

Staff Report to the Zoning Administrator

Application Number: 191232

Applicant: Todd George

Owner: David & Michelle Olson

APN: 030-171-14

Site Address: 2541 South Rodeo Gulch Suite 3, Santa Cruz

Agenda Date: January 17, 2020

Agenda Item #: 2
Time: After 9:00 a.m.

Project Description: Proposal to establish a non-retail commercial cannabis (Class C-4) cultivation and (Class 2) distribution facility (single licensee) within an existing two-story, approximately 1,990 square foot commercial condominium space located in the C-4 (Commercial Services) zone district. Requires a Commercial Development Permit and an exception to the 200-foot habitable structures setback requirement to approximately 120 feet.

Location: The subject property is located on the west side of South Rodeo Gulch Road, approximately 50 feet west of the intersection of South Rodeo Gulch Road and Research Park Drive, approximately 1/4 mile south of Soquel Drive, at 2541 South Rodeo Gulch Road, Suite 3, in Santa Cruz.

Permits Required: Commercial Development Permit

Supervisorial District: First District (District Supervisor: John Leopold)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 191232, based on the attached findings and conditions.

Project Description & Setting

The subject parcel is located on the west side of South Rodeo Gulch Road, in a commercially-zoned area. South Rodeo Gulch Road is located to the south of Soquel Drive, within the greater upper 41st Avenue commercial area. 41st Avenue is an arterial north-south thoroughfare along which a wide variety of commercial uses are located including industrial, manufacturing, and retail uses; providing commercial goods, services, and employment at a regional scale.

Primary access to the project site is provided via South Rodeo Gulch Road. Adjacent parcels to the north and south of the project site contain multi-tenant commercial buildings with warehouses, contractors offices, and light industrial uses, similar to the building in which the project is proposed. A building containing a records management service (d.b.a. Santa Cruz

County of Santa Cruz Planning Department 701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Owner: David & Michelle Olson

Records Management) and a multi-tenant commercial office building are located across South Rodeo Gulch Road from the project site to the east of the subject parcel.

The subject parcel is developed with one two-story warehouse building, containing ten commercial condominium spaces. The project would occupy one existing two-story condominium space.

The project site also includes an existing asphalt surface parking lot with a total of 27 vehicle parking spaces sited along the southern and western parcel peripheries.

The project proposes a non-retail commercial cannabis (Class C-4) cultivation and (Class 2) distribution facility within an existing two-story, approximately 1,990 square foot commercial tenant space for which a (Level 5) Commercial Development Permit is required in the C-4 (Service Commercial) zone district. The project requires an exception to the 200-foot habitable structures setback requirement to approximately 120 feet.

Project Background

On January 3, 1978, 77-1768-PD to construct a 11,000 square foot warehouse building was approved by the Zoning Administrator. The subject building was constructed in 1978 per Building Permit No. 5802. On November 14, 1981, 81-697 and 81-698-PD were approved to convert the existing warehouse building to ten commercial condominium units. Per Planned Development Permit 81-689-PD, any uses occupying the on-site commercial condominium spaces shall be those allowed in the C-4 Zone District.

Program Statement

The project would include cultivation of cannabis within the 1,990 square foot facility. Cannabis will be cultivated in approximately 216 seven-gallon pots and 300 two-gallon pots. Harvested cannabis will be dried and processed on-site in a designated room on the first floor. Proposed distribution operations will include storage of cannabis products for analytical testing, final packaging of products post testing, and transportation of product from the project site to other licensed distributors, manufacturers, or retailers. There will be no retail activities at this facility, nor will it be open to the public.

Cultivation functions are expected to be operated by a total of two people. Harvest operations are expected to require two additional employees. Anticipated operating hours are from 7:00 am to 7:00 pm.

Zoning & General Plan Consistency

The subject property is a 23,740 square foot lot, located in the C-4 (Commercial Services) zone district, a designation which allows non-retail commercial cannabis cultivation and distribution uses. The proposed non-retail commercial cannabis cultivation and distribution use is a conditionally permitted use within the zone district and the zoning is consistent with the site's C-S (Service Commercial and Light Industrial) General Plan designation.

APN: 030-171-14

Owner: David & Michelle Olson

Non-Retail Commercial Cannabis Uses

All non-retail commercial cannabis uses, including commercial cannabis cultivation and distribution are required to obtain a local license required by SCCC Chapter 7.128 as well as a State license required under California State law. The proposal meets definitions of Class C-4 cultivation and Class 2 Distribution license types as defined by SCCC Chapter 7.128. It is the responsibility of the Applicant to comply with State law licensing requirements.

The subject site is located within one mile of the Coastal Zone; therefore, SCCC Sections 13.10.650(B)(2) and 13.10.650(D)(2)(a) prohibit new non-retail commercial cannabis structures and require that new non-retail commercial cannabis uses be located within existing legal structures. The proposed non-retail commercial cannabis use would occupy an existing legal structure, built in 1978 per Building Permit No. 5802.

A Best Management and Operational Practices Plan (BMOP) is required for any new non-retail commercial cannabis use. All applications for non-retail cannabis licenses must meet all applicable operational requirements as required by the County Cannabis Licensing Office.

Pursuant to SCCC Section 13.10.650(B)(7), the Applicant has indicated the location of all outdoor lighting fixtures on the submitted site plan (Exhibit D) and has specified that all illumination will be directed downward or shielded so that glare is not projected onto adjacent properties or skyward.

Key Issues

<u>Commercial Cannabis Setbacks – Habitable Structures Exception</u>

Pursuant to SCCC Section 13.10.650(C)(4) no cannabis cultivation facility may be located within 600 feet from a school, a day care center, or a youth center. The applicant has submitted documentation indicating that the proposed facility is not located within the specified distance of any of these sites. Additionally, the facility is not located within 300 feet of a State Park or 100 feet of a perennial stream, or natural body of water. The facility is, however, located within 200 feet of a habitable structure on a neighboring parcel; therefore, an exception from the requirements of SCCC Section 13.10.650(C)(4)(c) is sought as part of the project. The project site is located approximately 120 feet from a non-conforming habitable structure, as measured in a direct line from the nearest portion of the parcel to the habitable structure. The subject habitable structure qualifies as a non-conforming use in that it is an existing residential use located in a district zoned for commercial uses (in the C-4 Zone District). The Cannabis Licensing Official has made findings and recommended an exception be granted to the 200-foot setback requirement to habitable structures pursuant to SCCC 13.10.650(C)(4) noting that the proposed cultivation operation will be located entirely indoors, and the walkable distance between the egress points of the subject habitable structure and the proposed cannabis cultivation facility would be greater than 200 feet at approximately 280 feet (Exhibit I).

Parking and Traffic

The parking lot contains a total of approximately 27 parking spaces shared between the ten onsite commercial condominium tenants. Planned Development Permit No. 81-698-PD also Application #: 191232

Page 4

APN: 030-171-14

Owner: David & Michelle Olson

established a shared circulation plan with the adjacent parcel (APN 030-171-36).

The subject commercial condominium is allotted two parking spaces within the site parking lot as indicated on the provided site plan (Exhibit D). Although no additional parking is required for the proposed use per SCCC Section 13.10.551(A), the facility would meet County Code parking requirements. Based on the County Code, which requires one parking space for every 600 square feet of manufacturing area (with storage and loading areas deducted), the facility would require two parking spaces for the proposed use. Thus, available parking would meet the County Code parking requirements.

In addition to meeting parking requirements, the Applicant provided an estimate of the number of vehicle trips anticipated for the proposed use. The analysis indicated a total of two employees would arrive at 7:00am and leave at 4:00pm. Deliveries are expected to occur at 9:30am, 10:30am, 11:30am, 12:30pm, 1:30pm, and 2:30pm; therefore, no peak hour trips are expected (morning peak hour is between 8:00am and 9:00am, evening peak hour is between 5:00pm and 6:00pm). The estimated number of trips indicates that a traffic study is not required (as less than 20 evening peak trips would be generated) and that the proposed use is not expected to significantly impact traffic on adjacent roads or intersections.

Distribution

Pursuant to SCCC Section 13.10.650(E)(1), Class 2 commercial cannabis distribution is permitted in the C-4 zone district within an existing legal structure. The subject building was constructed in 1978 per Building Permit No. 5802 and is therefore considered a legal structure.

The project intends to use its distribution license to transport its cannabis products to licensed distributors, manufacturers, or retailers. The delivery vehicle will utilize one the of the two onsite designated parking spaces. Deliveries to and from the site are expected to occur up to a total of three times per day during operating hours.

Odor Control

In compliance with SCCC Section 13.10.650(B)(19), the Applicant will prepare and submit an odor abatement plan for the County Cannabis Licensing Office review as part of the subsequent Building Permit application. In addition to the implementation of the required odor abatement plan, the proposed non-retail commercial cannabis use is required to apply for, and maintain, an air quality permit from the Monterey Bay Air Resources District (MBARD). MBARD is responsible for the issuance of air quality permits for stationary equipment which may emit air or odorous pollutants. Any abatement device which may reduce or eliminate air contaminants is also subject to MBARD permit requirements.

Security

The submitted security plan was reviewed by the sheriff assigned to the Cannabis Licensing Office. To ensure the security plan is not compromised by making its details public, the sheriff will retain the detailed security plan; however, the security plan includes detailed security procedures, a lighting plan, video surveillance, site security measures, a security floor plan, including secured cannabis and cannabis product storage, and transportation/delivery security.

APN: 030-171-14

Owner: David & Michelle Olson

Sustainable Santa Cruz County Plan Focus Area

The Sustainable Santa Cruz County Plan (SSCC) is a planning study that was "accepted" by the Board of Supervisors on October 28, 2014. The SSCC Plan does not serve as a policy document, as its principles and recommendations would need to be incorporated in the General Plan and County Code in order to become effective; however, it is a visioning document that may become an official policy document within the next few years.

Per the SSCC Plan, the project site falls within the Upper 41st Avenue Focus Area in a proposed Workplace Flex designated area (Page 7-14, Figure 7-9 of the SSCC). The Workplace Flex designation would allow for a variety of employment uses, including offices, research and development, and high tech uses to encourage the development of high-quality job centers that accommodate employee-serving businesses such as restaurants and other small commercial services (SSCC Page 8-4). A cannabis cultivation and distribution facility that would create two to four new jobs is not a dense employment use; however, it is a new employment use that would create high-quality jobs, which is consistent with the Workplace Flex designation.

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.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- APPROVAL of Application Number 191232, 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.sccoplanning.com

Report Prepared By: Jonathan DiSalvo

Santa Cruz County Planning Department

701 Ocean Street, 4th Floor Santa Cruz CA 95060

Phone Number: (831) 454-3157

E-mail: jonathan.disalvo@santacruzcounty.us

Owner: David & Michelle Olson

Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Water Service Will-Serve Letter
- H. Draft Sanitation Sewer Availability Letter
- I. Cannabis Licensing Office Exception Findings Letter
- J. Program Statement

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: 191232

Assessor Parcel Number: 030-171-14 Project Location: 2541 S Rodeo Gulch, Suite 3, Santa Cruz	Z
Project Description: Proposal to operate a cannabis (Cladistribution facility within the C-4	
Person or Agency Proposing Project: Todd George	
Contact Phone Number: 831-247-3345	
A The proposed activity is not a project under the proposed activity is not subject to CEQA Guidelines Section 15060 (c).	
C. <u>Ministerial Project</u> involving only the use of measurements without personal judgment.	
D. Statutory Exemption other than a Ministeri 15260 to 15285).	al Project (CEQA Guidelines Section
E. X Categorical Exemption	
Specify type: Class 1 - Existing Facilities (Section 15301)	
F. Reasons why the project is exempt:	
This project proposes to operate a non-retail commercial care (Class 2) distribution facilty within an existing approximate space.	
In addition, none of the conditions described in Section 153	00.2 apply to this project.
Date:	
Jonathan DiSalvo, Project Planner	

Owner: David & Michelle Olson

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 non-retail commercial cannabis (Class C-4) cultivation and (Class 2) distribution facility would be located in an area designated for commercial uses.

The proposed facility is consistent with the General Plan, and every cannabis business is required to obtain a license from the Santa Cruz County Cannabis Licensing Office, subject to annual renewal, and any violation of state or local laws may result in revocation or denial of license renewal.

The submitted security plan has been reviewed and is conditioned to meet all requirements of the County Sheriff's Office and Cannabis Licensing Official. The facility is also conditioned to meet all odor mitigation controls as required by the MBARD Air Quality Permit.

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 in the neighborhood or general public. In addition, the use will not be materially injurious to properties or improvements in the vicinity. All tenant improvements 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 non-retail commercial cannabis (Class C-4) cultivation and (Class 2) distribution facility and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the C-4 (Commercial Services) zone district as the primary use of the property will be one non-retail commercial cannabis (Class C-4) cultivation and (Class 2) distribution facility that meets all current site standards for the zone district.

The facility is located within 200 feet of a habitable structure on a neighboring parcel; therefore, an exception from the requirements of SCCC Section 13.10.650(C)(4)(c) is sought as part of the project. The Cannabis Licensing Official has made findings and recommended an exception be granted to the 200-foot setback to habitable structures requirement noting that the proposed cannabis cultivation operation will be located entirely indoors, and the walkable distance between the egress points of the subject habitable structure and the proposed cannabis cultivation facility would be greater than 200 feet at approximately 280 feet.

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.

Owner: David & Michelle Olson

This finding can be made, in that the proposed non-retail commercial cannabis (Class C-4) cultivation and (Class 2) distribution use is consistent with the use requirements specified for the C-S (Service Commercial and Light Industrial) land use designation in the County General Plan.

Per SCCC Section 13.10.650(C)(1), a non-retail commercial cannabis cultivation and distribution use is a permitted use in the C-4 (Service Commercial) zone district, which is an implementing zone district of the C-S General Plan designation. Land designated as C-S is intended to provide a location for commercial services in areas having adequate access and public services 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 commercial use in a location with nearby access to Soquel Drive, the 41st Avenue corridor, and Highway 1. Anticipated noise levels of associated roof top mechanical equipment were submitted and are not expected to exceed noise maximums as regulated by County Code. The proposed use is expected to be compliant with the standards set forth in the Noise Element (Policies 6.9.1 through 6.9.4) of the General Plan and SCCC Chapter 8.30. Noise generated from the project is not anticipated to be an issue given the fact that the use substantially occurs entirely indoors, and the subject parcel is located within a commercial district surrounded by commercial uses.

