout the rainy reason.

Iii. Green Waste Management: We will have a local agency/waste hauler contracted with the County collect and process all cannabis-related organic waste that we are unable to feasibly compost on-site. We will ensure that all waste hauling is done in accordance with all applicable state and local laws and regulations.

iv. Litter Control: We will institute a Litter Control Program that will consist of trash cans placed in areas frequented by employees, sufficient in number and size to prevent trash overflow. .All employees will receive training instruction on proper disposal of litter, as well as cannabis waste. All spaces involved in cannabis cultivation will be inspected by employees regularly, and any litter will be removed to appropriate receptacles. Receptacles placed outside will be sufficiently secured to prevent the impact of odors on neighboring parcels and to prevent the intrusion of vertebrate pests. All non cannabis-related receptacles will be regularly emptied into a



central dumpster for removal by an approved waste hauler (Green Waste-Santa Cruz County). This removal will be scheduled so as to avoid trash overflow.

General requirements for other business waste: We will securely contain and cover all waste in an area designated for waste and recycling (See sheet A2). We will appropriately divide dumpsters and trash receptacles into landfill waste, compost, and recycling in accordance with the policy of our approved solid waste hauler (Green Waste-Santa Cruz County), as well as all applicable state and local laws and regulations. We will place, maintain, and empty dumpsters and trash receptacles in such a manner as to maintain neighborhood compatibility, including eliminating potential odors and visual impacts. We will ensure that all transfer of cannabis waste material from the proposed project site, if necessary, occurs only as allowed by applicable state and local laws and regulations by pre-treating the cannabis waste onsite to render the waste acceptable to licensed landfill or composting facilities Again, our intention is to compost all cannabis waste on site.

**9. Alternative Energy Sources:** We will supply power to the proposed project that is provided by alternative energy sources to the maximum extent feasible. We intend to secure on-grid power with 100-percent renewable or carbon-free sources through Monterey Bay Community Power. In the event that Monterey Bay Community Power is unable to supply the necessary power through this program, we will purchase carbon offsets through a qualified local entity, such as The Offset Project.

We will comply with all applicable state and local laws and regulations by using the most efficient production methods that are economically feasible. Since sunlight is the only proposed source of light, the amount of energy required is minimal. The grow areas are outdoors so there will not be any need for temperature regulation or fans eye.

We will ensure energy efficiency in our ancillary activities by adhering to CCR Title 24, Part 11 and SCCC 7.128 and 13.10, to the full extent required by law. All Energy Efficiency BMOPs will be further detailed in our building permit submission.

**10. Energy Conservation:** We will maximize energy efficiency of cannabis activities in accordance with all applicable state and local laws and regulations.

a. We will conduct an annual energy audit to identify inefficiencies that can be feasibly corrected, with regard to power consumption. We will use these audits to identify inefficient equipment that needs to be replaced, as well as more-efficient options, including all available grants and/or incentives, tax or otherwise, that would make the purchase and implementation of more energy efficient equipment economically feasible.
b. We will measure and record net energy usage



c. We will maintain efficient heating/cooling/dehumidification systems by using ventilation fans, ridge vents and evaporative cooling systems that are far more efficient than traditional HVAC units and dehumidification units.
d. We will implement energy efficient lighting wherever feasible including skylights.
e. We will implement automated lighting systems for security to increase energy efficiency
F. We will ensure that our energy use is in-line with industry benchmarks
i. We will implement phase out plans for the replacement of inefficient equipment

**11. Access Roads:** We will adhere to the following requirements to ensure minimal impacts to neighborhoods and wildlife in association with our cannabis business.

a. Vehicle Access: We will restrict all cannabis-related vehicle traffic and operations to established roads, construction areas, equipment staging, storage, parking, and stockpile areas to the greatest extent practicable. We will ensure that vehicles observe a 20-miles-per-hour speed limit within construction areas, except on County roads and State and Federal highways.

b. Rural Road Management: The project is accessed by a private driveway/road that we have deeded access rights. We participate in the annual upkeep of this road.

**12. Site Closure or Cleanup and Restoration Plan for Relocated Cultivation Sites:** The property has been in cannabis production for a few years. Minimal site disturbance from cannabis activities has occurred. There is no reason to expect that licensing would result in the relocation of cannabis operations to another property, and in fact there are no existing cannabis operations to be relocated.

