Staff Report to the Zoning Administrator

Application Number: 191087

Applicant: Darren Story
Owner: Maria Moules
APN: 109-331-02
Site Address: 1308 Green Valley Road, Watsonville, CA 95076

Agenda Date: July 10, 2020
Agenda Item #: 4
Time: After 9:00 a.m.

Project Description: Proposal to operate a mixed use, commercial cannabis cultivation facility on an approximately 37-acre CA (Commercial Agriculture) zoned parcel. The proposed cultivation site is within 600 feet of a school and within 400 feet of habitable structures to outdoor cultivation and co-location of up to two (2) cultivators. The project includes 225,000 square feet of indoor cultivation within existing greenhouses and 3 acres outdoor cannabis cultivation, on site with existing traditional agricultural crops including hemp cultivation. The project is also on site with an existing 2, 422 square foot wine tasting/winery and single-family dwelling and accessory structures.

The project requires a commercial development permit amendment to Permit 95-0612 (360,000 square feet of greenhouses, 2,912 square foot two-story garage/agricultural storage building and associated grading), amendment to 03-0211 (production and bottling of wine with on-site wine tasting by appointment only) a setback exception to habitable structures and a school, and a determination that the project is exempt from the Environmental Quality Act.

Location: Property located on the east side of Green Valley Road (1310 Green Valley Road) at approximately 1/3 mile north of Wheelock Road.

Permits Required: Commercial Development Permit Amendment; Setback Exception

Supervisorial District: Fourth District (District Supervisor: Greg Caput)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 191087, based on the attached findings and conditions.

Project Description & Setting

The subject parcel is located on the east side of Green Valley Road, approximately 1/3 of a mile north of Wheelock Road within the Eureka Canyon Planning area. There are two ways to access the subject parcel: Green Valley Road, which is a 40 to 50-foot wide local collector roadway

improved with two travel lanes, and located at the western end of the subject property, provides the primary access to the parcel. An existing gated entry is provided at the Green Valley access. School Way, a 20-foot private road, is located on the eastern end of the subject property and provides a secondary access to the subject property. The Green Valley Road access is used as the exclusive access.

The subject property is surrounded by commercial agricultural land to the north and west, and a portion of the south is residential agricultural containing residences (within 400 feet of existing outdoor cultivation authorized under a temp license from the Canna Licensing Office). Monte Vista Christian School, a private high school, is located adjacent to the south and southeast. Access to Monte Vista Christian School is provided by School Way, which extends northeast from Wheelock Road, located east of Green Valley Road. Student facilities are located beyond 600 feet of the subject property, though the properties abut each other. Most of the school facilities are well over 1,000 feet from agricultural operational areas of the subject property and separated by grade differences and vegetation and provided access from separate roads.

The subject property is approximately 37 acres in size and developed with an approximately 4,200 square foot single family dwelling, a 2,422 square foot agricultural winery processing facility/wine tasting room (associated with permitted winery with tasting by the property owner by appointment only), a 2,300 square foot tractor barn, 225,000 square feet of existing greenhouses, and otherwise open agricultural crops.

Greenhouses are currently occupied with mixed light cannabis cultivation, cannabis nursery, vegetable seedings, and a portion that is not in use currently. The site contains outdoor agricultural cultivation of cannabis associated with the Wo/mens Alliance for Medical Marijuana (WAMM), blueberries, wine grapes, organic flowers and produce (tomatoes).

The site provides existing and separate parking areas located in the residence/wine tasting area of the site (on northeast) associated with the wine tasting use and associated with the agricultural

cultivation site.

Project Background

In 1996, a permit was approved to construct 360,000 square feet of greenhouses, a 2,912 square foot two-story garage/agricultural storage building, and approximately 6,700 cubic yards of grading. A total of 225, 000 square feet of greenhouses were constructed on site.

In 2011, an administrative permit (03-0211) was issued to utilize the basement of the existing detached garage/agricultural structure for the production and bottling of wine (not to exceed 20,000 gallons annual production) for off-site sales and shipping and on-site wine tasting by appointment only. This area of the site dedicated to winery use is separate from the main agricultural cultivation and greenhouse use area of the site and is provided a separate access drive that extends to the north from the main entry drive.

On January 10, 2018, the Cannabis Licensing Office issued a local authorization letter for cannabis cultivation, manufacture, and distribution to allow operation of the existing use until permit approval. This includes 3 acres of outdoor WAMM cultivation, which is a separate and distinct area from the other proposed cultivation because as it is entirely for medicinal purposes and recognized as a legal use by the Cannabis Licensing regulations. Only a portion of the greenhouses are currently occupied with nursery and mature cannabis cultivation at this time and the full use of the greenhouses are proposed with this application. Manufacturing and distribution are not proposed in conjunction with this application.

The Cannabis Licensing Office issued a Pre-Application Clearance for submittal of a commercial development permit on September 26, 2018??

The applicant also registered approximately 7 acres of industrial hemp cultivation on site with the Agricultural Commissioner's Office on December 23, 2019. Hemp is similar in appearance and odor as cannabis, with the exception that hemp contains no psychoactive chemicals. The applicant has indicated that they intend to commence hemp cultivation in the 2020 season. It should be noted that industrial hemp is recognized by the State of California as an agricultural commodity like other agricultural crops, such as broccoli or tomatoes. Hemp is also recognized as a principal permitted use within the Commercial Agricultural (CA) zone district and not subject to a use approval and is otherwise unregulated by the Planning Department. Notwithstanding, hemp cultivation is regulated by the Agricultural Commissioner, including site registration, location, selection of seed from authorized seed banks, and testing to ensure compliance, etc.

<u>Permit Requirements</u>

Pursuant to County Code 13.10.312-314, a commercial development permit, with approval by the Zoning Administrator, is required for cannabis cultivation within a Commercial Agriculture zone district. The proposed application requires amendment of the existing winery approval and existing greenhouse agricultural operation to include the proposed cannabis cultivation operation.

In keeping with County Code Section 13.10.650 (C) (4) and (B) (19) outdoor cultivation is required to meet a minimum setback of 400 feet to habitable structures, and indoor and outdoor cultivation is required to meet a minimum 600-feet to a school.. A setback less than the standard may be

authorized provided an exception is approved by the Zoning Administrator with findings and a recommendation of approval by the Cannabis License Office (CLO).

Two setback exceptions are required for the proposed operation. The first, for location of the outdoor cultivation within 400 feet to habitable structures, and the second for location of the indoor and outdoor cultivation within 600 feet to a school boundary. It should be noted that the WAMM cultivation is exempted from the Cannabis Licensing regulations approved by the Board of Supervisors, which recognized the necessity to provide for the medicinal needs of the community and directed the Cannabis Licensing Official to allow cultivation without a use approval. Nonetheless, a setback exception would recognize the outdoor WAMM cultivation.

Program Statement

The applicant provided a program statement, detailing the scope of co-location cultivation and operational management details of the facility (Exhibit G). The project is comprised of cultivation exclusively and includes:

- Existing traditional outdoor agricultural crops
  - approximately 5 acres of existing outdoor blueberry cultivation,
  - 3.5 acres of existing grapes associated with the existing winery,
  - 1.5 acres of existing organic crops
- Proposed 225,000 SF cannabis cultivation within existing greenhouses
  - Nursery stock
  - Mature stock
- Proposed outdoor cannabis cultivation
  - approximately 3 acres of existing outdoor WAMM (WO/MANS Alliance for Medical Marijuana) cultivation, providing medicinal cannabis to the community
  - approximately 7.5 acres of industrial hemp cultivation commencing in 2020 along the eastern portion of the site

The site is a fully developed agricultural facility and only includes minor changes to the site and operational management modifications of existing uses as required to address general facility security and to avoid internal use conflicts that might compromise security to the proposed cannabis operation. Proposed changes include:

- <u>Property Access Gates</u>
  - Maintain existing single main gated access from Green Valley Road with improvements to meet Sheriff Office security standards, as required
  - Maintain separate interior access, including parking, to residential/winery/vineyard portion of site to allow winery-by-appointment -only-tasting to function independently and securely
  - Provide separate interior gated access to agricultural cultivation portion of site to allow cultivation function to operate independently
  - Maintain existing access gate from school way as emergency only access to avoid security conflicts with Monte Vista Christian School

- <u>Agricultural Employees</u>
  - 16 employees for everyday operations

  - Up to 24 seasonal staff
  - Shared employees between agricultural functions. Shared operations may result in reduced employees needs ultimately reducing parking associated with the site.
  - Parking is proposed to be updated to comply with accessibility requirements adjacent to the greenhouses on the north side of the site.
  - Maintain existing overflow parking area providing an additional 96 parking spaces adjacent to the outdoor cultivation area in an unimproved area of the site.
  - Cross trained employees to deal with both traditional and cannabis crops
  - Seasonal employees trained in cannabis compliance standards

- Hours of Operation
  - Wine Tasting hours of operation proposed by appointment only on Sundays exclusively to avoid security issues
  - Cultivation hours of operation proposed between 7 a.m. to 7 p.m. Monday through Saturday

- Deliveries
  - Non-cannabis deliveries collected beyond cannabis premises, precluding challenges of non-cannabis staff on site

- Cultivation Security
  - 6-foot chain link fencing, or equivalent, around each outdoor cannabis cultivation area and dry harvest storage area
  - Maintain existing perimeter fencing around site, improved where necessary and as required by sheriff
  - Motion sensor lighting, cameras, employee safety training, etc. to ensure that access to the site is not breached
  - Additional landscaping to improve site screening, where necessary to fill gaps

- Odor Control
  - All greenhouses are proposed to provide an odor filtration system
  - Outdoor cultivation exempted from odor control on Commercial Agricultural zoned land

- Best Management Operational Practices
  - Plan sheet includes all references for details that implement applicable practices, as noted, addressing water conservation and water storage requirements, solid waste-composting practices, odor control compliance, pesticide storage practice compliance, dark sky compliance (greenhouse shade curtains precluding light escaping greenhouses), worker training and operation practices including including worker safety.
  - Plans include a confidential security plan retained by the sheriff for site security requirements to ensure public safety

Zoning & General Plan Consistency

The subject property is zoned Commercial Agriculture (CA), a designation which allows cannabis cultivation and the project is consistent with the site's AG (Agriculture) General Plan designation.

Key Regulatory Issues

Canopy

The square footage of canopy is based on the square footage of the overall greenhouses and outdoor areas and may vary slightly. Thus, are provided as canopy maximums for purposes of the project description. Final canopy allowance shall be in substantial compliance with the values provided.

Cultivation Canopy Allowance						
Zone District - License Type	**Number Of Licenses**	**Site Acreage**	**Outdoor/Indoor Cultivation Canopy Allowance**	**Outdoor Cultivation Canopy Proposed**	**Indoor Cultivation Canopy Proposed**	**Total Canopy Proposed**
CA - Class CA	2	**APN** 108-331-02	7.128.050(A)(1) permits outdoor WAMM medicinal cultivation without a use approval Indoor cultivation canopy allowance set by the CLO	3 acres	225,000 s.f. (5.1 acres) (square feet existing indoor cultivation	8.1 acres total

Odor

County Code Section 7.128.170 (Q)(1) provides an exception to the requirement for an odor Abatement Plan for operations located on CA zoned properties such as the subject property. This section allows the Licensing Official to impose a requirement for odor control or require that the licensee(s) take other measures to control odor as a condition of approval.

Notwithstanding, per County Code Section 13.10.650, the project is required to demonstrate that the proposed cultivation location has taken into consideration neighboring sensitive receptors, such as residential uses, schools, and parks.

Although the subject property is located adjacent to Monte Vista Christian school and adjacent residential developed residential agricultural zoned property, the existing outdoor cultivation is located beyond 600 feet from school facilities (outdoor sports field and tennis courts) and a minimum of 200 feet from habitable structures. In addition, both the outdoor cultivation, associated with the legally established outdoor cultivation area associated by WAMM and the indoor cultivation have been planted for many years with no odor complaints received to date. In

addition, the WAMM gardens are planted and harvested twice yearly. Odor typically occurs for a few weeks during flowering. Thus, it is not anticipated that odor will be an issue with continuation of the current magnitude of outdoor cultivation. In addition, odor control is utilized for the limited area of greenhouses in current operation. Furthermore, prevailing winds generally head in the northeasterly direction, minimizing odor directed to the school location to the southeast. However, in the event verified odor complaints are documented by the Monterey Bay Area Resources District, the Cannabis Licensing Office has the discretion to require relocation of the canopy to within the existing greenhouses. As proposed, odor concerns are not anticipated.

In keeping with the intent of regulations, the proposed indoor greenhouse operation is sited to meet the minimum setbacks to both habitable structures and school buildings located to the south of the site. Notwithstanding these factors, given the significant indoor cultivation area proposed for year-round cultivation, resulting in otherwise near continual odor emissions from flowering, an odor abatement plan has been included as part of the best management operational practices in the project plans.

The greenhouse odor abatement plan provides a vapor emission and carbon filtration system with continuous roof vent with proposed modulating dampers connected to duct work intended to neutralize odors leaving the buildings. A final odor abatement plan is required to be included in the building plans, prepared, and stamped by a licensed mechanical engineer, prior to building permit issuance for upgrades to the greenhouses. Given that the facility is located adjacent to sensitive receptors, the greenhouse cultivation is conditioned to implement the odor abatement plan prior to license issuance and cultivation operations. In the event that the facility develops in phases, greenhouses may be equipped with odor control prior to that portion of the greenhouse square footage cultivated. With implementation of indoor odor control, the facility should not disturb people of normal sensitivities or result in a facility that is an attractive nuisance to the school age minors due to cannabis odor.

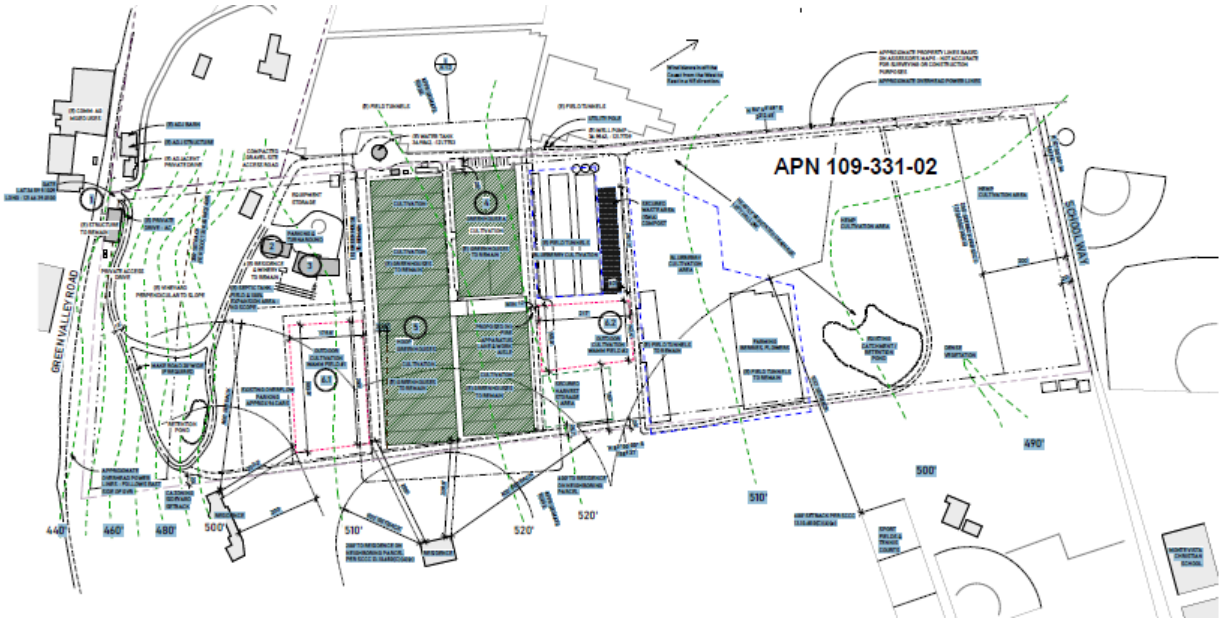
Security

The BMOP security section was reviewed by the Cannabis Licensing Office in consultation with the sheriff assigned to the Cannabis Licensing Office. To ensure that the security plan is not compromised by making its details public, the sheriff will retain the detailed security plan and the security plan will remain confidential. However, in general the security plan includes: gated access to property, separate driveway access to residential/wine operation and agricultural cultivation area, interior fenced secured cannabis cultivations areas, motion sensor lighting, video surveillance, secured cannabis and cannabis product storage, transportation/delivery security, as well as employee training.

Plans provide a detailed perimeter fencing and landscaping plan to ensure that perimeter access is secure and screened from view. Primary improvements include required fencing around outdoor canopy areas and harvest storage areas to minimize additional fencing as required by the agricultural regulations. Deliveries to non-cannabis cultivation are proposed to be collected at the gate to prevent non-cannabis access. In addition, gates and doors will always remain locked; no cash will be kept on-site and gated access from School Way is proposed to be emergency access only and otherwise locked.

Setback Exceptions

As noted, the cannabis cultivation regulations require indoor and outdoor cultivation areas to be set back 600 feet from a school boundary, and outdoor cultivation areas 400 feet from habitable structures on adjoining properties. The site plan excerpt included below provides a setback radius detail showing the proposed setbacks to habitable structures and to the Monte Vista Christian School facility and associated buildings.



The minimum setback provided from the proposed WAMM (Wo/Men's Alliance for Medical Marijuana) outdoor cultivation area to the residences located to the south is approximately 203 feet from the residence located at 1240 Green Valley Road and 266 feet from the residence located at 324 Country View Lane.

The outdoor cultivation area is physically separated from view from the south and southeast by an existing 6 to 10 foot tall, fully grown privet hedge, a slight grade difference (upwards of 10 feet), and proposed improved fencing and other landscaping, as noted on the fencing and landscaping plan. The neighboring residences, located at 324 Country Lane and 1240 Green Valley Road, are also fully enclosed by mature landscaping on their own properties, entirely blocking views of the agricultural site. The applicant also indicated that he has a good relationship with the residential property owners and that they have noted they have no objection to the operation.

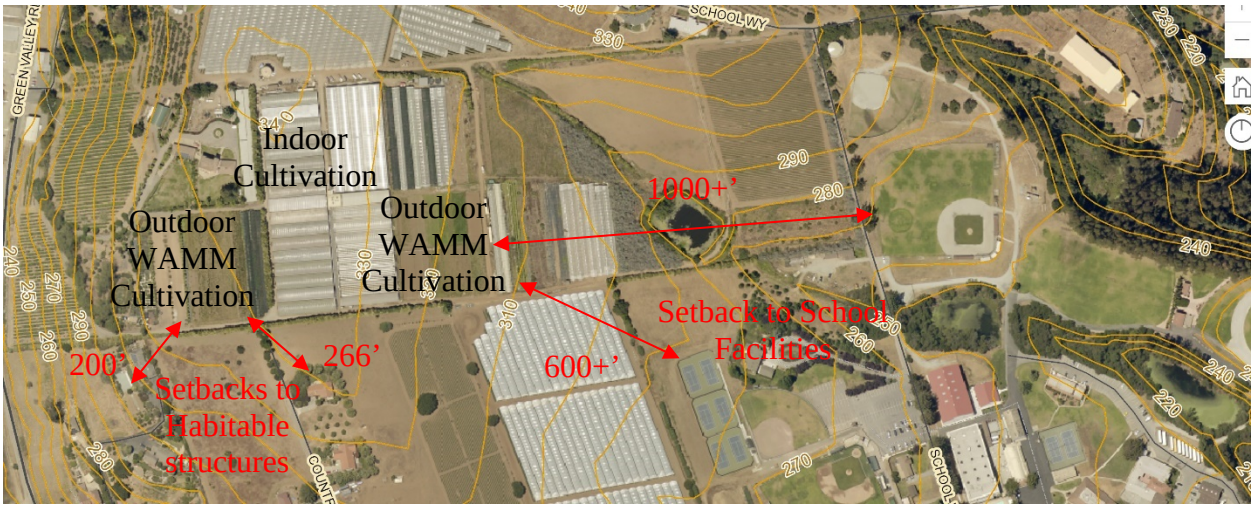
With respect to Monte Vista Christian School, the nearest school facility improvement to the proposed outdoor operation is the outdoor sports fields and tennis courts, which is separated by a significant grade change, intervening hoop houses, property line fencing and landscaping, and school tennis court fencing. Beyond the tennis courts, there is significant property landscaping around other school facilities areas, along the subject property line, and to the east end of the property that virtually blocks views of operations altogether. Furthermore, the actual distance to other active use areas of the school, such as classrooms and student parking, is significantly greater

than 600 feet, and at least 1000 feet, from the proposed cultivation.

No roadway access is available from the south side of the subject property, to either residential or school property. In addition, the School Way access, located on the north side of the site, is rarely used for access currently and is intended to be a locked and gated. Furthermore, Pajaro Valley Fire Protection Agency required access from Green Valley Road and does not intend to require emergency access from School Way.

The security plan approved by the Sheriff's office, which includes providing locked, gated access to the subject property from Green Valley Road, secured greenhouse buildings with locked entries, video security surveillance of the operation, motion senor lighting, proposed chain link fencing or equivalent fencing, as determined by the Sheriff prior to licensing, around the outdoor cultivation areas, and existing and proposed improved perimeter landscaping and security fencing along the property line, provides public safety for the residences and school.

The Cannabis Licensing Office (CLO) has provided a recommendation for approval of the proposed exceptions predicated on existing and proposed physical separation and security measures, including improved fencing and landscaping. Staff agrees with the determination provided by the CLO regarding the setback exceptions and the project is conditioned to meet the requirements of the CLO prior to license issuance. CLO exception findings are included with project findings as Exhibit B, attached.



Conditions of approval include that the outdoor cultivation areas may only be utilized by WAMM, as they are the only entity which received an exemption by the Planning Director pursuant to SCCC 13.10.670(G) as enacted by Ordinance No. 5090. Permanently installed security fencing must be utilized for the outdoor cultivation and harvest storage areas, including 6 feet tall chain link fence or equivalent, as approved by the Sheriff.

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 **191087,** based on the attached findings and conditions.

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

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

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Exhibits

A. Categorical Exemption (CEQA determination)
B. Findings, including Cannabis Licensing Setback Exception Findings
C. Conditions
D. Project plans
E. Assessor's, Location, Zoning and General Plan Maps
F. Parcel information
G. Program Statement
H. Comments & Correspondence

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: 191087
Assessor Parcel Number: 109-331-02
Project Location: 1310 Green Valley Road

Project Description: Proposal to operate a mixed use, commercial cannabis cultivation facility on a CA (Commercial Agriculture) zoned parcel within 600 feet of a school and within 400 feet of habitable structures to outdoor cultivation; and co-location of up to two (2) cultivators. The project includes 225,000 square feet of indoor cultivation within existing greenhouses and 3 acres outdoor cannabis cultivation, on site with existing traditional agricultural crops including hemp cultivation. The project is also on site with an existing 2, 422 square foot wine tasting/winery and single-family dwelling and accessory structures. The project requires a commercial development permit amendment to Permit 95-0612 (360,000 square feet of greenhouses, 2,912 square foot two-story garage/agricultural storage building and associated grading), amendment to 03-0211 (production and bottling of wine with on-site wine tasting by appointment only), a setback exception to habitable structures and a school, and a determination that the project is exempt from the Environmental Quality Act.

Person or Agency Proposing Project: Darren Story

Contact Phone Number: (415) 609-7482

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

E. __X__ **Categorical Exemption**

Specify type:

Class	Category	Description
Class 1	Existing Facilities	Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. (Cal. Code Regs., tit. 14, §15301.)

EXHIBIT A

Class 3	New Construction or Conversion of Small Structures	Consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. (Cal. Code Regs., tit. 14, § 15303.)
Class 4	Minor Alterations to Land	Consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. (Cal. Code Regs., tit. 14, § 15304.)
Class 5	Minor Alterations in Land Use Limitations	Consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. (Cal. Code Regs., tit. 14, § 15305.)

F. Reasons why the project is exempt:

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

_____ Date: _____

Sheila McDaniel, Project Planner

EXHIBIT A

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 project is located in an area designated for commercial agricultural uses. The proposed improvements are located within the developed portion of the site. The project incorporates the adopted best management operation practices, including maintenance of development access and infrastructure, proposed water conservation and pesticide management, etc. Furthermore, construction 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.

The ordinance requires a minimum 600-foot setback from subject property to a school and a minimum 400 feet to habitable structures. Where the site does not comply with the setback requirement, an exception is included pursuant to County Code section 13.10.650(C) (4) (p), with required findings and a recommendation for approval by the Cannabis licensing Office, attached.

Furthermore, County Code Section 7.128.170 (Q)(1) provides an exception to the requirement for an odor Abatement Plan for operations located on CA zoned properties such as the subject property. Notwithstanding, given the size of the indoor and outdoor cultivation, an odor control plan has been included in the project plans for indoor cultivation. As a condition of approval, the Licensing Official may take other measures to control odor if odor complaints are verified by the Monterey Bay Air Resources Control Board. This includes relocation of the outdoor cultivation to within the greenhouses, as necessary.

