

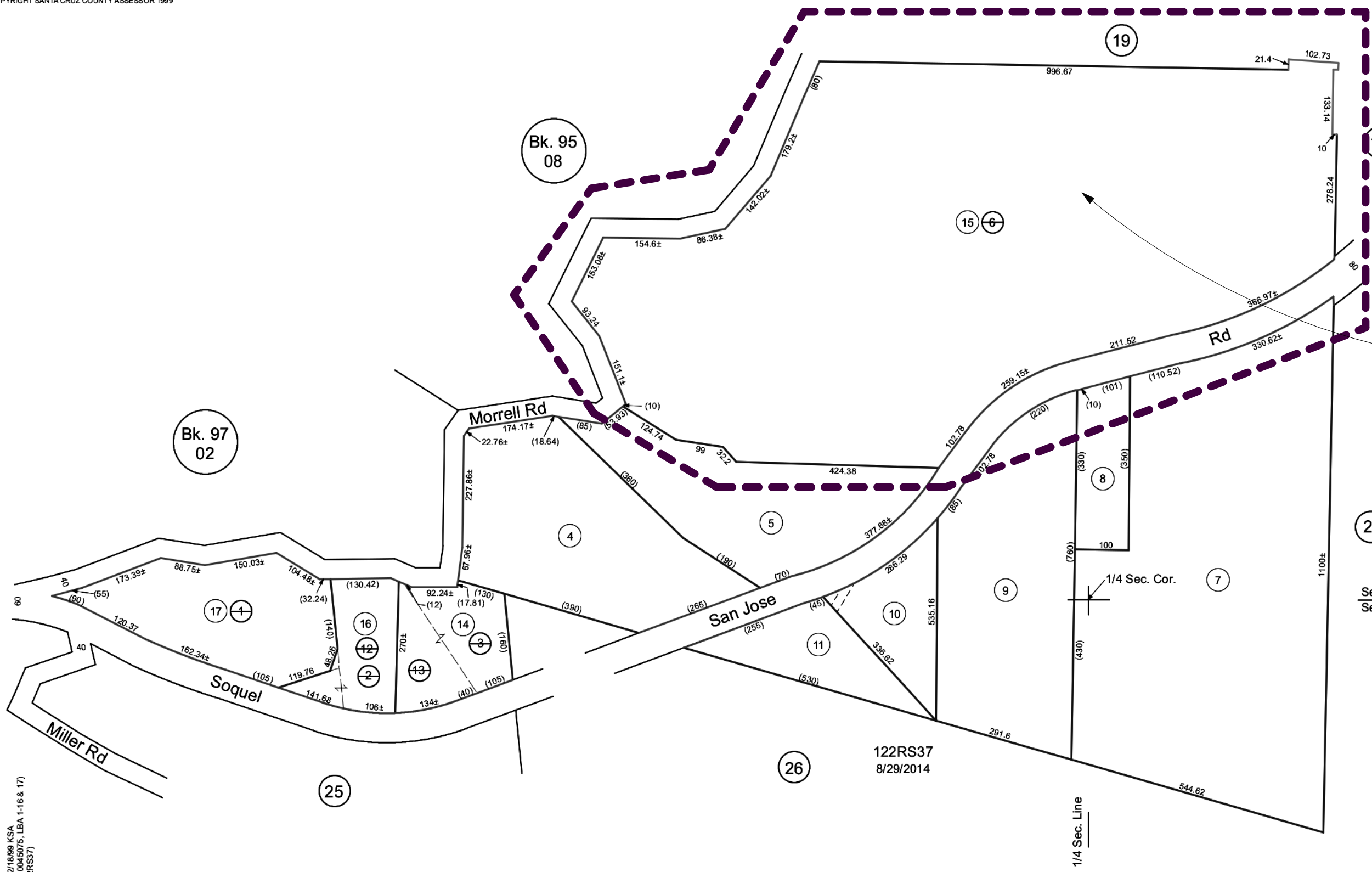
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SOQUEL AUGMENTATION RANCHO
POR. S. 1/2 SEC. 26 & N. 1/2, SEC. 35, T.9S., M.D.B. & M.

Tax Area Code
79-032

96-21



THIS
PARCEL

Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 96-21
County of Santa Cruz, Calif.
Feb. 1999

SANTA CRUZ CANNABIS COMPANY CONDITIONAL USE PERMIT (S.C.C.C. C.U.P.)

24685 SOQUEL - SAN JOSE ROAD
Los Gatos, CA 95033

APN: 096-211-15



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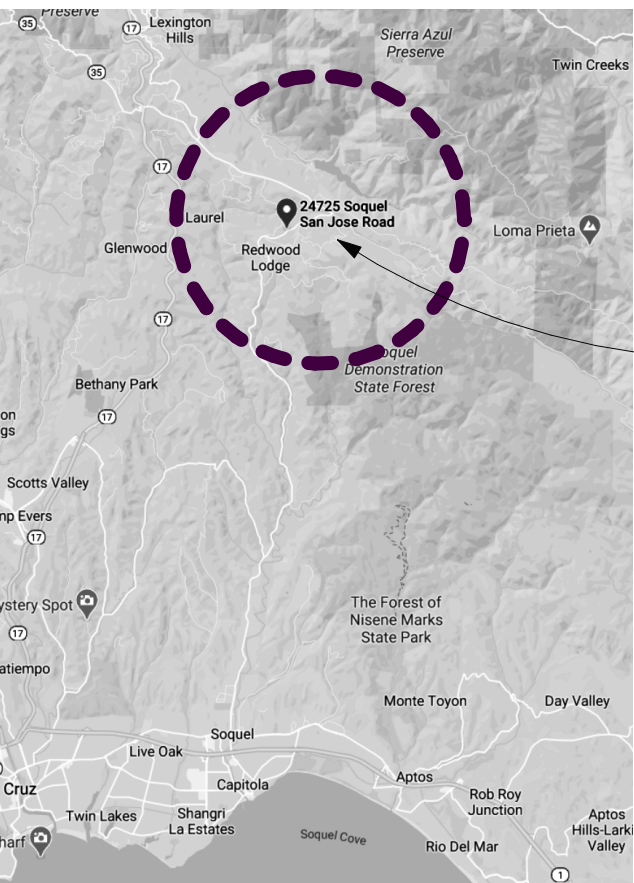
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PROJECT VICINITY



THIS
PARCEL

PROJECT DATA

PROJECT DESCRIPTION

ADMINISTRATIVE USE PERMIT
COMMERCIAL CANNABIS CULTIVATION, MANUFACTURE AND DISTRIBUTION

PROGRAM STATEMENT

PROGRAM STATEMENT
SANTA CRUZ CANNABIS COMPANY INC., 096-211-15

SANTA CRUZ CANNABIS COMPANY INC. (SCCC INC.) PLANS TO CULTIVATE CANNABIS AT 24685 SOQUEL SAN JOSE ROAD, LOS GATOS, IN UNINCORPORATED SANTA CRUZ COUNTY (APN 096-211-15). IN ADDITION, OPERATIONS WILL INCLUDE NON-VOLATILE EXTRACTION, TRIMMING, PACKAGING, AND SELF-DISTRIBUTION OF THE PRODUCT. THE PROPOSED SITE IS 20.6 ACRES IN SIZE AND IS ZONED SU WITH A GENERAL PLAN DESIGNATION OF R-M/R-R. LICENSES REQUIRED WILL INCLUDE A CLASS SU LICENSE FOR CULTIVATION AND A CLASS 1 DISTRIBUTION LICENSE AND TYPE 6 NON-VOLATILE EXTRACTION LICENSE.

PARKING AND PEOPLE SUMMARY SINGLE OPERATOR

CULTIVATION OPERATIONS ARE ANTICIPATED TO BE HANDLED BY TWO OF THE PROPERTY RESIDENTS, WITH AN ADDITIONAL 2-3 TEMPORARY EMPLOYEES HIRED FOR HARVESTING OPERATIONS. ALL OPERATIONS MAY OCCUR UP TO SEVEN DAYS PER WEEK FROM 7 AM TO 7 PM. SITE PARKING WILL BE LIMITED TO 4 SPACES (SEE A10) WHICH WILL ACCOMMODATE THE TEMPORARY SEASONAL WORKERS AND A DESIGNATED SPACE FOR THE DISTRIBUTION VEHICLE. EXCESS VEHICLES ARE NOT PROPOSED AND WILL NOT BE ALLOWED. EXISTING PARKING FOR THE RESIDENTIAL AREAS WILL NOT BE AFFECTED OR CHANGED. DAILY TRIPS TO THE SITE ARE ANTICIPATED TO INCLUDE UP TO 3 VEHICLES (THIS ASSUMES A WORST-CASE SCENARIO THAT EACH TEMPORARY EMPLOYEE WILL DRIVE THEIR OWN VEHICLE). THIS NUMBER IS VERY CONSERVATIVE, AS TEMPORARY EMPLOYEES MAY CARPOOL AND THE NUMBERS PROJECTED HERE ARE ASSUMING THE SITE IS OPERATING AT ITS MAXIMUM CAPACITY.

PROJECT SINGLE OPERATOR CULTIVATION DESCRIPTION
CANNABIS CULTIVATION OPERATIONS ARE PROPOSED TO BE CONDUCTED ENTIRELY OUTDOORS (HOOP-HOUSE OR FULLY OUTDOOR) WITH A MAXIMUM CANOPY OF 10,000 SQUARE FEET (SEE A10).

CULTIVATION DETAILS - SINGLE OPERATOR

CANNABIS WILL BE CULTIVATED USING RAISED BEDS MADE OF EITHER OF WOOD OR FABRIC. PLANTS WILL GENERALLY BE SEED STARTED. SEED STARTS WILL BE PLACED IN RAISED BEDS AND SPEND THE ENTIRETY OF THEIR LIFE CYCLE THERE. *CURRENT PLANS ARE FOR CULTIVATION TO BE PROCESSED BY LICENSED MANUFACTURER FOR EXTRACTION BUT MAY ALSO INCLUDE DRY FLOWER BASED ON MARKET DEMANDS.* BASED ON THE TOTAL CANOPY SIZE OF THE PREMISES WE ANTICIPATE THAT THE OWNER-OPERATORS WILL CARE FOR THE PLANTS DURING ALL STAGES OF PLANT GROWTH. CANNABIS WASTE FROM CULTIVATION OPERATIONS WILL BE COMPOSTED ON SITE IN THE AREA DESIGNATED ON SHEET A10.

HARVEST DETAILS - SINGLE OPERATOR

HARVESTED CANNABIS WILL BE CUT AND PUT INTO AN OUTDOOR PORTABLE FREEZER AS SHOWN ON SHEET. HARVEST OPERATIONS WILL BE CARRIED OUT BY THE OWNER-OPERATORS WITH THE AID OF 2-3 SEASONAL EMPLOYEES. AT SOME POINT PLANS MAY ALSO INCLUDE DRYING AND CURING PLANTS ON SITE, FOLLOWED BY TRIMMING AND PACKAGING. THE SITE CURRENTLY HAS PARKING CAPACITY FOR THESE SEASONAL EMPLOYEES. HARVESTED CANNABIS MAY BE WEIGHED ON SITE AND REMOVED FROM SITE IMMEDIATELY UPON HARVEST BY A LICENSED DISTRIBUTOR. CANNABIS WASTE FROM CULTIVATION OPERATIONS WILL BE COMPOSTED ON SITE IN THE AREA DESIGNATED ON SHEET A10.

HARVESTED CANNABIS WILL BE DRIED AND PROCESSED ON SITE IN THE MANUFACTURING BUILDING. HARVEST OPERATIONS SHALL EMPLOY 2-3 TEMPORARY EMPLOYEES. THE SITE CURRENTLY HAS PARKING CAPACITY FOR THESE EMPLOYEES. HARVESTED CANNABIS MAY BE WEIGHED ON SITE AND REMOVED FROM SITE IMMEDIATELY UPON HARVEST BY A LICENSED DISTRIBUTOR.

APPLICABLE CODES

SANTA CRUZ COUNTY CODE (SCCC)
A Codification of the General Ordinances
of Santa Cruz County County, California

2019 CALIFORNIA BUILDING CODE
& AS ADOPTED BY THE COUNTY OF SANTA CRUZ 12.10.215SCCC

12.10.217 SCCC Appendix J of the 2016 California Building Code adopted.

2019 CALIFORNIA MECHANICAL CODE
& AS ADOPTED BY THE COUNTY OF SANTA CRUZ

2019 CALIFORNIA ELECTRICAL CODE
& AS ADOPTED BY THE COUNTY OF SANTA CRUZ

2019 CALIFORNIA FIRE CODE
& AS ADOPTED BY THE COUNTY OF SANTA CRUZ

2019 CALIFORNIA ENERGY CODE
& AS ADOPTED BY THE COUNTY OF SANTA CRUZ

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
& AS ADOPTED BY THE COUNTY OF SANTA CRUZ

MANUFACTURING DETAILS CLASS 2 - NO IMPORT OF MATERIAL

PROPOSED MANUFACTURING OPERATION WILL INCLUDE NON-VOLATILE EXTRACTION AND A DISTILLATION SYSTEM. MANUFACTURING OPERATIONS WILL INCLUDE PROCESSING (GRINDING) OF RAW CANNABIS INTO A FORM READY FOR EXTRACTION, EXTRACTION OF CANNABIS MATERIALS, AND PACKAGING OF MATERIAL INTO CONSUMER READY CONTAINERS. THE PROPOSED LAYOUT OF THE MANUFACTURING OPERATIONS IS SHOWN ON SHEET A-30. MANUFACTURING OPERATIONS WILL BE ANCILLARY TO THE PROPOSED CULTIVATION OPERATIONS AND WILL ONLY INCLUDE EXTRACTION OF CANNABIS CULTIVATED ON SITE. OCCASIONAL (2-3 A WEEK) DELIVERIES FOR SUPPLIES IS ANTICIPATED. CANNABIS WASTE FROM THE MANUFACTURING OPERATIONS IS ANTICIPATED TO BE NON-HAZARDOUS AND WE WILL COMPOST ON SITE.

DISTRIBUTION CLASS 1 - SELF DISTRIBUTION

PROPOSED DISTRIBUTION OPERATIONS WILL INCLUDE STORAGE OF CANNABIS PRODUCTS GENERATED ON SITE FOR ANALYTICAL TESTING, FINAL PACKAGING OF PRODUCTS POST TESTING AND TRANSPORTATION OF PRODUCT FROM THE SITE TO ANOTHER LICENSED DISTRIBUTOR, MANUFACTURER OR RETAILER. THIS OPERATION WILL REQUIRE A COMMERCIAL VEHICLE AS SUCH THERE WILL BE ONE SPACE DESIGNATED FOR THE DISTRIBUTION VEHICLE AS NOTED. DISTRIBUTION OPERATIONS ARE ANTICIPATED TO INCLUDE UP TO 2-3 VEHICLE TRIPS PER DAY. ADDITIONAL WEEKLY VEHICLE TRIPS ARE ANTICIPATED TO OCCUR FROM AN ANALYTICAL TESTING LABORATORY.

SHEET INDEX

#	TITLE	ISSUE DATE	CURRENT REVISION	REVISION DATE
A 01	COVER SHEET	13 OCTOBER 2020		
A 02	PROPERTY INFORMATION	13 OCTOBER 2020		
A 03	PROPERTY & ZONING REPORTS	13 OCTOBER 2020		
A 04	GENERIC INFORMATION	13 OCTOBER 2020		
A 05	BMOP	13 OCTOBER 2020		
A 10	SITE PLAN OF ENTIRE PARCEL - EXISTING	13 OCTOBER 2020		
A 11	SITE PLAN OF ENTIRE PARCEL - PROPOSED	13 OCTOBER 2020		
A 12	ENLARGED SITE PLAN - EXISTING	13 OCTOBER 2020		
A 13	ENLARGED SITE PLAN - PROPOSED	13 OCTOBER 2020		
A 20	SITE DETAILS	13 OCTOBER 2020		
A 30	MANUFACTURING BUILDING BEFORE/AFTER	13 OCTOBER 2020		
A 40	CONCEPTUAL STORMWATER MANAGEMENT PLAN	13 OCTOBER 2020		
A 50	FIRE PREVENTION PLAN DIAGRAM & NOTES	13 OCTOBER 2020		
A 90	ACCESS PLAN	13 OCTOBER 2020		
14				

NOTE:
SECURITY PLAN INFORMATION TO BE SENT TO PLANNER (ON ASSIGNMENT) SEPARATELY

CONTACTS

OWNERS

NEIL GAVANDE
24685 SOQUEL SAN JOSE ROAD
LOS GATOS, CA 95033

ARCHITECT

WHITFIELD ARCHITECTS
J DAVID WHITFIELD

3626 FOLSOM ST, SF/CA 94110
DAVID.WHITFIELD.AIA@GMAIL.COM
415.724.6279

SANTA CRUZ CANNABIS COMPANY INC.

24685 SOQUEL - SAN JOSE ROAD
Los Gatos, CA 95033
APN: 096-211-15

ISSUED

13 OCTOBER 2020

COVER
SHEET

A 01

DIRECTIONS TO PROPERTY

SANTA CRUZ
CALIFORNIA

FOLLOW CA-17 N TO SUMMIT RD IN LEXINGTON HILLS.
EXIT FROM CA-17 N
(13.9 MI)

CONTINUE ON SUMMIT RD. DRIVE TO SOQUEL SAN JOSE RD IN SANTA CRUZ COUNTY
(4.7 MI)

24725 SOQUEL SAN JOSE RD
LOS GATOS, CA 95033

WATSONVILLE
CALIFORNIA

HEAD NORTHWEST ON MAIN ST TOWARD W LAKE AVE
2.2 MI

MERGE ONTO CA-1 N
10.4 MI

TAKE EXIT 437 FOR PORTER ST TOWARD BAY AVE
0.2 MI

TURN RIGHT ONTO PORTER ST (SIGNS FOR SOQUEL)
0.5 MI

CONTINUE ONTO SOQUEL-SAN JOSE RD

DESTINATION WILL BE ON THE LEFT
10.1 MI
24725 SOQUEL SAN JOSE RD
LOS GATOS, CA 95033

PROCEED TO GATE & CALL BOX

PROJECT CANOPY CALCULATION

ALLOWED CANOPY AREA CALCULATION

APN # 096-211-15

CLASS "SU" LICENSE

SANTA CRUZ COUNTY CODE SECTION7.128.110 (C)(1)(f)(i)

ZONED "SU" PARCEL

1.25% OF TOTAL SQUARE FOOTAGE OF PARCEL ALLOWABLE FOR MATURE PLANTS CANOPY, NOT TO EXCEED 10,000SF

2.5% OF TOTAL SQUARE FOOTAGE OF PARCEL ALLOWABLE FOR IMMATURE PLANTS & NURSERY OPERATIONS CANOPY

TOTAL PARCEL AREA898,207 sf

MATURE PLANTS CANOPY @ 1.25% = 10,000sf CAP GOVERNS10,084 sf

[1.0] SMALL STATE OUTDOOR LICENSE10,000 sf

FIRE COMPLIANCE NOTES

A 100-FOOT CLEARANCE SHALL BE MAINTAINED AROUND AND ADJACENT TO THE BUILDING OR STRUCTURE TO PROVIDE ADDITIONAL FIRE PROTECTION OR FIRE BREAK BY REMOVING ALL BRUSH, FLAMMABLE VEGETATION, OR COMBUSTIBLE GROWTH.
EXCEPTION: SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANS-MITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURE.

THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST BE ON-SITE DURING INSPECTIONS.

AS A CONDITION OF SUBMITTAL OF THESE PLANS, THE SUBMITTER, DESIGNER AND INSTALLER CERTIFY THAT THESE PLANS AND DETAILS COMPLY WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AGREE THAT THEY ARE SOLELY RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AND FURTHER AGREE TO CORRECT ANY DEFICIENCIES NOTED BY THIS REVIEW, SUBSEQUENT REVIEW, INSPECTION OR OTHER SOURCE, AND, TO HOLD HARMLESS AND WITHOUT PREJUDICE, THE REVIEWER AND REVIEWING AGENCY.

SEE ADDITIONAL FIRE PREVENTION INFORMATION ON SHEET A50.

ZONING INFO

APN096-211-15

ACRES20.62AC

SQ. FT.898,207SF

ASSESSOR USE CODE063

ZONINGSU

GEN PLANR-M

'SU' ZONING SETBACKS

13.10.323 (B) RR VALUES, >5 ACRES: FRONT (40') SIDE (20') REAR (20')

SUMMARY TABLE

OWNERS' NAMES
ASSESSORS PARCEL NUMBER

NEIL GAVANDE
096-211-15

WATER UTILITY DIST
SEWER UTILITY DIST

N/A
CSA12

FIRE DISTRICT

CSA 48 CAL FIRE

IMPERVIOUS AREA CALCULATION
(ESTIMATE OF TOTAL COVERAGE OF PROPERTY W/ STRUCTURES AND/OR IMPERVIOUS SURFACING, PAVED ROADS / PARKING, ETC.)

STRUCTURES
PAVED ROADS
NEW WATER TANK

26,750 SF
47,250 SF
1,300 SF

TOTAL IMPERVIOUS AREA (EST)

75,300 SF

TOTAL PARCEL AREA

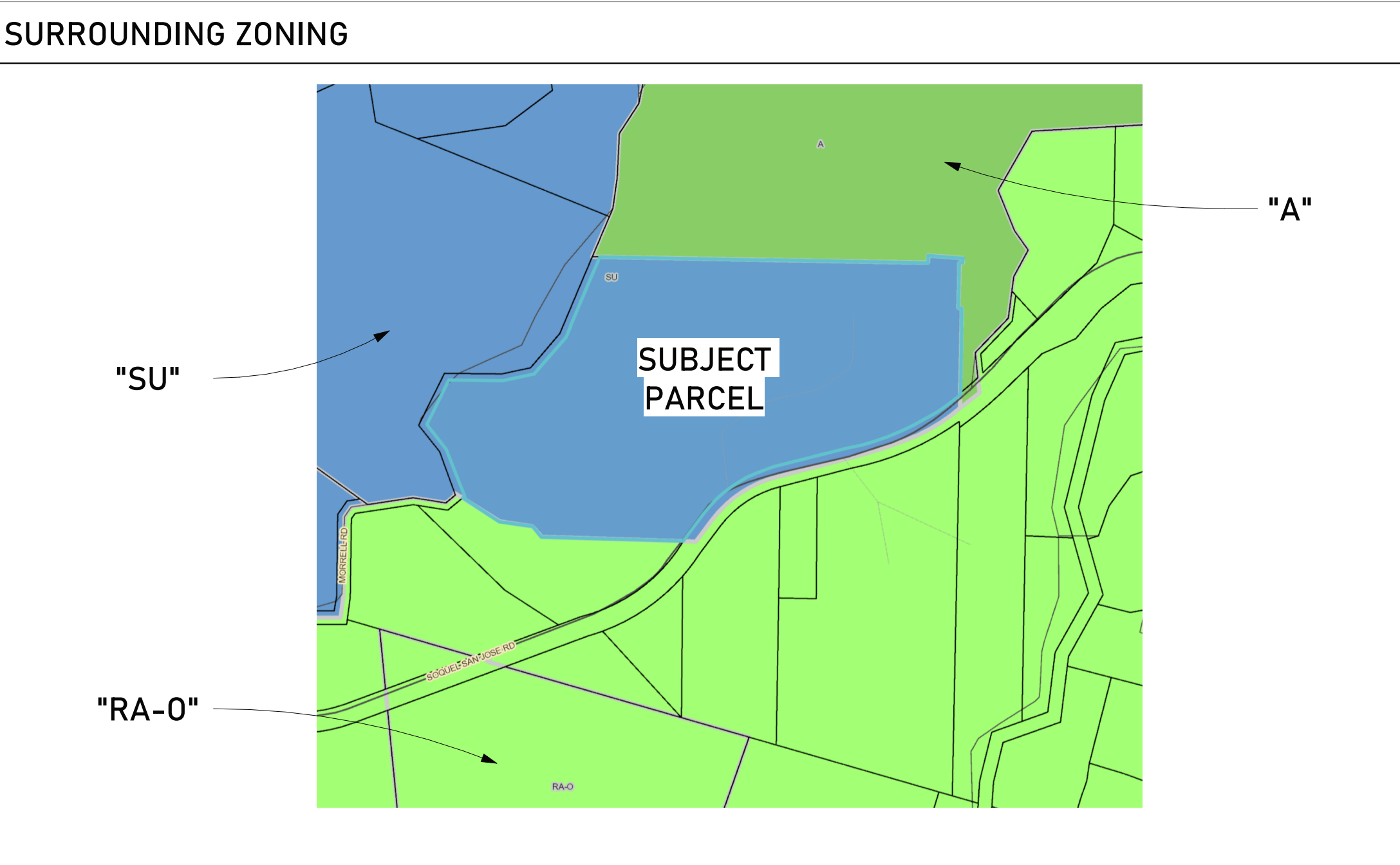
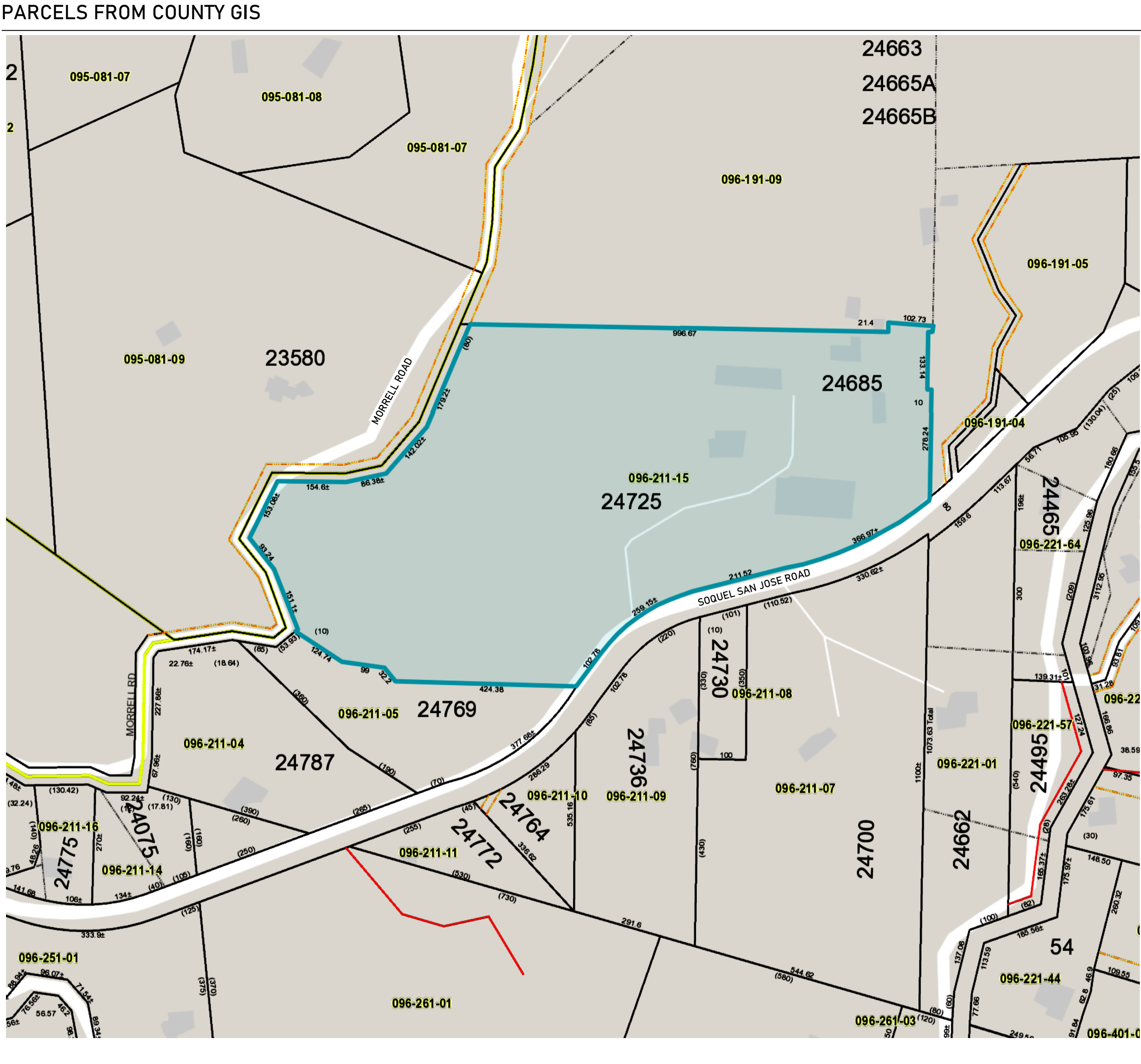
898,207 SF

% COVERAGE

8.3%

GRADING QUANTITIES

MINIMAL AS REQUIRED TO INSTALL REQUIRED FIRE WATER STORAGE TANK



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Los Gatos, CA 95033
APN: 096-211-15

ISSUED

13 OCTOBER 2020

PROPERTY
INFORMATION

A 02

SANTA CRUZ COUNTY PARCEL INFORMATION DETAIL REPORT

PARCEL INFORMATION	
APN	09621115
ESTIMATED ACREAGE	20.6200
ESTIMATED SQ. FT.	898207.2000
SITUS ADDRESS	24685 SOQUEL SAN JOSE RD
SITUS CITY STATE ZIP	LOS GATOS, CA 95033-9286
OWNER NAME	Data not Publicly Available
OWNER ADDRESS	Data not Publicly Available
OWNER CITY STATE ZIP	Data not Publicly Available
HOME OWNER EXEMPTION	HOE
ASSESSOR USE CODE	063
ASSESSOR USE CODE DESCRIPTION	063-HOMESITE/20-49.9 ACRES
MAP BOOK	096
TAX CODE AREA	79-032
LAND USE & GENERAL PLAN	
ZONING	SU
200ft of CA ZONING or Ag Resource	No
ADJACENT TO TP ZONING	No
GENERAL PLAN DESIGNATION	R-M; R-R
GENERAL PLAN DESIGNATION DESCRIP.	Mountain Residential; Rural Residential
GENERAL PLAN FUTURES	n/a
GENERAL PLAN PUBLIC FACILITIES	n/a
GENERAL PLAN PUBLIC FACILITIES DESCRIP.	n/a
GENERAL PLAN PARKS	n/a
GENERAL PLAN SPECIAL COMMUNITIES	n/a
GENERAL PLAN SPECIAL COMMUNITIES DESCRIP.	n/a
GENERAL PLAN BOUNDARIES	SUMMIT
GENERAL PLAN SCENIC AREAS	n/a
WITHIN RURAL SERVICES LINE	No
WITHIN URBAN SERVICES LINE	No
ARCHEOLOGICAL RESOURCES	Yes-Portion
EXISTING PARKS	n/a
AIRPORT CLEAR ZONES	n/a
AGRICULTURAL RESOURCES	n/a
NO SHOOT AREAS	8.28.030(M)
COASTAL ZONE	No
COASTAL ZONE RESIDENTIAL EXCLUSION	n/a

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COASTAL ZONE APPEAL JURISDICTION	n/a
CODE COMPLIANCE AREA	CCA-SOUTH COUNTY
PLANNER TEAM AREA	MID COUNTY-PLANNING TEAM AREA
ENVIRONMENTAL PLANNER TEAM AREA	South County
SPECIAL DESIGN REVIEW	n/a
BUILDING INSPECTION AREA	BLDINS-AREA2
400 ft. INDEX GRID	042-400GRID
USGS GRID	LAUREL-USGS
AIRPORT INFLUENCE AREA	No
PLACEHOLDER	n/a
BIOTIC AND WATER RESOURCES	
TIMBER RESOURCES	Yes-Portion
GRASSLANDS	No
RIPARIAN WOODLANDS	No
BIOTIC RESOURCES	No
SPECIAL FOREST	No
SANDHILL HABITAT	n/a
SANDHILLS IPHCP	n/a
FISHERY RESOURCE	n/a
GROUND WATER RECHARGE	No
BASINS	Soquel
WATERSHEDS	West Soquel
RESERVOIR PROTECTION	No
WATER SUPPLY WATERSHED	Yes
LEAST DISTURBED WATERSHED	No
STREAM NAME	n/a
STREAM TYPE	n/a
LAKE NAME	n/a
EVAPO-TRANS	46
SCHOOL DISTRICTS & COUNTY SERVICE AREAS	
HIGH SCHOOL DISTRICT	Los Gatos-Saratoga Joint Union High School District
BOARD OF EDUCATION TRUSTEES	n/a
SAN LORENZO TRUSTEES	n/a
PAJARO VALLEY TRUSTEES	n/a
SCHOOL DISTRICT	Loma Prieta Joint Union
CABRILLO COLLEGE TRUSTEES	n/a
SANTA CRUZ CITY TRUSTEES	n/a

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SANITATION REPAY AREA	n/a
ROAD DISTRICT	MID
REFUSE AREA	Waste Management, Inc.
ZONES OF BENEFIT	CSA 11 Parks and Recreation
COUNTY SERVICE AREA 9A	n/a
COUNTY SERVICE AREA 9B	n/a
COUNTY SERVICE AREA 9C	CSA-9C
COUNTY SERVICE AREA 9D	Zone 2
ROAD MAINT. COUNTY SERVICE AREA	n/a
ROAD MAINT. COUNTY SERVICE AREA SOI*	n/a
COUNTY SERVICE AREA 38	CSA-38
COUNTY SERVICE AREA 38 SOI*	CSA-38-SOI
COUNTY SERVICE AREA 53	CSA-53
COUNTY SERVICE AREA 53 SOI*	CSA-53-SOI
HAZARDS & GEOPHYSICAL	
FAULT ZONE	SFZ
DFIRM PANEL NUMBER	06087C0227E; 06087C0235E
FLOODWAY	n/a
FLOOD ZONE	n/a
STATE RESPONSE AREA	SRA-Moderate
HIGH FIRE HAZARD AREA	n/a
FIRE SERVICE AREA	CSA 48 Santa Cruz County Fire
FIRE HAZARD AREA	No
SOIL EXPANSIVE	No
SOIL PERMEABILITY	Low to Very Low Permeability HydroGroups C/D; Permeable HydroGroup B
GEOLOGIC PALEONTOLOGIC	No
MINERAL RESOURCES	No
MINERAL CLASS	n/a
MINERAL DESIGNATION	n/a
SPECIAL DISTRICTS	
FIRE DISTRICT	CSA 48 Santa Cruz County Fire
FIRE DISTRICT SOI*	CSA 48 Santa Cruz County Fire SOI
WATER DISTRICT	n/a
WATER DISTRICT SOI*	n/a
PAJARO VALLEY WATER MGMT AGENCY	n/a
SANITATION DISTRICT	CSA 12 Septic Maintenance District
SANITATION DISTRICT SOI*	CSA 12 Septic Maintenance
FLOOD CONTROL DISTRICT	n/a

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RECREATION DISTRICT	CSA 11 Parks and Recreation
PAJARO VALLEY CEMETARY DISTRICT	n/a
PAJARO VALLEY CEMETARY DISTRICT SOI*	n/a
PORT DISTRICT	n/a
RESOURCE CONSERVATION DISTRICT	Resource Conservation District
MID-PENINSULA OPEN SPACE DISTRICT	n/a
WATER SERVICE AREAS	n/a
JURISDICTIONAL	
SUPERVISORIAL DISTRICT	Supervisory District 1
CITY LIMITS	n/a
CITY LIMITS SOI*	n/a
STATE ASSEMBLY DISTRICT	CA State Assembly District 29
US CONGRESSIONAL DISTRICT	US Congress District 18
US SENATE DISTRICT	SENATE-17
VOTER PRECINCT	10381
POSTAL ZIP CODE	95033

