



Staff Report to the Zoning Administrator

Application Number: **191013**

Applicant: Swift Consulting Services, c/o
John Swift

Agenda Date: 9/20/2019

Owner: Zarabanda LLC

Agenda Item #: 3

APN: 109-041-07

Time: After 9:00 a.m.

Site Address: 785 Travers Lane, Watsonville, CA 95076-8633

Project Description: Proposal to operate a Class A outdoor cannabis cultivation facility with up to two cultivators and a combined cultivation area not to exceed 19,553 square feet located in the A (Agriculture) zone district. Requires a Commercial Development Permit and a determination that the project is exempt from further environmental review under the California Environmental Quality Act (CEQA).

Location: Property located on the west side of Travers Lane (785 Travers Lane) approximately 2/3 of a mile northwest of the intersection with Green Valley Road.

Permits Required: Commercial Development Permit with approval by the Zoning Administrator

Supervisory District: 2nd District (District Supervisor: Zach Friend)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 191013 based on the attached findings and conditions.

Project Description & Setting

Setting

The subject property is located on the west side of Travers Lane (785 Travers Lane), approximately 3,500 feet northwest of the intersection with Green Valley Road. An intermittent stream is located directly to the west of Travers Lane, and between the developed portion of the property and Travers Lane. The parcel slopes upward and west from Travers Lane from approximately the 370-foot elevation to the 650-foot elevation at the western boundary of the parcel.

to 40 acres in size. This parcel is adjacent to and north of Commercial Agriculture zoned land in the Green Valley road area, northwest of a pocket of four, small 2-4 acre parcels zoned Residential Agriculture, and developed with residential dwellings. The parcel is located northeast of a larger pocket of topographically separated Residential Agriculture zoned properties located in the foothills of the Eureka Planning area.

The subject property is topographically and physically separated from all surrounding property by significant mature vegetation, blocking views of the property from all directions.

Existing Property Improvements/Background

The parcel is developed with a one-story, three-bedroom single family dwelling constructed in 1903, two non-habitable accessory structures (barns/sheds) constructed in 1946, and a dilapidated agricultural caretaker's mobile home originally approved in 1992 under Use Permit 92-0160. The caretaker's unit permit is currently void as it expired five years from the date of approval and required renewal. All existing buildings are located toward the front of the site adjacent to Travers Lane.

The site contains an existing fruit orchard that does not appear to have been actively farmed in a period of years. The site has a history of medical cannabis cultivation located along the northwest property line, taking place between 2010 to 2016 at the upper portion of the site. This area and roadway were not constructed with the benefit of a grading permit and has eroded due to poor management practices resulting from the unimproved road surface combined with a lack of drainage improvements. Code violations were established in 2010 and resolved in 2014, subject to monitoring. Significant erosion occurred more recently as a result of heavy winter rains and requires rectification.

Project Description Detail

The applicant proposes cultivation exclusively, with no drying or processing of cultivated plants on site. The existing cultivation area will be abandoned and restored to its natural condition. Processing and distribution of cultivated cannabis is proposed to be contracted and performed by a licensed distributor authorized by the Cannabis Licensing Office to retrieve harvested material from the two proposed licensees.

Cultivation is proposed in an existing apple orchard, in close proximity to the existing structures. The proposed cultivation area is approximately 200 feet by 110 feet in dimension with a proposed cannabis canopy of 19,553 square feet, located approximately 150 feet south of the northern property line and 330 feet west of the front property line along Travers Lane. The cultivation area is proposed in an area that is gently sloped. Existing orchard trees are proposed to be maintained except in the area of the cultivation.

No grading is proposed in the area of the cultivation site with exception of agricultural tilling and clearing of existing fruit trees. The project includes grading, drainage, and erosion control plans to rectify erosion that resulted from uncontrolled drainage on the existing unpaved roadway. Grading activities volumes include recognition of 78 cubic yards of cut and 22 cubic yards of fill associated with grading activities in the pre-existing cultivation area, deposition of 157 cubic

yards of compacted base rock on the existing roadway, and approximately 25 cubic yards of cut for reconstruction and enlargement of an existing sediment trap to prevent uncontrolled erosion.

The site is currently fenced with 6-foot chain link fencing along the front (east) and side (north and south) property line. No additional fencing is proposed with exception of 8-foot poly deer fencing around the cultivation area. An existing locked gate is located at the entry at Travers Lane.

The applicant proposes approximately two full-time and two part-time staff for day to day cultivation and six to eight temporary employees during harvest period, approximately one week. One to two harvests are anticipated annually. The site manager and primary cultivator propose to live on site. Harvest employees will be carpooled to the site.

The applicant proposes storage of pesticides in an existing barn/shed building identified as building four on the project plans.

The project plans include security plan improvements to ensure site public safety. This plan is confidential to the Sheriff's office, but generally includes, fencing, security cameras, and motion activated site lighting. Final security plan improvements are required prior to issuance of the cannabis license by the Sheriff's Office.

Permit Requirement

Pursuant to County Code 13.10.312-314, a commercial development permit with approval by the Zoning Administrator is required for cannabis cultivation within an Agriculture zone district.

Zoning & General Plan Consistency

The subject property is an approximately 29-acre lot, located in the A (Agriculture) zone district, a designation which allows cannabis agricultural uses. The proposed cultivation use is an allowed use within the zone district and the project is consistent with the site's R-M (Mountain Residential) General Plan designation.

Cultivation Canopy Allowance								
Zone District - License Type	Number Of Licenses		Site Acreage		Outdoor Cultivation Canopy Allowance	Outdoor Cultivation Canopy Proposed	Indoor Cultivation Canopy Proposed	Total Canopy Proposed
A - Class A	Multiple License	2	APN 109-041-07	29.93 acres	1.5% of a parcel greater than 20 acres in size (and maximum 22,000 square feet acre)	19,555 square feet	N/A	19,553 square feet

Key Regulatory Areas

Archaeological Assessment

The site is mapped for archaeological resources. An archaeological report was required by Environmental Planning staff and prepared by Albion, dated March 2019. The report made a finding of absence of resources and was accepted by the Environmental Planning staff. Notwithstanding, recommended conditions of the report recommend:

- A. Should archaeological resources from either the pre-contact or historic period be encountered during construction related ground disturbance, operations shall stop within 50 feet of the find and a qualified professional archaeologist meeting the Secretary of the Interior Standards shall be called. The archaeologist shall be given enough time to assess the discovery for significance and to make recommendations for treatment. If a find is determined to be potentially significant, appropriate mitigation measures shall be formulated and implemented.
- B. If human burials are encountered, work shall stop within 100 feet of the find, and the County Coroner shall be notified immediately. If human remains are of Native American origin, the Coroner shall notify the Native American Heritage Commission within 24 hours. The Commission shall then notify the "Most Likely Descendant", who has 24 hours to make recommendations to the landowner for the disposition of the remains.

The project is conditioned to meet the report recommendations.

Security/Lighting

The security plan was reviewed by the County Sheriff responsible for reviewing cannabis related

projects. The security plan received a preliminary recommendation for approval, with final approval prior to issuance of a cultivation license by the Cannabis Licensing Office. To ensure that the security plan is not compromised by making its details public, the sheriff will retain the detailed security plan.

In general, the security plan includes the existing site entry gate, existing 6-foot chain link fencing around the property perimeter with exception of the western property line, which has no direct access to the site due to steep topography and does not require fencing. Additional security measures include proposed 10-foot deer fencing around the cultivation area, proposed no-trespassing signs, motion activated lighting plan, video surveillance, employee training, and transportation/delivery security related controls. No harvested product is proposed to be stored on site and no cash will be kept on site.

As required, lighting associated with the security plan requires a building permit prior to issuance of the cultivation license. In addition, the Sheriff may require final fencing proposed around the cultivation to be six feet chain link for co-location projects. Thus, the project is conditioned to meet requirements of the Sheriff's office, including potential revision to provide a 6-foot chain link fence.