A security plan has been submitted and accepted by the Cannabis Licensing Office, with review by the County sheriff. The security plan addresses security associated with coordination of existing winery and agricultural cultivation, combined with cannabis cultivation, as well as overall site security, and regulated delivery to the site to avoid use conflicts and that limit access to the facility for non-cannabis personnel. The project is conditioned to require final approval of the security plan by the County Sheriff prior to issuance of a cultivation licenses by the Cannabis Licensing Office.

With the security plan in place and odor control included as condition of project operation by the Cannabis Licensing Official, the project will not be materially injurious to properties or improvements in the vicinity.

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

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

agricultural production of the site without removal of additional agricultural land.

Furthermore, the project proposes improvements within the existing developed portion of the site and utilizes existing access and site infrastructure and otherwise retains all existing remaining property for agricultural cultivation, providing protection of agricultural land. Site improvements are the minimum necessary to meet current access, parking, accessibility, fire requirements, and security improvements.

The project plans include Best Management Operational Practices as required by the ordinance.

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

This finding can be made, in that the proposed cannabis cultivation use is consistent with the use and density requirements specified for the AG (Agriculture) land use designation in the County General Plan. The proposed use is essentially a change in the agricultural crop cultivated and processed on site. With security measures, as approved by the County Sheriff, including fencing and existing and proposed landscape screening, and with conditions of approval to ensure hazardous materials management and pesticide management, the proposed cultivation facility use will be consistent with the General Plan policies to ensure public health and safety and visual resource protection.

The proposed use does not significantly modify the existing agricultural production or processing use associated with the property. The existing operation consists of row crops, greenhouse production and processing. The existing greenhouse cultivation, processing, and distribution facility is currently underutilized due to a collapse in the flower market. The proposed change in use to cannabis cultivation and processing, and includes improvements within existing structures and minor alterations to the site within the existing developed portion of the facility to provide additional parking, accessibility improvements, etc., allows the agricultural facility to be more fully utilized. As a result, the proposed use will not overload utilities and will not generate more than the acceptable level of traffic originally approved for the project site.

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

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

This finding can be made, in that security fencing and gated access will be provided, as conditioned to meet the County Sheriff requirements to ensure site security and continued harmony with the surrounding area. Proposed landscaping will fully screen views form adjacent property. The odor control plan required for greenhouse cultivation ensures that the use will continue to complement the agricultural area without creating a nuisance to adjacent uses.

The use provides the minimum facility improvements within the developed portion of the parcel and otherwise does not propose any additional development disturbance or result in loss of agricultural land on the site, and would continue to protect the commercial agricultural land on the site while allowing continuance of commercial agricultural cultivation within existing greenhouses as well as processing activities associated with crops produced on site.

The project plans include Best Management Operational Practices as required by the ordinance.

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

This finding can be made, in that the proposed cannabis cultivation use is consistent with the use and density requirements specified for the AG (Agriculture) land use designation in the County General Plan. The proposed use is essentially a change in the agricultural crop cultivated and processed on site. With security measures, as approved by the County Sheriff, including fencing and existing and proposed landscape screening, and with conditions of approval to ensure hazardous materials management and pesticide management, the proposed cultivation facility use will be consistent with the General Plan policies to ensure public health and safety and visual resource protection.

The proposed use does not significantly modify the existing agricultural production or processing use associated with the property. The existing operation consists of row crops, greenhouse production and processing. The existing greenhouse cultivation, processing, and distribution facility is currently underutilized due to a collapse in the flower market. The proposed change in use to cannabis cultivation and processing, and includes improvements within existing structures and minor alterations to the site within the existing developed portion of the facility to provide additional parking, accessibility improvements, etc., allows the agricultural facility to be more fully utilized. As a result, the proposed use will not overload utilities and will not generate more than the acceptable level of traffic originally approved for the project site.

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This finding can be made, in that security fencing and gated access will be provided, as conditioned to meet the County Sheriff requirements to ensure site security and continued harmony with the surrounding area. Proposed landscaping will fully screen views form adjacent property. The odor control plan required for greenhouse cultivation ensures that the use will continue to complement the agricultural area without creating a nuisance to adjacent uses.

The use provides the minimum facility improvements within the developed portion of the parcel and otherwise does not propose any additional development disturbance or result in loss of agricultural land on the site, and would continue to protect the commercial agricultural land on the site while allowing continuance of commercial agricultural cultivation within existing greenhouses as well as processing activities associated with crops produced on site.

County of Santa Cruz
Cannabis Licensing Office
701 Ocean Street. Room 520 Santa Cruz, CA 95060
831-454-3833
Cannabisinfo@santacruzcounw.us Santa Cruz

County
cannabis
licensing

use Permit Application 190187 APN
109-331-02

Attention: Sheila McDaniel
Project Planner
Santa Cruz County Planning Department

Subject: Setback exception findings for application 19087

Dear Ms. McDaniel,
Use Permit application 190187 includes a mix of indoor and outdoor commercial cannabis cultivation. The indoor cultivation occurs within acceptable setbacks from nearby residential structures. The outdoor cultivation occurs within 200 feet of the nearest residence. Both the indoor and outdoor cultivation occurs within 600 feet of the adjacent school, as measured in a direct line from the parcel boundaries. Upon review of the proposed site location the location is appropriate for commercial cannabis cultivation because of the physical conditions specific to the site and the security measures employed by the site.

The outdoor cultivation areas, identified on the plans as "Outdoor Cultivation WAMM Field and "Outdoor
Cultivation WAMM Field #2" is allowed in excess of the cultivation size limits of the parcel as detailed in SCCC Chapter 7.128.050(A)(1). "Outdoor Cultivation WAMM Field #1" is located within 400 feet of a habitable structure. The proposed setback is 203 feet from a resident at 1240 Green Valley Road and 266 feet from a residence at 324 Country View Lane. According to the applicant they have improved fencing and have agreed to pay for landscape maintenance of the 6-foot black privet vegetative barrier. The exception request for this outdoor cultivation area is recommended because of this agreement paired with the exception detailed in 7.128.050(A)(1).

The outdoor cultivation area, identified on the plans as " Outdoor Cultivation WAMM Field #2," is located beyond 600 feet of the property line of Monte Vista Christian School. The cultivation area will not be visible from the school via a combination of hoop houses on site and on the adjacent property plus elevation. The exception request for this outdoor cultivation area is recommended because of visual obstruction, the direct path of travel distance between the parcel boundary and the cultivation area, the security plan improvements paired with the exception detailed in 7.128.050(A)(1). This finding is valid for all cultivation operations on the site as all other cultivation areas are located a further distance from the school.

EXHIBIT B

Samuel LoForti
Cannabis Licensing Manager

EXHIBIT B

Conditions of Approval

Exhibit D: Project plans, prepared by Whitfield Architects, dated February 29, 2020

I. This permit authorizes Proposal to operate a mixed use, commercial cannabis cultivation facility on a CA (Commercial Agriculture) zoned parcel within 600 feet of a school and within 400 feet of habitable structures to outdoor cultivation; and co-location of up to two (2) cultivators. The project includes 225,000 square feet of indoor cultivation within existing greenhouses and 3 acres outdoor cannabis cultivation, on site with existing traditional agricultural crops including hemp cultivation. The project is also on site with an existing 2, 422 square foot wine tasting/winery and single-family dwelling and accessory structures, 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 Building Permit from the Santa Cruz County Building Official, as applicable.

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.

C. Obtain a Class CA Cultivation License(s) (Commercial Agricultural Cultivation) from the Cannabis Licensing Office.

II. Prior to issuance of a Cannabis License (s) from the Cannabis Licensing Office (CLO), either in phases or altogether, applicant/owner shall:

A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:

1. A copy of the text of these conditions of approval incorporated into the full-size sheets of the architectural plan set.

2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color

and material sheet in 8 1/2” x 11” format for Planning Department review and approval.

B. Meet all requirements and pay any applicable plan check fee of the Pajaro Valley Fire Protection District, dated November 12, 2019 including:

1. Note on the plans "all buildings shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13, and adopted standards of Pajaro Valley Fire Protection District." no exceptions.

2. Note on the plans “a 100-foot clearance shall be maintained around and adjacent to the building or structure to provide additional fire protection or fire break by removing all brush, flammable vegetation, or combustible growth.

   Exception: single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure.”

3. Note on the plans “the job copies of the building and fire systems plans, and permits must be on-site during inspections.”

4. As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewer and reviewing agency.

C. Meet all Accessibility requirements, dated January 8, 2020, including:

1. Building Permit applications submitted will need to comply with current CA Codes. The 2019 CA Codes are in effect.

2. Provide a building code legend to include occupancy classification of existing and proposed buildings. Agricultural buildings are a U occupancy. Agricultural buildings shall not be a place of employment where products are processed, treated, or packaged. F1 occupancies are buildings where products are processed. The manufacturing building will be a mixed-use occupancy of F1/B and possible S1 for storage.

3. Complete and return a cost documentation form at http://www.sccoplanning.com/PlanningHome/BuildingSafety/Accessibility.aspx . When the adjusted construction cost does not exceed the current valuation threshold of $170,466.00, accessibility compliance for existing features shall be provided; but in no case shall the cost of compliance be less than 20 percent of the adjusted construction cost of alterations, structural repairs or additions. The adjusted construction cost of alterations, structural repairs or additions shall not include the cost of

alterations to path of travel elements required to comply with Section 11 B-202.4.

In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access in the following order:

A. An accessible entrance;

B. An accessible route to the altered area;

C. At least one accessible restroom for each sex;

D. Accessible telephones;

E. Accessible drinking fountains; and

4. When possible, additional accessible elements such as parking, storage and alarms.

5. Exterior route details shall be provided to include slopes, widths, surface materials, and detectable warnings.

6. Accessible parking details to include slopes, striping and signage shall be provided. [CBC 11B-501]

7. Any required ramps shall be detailed to include slopes, landings, curbs or guiderail, handrail and handrail extensions. [CBC 11B-405]

8. Doors, doorways, and gates shall be detailed. Include maneuvering clearances, threshold detail and hardware. [CBC 11B-404]

9. Complete and dimensioned details for restrooms shall be provided. Include fixture mounting heights, grab bars, maneuvering clearances, and door signage for public buildings and common use areas. [CBC 11B Div. 6]] Adaptable residential units shall have bathrooms detailed to comply with CBC 1134A. Units with mobility features shall have bathrooms detailed to comply with CBC 11B-603-610.

10. Drinking fountains required by CPC shall be detailed to comply with CBC 11B-602.

11. Signs shall be detailed to include character size, sign location, and Type II Braille, as required. [CBC 11B-216]

12. Spaces and electrical raceways shall be provided for future vehicle charging stations if any new parking lots are proposed and electrical is available in the area of new parking. [CALGreen 5.106.5.3. CBC 11B-228.3]

13. Designated clean air/vanpool/ev parking spaces shall be provided for any new parking. [CALGreen 5.106.5.2]

D. Meet all requirements of the Agricultural Commissioner, dated April 30, 2019, as applicable, including issuance of a separate operator identified number for each licensee and locked pesticide storage area.

E. Plans shall comply with the Cannabis Licensing Office requirements, dated November 13, 2019.

1. Permanently installed security fencing must be utilized for the outdoor cultivation and harvest storage areas. Permanently installed fencing must be 6 feet tall chain link fence or equivalent. Additional security lights and at least one additional security camera is required in the upper portion of the site covering the area between the site perimeter and the outdoor cultivation area adjacent to the secured harvest storage trailers.

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 in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

A. To ensure the existing cultivation operation occurring within the greenhouses currently can continue without disruption, apply for a building permit within 90 days of project approval.

B. Prior to occupancy of any greenhouse not currently used for cannabis cultivation or processing, the associated building permit (s) shall be obtained and finaled by the Building Official, including clearance of all agency holds.

C. All licensees shall maintain a valid State license, posted in a conspicuous location.

D. All Cannabis licensee (s) shall maintain a valid Santa Cruz County license, posted in a conspicuous location. A maximum of 2 (two) cannabis licenses shall be permitted on site.

E. The outdoor cannabis cultivation areas may only be utilized by WAMM. Otherwise, cannabis cultivation shall only be conducted indoors within the existing greenhouses.

F. The secure harvest refrigerator trucks hall not run on diesel generators and may only run on auxiliary power from electricity provided on site.

G. The cannabis cultivation business is authorized to be operated between 7:00 AM and 7:00 PM Monday through Saturday.

H. In order to ensure public safety, this permit amends Permit 03-0211 by limiting wine tasting to Sundays by appointment only. Wine tasting patrons shall be prohibited from access into cannabis cultivation site.

I. The following security measures shall be maintained:

1. Site access gates and building doors shall be locked at all times to prevent Unauthorized entry.

2. No advertising or signage is allowed that displays either in words or symbols the presence of cannabis on-site.

4. All licensees are responsible for reporting any theft or other security breach to the Cannabis Licensing Office, the Sheriff's Office, and the appropriate State agency.

5. Each employee shall receive training regarding the site's security plan.

6. Non-cannabis deliveries shall be collected beyond cannabis premises, precluding challenges of non-cannabis staff on site.

J. There shall be no on-site retail sales of cannabis products and the premises shall not be open to the public.

K. Supplemental lighting for cultivation within greenhouses shall be prohibited until light deprivation curtains are installed. No light used for cultivation in greenhouses shall escape the site between sunset and sunrise. An electrical permit shall be required.

L. All paths of travel within greenhouses shall be pervious; for example, hardpacked soil and surfaced with weed cloth. Base rock or impervious surface are prohibited within greenhouses.

M. The cannabis cultivation operation shall adhere to the best management operational practices per the approved plans.

N. In the event that odor complaints are substantiated by the Monterey Bay Air Quality Control Board, the Licensing Official may require that the outdoor canopy to

moved within existing greenhouses to minimize odor, as appropriate.

O. All parking shall be provided on site in designated parking spaces. Parking is prohibited within agricultural fields. Carpooling shall be encouraged to ensure compliance, as necessary.

P. Access to the subject property shall be prohibited from School Way, except in the case of emergency.

Q. 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. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees and costs; and

2. COUNTY defends the action in good faith.

C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.

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

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) 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: _____

Effective Date: _____

Expiration Date: _____

_____
Jocelyn Drake
Deputy Zoning Administrator

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.

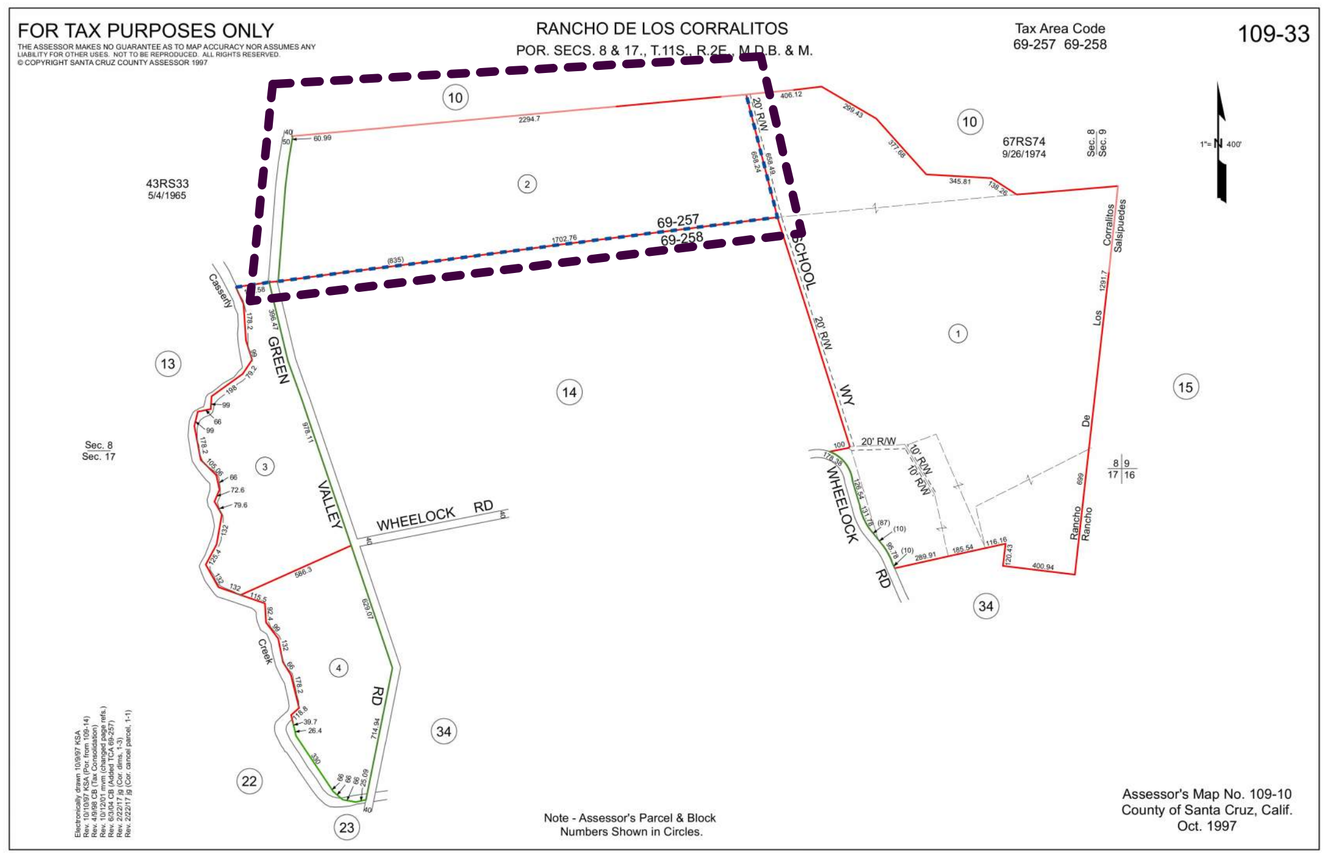
EXHIBIT C

EXHIBIT D

PROJECT PLANS

SAL-03-NO_LOW
A 01

ASSESSORS MAP



PARCEL INFO

PARCEL INFO
APN 109 331 02
SITUS ADDRESS 1310 GREEN VALLEY RD, WATSONVILLE, 95076-8640
CLASS 511-CLCA/RESIDENCE

SITE INFORMATION

PARCEL #	10933102
VIEW	MOUNTAIN VIEW
TOPOGRAPHY	SLOPE
OTHER BUILDINGS	Y
GENERAL PLAN	AG AGRICULTURE
PARCEL SIZE (SF)	1,634,502
PARCEL SIZE (ACRES)	37.5230
ZONING	CA
WATER	WELL WATER
SANITATION	SEPTIC TANK

APPLICABLE CODES

COUNTY CODE OF SANTA CRUZ

2016 CALIFORNIA BUILDING CODE
& AS ADOPTED BY THE COUNTY OF SANTA CRUZ

2016 CALIFORNIA MECHANICAL CODE
& AS ADOPTED BY THE COUNTY OF SANTA CRUZ

2016 CALIFORNIA ELECTRICAL CODE
& AS ADOPTED BY THE COUNTY OF SANTA CRUZ

2016 CALIFORNIA FIRE CODE
& AS ADOPTED BY THE COUNTY OF SANTA CRUZ

2016 CALIFORNIA ENERGY CODE
& AS ADOPTED BY THE COUNTY OF SANTA CRUZ

2016 CALIFORNIA GREEN BUILDING CODE
AS ADOPTED BY THE COUNTY OF SANTA CRUZ

STRONG AGRONOMY C.U.P.

1310 GREEN VALLEY RD WATSONVILLE, CA 95076 APN# 109-331-02

SHEET INDEX

#	TITLE	ISSUE DATE
A 01	COVER SHEET	29 FEB 2020
A 02	PROJECT INFORMATION	29 FEB 2020
A 03	PROPERTY & ZONING INFORMATION	29 FEB 2020
A 04	GENERAL STANDARD INFORMATION	29 FEB 2020
A 05	BMOP	29 FEB 2020
A 09	SITE PLAN EXISTING	29 FEB 2020
A 10	SITE PLAN OF PROPOSED ENTIRE PARCEL	29 FEB 2020
A 12	SITE PLAN OF UPPER SITE	29 FEB 2020
A 21	FENCING & LANDSCAPE PLAN	29 FEB 2020
A 22	SITE PLAN - PARKING	29 FEB 2020
A 90	ACCESS INFORMATION	29 FEB 2020
A 93	ACCESS & CODE SIGNAGE	29 FEB 2020
F101	OVERALL SITE FIRE / EVA PLAN	29 FEB 2020
F121	SITE FIRE PLAN - UPPER SITE	29 FEB 2020

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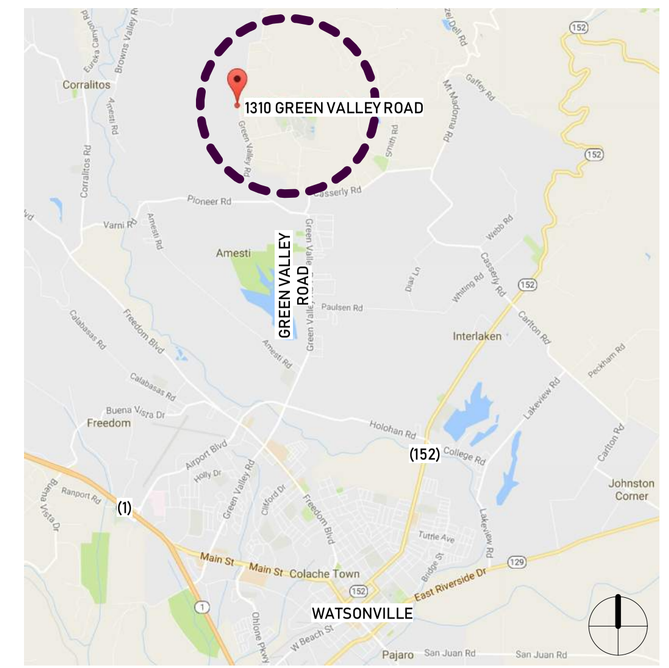
PROJECT VICINITY



CONTACTS

OWNERS

MARIA & NATAL MOULES TRUST FOR 1310
MARIA MOULES

1310 GREEN VALLEY ROAD
WATSONVILLE, CA 95076

831.750.0160

ARCHITECT

WHITFIELD ARCHITECTS
J DAVID WHITFIELD

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

415.724.6279

PROJECT LEAD

STRONG AGRONOMY MANAGEMENT
DARREN STORY

1310 GREEN VALLEY ROAD
WATSONVILLE, CA 95076
DARREN@STRONG.AG

415.609.7482

FIRE CODE CONSULTANT

THE FIRE CONSULTANTS, INC.
JOHN STAUDER, P.E.

1777 NORTH CALIFORNIA BLVD, STE 200
WALNUT CREEK, CA 94596
WWW.THEFIRECONSULTANTS.COM

925.979.9993

MASTER PLAN COORDINATOR

ROBIN BOLSTER-GRANT
robinbolstergrantlaw@gmail.com

SECURITY CONSULTANT

BIRCH AND STONE
CHRIS STORY

CHRIS@BIRCHANDSTONE.COM

757.332.1889

PROJECT PARTNERS / CO-LOCATION PARTNERS

The Wo/Men's Alliance for Medical Marijuana (WAMM)

PROJECT SUMMARY / PROGRAM STATEMENT

REFER TO :
COMMERCIAL CANNABIS CULTIVATION
CCR#: 479, APN#: 109-331-02

CO-LOCATION WITH OTHER PROJECT PARTNERS

APPLICANT: DARREN STORY ON BEHALF OF STRONG AGRONOMY
APN: 109-331-02
SITUS: 1310 GREEN VALLEY ROAD

PROJECT DESCRIPTION
PROPOSAL TO CREATE A MIXED-USE CANNABIS CULTIVATION FACILITY CONSISTING OF BOTH GREENHOUSE CULTIVATION WITHIN EXISTING PERMITTED STRUCTURES AND THE CO-LOCATED WAMM OUTDOOR GARDENS. NO NEW BUILDING, GRADING, OR DEVELOPMENT IS REQUIRED AS APPLICANT WILL IMPROVE EXISTING STRUCTURES TO MODERN STANDARDS, WHICH WILL MAINTAIN THE FUNCTIONALITY IN LINE WITH INTENDED HISTORICAL USES.
1310 GREEN VALLEY ROAD LIES IN UNINCORPORATED SANTA CRUZ COUNTY, IS APPROX. 37.5 ACRES AND IT IS ZONED CA WITH A GENERAL PLAN DESIGNATION OF AGRICULTURE.
CANNABIS WASTE FROM OPERATIONS WILL BE DISPOSED BY COMPOSTING ON SITE IN THE AREA DESIGNATED ON SHEET A-10.