The proposed non-retail commercial cannabis cultivation and distribution use is a compatible use with adjacent uses, in that the operation is expected to occur substantially indoors, is conditioned to comply with State and County licensing requirements subject to annual renewal, and the proposed use is a permitted use in the C-4 zone district surrounded by commercial uses of a similar land use intensity.

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 use is to be located within an existing building. The Applicant provided an estimate of the number of vehicle trips anticipated for the proposed use. The analysis indicated a total of two employees would arrive at 7:00am and leave at 4:00pm. Deliveries are expected to occur at 9:30am, 10:30am, 11:30am, 12:30pm, 1:30pm, and 2:30pm; therefore, no peak hour trips are expected (morning peak hour is between 8:00am and 9:00am, evening peak hour is between 5:00pm and 6:00pm). The estimated number of trips indicates that a traffic study is not required (as less than 20 evening peak trips would be generated) and given the site's location near an arterial roadway (Soquel Drive), the proposed use is not expected to significantly impact traffic on adjacent roads or intersections in the surrounding area.

The project site is currently served by the Santa Cruz County sanitary sewer service, Santa Cruz City water service, and PG&E/Monterey Bay Community Power. All associated tenant improvements are required to comply with the requirements set forth by the respective utility providers.

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.

Owner: David & Michelle Olson

This finding can be made, in that the proposed non-retail commercial cannabis (Class C-4) cultivation and (Class 2) distribution use is located in a neighborhood containing a variety of commercial uses and the proposed use is consistent with the land use intensity of the neighborhood. The Cannabis Licensing Official has made findings and recommended an exception be granted to the 200-foot setback requirement to habitable structures pursuant to SCCC 13.10.650(C)(4). The project meets all other siting criteria per SCCC Section 13.10.650(C)(4). The proposed cultivation use will occur entirely within an existing building, and with the odor control and security requirements for this project, neither is anticipated to be an issue for adjacent land uses. No expansion of the building is proposed. No exterior alterations to the front façade are proposed other than minor lighting and security fixtures. All proposed alterations are compatible with the commercial physical design characteristics 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. No exterior alterations to the front façade are proposed other than minor lighting and security fixtures. The existing building is architecturally compatible with surrounding properties. The project will not reduce or visually impact any available open space in the surrounding area.

Owner: David & Michelle Olson

Conditions of Approval

Exhibit D: Project plans, prepared by David Zulim, dated October 17, 2019.

- I. This permit authorizes the conversion of an existing 1,990 square foot warehouse to establish a non-retail commercial cannabis (Class C-4) cultivation and (Class 2) distribution facility as indicated on the approved Exhibit "D" for this permit. 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 any 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 C-4 Cultivation License from the Cannabis Licensing Office.
 - C. Obtain a Class 2 Distribution License from the Cannabis Licensing Office.
 - D. Obtain an Authority to Construct (ATC) for all odor mitigation equipment from the Monterey Bay Air Resources District (MBARD). Any abatement device which may reduce or eliminate air contaminants is also subject to MBARD permit requirements.
 - E. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - F. Obtain a Building Permit from the Santa Cruz County Building Official.
 - 1. 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 Building Permit the applicant/owner shall:
 - A. Apply for a Cannabis Business License from the Cannabis Licensing Office.
 - B. Provide a detailed security plan to the Cannabis Licensing Office which complies with all requirements of the Sheriff's Office.
 - C. 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

Owner: David & Michelle Olson

information:

- 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
- 2. Details showing compliance with Accessibility requirements.
- 3. A copy of the Best Management and Operational Plan (BMOP) incorporated onto full-sized sheets of the architectural plan set which meets all requirements of the Cannabis Licensing Office.
- 4. Details showing compliance with fire department regulations.
- 5. Details showing odor mitigation controls as required by MBARD.
- D. Meet all requirements of the Santa Cruz City Water District. Proof of water service availability is required prior to application for a Building Permit.
- E. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
- F. Obtain a Hazardous Materials Permit for this project from the County Department of Environmental Health Services.
- G. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- H. Provide required off-street parking for two cars. Parking must be clearly designated on the plot plan.
- III. 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:
 - A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. 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

Owner: David & Michelle Olson

in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

- A. Pursuant to Chapter 8.30 of the County Code, comply with all requirements of the Santa Cruz County Noise Ordinance.
- B. All conditions of approval required by the Cannabis Licensing Official shall remain in effect.
- C. All measures of the security plan as adopted by the Cannabis Licensing Office in compliance with the requirements of the Sheriff's Office shall remain in effect.
- D. There will be no on-site retail sales of cannabis products and the premises shall not be open to the public.
- E. Employees will use existing designated on-site vehicle parking.
- F. Comply with odor mitigation controls as required by MBARD Air Quality Permit.
- G. Maintain a valid California State license, posted in a conspicuous location.
- H. Maintain a valid Santa Cruz County license, posted in a conspicuous location.
- I. Prior to storing hazardous materials, submit a Hazardous Materials Management Plan. The facility shall maintain a Hazardous Materials Management Plan and comply with all hazardous materials management requirements within 30 days of storing any hazardous materials on site in excess of threshold quantities established by the California Health and Safety Code Division 20, Chapter 6.95, Article 1, Section 25507.
- J. In the event that future County inspections of the subject property 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 permit revocation.
- V. 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, it 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.

Owner: David & Michelle Olson

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. <u>Settlement</u>. 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. <u>Successors Bound</u>. "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.

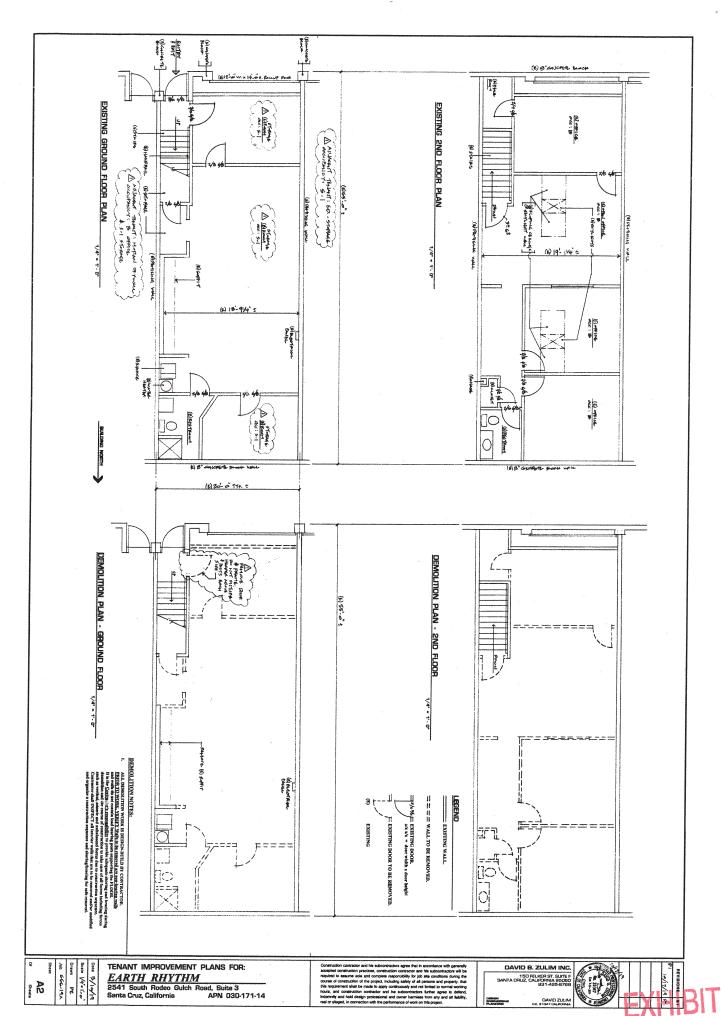
Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures 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, will void the development permit, unless there are special circumstances as determined by the Planning Director.

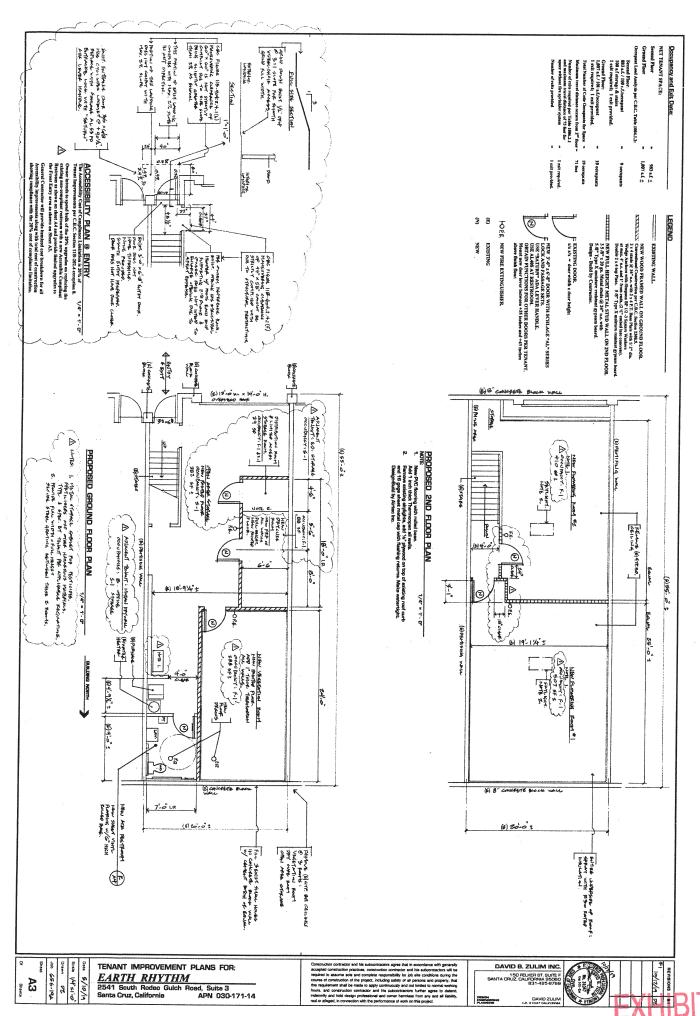
Approval Date:		
TT		
Effective Date:		26 2 2
Expiration Date:		
	Jocelyn Drake Deputy Zoning Ad	ministrator

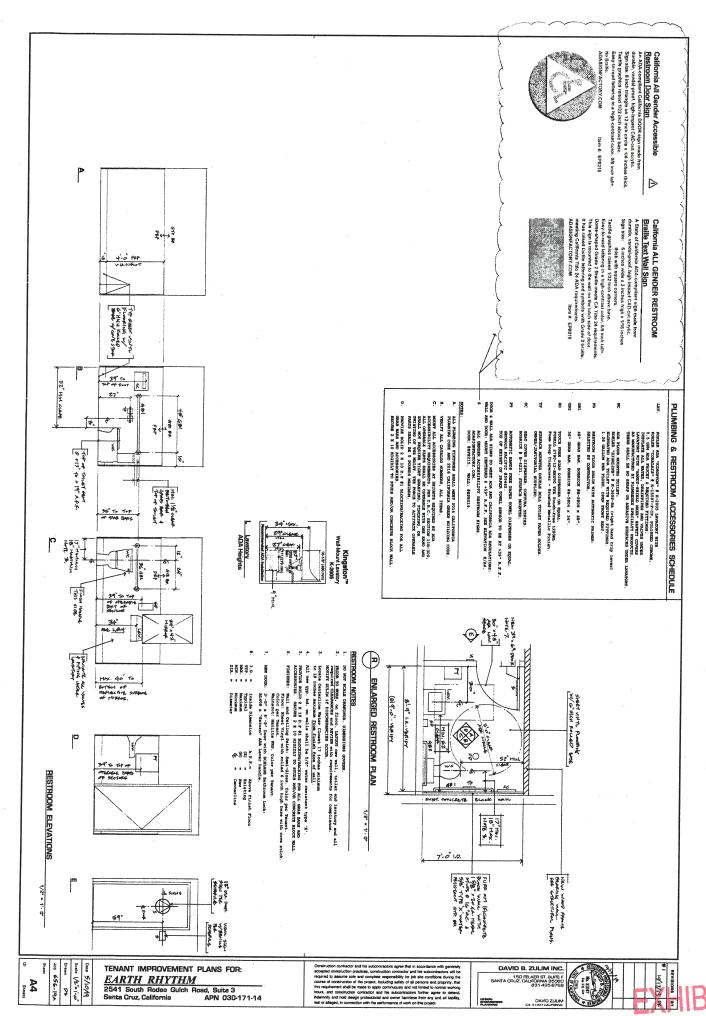
Owner: David & Michelle Olson

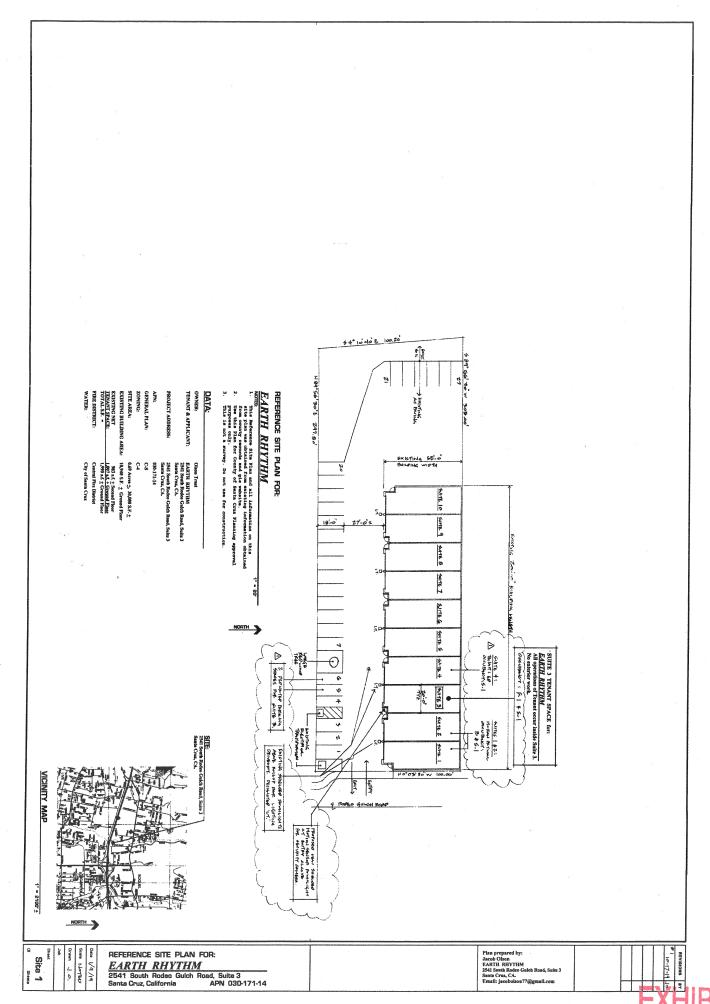
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