Odor

In keeping with County Code Section 13.10.650 (C) (4) and (B) (19) outdoor cultivation is required to meet a minimum setback of 400 feet to habitable structures on adjoining properties, and otherwise take neighboring sensitive receptors into account in site selection.

The existing cultivation has been removed due to non-compliance with the required setback.

The proposed operation has been sited to meet the minimum 400-foot setback from any habitable structure (412 feet, 601 feet, 736 feet, and 979 feet respectively) and setbacks are included on the project plans to all habitable uses in proximity to the operation. The proposed cultivation is otherwise not located within proximity to other sensitive receptors. Furthermore, odor is typically associated with agricultural crops and the proposed operation will be in keeping with the purpose of the A zone district. Therefore, the project complies with these standards. Furthermore, the canopy size is limited to less than a half-acre. Notwithstanding, should odor complaints be substantiated by the Monterey Bay Air Quality Control Board, the Licensing Official may reduce the canopy allowance to minimize odor. The cultivation canopy is proposed on the upper end of the canopy allowance by Code, so flexibility is provided to the Licensing Official to impose odor control measures should odor become significant despite setback compliance. This could include reduction in the canopy allowance.

Unpermitted Grading/Drainage Rectification

Grading and drainage plans are included in the project plans to address uncontrolled drainage and erosion that resulted from unimproved roadway conditions associated with development of the access to the previous cultivation operation and grading associated with terracing of the cultivation site.

Once implemented, the proposed grading and drainage improvements will rectify the erosion and grading that occurred previously and restore the site. A grading permit is a condition of project approval prior to operation of the proposed cultivation.

Environmental Review

Environmental review has not been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA). A CEQA exemption form is attached as Exhibit A. The project qualifies for a number of exemptions, principally Class 1 and Class 3, in that the proposed use is essentially a continuation of an existing agricultural use with negligible or no expansion of use and only minimal construction of security measures and roadway improvements associated with the use.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Conditions of approval require that prior to issuance of the cultivation license, the applicant is required to obtain a building permit for security improvements for motion sensor lighting and security cameras, co-location fencing approval, etc., a grading permit for grading and drainage associated with the roadway restoration, and a demolition permit for removal of the existing unpermitted caretakers unit. All this work is required to be finished prior to issuance of the cultivation license. Furthermore, the permit conditions of approval are required to remain in effect during operation of the licensed cannabis operation. It should be noted that operational condition of use approval requires:

- In the event that future County inspections of the subject property by the Cannabis Office or the Planning Department Office disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including use permit revocation.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **191013** based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Program Statement
- G. Parcel information

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 191013

Assessor Parcel Number: 109-041-07

Project Location: 785 Travers Lane, Watsonville, CA 95076

Project Description: Proposal to operate a Class A outdoor cannabis cultivation facility with up to two cultivators and a combined cultivation area not to exceed 19,553 square feet located in the A (Agriculture) zone district. Requires a Commercial Development Permit.

Person or Agency Proposing Project: John Swift, Swift Consulting Services

Contact Phone Number: (831) 459-9992 x103

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
- E. ☒ **Categorical Exemption**

Specify type:

Class	Category	Description
Class 1	Existing Facilities	Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. (Cal. Code Regs., tit. 14, §15301.)
Class 3	New Construction or Conversion of Small Structures	Consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. (Cal. Code Regs., tit. 14, § 15303.)
Class 4	Minor Alterations to Land	Consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. (Cal. Code Regs., tit. 14, § 15304.)

EXHIBIT A

Class 5	Minor Alterations in Land Use Limitations	Consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. (Cal. Code Regs., tit. 14, § 15305.)
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F. Reasons why the project is exempt:

The proposed use is essentially a continuation of an existing agricultural use with minor alterations to the land for security fencing and lighting associated with only minor alterations to the site.

In addition, none of the conditions described in Section 15300.2 apply to this project.

Sheila McDaniel, Project Planner

Date: _____

Commercial Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the cannabis cultivation would be located in an area designated for cultivation use. The proposed cultivation area would comply with the maximum 19, 553 square foot allowance for co-location cultivations within the Agriculture zone district on a parcel greater than 20 acres in size. The proposed cultivation would comply with the required 400-foot setback to all habitable structures on neighboring parcels, 300-foot setback to a public right-of-way, and 50-foot setback to an intermittent stream. No code exceptions are required for the proposed use.

The Cannabis Licensing Office reviewed and accepted the security plan, which includes, but is not limited to gated and locked entry, site fencing, video surveillance and motion activated sensor lighting. A final security plan would be approved by the Cannabis Licensing Office prior to cannabis cultivation licensing. This may include replacement of the deer fencing with 6-foot chain link fencing for co-location licensing.

The project includes a preliminary best management operations plan, intended to conserve natural resources and minimize impacts on the surrounding environment, including, but not limited to grading limited to agricultural tilling (exempt from the grading ordinance) and associated erosion control, a secured hazardous materials and pesticide storage area within an existing non-habitable structure, drip irrigation and rainwater, etc. Project plans include grading and drainage to address previous unpermitted roadway improvements and cultivation area terracing.

Given these considerations, the project and the conditions under which it would be operated, will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public. In addition, the use will not be materially injurious to properties or improvements in the vicinity; odor control is not required for outdoor cultivation site pursuant to the cannabis cultivation regulations; a security plan has been submitted and accepted by the County sheriff.

Any improvements to existing structures will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the cannabis cultivation and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the A (Agriculture) zone district as the primary use of the

property will be one single family dwelling and an apple orchard. The proposed use is an allowed use within the A zone district with Zoning Administrator approval. Furthermore, the proposed use will comply with the minimum 400-foot setback to all habitable structures on adjacent properties. No exceptions are required for the proposed cultivation.

The proposed operation includes a Best Management and Operations Practices Plan that implements pertinent measures associated with the proposed cultivation, including, but not limited to only tilling associated with cultivation (agricultural tilling is exempt from the Grading Ordinance) and otherwise no grading, a composting area for cannabis plant waste, timed drip irrigation and straw and mulch intended to straw and mulch to slow evaporation from exposed soils to ensure water conservation and

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed Class A cannabis cultivation use is consistent with the use requirements specified for the R-M (Mountain Residential) land use designation in the County General Plan. Land designated as R-M is intended to provide a location for cannabis cultivation in areas having adequate access and public services and where the impacts of noise, traffic and other nuisances and hazards associated with such uses will not adversely affect other land uses. This application proposes a cultivation on a private roadway that meets emergency personnel access requirements of the fire and sheriff's department, as noted by agency reviewers. The project is conditioned to comply with security plan requirements prior to issuance of the license to ensure health and safety. Noise is not anticipated to be an issue given that cultivation does not generate significant noise during tilling, harvest, or distribution pickup. No new construction is proposed.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities, and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed cultivation would be located outdoors. A maximum of two to four employees are anticipated for daily cultivation operations and a maximum of six to eight employees during harvest period as well as an occasional delivery/distribution pick-up vehicle trip. This is considered consistent with the level of traffic associated with other principally permitted agricultural cultivation uses allowed in the agricultural zone district and would thus not present more than the acceptable level of traffic. Furthermore, given the site's location in the rural area, the cultivation facility is not anticipated to have a significant impact on the existing roads or intersections in the surrounding area. In addition, the facility will not overload utilities. The property has been farmed as an orchard in the past and the project is not anticipated to change the operational conditions on site significantly above baseline. No significant change in utility demand is anticipated to occur with the current application.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed use is located in an area designated for agricultural uses and would complement and harmonize with the surrounding area. Given the inconspicuous location and approved security plan, providing fencing, and gated entry, as well as security cameras, motion sensor lighting, the proposed use should be compatible with the area. Other than security system improvements associated with the project, no new construction is proposed on the subject parcel. Given this, the project will not result in impacts to the physical design aspects of the neighborhood. No dwelling units are proposed.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

All commercial construction is subject to the County's Design Standards and Guidelines. In this case, no new structures or additions are proposed. The only improvements proposed include security improvements such as security cameras and motion detected lighting. The site is obscured by existing mature vegetation and an existing gated fence along the property entry at Travers Road.