PROJECT JUSTIFICATION
THIS PROJECT WILL REVITALIZE A PROPERTY WHICH FELL INTO DISREPAIR DUE TO ECONOMIC PRESSURES CREATED BY NAFTA AND ITS EFFECT ON THE CALIFORNIA FLOWER INDUSTRY. THE PROJECT IS EXPECTED TO ADD SEVERAL LAYERS OF EMPLOYMENT IN VARIOUS PORTIONS OF THE AGRICULTURAL SUPPLY CHAIN, AS WELL AS INJECTING CAPITAL AND COMMUNITY INTO THE LOCAL ECONOMY. THE APPLICANT HAS DEEP ROOTS IN THE AREA AND IS WELL ESTABLISHED AS AN ORGANIC GROWER OF BLUEBERRIES, TOMATOES, AND OTHER CROPS.

DESCRIPTION OF USES
WAREHOUSE/GARAGE (APPROX. 2,600 SQ FT) – EXISTING MANUFACTURING TO BE REMOVED, BUILDING NOT IN SCOPE. SHOWN ON SHEETS A-10 & A-11
SINGLE FAMILY RESIDENCE (APPROX. 4,240 SQ FT) – CURRENTLY OCCUPIED BY LANDOWNER, TO REMAIN. SHOWN ON SHEETS A-10
AGRICULTURAL PROCESSING / WINE TASTING (APPROX. 2,422 SQ FT) – CURRENTLY OPERATED BY LANDOWNER ON A LIMITED BASIS, BY APPOINTMENT ONLY. SHOWN ON SHEETS A-10
TRACTOR BARN (APPROX. 2,300 SQ FT) – CURRENTLY IN USE AS A STORAGE SHED BY LANDOWNER. SHOWN ON SHEETS A-10
EMPLOYEE RESTROOM (APPROX. 260 SQ FT) – CURRENTLY IN USE. SHOWN ON SHEETS A-12
EXISTING GREENHOUSE STRUCTURES (APPROX. 225K SQ FT) – CANNABIS CULTIVATION OPERATIONS ARE PROPOSED IN 225,000 SQUARE FEET AS DENOTED ON SHEET A-10 & A-12. THE PROPOSED OPERATIONS ARE IN EXCESS OF 22,000 SQUARE FEET OF CANOPY THEREFORE WE HAVE WAMM AS A CO-LOCATION ENTITY. THE CO-LOCATION ENTITY IS CULTIVATING IN THE "CO-LOCATION CULTIVATION AREA(S)" AS DENOTED ON SHEET A-10 & A-12 LISTED AS WAMM OUTDOOR GARDEN 1 & 2.

CULTIVATED AGRICULTURAL CROP USES
OUTDOOR CANNABIS = APPROX. 3 ACRES (SHEET A-10 & A-12)
ORGANIC BLUEBERRIES = APPROX. 5 ACRES (SHEET A-10)
WINE GRAPES = APPROX. 3.5 ACRES (SHEET A-10)
INDUSTRIAL HEMP – 7.5 ACRES (SHEET A-10)
ORGANIC FLOWER ACCOUTERMENTS = APPROX. 1.5 ACRES (SHEET A-10)

OTHER USES
PARKING = 30,000 SQ FT (SHEET A-10)
CATCHMENT POND = 26,000 SQ FT (SHEET A-10)
LANDSCAPING = 90,000 SQ FT (SHEET A-10)

EMPLOYEES
WINE TASTING = 0 (THIS OPERATION IS LIMITED AND STAFFED BY THE LANDOWNERS)
CANNABIS CULTIVATION (OUTDOOR, GREENHOUSE, NURSERY) = 12 FULL-TIME, 10 SEASONAL.
THIS STAFF MAY WORK AT THE SAME TIME OR WORK IN STAGGERED SHIFTS IN ORDER TO COMPLY WITH PARKING LIMITS AT THE SITE. SEASONAL EMPLOYEES WILL BE REQUIRED TO CARPOOL TO THE SITE IN ORDER TO REDUCE VEHICLE TRAFFIC & PARKING IMPACT.
BLUEBERRY CULTIVATION = 2 FULL-TIME, 8 SEASONAL
TOMATO CULTIVATION = 1 FULL-TIME, 3 SEASONAL
GRAPE CULTIVATION = 1 FULL-TIME, 3 SEASONAL

HOURS OF OPERATION
WINE TASTING = BY APPOINTMENT ONLY (ONLY DURING NON-CANNABIS HOURS)
CANNABIS CULTIVATION (OUTDOOR, GREENHOUSE, NURSERY) = 7AM-7PM M-SA
BLUEBERRY CULTIVATION = 7AM-7PM M-SA
TOMATO CULTIVATION = 7AM-7PM M-SA
GRAPE CULTIVATION = 7AM-7PM M-SA

VEHICLES
THE PROJECT SEEKS TO MINIMIZE VEHICLE USE BY ENCOURAGING CARPOOLING AND ALTERNATIVE METHODS OF TRAVEL. CROSS-TRAINING EMPLOYEES IN MULTIPLE ORGANIC CROPS TO EFFECTIVELY REDUCE THE NEED FOR HIRING SPECIALIZED STAFF; AND CENTRALIZING DELIVERY LOGISTICS WITH OTHER LOCAL OPERATORS TO MINIMIZE TRIPS. ADDITIONALLY, SEVERAL GROUPS OF EMPLOYEES RESIDE IN OFF-SITE COMPANY SPONSORED HOUSING WHICH ALLOWS THE HOUSEHOLD TO CARPOOL TO WORK.
SITE PARKING WILL BE LIMITED TO EXISTING PARKING SPACES, AS DETAILED ON SHEETS A-10 & A-12, AND EXCESS VEHICLES ARE NOT PROPOSED AND WILL NOT BE TOLERATED. LEASE AGREEMENTS WITH FUTURE TENANTS WILL INCLUDE DETAILS AND PARKING RESTRICTIONS. DAILY VEHICLE TRIPS TO THE SITE ARE ANTICIPATED TO INCLUDE UP TO 50 (THIS ASSUMES A WORST-CASE SCENARIO OF EACH EMPLOYEE DRIVING THEIR OWN VEHICLE). 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.

WINE TASTING
DELIVERY SCHEDULE: N/A - PARKING: 7 - VEHICLE TRAFFIC: EXTREMELY LIMITED
- THE WINE TASTING, AND AGRICULTURAL PROCESSING BUILDING IS ACCESSED VIA A SEPARATE DRIVEWAY AND HAS 7 DEDICATED PARKING SPACES IN THE LANDOWNERS AREA WHICH IS EXCLUSIVE TO THEIR USE. THE BUILDING ALSO HAS A 5-CAR GARAGE ON THE TOP FLOOR FOR LANDOWNER USE.
- SINCE WINE TASTING IS BY APPOINTMENT ONLY, THE LANDOWNER WILL PUT IN PLACE A CHAIN ACROSS THE MAIN DRIVEWAY WITH AN ARROW TO SHOW GUESTS WHICH ROUTE TO USE FOR ACCESSING THE WINE TASTING VENUE. THIS CHAIN EFFECTIVELY BLOCKS VEHICLE ACCESS TO THE OUTDOOR CULTIVATION AREA OR ANYWHERE ELSE ON THE PARCEL. GUESTS WILL ONLY BE ABLE TO ACCESS THE WINE VENUE FROM THE MAIN ROAD AND DRIVE DIRECTLY TO THE ASSIGNED PARKING LOT.

CANNABIS CULTIVATION (OUTDOOR, GREENHOUSE, NURSERY)
DELIVERY SCHEDULE: M-F 10A-3P - PARKING: 50 - VEHICLE TRAFFIC: AVERAGE OF 2-3 PICK-UPS/INTAKES PER WEEK
- VEHICLE IMPACT FOR THE CULTIVATION IS GREATLY MITIGATED DUE TO CO-LOCATING NURSERY, GREENHOUSE & OUTDOOR CULTIVATION. OUTBOUND JUVENILE PLANT DELIVERIES WILL BE GEOGRAPHICALLY COORDINATED SO AS TO REDUCE THE AMOUNT OF DELIVERIES. ALL CROPS USE THE SAME INPUTS TO REDUCE DELIVERIES.

BLUEBERRY CULTIVATION
DELIVERY SCHEDULE: M-F 10A-3P - PARKING: 20 - VEHICLE TRAFFIC: AVERAGE OF 1-3 PICK-UPS/INTAKES PER WEEK (ONLY DURING THE SEASON APR-JUN) – WE HARVEST EVERY 10 DAYS FOR 3 MONTHS PER YEAR. WE USE THE SAME INPUTS FOR ALL CROPS TO REDUCE VEHICLE FOOTPRINT.

INDUSTRIAL HEMP CULTIVATION
DELIVERY SCHEDULE: N/A- PARKING: 2 - VEHICLE TRAFFIC: 1 PICK-UP PER WK DURING OCTOBER
EXTREMELY LIMITED HARVEST SCHEDULE AND THE CULTIVATION METHOD USES VERY LITTLE INPUTS THEREBY REDUCING VEHICLE IMPRINT.

GRAPE CULTIVATION
DELIVERY SCHEDULE: N/A - PARKING: 6 - VEHICLE TRAFFIC: THERE WILL BE 3 PICK-UPS TOTAL IN OCTOBER

CANNABIS CULTIVATION DETAILS

CANNABIS WILL BE CULTIVATED IN ALL AREAS OF THE SITE DENOTED ON SHEETS A-10 & A-12. CULTIVATION OPERATIONS WILL BE PHASED ACCORDING TO THE PHASING PLAN DETAILS SHOWN ON SHEET A-10. CANNABIS WILL BE CULTIVATED ABOVE GRADE IN A VARIETY OF POT AND TRAY SIZES BASED ON THE INDIVIDUAL TENANTS GROWING STYLE. ALL CANNABIS WILL BE CULTIVATED USING A CULTIVATION MEDIUM OTHER THAN WATER (NO HYDROPONIC OR AQUACULTURE OPERATIONS). CANNABIS MAY BE GROWN FOR FLOWER OR FOR EXTRACTION. THE CULTIVATION METHODS WILL INFLUENCE OVERALL EMPLOYEE REQUIREMENTS AND THEREFORE ALL TENANTS WILL BE REQUIRED TO COMPLY WITH SITE PARKING REQUIREMENTS. CULTIVATION PROPOSED WITHIN GREENHOUSES SHALL NOT INCLUDE HARDSCAPE, EXCEPT IF INCLUDED IN EXISTING STRUCTURES. ALL PROPOSED ARE WITHIN GREENHOUSES REQUIRING A STABLE SURFACE SHALL BE PROVIDED HARD PACK SOIL WITH WEED CLOTH.

OUTDOOR CANNABIS CULTIVATION HAS OCCURRED ON SUBJECT PARCEL CONTINUOUSLY FOR 2 YEARS. THE CO-LOCATOR LICENSE HOLDER FOR THE OUTDOOR CULTIVATION IS WAMM PHYTOTHERAPIES WHICH HAS CULTIVATED CANNABIS CONTINUOUSLY IN SANTA CRUZ COUNTY SINCE 1993. THE OUTDOOR CULTIVATION CROPS ARE HARVESTED TWICE ANNUALLY, AND THE APPLICANT HAS SUCCESSFULLY COMPLETED 4 TOTAL HARVESTS ON EACH PLOT TO DATE.

IN ORDER TO MITIGATE THE "ATTRACTIVE NUISANCE" OF OUTDOOR CANNABIS CULTIVATION TO THE NEIGHBORING SCHOOL'S UNDERAGE POPULATION, THE APPLICANT WILL GROW FEDERALLY LEGAL INDUSTRIAL HEMP WITH A TOTAL THC CONTENT BELOW .3% ON THE PLOTS OF LAND CLOSEST TO THE COMMON PROPERTY LINES (SEE SECURITY SHEET A-21). THE INDUSTRIAL HEMP CROPS WILL HAVE THE LOOK AND AROMA OF APPLICANT'S CANNABIS CROPS BUT WILL CONTAIN NO PSYCHOACTIVE CHEMICALS. THE INDUSTRIAL HEMP CROP WILL SERVE AS BOTH A LANDSCAPE SHIELD AND DECOY. ADDITIONAL SECURITY MEASURES ARE ALSO PROPOSED (SEE SECURITY SHEET A-21)

CANNABIS HARVEST DETAILS

HARVESTED CANNABIS WILL BE DRIED ON SITE IN SECURED CANNABIS CURING CHAMBERS WITHIN THE SECURED HARVEST STORAGE AREA AS SHOWN ON SHEET A-10. THE SECURED REFRIGERATED TRAILERS WILL ONLY BE USED AS TEMPORARY DRYING STORAGE DURING HARVEST SEASON WHICH IS ONCE MONTHLY FROM APRIL THROUGH NOVEMBER. THE SPEC 53' TRAILERS WILL BE COOLED WITH AUXILIARY POWER FROM ELECTRICITY PROVIDED ONSITE TO MITIGATE POTENTIAL FOR NOISE DISTURBANCE. THE ELECTRICAL AIR CONDITIONERS USED ARE COLEMAN MACH 15 ROOFTOP UNITS WHICH ACCORDING TO MANUFACTURER SPECS EMIT LESS THAN 45 DBA FROM 23' AWAY. APPLICANT IS FAMILIAR WITH THE NOISE ELEMENT OF THE SC COUNTY GENERAL PLAN AND AS SUCH THESE LEVELS ARE COMPLIANT WITH BOTH DAY AND NIGHT LEVELS AT ALL PROPERTY LINES.

HARVEST OPERATIONS WILL INCLUDE AN ANTICIPATED INFLUX OF 3-5 EMPLOYEES. THE SITE CURRENTLY HAS PARKING CAPACITY FOR THESE EMPLOYEES. EACH TENANT HAS THEIR OWN HARVEST STORAGE CHAMBER WITHIN THE SECURED HARVEST STORAGE AREA. HARVESTED CANNABIS MAY BE WEIGHED ON SITE AND REMOVED FROM SITE IMMEDIATELY UPON HARVEST BY A LICENSED DISTRIBUTOR.

MANAGING USE CONFLICTS

- SEPARATE ACCESS ROUTES FOR TOMATOES, WINE TASTING, CANNABIS, & WINE GRAPES.
- LIMITED ACCESS AND SENSITIVE AREAS ARE SECURED WITH A PLAN APPROVED BY SC COUNTY SHERIFF'S DEPT
- SECURITY PLAN CALLS FOR A SERIES OF ACCESS GATES AND MONITORING DEVICES TO RESTRICT MOVEMENT
- WINE TASTING IS BY APPOINTMENT ONLY AND WILL ONLY BE SCHEDULED ON SUNDAYS DURING NON-CANNABIS HOURS
- FULL-TIME FARM WORKERS ARE CROSS-TRAINED IN ALL CROPS TO ALLEVIATE THE NEED TO EMPLOY SPECIALIZED WORKERS NOT FAMILIAR WITH CANNABIS LAWS
- ALL FULL-TIME EMPLOYEES ARE COMPLIANCE TRAINED IN RELEVANT CANNABIS REGULATIONS INCLUDING SECURITY AWARENESS
- SEASONAL EMPLOYEES FOR ALL CROPS ARE SOURCED FROM A CANNABIS LICENSED FARM LABOR CONTRACTOR (FLC) TO ENSURE ADDITIONAL WORKERS ARE ALSO COMPLIANCE TRAINED IN RELEVANT CANNABIS REGULATIONS
- CROP ROTATIONS ARE DESIGNED TO KEEP STAFF STEADILY ENGAGED THROUGHOUT THE YEAR MINIMIZING NEED FOR SEASONAL EMPLOYMENT
- VENDOR PICK-UPS AND DELIVERIES FOR NON-CANNABIS CROPS ARE CONDUCTED BEYOND CANNABIS PREMISES

HAZARDOUS MATERIALS

ANY HAZARDOUS WASTE IS COLLECTED IN APPROPRIATE CLEARLY MARKED CONTAINERS AND DISPOSED AT BUENA VISTA LANDFILL OR STERICYCLE.

CULTIVATION OPERATION USES DIESEL & PROPANE FUELS WHICH ARE CENTRALLY STORED IN A COMMON AREA WITH APPROPRIATE SECONDARY CONTAINMENT. THE INTENTION OF THE FUELS IS TO BE COMBUSTED, WITH ANY DISPOSAL IF REQUIRED, ARRANGED THROUGH A TEMPORARY EPA ID AND WASTE PICK-UP SERVICE. ORGANIC APPROVED PESTICIDES ARE STORED, HANDLED, AND DISPOSED IN ACCORDANCE WITH THE SC COUNTY AG COMMISSIONER AND CDFA.

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COVER SHEET

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SAL-03-NO_LOW
A 02

DIRECTIONS TO THE PROPERTY

FROM WATSONVILLE

HEAD NORTHWEST ON MAIN ST TOWARD W LAKE AVE, 0.4 MI
TURN RIGHT ONTO FREEDOM BLVD, 1.6 MI
TURN RIGHT ONTO GREEN VALLEY RD, 4.1 MI
ON RIGHT SIDE OF ROAD

1314, 1316 GREEN VALLEY ROAD IMMEDIATELY ACCESSED FROM PUBLIC WAY

1310 GREEN VALLEY ROAD
GROUND-ROLLING GATE AT ENTRY
(KNOX BOX AND KEY PAD ENTRY)

THE FARM IS ACCESSED VIA A DRIVEWAY OFF OF GREEN VALLEY ROAD, WHICH PROCEEDS UPHILL APPROXIMATELY 1000 FEET TO THE CULTIVATION LOCATION. DIRT-SURFACED FARM ROADS ARE USED TO ACCESS INTERIOR AREAS OF THE PARCEL.

CLO COMPLIANCE STATEMENTS

1. THE SECURE HARVEST STORAGE AREA IDENTIFIED ON THE PLANS NOTES THAT CANNABIS WILL BE STORED IN REFRIGERATED TRUCKS. THESE TRUCKS CANNOT RUN ON THE DIESEL GENERATORS THEY MAY ONLY RUN ON AUXILIARY POWER FROM ELECTRICITY PROVIDED ON SITE.
2. THE OUTDOOR CULTIVATION AREAS MAY ONLY BE UTILIZED BY WAMM AS THEY ARE THE ONLY ENTITY WHICH RECEIVED AN EXEMPTION BY THE PLANNING DIRECTOR PURSUANT TO SCCC 13.10.670(G) AS ENACTED BY ORDINANCE NO. 5090.
3. PERMANENTLY INSTALLED SECURITY FENCING MUST BE UTILIZED FOR THE OUTDOOR CULTIVATION AND HARVEST STORAGE AREAS.
4. PERMANENTLY INSTALLED FENCING MUST BE 6 FEET TALL CHAIN LINK FENCE OR EQUIVALENT. ADDITIONAL SECURITY LIGHTS AND AT LEAST ONE ADDITIONAL SECURITY CAMERA IS REQUIRED IN THE UPPER PORTION OF THE SITE COVERING THE AREA BETWEEN THE SITE PERIMETER AND THE OUTDOOR CULTIVATION AREA ADJACENT TO THE SECURED HARVEST STORAGE TRAILERS.
5. CULTIVATORS USING EMPLOYEES, AS DEFINED IN TITLE 3, DIVISION 6, CCR 6000, TO CONDUCT HAND LABOR ACTIVITIES OR PESTICIDE HANDLING ACTIVITIES ON CANNABIS CULTIVATION SITES MUST COMPLY WITH THE PESTICIDE WORKER SAFETY REQUIREMENTS STARTING IN 3CCR 6700. IN ADDITION, CULTIVATORS USING PESTICIDES MUST COMPLY WITH GENERAL PESTICIDE USE REQUIREMENTS INCLUDING SAFE USE AND STORAGE AS REQUIRED IN DIVISION 6.

GRADING INFORMATION

NO GRADING AS PART OF THIS PROJECT.

NEW ACCESS ROAD IS ROAD BASE FILL & COMPACTION ONLY.

SUMMARY TABLE

OWNERS' NAMES	NATAL & MARIA MOULES
ASSESSORS PARCEL NUMBER	109-331-02
WATER UTILITY DIST	N/A
SEWER UTILITY DIST	N/A
FIRE DISTRICT	PAJARO FPD

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

STRUCTURES	319,918 SF
PAVED ROADS	41,348 SF
TOTAL IMPERVIOUS AREA (EST)	361,266 SF
TOTAL PARCEL AREA	1,634,579 SF
% COVERAGE	22%

GRADING QUANTITIES
N/A - THERE IS NO GRADING AS PART OF THIS PROJECT

CANOPY CALCULATION

ALLOWED CANOPY AREA CALCULATION

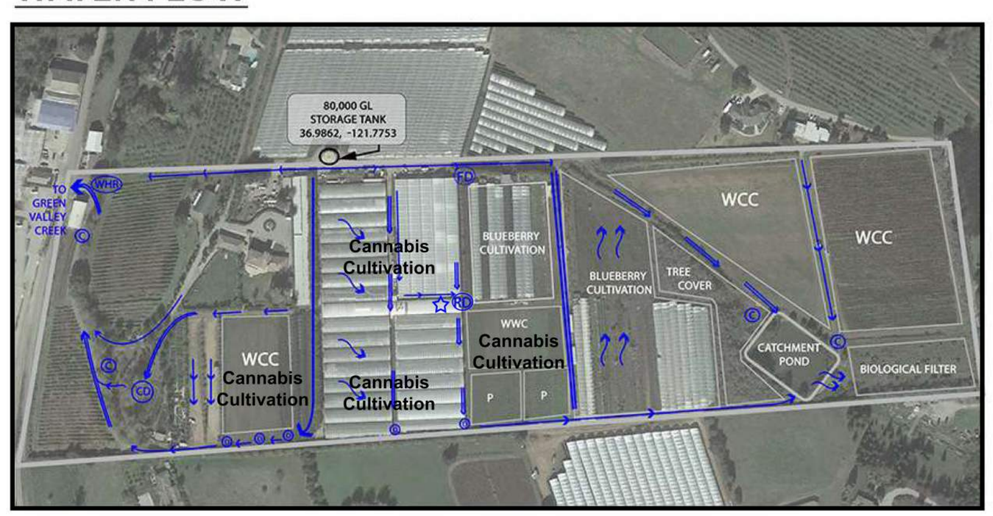
AP# 109-331-02

COUNTY CODE SECTION 7.128.110(C)(a)(ii)

5% OF PARCEL SIZE, NOT TO EXCEED ONE (1) ACRE.
EX. SUBJECT TO DISCRETION OF CANNABIS LICENSING OFFICER

WATER FLOW INFORMATION

WATER FLOW

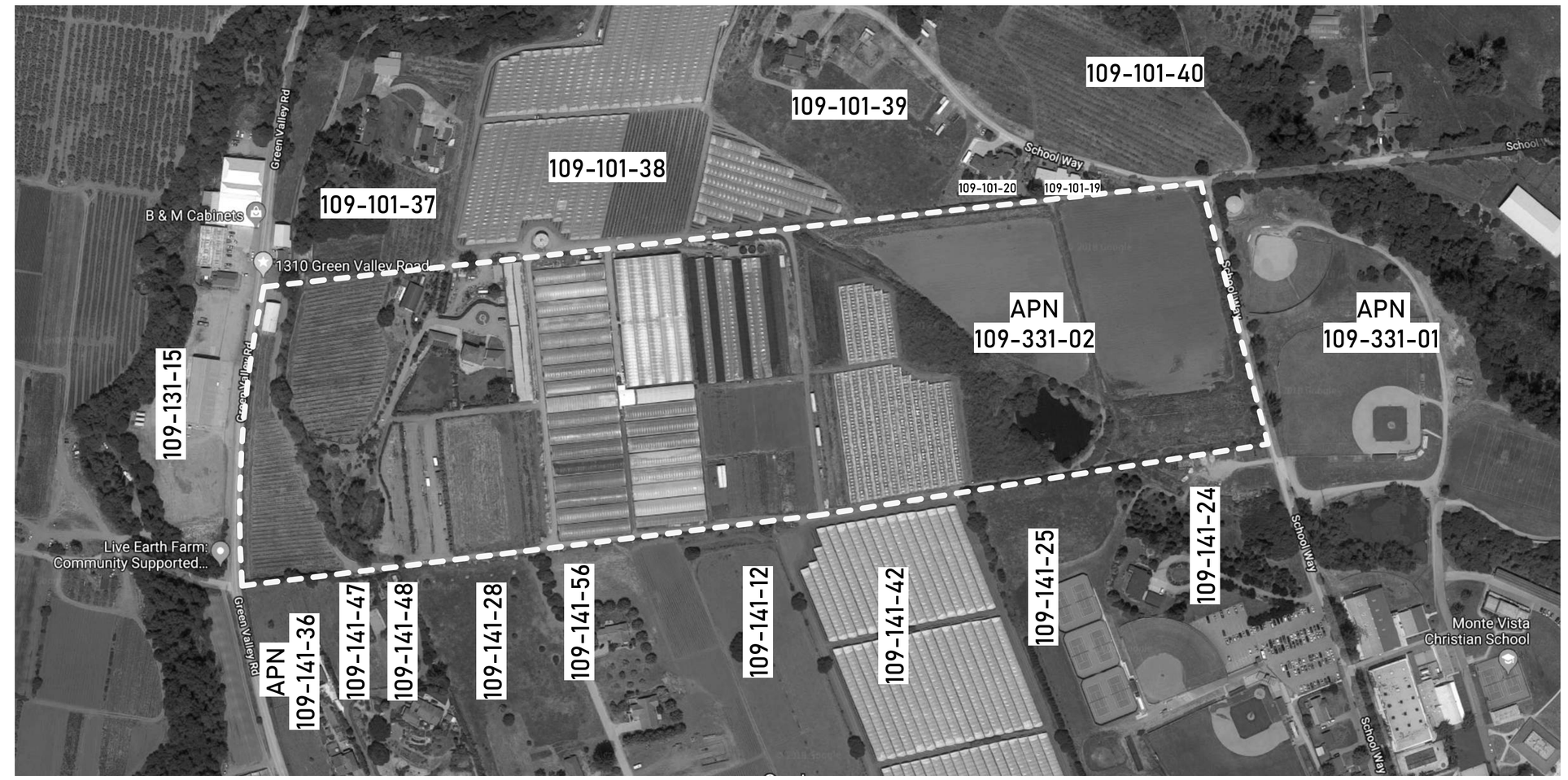


GRAPHIC FROM STATE WATER BOARD APPLICATION INFORMATION

LEGEND:

WWC	WINTER COVER CROPS
P	PLASTIC
C	CULVERT
D	STORM DRAIN
CD	CATCHMENT POND
FD	FRONT DRAIN
RD	REAR DRAIN
WHR	WATER HOLDING RESEVOIR
☆	GREENHOUSE STORM PIPE
⇒	SWALE
⇄	ROAD
⇝	WATER DIRECTION

SATELLITE OVERHEAD



GIS IMAGE

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STRONG AGRONOMY C.U.P.