Our Site Closure/Cleanup Plan includes removing all cannabis material and cannabis waste from the site, as well as removing all Pesticides and/or Hazardous Materials that require a Hazardous Materials Permit from the site. All material removed from the site will be disposed of according to all applicable state and local laws.
The hoop houses and any other infrastructure will be removed at such time as the cannabus operation ceases.

a. The proposed project does not involve cannabis operations that are non-conforming to the site criteria following adoption of SCCC chapter 7.128 and 13.10, and none will need to be vacated or relocated per the requirements of the SCCC.



# BEST MANAGEMENT OPERATIONAL PRACTICES (BMOP)

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NOT VALID WITHOUT SIGNATURE

CANNABIS GROW SITE FOR JADE GROVE FARM

17660 KINGS CREEL ROAD APN 087-23131, 085-092-05, & 089-031-07

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MIGUEL PODOLSKY
C-018632
2-28-21
REGISTRATION DATE
STATE OF CALIFORNIA

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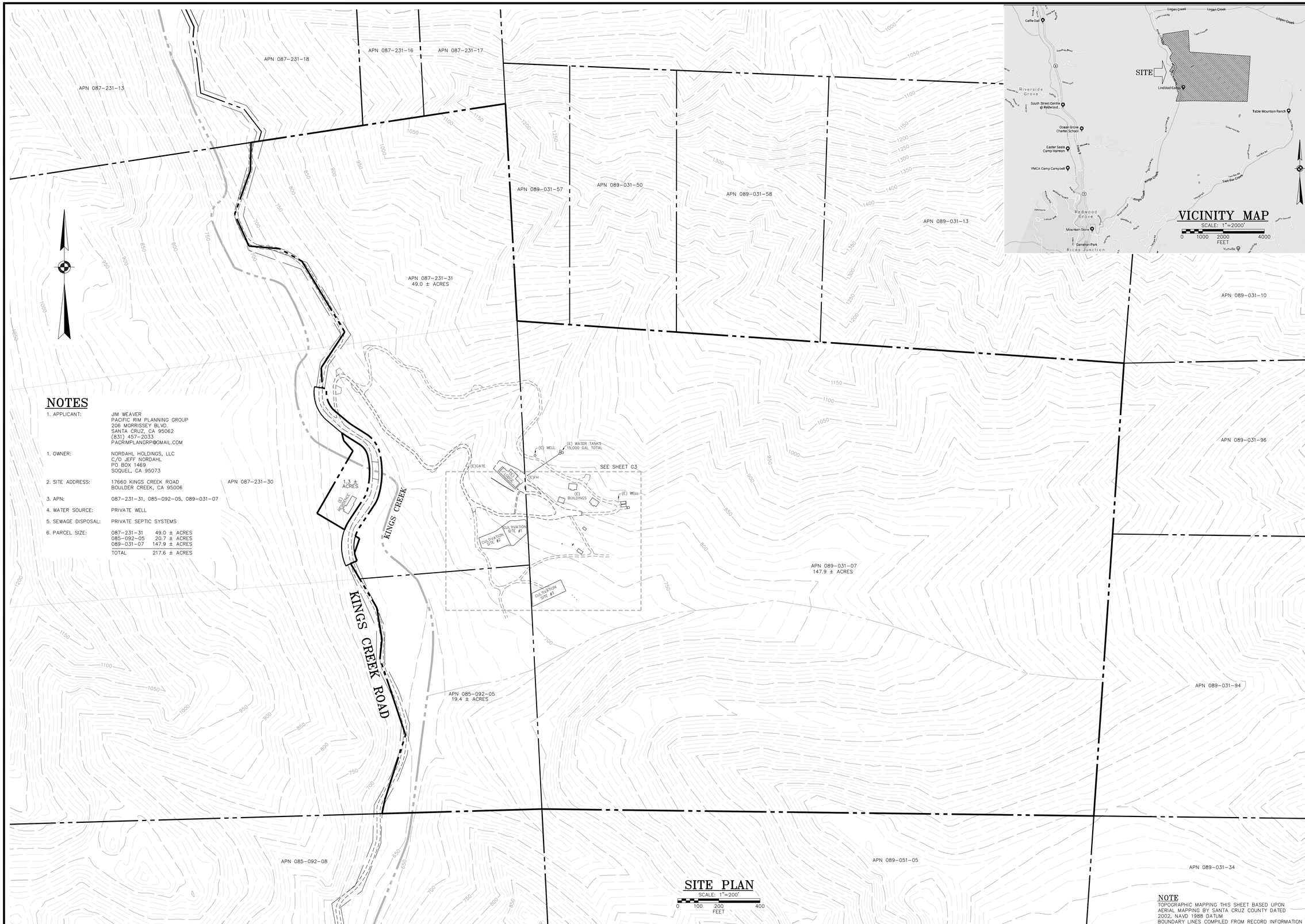
|---|---|
| FILE: | LATEST |
| DATE: | 3-17-20 |
| SCALE | AS NOTED |