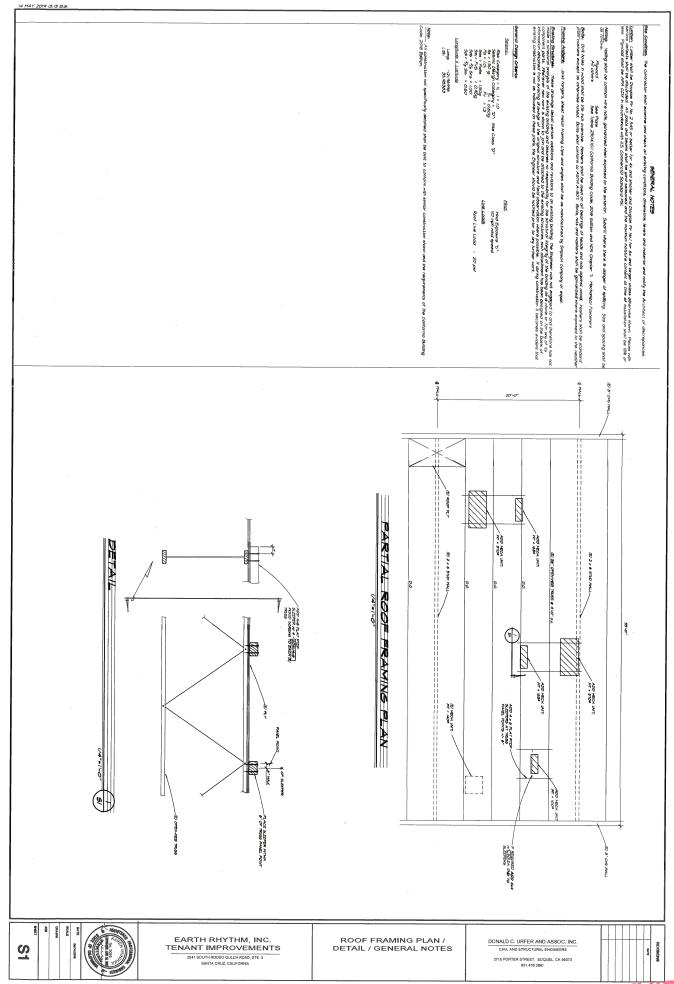
A. INDEMPITICATIVA AND INSTIBATION. A. INDEMPITICATIVA AND INSTIBATION. B. Commission of the commission of the commission of the commission of the protection GENERAL NOTES EARTH RHYTHM 2541 South Rodeo Guich Road, Suite 3 Santa Cruz, California APN 030-171-14 PEDMIT; PEES, APD NOTICES: The Contraster shall supply for each unifolding permit. The Contraster shall maintain all permits and shall naply for each unifolding all properties to the contraster. The Contraster shall peep for each uniform and supply with all more so of contraster, color, requisitions and lard in orders of any public analowity iterating on the preformance of the Week, it is the reproposability of the Contraster to make secretar that all Week permits and the contraster of the co INTERIOR IMPROVEMENT PLANS FOR: DISCREPANCES AND OMISSIONS The General contrastor and Subcontrastors shall carefully study and compare the General Contrastor and Subcontrastors shall carefully study and compare the contrast through good fift of advocers any error, incusabisticy or emission, to shall actify the Support or proper adjustment. Heretical profiles of this so that actify the Support of the south of the profiles dealth and the Contrasted as shall be an accessary for the completion of the vork and shall be of distiler centrostories for shallow rest that is shown or called for, SITE EXAMINATION AND CONDITIONS OF WORK IN PLACE The Consistent radal two-visited the risk antibitude the active ratio all rising readilists: and shall be propared to error seal the Work within the staking enditions and finishistion. Courtery shall with the project with the Owner and Tomas for other work not called out on these phase. INFORMATION TO BE PROVIDED BY THE OWNER Agreement and Conditions of the Contract, Insurance requirements, Date of Entri of Work, Date of completion of Work, Guarantee - Warrantee, EARTH RHYTHM intends to move into an existing 2 story tenant space located at 2541 South Rodeo Gulch Road, Swite 3, Santa Cruz. PROJECT DESCRIPTION PROJECT DATA FIRE SPRINKLERS: OCCUPANCY: OWNER: TENANT & APPLICANT: BUILDING CODE EDITION: WATER HTE AREA: ulturling COME EDITIONS AND RECULATIONS: It work hallested on the Team and comply with its following Codes: It work hallested on the Team and comply with its following Codes: It COME COME (CELC), IL COME (CELC), IL COME IN IMPORTANT IN INTERCEPT CODE, IL COME COME (CELC), IL COME COME (CELC), IL COME IN IMPORTANT CODES, IL COME COME IN INTERCEPT COME INTERCEPT COME INTERCEPT COME IN INTERCEPT COME IN INTERCEPT COME INTERCE ROJECT ADDRESS: be acceptable, must be in compliance with three drawings and as, and must be of a quality equal to or better than the standard to Phinhod work shall be firm, work-anchored, true alignment, plumb, mooth, clean uniform appearance. Custral Fire Diarries City of Santa Cruz 2016 C.B.C. F-1 and S-1 A 0.69 Acres ± 30,080 S.F. ± 10,940 S.F. ± Ground Floor 983 s.f. ± Second Floor 1.007 s.f. + Ground Floor 1,990 s.f. ± Ground Floor ZARTH RHYTHId 2541 South Rodeo Gulch Rosel, Suite 3 Sants Cruz, CA. 2541 South Rodeo Gulch Rosel, Suite 3 Sants Cruz, CA. LINCALANES: INSTACTION PRINTED AND A PAK cent of complience requirement to Connect in another in comply with the 20% cent of complience and the control in the another index accordability improvements a noted have an interest and the Final. David M. Zullin fact, above the relevent purpose on the Final. Therefore, this discharact is required by Janvid M. Zulin tax, and/or Janvid Zulin. David M. Zulin fact, and/or paid Zulin and have be held labels for any and all other ADA and/ow State of California Accordability deficiencies. ¥ ij 12. F Owner intends to spand balk of the 20% upgrades on replacing the existing non-compilar retiroom with a new Accessible Compilant Retiroon as above an abed 4.4 and provide limited upgrades to the Front Entry area as shown on Sheet A3. Þ General Contractor will provide itemized cost breakdown for all Accessibility improvements along with total cost of construction abowing compliance with the 20% cost of compliance limitation. The Accessibility Cost of Compliance Litminston is 20% of Tensus improvements per C.B.C. Section 11B-202.4 exception 8. ADA ACCESSIBILITY 20% COST OF COMPLIANCE PER COUNTY OF SANTA CRUIC BUILDING DEAY. PLANT BEAVIEW CONTRIBUT, PROVICE ALLOWING AREA. AND ANALYSIS FOR THE WHALE BUILDING EXCTRICAL DESIGN-BUILD by FLECTRICAL CONTRACTOR. To external more shall be performed on a design-build brain. The control more shall be performed on a design-build brain. The control control can be need at applicable local shape-build beariest construct in this need at applicable local shape-build beariest of equipments. As ILECTRICAL CONTRACTOR and GENERAL CONTRACTOR. HVAC: DESIGN-BHILD by HVAC CONTRACTOR. The HVAC work shall be preferred on a design-build basis. All HVAC cleans and construction shall be the SOLE RESPONSIBILITY of the HVAC CONTRACTOR and GENERAL CONTRACTOR. METAL STID AND CYPSILW WALLEDARD. Forming all labor and ancides to statut most led interfer well system per plant. All most into habit by ProTTID most led not an unsubstanted by CLARK DETRICH. Instablistic hashings of the size and will system shall be in ririd accordance with manufacturer's recommendations and in disreptly be in ririd accordance with manufacturer's recommendations and in disreptly. PLIMBRING DESIGN-BRILD by PLIMBRING CONTRACTOR. The plemblag work shall be performed on a despit-ball basis. The delign-ball planning common real farmish and install an analysis and departite planning system to next all ball and hate code. All PLOMBRING despits and construction shall be the SOLE RESPONSIBILITY of the PLIMBRING CONTRACTOR and OLDERSAL CONTRACTOR. ALL DEMOLITICAN WORKE IN ESSENCIA BILL DE VOORTRACTOR. ERIOLITY WORKE, VERRY WISH duck traversoond as made suide as no contain head bearing point supporting the FLOOR. In the CREMINICAL CREMINICAL SHOP the MODEL SHOP THE CREMINICAL SHOP THE MODEL SHOP THE CREMINICAL SHOP THE ADMINISTRATION OF THE MODEL SHOP THE CREMINICAL SHOP THE ADMINISTRATION OF THE MODEL SHOP THE CREMINICAL SHO (60, 51.4) N= [200(50)+55(50)+55(50)] / Exc+55+55 = 9300/510 = 300 (60, 515) 1, = [7/7-0.02] N/30 = [310/510-0.02] 30/50 the Throne 506.2. A. = 8500 of the Filoce, NS (64. 5.3) An= [A++(N5×I+)] THOUGH CHARGENTING AND THE BY ADMINIST LOOT, AS BUILDING IS FIL ADMINIST, AS FILL ADMINIST ALLOWED AND AREA FOR THE (A) IS FIRST PROSTELLTIVE CAMPUAGO TO B OF SI GOLDHOWN Extertive at constituent area in the still almost constituent as in the still almost constituent as in the still area. = 11,560 St > 10,940 Sp THEREFIRE, Accompagate appear for workers suitable of ALLOWER MA A=[8500+(8500 × 0336)] (64.5.3) VICINITY MAP MD MECHANICAL SCHEDULES and INFORMATION M1 MECHANICAL FLOOR and ROOF PLANS ENAL TITLE 24 MECHANICAL ENAL2 TITLE 24 MECHANICAL EQ ELECTRICAL INFORMATION E1 ELECTRICAL UNHTING PLAN E2 ELECTRICAL POWERS PLAN E3.1 ELECTRICAL POWERS PLAN E3.2 INDOOR LIGHTING COMPLIANCE ELECTRICAL PLANS BY: CORRALITOS ELECTRIC A1 TITLE SHEET A2 EXISTING FLOOR PLANS and DEMOLITION FLOOR PLANS A3 PROPOSED FLOOR PLANS A4 NEW ACCESSIBLE RESITIOOM PLANS, BLANTONS, SO-REDULES. BMOP PLAN BY: EARTH RHYTHM PLUMBING PLANS BY: P. PLUMBING SHEET INDEX STRUCTURAL PLANS BY: DONALD URFER & ASSOCIATES Site 1 REFERENCE SITE PLAN DAVID B. ZULIM INC. PLANS: WECHANICAL PLANS BY: AIRTEC SERVICE ENANT'S REFERENCE SITE PLAN: PLUMBING NOTES & SCHEDULES PLUMBING - SEWER & VENT PLUMBING - WATER STRUCTURAL FRAMING PLAN & DETAILS BEST MANAGEMENT OPERATIONAL PLAN See Reference Site Plan prepared by Tenant on sheet Site 1. SITE: 2541 South Rodeo Gulch Road, Suite 3 Santa Cruz, CA. 1"= 2100'+ Date \$/10/19 Scale NoTEP Drawn PE Job 656-19A TENANT IMPROVEMENT PLANS FOR: EARTH RHYTHM 2541 South Rodeo Gulch Road, Suite 3 Sente Cruz, Celifornia APN 030-171-14 DAVID B. ZULIM INC REVISIONS 150 FELKER ST. SUITE F SANTA CRUZ. CAUFORNIA 95050 HEVISIONS BY A1

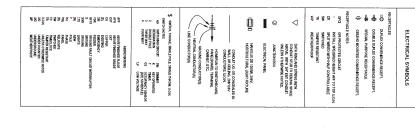


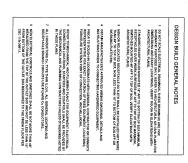


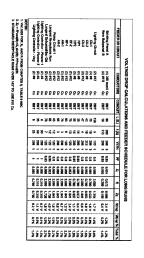




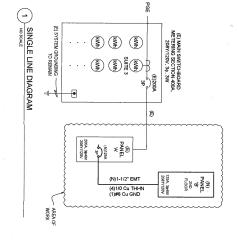








The Subpassi V. And Start		3 %	36.671 8.190	o.	881	29.10s 6.902	2 2 E	[25] [25] [25]	Load Classification Constant Current Agricultural Lampa Languet Mator	4 5 5 K
Spani Spani Spani Spani Spani Spani Spani Spani					187	4	TOTAL ME'S:			
Septem Spane					I	DAD: 70888	TOTAL COMMECTED LOAD:	COMM	TOTAL	
Spars		1		3		ž	78	THOSE !	TOTAL PHASE AMPS:	
Spars		72,000	-	77.00		22.53	8		TOTAL PMASS LOAD	E
Spara Spara Spara Spara Spara			7	13,944	+	ŀ	-	2	711	8
\$ 10 mm	****		-	-	94	13,194	-	28	Medi	1
Span Span Span	-	-		-	-		-	2	2017	8
Spare Spare	-	-		H			-	2	Space .	ž
***	-		-		100		-	2	200	2
Spare a	-	•	8	-	-		-	8	Receptudes Vegetation	-
Change	-	-		-	-		-	8	S) F)	10
	-		-				٠	8	PERSONAN GPCI	9
Spire	-	8	1,200	-			-	3	Receptacles	2
20 Spars 22	-			-		-	-	20	Spire	7
URS	-	-	-		0	360 600	-	20	Recotacies	19
20 97.1 18	-	8	1,280	-	-		-	2	Parsps	17
100				98 477	1,200		-	8	Pumpa	õ
O. C.	- 1	-		-	-	473	-	8	Responder Aquetus Hest	=
		2,194		-			-	26	Reverse Octoresis Syndys	Ξ
the CM2		-		908 2.184	~		•	2	Receptacies DryCure	٥
60			7			878 2184	-	8	Oehunidlike	7
		0 2,184	950		_		-	26	Lighting	0
e cui	•	œ.	-	2184	3,000		L	-		4
20	Liter .	Н			in	3,000 2,194	N	8	Holion Controller-Vegetation	ľ
Trip Circuit Description CKT	Poles	n	-		-	>	Poles	₹	Circui Description	3
Meuning: Surve	# 5			Ĭ	Main: MLO				Phaesi3 Wires:4	1
Peedern: (E) IdBC:	,			y w	Pad Prom: MSB Bus: 200A	ž	Plans 8 / 120	208 Pa	Location: See Plans Veltage: 208 / 120	