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PROJECT INFORMATION

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SANTA CRUZ COUNTY PARCEL INFORMATION DETAIL REPORT

PARCEL INFORMATION	
APN	10933102
ESTIMATED ACREAGE	37.525
ESTIMATED SQ. FT.	1634579
SITUS ADDRESS	1308 GREEN VALLEY RD
SITUS CITY STATE ZIP	WATSONVILLE, CA 95076-8640
MULTIPLE SITUS	
OWNER NAME	Data not Publicly Available
OWNER ADDRESS	Data not Publicly Available
OWNER CITY STATE ZIP	Data not Publicly Available
HOME OWNER EXEMPTION	
ASSESSOR USE CODE	511
ASSESSOR USE CODE DESCRIPTION	511-CLCA/RESIDENCE
MAP BOOK	109
TAX CODE AREA	69-257
SECT/TOWN/RANGE	T11S-R2E,SEC8
LAND USE & GENERAL PLAN	
ZONING	CA
200ft of CA ZONING	Yes
ADJACENT TO TP ZONING	No
GENERAL PLAN DESIGNATION	AG
GENERAL PLAN DESIGNATION DESCRIP.	AGRICULTURE
GENERAL PLAN FUTURES	n/a
GENERAL PLAN PUBLIC FACILITIES	n/a
GENERAL PLAN PUBLIC FACILITIES DESCRIP.	n/a
GENERAL PLAN PARKS	n/a
GENERAL PLAN SPECIAL COMMUNITIES	n/a
GENERAL PLAN SPECIAL COMMUNITIES DESCRIP.	n/a
GENERAL PLAN BOUNDARIES	EUREKA CANYON
GENERAL PLAN SCENIC AREAS	n/a
WITHIN RURAL SERVICES LINE	No
WITHIN URBAN SERVICES LINE	No
ARCHEOLOGICAL RESOURCES	Yes
EXISTING PARKS	n/a
AIRPORT CLEAR ZONES	n/a
AGRICULTURAL RESOURCES	AG-PRES,AG-1A

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*Sphere of Influence

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NO SHOOT AREAS	n/a
COASTAL ZONE	No
COASTAL ZONE RESIDENTIAL EXCLUSION	n/a
COASTAL ZONE APPEAL JURISDICTION	n/a
CODE COMPLIANCE AREA	CCA-SOUTH COUNTY
PLANNER TEAM AREA	APTOS/LA SELVA-PLANNING TEAM AREA
ENVIRONMENTAL PLANNER TEAM AREA	South County
SPECIAL DESIGN REVIEW	n/a
BUILDING INSPECTION AREA	BLDINS-AREA5
400 ft. INDEX GRID	098-400GRID
USGS GRID	WATSON WEST-USGS
BIOTIC AND WATER RESOURCES	
TIMBER RESOURCES	No
GRASSLANDS	No
RIPARIAN WOODLANDS	No
BIOTIC RESOURCES	Yes-Portion
SPECIAL FOREST	No
SANDHILL HABITAT	n/a
SANDHILLS IPHCP	n/a
FISHERY RESOURCE	n/a
GROUND WATER RECHARGE	No
BASINS	Pajaro
WATERSHEDS	College Lakes
RESERVOIR PROTECTION	No
WATER SUPPLY WATERSHED	No
LEAST DISTURBED WATERSHED	No
STREAM NAME	Stream 1475
STREAM TYPE	SWALE
LAKE NAME	n/a
EVAPO-TRANS	46
SCHOOL DISTRICTS & COUNTY SERVICE AREAS	
HIGH SCHOOL DISTRICT	n/a
BOARD OF EDUCATION TRUSTEES	BRDEDUC TRUSTEE V
SAN LORENZO TRUSTEES	n/a
PAJARO VALLEY TRUSTEES	PVTRUSTEE AREA I
SCHOOL DISTRICT	PVUSD
CABRILLO COLLEGE TRUSTEES	CCC-TRUST7
SANTA CRUZ CITY TRUSTEES	n/a

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SANITATION REPAY AREA	n/a
ROAD DISTRICT	ROADDISTRICT-D
REFUSE AREA	WASTE MANAGEMENT
ZONES OF BENEFIT	ZOB-A
COUNTY SERVICE AREA 9	CSA-9C,CSA-9D3
ROAD MAINT. COUNTY SERVICE AREA	n/a
ROAD MAINT. COUNTY SERVICE AREA SOI*	n/a
COUNTY SERVICE AREA 38	CSA-38
COUNTY SERVICE AREA 38 SOI*	CSA-38-SOI
COUNTY SERVICE AREA 53	CSA-53
COUNTY SERVICE AREA 53 SOI*	CSA-53-SOI
HAZARDS & GEOPHYSICAL	
FAULT ZONE	CFZ
DFIRM PANEL NUMBER	06087C0382E
FLOODWAY	n/a
FLOOD ZONE	n/a
STATE RESPONSE AREA	SRA-Moderate
HIGH FIRE HAZARD AREA	n/a
FIRE SERVICE AREA	PAJ-FSA
FIRE HAZARD AREA	No
SOIL TYPE	134,174,133,163(Expansive),162(Expansive),177(Expansive)
GEOLOGIC PALEONTOLOGIC	No
MINERAL RESOURCES	No
MINERAL CLASS	n/a
MINERAL DESIGNATION	n/a
SPECIAL DISTRICTS	
FIRE DISTRICT	PAJARO-FPD
FIRE DISTRICT SOI*	PAJARO-FPD-SOI
WATER DISTRICT	n/a
WATER DISTRICT SOI*	n/a
PAJARO VALLEY WATER MGMT AGENCY	PVWAT-D
SANITATION DISTRICT	CSA12
SANITATION DISTRICT SOI*	CSA12-SOI
FLOOD CONTROL DISTRICT	FLUDZN7
RECREATION DISTRICT	n/a
PAJARO VALLEY CEMETARY DISTRICT	PVCEMETERY
PAJARO VALLEY CEMETARY DISTRICT SOI*	PVCEMETERY-SOI
PORT DISTRICT	n/a

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RESOURCE CONSERVATION DISTRICT	RESCON
MID-PENINSULA OPEN SPACE DISTRICT	n/a
WATER SERVICE AREAS	n/a
JURISDICTIONAL	
SUPERVISORIAL DISTRICT	SUPER-4
REDEVELOPMENT AREA	undefined
CITY LIMITS	n/a
CITY LIMITS SOI*	n/a
STATE ASSEMBLY DISTRICT	ASSEMBLY-29
US CONGRESSIONAL DISTRICT	CONGRESS-20
US SENATE DISTRICT	SENATE-17
VOTER PRECINCT	40304
POSTAL ZIP CODE	95076

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SANTA CRUZ COUNTY ZONING COUNTER BASIC INFO REPORT

PARCEL INFORMATION	
APN	10933102
ESTIMATED ACREAGE	37.525
ESTIMATED SQ. FT.	1634579
SITUS ADDRESS	1308 GREEN VALLEY RD
SITUS CITY STATE ZIP	WATSONVILLE, CA 95076-8640
LAND USE & GENERAL PLAN	
ZONING	CA
200ft of CA ZONING	Yes
ADJACENT TO TP ZONING	No
GENERAL PLAN DESIGNATION	AG
GENERAL PLAN DESIGNATION DESCRIP.	AGRICULTURE
GENERAL PLAN SPECIAL COMMUNITIES	n/a
GENERAL PLAN SPECIAL COMMUNITIES DESCRIP.	n/a
GENERAL PLAN BOUNDARIES	EUREKA CANYON
GENERAL PLAN SCENIC AREAS	n/a
WITHIN RURAL SERVICES LINE	No
WITHIN URBAN SERVICES LINE	No
ARCHEOLOGICAL RESOURCES	Yes
AIRPORT CLEAR ZONES	n/a
AGRICULTURAL RESOURCES	AG-PRES,AG-1A
COASTAL ZONE	No
COASTAL ZONE RESIDENTIAL EXCLUSION	n/a
COASTAL ZONE APPEAL JURISDICTION	n/a
BIOTIC AND WATER RESOURCES	
RIPARIAN WOODLANDS	No
BIOTIC RESOURCES	Yes-Portion
SANDHILL HABITAT	n/a
SANDHILLS IPHCP	n/a
RESERVOIR PROTECTION	No
STREAM NAME	Stream 1475
STREAM TYPE	SWALE
LAKE NAME	n/a
EVAPO-TRANS	46
HAZARDS & GEOPHYSICAL	
FAULT ZONE	CFZ
FLOODWAY	n/a
FLOOD ZONE	n/a

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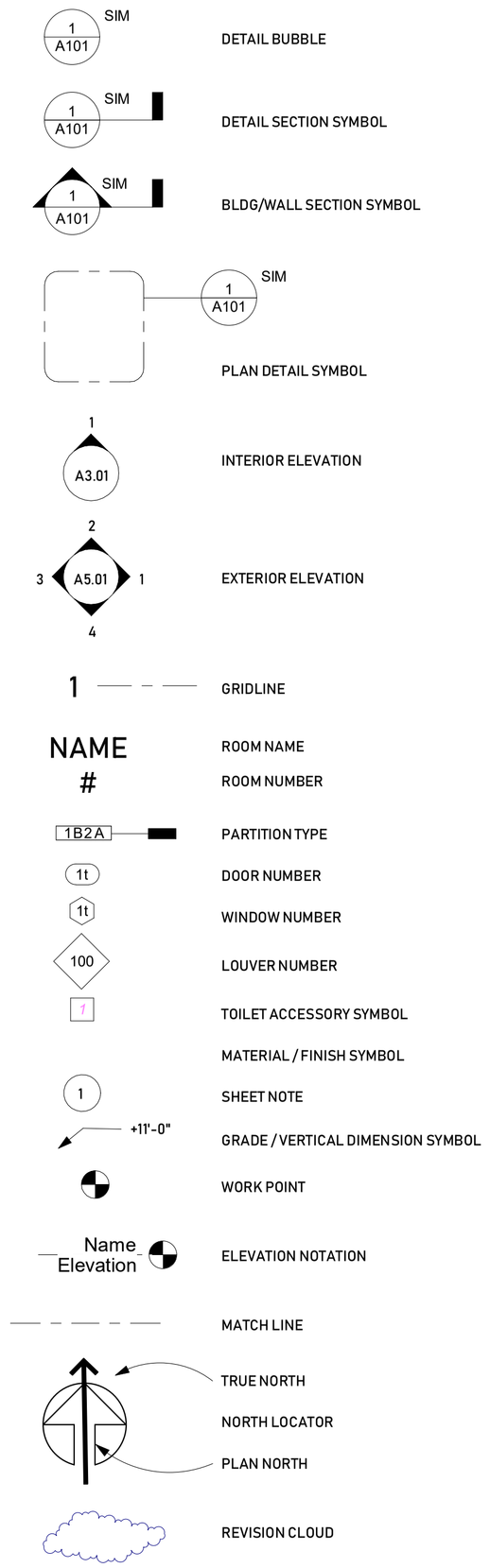
COMMON ABBREVIATIONS

&	AND
L	ANGLE
@	AT
℄	CENTERLINE
Ø	DIAMETER OR ROUND
#	POUND OR NUMBER
AC	AIR CONDITIONING
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADA	AMERICAN DISABILITIES ACT
ADC	AUTO DOOR CONTROL
ADO	AUTO DOOR OPERATOR
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASS	ABOVE STRUCTURAL SLAB
AV	AUDIO/VISUAL
AWP	ACOUSTICAL WALL PANEL
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOH	BACK OF HOUSE
BO	BOTTOM OF
BOT	BOTTOM
BTW	BETWEEN
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CG	CORNER GUARD
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CLKG	CAULKING
CLNG	CEILING
CLOS	CLOSET
CLR	CLEAR
CT	CERAMIC TILE
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CASED OPENING
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CS	CONCRETE SEALER
CTR	CENTER
CTSK	COUNTERSUNK
DBL	DOUBLE
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DTL	DETAIL
DWG	DRAWING
DWR	DRAWER
EIFS	EXT. INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EMER	EMERGENCY
ENCL	ENCLOSURE
EQ	EQUAL
EQPT	EQUIPMENT
EWC	ELECTRICAL WATER COOLER
EXP	EXPANSION
EXPO	EXPOSED
EXIST	EXISTING
EXT	EXTERIOR
FAP	FIRE ALARM PANEL
FA	FIRE ALARM
FB	FLAT BAR
FD	FLOOR DRAIN
FDN	FOUNDATION
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH
FH	FIRE HYDRANT
FL	FLOOR
FLASH	FLASHING
FLUOR	FLUORESCENT
FO	FACE OF
FOF	FACE OF FINISH
FOS	FACE OF STUDS
FPRF	FIREPROOF
FRT	FIRE RETARDANT TREATED
FS	FLOOR SINK
FS	FULL SIZE
FT	FOOT OR FEET
FTG	FOOTING
FURR	FURRING
FURN	FURNACE
G	GAS
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GL	GLASS
GL	GRID LINE
GND	GROUND
GR	GRADE
GYP BD	GYPSUM WALL BOARD
HB	HOSE BIBB
HD	HEAT DETECTOR
HDWD	HARDWOOD
HDWE	HARDWARE
HHS	HEX HEAD SCREW
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HT	HEIGHT
ID	INSIDE DIAMETER (DIM)
INSUL	INSULATION
INT	INTERIOR
IRRIG	IRRIGATION
JAN	JANITOR
JT	JOINT
KP	KICKPLATE
LAM	LAMINATE
LAV	LAVATORY
LB	LAG BOLT(S)
LT	LIGHT
LTG	LIGHTING
MAX	MAXIMUM
MB	MACHINE BOLT(S)
MDF	MEDIUM DENSITY FIBER BOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MTL	METAL
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MUL	MULLION
(N)	NEW
N	NORTH
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OBS	OBSCURE
OCC	OCCUPANTS
OC	ON CENTER
OD	OUTSIDE DIAMETER (DIM)
OFCI	OWNER FURNISH GC INSTALL
OFD	OVERFLOW DRAIN
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OZ	OUNCE
PAF	POWDER ACTUATED FASTENER
PC	PRECAST
PCC	PRECAST CONCRETE
PH	PANIC HARDWARE
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PR	PAIR
PT	PAINT
PTD	PAINTED
PTN	PARTITION
QT	QUARRY TILE
R	RISER
RAD	RADIUS
RB	RESILIENT BASE
RD	ROOF DRAIN
RECOM	RECOMMENDATION
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCED
REQ	REQUIRED
RESIL	RESILIENT
RGTR	REGISTER
RJ	REVEAL JOINT
RM	ROOM
RO	ROUGH OPENING
RF	ROOF
RV	ROOF VENT
RWL	RAINWATER LEADER
S	SOUTH
SAF	SELF-ADHERED FLASHING
SARU	SELF-ADHERED ROOF UNDERLAYMENT
SAWM	SELF-ADHERED WATERPROOFING MEMBRANE
SB	SPALSH BLOCK
SC	SOLID CORE
SCHED	SCHEDULE
SD	SMOKE DETECTOR
SD	STORM DRAIN
SF	SHEET FLOORING
SH	SHELF
SHR	SHOWER
SHT	SHEET
SIM	SIMILAR
SJ	SEISMIC JOINT
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STN	STONE
STOR	STORAGE
STRUC	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
T	THREAD
TBB	TILE BACKER BOARD
TEL	TELEPHONE
T & G	TONGUE AND GROOVE
THK	THICK
TO	TOP OF
TV	TELEVISION
TYP	TYPICAL
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UR	URINAL
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
W	WATER
W	WEST
W/	WITH
WC	WATER CLOSET
WC	WALL COVERING
WD	WOOD
WDB	WOOD BASE
WH	WATER HEATER
WIJ	WOOD 'I' JOIST
W/O	WITHOUT
WP	WATERPROOF
WP	WORK POINT
WSCT	WAINSCOT
WT	WEIGHT

DRAWING REFERENCES

SAD	SEE ARCHITECTURAL DWGS
SCD	SEE CIVIL DWGS
SED	SEE ELECTRICAL DWGS
SFSD	SEE FOOD SERVICE DWGS
SIDD	SEE INTERIOR DESIGN DWGS
SLD	SEE LANDSCAPE DWGS
SMD	SEE MECHANICAL DWGS
SPD	SEE PLUMBING DWGS
SSD	SEE STRUCTURAL DWGS
SSED	SEE SECURITY DWGS
STD	SEE TELE/COMM DWGS
SGTD	SEE GEOTECHNICAL DWGS

DRAWING SYMBOLS



WUI INFORMATION

1. PRIOR TO BUILDING PERMIT FINAL APPROVAL THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION CLEARANCE REQUIREMENTS PRESCRIBED IN THE CALIFORNIA FIRE CODE 4906. CRC§R327.1.5
2. ROOF GUTTERS SHALL BE PROVIDE WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. CRC§R327.5.4
3. ROOF, ATTIC AND UNDERFLOOR VENTS SHALL BE DESIGNED TO RESIST THE INTRUSION OF FLAME AND EMBERS THROUGH THE VENTILATION OPENINGS, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM OF 1/16" AND A MAXIMUM OF 1/8" OPENINGS. CRC§R327.6.2
4. EAVE OR CORNICE VENTS SHALL NOT BE INSTALLED UNLESS THEY ARE DESIGNED TO THE INTRUSION OF FLAME AND BURNING EMBERS INTO THE ATTIC AREA. OR IF THE ATTIC SPACE BEING VENTED IS FULLY SPRINKLERED. CRC§R327.6.3
5. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS IN EXTERIOR DOORS SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE. OR GLASS BLOCK UNITS OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257. CRC§R327.8.2.1
6. EXTERIOR WALL COVERING MATERIALS OR WALL ASSEMBLY SHALL BE OF NONCOMBUSTIBLE MATERIALS, OR IGNITION-RESISTANT MATERIAL, OR HEAVY TIME OR LOG WALL CONSTRUCTION. CRC§R327.7.3
7. EXTENT OF EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, TERMINATING AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR TERMINATING AT THE ENCLOSURE OF ENCLOSED EAVES. CRC§R327.7.3.1
8. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF NONCOMBUSTIBLE MATERIAL, OR IGNITION-RESISTANT MATERIAL, OR ONE (1) LAYER 5/8" TYPE 'X' GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR O THE ROOF DECK, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK. CRC§R327.7.4
9. THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE OR THE UNDERSIDE OF THE EXPOSED UNDER FLOOR SHALL CONSISTS OF NONCOMBUSTIBLE MATERIAL, OR IGNITION-RESISTANT MATERIAL. OR ONE (1) LAYER 5/8" TYPE 'X' GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK, OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK. CRC§R327.7.8
10. VALLEY FLASHING SHALL BE NON LESS THAN 26 GAUGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NON LESS THAN ONE LAYER OF MINIMUM 72# MINERAL SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D3909, MINIMUM OF 36" WIDE RUNNING THE FULL LENGTH OF THE VALLEY. CRC§R327.5.3

WA
WHITFIELD ARCHITECTS
3626 FOLSOM STREET
SF/CA 94110
415-724-6279
WHITFIELD-ARCHITECTS.COM

STRONG AGRONOMY C.U.P.
1310 Green Valley Rd, Watsonville, CA 95076
APN# 109-331-02

NOT FOR CONSTRUCTION
pls., DO NOT DISTRIBUTE

29 FEB 2020

GENERAL STANDARD INFORMATION
A 04

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SAL-03-NO_LOW
A 05

NON-RETAIL COMMERCIAL CANNABIS BUSINESS BEST MANAGEMENT AND OPERATIONAL PRACTICES (BMOP) REQUIREMENTS

6 MARCH 2020

PROJECT OVERVIEW

Project Description
Proposal to create a mixed-use cannabis cultivation facility consisting of both greenhouse cultivation within existing permitted structures and outdoor gardens for WAMM.

No new building, grading, or development is required as applicant will improve existing structures to modern standards, which will maintain the functionality in-line with intended historical uses.

A. SITING CRITERIA

The Project serves to avoid excessive grading and disturbance by utilizing existing permitted structures and portions of the property historically used for commercial agriculture for growing, drying, storing of cannabis goods and accessories. No new building or site development is requested. [REF A10, ETC.]

Preliminary review by the Fire Marshal recommended a fire access road be improved and updated to current standards. In order to avoid grading, the road will follow the path of an existing farm road and only add the minimum required amount of road base to allow access for Emergency Vehicles.

See page A10 of submitted site plans, the fire access road improvement would require no cut/fill as per licensed road contractor, who advised "For a 600×12'x6" road we will need approx. 133 yards of base rock. No cut/fill."
MVM Earthworks and Paving, LLC
Lic. # 796534
P.O. box 1608
Soledad, Ca 93960
831-970-6979

- A site visit from SC County Environmental Planner Bob Loveland on March 5, 2019 discussed the strategy for completing fire access road improvements while mitigating environmental impacts.

- Access roads and driveways used to access commercial Cannabis facilities and/or growing areas do not cross slopes greater than 20 percent, and no associated cuts and fills exceed 10 feet, nor have an unretained height of greater than 5 feet.
- No existing access roads or proposed improvements cross slopes greater than 20 percent
- No new structures are needed, which ensures all building, growing and access areas are already designated on the basis of site inspection and technical reports to avoid particularly erodible areas and areas subject to geologic hazards;
- No cannabis cultivation will be conducted on slopes over 20 percent.
In order to minimize site disturbance and reduce forest fragmentation the project proposes no new structures or new site development. We will only refurbish and re-use existing facilities.

Cluster Development- All cannabis growing facilities are currently clustered in the middle of the 37.5-acre property .

- As no new structures are proposed, it serves to ensure structures, operation work areas, and parking are sited to cluster development within 200 feet of existing developed areas and structures.
- All access roads were previously developed which ensures the minimum distance possible to access cannabis facilities and using existing access roads where feasible is required.

- By utilizing existing property improvements & access roads we are limiting the footprint of development, which avoids permanent alteration of native soils, conserves prime farmland to the maximum extent possible, avoids ridgetops or other areas with potential for significant visual impacts.

Karst Zones – The property has no known Karst features

Biological Assessments- While no new site disturbance is proposed, a small corner of the parcel is mapped for the presence of biotic resources associated with Green Valley Creek. Additionally, a small agricultural pond is located on the parcel. SC County Resource Planner Bob Loveland has performed a site inspection to review these features. His preliminary review of the project's environmental impact is minimal & acceptable.

- Archaeological and Paleontological Surveys are not applicable as no new site disturbance or structure building is requested

Preliminary Historic Assessment of Structures 50 Years Old or More
No changes / scope to buildings over 50 years old.