Conditions of Approval

Exhibit D: Project plans, prepared by Peter Bagnall Architects, Inc., dated June 19, 2019
Exhibit F: Program Statement

- I. This permit authorizes operation of an outdoor co-location cannabis cultivation facility with up to two cultivators with a combined cultivation area not to exceed 19,553 square feet in the A (Agriculture) zone district. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising all rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Class CA Cultivation License from the Cannabis Licensing Office.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official for site security lighting, security cameras, etc.
 - D. Obtain a Demolition Permit from the Santa Cruz County Building Official to remove the existing unpermitted agricultural caretaker's unit.
 - E. Obtain a Grading Permit from the Santa Cruz County Building Official for roadway grading and erosion control associated with the roadway access.
 - F. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- II. Prior to issuance of a Cultivation License by the Cannabis Licensing Office:
 - A. The applicant shall obtain a Building Permit, Demolition Permit, and a Grading Permit from the Planning Department and obtain final inspection clearance by all review agencies for each permit.
- III. Prior to issuance of Building, Demolition, and Grading Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:

1. A copy of the text of these conditions of approval incorporated into the full-size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.
 3. Plans shall be revised to provide chain link fencing for co-cultivation areas, in place of poly deer fencing shown, as required by the County Sheriff. This shall include site plan and fence elevation detail modifications for consistency with required fencing prior to issuance. The Best Management Operational Practices shall be revised to reflect chain link fencing for co-cultivations areas.
 4. Plans shall include cultivation security fencing and landscape screening.
- B. Obtain an Environmental Health Clearance from the County Department of Environmental Health Services to address, including, but not limited to:
1. The plot plans shall identify the all structures, sewage disposal system including tanks, leaching areas, future expansion, wells, driveways, water source
 2. The water well shall meet the fire safety standards and yield testing while meeting environmental concerns, install a backflow prevention device and meter on the well(s).
 3. Obtain a Small Water System Permit, as required.
 4. The applicant shall obtain approval of porta-potties for temporary harvest employees.
- C. Meet all requirements of the Environmental Planning section of the Planning Department, including:
1. Obtain a grading permit.
 2. Plans shall include a detailed erosion/sediment control plan prepared by a qualified professional for review and approval.
 3. Plans shall include a detailed grading/drainage plan prepared by a licensed civil engineer for review and approval.
- D. Meet all Accessibility requirements, as required for proposed work or for a change of occupancy to an existing building, if required.

- E. Meet all conditions of Public Works Drainage Division. Based on the proposed semi-impervious (baserock) and impervious areas proposed the project is considered a medium project with regards to stormwater management mitigation thresholds. Plans shall comply with the County Design Criteria (CDC) June 2019 edition, including all required materials and Project Information & Threshold Determination Form (see CDC Part 3 Appendix A), as well as the requirements listed in Appendix C.
 - F. Meet all requirements of the Agricultural Commissioner, including, as required:
 - A. Obtain an Operator Identification Number (OIN) before any pesticide can be purchased or used on cannabis. Each cultivation shall obtain a separate OIN.
 - B. Plans shall include a single pesticide storage site and shall provide a separate
 - G. Meet all requirements and pay any applicable plan check fee of the Pajaro Valley Fire Protection District.
 - E. Provide required off-street parking for 8. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan. Plans shall be revised to include wheel stops for all parking spaces. No parking shall be permitted in the agricultural fields.
- IV. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- C. All site improvements shown on the final approved Building Permit plans shall be installed.
 - D. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - E. Should archaeological resources from either the pre-contact or historic period be encountered during construction related ground disturbance, operations shall stop within 50 feet of the find and a qualified professional archaeologist meeting the Secretary of the Interior Standards shall be called. The archaeologist shall be given sufficient time to assess the discovery for significance and to make recommendations for treatment. If a find is determined to be potentially significant, appropriate mitigation measures shall be formulated and implemented.
 - F. If human burials are encountered, work shall stop within 100 feet of the find, and the County Coroner shall be notified immediately. If human remains are of Native American origin, the Coroner shall notify the Native American Heritage Commission within 24 hours. The Commission shall then notify the "Most Likely Descendant", who has 24 hours to make recommendations to the landowner for

the disposition of the remains.

- G. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

VII. Operational Conditions

- A. Prior to cannabis cultivation and related activities, the Demolition Permit, Grading Permit, and Building Permit shall be finalized by the Building Official, including clearance of all agency holds, and the Cannabis License shall be issued by the Cannabis Licensing Office.
- B. All cultivation licensees (2) shall maintain a valid state license, posted in a conspicuous location.
- C. All conditions of approval of this approval and the Cannabis Licensing Official shall remain in effect.
- D. All measures of the security plan as adopted by the Cannabis Licensing Office, per the Sheriff's Office, shall remain in effect.
- E. The following security measures shall be maintained:
 - 1. All required cannabis cultivation area security fencing shall be maintained.
 - 2. No cash shall be kept on the premises.
 - 3. No advertising or signage is allowed that displays either in words or symbols the presence of cannabis on-site.
 - 4. Each employee shall receive training regarding the site's security plan.
- F. Hours of operation shall be limited to 7:00 a.m. and 7:00 p.m. seven days a week. Deliveries shall be limited to 7:00 a.m. and 7:00 p.m. seven days a week.
- G. The cannabis cultivation operation shall adhere to the best management operational practices per the approved plans.
- H. In the event that odor complaints are substantiated by the Monterey Bay Air Quality Control Board, the Licensing Official may reduce the canopy allowance associated with this use permit to minimize odor, as appropriate.
- I. There will be no on-site retail sales of cannabis products and the premises shall

EXHIBIT C

not be open to the public.

- J. This permit authorizes a maximum of two (2) cultivation licensees.
 - K. All employee vehicle parking, including full time, seasonal employees, and harvest employee bus parking associated with operation shall be provided in the existing 8 unpaved parking spaces. Delivery vehicles and temporary distribution vehicle parking shall be located within the existing parking area. No parking is permitted in the agricultural fields.
 - L. In the event that third party distribution vehicles, required for removal of harvest product, include refrigeration trailers that provide heating and/or cooling equipment that result in noise, these vehicles shall comply with the noise standards of the General Plan at the property line.
 - M. Pursuant to the Program Statement, seasonal harvest employees shall be van pooled to the site.
 - M. Prior to conducting business during the harvest season when additional employees are required, portable toilets with hand washing stations shall be required and only allowed for up to 10 calendar days and shall be removed after each harvest. Service for portable toilets must be contracted and meet the needs of the number of employees. Prior to placement of portable toilets, an Environmental Health Agency Clearance shall be obtained.
 - O. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
 - P. In the event that future County inspections of the subject property by the Cannabis Office or the Planning Department Office disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including use permit revocation.
- VIII. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) and cannabis license(s) are obtained for the primary structure and cannabis use described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, and to obtain the cannabis license, will void the development permit, unless there are special circumstances as determined by the Planning Director and Cannabis Licensing Official.

Approval Date: _____

Effective Date: _____

Expiration date: _____

1. EXISTING VEGETATION TO BE MAINTAINED EXCEPT IN AREA OF CULTIVATION.
2. THE GROUNDWATER SURROUNDING THE CULTIVATION AREA SHALL BE MAINTAINED AND IMPROVED.
3. PLANTS THAT ARE COMPATIBLE AND WILL AID IN PEST MANAGEMENT SHALL BE PLANTED ALONG THE PERIMETER OF THE CULTIVATION AREA.
4. AN INSECTICIDE CONTROL NATURE BIRD SHALL BE APPLIED TO ANY DISTURBED AREAS OF THE CULTIVATION. SUCH TREATMENT SHALL BE APPLIED AFTER CULTIVATION AREA IS REVEALED.
5. WATER TANKS TO PROVIDE WATER FOR OVER IRRIGATION OF RESIDENTIAL

1. THE SOIL IS SATURATE COARSE SANDS AND IS HIGHLY POROSABLE.
2. STORM RUNOFF IS EXPECTED TO BE MINIMAL AND NO THREAT TO SOIL AT A HAZARD POINT.
3. DESIGN CONCENTRATIONS OF 10 AND 20 YEAR STORMS WILL BE PLACED AT THE HAZARD POINT AND WILL BE USED TO DETERMINE THE REQUIRED CAPACITY OF THE STORM TUNNEL THAT MAY OCCUR.
4. IF NECESSARY, SPILL DETENTION PONDING WILL BE CREATED TO APPROPRIATE EXCESSIVE STORM WATER WHEN NECESSARY WITH RETENTION OF STORM WATER.
5. DURING CULTIVATION, NO THRESH WATER SHALL BE PERMITTED TO ENTER THE CHANNEL, OR STORM DRAIN SYSTEM, OR USE OF SOIL OR SEDIMENT THREAT, EITHER BEFORE OR AFTER THE STORM DRAIN, SHALL BE USED TO PREVENT SUCH OCCURRENCE.