	LIGH.	LIGHTING CONTROLS SCHEDULE	DULE	
SYMBOL	MANUFACTURER AND CATALOG NO.	SENSOR	COVERAGE (10' MOUNTING HEIGHT)	VOLTAGE
os os	LEGRAND WATTSTOPPER PV4-100 SWITCH WITH OCCUPANCY SENSOR	PASSIVE INFRARED	MAJOR MOTION: 35x30' MINOR MOTION: 25x15'	120277 VAC
OT-200	LEGRAND WATTSTOPPER DT-200	DUAL TECHNOLOGY - WALL MOUNT	ULTRASONIC: 90°, 38' MAJOR, 30' MINOR PIR: 90°, 50' MAJOR, 38' MINOR	24 VDC
H®	LUTRON WIRELESS WALL MOUNT OCCUPANCY HALLWAY SENSOR LRF2-OHLB-P	PASSIVE INFRARED	MAJOR MOTION: 50' x 60' MINOR MOTION: 30' x 50'	BATTERY (10YR MIN. LIFE)
TES:	ITES:			

		LIGHT FIXTURE SCHEDULE	SCHEDULE				
š	holmus	DESCRIPTION	MANUFACTURER AND CATALOG NO.	PFP	TYPE / COLOR	LUMINAIRE VOLTAGE	LUMINAIRE
(<u>></u>)	Q	1000 WATT HIGH PRESSURE SODIUM AGRICULTURAL LAMP	TBD	-	HP S	240	1000
(B)	Ŷ	800 WATT METAL HALIDE AGRICULTURAL LAMP	ТВО	-	МН	240	600
<u></u>	*	VAPOR TIGHT CEILING MOUNT LED	FEIT .		LED / 5000K	120	12
₪	*	KEYLESS FIXTURE WITH GREEN LED AGRICULTURAL MAINTENANCE LAMP - LAMP FURNISHED BY OTHERS	TBD	-	A19 LED / GREEN	120	
(H)	0	LED FLAT PANEL ROUND 6"	FEIT 74206/CAV2		LED / 5000K	120	=
Ŧ		LED FLAT PANEL 1/2 x 2	FEIT FP05X2/4YWH		LED / 4000K	120	13
<u>(G)</u>	1	Z LED WALL BRACKET	LITHONIA VILZ 12L		LED / 3000K	120	12
Œ	+	VAPOR TIGHT PENDANT - LED	FEIT SV10CM850		LED / 5000K	120	12
\odot		2' SURFACE MOUNT LED STAIR LIGHT WITH INTEGRAL MOTION SENSOR	LUTRON FXSWLE2L		LED / 4000K	120	16
9	早	EXTERIOR LED WALL PACK WITH MOTION SENSOR AND PHOTOCELL	RAB WPLED2T78N/D10/WS2		LED / 4000K	120	79
(F)	+	EXISTING RETRO LED FIXTURE WITH PHOTOCELL	EXISTING	,	LEO	120	40
(₹)	§	COMBINATION LIGHTED EMERGENCY EXIT SIGN AND FLOODLIGHT, BATTERY BACKUP, VISIBILITY AS INDICATED	LHOM LED 120/277		SUPPLIED MITH FIXTURE	120	o,
₹	1	EMERGENCY FLOODLIGHT, BATTERY BACKUP			SUPPLIED WITH FIXTURE	120	2
<]		ELM6 LED 120/277				

ELECTRICAL SHEET INDEX

ED ELECTRICAL SHEET MO INFORMATION
ET ELECTRICAL SOMED AND
ET ELECTRICAL FOMER DETRIBUTION COMPLIANCE
ET. ROOON LIGHTING COMPLIANCE
ET. ROOON LIGHTING COMPLIANCE

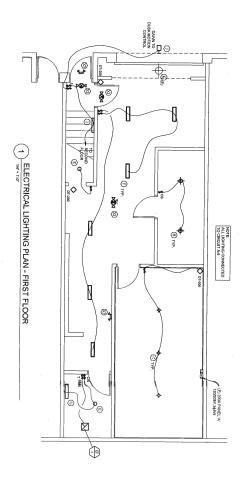
PORTONE 1 1220)
DOMINIST 2 20

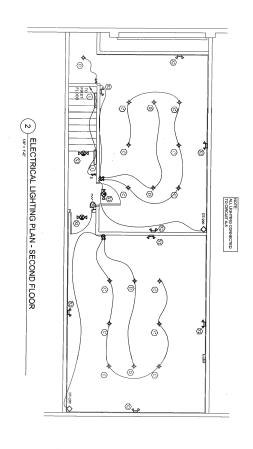
Tenant Improvement Plans for Earth Rythm

2541 South Rodeo Gulch Road Santa Cruz, California

APN 030-171-14

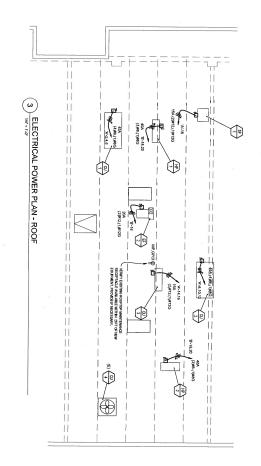
CORRELITOS ELECTRIC
430 Entria Copyon Ruse
Westernia, CA 195/19
ELE 191-195-2016
CORRELECTRICOSOL COM

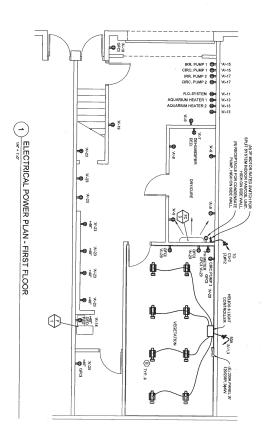


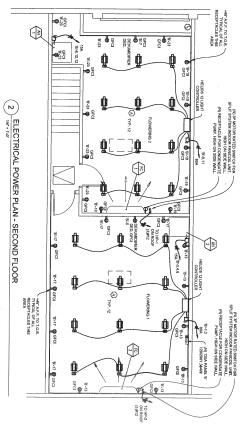












FIRST TOWE
PROTONE
GRAWN BY
GREEN BY
SET ISSUED
FOR SUBMITTAL 70201
FOR SUBMITTAL 7020

Tenant Improvement Plans for
Earth Rythm

2541 South Rodeo Gulch Road
Santa Cruz, California

APN 030-171-14

CORRELITOS ELECTRIC 829 Eurelia Carryan Raad Watermida, CA 95078 TEL: 831-856-2985 CORRELECTRICGAOL.COM

EXHIBIT D

annicitational devices for the hashleted for the California Code of Signature and considered with 10 to the enforcement agency for a make available with the hashlete great and Lighted copy of the Cartiflicate and Lighted copy of the Cartiflicate Resources Designed:	6 of the Californed 6 of the Californed 6 of the end to the end to the end to the end to the end at the end end end end end end end end end en	en der greier der Rechtschaft gestellt der Schaft gestellt der Schaft gestellt der Bei belieft gelige organis des gleichtet der Reih im belieft gelige der Schaft gestellt der Reih im belieft gelige der Schaft gestellt	A me emply results and pattern Certificate of Conglishes conference A. The building design features or or proprietate document, weetable I will sensor that a congleted algo- United sensor that a congleted algo- United sensor that a congleted algo- Conglishe Designer Name Empossible Designer Name Empossible Designer Name Empossible Designer Name Conglish; Address; On/Water(CD):	
building design or s	naibility for the	The information provided on the Coefficient of communication or content. It is information provided on the Coefficient of Coefficient or the content. It is margine under holdow to did he handson and Protections Coefficient or content responsibility for the building design or system design identified on the Coefficient of Coefficient (Inspection Coefficient Coeff	The information provided on this C tem eligible under Division 3 of the Compiliance (responsible designer)	DECLARATION OF REQUISID CENTRICATES OF ACCUPANCE. There is no Configure of Accupance applicable in electrical point distribution represents.
	Phone:	WAISONNIN, CA 95076	RESPONSIBLE PERSON'S DECLARATION STATEMENT	
CEN/ HERS Certification Identification (if applicable):	CEN/ HERS Can	620 Eurelia Canyon Rd	Address.	NO FurmyTrate "est inspector
	Signature Oute:	Correlitos Electric, Inc.	Сотрыту:	AN ACCUSATION OF THE PROPERTY OF THE PARTY O
officer September 2	Documentation Author Signature:	lerry Sonnema	Documentation Author Name: Serry Sonners	oble instructions. Selections have been made based on inflamation provided in previous tables of this document. If any selection weeks to be changed, phase explain why in table 6. Additional Remarks. These document, must be provided to the building sessions advantaged on the following the changed phase explain why in
			TOTAL MONTH WOOD	DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
pared	Oute Prepared:	Guich Road, Santa Crus, CA	Project Address: 2541 South Radeo Guich Road, Santa Crus, CA	6/4/2019
	Benor Page		Project Name: Earth Rhythen T.L.	
		tion	STATE OF CALFORNIA Electrical Power Distribution MCC RECEIVANCE 12(27)	Richter outcome. Richter outcome. Cutosus privar connected.
deds	- ps/hth:24/j016c-	(ii) School Dan Bel Apply Challey Bourg (Chappy Chang Manada). This boundaried Carphanac Hitz Howe mayor a published Million deal. Challey Bourg (Chappy (Chang Manada). This boundaried Carphanac Hitz Howe mayor a published Million deal.	(this Section Bood Not Apply CA Building Energy Bills Linney Numbersh	Chalder Straig Mades Strain of the Charles of Completes That News Howay Lap 1920 Utilities dead Completes Strain Strai
	ACLES	CIRCUIT CONTROLS FOR 120-VOLT RECEPTACLES AND CONTROLLED RECEPTACLES	I CIRCUIT CONTROLS FOR 120-1	
documents if a tor Responsible	tride the construction rates, select "Contrac	er en	"FOOTNOTES, Voltage drop calculor "ottoched" if applicable, if calculor	ANG
In construction documents	in constructi	[Z]Voltage drop < 5% Code (Exception to \$130.5(d)*	Suite 3 / 2004, 708,39+,4W	AND Monitoring AND Village Orop AND Controlled Recorporary
Calculations ¹	ch Loration of	Combined Voltage Oreo on Installed Feeder/Branch Circuit Conductors Compliance Method Demotive La Ca Es-	Designation/ Description	CHAPPLINERS, RESIGNS GRAD PRINCIPLES OF THE BOD TOKES MUT COUNTY right to Trouble O. for pushesses and tracker the latter that moditation Year. OI 07 09 09 09 09 09 09 09 09 09 09 09 09 09
8		92	01	y meneral y a meneral y a meneral y system and maximiz indication on a semand and seth for a utility-defined period.
stribution system auts must demo	R electrical power di	N. VILLIAGE BOLD. N. VILLIAGE BOLD. The Information Please complete this table for enterly new or complete replacement electrical glower distribution systems, or electribus that add, modify or replace both leader not breach included in demonstrate completes with \$1.14 (4.6). For alterations, say, the altered create must demonstrate completes and \$1.00 (1.7).	H. VOLTAGE DROP Table Instructions: Please complete teeders and bronch circuits to demo	see 17 2004, 208 (39) AVI. Alteration to herders and based occurs only 72 Decuments WECHEN, MEC; IT and MEC; ITs and MEC;
		G. SEPARATION OF ELECTRICAL CIRCUITS FOR ENERGY MONITORING This Section Does Not Apply	G. SEPARATION OF ELECTRICAL This Section Does Not Apply	Designation / Mode of Welt (PAR) Exception to the ear one transfer for seed messaging process) which the expense to early the ear one transfer for seed of messaging process) which the expense of the early
			It section Does Not Apply This section Does Not Apply	Extra al Utility Provided (White required Anaponie Control) (Why Provided White required Anaponie Control on use in profiled (Utility Provided (White required Anaponie Control on use in profiled (Utility Provided (White Provided Anaponie Control on use in profiled (Utility Provided (White Provided Anaponie Control on use Inspection Control on use Inspection Control on Utility Provided (White Provided Anaponie Control on use Inspection Control on Utility Provided (White Provided Anaponie Control on Utility Provided Anaponie Control on Utility Provided (White Provided Anaponie Control on Utility Provided Anaponie Control on Utility Provided (White Provided Anaponie Control on Utility Provided Anaponie Control on Utility Provided (White Provided Anaponie Control on Utility Provided Anaponie Control on Utility Provided (White Provided Anaponie Control on Utility Provided Anaponie Control on Utility Provided (White Provided Anaponie Control on Utility Provided Anaponie Control on Utility Provided (White Provided Anaponie Control on Utility Provided Anaponie Control on Utility Provided (White Provided Anaponie Control on Utility Provided Anaponie Control on Utility Provided (White Provided Anaponie Control on Utility Provided Anaponie Control on Utility Provided (White Provided Anaponie Co
				citle instructions include any electrical stankes systems that are within the ecopy of this partiest appointation. Of OR ON ON ON
	diction.	This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.	This table includes remarks made b	
			E ADDITIONAL REMARKS	Retail High-Rise Busidential
		this project.	No exceptional conditions apply to this project.	0. EDUENAL INFORMATION Sarite Clux OD Occusion Comp. White Project.
	esterned in Johles show	D. EXCEPTIONAL CONOTTIONS This table is out of first with uncertable comments because of selections made or data sentents in behins throughout his form	This table is onto failed with uncertainty	Page 1 of 4. Page
epared:	Date Prepared:	o Gulch Road, Santa Cruz, CA	Project Address: 2541 South Rodeo Guich Road, Santa Crut, CA	14.197.19 for aftertions and the second sec
	Dange Du		CERTIFICATE OF COMPLIANCE	
		rtion	Electrical Power Distribution	CHIQUAD INTER COMMENCE
			STATE OF CALIFORNIA	Section Power Distribution

SHEET NAME
ELECTRICAL
POWER
DISTRIBUTION
COMPLIANCE
SHEET NO.:

JOB NO.:
PRINT DATE
PLOT DATE
7.