B. SITE DESIGN

Fencing and Security- Fencing and other security installations to secure the facility will not obstruct wildlife movement within or through the parcel or cause an animal to become trapped, injured or disoriented. (see SA Security Plan, see sheets SEC1, SEC2)
Applicants Security Plan is currently under review by Steve Carney of SC CLO and shall be implemented throughout operation of the project, as applicable. Applicant intends to demonstrate to Mr. Carney, through a site visit or photographs, compliance with any fencing or security requirements and that all fencing is in place as required. The Fencing and Security Plan accommodates the following:

- Wildlife-Friendly Fencing and Neighborhood Compatibility: Fencing is shown on the specific site plans [REF A10, 11, 12 & gates on SEC2] & detailed on A04.
All fencing will be concealted with material that blends into the surrounding terrain and shall minimize any visual impacts. Fencing specifications are based upon the Montana Fish, Wildlife, and Parks guide to reduce the chance that wildlife is ensnared or otherwise injured. Fencing is sited so there will be no tree removal. To the extent possible applicant has developed a fencing plan consisting of natural barriers and deterrents to prevent trespass from humans, and is visually consistent to the maximum extent possible, with surrounding agricultural and open space lands. Applicant proposes the least amount of fencing possible to secure the site and protect the cannabis cultivation area and will use no prohibited fencing material. All fences and access gates shall include a lockable gate(s) that is (are) locked at all times, except for during times of active ingress/egress. To the extent feasible, gates will be placed at corners and not along edges of fence to allow wildlife to escape.
Applicant further warrants lighting for security will be submitted to Mr. Carney for review and approval. Lighting is shown on SEC1 & SEC2 identifying lighting on the property and demonstrates that all lighting will comply with the standards set forth; consists solely of motion-sensor type fixtures, fully shielded and directed downward, complies with the International Dark Sky Association standards for Lighting Zone 0 and Lighting Zone 1, and is designed to regulate light spillage onto neighboring properties resulting from backlight, up-light, or glare (BUG).

- Applicant intends to minimize use of impermeable surfaces by only proposing to make the recommended Fire Marshal improvements to existing farm road. The project therefore avoids excessive introduction of impermeable surfaces, including pavement, and permeable materials including base rock. The project limits to the minimum area necessary to provide structural support and access to Emergency Vehicles [REF A12].

- Applicant proposes to use impermanent impervious surfacing in the form of weed control fabric as it is advised by the USDA National Organic Program in place of conventional herbicides

- In any area where staging of farm equipment is required, Applicant shall place weed control fabric down prior to any other inorganic materials such as gravel, or builder's sand, to ensure the materials can later be removed without adversely impacting the underlying soils

- To minimize potential to impact underlying soils, Applicant will not use permanent impervious surfacing, such as cement and asphalt pavement.

Visual screening of Cannabis Infrastructure

- To reduce the visual impacts associated with cannabis infrastructure, the Applicant proposes to implement the following conditions to minimize visibility, so that cannabis related activities do not project above a local ridge or tree line; maintain and utilize existing hedge rows which surround the property, utilize existing structures on the property plateau so that no activities are visible from County maintained roads.

-Existing hedge rows surround the perimeter of the property and consist of black privet, curly willow, and baby eucalyptus which are remnants of the cut-flower operation previously operated on the parcel. The hedgerows provide visually appealing deterrents and screens. Upon request, the Applicant shall provide to the County Cannabis Licensing Office photographs or site visits to demonstrate compliance with approved visual blending techniques.

Water Resources – Stormwater Management
The parcel was designed and built with an SC County Environmental Dept approved stormwater management system including adequate soil and erosion control plan. See SC County permit 0020768L-00113414 for complete details.
Applicant currently has a stormwater management and winterization plan approved by CA SWRB General Order No. WQ-2017-0023-DWQ; see Notice of Applicability 3_44CC402017.
The approved Plans and design ensure existing commercial cannabis facilities and cultivation operations meet County and State requirements for project design and construction. The plan ensures that stormwater is captured/retained on-site and runoff impacts to neighboring properties and water bodies are minimized. As there are no known Karst features, the avoidance of such is not applicable.

Water Storage
The Property shares a 127,982-gallon water storage tank with 4 surrounding parcels. [REF A10, A02]
The evidence of adequate fire protection volume has been verified by Scott Linden of LM Fire Protection and approved by FM Chris Walters during a site visit in January 2019. The tank currently powers the residential sprinkler system on the parcel through gravity feed.
The water storage tank will be outfitted with a Fire Suppression pump capable of providing sufficient pressure to hydrants and sprinkler systems on all surrounding parcels. Applicant will sequester and secure written approval and permission from all parties to Well, Water & Easement Agreement (See SC County Recorder Vol. 5247 Pages 703-708).
Upon written approval, Applicant will amend current Well, Water & Easement agreement to include fire suppression pump and associated metering equipment which ensures fire suppression and irrigation needs are met.
State Water Resource Control Board Notice of Applicability WDR = 3_44CC402017 for this parcel.
Rainwater Collection System – Applicant does not currently intend to initiate a rainwater collection program as CA State Assembly Bill 1750 – 2012 specifically includes provisions which state Rainwater Collection Systems shall not "Affect use of rainwater on agricultural lands...". Applicant does intend to work with SC Planning and CLO on an ecologically consistent feature when practicable.

C. CONSTRUCTION REQUIREMENTS

Active Construction requirements are not applicable as no new construction is planned. The property has been designed with an approved SC County Environmental Grading and Erosion Control Plan designed by Civil Engineer Roger Bermudez, which included minimizing erosion & sediment control.

D. OPERATIONAL REQUIREMENTS

The applicant will comply with the following requirements, as applicable, to ensure the ongoing operation of the cannabis business is compatible with neighborhoods and protects employees and natural resources.
- Applicant will ensure TDM Measures are implemented to reduce operation-generated NOx emissions whenever feasible. Applicant will work to reduce vehicle travel by;
- providing for carpool/shuttle/mini bus service for employees, especially during harvesting periods
- providing bicycle storage/parking facilities
- providing incentives to employees to rideshare or take public transportation
- providing compressed or flexible work schedules to reduce the number of days per week that employees are needed onsite
Applicant will comply with the following requirements to ensure work health, safety and welfare:
-Comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include: federal and state wage and hour laws, CAL/OSHA, OSHA, California Agricultural Labor Relations Act, and the Santa Cruz County Code (including the Building Code)
- Ensure all persons hiring employees will comply with the following Employee Safety Practices: implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
a. Emergency response planning;
b. Employee accident reporting and investigation policies;
c. Fire prevention;
d. Hazard communication policies, including maintenance of material safety data sheets (MSDS) and establish materials handling policies;
e. Personal protective equipment policies, including respiratory protection.
Applicant will visibly post and maintain an emergency contact list which includes at a minimum:
a. Operation manager contacts;
b. Emergency responder contacts; and
c. Poison control contacts.
Applicant shall ensure at all times, employees shall have access to safe drinking water and toilets and handwashing facilities that comply with applicable federal, state, and local laws and regulations. Applicant will further ensure plumbing facilities and water source are capable of handling increased usage without adverse consequences to neighboring properties or the environment.
Applicant will ensure all on site-housing (if any) provided to employees shall comply with all applicable federal, state, and local laws and regulations. Applicant will not allow camping onsite permitted at any time.

Worker Training Program
Employee Training will be administered by CannaWyz Compliance which utilizes both Computer Based Training (CBT) and paper versions. The CannaWyz training program includes;
1. Train all employees on all the State & County mandated categories
2. Provide verifiable and documented training for all employees. Training will be provided to an employee in a handbook or via online courses.
3. Training records will be stored in a secured area where the records are protected from debris, moisture, contamination, hazardous waste, fire, and theft. Training records will also include the detailed content of the training provided, as well as the names of the employees that received the training. These records will be available as paper and digital format and will be able to be produced for proof of training for 7 years or longer.
4. Provide a procedural manual for each employee to have. This will be both hard copy and electronic. The knowledge retained by each employee, via the testing program, will be verifiable.
Herbivory Prevention Plan
Applicant will proactively protect cannabis plants or related infrastructure from herbivores in an ecologically friendly manner. Applicant has developed an herbivory prevention plan commensurate with the scale of the proposed operations in order to prevent crop damage from wildlife predation or other unwanted nuisances.
Applicant has worked with Organic Certifiers of Ventura County to implement a National Organic Program plan sufficient to provide herbivory control in a humane and environmental manner. The Plan consists of the following;
- All efforts to control unwanted herbivores are temporary and regular monitoring and maintenance is conducted
- Maintain higher levels of sanitation, exclusion, biological controls (e.g., beneficial predators like owls), habitat modification and elimination (e.g., mulches to control weeds, removal of ivy or similar non-native habitat for rats), and trapping
- Physical barriers which when needed protect the base of the plants
- Utilizing biological controls such as barn owl boxes and raptor perches
Riparian Buffer Protection- The parcel does not contain any riparian setback areas designated for natural resource protections
Supplemental Lighting
Applicant does not currently utilize artificial lighting to supplement plant growth. Applicant ensures all photoperiodic lighting used for plant respiration are low-wattage light emitting diodes which are contained beneath shade fabric and deprivation curtains so that no light escapes the structure, other than for the brief entry or exit of employees.
Adequate shade curtains on structures prevent the escape of artificial light between sunset and sunrise in order to prevent disorientation of wildlife moving through property or disrupt neighboring properties.

PESTICIDE/HAZARDOUS MATERIALS

Applicant pesticide storage is marked on submitted site plans where such location ensures they are not improperly stored including any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide [REF A12 & SEC2]. Applicant further warrants any uses of pesticide products shall follow the State pesticide laws and regulations enforced by the County Agricultural Commissioner's Office and the California Department of Pesticide Regulation.
Applicant currently holds SC County Applicators License 44-18-441108A
Applicant further warrants that:
- Pesticide Storage complies with 3CCR Sections 6670 –6684
- Pesticides are secured in a locked storage shed which is ventilated and located in the shade
- Secondary containment capable of holding the maximum possible volume stored is provided
- Pesticide and fertilizer storage facilities are located outside of the Riparian setbacks established in SCCC 13.10 for structures
- Pesticide and fertilizer storage facilities are adequate to protect pesticide and fertilizer containers from the weather
- All bags and boxes of pesticides and fertilizers are stored off the ground on pallets or shelves which are inside a structure with an impermeable floor, routinely checked for leaks and spills
- A spill cleanup kit is located onsite to be able to respond to any leaks or spills
- Additional requirements of the California Department of Pesticide Regulation Pesticide Safety Information Series A-2 are followed
- Pesticide storage signage is properly posted, and the sign is visible from the direction of probable approach if any pesticide containers bearing the signal words "warning" or "danger" are stored, and that such posting requirements comply with 3CCR, Section 6674
Pesticide Use
Applicant understands and ensures for all pesticides used we follow state guidelines for pesticides that can legally be applied to cannabis and comply with all pesticide label directions and requirements including: use of personal protective equipment, application method, and rate, environmental hazards, reentry intervals and greenhouse and indoor use directions
Applicant currently holds Operator Identification Number from the County Agricultural Commissioner, and submits monthly pesticide use reports to the County Agricultural Commissioner

Fertilizer Use
Prior to applying fertilizers, Applicant ensures an evaluation of irrigation water, soils, growth media, and plant tissue are conducted to optimize plant growth and avoid over fertilization by utilizing a state-of-the-art fertigation system purchased from Senmatic Ami Penta and installed by Innovative Control Systems of Watsonville.
The fertigation system ensures fertilizers are applied at label rates and are not applied in a way that will result in runoff that may contaminate ground or surface water.
The Parcel is currently registered with SC County Department of Environmental Health as CERS ID# 10767130. The online reporting system ensures Applicant remains in compliance with all current or future requirements of the SCC Environmental Health Department.
Storage of Fuel
Fuel storage and locations are appropriately reported using California Environmental Reporting System (CERS) and updated regularly with SC DEH. Applicant ensures all fuel is stored and handled in compliance with applicable state and local laws and regulations, and in such a way that no spillage occurs.
The following requirements are adhered to:
- Storage located more than 100 feet from water source with no discharge path to water
- Proper storage instructions are posted and visible to all employees
- Supply of spill clean-up material is stored near storage unit

ODOR ABATEMENT

The applicant for greenhouse flowering cultivation has installed a fully integrated odor control system from NCM Environmental. The system was custom designed and engineered by NCM to incorporate the following technologies;
- High pressure atomizing system which emits odor encapsulating neutralizer
- EPA registered odor control neutralizers which have been tested using EPA guidelines for toxicity.
The neutralizers are designed with compounds that directly interact with malodor caused by cannabis, and are regulated with pulse-technology to ensure the neutralizers are not utilized in excessive amounts
- Engineered, installed, and regularly serviced using NCM unique odor control dispersion systems
- Advanced air models to pinpoint the dispersion of odors and how those odors move through the community
The NCM Odor Abatement System ensures the flowering greenhouse facility does effectively reduce odors that are experienced within residential areas.

Activated carbon adsorbs gases onto the surface of its micro pore structure. Applicant utilized the advice of Air Quality Engineering to help select the appropriate air purification system configuration and carbon for the specific needs.
The Applicants utilization of the NCM atomizer and Active Charcoal Odor Abatement Plan includes the following:
a. Odor Emitting Activities consist of the large cannabis flowering greenhouse when the mature plants are nearing bud maturation,
b. Description of the specific odor-emitting activities are flowering mature plants and cannabis handling
c. Description of the phases of odor emitting activities are 4 weeks per round of mature cannabis flowers which occur on a monthly basis Feb-Dec of each year,
d. The described odor abatement devices have been designed and certified by each vendor's engineer.
e. The odor control systems consist of the following technologies: activated carbon filtration system, and a vapor-phase system which utilizes odor-neutralizing technology and does not produce a differing scent (such as pine or citrus).

Applicant warrants that supporting documentation to demonstrate the systems meet United States Environmental Protection Agency's Acute Exposure Guideline Levels or similar public health threshold, are available upon request.

WATER SUPPLY/EFFICIENCY PLAN

Applicant has registered the parcel with California State Water Resources Control Board to fulfill all Requirements of WATER QUALITY ORDER WQ-2017-0023-DWQ, as WDID # 3_44CC402017.

Licensee agrees to maintain compliance with all statutes, regulations and requirements of the California State Water Resources Control Board (State Water Board), including but not limited to the following:

- Compliance with the General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities Order (General Order) which implements the requirements of the State Water Board Cannabis Cultivation Policy – Principles and Guidelines for Cannabis Cultivation (Cannabis Policy).

Department of Fish & Wildlife- Licensee has registered and maintains compliance with the terms of any applicable Streambed Alteration Permit obtained from the Department of Fish & Wildlife and holds number EPIMS-00812- R3 to show such compliance.

Water Tank Supply Management

- Applicant intends to collaborate with neighboring parcels to utilize a shared tank for fire suppression purposes

- No water diversion is required for this or neighboring parcels [REF A02].

- Irrigation water storage tanks are used throughout the parcel which are filled during off-peak hours for use during the day time irrigation cycles

- Irrigation is conducted in a manner that does not result in waste or runoff from the cultivated area by utilizing the following features;

1. Recirculated irrigation water (zero waste)
2. Timed drip irrigation
3. Soil moisture monitors
4. Evaporative barriers on exposed soils and pots (mulch)
5. Use of recycled water
6. Irrigation only when soil is dry, or solar radiation exceeds a set threshold
7. Water at rates that hit a target runoff which is collected in gutters
8. Daily inspection for and repair leaks continuously during the season
9. Inspect water delivery system for leaks weekly
10. Install float valves on tanks to prevent tanks from overflowing
11. Implement mechanical retrofits on watering systems to improve water efficiency, such as utilizing high efficiency water tools from Dramm
12. Water plants at the appropriate time of day and frequency, according to month, season, and availability
13. Document watering schedule, and implement weather-based irrigation scheduling using Senamtic Ami Penta
14. Implement water harvesting reuse practices and recapture and reuse water wherever possible
15. Use greywater that does not contain chlorine bleach, salts, or boron to irrigate plants, while not allowing greywater runoff into any water bodies
16. Measure and monitor the quantity of all water used, including fresh, and recirculated
17. Cover crops and erosion control management

SOLID WASTE MANAGEMENT PLAN

Applicant has developed a Solid Waste Management Plan (SWMP) based on best practices as determined by California Integrated Waste Management Board & the US Compost Council, which details all waste handling and storage procedures to be used for the cannabis business pursuant to the requirements of the California Department of Food and Agriculture, California Department of Public Health, Bureau of Cannabis Control, and the Santa Cruz County Department of Public Works.

The SWMP includes Cannabis Media, Plant Material, and Solid Waste Management for the cannabis site, which describes the type and amount of solid waste that would be generated by the cultivation operation. The Plan has been submitted and deemed acceptable by the CDFA Cal Cannabis.

Details on how waste (green waste, solid waste, hazardous waste, as applicable) will be properly stored and secured for disposal onsite and provide detail on where and how cannabis plant material will be disposed of onsite or offsite. All measures that are used must be maintained through the life of the project.

Green Waste is composted on site in a secured compost waste area which follows the quarantine and disposal requirements of CDFA Cal Cannabis. The compost area is maintained with thermal windrows as defined by the US Compost Council.

Solid Waste is deposited in containers dispersed throughout the work areas and is sorted by solid refuse, recyclable materials, and green waste. The containers are consolidated into larger dumpster style receptacles for solid waste, and recyclables which are emptied once per week by Green Waste Management of Santa Cruz County.

Applicant is registered in SC County Department of Public Health CERS system and is not a hazardous waste generator.

Green Waste Management

Cannabis plant material and other organic materials are composted and/or mulched on site. The compost plan has been designed by the US Compost Council to ensure no impacts to water bodies including in riparian setbacks. Applicant also ensures there shall be no discharge of pollutants to a watercourse.

Applicant re-uses all spent growth medium (soil and other organic medium) by incorporating into field grown crop beds, to minimize or prevent discharge of residual nutrients and chemicals to watercourses. Applicant ensures cover crops or field grown crops are maintained during all wet seasons to avoid potential runoff.

Applicant has designed all compost piles to be located outside of riparian setbacks and in a manner that will not discharge pollutants to a watercourse. Some implemented measures to avoid impacting water bodies include construction of a berm or installation of a fiber roll around compost area to prevent runoff, using straw wattles around perimeter of compost area, and covering compost piles with tarp or impermeable surface prior to fall rains and continuously throughout the rainy season.

Litter Control

Applicant has instituted a companywide litter control program at each cannabis site. All workers shall ensure their food scraps, paper wrappers, food containers, cans, bottles, and other trash are deposited in covered or closed trash containers. The trash containers shall be removed from the site at a frequency sufficient to prevent overflow of trash.

Applicant further warrants; all waste shall be securely contained and covered in an area designated for waste and recycling. All cannabis business operations shall contain trash/waste in a manner that maintains neighborhood compatibility including eliminating potential odors and visual impacts. Transfer of cannabis waste material from the site shall only occur as allowed by state and local regulations, either through pre-treatment onsite to render the waste acceptable to licensed landfill or composting facilities or using a commercial hauler that meets state and local regulations for the treatment and disposal of cannabis waste.

ENERGY EFFICIENCY PLAN

Applicant has converted the parcel electricity provider to Monterey Bay Community Power with 100-percent renewable or carbon-free source.

The Applicant is currently working with Mynt Systems to identify renewable energy options and is vigorously pursuing the implementation of onsite solar photovoltaic systems, or CHP (Combined Heat/Power) which runs solely off natural gas and captures 98% of generated byproducts (power, heat, cooling, CO2).

Energy Conservation
In order to maximize energy efficiency of cannabis activities, Applicant utilizes the following energy saving features;
- Installing efficient heating and cooling systems, appliances, automated equipment and control systems
- Conducting an annual energy audit, and working with utility companies to discover and remedy inefficient systems
- Maintaining efficient heating/cooling/dehumidification systems
- Implement energy efficient lighting, specifically LEDs over HID or HPS lighting where feasible
- Implementing automated lighting systems and greenhouse control systems
- Utilizing natural light when possible
- Utilizing energy efficient shade cloths
- Utilizing an efficient circulation system with variable frequency controllers
- Ensuring energy use is below industry benchmarks
- Implementing phase-out plans for the replacement of inefficient equipment
- Utilizing off-peak energy use whenever possible

SITE CLOSURE/CLEANUP PLAN

The site cleanup and restoration plan for this parcel is straightforward since no new grading or building is required. Removal of impervious surfacing will be ensured by placing weed control fabric beneath any gravel or base rock where County Fire Marshal may require these materials for emergency vehicle access.
Since the parcel has previously been used for a cut flower business, the project ensures no areas of disturbance from proposed cannabis activities will result in degraded habitat areas or degraded arable agricultural soils. In fact, since applicant is an innovator in regenerative ag practices the soils will be constantly improving in health and balance.

Applicant further warrants the Cleanup and Restoration Plan includes a requirement for annual reporting to the Cannabis Licensing Office for a period of five years to ensure restoration and maintenance of the site

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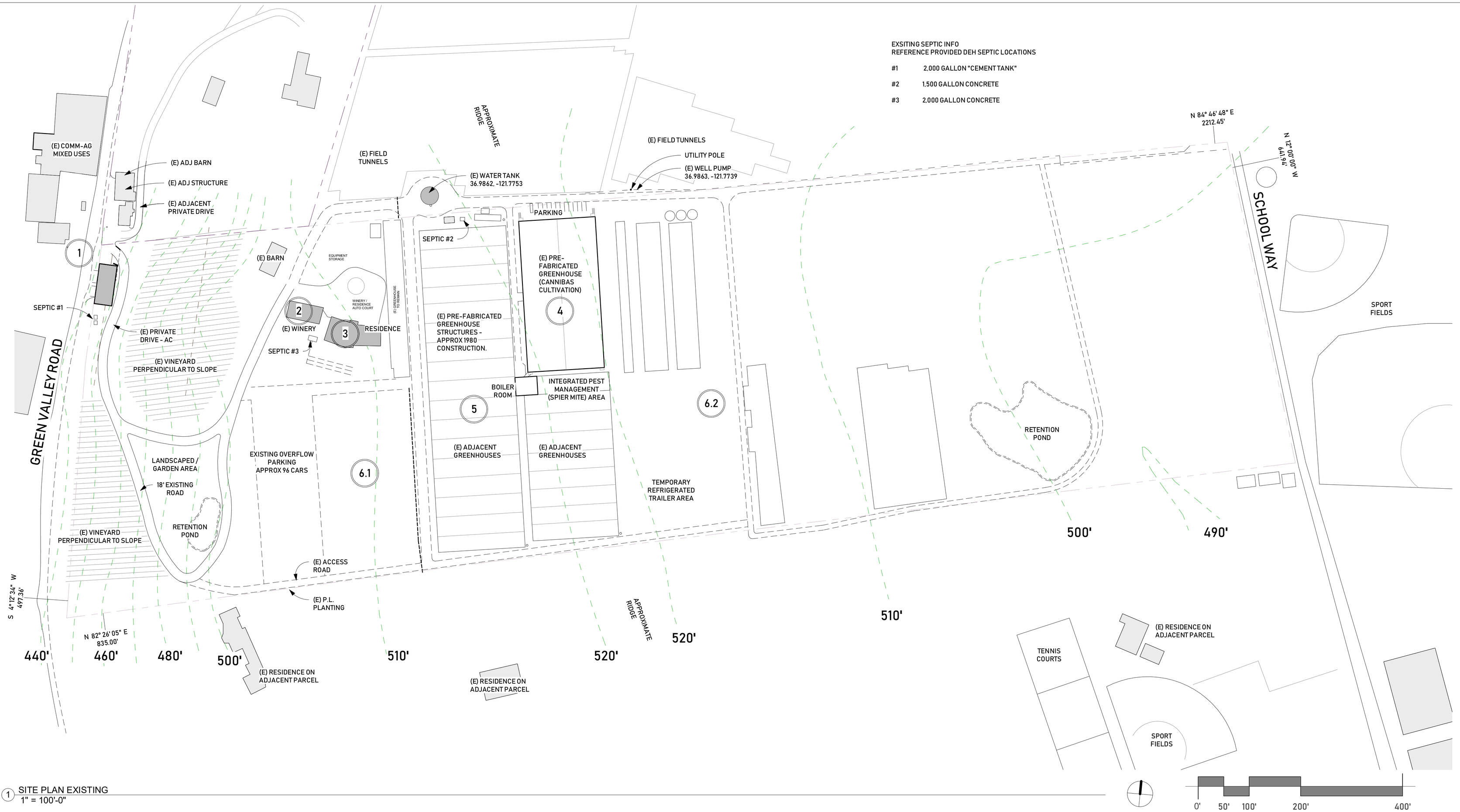
EXSITING SEPTIC INFO
REFERENCE PROVIDED DEH SEPTIC LOCATIONS

#1	2,000 GALLON "CEMENT TANK"
#2	1,500 GALLON CONCRETE
#3	2,000 GALLON CONCRETE



1 SITE PLAN EXISTING
1" = 100'-0"

SITE PLAN LEGEND

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

SITE PLAN ZONE KEY

[1.0] LOWER SITE - PREVIOUS CUT FLOWER PROCESSING
NO SCOPE

[2.0] EXISTING WINERY - NO SCOPE

[3.0] EXISTING RESIDENCE - NO SCOPE

[4.0] EXISTING GREENHOUSE - CURRENT CULTIVATION
PROPOSED CO-LOCATION CULTIVATION AREA

[5.1] EXISTING GREENHOUSES - CURRENT NURSERY & INSECT RANCHING
[5.2] PROPOSED NURSERY EXPANSION

[6.1] OUTDOOR CULTIVATION - CO-LOCATION
"WAMM FIELD #1"

[6.2] OUTDOOR CULTIVATION - CO-LOCATION
"WAMM FIELD #2"