PROPERTY OWNED BY:
PROPERTY OWNER ADDRESS:
PROPERTY OWNER CONTACT NO:

APR 24 1971
AIR MAIL
ZONES:
GENERAL FLIGHT
ADDRESS:
100-24-181
4
TIME
BY MONTANA HOURS
100 THOMPSON LANE
WASHINGTON, D.C. 20546
CLO PROBERTO TO
SIS ARROYO 2620
DANIEL CRUZ CA 90045
CLO PROBERTO
ARROYO 2620

4-8 IMPROVED SITE PLAN
4-9 EXISTING BUILDING FLOOR PLANS
4-10 BEST MANAGEMENT OPERATIONAL PRACTICE
4-11 BEST MANAGEMENT OPERATIONAL PRACTICE
4-12 BEST MANAGEMENT OPERATIONAL PRACTICE
4-13 GRADING, DRAINAGE & EROSION CONTROL PLAN
4-14 SECTION & DETAILS
4-15 TRAVELING LANE & GREEN VALLEY ROAD PAVING PLAN

GENERAL CULTIVATION NOTES

1. NO GRASSES ORT AGGREGATING TILDS OF SOIL IS PROPOSED.
2. CULTIVATED AREA TO BE TENDED BY ATTACHED PACE DESIGN. FENCE SHALL BE MAINTAINED AT ALL TIMES. FENCE SHALL BE MAINTAINED AT ALL TIMES. FENCE SHALL BE MAINTAINED AT ALL TIMES.
3. NO TREES ARE PROPOSED TO BE CUT DOWN AS PART OF CULTIVATION.
4. DEEP IRRIGATION SHALL BE USED TO PREVENT WATER BURN.
5. NO LIGHTING IS PROPOSED.
6. THERE ARE NO HARMFUL NOCTURNAL INSECTS ON THE PROPERTY.
7. NO SLEEPING-BOARDS ARE PROPOSED.
8. A LICENSED PLUMBER SHALL BE CONTACTED TO RETRIEVE AND DELIVER THE

[illegible]

Fence Options
 A. 10' 4x4 pressure treated posts at corners
 8' metal T-Post
 2' Poly Deer Fence Netting
 Aluminum Gate

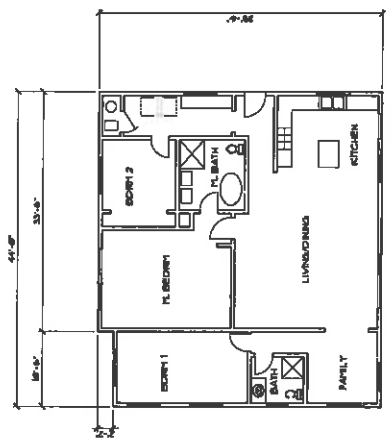


WILLIAM S. BAGNALL ARCHITECTS INC.
 ARCHITECTURE & PLANNING
 125 Midwood Street, Santa Cruz, California (831) 438-4977

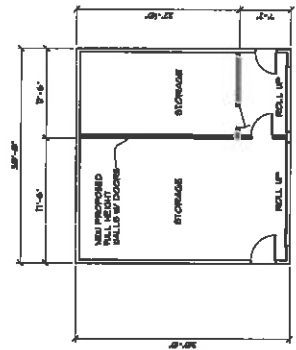
EXISTING BUILDING FLOOR PLANS
 TRAVERS LANE
 756 TRAVERS LANE, WATSONVILLE, CALIFORNIA
 SITE PLAN FOR

DATE 12/16/18
 JOB 1801-01
 REVISIONS
 1. 12/16/18

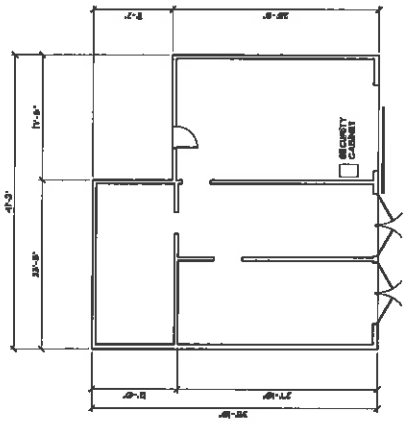
ARCHITECT & ENGINEER
 125 MIDWOOD STREET
 SANTA CRUZ, CA 95062
 (831) 438-4977
 W.S. BAGNALL
 AIA



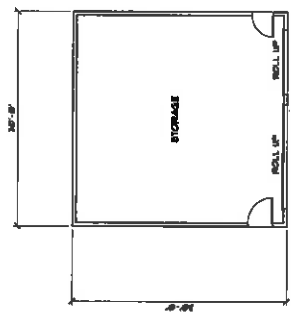
1
 EXISTING MAIN HOUSE
 SCALE: 1/8" = 1'-0"



4
 EXISTING 4 AS PROPOSED
 NUTRIENTS & PESTICIDES BUILDING
 SCALE: 1/8" = 1'-0"



3
 EXISTING BARN/SHED
 SCALE: 1/8" = 1'-0"



4
 ORIGINAL
 NUTRIENTS & PESTICIDES BUILDING
 SCALE: 1/8" = 1'-0"

Best Management and Operational Practices
1715 Green Valley Road, Watsonville

A. SITE CHARACTERISTICS

1. Analysis of Existing Conditions:
Green Valley Road is a paved County maintained road. The existing conditions of the site are as follows: The site is located on a hillside with a steep slope of approximately 15% to 20%. The site is currently undeveloped and contains no structures or other improvements. The site is located on a hillside with a steep slope of approximately 15% to 20%. The site is currently undeveloped and contains no structures or other improvements. The site is located on a hillside with a steep slope of approximately 15% to 20%. The site is currently undeveloped and contains no structures or other improvements.

2. Analysis of Proposed Conditions:
The proposed conditions of the site are as follows: The site is to be developed with a total area of approximately 10 acres. The site is to be developed with a total area of approximately 10 acres. The site is to be developed with a total area of approximately 10 acres. The site is to be developed with a total area of approximately 10 acres.

B. ANALYSIS OF PROPOSED CONDITIONS

1. Analysis of Proposed Conditions:
The proposed conditions of the site are as follows: The site is to be developed with a total area of approximately 10 acres. The site is to be developed with a total area of approximately 10 acres. The site is to be developed with a total area of approximately 10 acres. The site is to be developed with a total area of approximately 10 acres.

2. Analysis of Proposed Conditions:
The proposed conditions of the site are as follows: The site is to be developed with a total area of approximately 10 acres. The site is to be developed with a total area of approximately 10 acres. The site is to be developed with a total area of approximately 10 acres. The site is to be developed with a total area of approximately 10 acres.

C. ANALYSIS OF PROPOSED CONDITIONS

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D. ANALYSIS OF PROPOSED CONDITIONS

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3. Analysis of Proposed Conditions:
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4. Analysis of Proposed Conditions:
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5. Analysis of Proposed Conditions:
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7. Analysis of Proposed Conditions:
The proposed conditions of the site are as follows: The site is to be developed with a total area of approximately 10 acres. The site is to be developed with a total area of approximately 10 acres. The site is to be developed with a total area of approximately 10 acres. The site is to be developed with a total area of approximately 10 acres.