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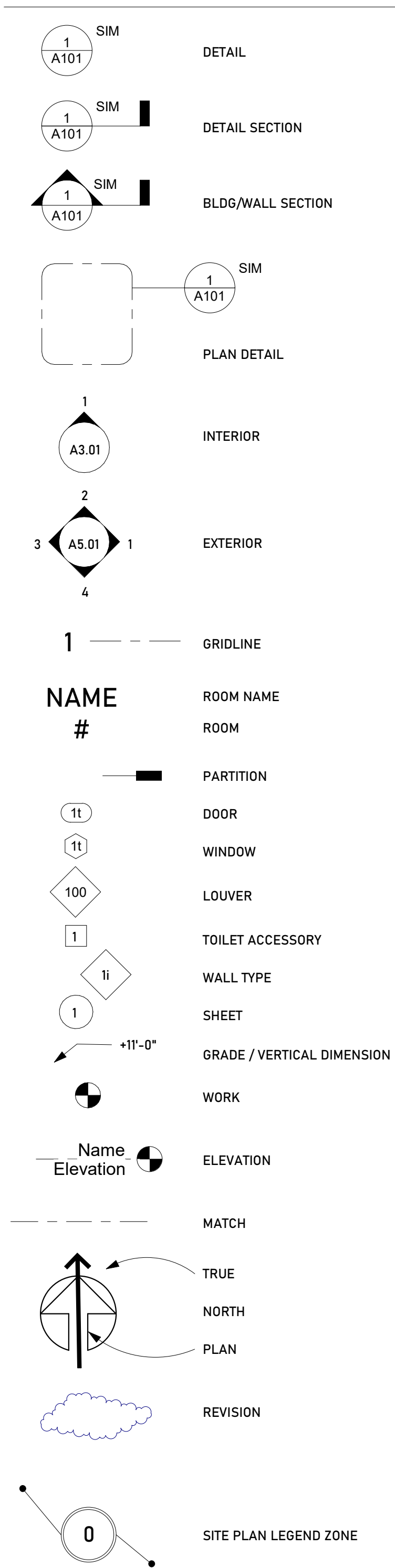
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Los Gatos, CA 95033
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ISSUED
13 OCTOBER 2020

PROPERTY &
ZONING
REPORTS

A 03

& L @ Ø #	AND ANGLE AT CENTERLINE DIAMETER OR ROUND POUND OR NUMBER	HB HD HDWD HDWE HHS HM HORIZ HT	HOSE BIBB HEAT DETECTOR HARDWOOD HARDWARE HEX HEAD SCREW HOLLOW METAL HORIZONTAL HEIGHT	S SAF SARU SAWM SB SCHED SD SD SF SH SHR SHT SIM SJ SPEC SQ SS STD STL STN STOR STRUC SUSP SYM	SOUTH SELF-ADHERED FLASHING SELF-ADHERED ROOF UNDERLAYMENT SELF-ADHERED WATERPROOFING MEMBRANE SPALSH BLOCK SCHEDULE SMOKE DETECTOR STORM DRAIN SHEET FLOORING SHELF SHOWER SHEET SIMILAR SEISMIC JOINT SPECIFICATION SQUARE STAINLESS STEEL STANDARD STEEL STONE STORAGE STRUCTURAL SUSPENDED SYMMETRICAL
AC ACOUS ACT AD ADA ADC ADD ADJ AFF AL ALUM APPROX ARCH ASPH ASS AV AWP	AIR CONDITIONING ACOUSTICAL ACOUSTICAL CEILING TILE AREA DRAIN AMERICAN DISABILITIES ACT AUTO DOOR CONTROL AUTO DOOR OPERATOR ADJUSTABLE ABOVE FINISH FLOOR ALIGN ALUMINUM APPROXIMATE ARCHITECTURAL ASPHALT ABOVE STRUCTURAL SLAB AUDIO/VISUAL ACOUSTICAL WALL PANEL	ID INSUL INT IRRIG JAN JT KP LAM LAV LB LT LTG	INSIDE DIAMETER (DIM) INSULATION INTERIOR IRRIGATION JANITOR JOINT KICKPLATE LAMINATE LAVATORY LAG BOL(T)S LIGHT LIGHTING	T TBB TEL T & G THK TO TV TYP	THREAD TILE BACKER BOARD TELEPHONE TONGUE AND GROOVE THICK TOP OF TELEVISION TYPICAL
CAB CB CEM CER CG CI CIP CJ CLKG CLNG CLOS CLR CT CMU CNTR CO COL CONC CNST CONT CS CTR CTSK	CABINET CATCH BASIN CEMENT CERAMIC CORNER GUARD CAST IRON CAST IN PLACE CONTROL JOINT CAULKING CEILING CLOSET CLEAR CERAMIC TILE CONCRETE MASONRY UNIT COUNTER CASED OPENING COLUMN CONCRETE CONSTRUCTION CONTINUOUS CONCRETE SEALER CENTER COUNTERSUNK	MIN MIR MISC MO MTD MUL (N) N NIC NO OR # NOM NTS	MINIMUM MIRROR MISCELLANEOUS MASONRY OPENING MOUNTED MULLION NEW NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE	UNF UON UR VCT VERT	UNFINISHED UNLESS OTHERWISE NOTED URINAL VINYL COMPOSITION TILE VERTICAL
DBL DEPT DF DIA DIM DISP DN DO DR DS DTL DWG E (E) EA EIFS EJ EL ELEC EMER ENCL EQ EQPT EWC EXP EXPO EXIST EXT	DOUBLE DEPARTMENT DRINKING FOUNTAIN DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOOR DOWNSPOUT DETAIL DRAWING EAST EXISTING EACH EXT. INSULATION FINISH SYSTEM EXPANSION JOINT ELEVATION ELECTRICAL EMERGENCY ENCLOSURE EQUAL EQUIPMENT ELECTRICAL WATER COOLER EXPANSION EXPOSED EXISTING EXTERIOR	OA OBS OCC OC OD OFCI OFD OH OPNG OPP OZ PAF PC PCC PH PL PLAM PLAS PLYWD PR PT PTD PTN QT R RAD RB RD RECOM REF REFR REINF REQ RESIL RGTJ RJ RM RO RF RV RWL	OVERALL OBSCURE OCCUPANTS ON CENTER OUTSIDE DIAMETER (DIM) OWNER FURNISH GC INSTALL OVERFLOW DRAIN OPPOSITE HAND OPENING OPPOSITE OUNCE POWDER ACTUATED FASTENER PRECAST PRECAST CONCRETE PANIC HARDWARE PLATE PLASTIC LAMINATE PLASTER PLYWOOD PAIR PAINT PAINTED PARTITION QUARRY TILE RISER RADIUS RESILIENT BASE ROOF DRAIN RECOMMENDATION REFERENCE REFRIGERATOR REINFORCED REQUIRED RESILIENT REGISTER REVEAL JOINT ROOM ROUGH OPENING ROOF ROOF VENT RAINWATER LEADER	DRAWING REFERENCES SAD SCD SED SFSD SIDD SLD SMD SPD SSD	SEE ARCHITECTURAL DWGS SEE CIVIL DWGS SEE ELECTRICAL DWGS SEE FOOD SERVICE DWGS SEE INTERIOR DESIGN DWGS SEE LANDSCAPE DWGS SEE MECHANICAL DWGS SEE PLUMBING DWGS SEE STRUCTURAL DWGS
FAP FA FB FD FDN FEC FIN FH FL FLASH FLUOR FO FOF FOS FPRF FRT FS FS FT FTG FURR FURN	FIRE ALARM PANEL FIRE ALARM FLAT BAR FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER CABINET FINISH FIRE HYDRANT FLOOR FLASHING FLUORESCENT FACE OF FACE OF FINISH FACE OF STUDS FIREPROOF FIRE RETARDANT TREATED FLOOR SINK FULL SIZE FOOT OR FEET FOOTING FURRING FURNACE				
G GA GALV GB GL GL GND GR GYP BD	GAS GAUGE GALVANIZED GRAB BAR GLASS GRID LINE GROUND GRADE GYPSUM WALL BOARD				



1. PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION CLEARANCE REQUIREMENTS PRESCRIBED IN THE CALIFORNIA FIRE CODE 4906. CRC§327.1.5
2. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. CRC§327.5.4
3. ROOF, ATTIC AND UNDERFLOOR VENTS SHALL BE DESIGNED TO RESIST THE INTRUSION OF FLAME AND EMBERS THROUGH THE VENTILATION OPENINGS, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM OF 1/16" AND A MAXIMUM OF 1/8" OPENINGS. CRC§327.6.2
4. EAVE OR CORNICE VENTS SHALL NOT BE INSTALLED UNLESS THEY ARE DESIGNED TO RESIST THE INTRUSION OF FLAME AND BURNING EMBERS INTO THE ATTIC AREA, OR IF THE ATTIC SPACE BEING VENTED IS FULLY SPRINKLERED. CRC§327.6.3
5. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS IN EXTERIOR DOORS SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257. CRC§327.8.2.1
6. EXTERIOR WALL COVERING MATERIALS OR WALL ASSEMBLY SHALL BE OF NONCOMBUSTIBLE MATERIALS, OR IGNITION-RESISTANT MATERIAL, OR HEAVY TIME OR LOG WALL CONSTRUCTION. CRC§327.7.3
7. EXTENT OF EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, TERMINATING AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR TERMINATING AT THE ENCLOSURE OF ENCLOSED EAVES. CRC§327.7.3.1
8. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNCLOSED ROOF EAVES SHALL CONSIST OF NONCOMBUSTIBLE MATERIAL, OR IGNITION-RESISTANT MATERIAL, OR ONE (1) LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK. CRC§327.7.4
9. THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE OR THE UNDERSIDE OF THE EXPOSED UNDER FLOOR SHALL CONSIST OF NONCOMBUSTIBLE MATERIAL, OR IGNITION-RESISTANT MATERIAL, OR ONE (1) LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK. CRC§327.7.8
10. VALLEY FLASHING SHALL BE NON LESS THAN 26 GAUGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NON LESS THAN ONE LAYER OF MINIMUM 72# MINERAL SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D3909, MINIMUM OF 36" WIDE RUNNING THE FULL LENGTH OF THE VALLEY. CRC§327.5.3

1. ALL CONSTRUCTION, REGARDLESS OF DETAILS ON PLANS, SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT CALIFORNIA BUILDING CODE (CBC) AND ALL OTHER CODES APPLICABLE AS REQUIRED BY THE LOCAL JURISDICTION. NOTHING WITHIN SHALL BE CONSTRUED TO VIOLATE CODE REQUIREMENTS.
2. THIS PROJECT IS LOCATED IN A 'WUI' ZONE AND SUBJECT TO ALL THE REQUIREMENTS OF CRC:R327 FOR ALL NEW CONSTRUCTION.

TRANSFER OF RESPONSIBILITY;
IF RESPONSIBLE PROFESSIONALS (ARCHITECT, STRUCTUREAL ENGINEER, CIVIL ENGINEER, SOIL ENGINEER, ENGINEERING GEOLOGIST, THE TESTING AGENCY, THE CONTRACTOR OR OTHER PROFESSIONAL) OF RECORD ARE CHANGED DURING THE COURSE OF THE WORK, THE WORK SHALL BE STOPPED UNTIL:

1. THE OWNER SUBMITS A LETTER OF NOTIFICATION VERIFYING THE CHANGE OF THE RESPONSIBLE PROFESSIONAL; AND
2. THE NEW RESPONSIBLE PROFESSIONAL SUBMITS IN WRITING THAT THEY HAVE REVIEWED ALL PRIOR REPORTS AND/OR PLANS (SPECIFIED BY DATE AND TITLE) AND WORK PERFORMED BY THE PRIOR RESPONSIBLE PROFESSIONAL AND THAT HE/SHE CONCURS WITH THE FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS, AND IS SATISFIED WITH THE WORK PERFORMED. THE NEW PROFESSIONAL MUST STATE THAT THEY ASSUME ALL RESPONSIBILITY WITHIN HIS PURVIEW AS OF THE SPECIFIED DATE. ALL EXISTING WORK SHALL BE JUSTIFIED TO THE SATISFACTION OF THE CITY ENGINEER, AHJ, BUILDING OFFICIAL, ETC.

WHERE CLEARLY INDICATED THAT THE FIRM, NOT AN INDIVIDUAL PROFESSIONAL, IS THE CONTRACTING PARTY, THE DESIGNATED PROFESSIONAL MAY BE REASSIGNED AND ANOTHER PROFESSIONAL OF COMPARABLE ACCREDITATION WITHIN THE FIRM MAY ASSUME RESPONSIBILITY.

3. THE NEW RESPONSIBLE PROFESSIONAL PROCESSING A REVISION TO THE APPROVED PLANS SHALL INCLUDE BUBBLING OUT THE REVISION AND SIGNING THE PLANS AT THE REQUIRED LOCATIONS, THE "DECLARATION OF (PROFESSIONAL TITLE) OF WORK" ON THE PLANS SHALL ALSO BE INCLUDED AND SIGNED IN THE EVENT OF A CHANGE OF



NOT FOR CONSTRUCTION

DO NOT DISTRIBUTE

SANTA CRUZ CANNABIS COMPANY INC.

24685 SOQUEL - SAN JOSE ROAD
Los Gatos, CA 95033
APN: 096-211-15

ISSUED
13 OCTOBER 2020

GENERIC INFORMATION

BEST MANAGEMENT OPEARTIONS & PRACTICES

BEST MANAGEMENT AND OPERATIONAL PRACTICES

AS PREPARED BY:
SANTA CRUZ CANNABIS COMPANY INC.

- A.

SITING CRITERIA

I.

AVOIDANCE OF EXCESSIVE GRADING

THE CANNABIS OPERATIONS AREA IS TO INCLUDE CULTIVATION, DISTRIBUTION AND NONVOLATILE MANUFACTURING. IT WILL BE SITUATED SUCH THAT ONLY EXISTING STRUCTURES ARE USED. THE LONE EXCEPTION WILL BE THE SITING OF THE 150K GALLON WATER TANK AS MANDATED BY CALFIRE. AS THERE ARE BARNS AND AN EQUESTRIAN ARENA THAT ARE PROPERLY SITUATED AND CLUSTER TOGETHER A VERY LIGHT FOOTPRINT CANNABIS FACILITY CAN BE PUT IN PLACE WITH MINIMAL IMPACT ON THE EXISTING ENVIRONMENT.

THE GOAL IS TO CULTIVATE USING ONLY NATURAL LIGHT (OUTDOORS) AND THEREFORE AVOID USING SIGNIFICANT AMOUNTS OF GRID POWER TO FUEL PLANT GROWTH. THE EXISTING INFRASTRUCTURE OF ROADS, BUILDINGS, POWER AND WATER WILL BE ADEQUATE FOR ALL PLANNED CANNABIS ACTIVITIES. I CAN SAY THAT AS WE HAVE ALREADY BEEN OPERATIONAL UNDER STATE AND COUNTY RULES AND REGULATIONS FOR OVER THREE YEARS. THE EXISTING CANOPY SIZE OF 10,000 SQFT WILL NOT BE ALLOWED TO INCREASE UNDER THE CURRENT ORDINANCE SO THERE WILL BE NO APPRECIABLE CHANGE IN THE CURRENT OPERATIONS, WITH THE EXCEPTION OF THE ADDITION OF A MANUFACTURING FACILITY FOR NONVOLATILE EXTRACTION.

A.

WE DO NOT HAVE ANY ROADS THAT SLOPE GREATER THAN 20% OR ASSOCIATED CUTS. THE ROADS ARE FAIRLY EASILY NAVIGATED AS DETERMINED BY CALFIRE. NONE OF THE EXISTING ROADS WERE CREATED BY US AND ARE HISTORIC IN NATURE.

B.

WE DO NOT ANTICIPATE BUILDING ANY NEW ACCESS TO ANY OF THE NEWLY RELOCATED CANNABIS SITE.

C.

WE DO NOT ANTICIPATE GRADING OR CREATING ANY NEW ACCESS WAYS TO THE NEW CANNABIS DEVELOPMENT SITE. MOVING TO THE NEW SITE DOES NOT CREATE ANY GRADING OR DEVELOPMENT ISSUES.

D.

CULTIVATION WILL ALL OCCUR ON FLAT GROUND IN RAISED BEDS AND WILL NOT BE ON ANY SLOPED GROUND. THERE WILL BE NO NEW GRADING. THE OUTDOOR CANOPY WILL BE SITUATED IN AN EXISTING, LEVELLED AND SURFACED EQUESTRIAN ARENA WITH NO REASON FORESEEN SEEN TO GRADE.
2.

MINIMIZING SITE DISTURBANCE AND REDUCING FOREST FRAGMENTATION

A.

CLUSTER DEVELOPMENT

OPERATIONS AND WORK AREAS WILL BE WITHIN THE 200 FEET CLUSTER REQUIREMENT OF DEVELOPED EXISTING AREAS. WE DO NOT NEED OR ANTICIPATE SPREADING OUT ANY OPERATIONS OR PARKING ETC. OUTSIDE OF THE 200 FOOT CLUSTER AREA. AS WE ALREADY HAVE EXTENSIVE EXPERIENCE WITH THE FINAL CANOPY SIZE OF 10K SQFT WE KNOW WE WILL NOT NEED TO DEVELOP ANY NEW AREA.

I.

WE DO NOT PLAN ON ANY ALTERNATIVE AREAS RATHER WILL MAINTAIN ANY NEW DEVELOPMENT WHERE THERE IS ALREADY PREVIOUS DEVELOPMENT. WE DO NOT ANTICIPATE HAVING TO GRADE ANY ROADS OR CREATE NEW ROADS.

B.

LIMIT FOOTPRINT OF DEVELOPMENT

WE DO NOT ANTICIPATE ANY ALTERATION OF NATIVE SOIL SINCE EXISTING STRUCTURES WILL BE USED TO ACCOMMODATE NEW CULTIVATION AND OTHER DEVELOPMENT. WE DO NOT ANTICIPATE ANY NEW DEVELOPMENT TO BREAK ANY NEW SOIL. ONLY EXISTING STRUCTURES, ROADS, AND OTHER SUITABLE AREAS WILL BE USED FOR CANNABIS OPERATIONS.

I.

WE WILL BE PLANTING IN RAISED BEDS WITH NEWLY PURCHASED SOIL. WE DO NOT ANTICIPATE ANY NEW DEVELOPMENT.

II.

WE WILL BE USING EXISTING STRUCTURES OR DEVELOPED AREAS TO SITE THE NEW CANNABIS AREA. WE WILL NOT NEED TO DEVELOP ANY NEW ROADS ETC.

III.

WE DO NOT ANTICIPATE ANY VISUAL IMPACT OF OUR DEVELOPMENT. EXISTING TREES WILL BLOCK CULTIVATION SITE FROM EXTERNAL ROADS AND OTHER FACILITIES ARE OUT OF THE LINE OF SIGHT OF EXISTING NEIGHBORS. THERE WILL BE NO RIDGETOP BUILDING.

C.