SHEET NOTES

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SITE PLAN EXISTING

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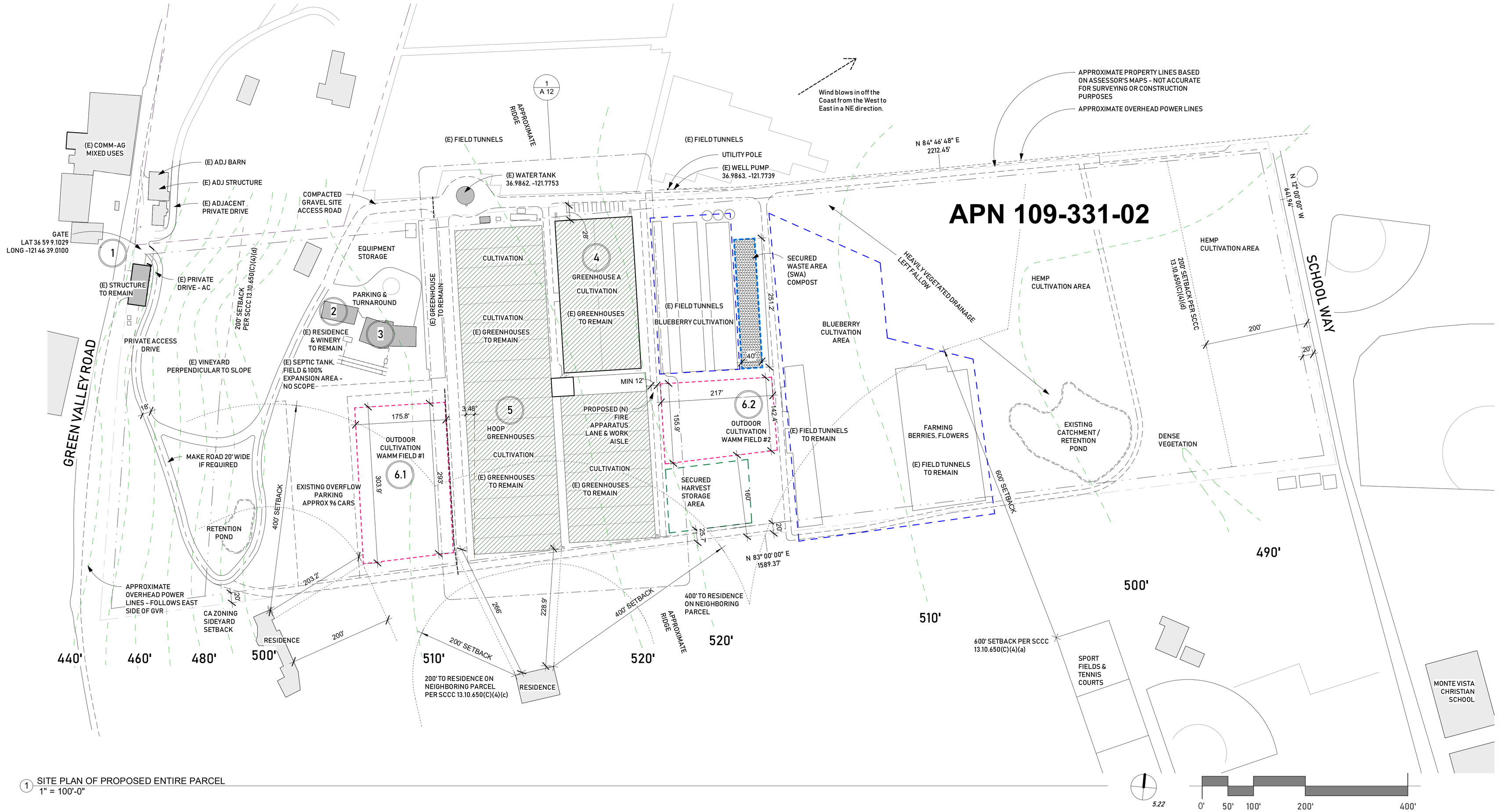

1 SITE PLAN OF PROPOSED ENTIRE PARCEL
1" = 100'-0"

SITE PLAN LEGEND

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

SITE PLAN ZONE KEY

[1.0] LOWER SITE - PREVIOUS CUT FLOWER PROCESSING
NO SCOPE

[2.0] EXISTING WINERY - NO SCOPE

[3.0] EXISTING RESIDENCE - NO SCOPE

[4.0] EXISTING GREENHOUSE - CURRENT CULTIVATION
PROPOSED CO-LOCATION CULTIVATION AREA

[5.1] EXISTING GREENHOUSES - CURRENT NURSERY & INSECT RANCHING
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[6.1] OUTDOOR CULTIVATION - CO-LOCATION
"WAMM FIELD #1"

[6.2] OUTDOOR CULTIVATION - CO-LOCATION
"WAMM FIELD #2"

SHEET NOTES

- SEE A21 FOR FENCING AND LANDSCAPE INFORMATION

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SITE PLAN OF PROPOSED ENTIRE PARCEL

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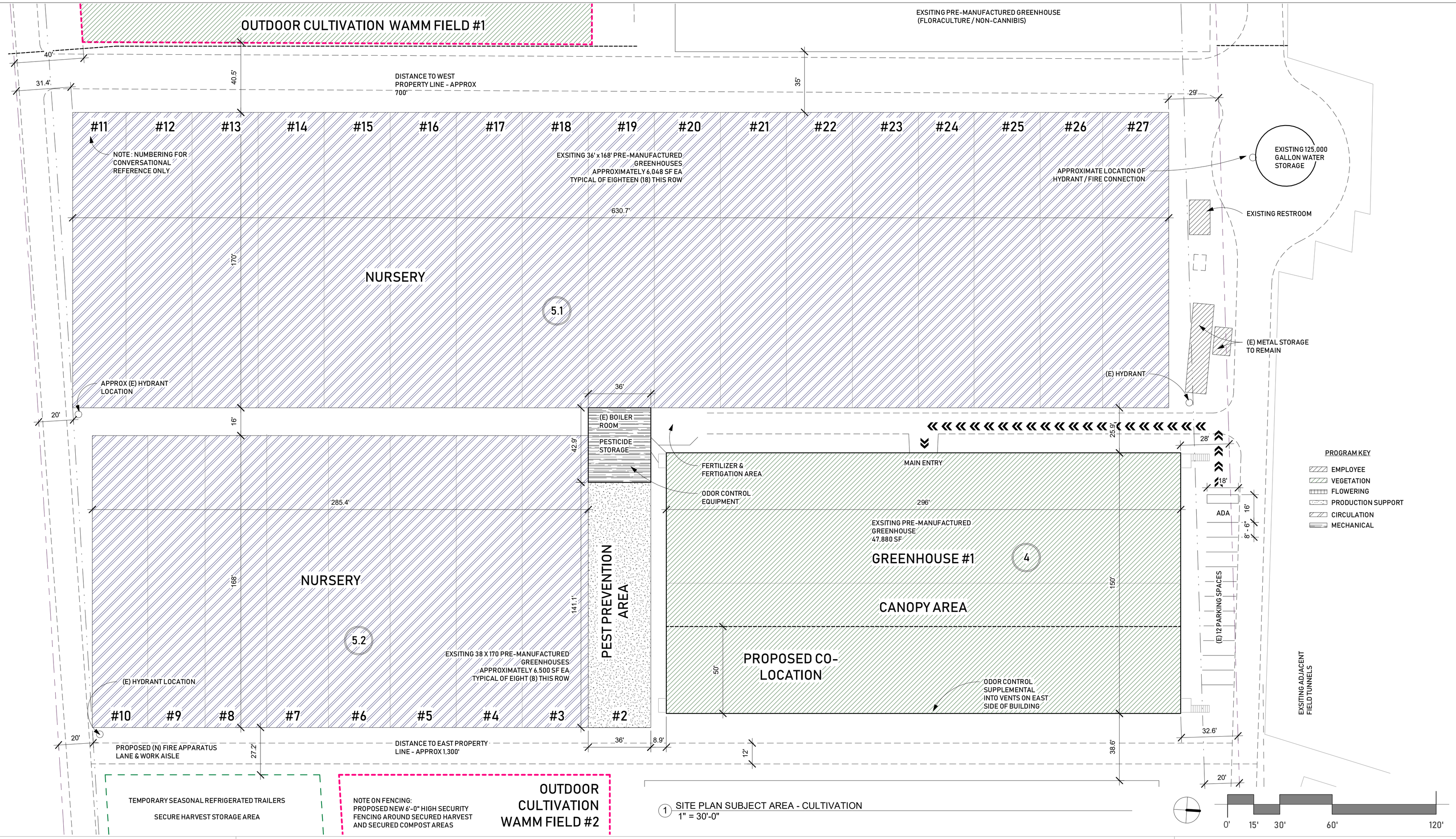

1 SITE PLAN SUBJECT AREA - CULTIVATION
1" = 30'-0"

SITE PLAN LEGEND

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

SITE PLAN ZONE KEY

[1.0] LOWER SITE - PREVIOUS CUT FLOWER PROCESSING
NO SCOPE

[2.0] EXISTING WINERY - NO SCOPE

[3.0] EXISTING RESIDENCE - NO SCOPE

[4.0] EXISTING GREENHOUSE - CURRENT CULTIVATION
PROPOSED CO-LOCATION CULTIVATION AREA

[5.1] EXISTING GREENHOUSES - CURRENT NURSERY & INSECT RANCHING
[5.2] PROPOSED NURSERY EXPANSION

[6.1] OUTDOOR CULTIVATION - CO-LOCATION
"WAMM FIELD #1"

[6.2] OUTDOOR CULTIVATION - CO-LOCATION
"WAMM FIELD #2"

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SITE PLAN OF
UPPER SITE

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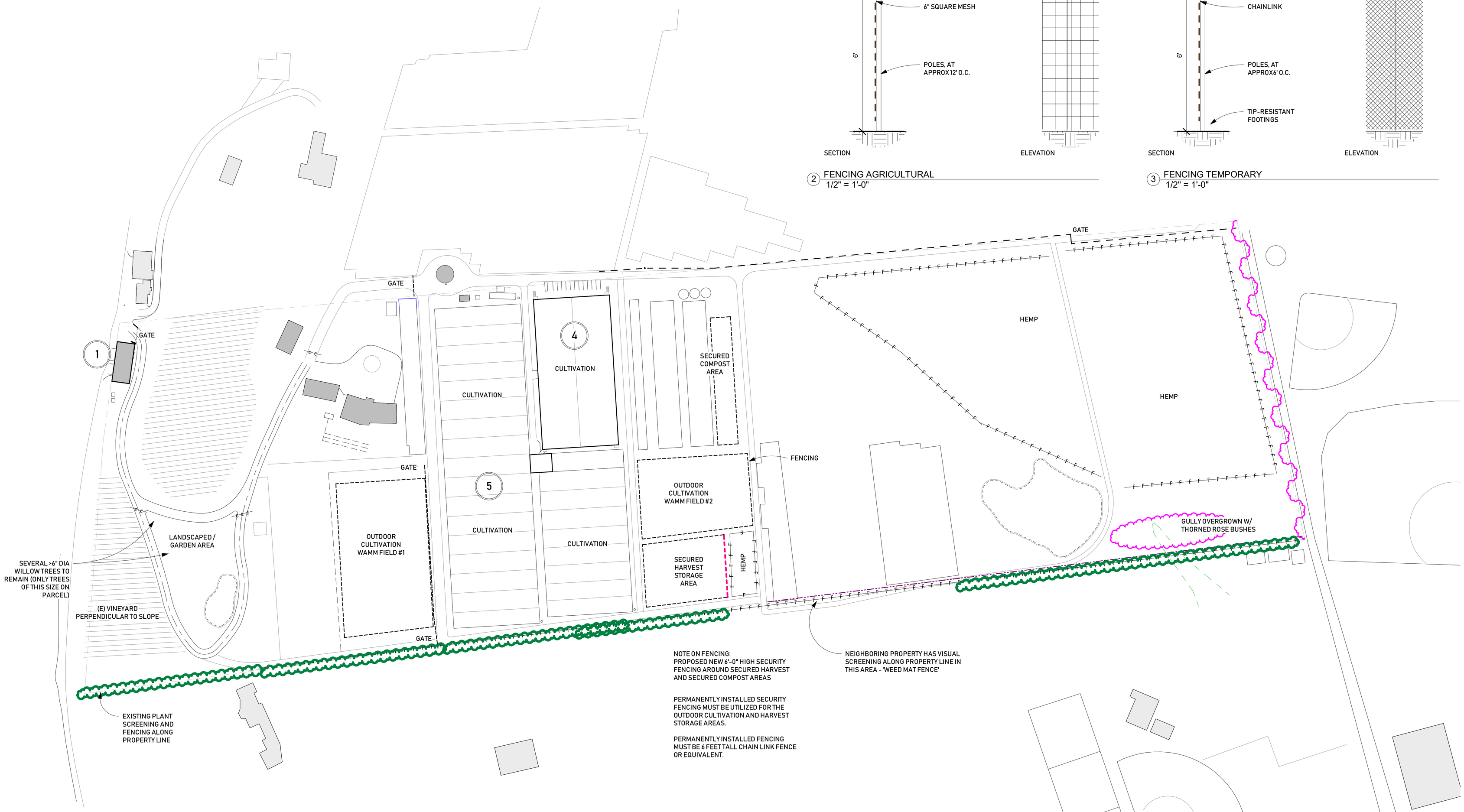
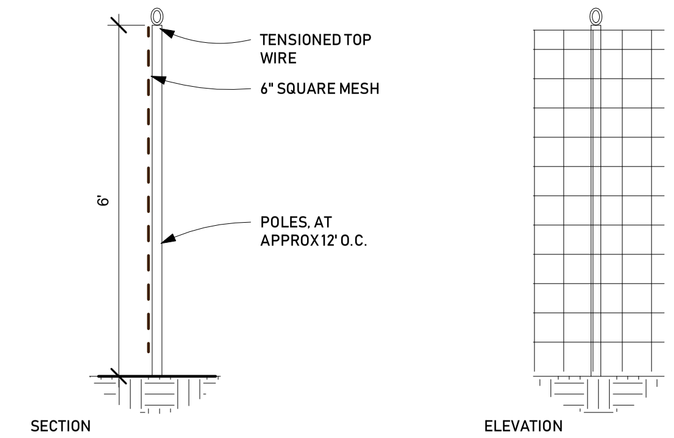
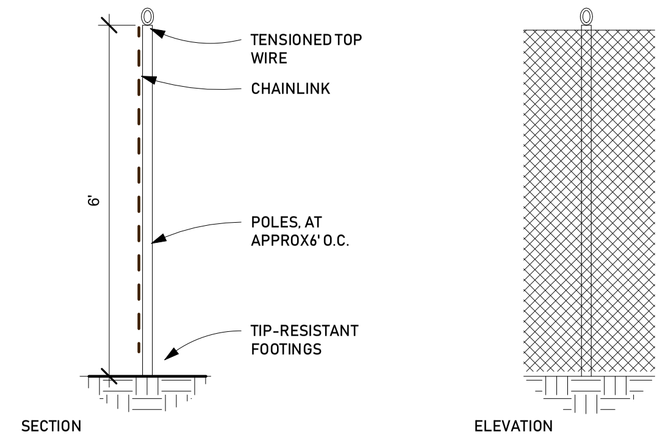




2 FENCING AGRICULTURAL
1/2" = 1'-0"



3 FENCING TEMPORARY
1/2" = 1'-0"

LANDSCAPE KEY

- EXISTING COMBINATION BARBED WIRE RANCH-STYLE FENCING OVERGROWN WITH HEDGEROW
- EXISTING COMBINATION BARBED WIRE RANCH-STYLE FENCING OVERGROWN WITH THICK EUCLYPTUS BRUSH

FENCING KEY

- PROPOSED MOTION SENSORS (SOLAR, WIRELESS)
- FABRIC PRIVACY FENCE
- EXISTING WOOD FENCE & HEDGEROW
- PROPOSED SEASONAL TEMPORARY SECURED AGRICULTURAL FENCING @ OUTDOOR AREAS (6" OPENING TENSILE FENCING) LOCKED TOGETHER & BRACED TO PREVENT TIPPING
- BOLLARD-MOUNTED CHAIN CLOSES OFF AGRICULTURAL AREAS DURING WINERY OPEN DAYS
- PROPOSED PERMANENT FENCING 6 FEET TALL CHAIN LINK FENCE OR EQUIVALENT

1 SITE PLAN - FENCING AND LANDSCAPE
1" = 100'-0"

5.22

0' 50' 100' 200' 400'

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FENCING & LANDSCAPE PLAN

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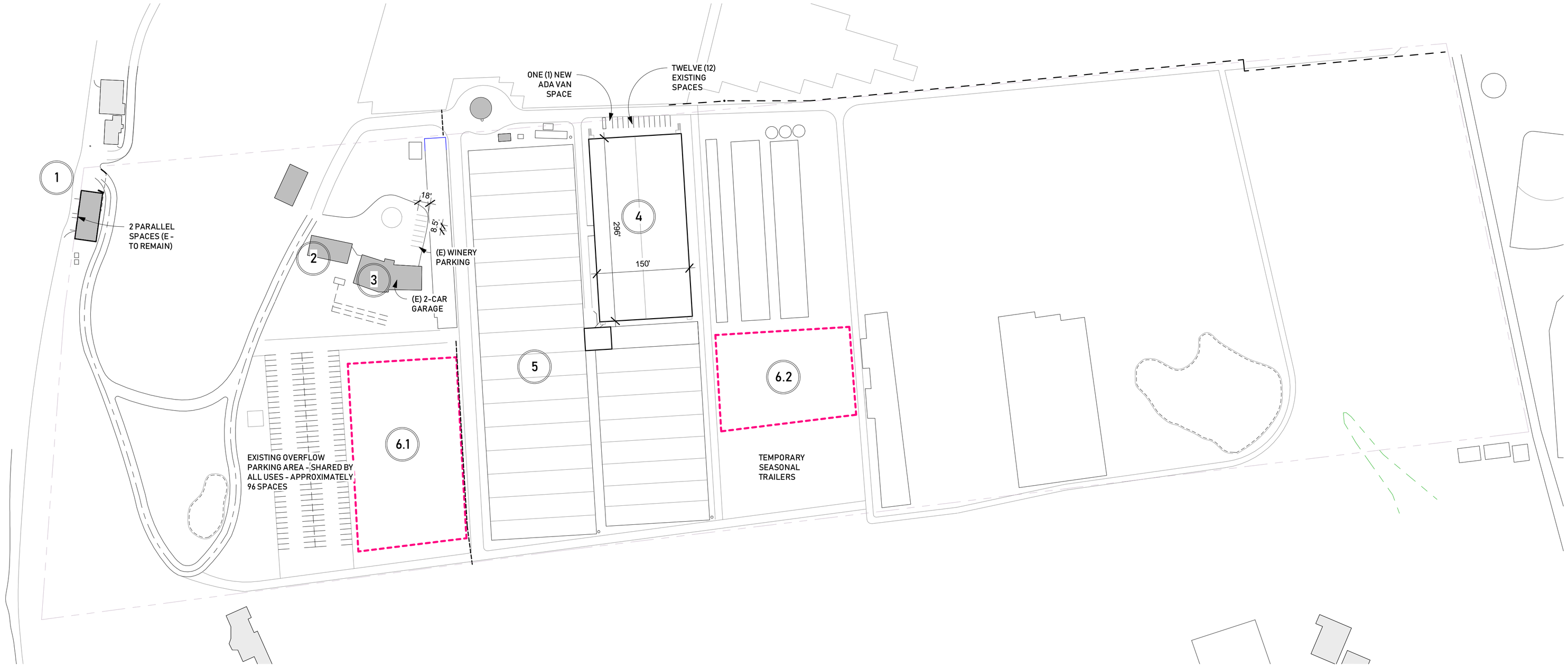
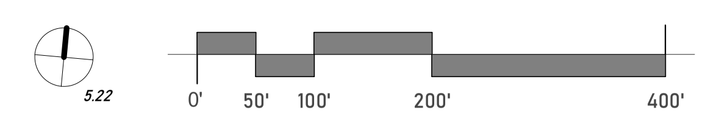


1 SITE PLAN - PARKING OVERALL
1" = 100'-0"



EXAMPLE OF REFIGERATED TRAILER

ACCESS SPACES

PROVIDE THE REQUIRED NUMBER OF ACCESSIBLE SPACES.

ACCESSIBLE SPACES LOCATION
ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING, ACCESSIBLE PARKING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY. [REF 11B - 208.3]

VAN ACCESSIBLE SPACES
ONE IN EVERY SIX ACCESSIBLE OFF-STREET PARKING STALLS, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESSIBLE AISLE OF 96" MINIMUM WIDTH AND SHALL BE SIGNED VAN ACCESSIBLE. THE R99A "VAN ACCESSIBLE" SIGN SHALL BE MOUNTED BELOW THE R99 "ISA PARKING" SIGN. [REF 11B - 208.2.4]

RELATIONSHIP TO ACCESSIBLE ROUTES
PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT CARS AND VANS, WHEN PARKED, CANNOT OBSTRUCT THE REQUIED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES. PARKING SPACES AND ACCESS AISLES SHALL E DESIGNED SO THAT PERSONS USING THEM ARE NOT REQUIED TO TRAVEL BEHIND PARKING SPACES OTHER THAN TO PASS BEHIND THE PARKING SPACE IN WHICH THEY PARKED. [11B-502.7]

SURFACE SLOPES OF ACCESSIBLE PARKING STALLS SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 1:48 SLOPE IN ANY DIRECTION, INCLUDING AISLE. [REF 11B - 502.4]

EMPLOYEES

EMPLOYEES

1. NO SCOPE
2. WINE TASTING = 0 (THIS OPERATION IS LIMITED AND STAFFED BY THE LANDOWNERS)
3. RESIDENCE - NO STAFF.
4.&5. CANNABIS CULTIVATION (OUTDOOR, GREENHOUSE, NURSERY) = 12 FULL-TIME, 10 SEASONAL. THIS STAFF MAY WORK AT THE SAME TIME OR WORK IN STAGGERED SHIFTS IN ORDER TO COMPLY WITH PARKING LIMITS AT THE SITE.

BLUEBERRY CULTIVATION = 2 FULL-TIME, 8 SEASONAL
GRAPE CULTIVATION = 1 FULL-TIME, 3 SEASONAL

PARKING CALCULATIONS

1	EXISTING AG USE - NO SCOPE		1:1000	2 SPACES
2	EXISTING WINERY - NO SCOPE 2,100 sf	MECANTILE	1:300	7 SPACES
3	EXISTING RESIDENCE - NO SCOPE 2 - CAR GARAGE & SURROUNDING OVERFLOW PARKING			
4	12 SPACES (W/ 1 ADA VAN SPACE) @ MAIN CULTIVATION GREENHOUSE OVERFLOW PARKING FOR SEASONAL WORKERS SHARED (TO WEST OF 6.1)			

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SITE PLAN - PARKING

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REF 11B-206.2.1
AT LEAST ONE ACCESIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE.

REF 11B - 402.2
COMPONENTS
ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLWOING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEPER THAN 1:20, DOORWAYS, RAMPS, CURB RAMPS (EXCLUDING FLARED SIDES), ELEVATORS, AND PLATFORM LIFTS. ALL COMPONENTS SHALL COMPLY WITH APPLICABLE REQUIREMENTS.

1 SITE ACCESSIBILITY
N.T.S.

SIDEWALKS
THE RUNNING SLOPE OF SIDEWALKS SHALL NOT EXCEED GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY.

THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES (1219 MM) MINIMUM. WHEN, BECAUSE OF RIGHT-OF-WAY RESTRICTIONS, NATURAL BARRIERS OR OTHER EXISTING CONDITIONS, THE ENFORCING AGENCY DETERMINES THAT COMPLIANCE WITH THE 48-INCH (1219 MM) CLEAR SIDEWALK WIDTH WOULD CREATE AN UNREASONABLE HARDSHIP, THE CLEAR WIDTH MAY BE REDUCED TO 36 INCHES (914 MM).

CURB RAMPS
WHERE REQUIRED CURB RAMPS SHALL CONFORM TO THE DETAILS SHOWN ON THIS SHEET. [REF 11B - 502.3.]

6 PATH ACCESSIBILITY
N.T.S.

PROVIDE THE REQUIRED NUMBER OF ACCESSIBLE SPACES.