8. Analysis of Proposed Conditions:
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9. Analysis of Proposed Conditions:
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10. Analysis of Proposed Conditions:
The proposed conditions of the site are as follows: The site is to be developed with a total area of approximately 10 acres. The site is to be developed with a total area of approximately 10 acres. The site is to be developed with a total area of approximately 10 acres. The site is to be developed with a total area of approximately 10 acres.

in riparian subunits. Licensees shall ensure no discharge of pollutants to a watercourse; Component area will be enclosed and secured with a cover. It is located over 400' to the stream.

- [illegible]

17

9. **Alternative Energy Sources**—Electrical power for indoor cultivation operations including but not limited to illumination, heating, cooling, and ventilation shall be provided by alternative energy sources according to the following priority:

AAA - Outdoor celebration

10. Energy Conservation

- a. Conduct a species survey study:
 - 1. No/low disturbance, low/no alteration, no clearing or grading will be used
 - 2. Utilize natural open areas possible;
 - disturbance rate only analysis
11. Access Route: The following requirements apply to be accessed to ensure visual impacts to the neighborhood and wildlife in accordance with the current building:
 - a. Vehicle Access: To maintain transparency, safety, health, and harm of sensitive wild species due to temporary habitat disturbance, all car/trailer-related vehicle traffic and operations will be restricted to established roads, construction areas, equipment staging, and parking areas. All vehicles and equipment will be restricted to the following:
 - 20 miles per hour speed limit (no off-highway travel, except on County roads and State and Federal Highways)
 - 10-foot width
 - 10-foot height
 - b. Public Works requests to utilize roads on County Highways:
 - Public Works requests to utilize roads on County Highways will be processed per public works established road.
 - c. Participation in Road Road Maintenance Association // Applicable;
12. Erosion Control or Cleanup and Restoration Plan for Projected Disturbance: Erosion Control:
 - a. Consider operations that are non-comparable with other projects, including the relocation of Santa Cruz County (SCCC) District 7128 and 1310 that will be retained or relocated per requirements of the SCCC.
 - b. Consider operations that are comparable with other projects, including the relocation of a California Native Plant community. The vegetation area been established and is growing profusely.

8

C-1

DATE: JUNE 2019

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

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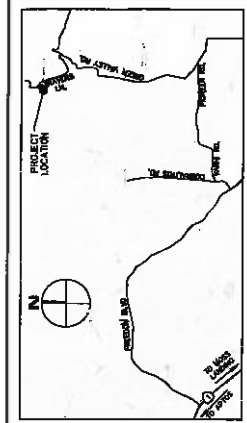
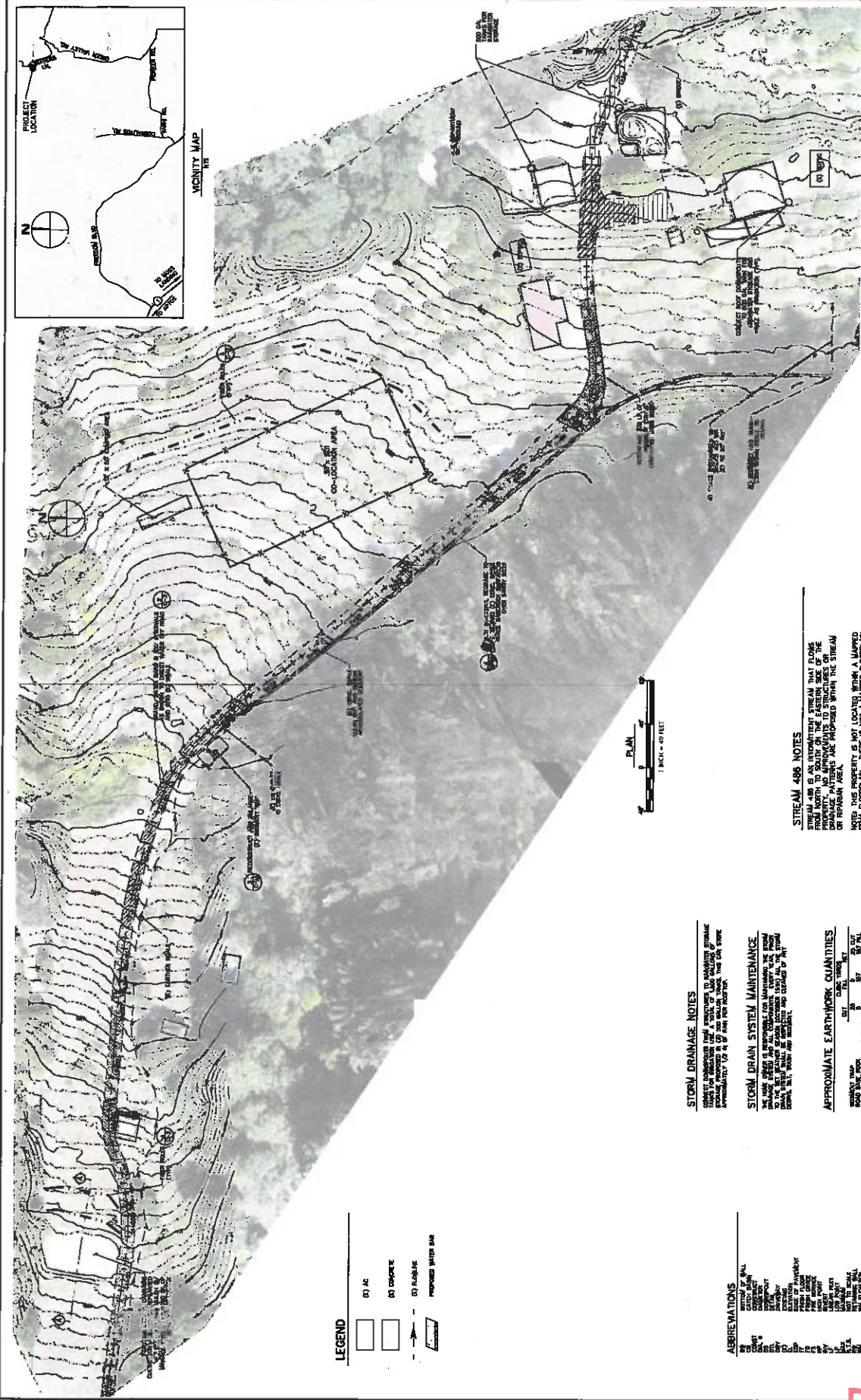
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19-000-1



R1 Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.r1engineering.com

GRADING, DRAINAGE, AND EROSION CONTROL PLAN
FOR THE
788 TRAVERS LANE
SANTA CRUZ COUNTY, CA
APR 100-04-107



LEGEND

- (1) AC
- (2) CONCRETE
- (3) FILL/BLK
- PROPOSED WATER DRAIN

STORM DRAINAGE NOTES

STORM DRAINAGE SYSTEMS ARE DESIGNED TO REMOVAL OF EXCESS WATER FROM THE PROJECT AREA. THE SYSTEMS ARE DESIGNED TO BE CAPABLE OF HANDLING THE MAXIMUM ANTICIPATED STORM EVENT. THE SYSTEMS ARE DESIGNED TO BE CAPABLE OF HANDLING THE MAXIMUM ANTICIPATED STORM EVENT. THE SYSTEMS ARE DESIGNED TO BE CAPABLE OF HANDLING THE MAXIMUM ANTICIPATED STORM EVENT.

STORM DRAIN SYSTEM MAINTENANCE

STORM DRAIN SYSTEMS SHOULD BE MAINTAINED ON A REGULAR BASIS. THE SYSTEMS SHOULD BE MAINTAINED ON A REGULAR BASIS. THE SYSTEMS SHOULD BE MAINTAINED ON A REGULAR BASIS. THE SYSTEMS SHOULD BE MAINTAINED ON A REGULAR BASIS. THE SYSTEMS SHOULD BE MAINTAINED ON A REGULAR BASIS.