Tenant Improvement Plans for Earth Rythm

2541 South Rodeo Gulch Road Santa Cruz, California

APN 030-171-1

	CA NASING Group (Mittern Standards - 1921 Assemblends Completed (Standards et age) of gov/clasty4996 standards	Indicate High Bird Indicat	Chaddig Every Effects (Sandah 7:255 Nemohaud Chrystech Htt.)//www.mng.cu.phylidd4020thrasdeds (Sandah 2017) PRIT O' CALONNA.	CALE DE LA CONTROLLA CONTR
	Chadring Day, 10 Lancy 12 states, 2015 Newsolvin 85 Complexes 11th Johns - may properly 10 2015 Scientisch.	AND CONTRACT LIGHT MATERIAL CONTRACT PARTY. TO ADDRESS AND	GLAARA, Leep Dishers Suide is 200 is were derived Complexes into / from energy capacitate/2001/stablesis. Sent of cut cases San of cut cases	Indicate Light Indi
Indicati Lightings Act to Lower Con. Act to Lower	Co Northy from of Platinia, Sundants. 1996 November of Complete or Trapiferon emerges a psychological State of Complete and Complete an	Indications of the property of	O beldes lawer likelen Staden in - 1916 have den di Canalana i lay //www.mer.gr.a.pu/life/AV/III/staden).	And to curious in the foliage of the control of the
SET RADIO POR REMINITAL PROPERTY NAME COMPITAL NAME COMPITAL NAME COMPITAL NAME OF THE PROPERTY NAME OF THE PROPER	PLOT DATE: DRAWN BY:	Tenant Improvement Plans for Earth Rythm		CORRELITOS ELECTRIC

GENERAL NOTES - MECHANICAL

- THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, 2016, PROVIDE ALL EQUIPMENT AS SHOWN ON DRAWINGS AND AS NEEDED FOR A COMPLETE ALD WORKING SYSTEM.
- INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND WITHIN ALL APPLICABLE CODES AND STANDARDS, MAINTAIN MANUFACTURER'S REQUIRED CLEARANCES AROUND EQUIPMENT, EQUIPMENT MUST BE LISTED BY AN APPROVIED TESTING AGENCY, CAC DUS.
- ALL SPIPEY AND RETURN LOCKES SHALL BE ESLEAD URRIN MASTER WITH A LLT. HE APPROPED THESE OS A MEDICHANDAL RETURNS, METHOD AND A PROPERTY OF THE PROPERTY OF THE THE PROPERT CONTRACTOR SHALL PROVIDE AND INSTALL ALL REQUIRED CONTROLS AND THERMOSTATS TO OPERATE THE SYSTEM PER THE ENERGY EFFICIENCY STANDARDS 2016.
- DAMPERS SHALL BE INSTALLED AT ALL BRANCH WYES FOR BALANCING
- METAL DUCTS MATERIALS SHALL COMPLY WITH CMC 602.3. CONTRACTOR SHALL COORDINATE REGISTER LOCATIONS WITH FIRE SPRINKLER AND LIGHT FIXTURES, THE SYSTEM SHALL BE BALANCED BY THE CONTRACTOR WITH A BALANCE REPORT PROVIDED UPON COMPLETION.
- PACTORY MADE AIR DUCTS WILL BE SUPPORTED PER THE MINIMUM REQUIREMENT OF DAYS 003,5 OR AS SPECIFIED BY THE MANUFACTURERS INSTALATION INSTRUCTIONS, METAL DUCTS SHALL BE SUPPORTED PER THE MINIMUM REQUIREMENTS OF DAYS 003.3.
- HORIZONIA, ROUND DUCTS THAT ARE 1978 AND LESS SHALL HAVE THIDE, 18 GAUGE GALVANIZED STEEL SPACED NOT MORE THAN 10 FEET ONCE THE SPACED NOT MORE THAN 10 FEET ONCE HORIZONIA, DUCTS, DUCTS (NOW UP TO 2078 SHALL HAVE 12 GAUGE GALVANIZED STEEL WHEE TIED TO THING GALVANIZED STEEL WHOS AROUND DUCT ON 10 FOOT CENTERS. VERTICAL ROUND DUCTS THAT ARE 1979 AND LESS SHALL HAVE 2" MIDE, 18 GALVGE GALVANIZED STEEL SPACED VERTICALLY NOT MORE THAN 12 FEET ON CENTERS, ROUND DUCTS 1078 UP TO 2079 SHALL HAVE 2" WIDE, 16 GALVGE GALVANIZED STEEL STRAPS,
- CLASS 1 DUCTS WITH EXTERIOR INSULATION SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 25 AND SMOKE DEL RATING OF NOT MORE THAN 50 FOR MATERIALS EXPOSED WITHIN THE DUCTS OR PLENUMS PER ONC 602.2 & 605.0,
- DUCT SMOKE DETECTORS ARE TO BE MONITORED UNDER A SUPERVISIONY ZONE OF THE FIRE ALARM PANEL WHEN A FIRE DETECTION OR ALARM SYSTEM IS PRESENT. DUCT SMOKE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH OMC SECTION 608.0. VACTOR SHALL PROVIDE INSTALLATION INSTRUCTIONS FOR ALL EQUIPMENT TO FIELD INSPECTOR AT TIME OF INSPECTION
- 18. CONTRACTOR SHALL VERBY ALL CONDITIONS AT THE SITE BEFORE PROCEEDING WITH INSTALLATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL THE SYSTEM SUCH THAT THE STRUCTURAL INTEGRITY OF THE BUILDING IS MAINTAINED. FOR THE PURPOSE OF CLARITY AND LEGIBILITY, THESE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC TO THE EXTENT THAT MANY OFFSETS, BENDS, SPECIAL FITTINGS AND EXACT LOCATIONS ARE NOT INDICATED,

CAL GREEN NOTES - MECHANICAL

GREEN MANDATORY MEASURES:

CEC WANDATORY MEASURES
TESTING, ADJUSTING & BULLANCHING
COMERING OF DUCT OPERINGS DIVERNO CONSTRUCTION
FINISH MATERIAL POLLUTANT CONTROL - ADHESIVES / SEA
MERV & MINIMUM AIR FILTRATION

OZONE DEPLETION / GLOBAL WARMING NON-CFC USE

17.0
GREENHECK SP-A110 85 0.25 115 / 16
(EF) GREENHECK SWD-7-VG 305 1.5' 115/14
NOTES
PROVIDE FACTORY CURS AND BACKDRAFT DAMPER. PROVIDE (4) RUBSER IN-SHEAR SOLATORS.

UNIT BRYANT

MANUF

MODEL

AIRFLOW (CFM) 850

(IN WC) 0.5*

OUTSIDE AIR (CFM)

		e incompt the
LANE TO SERVICE TO SER		
FLOW		6
ESP.	SUPPL	1000
ELECTRICAL	SUPPLY FAN SCHEDULE	S) THE MENT WENT THE STAND BY AND FRACE OF LIKE WINDS IN WHITE CAP IT ABOVE ROOF LIKE.
s		

)	NOTES:	(4)	AG		
		GREENHECK SQ-100-VG	MANUF		
		SQ-100-VG	MODEL		
		300	(CFM)	FLOW	
		0.25*	(CFM) (IN. W.C.)	ESP	SUPPLY FAN SCHEDULE
		115/10	VOLT / PHASE		Y FAN
			(FLA)	ELECTRICAL	SCF
			NAX	CAL	ED
		1,4	(BHP)		Ē
		TIMECLOCK W/ OCCUPIED SCHED,	CONTROL		
		62	(LBS)	5	
		Θ Θ	NOTES		

AAON

CFM

1800

1

1800

1.65

920

920

0	Θ
PROVIDE 24x24 ALUMINUM MIST ELIMINATOR AT INLET.	PROVIDE WEATHER PROOF COVER.

399

12,000

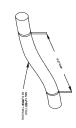
208 / 10

			_		
NOTES:		1		TAG	
	CAMFIL CAMSORB 3CF GLIDE / PACK	CUSTOM FABRICATE		HOUSING	
	CAMFIL CAMSORB CFS-103	CAMFIL AP-THIRTEEN		FILTER	AIR FIL
	MERV 8 PRE-FILTER	MERV 13	TO A SOUTH OF	FILTER	TER HO
	(1) 24x24x24 (12) 1" CFS-103	1/1	HIGH / WIDE	FILTER BANK	AIR FILTER HOUSINGS SCHEDULE
	305	300		CFE	絽
	0.10	0,10	INITIAL	PRESSURE DROP	JULE
	1.0	1.0	FINAL	DROP	
	24x24x4 24x24x1	24x24x4	376	FILTER	
	00	000		NOTES	

PROVIDE MODILATING HOT GAS REJEAT / VG
 PROVIDE RIGHT HAND RETURN.
 PROVIDE LEFT HAND RETURN.
 PROVIDE LEFT HAND RETURN.
 PROVIDE LIFT HAND RETURN.
 PROVIDE LIFT LAND OFTION AT ENAPORATOR.

- PROVIDE WEATHER TIGHT CONSTRUCTION.
 PROVIDE 24/24/2 ALUMINUM MIST ELIMINATOR AT HOUSING INLET. PROVIDE MAGNETIC & FILTER KIT, INSTALL TO MEASURE 4" FILTER.

TWO CT SAME
THOSE CT SAME
THETH CANDE AT
DUCT





MELY OWNER OF SAME LUNDE OF SAME LUNDE OF SAME

l	
OTES:	
Θ	1) PROVIDE MODULATING HOT GAS RE-HEAT, VARIABLE CAPACITY COMPRESSOR AND LOW AMBIENT OF
(e)	PROVIDE (4) RUBBER IN-SHEAR ISOLATORS.
(PROVIDE 3/8x1/4" REFRIGERANT LINE SET.
e	(4) EXISTING CONDENSING UNIT. RE-USE IN (E) LOCATION.
6	(§) PROVIDE 6/8x3/8" REFRIGERANT LINE SET.

ROVIDE (4) RUBBER IN-SHEAR ISOLATORS.	PROVIDE MODULATING HOT GAS RE-HEAT, VARIABLE CAPACY
---------------------------------------	---

ROVID	MILSE	
ROVIDE 5/8x3/8" REFRIGERANT LINE SET.	XISTING CONDENSING UNIT. RE-USE IN (E) LOCATIC	
S REFR	ENSING	
GERAN	UNIT. F	
TUNES	3SU-3	
Ĕ,	N(E) L	
	OCATIO	

			SPLIT	SYS	SPLIT SYSTEM OUTDOOR UNIT SCHEDULE	Z Z	OOR	IN	SC	HEDUL	ļm			
_					COOLING			HEATING	ING	ELE	ELECTRICAL			
_	TAG	MANUF	MODEL	TOTAL	SENSIBLE	EFFICIENCY	ENCY	TOTAL	HSPF	VOLT/		ž.	, A	NOTES
Τ				CAP.	CAP.	SEER	EER	CAP.	(COP)	PHASE	MCA	FUSE	1	
	1	AAON	CFA-007-A-A-8-DC00H	65,780	45,480	(12.1)				208 / 34	22	8	474	(O) (O)
Γ-	•	AAON	CFA-007-A-A-8-DC00H	65,780	45,480	(12.1)	,	٠		208 / 34	28	45	474	(O)
	1	MITSUBISHI	MUY-GL12NA	12,000	9240	23.1	٠	٠	·	208 / 14	7	56	2	Θ
	1	BRYANT	113ANA030			•			٠	٠	,	•	٠	•
_	\oplus	MITSUBISHI	PUZ-A36NHA3	34,200	23,940	14.0	•	37,000	9.3	208 / 14	13	â	165	9
_		MITSUBISHI	PUZ-A36NHA3	34,200	23,940	14.0		37,000	9.3	208 / 10	25	8	165	0
z	NOTES:								ĺ	l				į
	Θ	PROVIDE MODU	 PROVIDE MODULATING HOT GAS RE-HEAT, VARIABLE CAPACITY COMPRESSOR AND LOW AMBIENT CONTROLS. 	AT, VARIA	BLE CAPACITY	COMPR	ESSOR A	WD LOW.	AMBIENT	CONTROLS				

(ii) ALON VOCX TEUP / HUMIDITY SISIOR (iii) HONEYWELL TB722U1012 7/20Y PROGRAMMABLE THERMOSTAT

RETURN AIR SQUARE DUCT RISE OR DROF SUPPLY AIR SQUARE DUCT RISE OR DROP

4

ROOF MOUNTED HEAT PUMP DETAIL NOT TO SCALE

 \odot

ROOF MOUNTED EXHAUST FAN DETAIL

M1.1 M1.2 M2

MECHANICAL SCHEDULES AND INFORMATION MECHANICAL FIRST FLOOR PLAN MECHANICAL SECOND FLOOR PLAN MECHANICAL ROOF PLAN

MO

FILE NAME:

MECHANICAL SHEET INDEX

MECHANICAL SCHEDULES & INFORMATION

FURRISH INVESTIGATION INCLUDED WITH CHILD - INCLUDED WITH CHILD - INCLUDED WITH CHILD W

ATTRIONING INTEREST TO TAKE CAPE,
THE WAR THE PERSON TO TREAT THE SET STRUCTURE DEVIATION.
BUT STRUCTURE DEVIATION.
BUT WENTED THAT.