ACCESSIBLE SPACES LOCATION
ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING, ACCESSIBLE PARKING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY. [REF 11B - 208.3]

VAN ACCESSIBLE SPACES
ONE IN EVERY SIX ACCESSIBLE OFF-STREET PARKING STALLS, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESSIBLE AISLE OF 96" MINIMUM WIDTH AND SHALL BE SIGNED VAN ACCESSIBLE. THE R99A "VAN ACCESSIBLE" SIGN SHALL BE MOUNTED BELOW THE R99 "ISA PARKING" SIGN. [REF 11B - 208.2.4]

RELATIONSHIP TO ACCESSIBLE ROUTES
PARKING SPACES AND ACCESS AISLES SHALL BE DESIGNED SO THAT CARS AND VANS, WHEN PARKED, CANNOT OBSTRUCT THE REQUIED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES. PARKING SPACES AND ACCESS AISLES SHALL E DESIGNED SO THAT PERSONS USING THEM ARE NOT REQUIED TO TRAVEL BEHIND PARKING SPACES OTHER THAN TO PASS BEHIND THE PARKING SPACE IN WHICH THEY PARKED. [11B-502.7]

SURFACE SLOPES OF ACCESSIBLE PARKING STALLS SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 1:48 SLOPE IN ANY DIRECTION, INCLUDING AISLE. [REF 11B - 502.4]

11 PATH ACCESSIBILITY
N.T.S.

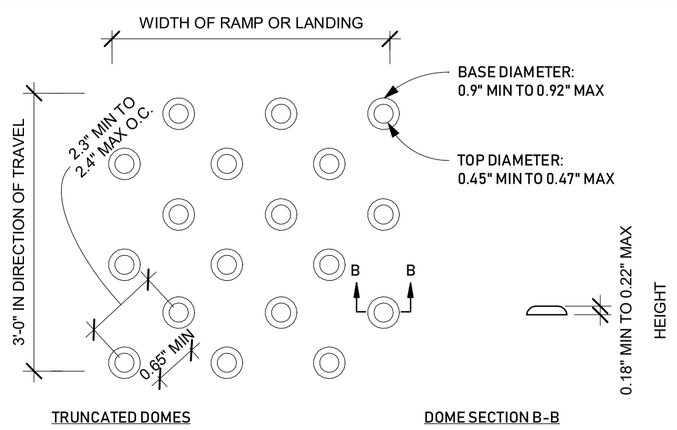


FIG. 11B - 705.1

NOTES:
FOR LOCATIONS WHERE ACCESSIBLE PATH OF TRAVEL AT A FLUSH CURB CROSSES INTO A VEHICULAR PATHWAY, DOMES SHALL BE PLACED FOR 36" BEGINNING AT 6" MIN TO 8" MAX FROM FACE TO CURB.

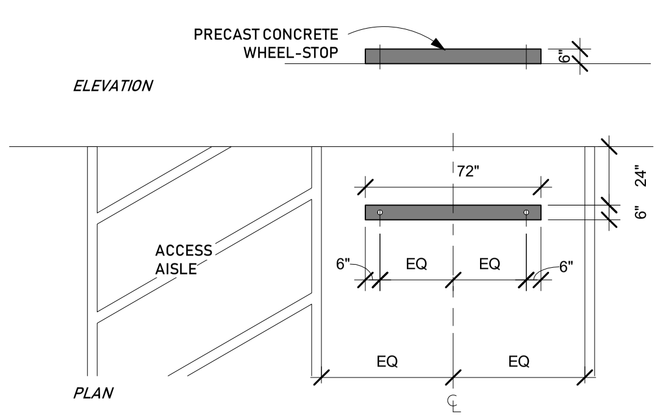
12 ADA - TRUNCATED DOMES
12" = 1'-0"

REF. TABLE 11B 208.2

TOTAL NUMBER OF PARKING SPACES ON SITE / IN AREA	MIN # OF ACCESSIBLE PARKING SPACES REQUIRED	MIN # OF VAN ACCESSIBLE PARKING SPACES REQUIRED
1 - 25	1	1
26 - 50	2	
51 - 75	3	
76 - 100	4	
101 - 150	5	
151 - 200	6	
201 - 300	7	2
301 - 400	8	
401 - 500	9	
501 - 1000	2% OF TOTAL	1 : 6 OF ACCESSIBLE SPACES
1001+	20, PLUS 1 FOR EACH 100, OR FRACTIONAL THEREOF, OVER 1000	

16 ACCESSIBLE PARKING SPACES REQUIRED
N.T.S.

IN EACH PARKING STALL, A CURB OR WHEEL STOP SHALL BE PROVIDED IF REQUIRED TO PRIVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES. [11B-502.7.2]



17 ADA - WHEEL STOP
1/4" = 1'-0"

IDENTIFICATION

PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE ISA IN WHITE ON A BLUE BACKGROUND, BE REFLECTORIZED AND MIN 70 SQUARE INCHES. VAN PARKING SPACES SHALL CONTAIN ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN WITH THE DESIGNATION "VAN ACCESSBILE." ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN BELOW THIS ISA SHALL STATE "MINIMUM FINE $250"

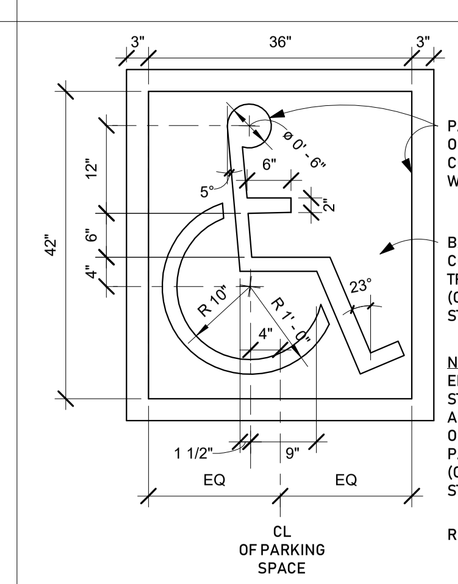
SIGNS SHALL BE 60" MIN ABOVE ADJACENT GROUND TO THE BOTTOM OF THE SIGN; EXCEPT WHEN LOCATED IN A CIRCULATION PATH WHERE THEY SHALL BE 80" MIN.
[REF 11B - 502.6]

UNAUTHORIZED VEHICLE SIGN

A R100B SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL. THE SIGN SHALL INCLUDE THE ADDRESS WHERE THE TOWED VEHICLE MAY BE RECLAIMED AND THE TELEPHONE NUMBER OF THE LOCAL TRAFFIC LAW ENFORCEMENT AGENCY. [REF 11B - 502.8]

18 ADA - REQUIRED IDENTIFICATION
12" = 1'-0"

19 ADA - CDOT STANDARD SIGNS
1" = 1'-0"



NOTES:
EMBLEM MUST BE LOCATED IN STALL SO THAT IT IS VISIBLE BY A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PARKED IN THE SPACE (CENTERED AT ENTRANCE TO STALL RECOMMENDED).

REF SEC 11B - 502.6.4

20 ADA - STALL PAINT MARKING
3/4" = 1'-0"

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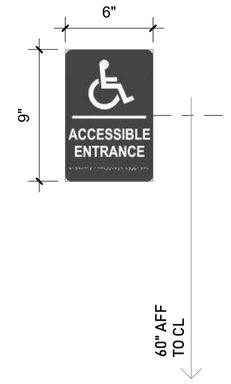
A 93



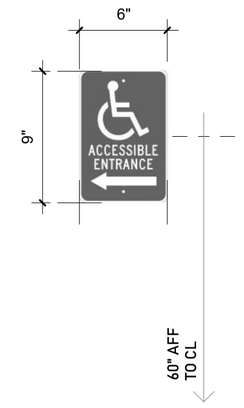
SIGN FOR ACCESSIBLE ENTRANCE

IDENTIFY EACH ACCESSIBLE ENTRANCE, POST SIGN ON WALLS AT OR NEAR EACH SUCH ENTRANCE

WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON BLUE BACKGROUND (COLOR NO 15090, FS 595B_)

SANS SERIF LETTERING, ALL CAPS, CHARACTER WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1, STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10, COLOR OF TEXT TO CLEARLY CONTRAST w/ MATTER FINISH BACKGROUND

1. SIGN FOR ACCESSIBLE ENTRANCE



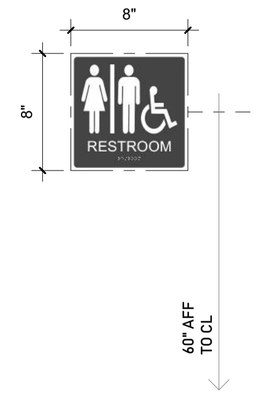
ACCESSIBLE ROUTE DIRECTION SIGN

PLACE AT EVERY PRIMARY PUBLIC ENTRANCE AND EVERY MAJOR JUNCTION WHERE THE ACCESSIBLE ROUTE DIVERGES FROM THE REGULAR CIRCULATION PATH ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL

WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON BLUE BACKGROUND (COLOR NO. 15090, FS 595B)

WHITE DIRECTION ARROW (OPPOSITE HAND AS APPLICABLE)

2. ACCESSIBLE ROUTE DIRECTION SIGN



SIGN FOR ROOM IDENTIFICATION

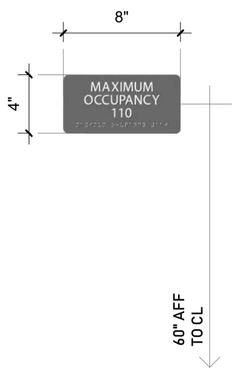
RAISED (1/32" MIN) SANS SERIF LETTERING, ALL CAPS, CHARACTER WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1, STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10, COLOR OF TEXT TO CLEARLY CONTRAST w/ MATTER FINISH BACKGROUND

CONTRACTED (GRADE 2) BRAILLE, ALIGNED FLUSH LEFT OR CENTERED ON RAISED TEXT

MOUNTING LOCATION ALLOWS APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR DOOR SWING

SIGN REPRESENTATION ONLY
PROVIDE SHOP DRAWINGS AND SAMPLE FOR OWNER & ARCHITECT APPROVAL.

3. SIGN FOR ROOM IDENTIFICATION



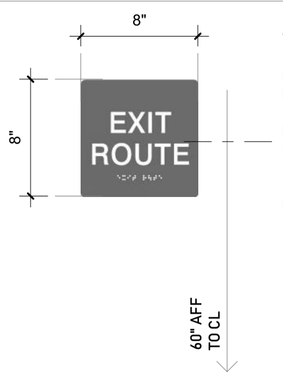
SIGN : OCCUPANT LOAD

RAISED (1/32" MIN) SAN SERIF LETTERING, ALL CAPS, CHARACTER WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1, STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10, COLOR OF TEXT TO CLEARLY CONTRAST w/ MATTE FINISH BACKGROUND

TEXT TO INDICATE MAXIMUM OCCUPANT LOAD ALLOWED IN THE ROOM

CONTRACT (GRADE 2) BRAILLE TO DUPLICATE INFORMATION PROVIDED IN WRITTEN TEXT, ALIGNED LEFT OR CENTERED

6. SIGN : OCCUPANT LOAD

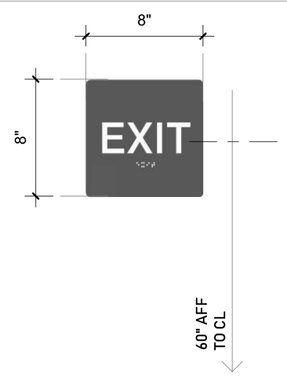


TACTILE EXIT ROUTE SIGN

PROVIDE 'EXIT ROUTE' SIGN AT EACH DOOR LEADING DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT THROUGH AN ENCLOSURE OR PASSAGEWAY THAT DOES NOT INCLUDE A RAMP OR STAIR. MOUNT SIGN ADJACENT TO STRIKE-SIDE DOOR JAMB

CONTRACTED (GRADE 2) BRAILLE, ALIGNED FLUSH LEFT OR CENTERED ON RAISED TEXT

11. TACTILE EXIT ROUTE SIGN

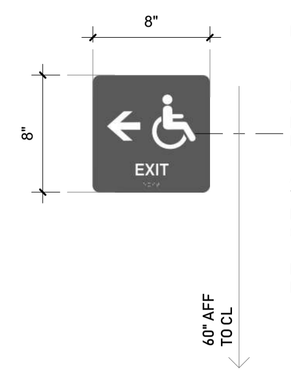


TACTILE EXIT SIGN @ HORIZONTAL EXIT

POST SIGN ADJACENT TO STRIKE-SIDE JAMB AT EACH EXIT DOOR THROUGH A HORIZONTAL EXIT

SEE 'EXIT ROUTE SIGN' FOR ADDITIONAL NOTES

12. TACTILE EXIT SIGN



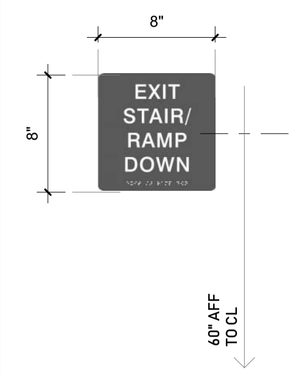
DIRECTIONAL EXIT SIGN

PROVIDE EXTERNALLY OR INTERNALLY ILLUMINATED SIGNS CAPABLE OF MAINTAIN CONTINUOUS ILLUMINATION FOR A DURATION OF 90 MINUTES MINIMUM

AT EXTERNALLY ILLUMINATED SIGNS, PROVIDE PLAIN TEXT 6" HIGH MINIMUM w/ STROKES OF 3/4" WIDE MINIMUM. PROVIDE CONTRACTING BACKGROUND COLOR.

DIRECTION ARROW INDICATING NEAREST EMERGENCY EXIT.

13. DIRECTIONAL EXIT SIGN



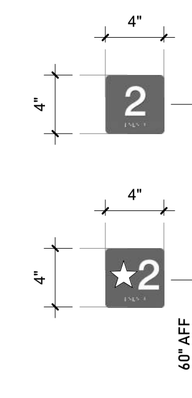
TACTILE EXIT SIGN @ OUTSIDE STAIR/RAMP EXIT DOOR

POST SIGN ADJACENT TO STRIKE-SIDE JAMB AT EACH EXIT DOOR LEADING TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP. AT DOUBLE-LEAF EXIT DOORS, PLACE SIGN ON RIGHT SIDE OF DOOR WHEN FACING THE EXTERIOR.

AS APPLICABLE, PROVIDE TEXT:
"EXIT STAIR DOWN"
"EXIT STAIR UP"
"EXIT RAMP DOWN"
"EXIT RAMP UP"

SEE 'EXIT ROUTE SIGN' FOR ADDITIONAL NOTES

14. TACTILE EXIT SIGN @ OUTSIDE STAIR/RAMP EXIT DOOR



TACTILE EXIT ROUTE @ STAIRWAY

SEE 'EXIT ROUTE SIGN' FOR ADDITIONAL NOTES

PROVIDE SIGN INSIDE STAIR ENCLOSURE ADJACENT TO STRIKE-SIDE JAMB AT EACH DOOR PROVIDING ACCESS INTO, AND EACH EXIT DISCHARGE DOOR PROVIDING EGRESS FROM, THE STAIRWAY ENCLOSURE.

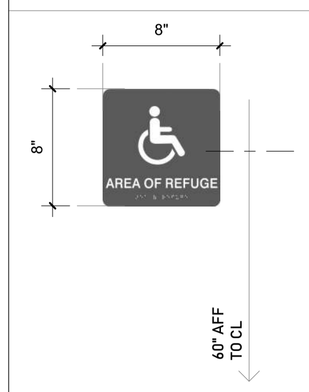
"ACCESS TO ..." OR "EXIT ROUTE", S APPLICABLE

FLOOR LEVEL NUMBER

CONTRACT (GRADE 2) BRAILLE, ALIGNED FLUSH LEFT OR CENTERED ON RAISED TEXT

PROVIDE RAISED FIVE-POINTED STAR TO LEFT OF THE FLOOR LEVEL AT THE EXIT DISCHARGE LEVEL DOORS. OUTSIDE DIAMETER OF STAR (GRAPHIC) TO MATCH HEIGHT OF FLOOR LEVEL CHARACTER

15. TACTILE EXIT ROUTE @ STAIRWAY



AREA OF REFUGE SIGN
EXTERIOR AREA FOR ASSISTED RESCUE SIM

IDENTIFY EACH AREA OF REFUGE: POST SIGN ON WALLS AT EACH AREA

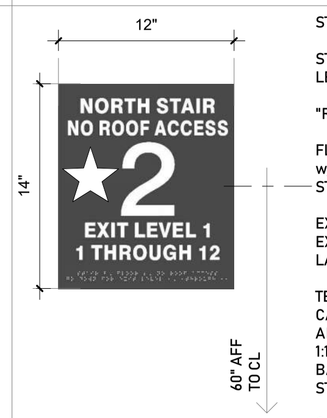
SIGN: 1/4" THICK w/ INTERNATIONAL SYMBOL OF ACCESSIBILITY, WHITE ON BLUE (COLOR NO. 15090, FS 595B)

RAISED (1/32" MIN.) SANS SERIF LETTERING, ALL CAPS, CHARACTER WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1, STROKE WIDTH-TO-HEIGHT RATIOS BETWEEN 1:5 AND 1:10, COLOR OF TEXT TO CLEARLY CONTRAST w/ MATTER FINISH BACKGROUND

CONTRACTED (GRADE 2) BRAILLE, ALIGNED FLUSH LEFT OR CENTERED ON RAISED TEXT

DIRECTIONAL ARROW AS APPLICABLE TO INDICATE LOCATION OF ACCESSIBLE EXITS WITH AN AREA OF EVACUATION ASSISTANCE

16. AREA OF REFUGE SIGN



STAIRWAY IDENTIFICATION SIGN

STAIRWAY IDENTIFICATION, 1-1/2" HIGH MIN. BLOCK LETTERING w/ 1/4" STROKE

"ROOF ACCESS" OR "NO ROOF ACCESS", AS APPLICABLE

FLOOR LEVEL NUMBER, 5" HIGH MIN. BLOCK LETTERING w/ 3/4" STROKE
STAR PICTOGRAM AT EXIT DISCHARGE LEVEL

EXIT DISCHARGE DIRECTION: "UP TO EXIT", " DOWN TO EXIT" WHERE APPLICABLE
LABEL LOWER AND UPPER TERMINUS

TEXT: RAISED (1/32" MIN) SANS SERIF LETTERING, ALL CAPS, CHARACTER WIDTH-TO-HEIGHT RATIO BTWN 3:5 AND 1:1, STROKE WIDTH-TO-HEIGHT RATIO BTWN. 1:5 AND 1:10. COLOR TO CLEARLY CONTRAST w/ MATTE FINISH BACKGROUND. PROVIDE 1" HIGH LETTERING w/ 1/4" STROKES U.O.N.

CONTRACTED (GRADE 2) BRAILLE, ALIGNED FLUSH LEFT OR CENTERED ON RAISED TEXT

16. STAIRWAY IDENTIFICATION SIGN

EMERGENCY EVACUATION PLAN SIGN

MIN 1/2" BOLD LETTERING ON SIGN TITLE.
3/16" MIN TYP FOR REMAINDER OF TEXT UNLESS NOTED

BUILDING NAME, ADDRESS, FLOOR NUMBER AND STAIR NUMBERS/LETTERS

GRAPHIC FLOOR PLAN SHOWING ALL EXITS, FIRE EXTINGUISHERS AND FIRE ALARMS. CONTACT ARCHITECT TO PROVIDE.

EMERGENCY PHONE NUMBER CONTACT

LEGEND WITH GRAPHIC SYMBOLS

LOCATE SIGNED AT ENTRANCES TO ALL REQUIRED STAIRWELL EXITS, EVERY ELEVATOR LOBBY / LANDING, IMMEDIATELY INSIDE ALL PUBLIC ENTRANCES

SIGN REPRESENTATION ONLY

21. EMERGENCY EVACUATION PLAN SIGN

WA
WHITFIELD ARCHITECTS

3626 FOLSOM STREET
SF/CA 94110
415-724-6279

WHITFIELD-ARCHITECTS.COM

STRONG AGRONOMY C.U.P.

1310 Green Valley Rd, Watsonville, CA 95076
APN# 109-331-02

NOT FOR CONSTRUCTION

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29 FEB 2020

ACCESS & CODE SIGNAGE

A 93

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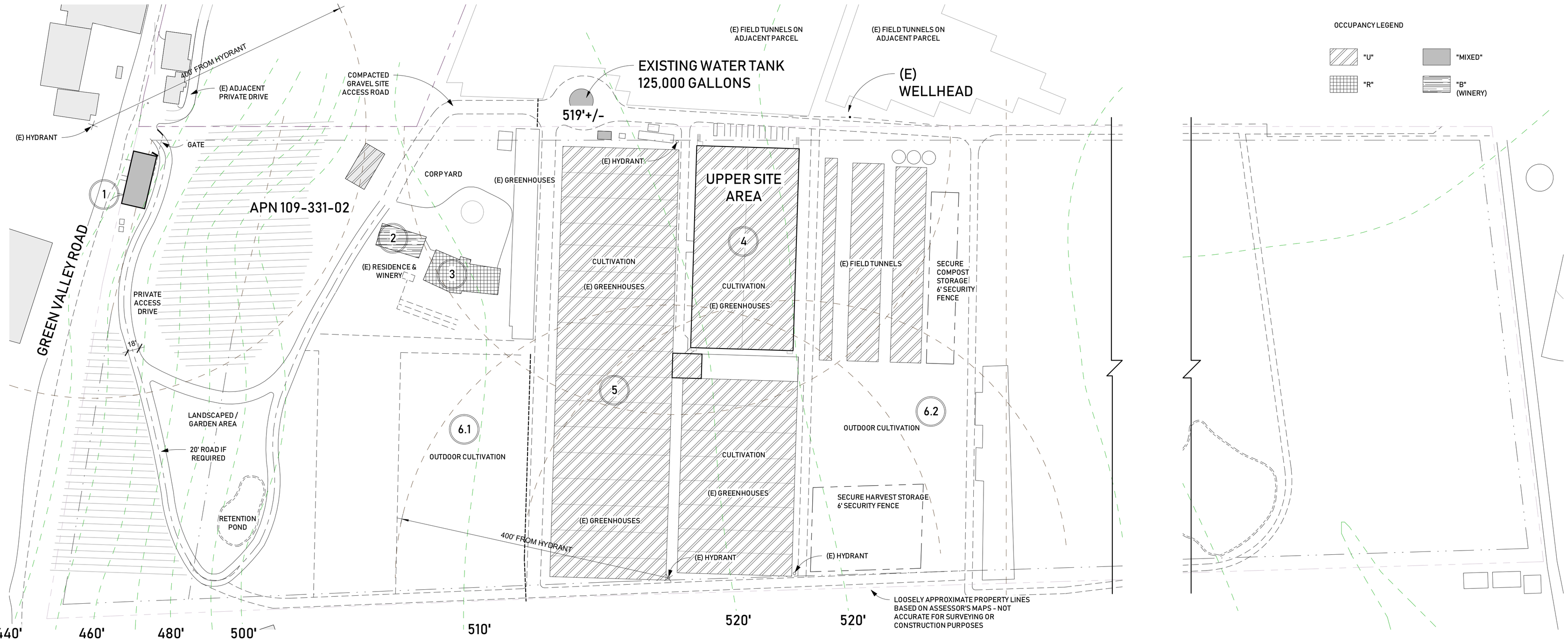
SAL-03-NO_LOW
F101



1 FIRE PLAN SITE OVERALL
1" = 80'-0"

PLAN LEGEND

PROPERTY LINE

FENCING

HYDRANT SETBACK

SITE PLAN ZONE KEY

[1.0] LOWER SITE - PREVIOUS CUT FLOWER PROCESSING - NO SCOPE

[2.0] EXISTING WINERY - NO SCOPE
(E) WINERY OCC / (P) WINERY OCC

[3.0] EXISTING RESIDENCE - NO SCOPE
(E) SFM R OCC / (P) SFM R OCC

[4.0] EXISTING GREENHOUSE - CURRENT CULTIVATION / PROPOSED CULTIVATION
(E) "U" OCC / (P) "U" OCC

[5.0] EXISTING GREENHOUSES - CURRENT FLOROCULTURE & INSECT RANCHING
PROPOSED CULTIVATION
(E) "U" OCC / (P) "U" OCC

[6.1] PROPOSED OUTDOOR CULTIVATION
"WAMMFIELD #1"

[6.2] PROPOSED OUTDOOR CULTIVATION
"WAMM FIELD #2"

COMPLIANCE NOTES

1. ALL UNDERGROUND PIPING SYSTEMS SHALL COMPLY WITH THE COUNTY STANDARD FPO-006 AND SHALL REQUIRE PLAN SUBMITTAL AND PERMIT APPROVAL PRIOR TO INSTALLATION. THE STANDARD IS AVAILABLE AT THE SANTA CRUZ COUNTY FIRE MARSHALS OFFICE UPON REQUEST.
2. ALL BUILDINGS REQUIRED TO HAVE THEM SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH THE CURRENTLY ADOPTED EDITION OF NFPA 13 , AND ADOPTED STANDARDS OF PAJARO VALLEY FIRE PROTECTION DISTRICT (PVFP).
3. AN UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING MUST BE PREPARED BY THE DESIGNER/INSTALLER. THE PLANS SHALL COMPLY WITH THE PVFP "UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT."
4. THE DESIGNER/INSTALLER SHALL SUBMIT THREE (3) SETS OF PLANS AND CALCULATIONS FOR NEW UNDERGROUND AND OVERHEAD AUTOMATIC FIRE SPRINKLER SYSTEMS TO THE PVFP FOR APPROVAL.
5. A 100-FOOT CLEARANCE SHALL BE MAINTAINED AROUND AND ADJACENT TO THE BUILDING OR STRUCTURE TO PROVIDE ADDITIONAL FIRE PROTECTION OR FIRE BREAK BY REMOVING ALL BRUSH, FLAMMABLE VEGETATION, OR COMBUSTIBLE GROWTH.
6. THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST BE ON-SITE DURING INSPECTIONS.