JOB: 2020-03 KINGS CREEK

SHEET

A5




## NOTES

1. APPLICANT: JIM WEAVER
PACIFIC RIM PLANNING GROUP
206 MORRISSEY BLVD.
SANTA CRUZ, CA 95062
(831) 457-2033
PACRIMPLANGRP@GMAIL.COM

1. OWNER: NORDAHL HOLDINGS, LLC
C/O JEFF NORDAHL
PO BOX 1469
SOQUEL, CA 95073

2. SITE ADDRESS: 17660 KINGS CREEK ROAD
BOULDER CREEK, CA 95006

3. APN: 087-231-31, 085-092-05, 089-031-07

4. WATER SOURCE: PRIVATE WELL

5. SEWAGE DISPOSAL: PRIVATE SEPTIC SYSTEMS

6. PARCEL SIZE:

| | |
|---|---|
| 087-231-31 | 49.0 ± ACRES |
| 085-092-05 | 20.7 ± ACRES |
| 089-031-07 | 147.9 ± ACRES |
| TOTAL | 217.6 ± ACRES |

## NOTE

TOPOGRAPHIC MAPPING THIS SHEET BASED UPON AERIAL MAPPING BY SANTA CRUZ COUNTY DATED 2002, NAVD 1988 DATUM
BOUNDARY LINES COMPILED FROM RECORD INFORMATION
THIS IS NOT A BOUNDARY SURVEY

PRELIMINARY
PROFESSIONAL ENGINEER
JEFF A. ROPER
No. 61689
REGISTERED CIVIL
STATE OF CALIFORNIA

UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.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CANNABIS GROW SITE FOR
JADE GROVE FARM
17660 KINGS CREEK ROAD APN 087-231-31, 085-092-05 & 089-031-07

PLOT PLAN

| | |
|---|---|
| SCALE: | AS NOTED |
| DESIGNED BY: | JR |
| DRAWN BY: | JR |
| DATE: | DEC. 12, 2018 |
| REVISED: | MAR. 17, 2020 |
| JOB NO.: | 17065 |
| SHEET | C1 |
| OF | 3 SHEETS |

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|---|---|
| SCALE: | AS NOTED |
| DESIGNED BY: | JR |
| DRAWN BY: | JR |
| DATE: | DEC. 12, 2018 |
| REVISED: | MAR. 17, 2020 |
| JOB NO.: | 17065 |
| SHEET | C2 |
| OF | 3 SHEETS |