SEE Q CALCORNA SEE Q CALCORNA

RETURN AIR DUCT - EXISTING

NUAL VOLUME DAMPER

YOUND DUCT RISE OR DROP

654 SLEEPER BY ---BY OTHERS 24 GA, GSM CAP - RETURN AIR DUCT - NEW

SUPFLY AIR DUCT - NEW CEILING EXHAUST AIR GRILLE - NEW CEILING RETURN AIR GRILLE - EXISTING

XHAUST DUCT - NEW JPFLY AIR DUCT - EXISTING

<u>-</u>

RIGID DUCT SUPPORT DETAIL WHEN BEEN TOWN TO WATER THE PROPERTY OF THE PR

-- HEAT PUMP/ CONDENSING UNIT TYPICAL

MECHANICAL LEGEND

EILING SUPPLY AIR DIFFUSER - NEW

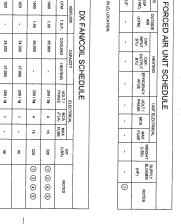
ING SUPPLY AIR DIFFUSER - EXIST NG RETURN AIR GRILLE - NEW

EG-1 SHOEMAKER 4100 SERIES SATIN FINISH	SG-1 SHOEMAKER 905 SERIES WHITE FINISH	CD-2 SHOEMAKER 400 SERIES CEILING DIFFUSER BOX	CD-1 SHOEMAKER MA SERIES WHITE FINISH	(T) _{FM2} . HONEYWELL TB7220U1012 7-DAY PROGRAMMABLE THERMOSTAT	AON VCCX TEMP / HUMIDITY SENSOR		MECHANICAL SCHEDULE			
	ļ				FOR SUBMITTAL	SET ISSUED:	CHECKED BY.	DRAWN BY	PLOT DATE:	PRINT DATE:
					10/25/19				10.25.2019	

Tenant Improve Earth Rythn	nt PI	ans	fo

2541	South	Rodeo	Gulch	Road	Á

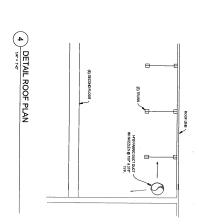
Tenant Improvement Plans for Earth Rythm	
2541 South Roden Guirh Road #3	

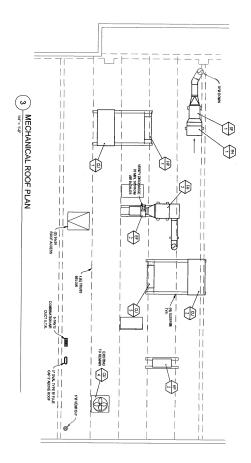


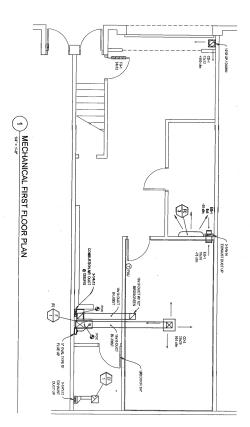
(1) EXISTING FORCED AIR FURNACE, RE-USE IN (E) LOCATION

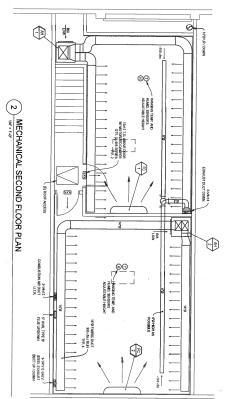
Mairteg

t.	175 AVIATION WAY ' WATSONVILLE, CA 95076	
	LIC. 661643	
	EXHIBIT	D









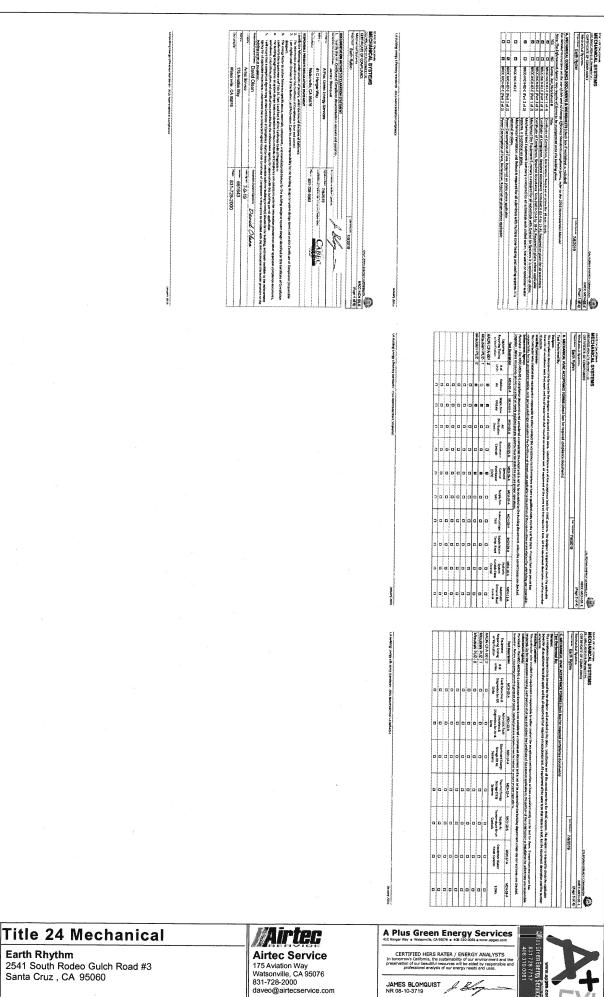
PRINT OATE
PROTESTEE 10.25.2010
PROVINCE TO THE PRINT OF THE PRINT OF

Tenant Improvement Plans for Earth Rythm

2541 South Rodeo Gulch Road #3 Santa Cruz, California

3 APN 030-171-14





Earth Rhythm

2541 South Rodeo Gulch Road #3 Santa Cruz , CA 95060



BI02/6/1 ----\$ January 2016 SYNCY CASCHAN
HVAC DRY & WET SYSTEM REQUIREMENTS
OF THE COMPANY OF THE PROPERTY OF THE PROPERT 116.7(et 3 110.3(4) 2 7 (2019

Title 24 Mechanical

Earth Rhythm

2541 South Rodeo Gulch Road #3 Santa Cruz, CA 95060



175 Aviation Way Watsonville, CA 95076 831-728-2000 daveo@airtecservice.com

A Plus Green Energy Services

JAMES BLOMQUIST NR 08-10-3719



7/10/2019

	SANTARY WASTE AND VEHT PPING FILL SYSTEM TO HIGHEST POWT (MENT RISER) FOR 4 HQURS, VISUALLY INSPECT ALL, DIVITS AND VERIFY NOT DROP IN WASTERLEVEL.
	DOMESTIC WATER PPING TEST W/WATER AT 100 PSIG FOR 4 HOURS, VERIEY NO VISIBLE DROP IN GAUGE PRESSURE.
	TESTING SHALL OCCUR AND BE INSPECTED PRIOR TO ENCLOSING AND COVERING ALL JOINTS.
	PRESSURE TESTING
	IF ANY FATURES ARE CONSIDERED TO BE NON-COMPLIANT. THEY WILL NEED TO BE REPLACED WITH A NEW FATURE.
	NOVERTHAND AND THE PROPERTY OF THE PROPER
PO PI IMBING NOTES	5. ANY NON-RESIDENTIAL LAVATORY FALCET EXCEEDING 0.5 GALLONS PER MINUTE FLOW RATE 5. ANY NON-RESIDENTIAL LAVATORY FALCET EXCEEDING 0.5 GALLONS PER MINUTE FLOW RATE
ABOVE GRADE: COPPER FITTING WIROUGHT COPPER FITTING BELOW GRADE: COPPER FITTING WIROUGHT COPPER FITTIN	걸걸추종
BELOW GRADE: ABS-DWV S SOLVENT-WELD JOINTS DOMESTIC WATER PIPIWS:	PLUMBING FIXTURE CAL-GREEN REQUIREMENTS
SANITARY WASTE AND VENT PIPIN ABOVE GRADE: ABS-OWV S SCLVENT-WELD JOINTS	ALL SANTARY SEWERS TO BE VENTS THRU FROM: TERMINATION TO BE MINIMAN 72 INCHES ABOVE THE ROOF, ALL VENTS TO BE MINIMAM 15 FEET FROM ANY FRESH AIR WITAKE.
	CONDENSATE (INDIRECT WASTE) SHALL BE SLOPED AT 1/8" PER FOOT UNLESS OTHERWISE NOTED ON PLANS.
	ALL HORIZONTAL WASTE LINES SHALL BE RUN AT A MINIMAM SLOPE OF 1/4" PER FOOT UNLESS OTHERWISE NOTED ON PLAN.
	WHERE STATIC WATER PRESSURE EXCEEDS 80 PSI, PROVIDE WATER PRESSURE REGULATOR.
3	PROVIDE WALL OR FLOOR CLEANOUTS AT ENDS OF ALL RUNS AND MAXIMUM 50 FT ON CENTER.
,	PROVIDE CLEANOUTS ON ALL HORIZONTAL DRAINS AND SINKS PER 2016 CPC. A CLEANOUT SHALL BE INSTALLED ABOVE THE FIXTURE CONNECTION FITTING SERVING EACH URINAL.
	PLUMBING CONTRACTOR SHALL COORDINATE ALL PLUMBING WORK WITH ALL OTHER TRADES.
	PLUMBING CONTRACTOR SHALL SCHEDULE ALL PLUMBING INSPECTIONS.
	ALL PLUMBING FIXTURES AND EQUIPMENT SHALL MEET THE CALIFORNIA ADMINISTRATIVE CODE. TITLE 24 REQUIREMENTS FOR NOW-RESIDENTIAL BUILDINGS.
	PLIMEING DRAWINGS ARE BASED ON AVAILABLE INFORMATION AND WILL BE ADJUSTED FOR CONDITIONS FOUND.
	ALL EQUIPMENT, FIXTURES AND DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
	ALL PLUMBING WORK SHALL BE INSTALLED PER LOCAL AND STATE ORDINANCES AND STANDARDS.
	ALL PLUMEING WORK SHALL COMPLY WITH THE LATEST APPLICABLE STANDARDS CALIFORNIAN BUILDING, PLUMEING AND MECHANICAL CODES (2016 EDITION).

PU PUMBING NOTES A SCHEDULES P1 PROPOSED PLUMBING - SEWEN P2 PROPOSED PLUMBING - MATER P2 PROPOSED PLUMBING - MATER	SANITARY MISTE AND LEST SERVIC MODE GRADEL SASONW SCHEDLE 40 PPE AND I BEDOW GRADEL SASONW SCHEDLE 40 PPE AND I SCLUBITARED JOINTS DOMESTIMED JOINTS DOMESTIMED JOINTS DANIE GRADEL SOPERI TYPE "L' HAGD DRAWN PP WROUGHT COPPERI FITTINGS AND SOFT-SOLDERED MIDDLIGHT COPPERI FITTINGS AND SPAZED JOINTS BEJOR GRADEL COPPERI TYPE "L' HAGD DRAWN PP WROUGHT COPPERI FITTINGS AND SPAZED JOINTS WROUGHT COPPERI FITTINGS AND SPAZED JOINTS	2						PLUMBING
SHEET INDEX **CLAMBRO NOTES & SOURDLESS **PROPOSED PLUMBRO - SEVIER MOV VENT **PROPOSED PLUMBRO - MATER **PROPOSED PLUMBRO - MATER	TY MASTE AND YEAT FEMALE ADDYC GAMES. ASCAPH SCHEDULE 40 PPE AND FITTHAGS WITH ADDYC GAMES. ASSAMM SCHEDULE 40 PPE AND FITTHAGS WITH SCALEDIFINED. JOINTS TO MANIES PEMB. TO M	IN THE PROPERTY OF THE PROPERT				HW HOT WATER RETURN G GAS (NATURAL/PROPANE)	SS SANTARY SEWER V VENT CON COLD MATTER STREET	PLUMBING LEGEND AND ABBREVIATIONS
			F 7	FD-1	Ξ	WC-1	TAG	
					LAVATORY	WAT		

<u>#</u>	72	FD-1	2	WC-1		TAG		
HOSE BIBB	TRAP PRIMER	FLOOR DRAIN, CAST IRON, ROUND NICKEL BROKZE STRAINER.	MANTORY, WALL MOUNT, ADA, KOHLER K-185974-OP FAUCET, OS OPIN MAX FLOW PAYE, TRUEBRO LAV-GUARD 10Z E-Z P-TRAP COVER.	WATER CLOSET, TANK TYPE ELONGATED, FLOOR MOUNT, 129 GPF, ADA, BEMIS 1985SSOT TOILET SEAT.		DESCRIPTION / ACCESSORIES	PLUMBING FIXTURE SCHEDULE	
WOODFORD	PPP	WATTS	KOHLER	KOHLER		MAKE	SCHEDULE	
MODEL 24	P2-500	FD-100-A	K-2005	K-3658-RA		MODEL		
34"	1/2"		1/2"	721	CW			
			1/2"		WH	CONNECTION SIZE		
		2.	2*	ч	¥	JON SIZE		
٠.		1-1/2*	1-1/2*	Ŋ	<			