KARST ZONES

THERE WILL BE NO ANTICIPATED "NEW" STRUCTURAL DEVELOPMENT OF BUILDINGS OR STRUCTURES. AT MOST THERE WILL BE RETROFITS TO MEET FIRE CODE FOR EXISTING STRUCTURES AND SOME MINOR REMODELING TO COMPLY WITH BUILDING CODE. WE ARE NOT AWARE OF ANY SINKHOLES OR KARST FEATURES ON THE PARCEL OR DEVELOPMENT SITE.

3.

BIOLOGICAL ASSESSMENTS

A.

IF A BIOTIC ASSESSMENT IS REQUIRED, WE WILL HIRE A COUNTY-APPROVED BIOLOGIST TO CONDUCT THE ASSESSMENT.

I.

WE DO NOT ANTICIPATE ANY LAND ALTERATION OR CLEARING OF ANY SORT.

A.

WE WILL CONFORM TO THE COUNTY'S REQUIREMENTS FOR BIOTIC ASSESSMENT. WE DO NOT ANTICIPATE ANY SUCH ACTIVITY, HOWEVER, SINCE WE ARE NOT DEVELOPING ANY NEW AREAS. WE ARE ALSO NOT AWARE OF ANY SENSITIVE NATURAL OR RIPARIAN HABITAT AT THE DEVELOPMENT SITE.

B.

AVOID OAK WOODLAND- OUR SITE PLAN DOES NOT ANTICIPATE THE DISRUPTION OF ANY OAK WOODLAND OR ANY WOODLANDS FOR THAT MATTER. WE WILL NOT HAVE ANY NEW DEVELOPMENT REQUIRING REMOVAL OF ANY TREES OR SOIL. THE NEW CANNABIS DEVELOPMENT SITE UTILIZES EXISTING STRUCTURES AND AN EQUESTRIAN ARENA SO NO NEW AREAS WILL NEED TO BE DEVELOPED.

C.

OUR CANNABIS ACTIVITIES ARE NOT TO OCCUR IN ANY KNOWN SANDHILLS OR SALAMANDER HABITAT. FOR THAT MATTER NONE OF THE PARCEL IS KNOWN TO OCCUPY ANY SANDHILLS OR SALAMANDER HABITAT.

II.

THERE WAS NO PRIOR UNPERMITTED ACTIVITY CARRIED OUT IN THE AREA THAT WOULD NEED TO BE RECTIFIED.

4.

ARCHAEOLOGICAL AND PALEONTOLOGICAL SURVEYS

WE DO NOT ANTICIPATE ANY "GROUND DISTURBANCE" AS ALL CULTIVATION WILL BE CARRIED OUT IN ABOVE GROUND RAISED BEDS. CULTIVATION WILL BE IN AN EXISTING HORSE ARENA SO NO "NEW" GROUND WILL BE DISTURBED. THE SITE ACTIVITY WILL NOT BE CARRIED OUT IN ANY UNPERMITTED AREA.

A.

WE DO NOT ANTICIPATE ANY GROUND DISTURBANCES OR BREAKING ANY NEW GROUND.

B.

WE DO NOT ANTICIPATE ANY NEW SITE DISTURBANCE FOR THE CANNABIS ACTIVITY. THERE IS NO KNOWN ARCHEOLOGICAL OR PALEONTOLOGICAL SITES ON THE PARCEL AND THE CANNABIS ACTIVITY AREA.

PRELIMINARY HISTORIC ASSESSMENT OF STRUCTURES 50 YEARS OLD OR MORE- THERE ARE NO KNOWN BUILDINGS OR STRUCTURES TO BE USED FOR CANNABIS ACTIVITY THAT ARE MORE THAN 50 YEARS OLD OR HAVE ANY HISTORIC SIGNIFICANCE.

B.

SITE DESIGN

1.

FENCING AND SECURITY

AN EIGHT-FOOT CHAIN LINK FENCE WILL ENIRCLE THE AREA THAT IS PRESENTLY THE EQUESTRIAN ARENA AND WILL COMPLETELY ENCLOSE THE CULTIVATION AREA. NO TREE REMOVAL WILL BE NECESSARY TO INSTALL THE FENCE SINCE IT IS IN AN OPEN EQUESTRIAN ARENA. NO RAZOR WIRE ETC. WILL BE USED. THE BUILDINGS USED FOR DISTRIBUTION, PROCESSING AND MANUFACTURING WILL ALSO HAVE SECURITY LIGHTS AND CAMERAS AS NECESSARY.

SINCE THE FENCE WILL SURROUND AN ALREADY EXISTING EQUESTRIAN FACILITY THERE WOULD BE NO CAUSE FOR DEER TO ENTER.

A.

WE WILL USE AN EIGHT-FOOT CHAIN LINK FENCE.

I.

THE FENCING PLAN WILL INCORPORATE AN EIGHT-FOOT CHAIN-LINK FENCE THAT MATCHES AS CLOSELY AS POSSIBLE THE SURROUNDING COLOR SCHEME USING THE THE MONTANA FISH, WILDLIFE, AND PARKS GUIDE: A LANDOWNER'S GUIDE TO WILDLIFE FRIENDLY FENCES: HOW TO BUILD FENCES WITH WILDLIFE IN MIND, SECOND EDITION AND UPDATED 2012 AS A GUIDE.

2.

TREE REMOVAL WILL NOT BE NECESSARY TO INSTALL A FENCE.

II.

THE CANNABIS CULTIVATION AREA IS SO SITED THAT IT IS SURROUND BY POISON OAK AND NATIVE BLACK BERRY BRAMBLE. THESE HAVE BEEN THE PART OF THE SOUTH BOUNDARY OF THE PROPERTY FOR MANY YEARS. THEY PROVIDE APPROXIMATELY 20-50 FEET OF BUFFER ON THE SOUTH SIDE FACING SOQUEL SAN JOSE ROAD.

3.

THE LEAST AMOUNT OF FENCING SHALL BE USED TO SECURE THE SITE AND PROTECT CROPS.

4.

WE WILL NOT USE RAZOR WIRE OR ANY SIMILAR FENCING TYPES.

5.

THE FENCE WILL INCLUDE LOCKABLE GATES.

II.

WE WILL SUBMIT FENCING PLANS TO THE COUNTY CLO FOR REVIEW AND APPROVAL.

III.

WE WILL SUBMIT PICTURES OF THE SURROUNDING FENCING TO DEMONSTRATE ADEQUATE FENCING IS IN PLACE.

LIGHTING FOR SECURITY

WE WILL SUBMIT A LIGHTING PLAN TO THE CLO FOR REVIEW AND APPROVAL. MOTION SENSOR LIGHTS WILL BE ATTACHED TO THE FENCE AND FACE INWARD AND DOWN. THERE IS NO OTHER LIGHTING PLANNED FOR THE CULTIVATION AREA. IN ADDITION, THE LIGHTING WILL BE COVERED AND FACE AWAY FROM THE ROAD AND OTHER INHABITANTS IN THE AREA. MOTION SENSOR LIGHTS WILL BE USED ON OTHER FACILITY BUILDINGS. THE POWER FOR THE LIGHTING COMES FROM AN ALREADY ESTABLISHED SOLAR METER.

USE OF IMPERMEABLE AND PERMEABLE SURFACES

THE LONG-STANDING EQUESTRIAN ARENA HAS A SAND BASE, MEANING THAT HISTORICALLY SAND HAS BEEN USED FOR HORSES TO REDUCE THE IMPACT OF THEIR STRIDE. THE SAND IS POROUS AND WE DON'T ANTICIPATE ANY DRAINAGE ISSUES BUT WOULD LIKE TO CONSIDER ADDING BASE ROCK TO WALKWAYS AND OTHER AREAS TO MAKING WALKING AND MOVING CARTS ETC. MORE PRACTICAL. IT WOULD BE IMPRACTICAL TO PULL A CART OR EVEN WALK THROUGH SAND ON A CONTINUOUS BASIS.

WE DO NOT INTEND TO ADD IMPERMEABLE MATERIALS IN THE PLANTING OR DEVELOPMENT AREA. WE WILL NOT INTRODUCE ANY SOIL STERILANT OR THE LIKE.

1.

WE WILL NOT INTRODUCE BASE ROCK ETC. UNDER THE RAISED BEDS UNLESS SHOWING IT CAN BE REMOVED LATER.

2.

WE WILL NOT USE CEMENT OR ASPHALT FOR ANY REASON IN THE CULTIVATION AREA EXCEPT TO INSTALL FENCE POSTS ETC.

3.

WE DO NOT INTEND TO USE TARPS.

II.

WE ARE NOT A CA ZONED PROPERTY

3.

VISUAL BLENDING OF CANNABIS INFRASTRUCTURE. WE WILL NOT BE BUILDING ANY NEW PERMANENT INFRASTRUCTURE. THE SOUTH BOUNDARY OF THE CULTIVATION AREA IS SEPARATED BY LARGE AND TALL TREES FROM SOQUEL SAN JOSE ROAD. THE REST OF THE CULTIVATION SITE WOULD NOT BE DIRECTLY VISIBLE FROM ANY OTHER DIRECTION. DISTRIBUTION AND CULTIVATION INFRASTRUCTURE WILL BE IN EXISTING STRUCTURES AND WILL NOT BE MODIFIED ON THE OUTSIDE TO INDICATE THEIR USE.

4.

WATER RESOURCES-

WE WILL BE ERECTING NONPERMANENT HOOP HOUSE STRUCTURES IN ORDER TO COVER THE OUTDOOR RAISED BEDS. THERE WILL BE NO OTHER ERECTION OF BUILDINGS OR FACILITIES NEEDING APPROVAL FOR STORMWATER RUNOFF. THERE WILL BE A 150K GALLON WATER TANK INSTALLED FOR FIRE SAFETY BUT ALSO WILL HAVE A WATER CATCHMENT SYSTEM. WATER FROM THE COVERED ARENA ROOF WILL BE DIVERTED TO THE TANK. THIS WILL ALL BE DONE WITH THE INTENTION OF MEETING STATE AND LOCAL GUIDELINES FOR BEST PRACTICES.

5.

WATER STORAGE-

A 150K GALLON WATER TANK WILL BE INSTALLED WITH A RAIN CATCHMENT SYSTEM PER CAL-FIRE REQUIREMENTS. THIS WILL FACILITATE BOTH THE CAL-FIRE REQUIREMENTS FOR THE 2,000 GALLON PER HOUR FLOW REQUIREMENT AS WELL BE USED FOR THE SPRINKLER INSTALL. THE PROJECTED WATER DEMAND WILL BE BASED ON THE AMOUNT OF IRRIGATION WATER NEEDED TO MAINTAIN A 10K SQFT CANOPY OVER THE COURSE OF A MONTH.

C.

CONSTRUCTION REQUIREMENTS

1.

ACTIVE CONSTRUCTION REQUIREMENTS

WE DO NOT ANTICIPATE ANY GROUND BREAKING CONSTRUCTION FOR OUR PROJECT. JUST THE USE OF EXISTING STRUCTURES AND THAT WITH VERY LIMITED MODIFICATIONS. WE DO NOT ANTICIPATE ANY GROUND DISTURBANCE ACTIVITIES. NO NEW BUILDINGS OR ROADS WILL BE INTRODUCED. FURTHER CULTIVATION WILL NOT REQUIRE GROUND DISTURBANCE ACTIVITIES SINCE ALL CULTIVATION WILL TAKE PLACE IN RAISED BEDS SITED IN AN EXISTING EQUESTRIAN ARENA. THE ARENA ITSELF HAS AN EXISTING SAND BASE. USE OF HEAVY EQUIPMENT WILL ONLY BE LIMITED TO MOVING NEWLY PURCHASED SOIL INTO BEDS, SITTING IN THE COVERED ARENA. NO GROUND DISTURBANCE IS ANTICIPATED TO OCCUR.

H.

WE DO NOT ANTICIPATE ANY GROUND BREAKING CONSTRUCTION FOR OUR PROJECT. JUST THE USE OF EXISTING STRUCTURES AND THAT WITH VERY LIMITED MODIFICATIONS.

ALL CULTIVATION WILL TAKE PLACE IN RAISED BEDS WITH SIDEWALLS APPROXIMATELY 18-24 INCHES TALL. THE CULTIVATION SOIL WILL NOT SPILL OUT AND OVER THESE BEDS SO THERE IS NOT ANY ANTICIPATED EROSION. THE ARENA IN WHICH THE RAISED BEDS SITS IS FLAT AND FILLED WITH SAND. DURING RAINS THE WATER FLOWS THROUGH THE SAND INTO THE UNDERLYING SOIL. WE DO NOT ANTICIPATE ANY GROUND DISTURBANCE ACTIVITIES. NO NEW BUILDINGS OR ROADS WILL BE INTRODUCED. FURTHER CULTIVATION WILL NOT REQUIRE GROUND DISTURBANCE ACTIVITIES SINCE ALL CULTIVATION WILL TAKE PLACE IN RAISED BEDS SITED IN AN EXISTING EQUESTRIAN ARENA. THE ARENA ITSELF HAS AN EXISTING SAND BASE.

P.

RIPARIAN BUFFERS- WE DO NOT HAVE ANY KNOWN RIPARIAN BUFFERS IN THE CANNABIS ZONE.

Q.

WE DO NOT ANTICIPATE ANY GROUND BREAKING CONSTRUCTION FOR OUR PROJECT. JUST THE USE OF EXISTING STRUCTURES AND THAT WITH VERY LIMITED MODIFICATIONS.

R.

WE DO NOT ANTICIPATE ANY GROUND BREAKING CONSTRUCTION FOR OUR PROJECT. JUST THE USE OF EXISTING STRUCTURES AND THAT WITH VERY LIMITED MODIFICATIONS.

D.

OPERATIONAL REQUIREMENTS

-

EMPLOYEES-

AT PRESENT MYSELF AND MY EMPLOYEE LIVE ON SITE. WE WILL PROVIDE PARKING SPES FOR ANY TEMPORARY EMPLOYEES. I DO NOT ANTICIPATE HIRING MORE THAN A TOTAL OF TWO EMPLOYEES. THERE ARE ADEQUATE TOILET AND DRINKING WATER FACILITIES ON SITE. ALL SIGNAGE FOR HAZARD AND EMERGENCIES WILL POSTED IN VISIBLE AREAS. ONSITE CAMPING AND OVERNIGHT PARKING WILL NOT BE PERMITTED.

I.

I HAVE ONE EMPLOYEE AT PRESENT WHO LIVES ON SITE. I DO NOT ANTICIPATE HIRING ANYONE ELSE.

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, WHICH MAY INCLUDE: FEDERAL AND STATE WAGE AND HOUR LAWS, CAL/OSHA, OSHA, CALIFORNIA AGRICULTURAL LABOR RELATIONS ACT, AND THE SANTA CRUZ COUNTY CODE (INCLUDING THE BUILDING CODE).

1.

CANNABIS BUSINESS OPERATIONS WILL IMPLEMENT SAFETY PROTOCOLS AND PROVIDE ALL EMPLOYEES WITH ADEQUATE SAFETY TRAINING RELEVANT TO THEIR SPECIFIC JOB FUNCTIONS, WHICH INCLUDE, EMERGENCY RESPONSE PLANNING, ACCIDENT REPORTING AND INVESTIGATION POLICIES, FIRE PREVENTION, MAINTENANCE OF MATERIAL SAFETY DATA SHEETS (MSDS) AND ESTABLISH MATERIALS HANDLING POLICIES, PERSONAL PROTECTIVE EQUIPMENT POLICIES, INCLUDING RESPIRATORY PROTECTION.

2.

WE WILL VISIBLY POST AND MAINTAIN AN EMERGENCY CONTACT LIST WHICH INCLUDES AT A MINIMUM:

A.

OPERATION MANAGER CONTACTS;

B.

EMERGENCY RESPONDER CONTACTS; AND

C.

POISON CONTROL CONTACTS.

3.

EMPLOYEES PRESENTLY HAVE ACCESS TO SAFE DRINKING WATER AND TOILETS AND HANDWASHING FACILITIES THAT COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

4.

THE ONSITE-HOUSING PROVIDED TO EMPLOYEES COMPLIES WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS. NO CAMPING WILL BE PERMITTED ONSITE.

2.

HERBIVORY PREVENTION PLAN-

A.

MAINTAINING SANITATION IS IMPORTANT FOR RODENT CONTROL. WE ARE DILIGENT IN THAT REGARD. WE DO NOT USE ANY RODENTICIDES AS WE HAVE NOT FOUND RODENTS TO BE AN ISSUE. WE ALSO HAVE 5 BARN CATS WHO PATROL THE PREMISES. AN EIGHT-FOOT CHAIN-LINK FENCE AROUND THE CULTIVATION AREA WILL KEEP THE DEER OUT.

I.

PHYSICAL BARRIERS- WE MAY USE CHICKEN WIRE AROUND BASE OF FENCE BUT DOESN'T SEEM NECESSARY AT THIS POINT.

II.

MECHANICAL TRAPS- WE DO ON OCCASION USE MECHANICAL RAT TRAPS BUT THE CATS SEEM TO KEEP THE RATS IN CHECK. NO USE OF GLUE TRAPS.

III.

BIOLOGICAL CONTROLS: WE DO HAVE MANY PLACES FOR OWLS TO LIVE AND WE HAVE A SOLID POPULATION OF THEM. THESE OWLS ALSO HELP WITH RODENT CONTROL.

IV.

WE WILL CONSULT WITH THE "CONTROLLING SMALL ANIMAL PESTS," FROM THE UCSC FARM & GARDEN. https://casfs.ucsc.edu/documents/for-the-gardener/gopher_control.pdf

B.

WE WILL BE USING AN EIGHT-FOOT CHAIN-LINK FENCE WHICH WILL KEEP DEER OUT OF THE CULTIVATION AREA. WE WILL USE GOPHER WIRE UNDER THE BEDS TO KEEP RODENTS OUT. WE DO NOT HAVE A LARGE ISSUE WITH RATS BUT DO HAVE A MOLE AND GOPHER ISSUE AND USING WIRE UNDER THE BEDS SEEMS TO HELP. THERE IS A LARGE POPULATION OF OWLS AROUND THE FARM. WE ALSO HAVE A NUMBER OF BARN CATS WHO DO KEEP THE POPULATION IN CHECK. BUT USING GOPHER WIRE AND TALL FENCING WILL MITIGATE MOST IF NOT ALL THE MEANINGFUL HERBIVORE PROBLEM.