CANNABIS GROW SITE FOR
JADE GROVE FARM
17660 KINGS CREEK ROAD APN 087-231-31, 085-092-05 & 089-031-07

AERIAL MAP

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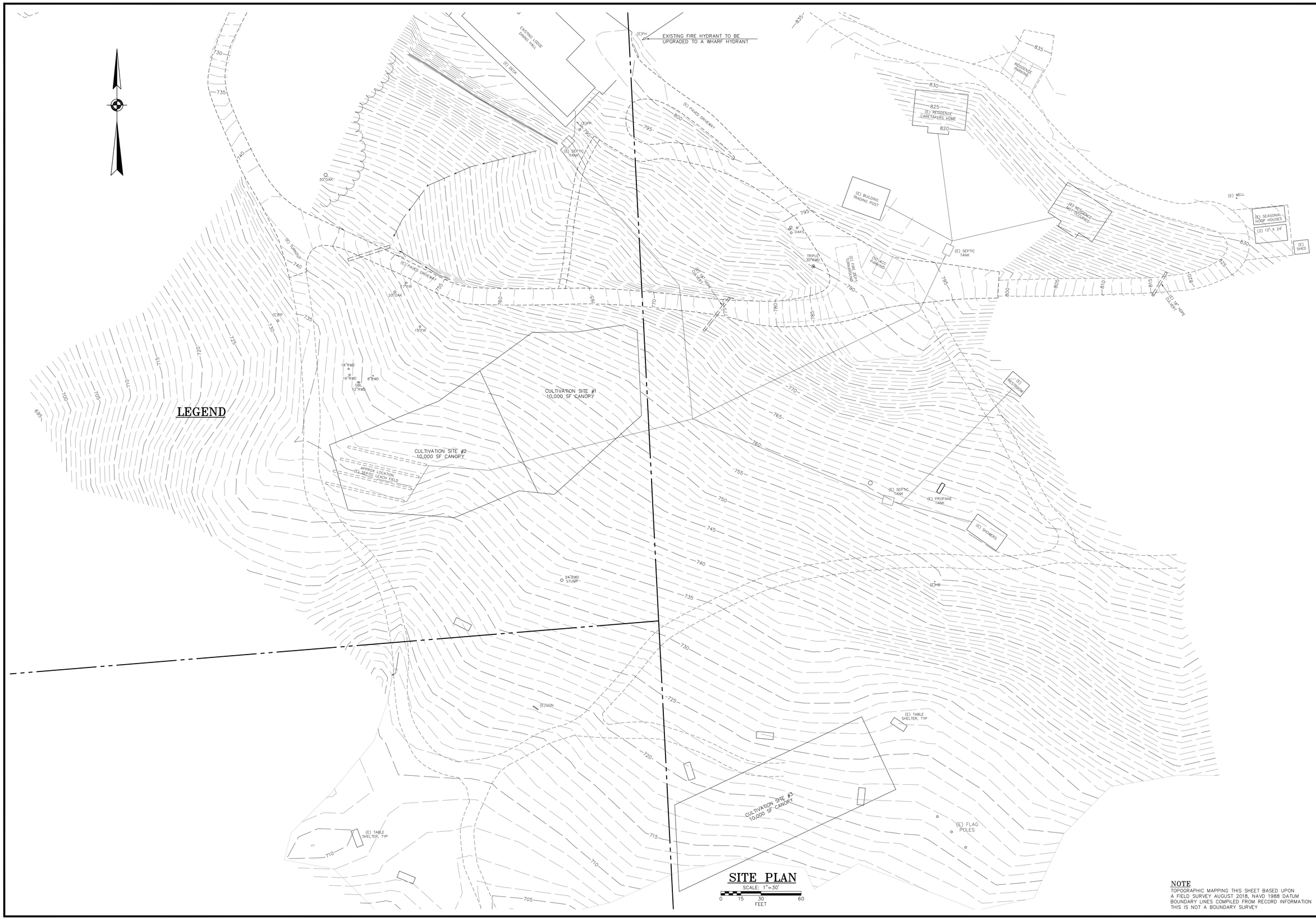
THESE DOCS BY THE ENGINEER, SUR-VEYOR AND ARCHITECT ARE INTENDED FOR USE ON THIS PROJECT ONLY. TO BE RETURNED UPON REQUEST.

REGISTERED PROFESSIONAL ENGINEER
JEFF A. ROPER
No. 74598
CIVIL
STATE OF CALIFORNIA
PRELIMINARY




## SITE PLAN

SCALE: 1"=30'

0 15 30 60 FEET

**NOTE**

TOPOGRAPHIC MAPPING THIS SHEET BASED UPON A FIELD SURVEY AUGUST 2018, NAVD 1988 DATUM BOUNDARY LINES COMPILED FROM RECORD INFORMATION THIS IS NOT A BOUNDARY SURVEY

PROFESSIONAL ENGINEER JEFFREY A. ROPER No. 41169 CIVIL STATE OF CALIFORNIA REGISTERED

PRELIMINARY

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CANNABIS GROW SITE FOR
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SITE PLAN

| | |
|---|---|
| SCALE: | AS NOTED |
| DESIGNED BY: | JR |
| DRAWN BY: | JR |
| DATE: | DEC. 12, 2018 |
| REVISED: | MAR. 17, 2020 |
| JOB NO.: | 17065 |
| SHEET | C3 |
| OF | 3 SHEETS |