GENERAL PLUMBING NOTES











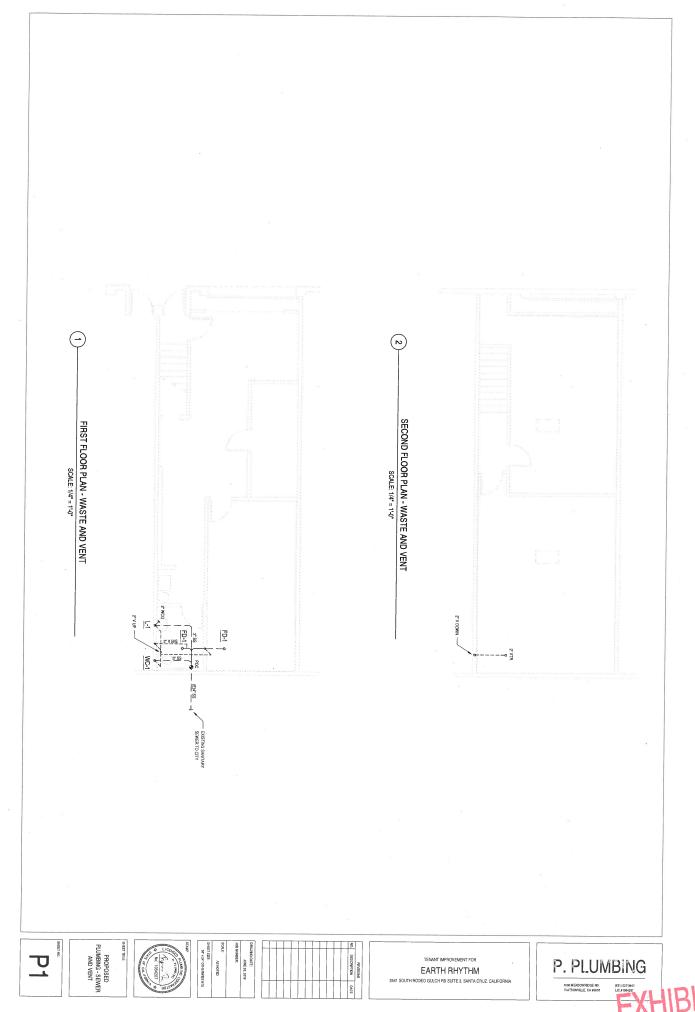
TENANTI IMPROVEMENT FOR

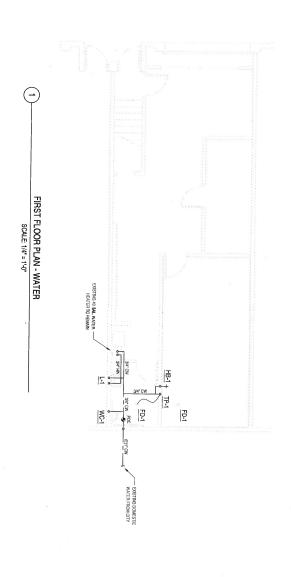
EARTH RHYTHM

41 SOUTH RODEO GUILCH RD SUITE 3, SANTA CRUZ. CALIFORNIA

P. PLUMBING

MEADOWRIDGE PD (831) 227-3401 SONVILLE, CA 95076 (831) 227-3401





P2

PROPOSED PLUMBING - WATER









Best Management And Operational Practices For. EARTH RHYTHM 2541 South Rodeo Gulch Road, Suite 3 Santa Cruz, California APN 030-171-14

Siting Criteria

- Avoidance of Excessive Grading.

 Avoidance of Excessive Grading done to our site due to the industrial nature of the building.
- Minimizing Site Disturbance and Reducing Forest Fragmentation-No Site disturbance nor is there any forest fragmentation. Only Tenant improvements to the existing structure.

- Biological AssessmentsNo Assessment due to no sensitive habitats on land and no interaction with forest or vegetation due to industrial nature of the building.
- Archaeological and Paleontological Surveys-Not applicable due to no site disturbance. Only tenant improvements.
- Preliminary Historic Assessment of Structures 50 Years Old or More-Not a historic structure.

- Feeding and Security.
 Freeding and Security.
 Included that no in being a scaled industrial unit with no area needed for feeding updring for Security.
 Our security light by the front door will have motion activated sensors so that we minimize distinations to neighbors and comply with Best Management and Operational Fractices Requirements. Section 8, See Design. Lighting for Security.

- Visual Screening of Cannabis infrastructure-Due to the sealed industrial nature of the building, this should not apply.

It templowers

We will provide affectuate packing glows packing spaces) for the two employeest that will be well depended and the control packing the set of the control packing the set of the control packing the set of the control packing set of the packing the packing

2. Herbivory Prevention Plan-

Not Applicable due to the sealed/industrial

3. Riparian Buffer Protection-

. Use of impermeable and Permeable Surfaces. Not impacting any surfaces during construction. Only tenant improvements.

- Water Resources Drainage-Not applicable since we are not collecting or capturing any storm water.

Water Storage-All feeding water tanks will comply with Planning and Building Department requirements.

C. Construction Requirement

Active Construction Requirements (As Applicable) The outdoor construction activity will be initiated until 30 minutes after sunries, and all outdoor construction activity will case a) minutes prior to suncet. Staging and storing areas (if any) will be on paved concrete on-site.

nature of the facility

Not applicable due to no riparian sethack areas being on the proposed site.

Supplemental Lighting for Cultivators

All strilled lighting wife completely robed and separated from any acts or entraces within the building complete with the responsements. But, "I shall not except the structure where a shrifted light is best for calculations between some and durings in order to prevent discrimination of wideline moving through property or durings neighboring properties."

5. Pesticides, Fuel Storage, and Hazardous Materials-

Prescription, sterillares, and any other bisanchor materials will be tocque to one consul locations withly beaded on the forth one of the subdect, the categor as well be blocked, werelitated, and one of direct high of may look fine above, will be caused of blocking any look, will sold only the first fine we will be a choice of blocking any look, and proped with independ and apper or among ages, all approved positions, while the used to secretify with higher, deliberably we will built a membry problem to the country approximate Communitor Frederick and the proper to the Country approximate Communitor Frederick and compared on the Country approximate Communitor Frederick and country and of the Country approximate of the set incurrence of whose replacements of the Sec Communitorial Health Despirement.

Odor Abstement Plan-

Our bole Abantement that well include a floor plan specifying locations of older emitting another and emissions, a description of older emitting activities that well occur, description of the phases that the older emitting activities will be foundating and a description of all equipment and months do send to reduce actions. The exceptions and a scoopinism of all equipment and amounts of the produced in the produced in the accomplishment of a 7 inches that displace on a feet of the control of the produced and plane or a Certificial Institution application. Our appears with a carbon scrobbing devices throughout the building to comply with this section.

Water Supply and Quality-

We have obtained our General Wasta Dicharge General Order. Our water used for collections and all sub-per recycled to the maximum exects populate for policiering and treating any rinc of its file better cross in Groupin A LCC water treation gates on the treating any rinc of its file better cross in Groupin A LCC water treation spates as the use file or each. The tarks will be equipped with East solve. We will only water as a recessary and will record our watering chrodists.

We will form a world management plan and implement in our fixibility, left, will use a third party yield up device for regular washe and excelling an a weakly received with the device of the regular washe and excellent for our Green Washes with this section, as well as a third party service such as Galact for our Green Washes related to all common accounts. These will be a little county policy within the building for all capable reactive whether regular or received profession and country.

We plan to pull our energy from on-grid power that is originating from a renewable source. We will work with PG&E to make sure that the energy source meets these standards.

Alternative Energy Sources-

10. Energy Conservation-We will conduct an annual energy autit. Our energy will be metered (measured) so we will be able to record our net usage. Our hearing, coming, and dehemblication units will all the top of the line explanent for difficancy. There will be automated lighting within the healing as well as motion antiversel security lights to the front of the healing. We also plane to replace our enginement of an adequate more efficient product comes onto the market during the businesses life.

11. Access Roads-

There is safe and established access for all cannabls related vehicle activity to the proposed site.

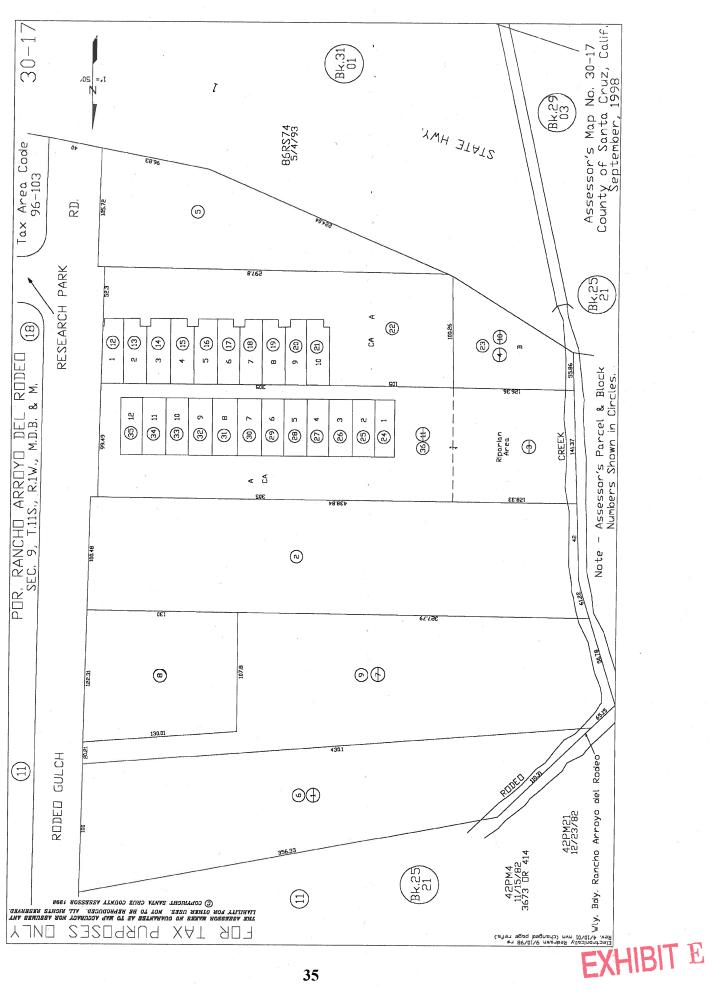
12. Site Closure or Cleanup and Restoration Plan for Relocated Cultivation Sites-

There will be no degradation of local habitats due to all cannabis activity being confined to a sealed industrial unit.

BMOP1 Best Management And Operational Practices For:

<u>EARTH RHYTHM</u>
2541 South Rodeo Gulch Road, Suite 3
Senta Cruz, California APN 030-171-14 Drawn J. O. Boots Florie Date 10/26/19

Plan prepared by:
Jacob Olson
EARTH RHYTHM
2541 South Rodeo Gulch Road, Suite 3
Santa Cruz, CA.
Email: jacobokon77@gmail.com