3.

RIPARIAN BUFFER PROTECTION- WE ARE NOT SITING THE CANNABIS SITE IN A RIPARIAN AREA.

A.

WE WILL NOT BE REMOVING ANY VEGETATION;

B.

WE WILL NOT BE STORING EQUIPMENT ETC. IN RIPARIAN SETBACKS. WE DO NOT ANTICIPATE ANY ACTIVITY IN A RIPARIAN ZONE.

4.

SUPPLEMENTAL LIGHTING FOR CULTIVATORS-- WE WILL NOT BE USING SUPPLEMENTAL LIGHTING FOR CULTIVATION.

A.

WE DO NOT ANTICIPATE USING ANY SUPPLEMENTAL LIGHTING. AS THIS IN AN OUTDOOR ONLY CULTIVATION SITE WE WILL NOT BE USING SUPPLEMENTAL LIGHTING.

5.

PESTICIDES, FUEL STORAGE, AND HAZARDOUS MATERIALS- WE WILL HAVE A SPECIFIC ROOM SET ASIDE FOR THE STORAGE OF FERTILIZER.

WE WILL ADHERE TO THE STATE PESTICIDE LAWS AND REGULATIONS ENFORCED BY THE COUNTY AGRICULTURAL COMMISSIONER'S OFFICE AND THE CALIFORNIA DEPARTMENT OF PESTICIDE REGULATION. THE ONLY PESTICIDES WE USE ARE NEEEM OIL AND THURICIDE BT. WE DO NOT ANTICIPATE USING ANYTHING ELSE OR HAVE THIS SEASON. THESE COME IN 8 OUNCE BOTTLES SO ARE EASY TO SAFELY STORE. THESE ARE CERTIFIED FOR ORGANIC USE BY THE ORGANIC MATERIALS REVIEW INSTITUTE. THESE WILL BE STORED IN A SEPARATE SHED OR CONTAINER MEANT FOR FERTILIZER AND PESTICIDES. THE VENTILATED SHED WILL BE CHECKED ROUTINELY.

5.

PESTICIDES, FUEL STORAGE, AND HAZARDOUS MATERIALS- WE WILL HAVE A SPECIFIC ROOM SET ASIDE FOR THE STORAGE OF FERTILIZER.

WE WILL ADHERE TO THE STATE PESTICIDE LAWS AND REGULATIONS ENFORCED BY THE COUNTY AGRICULTURAL COMMISSIONER'S OFFICE AND THE CALIFORNIA DEPARTMENT OF PESTICIDE REGULATION. THE ONLY PESTICIDES WE USE ARE NEEEM OIL AND THURICIDE BT. WE DO NOT ANTICIPATE USING ANYTHING ELSE OR HAVE THIS SEASON. THESE COME IN 8 OUNCE BOTTLES SO ARE EASY TO SAFELY STORE. THESE ARE CERTIFIED FOR ORGANIC USE BY THE ORGANIC MATERIALS REVIEW INSTITUTE. THESE WILL BE STORED IN A SEPARATE SHED OR CONTAINER MEANT FOR FERTILIZER AND PESTICIDES. THE VENTILATED SHED WILL BE CHECKED ROUTINELY.

8.

WASTE- WE DO NOT GENERATE ANY CANNABIS SPECIFIC WASTE. PAPER AND PLASTIC CONTAINERS ARE RECYCLED USING GREEN WASTE MANAGEMENT. PLANT MATTER IS COMPOSTED AFTER BEING SHREDDEN.

A.

WE COMPOST CANNABIS ORGANIC MATTER BY SHREDDING AND MIXING BACK INTO POTTING SOIL AS FINE MULCH. ALL OTHER PAPER AND RECYCLE WASTE DISPOSED OF IN TRASH BINS. WE DO NOT GENERATE ANY TOXIC OR HAZARDOUS WASTE OR LIQUID WASTE.

I.

PLANT MATTER IS COMPOSTED BACK INTO THE SOIL.

1.

PLANT STEMS AND STALKS ARE SHREDDED AND COMPOSTED BACK INTO SOIL.

A.

WE REUSE SOIL BY AMENDING IT.

B.

BY COMPOST WE MEAN PUTTING THE MATERIAL BACK INTO THE SOIL USED FOR PLANTING NEW CROPS.

2.

WE COMPOST ON SITE.

III.

LITTER CONTROL- STANDARD TRASH IS TAKEN TO THE DUMP BY GREEN WASTE. WE GENERATE A VERY SMALL TO INSIGNIFICANT AMOUNT OF TOTAL WASTE. GENERALLY CONSISTING OF A HALF DOZEN PLASTIC BAGS AND SOME CARDBOARD. WE REUSE WHAT WE CAN.

ALL PAPER AND TRASH WASTE AND RECYCLABLES ARE TAKEN TO THE DUMP VIA A HIRED DUMP SERVICE OR GREEN WASTE. THIS WILL BE DISPOSED OF AT THE COUNTY LANDFILL. ALL CANNABIS PLANT MATTER NOT USED FOR PROCESSING AND OR POST PROCESSING IS COMPOSTED BACK INTO THE SOIL BEDS VIA A MULCHER. THIS GRINDS THE WASTE TO A FINE SIZE AND GOES BACK INTO THE SOIL AS NUTRIENTS AND ORGANIC MATTER. IN THIS MANNER WE KEEP WASTE TO A MINIMUM.

9.

ALTERNATIVE ENERGY SOURCES- THE METER WE USE IS A SOLAR METER WITH PGE. WE HAVE SOLAR PANELS THAT GENERATE POWER THAT IS FED TO THE GRID. THEREFORE, WE USE RENEWABLE ENERGY TO POWER OUR CANNABIS OPERATION. WE DO NOT USE POWER FOR CULTIVATION LIGHTING. WE ARE AN OUTDOOR ONLY CULTIVATION. WE DO NOT ANTICIPATE USING ELECTRICAL GRID POWER FOR ANY OPERATIONS, EXCEPT FOR THE WELL PUMPS AND LIGHTS AND STANDARD 120 OUTLETS. THE METER THAT WILL POWER THE ELECTRIC ON SITE IS A SOLAR METER. SO WE ARE ALREADY USING A SOLAR SYSTEM TO PARTIALLY IF NOT COMPLETELY POWER THE OPERATION.

10.

ENERGY CONSERVATION-

WE USE A NOMINAL AMOUNT OF ENERGY FOR CULTIVATION AS WE ARE AN OUTDOOR CULTIVATION SITE.

II.

WE DO NOT ANTICIPATE USING ARTIFICIAL LIGHTING FOR CULTIVATION OR OTHER ACTIVITIES. ALL CULTIVATION WILL USE SUNLIGHT ONLY. THE MANUFACTURING AND DISTRIBUTION ACTIVITIES WILL INVOLVE STANDARD BUILDING POWER USAGE. NO HEAVY POWER USAGE. ENERGY AUDITS WILL BE CONDUCTED PERIODICALLY. OF THE TWO POWER METERS ON SITE ONE IS A SOLAR METER SO WE DO GENERATE SOLAR POWER AT THE 24685 SOQUEL SAN JOSE ROAD ADDRESS.

12.

CALFIRE HAS DEEMED OUR ACCESS MORE THAN ADEQUATE AS WE ARE IMMEDIATELY ADJACENT TO SOQUEL SAN JOSE ROAD AND OUR INTERNAL ROADS ARE SUFFICIENTLY WIDE ENOUGH FOR A FIRE TRUCK, ETC.

A.

VEHICLE ACCESS- WE ARE LOCATED IMMEDIATELY OFF OF SOQUEL SAN JOSE ROAD AND OUR INTERNAL DRIVE WAYS ARE 10 TO 14 FEET WIDE.

B.

RURAL ROAD MANAGEMENT- WE ARE NOT LOCATED IN A CSA.

13.

WE ANTICIPATE USING THE OLDER CANNABIS CULTIVATION AREA (OUTDOOR) TO GROW OTHER FOOD CROPS ONCE RELOCATION HAS OCCURRED. THE OLDER SITE IS ALSO SOLELY OUTDOORS AND CONSISTS OF COVERED RAISED BEDS AND PLANTING IN SOIL. WE PLAN ON USING THOSE BEDS FOR GROWING OTHER CROPS. THE NEW LOCATION IS A FEW HUNDRED FEET SOUTH OF THE EXISTING LOCATION.

A.

WE ARE NOT ABANDONING THE SITE BUT RATHER WILL USE IT FOR NON-CANNABIS FARMING OPERATIONS.

I.

WE ARE USING THE OLDER SITE FOR NON-CANNABIS FARMING.

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ARCHITECTS

3626 FOLSOM STREET, SF/CA 94110
415.726.6219

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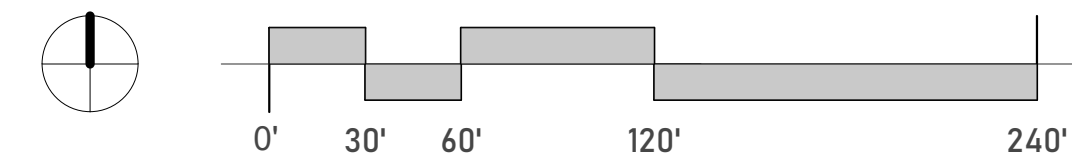
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Los Gatos, CA 95033
APN: 096-211-15

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BMOP

A 05

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The legend defines various symbols used in the site plan:

- PROPERTY LINE**: Represented by a solid black line.
- SETBACK LINES (PLANNING / CANNABIS)**: Represented by two parallel dashed black lines.
- TREELINE**: Represented by a dotted blue line.
- FENCING**: Represented by a thick dashed black line.
- CULTIVATION AREA**: Represented by a solid light green rectangle.
- NURSERY / IMMATURE AREA**: Represented by a solid light blue rectangle.
- SECURE WASTE AREA (SWA) - COMPOST**: Represented by a rectangle filled with a diagonal hatching pattern.
- SECURE HARVEST AREA (SHA) - TEMPORARY TRAILERS**: Represented by a solid grey rectangle.
- ACCESSORY STRUCTURES - SHEDS / SHADES**: Represented by an empty white rectangle with a thin black border.
- ACCESSIBLE PATH OF TRAVEL**: Represented by a series of eight chevron arrows pointing to the right.

[1.0]	CULTIVATION AREA 10,000 sf MATURE CANOPY RAISED BEDS W/ HOOP-HOUSE COVERS	[6.0]	HORSE BARN OVERFLOW / SEASONAL PARKING ALONG ROADSIDE [7.0] HORSE BARN
[2.0]	MANUFACTURING NONVOLATILE EXTRACTION HARVEST STORAGE	[8.0]	(E) SFR TO REMAIN THREE PARKING SPACES & GARAGE
[3.0]	DISTRIBUTION FIVE PARKING SPACE + ONE DISTRIBUTION VEHICLE SPACE ON EXISTING PAVING	[9.0]	(E) SFR TO REMAIN THREE PARKING SPACES

[6.0]	HORSE BARN OVERFLOW / SEASONAL PARKING AREA
[7.0]	HORSE BARN
[8.0]	(E) SFR TO REMAIN THREE PARKING SPACES & GARAGE
[9.0]	(E) SFR TO REMAIN THREE PARKING SPACES

- FENCING : NO NEW FENCING IS PROPOSED
EXISTING SITE HAS SEVERAL FENCED ENCLOSURES FOR LIVESTOCK (HORSES)
ONE OF THESE AREAS IS PROPOSED TO BE USED FOR CULTIVATION
SEE SUPPLEMENTAL INFORMATION FOR PHOTOGRAPHS OF EXISTING GATES.

-GATES : NO NEW GATES ARE PROPOSED
EXISTING SITE HAS AGRICULTURAL GATES AT SITE ENTRY/EXITS.
SEE SUPPLEMENTAL INFORMATION FOR PHOTOGRAPHS OF EXISTING GATES.

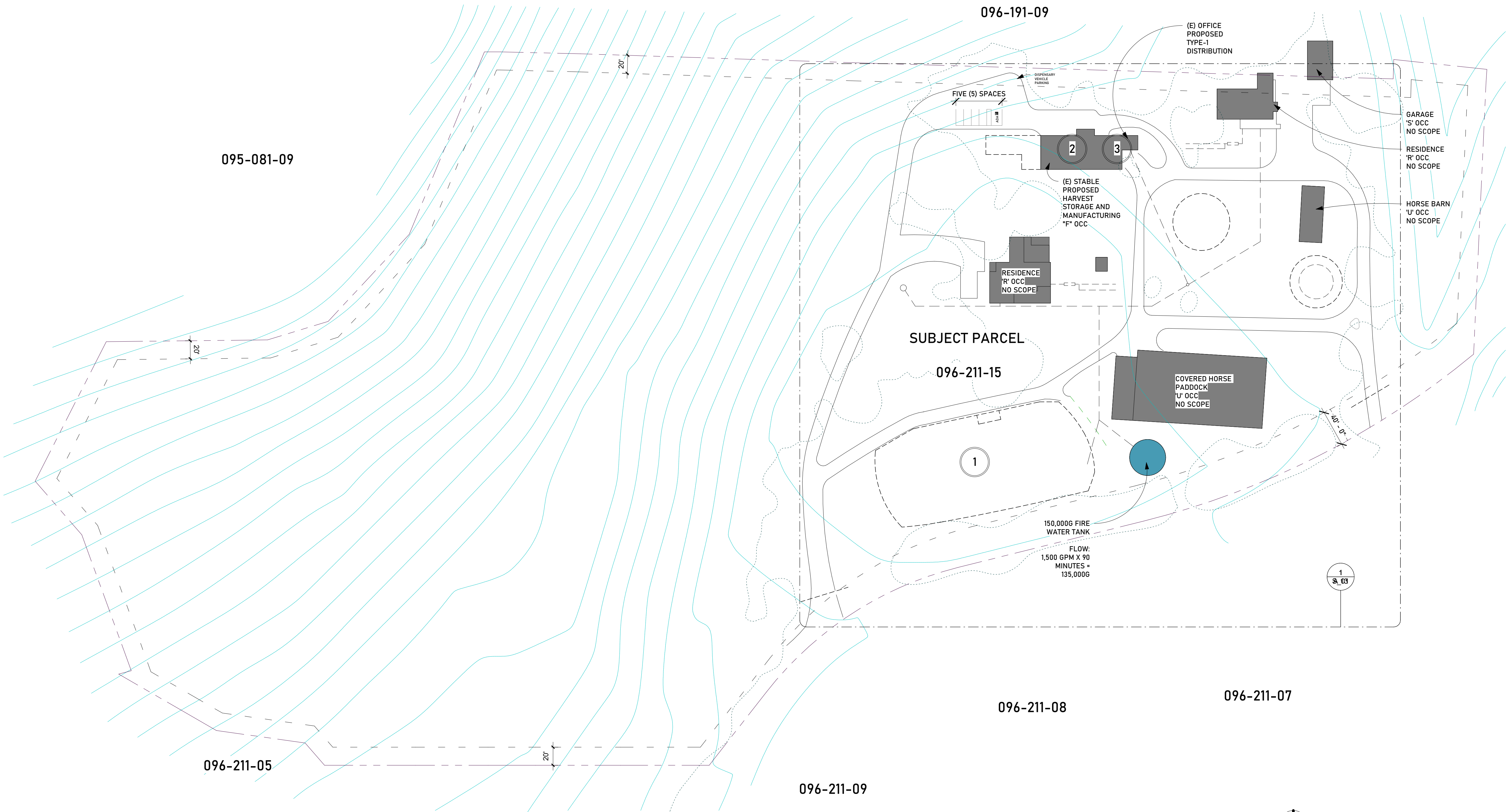
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SITE PLAN
OF ENTIRE
PARCEL -
PROPOSED

A 11



1 SITE PLAN OF ENTIRE PARCEL - PROPOSED
1" = 60'-0"

SITE PLAN LEGEND

	PROPERTY LINE
	SETBACK LINES (PLANNING / CANNABIS)
	TREELINE
	FENCING
	CULTIVATION AREA
	NURSERY / IMMATURE AREA
	SECURE WASTE AREA (SWA) - COMPOST
	SECURE HARVEST AREA (SHA) - TEMPORARY TRAILERS
	ACCESSORY STRUCTURES - SHEDS / SHADES
	ACCESSIBLE PATH OF TRAVEL

SITE PLAN ZONE KEY

[1.0]	CULTIVATION AREA 10,000 sf MATURE CANOPY RAISED BEDS W/ HOOP-HOUSE COVERS	[6.0]	HORSE BARN OVERFLOW / SEASONAL PARKING ALONG ROADSIDE
[2.0]	MANUFACTURING NONVOLATILE EXTRACTION HARVEST STORAGE	[7.0]	HORSE BARN
[3.0]	DISTRIBUTION FIVE PARKING SPACE + ONE DISTRIBUTION VEHICLE SPACE ON EXISTING PAVING	[8.0]	(E) SFR TO REMAIN THREE PARKING SPACES & GARAGE
		[9.0]	(E) SFR TO REMAIN THREE PARKING SPACES

ADDITIONAL GENERAL NOTES

- FENCING : NO NEW FENCING IS PROPOSED
EXISTING SITE HAS SEVERAL FENCED ENCLOSURES FOR LIVESTOCK (HORSES)
ONE OF THESE AREAS IS PROPOSED TO BE USED FOR CULTIVATION
SEE SUPPLEMENTAL INFORMATION FOR PHOTOGRAPHS OF EXISTING GATES.
- GATES : NO NEW GATES ARE PROPOSED
EXISTING SITE HAS AGRICULTURAL GATES AT SITE ENTRY/EXITS.
SEE SUPPLEMENTAL INFORMATION FOR PHOTOGRAPHS OF EXISTING GATES.