APPROXIMATE EARTHWORK QUANTITIES

ITEM	UNIT	QUANTITY
EXCAVATION	CY	100
FILL	CY	200
CONCRETE	YD	50
ASPHALT	YD	100
GRASS	YD	200
TOTAL		

ABBREVIATIONS

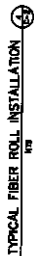
- AC - ASPHALT CONCRETE
- BLK - BLOCK
- CON - CONCRETE
- FILL - FILL
- GRASS - GRASS
- MAINT - MAINTENANCE
- PROPOSED - PROPOSED
- STORM - STORM
- SYSTEM - SYSTEM
- TOTAL - TOTAL
- UNIT - UNIT
- QUANTITY - QUANTITY

STREAM 486 NOTES

STREAM 486 IS AN INTERMITTENT STREAM THAT FLOWS FROM NORTH TO SOUTH ON THE EASTERN SIDE OF THE PROJECT. THE STREAM IS LOCATED APPROXIMATELY 40 FEET IN ELEVATION ABOVE THE STREAM CHANNEL. THE PROPOSED CHANNELS ARE LOCATED APPROXIMATELY 40 FEET IN ELEVATION ABOVE THE STREAM CHANNEL. THE PROPOSED CHANNELS ARE LOCATED APPROXIMATELY 40 FEET IN ELEVATION ABOVE THE STREAM CHANNEL.

AERIAL SURVEY

THE AERIAL SURVEY WAS CONDUCTED ON JUNE 10, 2019. THE SURVEY WAS CONDUCTED ON JUNE 10, 2019. THE SURVEY WAS CONDUCTED ON JUNE 10, 2019. THE SURVEY WAS CONDUCTED ON JUNE 10, 2019. THE SURVEY WAS CONDUCTED ON JUNE 10, 2019.

[illegible][illegible]

project no.	19-030-1
date	JUNE 2019
scale	A5 SHOWN
dwg name	QWML2.DWG

CIVIL IMPROVEMENTS FOR JOHN SMITH 788 TRAVERS LANE SANTA CRUZ COUNTY, CA APN 109-04-107	TRAVERS LANE & GREEN VALLEY ROAD PAVING PLAN
--	---

RI Engineering, Inc.
303 Polera St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

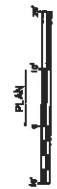
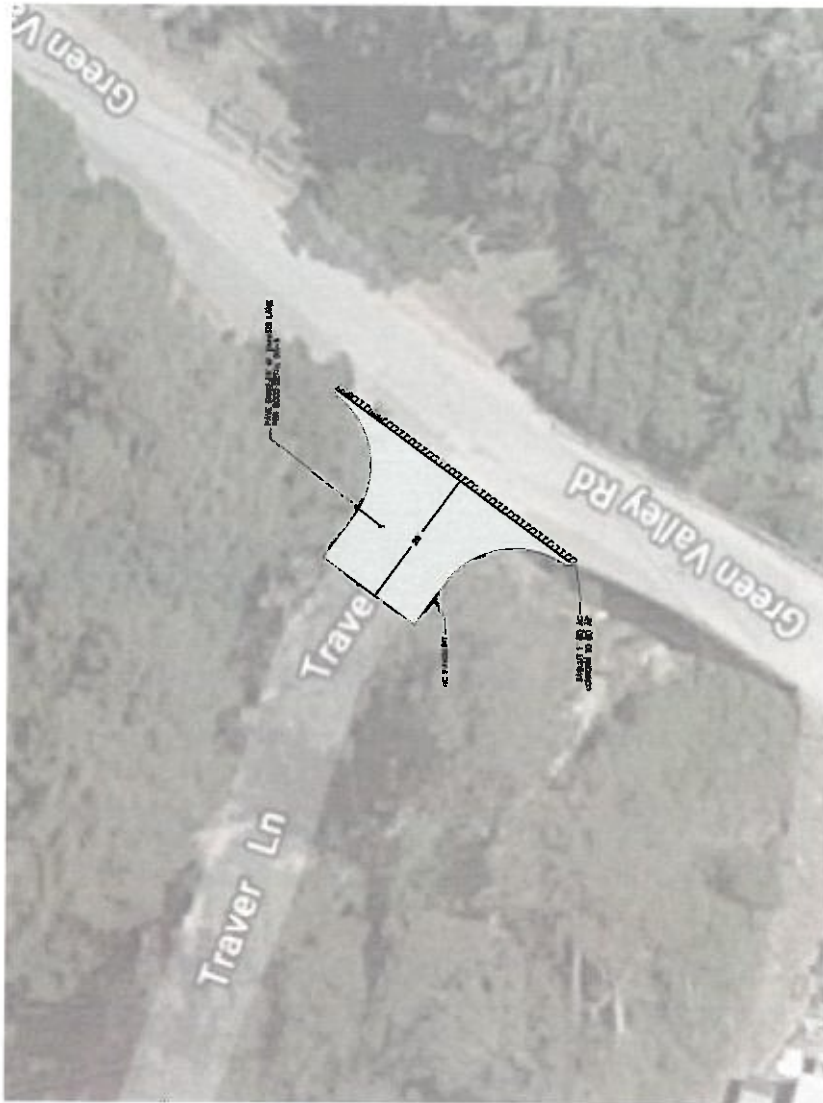
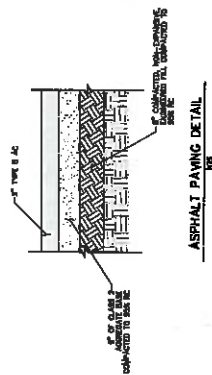
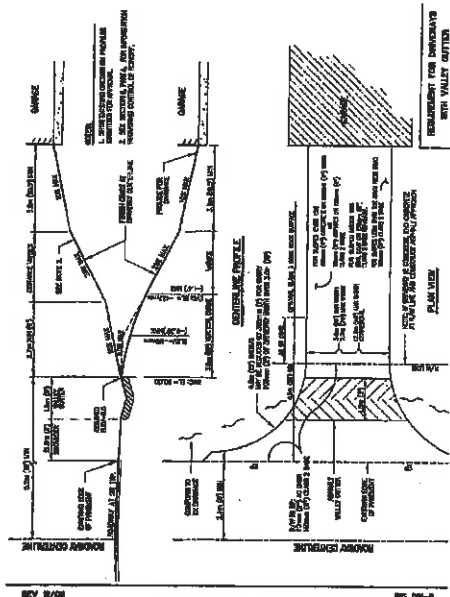