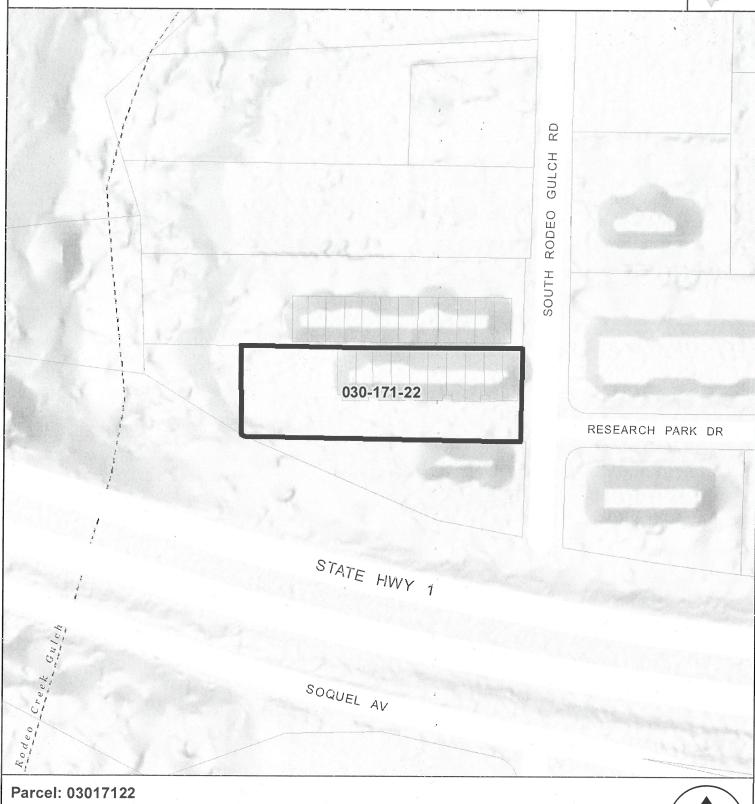




SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map



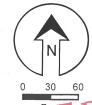


Study Parcel

Study Parcel

Assessor Parcel Boundary

Map printed: 16 Dec. 2019



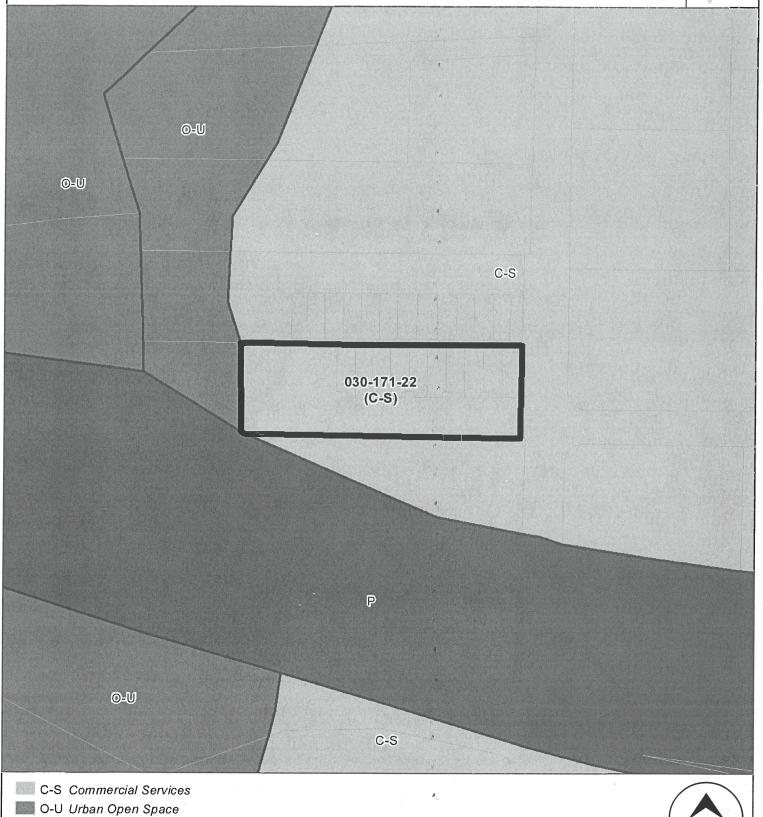


Public Facilities

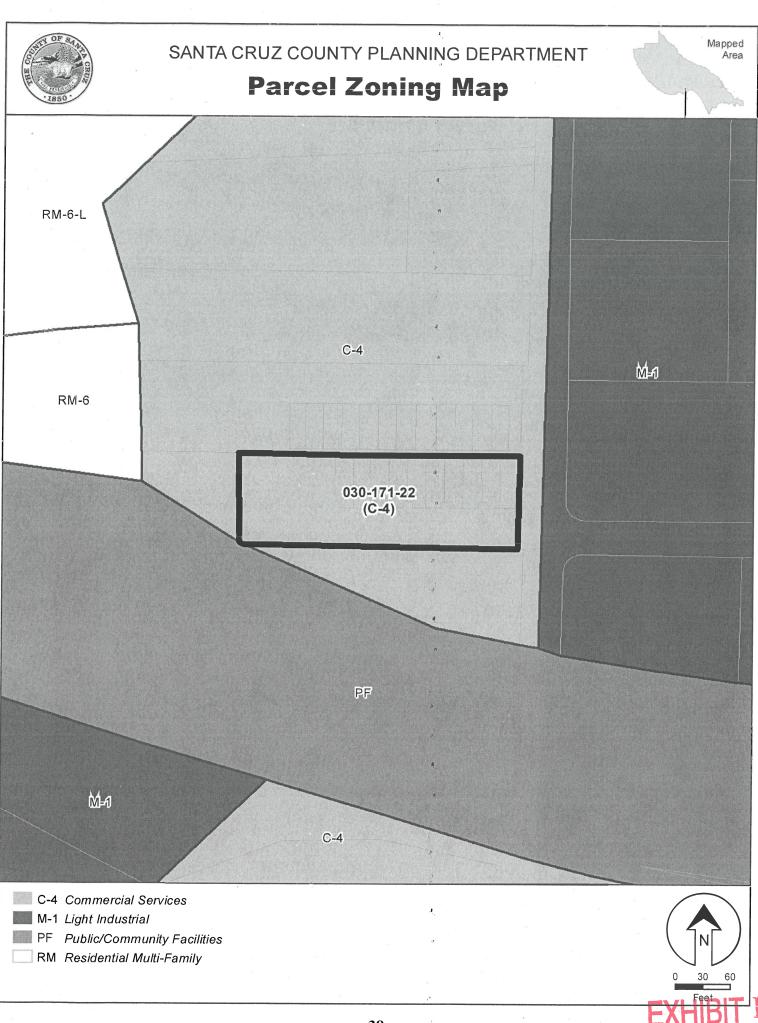
SANTA CRUZ COUNTY PLANNING DEPARTMENT

Mapped Area

Parcel General Plan Map



37



Owner: David & Michelle Olson

Parcel Information

Services Information

Urban/Rural Services Line:

X Inside _ Outside

Water Supply:

Santa Cruz Water District Santa Cruz Sanitation District

Sewage Disposal: Fire District:

Central Fire Department

Drainage District:

Flood Control District Zone 5

Parcel Information

Parcel Size:

29,882 sq. ft. (0.69 acres)

Existing Land Use - Parcel:

Commercial

Existing Land Use - Surrounding:

Commercial South Rodeo Gulch Road

Project Access:

Soquel

Planning Area: Land Use Designation:

C-S (Service Commercial and Light Industrial)

Zone District:

C-4 (Commercial Services)

Coastal Zone:

__ Inside __X Outside

Appealable to Calif. Coastal

___Yes

X No

Comm.

Technical Reviews: None Required

Environmental Information

Geologic Hazards:

Not mapped/no physical evidence on site

Fire Hazard:

Not a mapped constraint

Slopes:

N/A

Env. Sen. Habitat:

Not mapped/no physical evidence on site

Grading:

No grading proposed

Tree Removal:

No trees proposed to be removed

Scenic:

Not a mapped resource

Archeology:

Not mapped/no physical evidence on site







WATER SERVICE INFORMATION FORM

July 30, 2019

Owner;

Olson Trust

Site Address:

2541 South Rodec Gulch Rd, Live Oak

Site APN:

030-171-12

Project Description:

Earth Rhythm TI at Suite 3

Dear Earth Rhythm:

Your project is located within the City of Santa Cruz Water Service area. The subject parcel is currently a developed lot, with an existing water service, and is subject to the following conditions:

1.

After reviewing the proposed Tennant Improvement, located at 2541 South Rodeo Gulch Rd., the City of Santa Cruz Water Department (SCWD) does not have any requirements for the existing water service. SCWD will continue water service to the parcel.

If you have any questions, please contact the Water Department Engineering Division at (831) 420-5210

Sincerely,

BJ Dericco

City of Santa Cruz | Water Dept., Engineering

212 Locust Street, Suite C Santa Cruz, CA 95060

(INSERT LETTERHEAD)

Jacob Olson 490 Hames Road Watsonville, CA 95076

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF

SERVICE FOR THE FOLLOWING PROPOSED DEVELOPMENT

APN: 030-171-14

APPLICATION NO.: 030-171-14

PARCEL ADDRESS: 2541 South Rodeo Gulch Road, Suite 3

PROJECT DESCRIPTION: Install and operate a cannabis cultivation facility.

Dear Mr. Olson,

We've received your inquiry regarding sewer service availability for the subject parcel(s). Sewer service is available in South Rodeo Gulch Road_for the subject development.

Downstream capacity problems exist in this area at this time. However, your proposed change in use and estimate of 40 gallons per day of water consumption does not exceed current the 1,000 gallons per day limit.

This notice is valid for one year from the date of this letter. If, after this time frame, this project has not yet received approval from the Planning Department, then this determination of availability will be considered to have expired and will no longer be valid.

Also, for your reference, we have attached a list of common items required during the review of sanitation projects.

Thank you for your inquiry. If you have any questions, please call Robert Hambelton at **(831) 454-2160**.

Yours truly,

MATT MACHADO District Engineer

By:

Ashleigh Trujillo Sanitation Engineer

c: Planning Department; attn: Sheila McDaniel



Common Items Required During the Review of Sanitation Projects

What to show on the drawings: When you begin the design process, please show:

On the plot/site/utility plan:

- 1. location of any **existing** on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer on the site (plot) plan.
- 2. location of any **proposed** on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer on the site (plot) plan.

Place a note, "Existing" or "(E)", on each existing item that is to be removed.

Place a note, "To be removed", on each existing item that is to be removed.

Place a note, "New" or "(N)", on each item that is to be new.

On a floor plan:

1. all plumbing fixtures both existing and new (label "(E)" or "(N)") on a floor plan of the entire building. Completely describe all plumbing fixtures according to table T-702.1 of the California Plumbing Code.

(Sanitation District Code sections 7.04.040 and 7.04.430)

Design and Construction Standards

The project sewer design and connection of the project to the Santa Cruz County Sanitation District system will be required to conform to the County of Santa Cruz Design Criteria (CDC) Part 4, Sanitary Sewer Design, February 2017 edition.

Reference for County Design Theria:

http://www.dpw.co.santa-craz.ca.us/Portais/19/pdfs/DESIGNCRITERIA.pdf

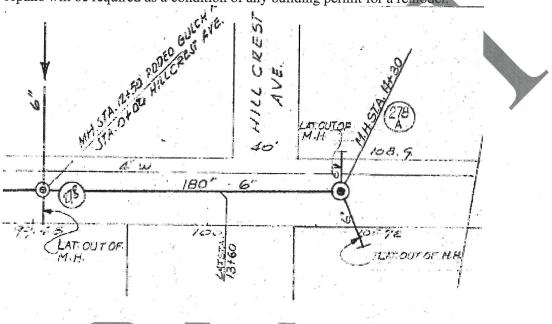
Inspection of existing lateral for new or remodel construction

If the development will involve the reuse of an existing sewer lateral for a new or remodeled structure, then, before the approval of the building permit, the applicant shall have the sanitary sewer system inspected and certified by a licensed plumber to be in good working order and free of obstructions and breaks. Repairs shall be made to any damaged or deteriorated pipe, misalignment of pipe segments, leaking pipes, root intrusion, open joints, cracks or breaks, sags, damaged or defective cleanout, inflow and infiltration of extraneous water, older pipe materials that are known to be inadequate, inadequate lift or pump stations, madequate alarm systems for overflows, and inadequate maintenance of lift stations. You must obtain a sewer repair permit (no charge) from the District and shall have repairs inspected by the District inspector (no charge) prior to backfilling of pipe or structure.

(Sanitation District Code section 7.04.375.A.3 Private Sanitary Sewer System Repair)



Available as-built drawings for the public sewer main in South Rodeo Gulch Road are approximately 60 years old, and field conditions may have changed over that time. However, this drawing shows a sewer lateral (LatSta 13+60) connecting to the public main approximately 70' north of the manhole (M.H.Sta 14+30) in South Rodeo Gulch Road. It appears as if that might place the sewer lateral underneath the building under consideration. However, it is possible that the sewer lateral serving the entire building may have been replaced with a private collector line located in the driveway, picking up the individual laterals from each parcel or tenant space. If there is a shared interest maintenance agreement that either (a) definitively states that an association or specfic entity is fully responsible for the maintenance, repair, and replacement of both the laterals serving each unit and the shared private collector line or (b) definitively states that unit owners are prohibited from maintaining any underground sewer lines, please forward that document to our office as soon as possible. We may determine that no inspection is required by the unit owner. Without specific written confirmation, however, inspections and any needed repairs will be required as a condition of any building permit for a remodel.



Applicant's often delay this work, resulting in unanticipated expenses and delays prior to construction. Applicants are encouraged to not delay, and to secure the plumber's inspection and the District's review at their earliest convenience.

Increase in the number of plumbing fixtures

If the proposed plans will involve an increase in the fixture unit count for the existing sewer connection, additional fixture unit fees may be due. The exact amount will be calculated at the time a Sewer Connection Permit is issued. (Sanitation District Code section 7.04.040)

Non-residential water use

Provide to the District a written estimate the amount of domestic water (average gallons per day) that will be used on this parcel after it is fully developed. You may need to engage an engineer or other knowledgeable person to provide an accurate estimate. This information will be used in the determination of both fees and waste pretreatment requirements. Connection permits can only be issued after these requirements are determined. (Sanitation District Code section 5.04.100) (Note: this applicant has already provided and estimate of 40 gallons per day.)



Backflow prevention device

A backflow preventive device may be required. While this determination is often made "in the field" at the time of installation, if you are engaging a surveyor, civil engineer, or knowledgeable contractor, there is nothing to prevent you from making that determination while in the design process. (Sanitation District Code section 7.04.100 and 7.04.375.A.4)





County of Santa Cruz
Cannabis Licensing Office
701 Ocean Street, Room 520
Santa Cruz, CA 95060
831-454-3833

Cannabisinfo@santacruzcounty.us



Use Permit Application 191232 APN 030-171-14

Attention:

Jonathan DiSalvo

Project Planner

Santa Cruz County Planning Department

Subject: Setback exception findings for application 191232

Dear Mr. DiSalvo,

Use Permit application 191232 includes commercial cannabis cultivation and distribution located approximately 120 feet from a non-conforming residential structure, as measured in a direct line from the nearest portion of the parcel to the residential structure. Upon review of the proposed site location the location is appropriate for commercial cannabis cultivation and distribution because of the physical conditions specific to the site and the security measures employed by the site. The proposed operations are located indoors, the operations are located approximately 280 ft from the egress point of the proposed site to the egress point of the non-conforming residence as measured by the walkable distance between the two points.

Samue! LoForti

Cannabis Licensing Officer

Program Statement TEMPLATE Santa Cruz County Cannabis Company

Earth Rhythm Cannabis plans to cultivate and distribute cannabis at 2541 South Rodeo Gulch, Suite 3, in Santa Cruz County (APN 030-171-14). The proposed site is 0.69 acres and it is zoned C-4 with a general plan designation of C-S. Distribution operations will include a delivery vehicle and necessary processing space, equivalent to a Class 2 distributor per Santa Cruz County Code 7.128.150 (A). Distribution operations will occur within the 1,990 square foot building as shown on Sheets A-1 through A5

Cannabis waste from cultivation operations will be picked up by Gaiaca, a licensed third-party cannabis waste hauler

PARKING AND PEOPLE SUMMARY SINGLE OPERATOR

Cultivation operations are anticipated need a maximum of 2 people. This staff may work at the same time or work in staggered shifts in order to comply with parking limits at the site. Distribution employees may include up to 2 employees. All operations may occur up to seven days per week from 7 am to 7 pm. Site parking will be limited to 2+ spaces, as detailed on Sheet Site 1, and excess vehicles are not proposed and will not be tolerated.

Daily vehicle trips to the site are anticipated to include up to 3 deliveries per day (this assumes a worst case scenario of each employee driving their own vehicle operations and 2 trips to support distribution operations). This number is very conservative as operations may share employees 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 in 1,990 (>22,000) square feet as denoted on Sheet A1 through A5.

CULTIVATION DETAILS SINGLE OPERATOR

Cannabis will be cultivated on site within 216-7 gallon pots and 300-2 gallon size pots placed above ground on a water proofed floor. Cannabis plants will initially be grown from clones using standard hydroponic cloning trays. The clones will be transferred into 2-gallon size pots where they will remain through the juvenile growth stage. The juvenile plants will then be transferred into 7 gallon size pots where they will remain through the flowering phase. Based on the total canopy size of the premises we anticipate the need of 2 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 SINGLE OPERATOR

Harvested cannabis will be dried and processed on site on the first floor as shown on Sheet A-2. Harvest operations will include an anticipated influx of 2 employees. The site currently has parking capacity for these employees OR as required by the BMOP harvest employees will be brought in via vanpool for 1 week(s) at a time 12 times per year to assist with processing the cannabis. Harvested cannabis may be weighed on site and removed from site immediately upon harvest by a licensed distributor.



DISTRIBUTION CLASS 2 - INDEPENDENT DISTRIBUTION

Proposed distribution operations will include storage of cannabis products 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 on Sheet Site 1. The proposed layout of the distribution operation is detailed on Sheet A-2. Distribution operations will not be limited to cannabis generated on-site and may include the import of material for the manufacturing and clones for cultivation. Distribution operations are anticipated to include up to 3 vehicle trips per day. Additional weekly vehicle trips are anticipated to occur from an analytical testing laboratory.