SITE PLAN ZONE KEY

- [1.0]

CULTIVATION AREA
10,000 sf MATURE CANOPY
RAISED BEDS W/ HOOP-HOUSE COVERS
- [2.0]

MANUFACTURING
NONVOLATILE EXTRACTION
HARVEST STORAGE
- [3.0]

DISTRIBUTION

FIVE PARKING SPACE
+ ONE DISTRIBUTION VEHICLE SPACE
ON EXISTING PAVING
- [6.0]

HORSE BARN
OVERFLOW / SEASONAL PARKING ALONG ROADSIDE
- [7.0]

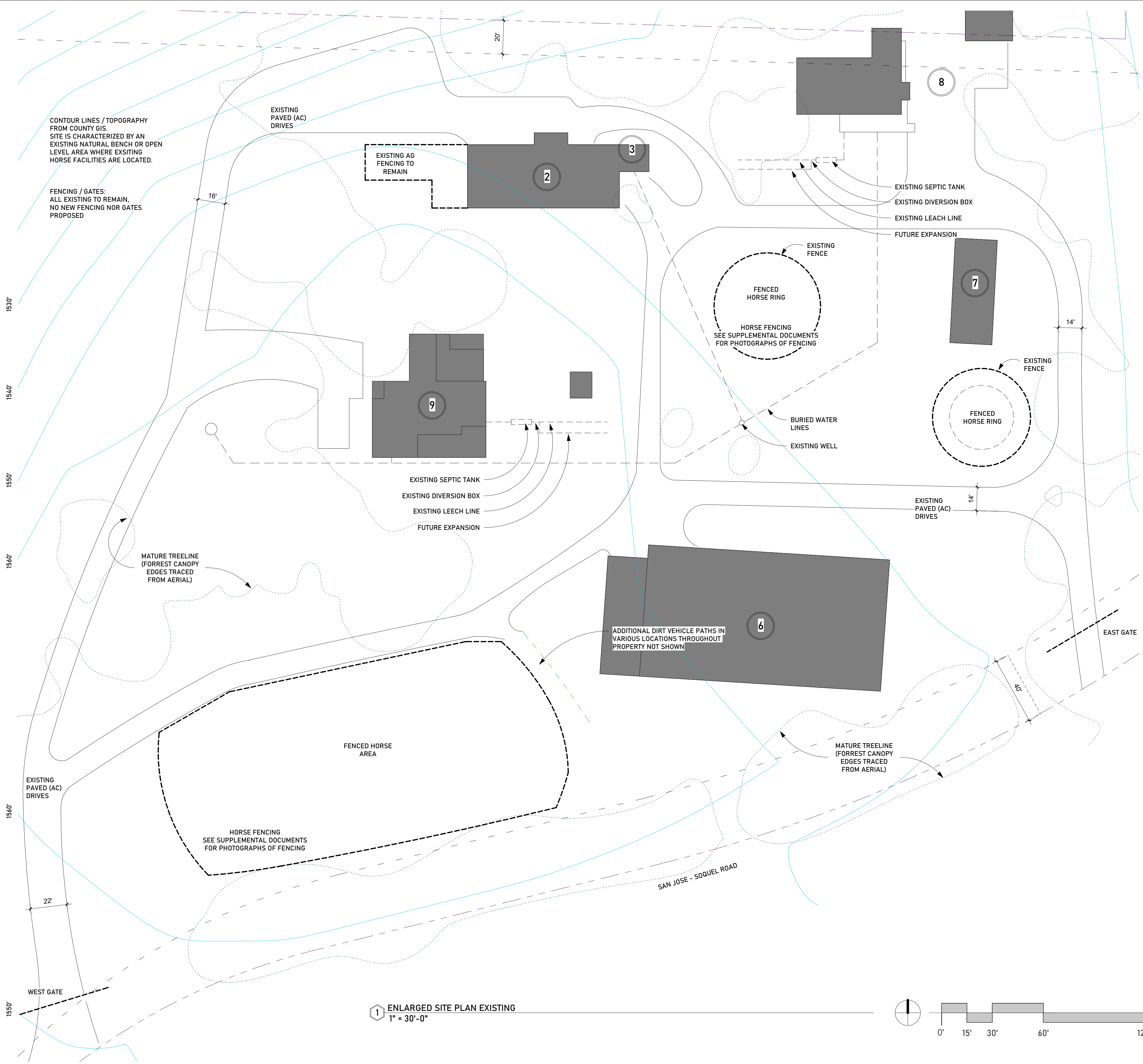
HORSE BARN
- [8.0]

(E) SFR TO REMAIN
THREE PARKING SPACES & GARAGE
- [9.0]

(E) SFR TO REMAIN
THREE PARKING SPACES

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINES (PLANNING / CANNABIS)
- FENCING
- CULTIVATION AREA
- NURSERY / IMMATURE AREA
- SECURE WASTE AREA (SWA) - COMPOST
- SECURE HARVEST AREA (SHA) -
TEMPORARY TRAILERS
- ACCESSORY STRUCTURES - SHEDS /
SHADES
- ACCESSIBLE PATH OF TRAVEL



SITE PLAN ZONE KEY

- [1.0]

CULTIVATION AREA
10,000 sf MATURE CANOPY
RAISED BEDS W/ HOOP-HOUSE COVERS
- [2.0]

MANUFACTURING
NONVOLATILE EXTRACTION
HARVEST STORAGE
- [3.0]

DISTRIBUTION

FIVE PARKING SPACE
+ ONE DISTRIBUTION VEHICLE SPACE
ON EXISTING PAVING
- [6.0]

HORSE BARN
OVERFLOW / SEASONAL PARKING ALONG ROADSIDE
- [7.0]

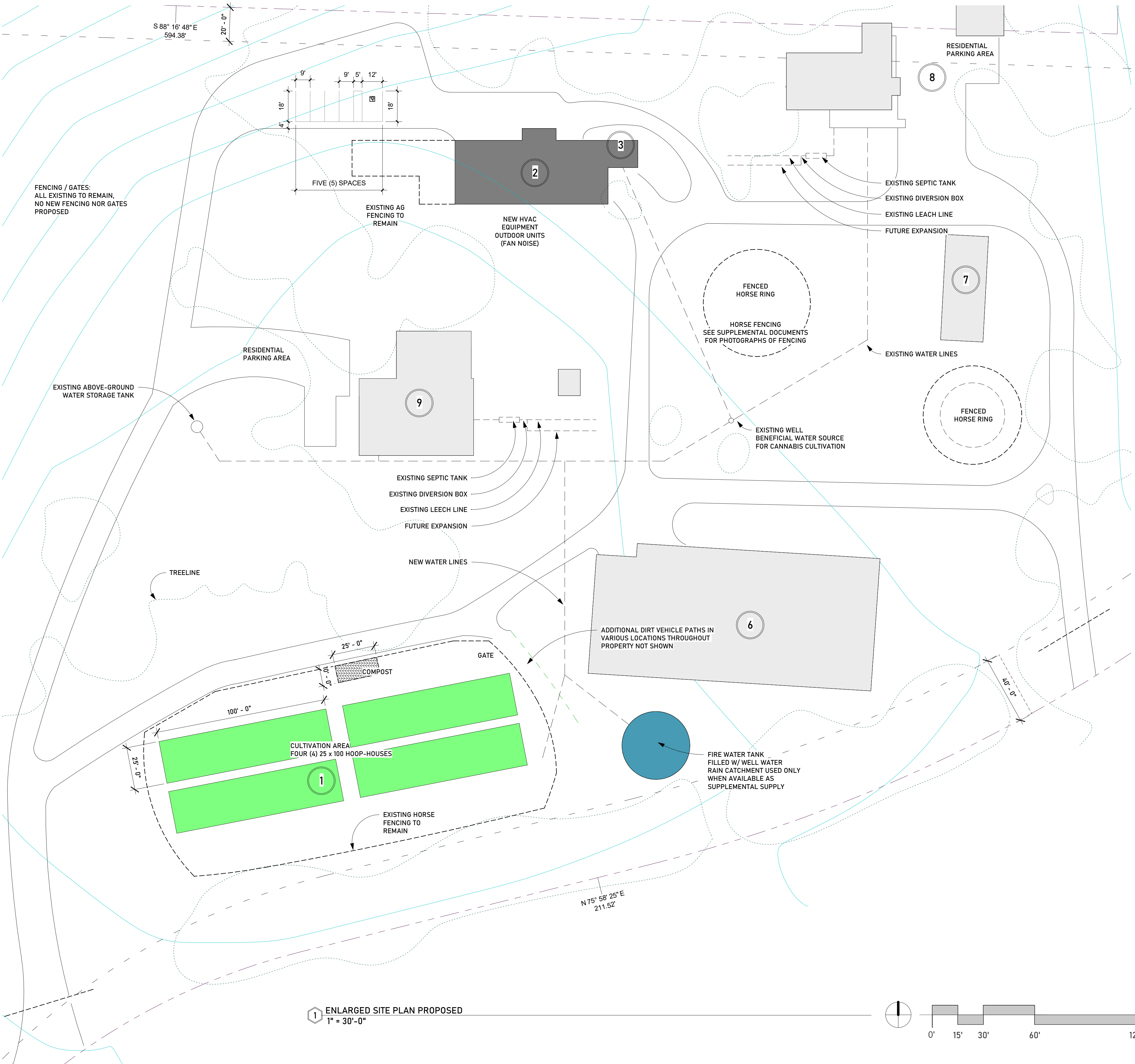
HORSE BARN
- [8.0]

(E) SFR TO REMAIN
THREE PARKING SPACES & GARAGE
- [9.0]

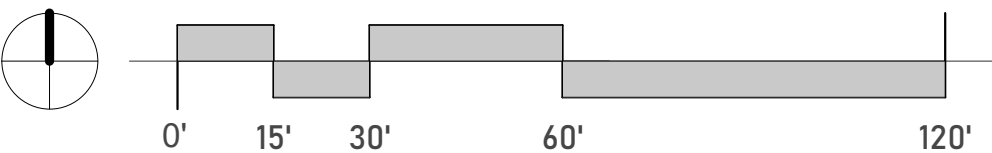
(E) SFR TO REMAIN
THREE PARKING SPACES

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINES (PLANNING / CANNABIS)
- FENCING
- CULTIVATION AREA
- NURSERY / IMMATURE AREA
- SECURE WASTE AREA (SWA) - COMPOST
- SECURE HARVEST AREA (SHA) -
TEMPORARY TRAILERS
- ACCESSORY STRUCTURES - SHEDS /
SHADES
- ACCESSIBLE PATH OF TRAVEL



1 ENLARGED SITE PLAN PROPOSED
1" = 30'-0"



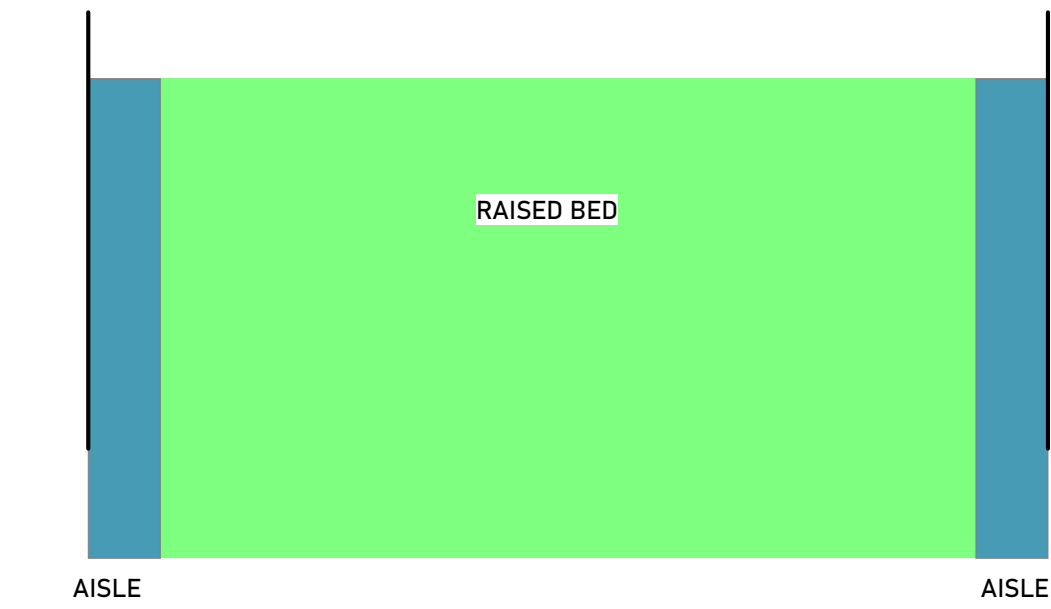
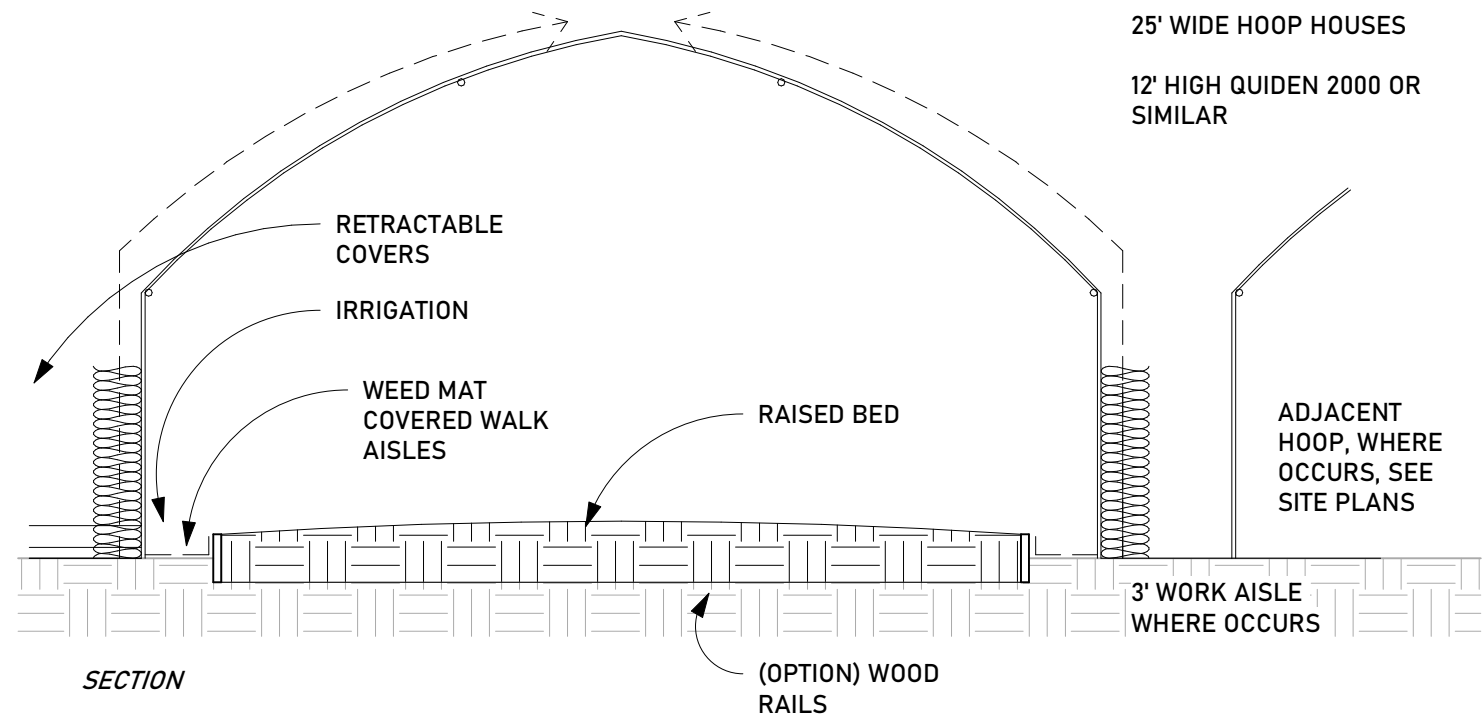
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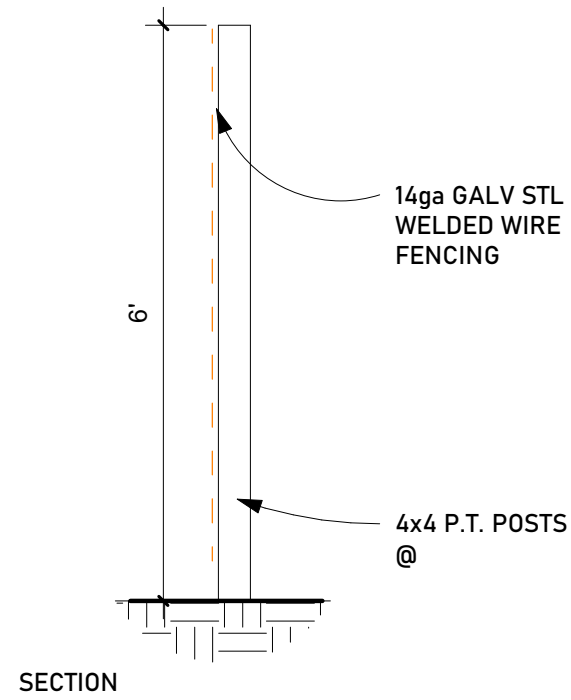
ENLARGED
SITE PLAN -
PROPOSED



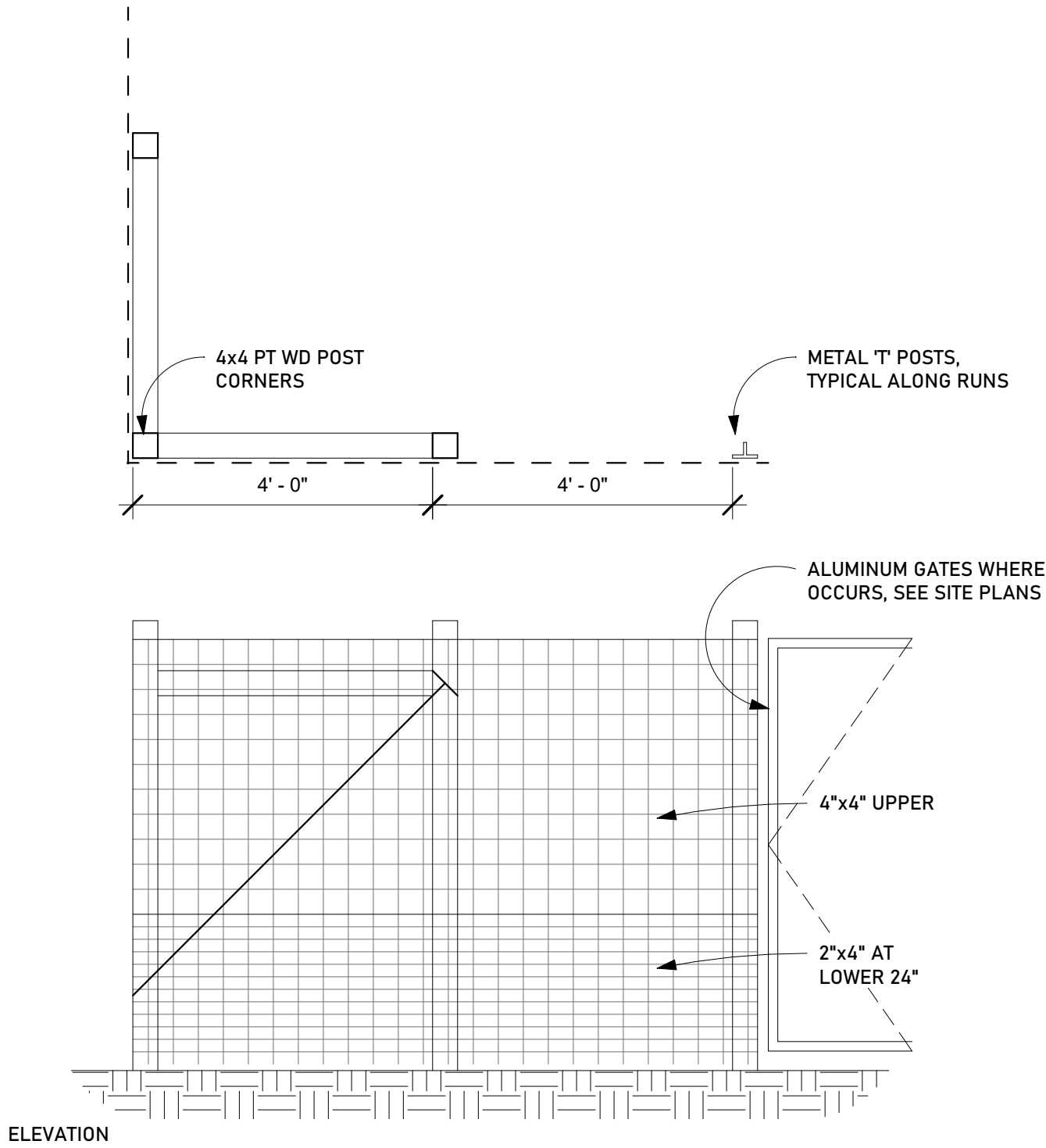
1 HOOP HOUSE & AISLE LAYOUT
1/4" = 1'-0"

NOTE:
SEE SUPPLEMENTAL MATERIALS SITE PHOTOS FOR INFORMATION REGARDING EXISTING SITE FENCING AND GATES.
FOR LARGE SIZES THERE ARE MANY OF THESE.