Figure DW-5: Driveways with Valley Gutters



109-04

109-024

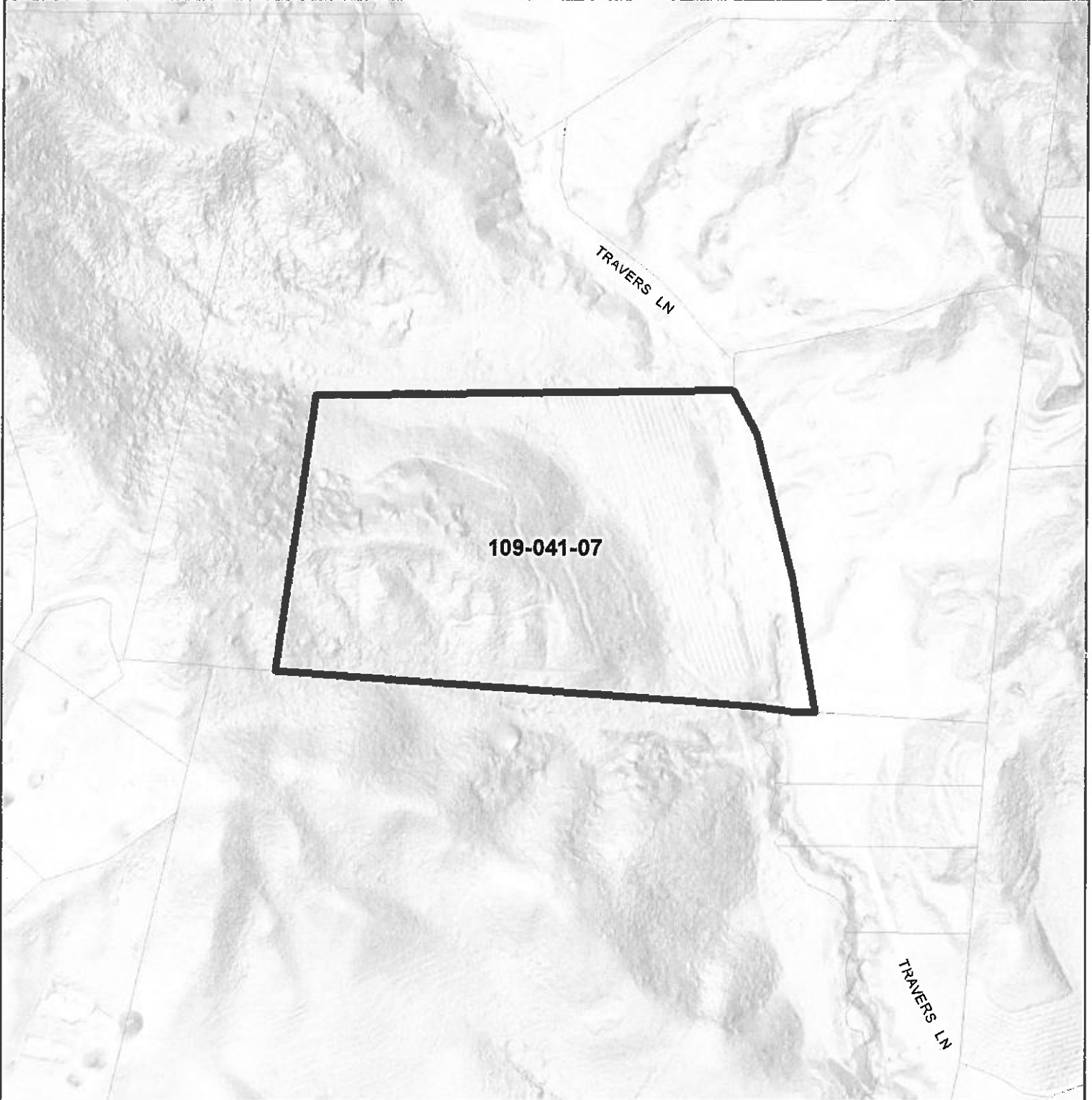
Assessor's Map No. 109-04
County of Santa Cruz, Calif.
Sept. 1997

EXHIBIT E



SANTA CRUZ COUNTY PLANNING DEPARTMENT

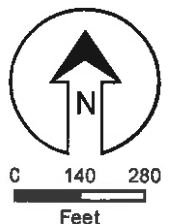
Parcel Location Map



Parcel: 10904107

-  Study Parcel
-  Assessor Parcel Boundary

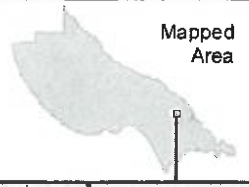
Map printed: 20 Aug. 2019



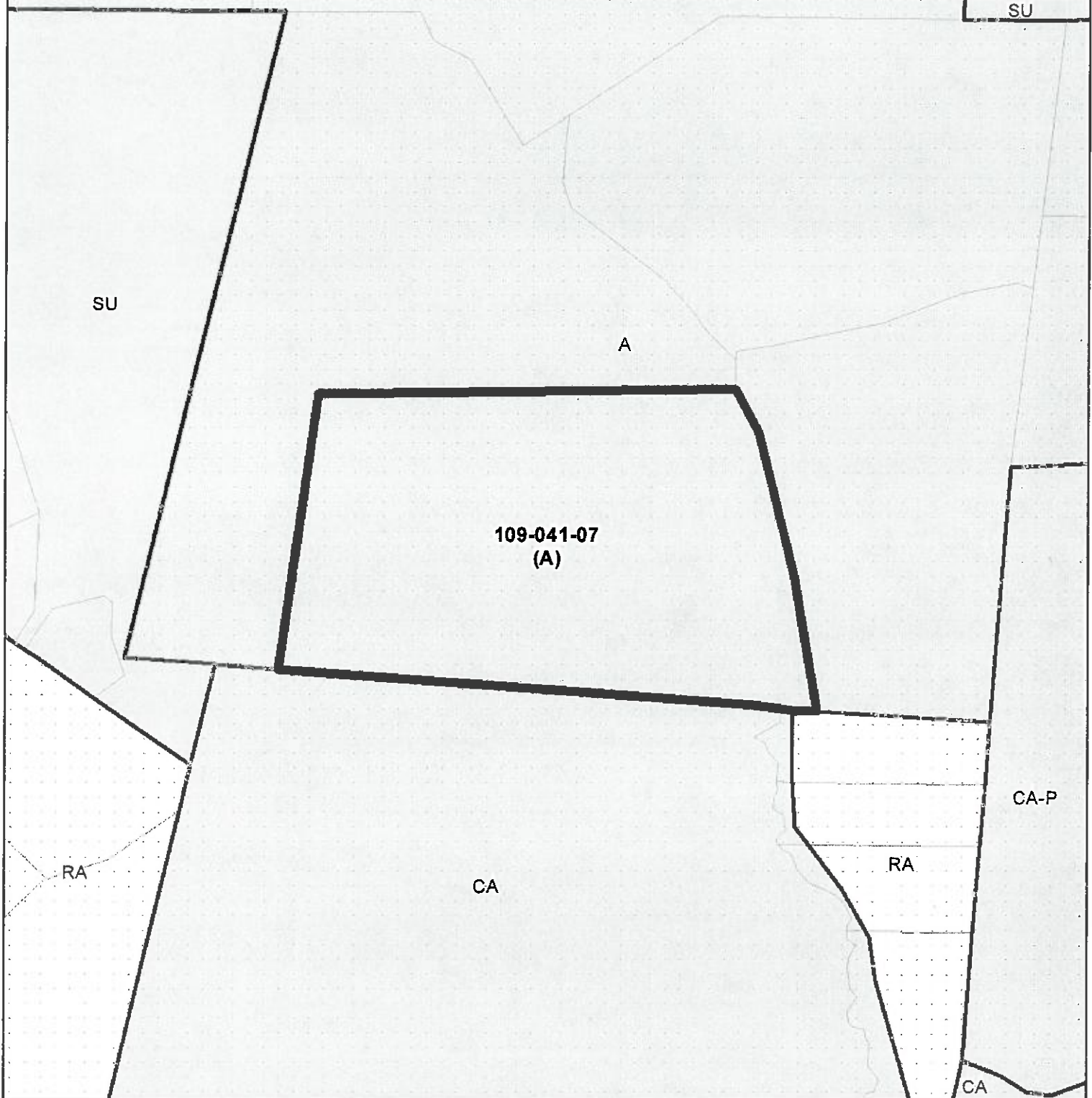


SANTA CRUZ COUNTY PLANNING DEPARTMENT

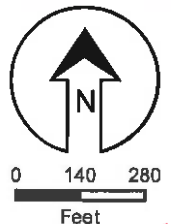
Parcel Zoning Map



Mapped
Area



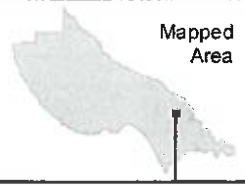
-  A Agriculture
-  CA Commercial Agriculture
-  RA Residential Agricultural
-  SU Special Use