WA
WHITFIELD ARCHITECTS
3626 FOLSOM STREET
SF/CA 94110
415-724-6279
WHITFIELD-ARCHITECTS.COM

STRONG AGRONOMY C.U.P.

1310 Green Valley Rd, Watsonville, CA 95076
APN# 109-331-02

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29 FEB 2020

OVERALL SITE FIRE / EVA PLAN

F101

(c) 2020 WHITFIELD ARCHITECTS
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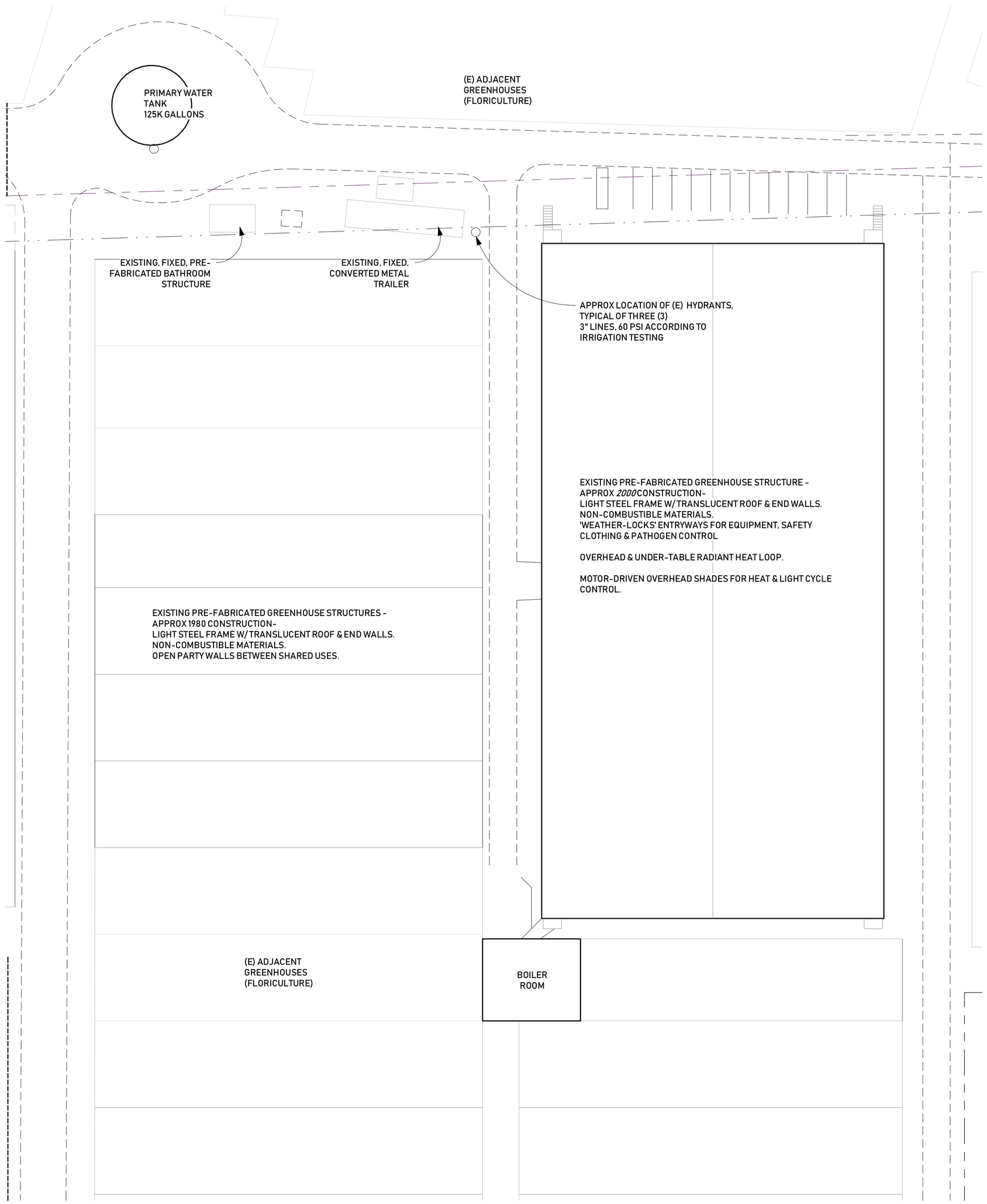
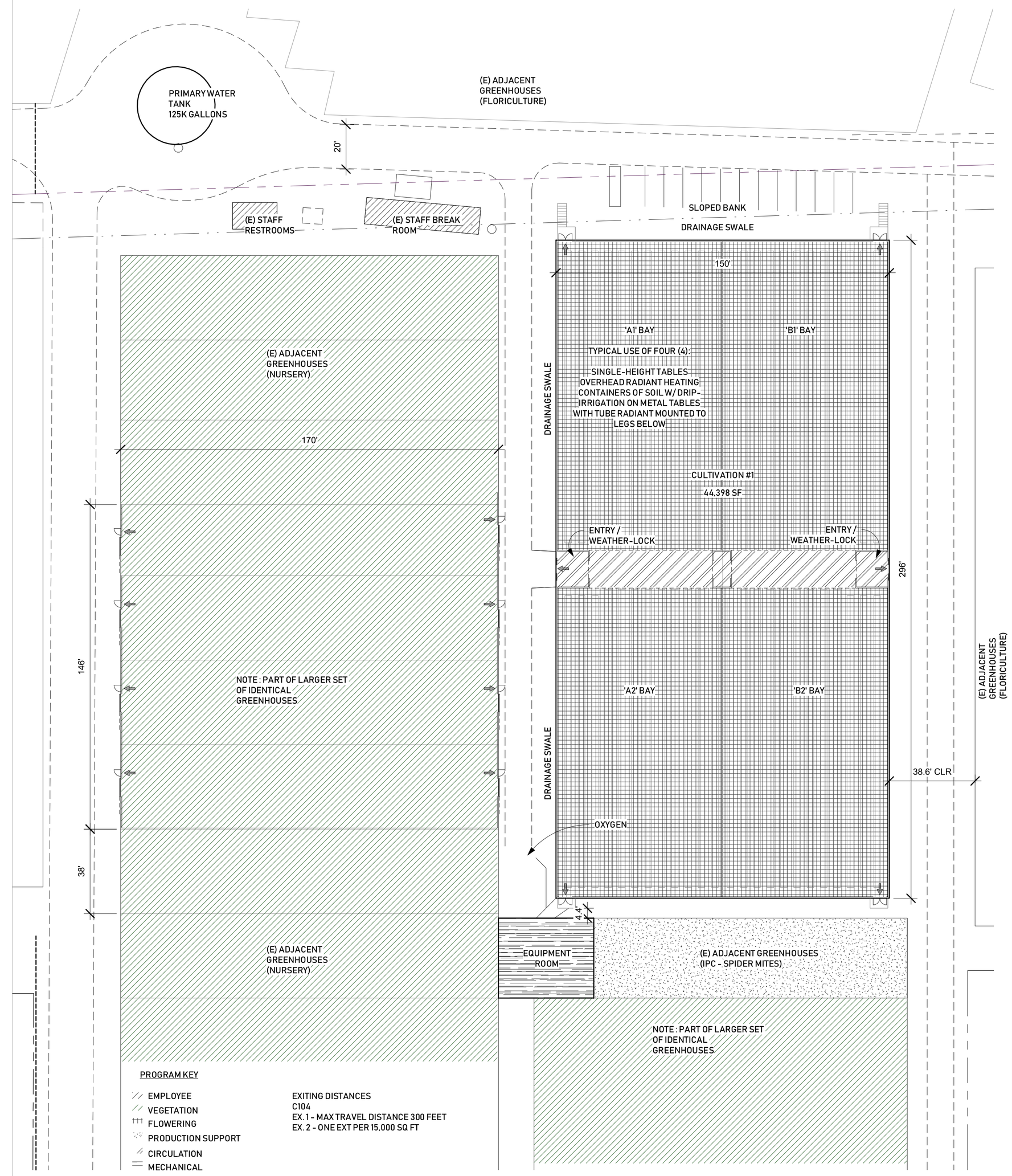
SAL-03-NO_LOW
F121



2 UPPER SITE - EXISTING
1" = 30'-0"



1 UPPER SITE - PROPOSED
1" = 30'-0"

SEE NOTES ON F101

WA
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SF/CA 94110
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APN# 109-331-02

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SITE FIRE PLAN - UPPER SITE

F121

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EXHIBIT E

APN MAP

LOCATION MAP

ZONING MAP

GENERAL PLAN MAP

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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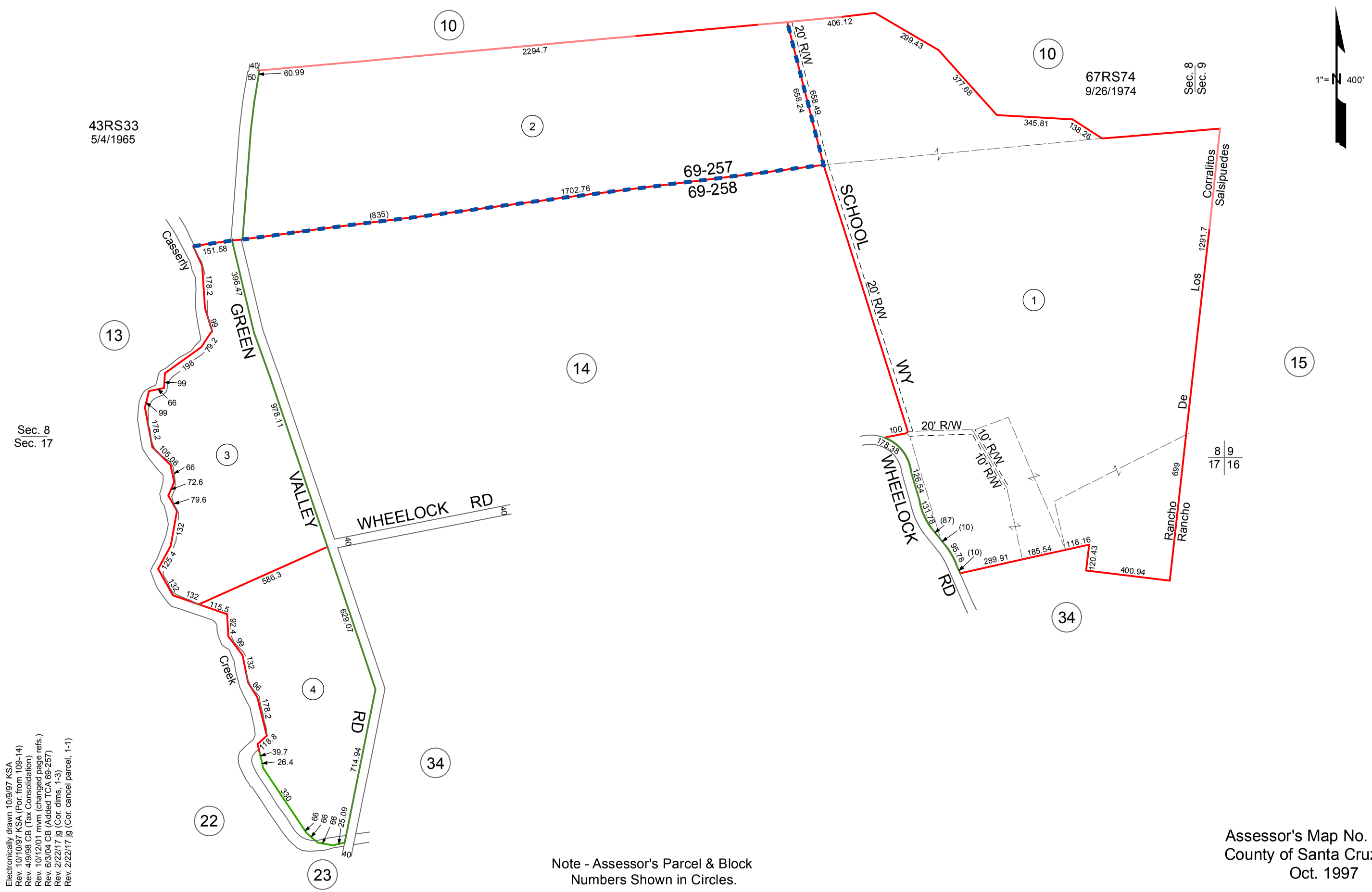
RANCHO DE LOS CORRALITOS

POR. SECS. 8 & 17., T.11S., R.2E., M.D.B. & M.

Tax Area Code
69-257 69-258

109-33



Electronically drawn 10/9/97 KSA
Rev. 10/10/97 KSA (Por. from 109-14)
Rev. 4/9/98 CB (Tax Consolidation)
Rev. 10/12/01 mvm (changed page refs.)
Rev. 6/3/04 CB (Added TCA 69-257)
Rev. 2/22/17 jg (Cor. dims, 1-3)
Rev. 2/22/17 jg (Cor. cancel parcel, 1-1)

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

Assessor's Map No. 109-10
County of Santa Cruz, Calif.
Oct. 1997

SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map

Parcel: 10933102

Study Parcel

Assessor Parcel Boundary

N

0 210 420

Feet

Map printed: 1 Jul. 2020

SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel General Plan Map

AG

109-331-02
(AG)

P

R-R

AG *Agricultural*
P *Public Facilities*
R-R *Residential Rural*

N

0 210 420
Feet

SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Zoning Map

CA

CA

CA-P

A

A

109-331-02
(CA)

A

PF

CA-P

RA

CA

A *Agriculture*

CA *Commercial Agriculture*

RA *Residential Agricultural*

PF *Public/Community Facilities*

N

0 210 420

Feet

Parcel Information

Services Information

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

Parcel Information

Parcel Size:	37 acres
Existing Land Use - Parcel:	Commercial Agriculture- Blueberries, vineyard/winery, hemp, indoor and outdoor cannabis
Existing Land Use - Surrounding:	Commercial agriculture, residential agriculture, school
Project Access:	Green Valley Road- Primary, School Way- Secondary access
Planning Area:	Eureka Canyon
Land Use Designation:	AG (Agriculture)
Zone District:	CA (Commercial Agriculture)
Coastal Zone:	__ Inside _X_ Outside
Appealable to Calif. Coastal Comm.	__ Yes _X_ No

Technical Reviews: none required

Environmental Information

Geologic Hazards:	County Fault Zone, State Fault Zone – No changes in building occupancy proposed
Fire Hazard:	Not a mapped constraint
Slopes:	0-5%
Env. Sen. Habitat:	Site mis-mapped showing Green Valley Creek on subject property, but this feature is located to the west of the subject property. No biotic resources are present. No further information is required.
Grading:	No grading proposed.
Tree Removal:	No trees proposed to be removed.
Scenic:	Not a mapped resource
Archeology:	Mapped, but site is fully developed and actively farmed. No additional grading or buildings proposed; thus, no further archaeological review is required.

EXHIBIT F

Applicant: Darren Story on behalf of Strong Agronomy
APN: 109-331-02
Situs: 1310 Green Valley Road

PROGRAM STATEMENT

Project Description

Proposal to create a mixed-use cannabis cultivation facility consisting of both greenhouse cultivation within existing permitted structures and the co-located WAMM outdoor gardens. No new building, grading, or development is required as applicant will improve existing structures to modern standards, which will maintain the functionality in line with intended historical uses.

1310 Green Valley Road lies in unincorporated Santa Cruz County, is approx. 37.5 acres and it is zoned CA with a general plan designation of Agriculture.

Cannabis waste from operations will be disposed by composting on site in the area designated on Sheet **A-10**.

Project Justification

This Project will revitalize a property which fell into disrepair due to economic pressures created by NAFTA and its effect on the California flower industry. The Project is expected to add several layers of employment in various portions of the agricultural supply chain, as well as injecting capital and community into the local economy. The applicant has deep roots in the area and is well established as an organic grower of blueberries, tomatoes, and other crops.

Description of Uses

Warehouse/Garage (approx. 2,600 sq ft) – existing manufacturing to be removed, building not in scope. Shown on Sheets **A-10 & A-11**

Single Family Residence (approx. 4,240 sq ft) – Currently occupied by Landowner, to remain. Shown on Sheets **A-10**

Agricultural Processing / Wine Tasting (approx. 2,422 sq ft) – Currently operated by Landowner on a limited basis, by appointment only. Shown on Sheets **A-10**

Tractor Barn (approx. 2,300 sq ft) – Currently in use as a storage shed by Landowner. Shown on Sheets **A-10**

Employee Restroom (approx. 260 sq ft) – Currently in use. Shown on Sheets **A-12**

Existing Greenhouse Structures (approx. 225k sq ft) – Cannabis cultivation operations are proposed in 225,000 square feet as denoted on Sheet **A-10 & A-12**. The proposed operations are in excess of 22,000 square feet of canopy therefore we have WAMM as a co-location entity. The co-location entity is cultivating in the "Co-location Cultivation Area(s)" as denoted on Sheet **A-10 & A-12** listed as WAMM outdoor garden 1 & 2.

EXHIBIT G

Cultivated Agricultural Crop Uses
Outdoor Cannabis = approx. 3 acres (Sheet **A-10 & A-12**)
Organic Blueberries = approx. 5 acres (Sheet **A-10**)
Wine Grapes = approx. 3.5 acres (Sheet **A-10**)
Industrial Hemp – 7.5 acres (Sheet **A-10**)
Organic Flower Accouterments = approx. 1.5 acres (Sheet **A-10**)

Other Uses
Parking = 30,000 sq ft (Sheet **A-10**)
Catchment Pond = 26,000 sq ft (Sheet **A-10**)
Landscaping = 90,000 sq ft (Sheet **A-10**)

Employees

Wine Tasting = 0 (this operation is limited and staffed by the Landowners)
Cannabis Cultivation (outdoor, greenhouse, nursery) = 12 Full-Time, 10 Seasonal. This staff may work at the same time or work in staggered shifts in order to comply with parking limits at the site. Seasonal employees will be required to carpool to the site in order to reduce vehicle traffic & parking impact.
Blueberry Cultivation = 2 Full-Time, 8 Seasonal
Tomato Cultivation = 1 Full-Time, 3 Seasonal
Grape Cultivation = 1 Full-Time, 3 Seasonal

Hours of Operation

Wine Tasting = By Appointment Only (only during non-cannabis hours)
Cannabis Cultivation (outdoor, greenhouse, nursery) = 7am-7pm M-Sa
Blueberry Cultivation = 7am-7pm M-Sa
Tomato Cultivation = 7am-7pm M-Sa
Grape Cultivation = 7am-7pm M-Sa

Vehicles

The project seeks to minimize vehicle use by encouraging carpooling and alternative methods of travel; cross-training employees in multiple organic crops to effectively reduce the need for hiring specialized staff; and centralizing delivery logistics with other local operators to minimize trips. Additionally, several groups of employees reside in off-site company sponsored housing which allows the household to carpool to work.

Site parking will be limited to existing parking spaces, as detailed on Sheets **A-10 & A-12**, and excess vehicles are not proposed and will not be tolerated. Lease agreements with future tenants will include details and parking restrictions.

Daily vehicle trips to the site are anticipated to include up to 50 (this assumes a worst-case scenario of each employee driving their own vehicle). 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.

Wine Tasting
Delivery Schedule: N/A - Parking: 7 - Vehicle Traffic: extremely limited

EXHIBIT G

- The wine tasting, and agricultural processing building is accessed via a separate driveway and has 7 dedicated parking spaces in the Landowners area which is exclusive to their use. The building also has a 5-car garage on the top floor for Landowner use.
- Since wine tasting is by appointment only, the landowner will put in place a chain across the main driveway with an arrow to show guests which route to use for accessing the wine tasting venue. This chain effectively blocks vehicle access to the outdoor cultivation area or anywhere else on the parcel. Guests will only be able to access the wine venue from the main road and drive directly to the assigned parking lot.

Cannabis Cultivation (outdoor, greenhouse, nursery)
Delivery Schedule: M-F 10a-3p - Parking: 50 - Vehicle Traffic: Average of 2-3 pick-ups/intakes per week
- Vehicle impact for the cultivation is greatly mitigated due to co-locating nursery, greenhouse & outdoor cultivation. Outbound juvenile plant deliveries will be geographically coordinated so as to reduce the amount of deliveries. All crops use the same inputs to reduce deliveries.

Blueberry Cultivation
Delivery Schedule: M-F 10a-3p - Parking: 20 - Vehicle Traffic: Average of 1-3 pick-ups/intakes per week (only during the season Apr-Jun) – We harvest every 10 days for 3 months per year. We use the same inputs for all crops to reduce vehicle footprint.

Industrial Hemp Cultivation
Delivery Schedule: N/A- Parking: 2 - Vehicle Traffic: 1 pick-up per wk during October
Extremely limited harvest schedule and the cultivation method uses very little inputs thereby reducing vehicle imprint.

Grape Cultivation
Delivery Schedule: N/A - Parking: 6 - Vehicle Traffic: There will be 3 pick-ups total in October

Cannabis Cultivation Details

Cannabis will be cultivated in all areas of the site denoted on Sheets **A-10 & A-12**. Cultivation operations will be phased according to the phasing plan details shown on Sheet **A-10**. Cannabis will be cultivated above grade in a variety of pot and tray sizes based on the individual tenants growing style. All cannabis will be cultivated using a cultivation medium other than water (no hydroponic or aquaculture operations). Cannabis may be grown for flower or for extraction. The cultivation methods will influence overall employee requirements and therefore all tenants will be required to comply with site parking requirements. Cultivation proposed within greenhouses shall not include hardscape, except if included in existing structures. All proposed are within greenhouses requiring a stable surface shall be provided hard pack soil with weed cloth.

Outdoor cannabis cultivation has occurred on subject parcel continuously for 2 years. The co-locator license holder for the outdoor cultivation is WAMM Phytotherapies which has cultivated cannabis continuously in Santa Cruz County since 1993. The outdoor cultivation crops are harvested twice annually, and the applicant has successfully completed 4 total harvests on each plot to date.

In order to mitigate the "attractive nuisance" of outdoor cannabis cultivation to the neighboring school's underage population, the applicant will grow federally legal industrial hemp with a total THC content below .3% on the plots of land closest to the common property lines (**see Security Sheet A-21**). The

industrial hemp crops will have the look and aroma of applicant's cannabis crops but will contain no psychoactive chemicals. The industrial hemp crop will serve as both a landscape shield and decoy. Additional security measures are also proposed (**see Security Sheet A-21**)

Cannabis Harvest Details

Harvested cannabis will be dried on site in secured cannabis curing chambers within the secured harvest storage area as shown on Sheet **A-10**. The secured refrigerated trailers will only be used as temporary drying storage during harvest season which is once monthly from April through November. The spec 53' trailers will be cooled with auxiliary power from electricity provided onsite to mitigate potential for noise disturbance. The electrical air conditioners used are Coleman Mach 15 rooftop units which according to manufacturer specs emit less than 45 dBA from 23' away. Applicant is familiar with the noise element of the SC County General Plan and as such these levels are compliant with both day and night levels at all property lines.

Harvest operations will include an anticipated influx of 3-5 employees. The site currently has parking capacity for these employees. Each tenant has their own harvest storage chamber within the secured harvest storage area. Harvested cannabis may be weighed on site and removed from site immediately upon harvest by a licensed distributor.

Managing Use Conflicts

- Separate access routes for tomatoes, wine tasting, cannabis, & wine grapes.
- Limited access and sensitive areas are secured with a plan approved by SC County Sheriff's Dept
- Security plan calls for a series of access gates and monitoring devices to restrict movement
- Wine Tasting is by appointment only and will only be scheduled on Sundays during non-cannabis hours
- Full-Time farm workers are cross-trained in all crops to alleviate the need to employ specialized workers not familiar with cannabis laws
- All Full-Time employees are compliance trained in relevant cannabis regulations including security awareness
- Seasonal employees for all crops are sourced from a cannabis licensed Farm Labor Contractor (FLC) to ensure additional workers are also compliance trained in relevant cannabis regulations
- Crop rotations are designed to keep staff steadily engaged throughout the year minimizing need for Seasonal employment
- Vendor pick-ups and deliveries for non-cannabis crops are conducted beyond cannabis premises

Hazardous Materials

Any solvents or hazardous waste is collected in appropriate clearly marked containers and disposed at Buena Vista Landfill or Stericycle.

Cultivation operation uses diesel & propane fuels which are centrally stored in a common area with appropriate secondary containment. The intention of the fuels is to be combusted, with any disposal if required, arranged through a temporary EPA ID and waste pick-up service. Organic approved pesticides are stored, handled, and disposed in accordance with the SC County Ag Commissioner and CDFA.

EXHIBIT G