NOTE:
MODIFIED VERSION OF C.L.O.
TYPE 'A' FENCING
SIX FEET (6') HIGH DUE TO REMOTE LOCATION



2 SITE FENCE DETAILS
1/2" = 1'-0"



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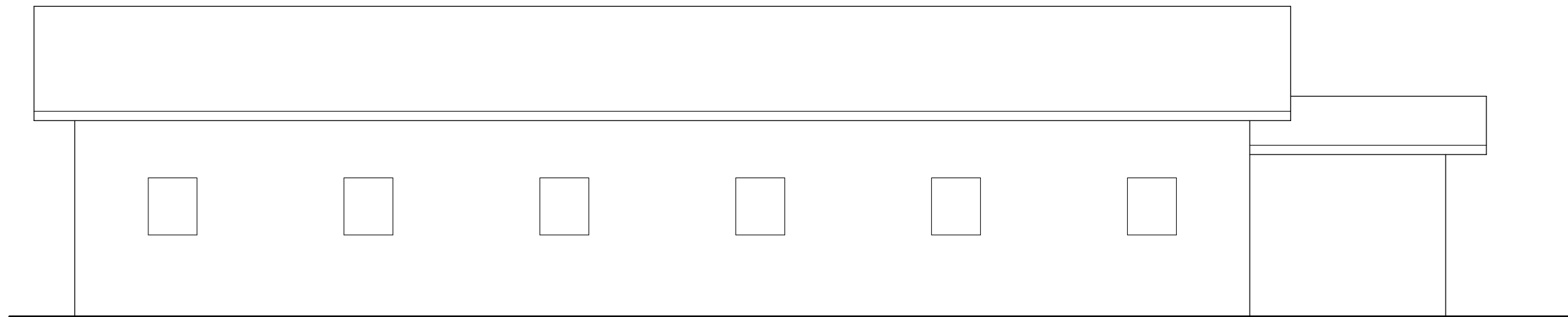
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SITE
DETAILS

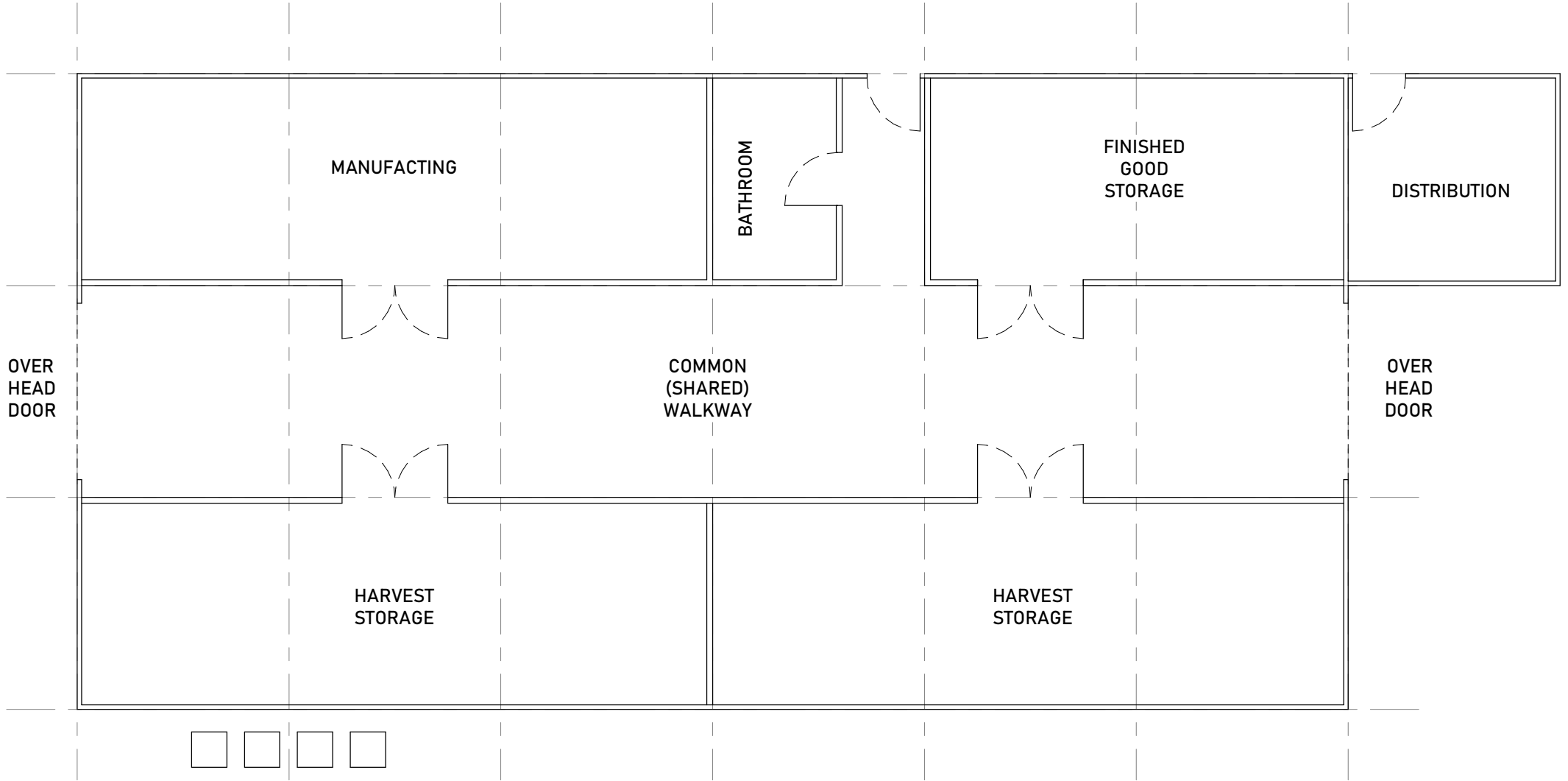
A 20



EXISTING
STABLES



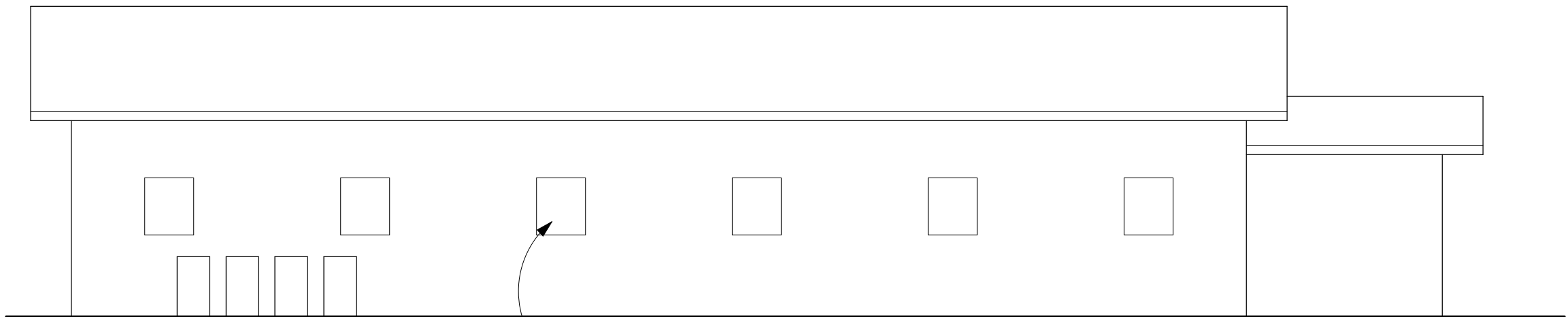
EXISTING
ELEVATION



PROPOSED
MANUFACTURING

NEW HVAC
EQUIPMENT
OUTDOOR UNITS
(FAN NOISE)

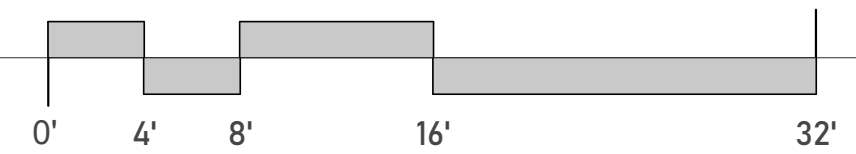
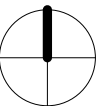
NOTE: ALL DOORS TO BE
SECURE W/ COMMERCIAL
HARDWARE



PROPOSED
ELEVATION

OPENINGS
INFILLED

1 MANUFACTURING BUILDING
1/8" = 1'-0"



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MANUFACTURING
BUILDING
BEFORE/AFTER

A 30

PROJECT INFORMATION

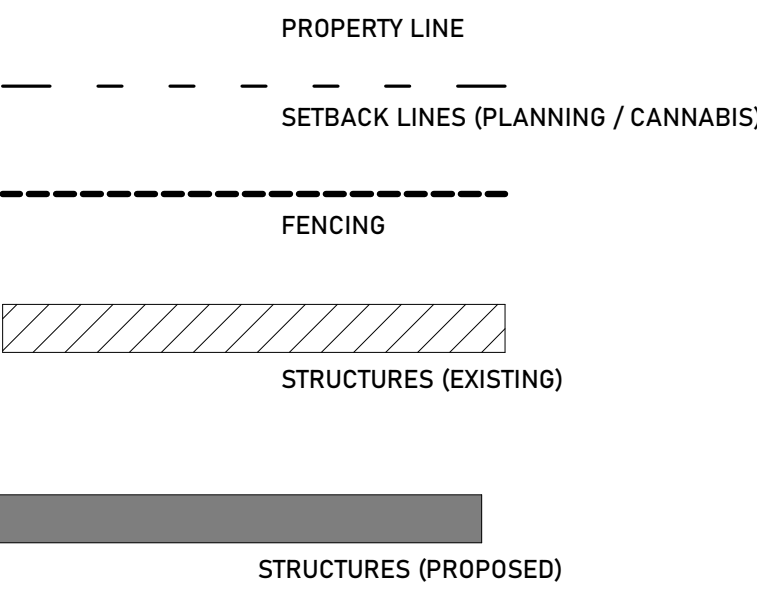
DESCRIPTION :

ADMINISTRATIVE USE PERMIT
COMMERCIAL CANNABIS CULTIVATION, MANUFACTURE AND
DISTRIBUTION

PROJECT IMPACT IS EXPECTED TO BE VERY MINIMAL.

THERE ARE NO KNOWN CONFLICTS WITH THE COUNTY DESIGN
CRITERIA.

SITE PLAN LEGEND



BEST MANAGEMENT PRACTICES

REQUIREMENTS FOR STORMWATER DISCHARGE RATES AND VOLUMES – AS PART OF
BEST PRACTICES, THERE WILL BE ADEQUATE ON AND OFF SITE DRAINAGE WITH NO
DOWNSTREAM RESTRICTIONS.

REQUIREMENTS TO MINIMIZE STORMWATER POLLUTANTS OF CONCERN – ALL
DEVELOPMENT HAS BEEN DESIGNED TO MINIMIZE THE GENERATION, TRANSPORT, AND
DISCHARGE OF POLLUTANTS.

SOURCE CONTROL MEASURES – THIS PROJECT WILL NOT HAVE POLLUTANT GENERATING
ACTIVITIES THUS SOURCE CONTROL MEASURES WILL NOT BE REQUIRED.

SAFE STORMWATER OVERFLOW REQUIREMENTS – STORMWATER WILL NOT BE DIVERTED
OR ALTERED AS A RESULT OF THE DEVELOPMENT AND WILL NOT ADVERSELY IMPACT
NEIGHBORING PROPERTIES OR DRAINAGE PATHWAYS.

HYDROLOGY REQUIREMENTS – THE PROJECT WILL COMPLY WITH THE REQUIREMENTS SET
FORTH IN SECTION H – HYDROLOGY DESIGN REQUIREMENTS OF THE COUNTY OF SANTA
CRUZ DESIGN CRITERIA DOCUMENT.

HYDRAULIC REQUIREMENTS – THE PROJECT WILL COMPLY WITH THE REQUIREMENTS SET
FORTH IN SECTION I – HYDRAULIC REQUIREMENTS OF THE COUNTY OF SANTA CRUZ
DESIGN CRITERIA DOCUMENT.

STORM DRAINAGE FACILITIES STANDARDS AND REQUIREMENTS – DUE TO ITS SMALL SIZE
AND MINIMAL NEW IMPERVIOUS AND SEMI-IMPERVIOUS SURFACE AREA, STORM
DRAINAGE FACILITIES WILL NOT BE REQUIRED BY THE PROJECT.

STORM DRAIN SYSTEM MARKING AND SIGNAGE – DUE TO ITS SMALL SIZE AND MINIMAL
NEW IMPERVIOUS AND SEMI-IMPERVIOUS SURFACE AREA, STORM DRAINAGE SYSTEM
MARKING AND SIGNAGE WILL NOT BE REQUIRED BY THE PROJECT.

SITE DESIGN AND RUNOFF REDUCTION REQUIREMENTS – THIS PROJECT DOES NOT
QUALIFY AS A LARGE PROJECT.

SITE PLAN ZONE KEY

[1.0]	CULTIVATION AREA	[6.0]	HORSE BARN OVERFLOW / SEASONAL PARKING ALONG ROADSIDE
	10,000 sf MATURE CANOPY	[7.0]	HORSE BARN
	RAISED BEDS W/ HOOP-HOUSE COVERS		
[2.0]	MANUFACTURING NONVOLATILE EXTRACTION HARVEST STORAGE NEW FIRE WATER STORAGE TANK	[8.0]	(E) SFR TO REMAIN THREE PARKING SPACES & GARAGE
		[9.0]	(E) SFR TO REMAIN THREE PARKING SPACES
[3.0]	DISTRIBUTION		
	FIVE PARKING SPACE + ONE DISTRIBUTION VEHICLE SPACE ON EXISTING PAVING		

NOTES

- SEE SITE DETAILS FOR CANOPY
CALCULATIONS [A20].

PROJECT SIZE THRESHOLD DETERMINATION FORM ("APPENDIX A")

Appendix A - Project Information &
Threshold Determination Form

STORMWATER CONTROL PLAN (SWP) - Project Information & Threshold Determination Form

Completion of this form shall be used as guidance by the applicant

All projects shall maintain pre-development runoff rates & patterns

For any questions on this form, please contact DPW Stormwater Management at 831-454-2160.

PROJECT & CONTACT INFORMATION

24725 Soquel San Jose Rd	Building Permit No. / Discretionary Application
Project Street Address	SANTA CRUZ CANNABIS COMPANY, INC
NEIL GAVANDE	Project Name (Alias)
Property Owner's/Representative Name	
096-211-15	Property Owner/Representative's Firm
Assessor's Parcel No (APN)	850-709-7067
DAVID WHITFIELD	Property Owner/Representative's Phone No.
Applicant's Name (i.e. design professional)	WHITFIELD ARCHITECTS
No Flood Control Zone	Applicant's Firm Name
Flood Control District (if applicable):	415.724.6279
	Applicant's Phone No.

PROJECT DESCRIPTION

Lot Coverage (measured in square feet)	Actual (sq. ft.)	Adjusted (sq. ft.)*
A. Total lot size:	898,207	
B. Existing Permitted Impervious Area:	74,000	
C. Replaced permitted impervious area:		
D. Replaced permitted semi-impervious area*:		0
D. Proposed new self-treating area:		
E. Proposed new impervious area:	1,300	
F. Proposed new semi-impervious area*:		0
Total replaced impervious & semi-impervious area: 0 sq.ft.		
Total proposed impervious & semi-impervious area: 1,300 sq.ft.		

Project Threshold Classification

- ☐ **Small Project** (less than 500 sq.ft. created and/or replaced) - Use Appendix B 'Small Project Submittal Requirements' for submittal requirement guidance.
- ☒ **Medium Project** (500 sq.ft. but less than 5,000 sq.ft. created and/or replaced) - Use Appendix C 'Medium Project Submittal Requirements' for submittal requirement guidance.
- ☐ **Large Project** (5,000 sq.ft. or more created and/or replaced OR 50% increase in permitted impervious area**) - Use Appendix D 'Large Project Submittal Requirements' for submittal requirement guidance.