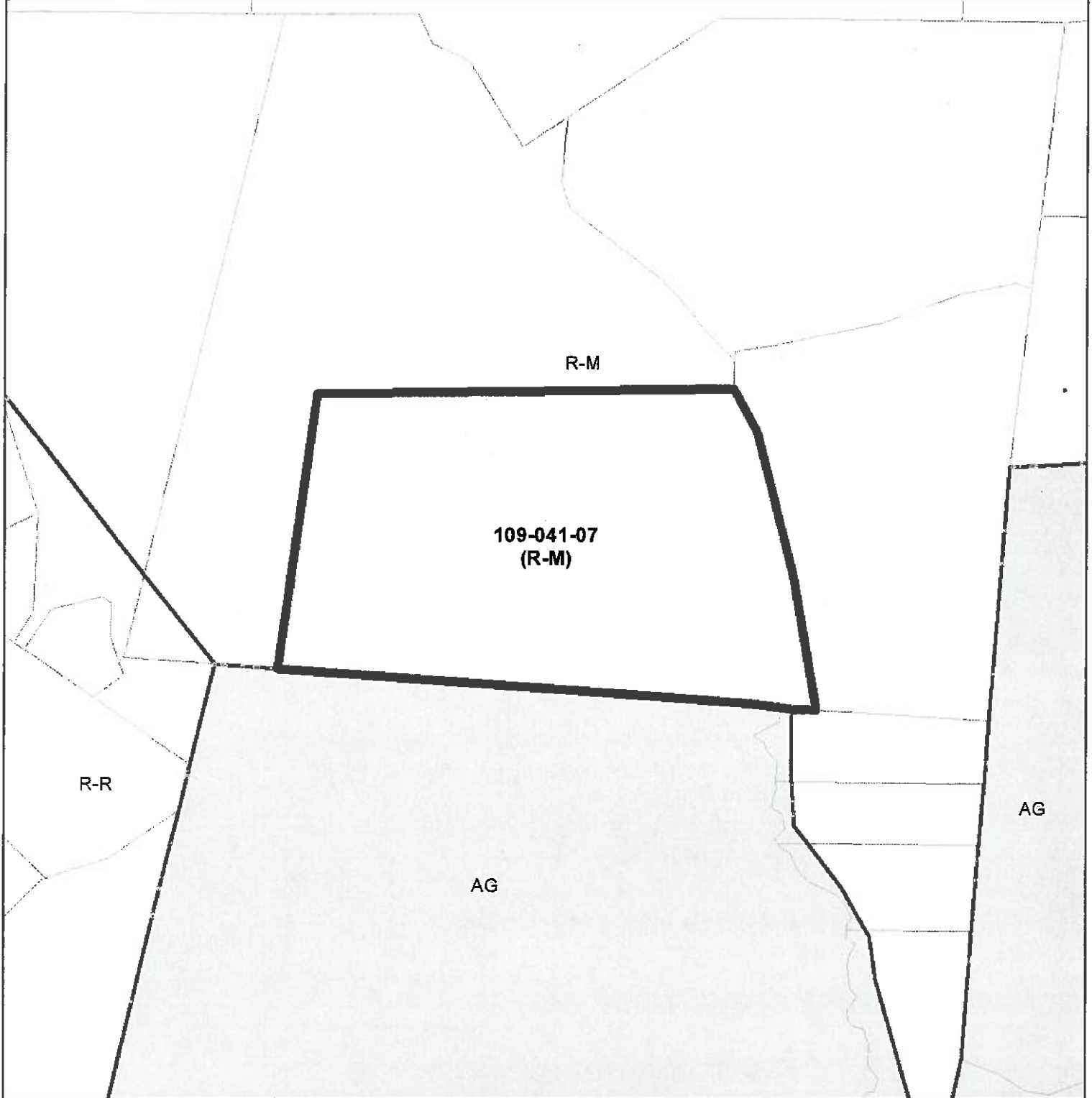





SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel General Plan Map



Mapped
Area



-  AG *Agricultural*
-  R-M *Residential Mountain*
-  R-R *Residential Rural*

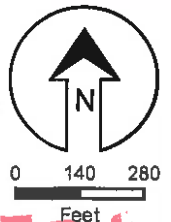


EXHIBIT E 4

Program Statement Zarabanda Inc.

Zarabanda Inc. plans to cultivate cannabis at 785 Travers Lane Watsonville, CA 95076, in unincorporated Santa Cruz County (APN 109-04-107). The property is 29.9260 acres and it is zoned A with a general plan designation of R-M Mountain Residential.

A co-location cultivation of two separate growers is proposed with a combined area of 19,553 sq ft. The cultivation will **NOT** take place in any structure, greenhouse, canopy structure or shade structure. No processing, drying, storing/distribution or manufacturing of cannabis will occur on site or in any structure on the property. This is an outdoor cultivation only.

Cannabis waste from cultivation operations will be composted on site in the area designated on Sheets C-1 and A0 .

PARKING AND PEOPLE SUMMARY CO-LOCATION

Cultivation operations are anticipated to need approximately of 2 full time staff and 2 part time staff. This staff may work at the same time or work in staggered shifts. All operations may occur up to seven days per week from 7 am to 7 pm. Eight(8) parking spaces are provided and shown on Sheet A0. Lease agreements with future tenants will include details and parking restrictions.

Daily vehicle round trips to and from the site are anticipated to include up to 2-4 (this assumes a worst case scenario of each employee driving their own vehicle. This number is very conservative as the co located operations are likely to share employees and ride sharing will be organized and strongly encouraged.

Furthermore the site manager and primary cultivator will live on site. This will minimize the generation of vehicle trips.

PROJECT WITH CO-LOCATION CULTIVATION DESCRIPTION

The proposed operations are 19,553 square feet of vegetative canopy as denoted on Sheet C-1 and A0. therefore we plan on having at least one co-location entity. The co-location entity(s) will be cultivating in the "Co-location Cultivation Area(s)" .

CULTIVATION DETAILS CO-LOCATION

Cannabis will be cultivated in the cultivation area denoted on Sheets C-1 and A0. Cannabis will be cultivated in the ground and above ground in a variety of pot and tray sizes based on the individual tenants growing style and stage of maturity. All cannabis will be cultivated using a cultivation medium other than water (no hydroponic or aquaculture operations). Cannabis may be grown for flower or for extraction. The cultivation methods will influence overall employee requirements and therefore all tenants will be required to comply with site parking requirements.

Primary tenant Zarabanda Inc. Will cultivate cannabis on site within 50-100 gallon size pots placed above ground on weed cloth. Cannabis plants will initially be grown from clones using standard clone trays and growth medium cubes. The clones will be transferred into 5-10 size pots where they will remain through the juvenile growth stage. The juvenile plants will then be transferred into 50-100 gallon size

pots where they will remain through the flowering phase. Based on the total canopy size of the premises we anticipate to need 2-4 employees during all stages of plant growth. Pot sizes may vary based on market demands as current plans are for cultivation of flower while cultivation for extracts may be done at a later date based on market demands.

HARVEST DETAILS CO-LOCATION

Harvest operations will include a potential increase of 6-8 temporary employees for approximately 1 week . These temporary employees will be brought in via vanpool for 1 week at a time approximately 2 times per year to assist with harvesting the cannabis. Harvested cannabis may be weighed on site and removed from site immediately upon harvest by a licensed distributor for drying, processing and distribution.

Parcel Information

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Well
Sewage Disposal: Septic
Fire District: Pajaro Valley Fire Protection District
Drainage District: Zone 7

Parcel Information

Parcel Size: Approximately 30 acres in size
Existing Land Use - Parcel: Apple Orchard and Medical Cannabis Cultivation
Existing Land Use - Surrounding: North- Ag zone- Only residential development
South- Commercial Agriculture
East – Ag zone- Only residential development to north of site
West- Ag zone- only residential development on site
Project Access: Travers Lane, 20-foot private road, centerline is the subject property line
Planning Area: Eureka Canyon
Land Use Designation: R-M (Mountain Residential)
Zone District: A (Agriculture)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Technical Reviews: None

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint in area of cultivation site
Slopes: 0-15 percent slope maximum in area of cultivation
Env. Sen. Habitat: Site mapped for biotic resources and riparian woodland in the southeast portion of the site. No improvements or site modifications are proposed in this location.
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: Site is mapped for archaeological resources, but site has historically been farmed and tilled as a fruit orchard. Archaeological report accepted and conditions of approval included in project.