Application is part of a phased project OR master plan?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
Application will maintain pre-development runoff patterns?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Application is unable to comply with Part 3 of the Design Criteria requirements & is electing to request a waiver(s) Please provide a brief description (below):	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

*Form will apply a 50% credit for semi-impervious areas as final count. Applicant shall not apply the credit.

**Projects that add more than 50% impervious area coverage are required to mitigate the entire site.

***Disclaimer: Permit review is based the information provided, additional clarification may be required for undisclosed/unidentified areas. Unaccounted areas may reclassify the project threshold.



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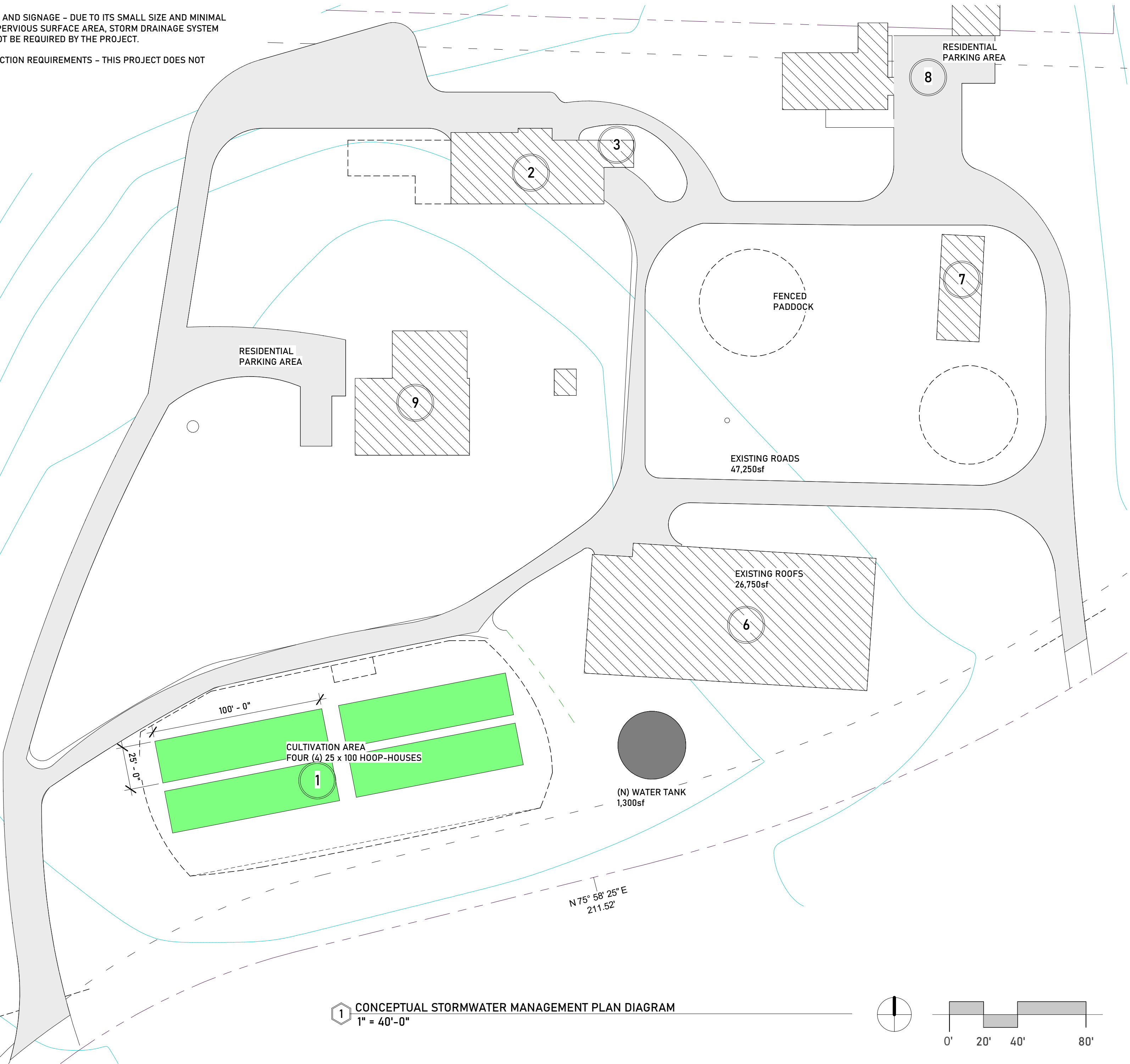
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Los Gatos, CA 95033
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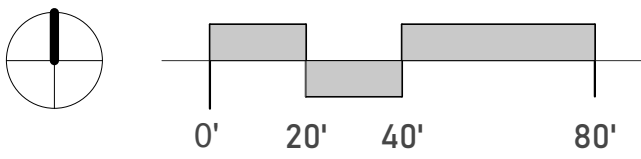
ISSUED
13 OCTOBER 2020

CONCEPTUAL
STORMWATER
MANAGEMENT
PLAN

A 40



1 CONCEPTUAL STORMWATER MANAGEMENT PLAN DIAGRAM
1" = 40'-0"



FIRE PREVENTION NOTES & CHECKLIST

REVIEW CONDITIONS OF THE PROPERTY ONCE A MONTH FROM JUNE TO DECEMBER TO VERIFY CONDITIONS ARE MAINTAINED.
IDENTIFY ANY AREAS NEEDING REMEDIATION AND MAKE AN IMMEDIATE PLAN FOR REMEDY.

MAINTAIN EFFECTIVE DEFENSIBLE SPACE BY REMOVING, MODIFYING, OR THINNING HIGHLY IGNITABLE SHRUBS, TREES OR PLANTS AND OTHER FLAMMABLE MATERIALS FROM AREAS WITHIN 100 HORIZONTAL FEET OF STRUCTURES.

ZONE ONE: AREA WITHIN A 50 FOOT RADIUS OF ANY STRUCTURE. MUST BE MODIFIED TREATED AND PLANTED WITH FIRE RESISTIVE PLANTS

ZONE TWO: AREA BETWEEN 50 TO 100 FEET FROM THE STRUCTURE. NATIVE VEGETATION MAY REMAIN, BUT IT MUST BE THINNED BY 50% WHEN THE PARCEL IS COMPARED TO THE NATURAL WILDLAND SETTING ADJACENT TO IT. ALL DEAD AND DYING VEGETATION MUST BE REMOVED. GRASS AND OTHER VEGETATION LESS THAN 18" IN HEIGHT ABOVE THE GROUND NEED NOT BE REMOVED WHEN NECESSARY TO STABILIZE THE SOIL AND PREVENT EROSION.

REMOVE ALL DEAD WOOD FROM TREES ADJACENT TO OR OVERHANGING A BUILDING. REMOVE LIMBS FROM BOTTOM 1/3 OF TREE, UP TO A MAXIMUM OF 6 FEET ABOVE THE GROUND, AND ALL LIMBS WITHIN 10 FOOT RADIUS OF THE CHIMNEY STACK OPENING; REMOVE DEBRIS FROM UNDER TREES.

REMOVE LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH FROM ALL ROOFS AND GUTTERS.

STACK FIREWOOD 30 FEET AWAY FROM STRUCTURES.

REMOVE GARBAGE, REFUSE, RUBBISH, TRASH, CUTTINGS, FALLEN LIMBS, TRIMMINGS, OR OTHER EASILY IGNITABLE WASTE MATERIAL FROM PROPERTY.

LOCATE COMBUSTABLE PATIO FURNITURE, UMBRELLAS OR SIMILAR AWAY FROM STRUCTURES.

REMOVE ALL COMBUSTIBLE VEGETATION WITHIN 10 FEET ALONG BOTH SIDES OF ROADWAYS AND DRIVEWAYS.

MAINTAIN A 13 FOOT 6 INCH VERTICAL CLEARANCE OVER / ABOVE ALL ROADS AND DRIVEWAYS FOR EMERGENCY VEHICLES.

REMOVE ALL ITEMS THAT WOULD EASILY IGNITE SUCH AS TRASH OR SHRUBS AND TREES WITHIN 10 FEET OF PROPANE TANKS.

DISPLAY ADDRESS AT A LOCATION PLAINLY VISIBLE TO EMERGENCY VEHICLES ON THE STREET OR ROADWAY FRONTING YOUR PROPERTY.

COMPLIANCE NOTES

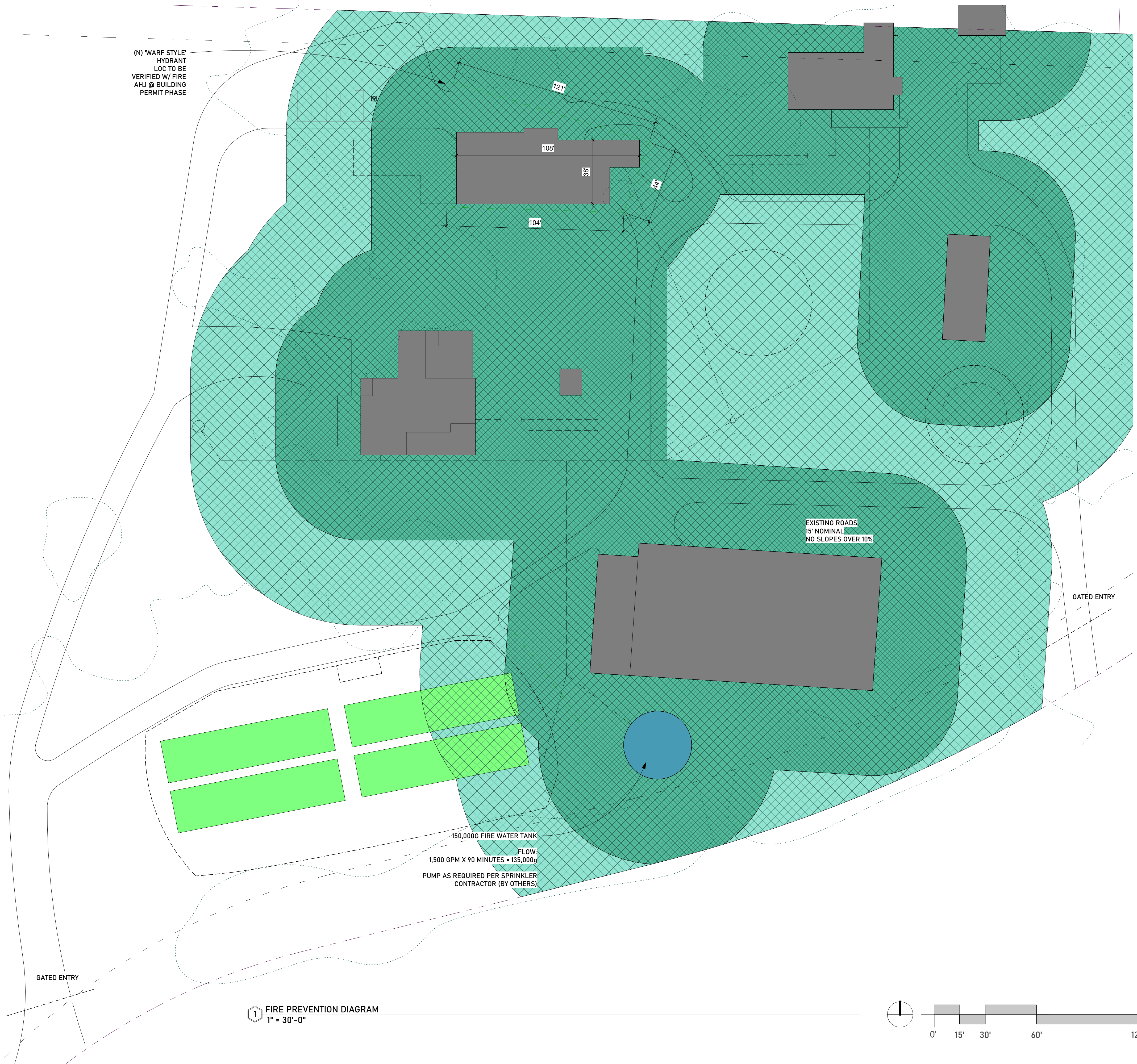
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- A 100-FOOT CLEARANCE SHALL BE MAINTAINED AROUND AND ADJACENT TO THE BUILDING OR STRUCTURE TO PROVIDE ADDITIONAL FIRE PROTECTION OR FIRE BREAK BY REMOVING ALL BRUSH, FLAMMABLE VEGETATION, OR COMBUSTIBLE GROWTH.

SITE PLAN ZONE KEY

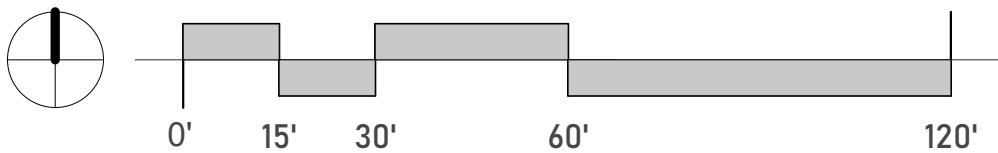
- [1] CULTIVATION AREA
- [2] MANUFACTURING
NON-VOLATILE EXTRACTION
HARVEST STORAGE
- [3] DISTRIBUTION
- [6][7] HORSE BARNs (& SIMILAR AND RELATED)
- [8][9] RESIDENCES (& SIMILAR AND RELATED)

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINES (PLANNING / CANNABIS)
- FENCING
- ZONE 1 DEFENSIBLE AREA (50')
- ZONE 2 DEFENSIBLE AREA (50' - 100')
- DRIVE VEGETATION MAINTENANCE ZONE (10')
- PERMANENT STRUCTURES
(EXISTING AND PROPOSED)
- SEASONAL / TEMPORARY ELEMENTS



1 FIRE PREVENTION DIAGRAM
1" = 30'-0"



PROPERTY LINE

SETBACK LINES (PLANNING / CANNABIS)

FENCING

CULTIVATION AREA

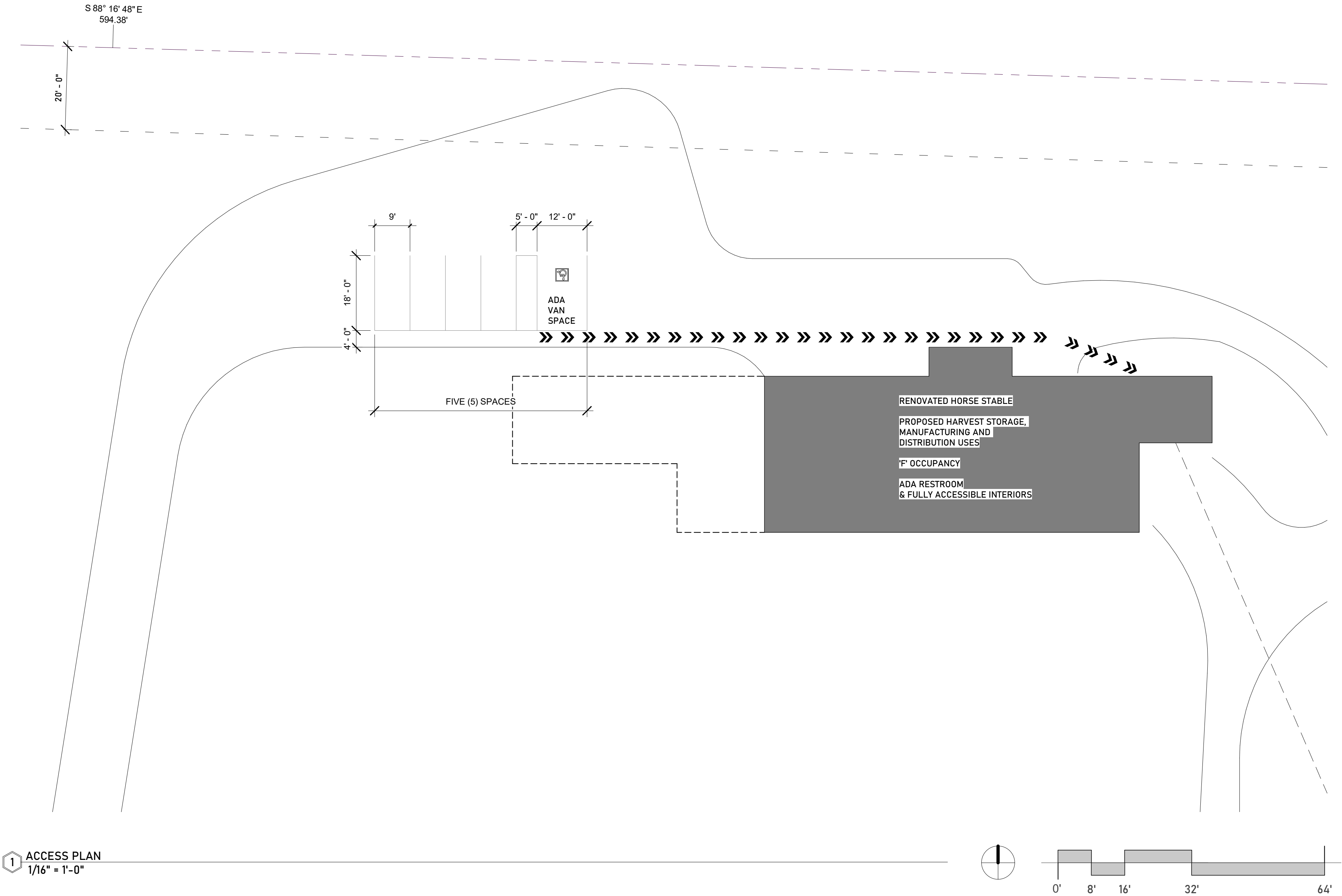
SECURE WASTE AREA (SWA) - COMPOST

ACCESSIBLE PATH OF TRAVEL

ACCESSIBLE ROUTES AND ACCESSIBLE PARKING AREA(S) SHALL BE FIRM, STABLE, AND SLIP RESISTANT. CROSS SLOPES SHALL NOT EXCEED 1:48. [CBC 11B-302.1]

HARVEST STORAGE & MANUFACTURING - 2-3 OCCUPANTS

PROPOSE ONE ACCESSIBLE (VAN) SPACE



DO NOT DISTRIBUTE

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