



Staff Report to the Zoning Administrator

Application Number: 201394

Applicant: Michael Helm

Agenda Date: May 21, 2021

Owner: Edward Hoffman and Naomi
Takemoto

Agenda Item #: 4

APN: 104-051-18

Time: After 9:00 a.m.

Site Address: 7710 Glen Haven Road, Soquel

Project Description: Proposal to operate a Class RA outdoor cannabis cultivation facility with up to 2,700 square feet of canopy under outdoor hoop houses on a site zoned RA (Residential Agriculture) on site with a single-family dwelling. Proposal includes Class 1 Distribution. The project requires a Commercial Development Permit, with exceptions to the required 400 feet separation setback from adjacent habitable structures, and a determination that the project is exempt from the Environmental Quality Act.

Location: 7710 Glen Haven Rd. Soquel, CA. The property is located approximately 900 feet north of the intersection of Glen Haven Road and Ginger Lane.

Permits Required: Commercial Development Permit; Setback Exception

Supervisory District: 1st District (Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 201394, based on the attached findings and conditions.

Project Description & Setting

The subject property is located on the east side of Glen Haven Road, within the Summit Planning Area in a mountainous rural part of mid-county, north of the town of Soquel. Glen Haven Road is a 40-foot wide, county-maintained local collector roadway improved with two travel lanes, which is located at the western end of the subject property and provides the primary access to the parcel via a gated entry. The property is situated on relatively flat land east of Grover Gulch, and area which was historically used for agricultural cultivation purposes, such as apple orchards, as well as residential development. The property is surrounded by residential agricultural land to the north and south, with the neighboring parcels being developed with single-family residences.

The subject property is approximately 5.2 acres in size and developed with an approximately 2,600 square foot single family dwelling, and a 1,120 square foot detached garage. Cannabis crops had been planted in raised planters/hoop houses on the northern portion of the parcel in 2016, prior to the adoption of cannabis regulations; however, the planter bed has only been used to grow cover crops and vegetables since then.

Permit Requirements

Pursuant to County Code Section 13.10.323, cannabis cultivation facilities located within the Residential Agriculture (RA) zoned district are subject to a Commercial Development Permit and a public hearing with approval by the Zoning Administrator.

The Cannabis Licensing Office issued a Pre-Application Clearance for submittal of a Commercial Development Permit on March 5, 2019.

In keeping with County Code Section 13.10.650 (C)(4)(c) outdoor cultivation is required to meet a minimum setback of 400 feet from the edge of the cultivation area to the closest point of neighboring habitable structures. The applicant is proposing a setback exception to four of the neighboring habitable structures (See Exhibit D. Project Plans – Sheet 2). A setback less than the standard may be authorized provided the exception is approved by the Zoning Administrator with findings and a recommendation of approval by the Cannabis License Office (CLO).

Project Details

The proposed outdoor cultivation operation would be sited inside a fenced area at the northwestern part of the property (See Exhibit D. Project Plans) under two hoop structures. The total extent of mature and immature commercial cannabis canopy area can be up to 1.25 percent of the size of the parcel, not to exceed 5,100 square feet on parcels between five and 10 acres in size (SCCC 13.10.650(C)(3)(h)). The proposed cultivation canopy meets this requirement as it will not exceed 2,700 square feet. The commercial cultivation area would be secured by an 8-foot-high perimeter fence and accessed by a secured entry gate. The site is accessed through an approximately 200-foot-long, 12-foot-wide asphalt concrete paved private driveway. The driveway is also secured with a metal gate.

The applicant provided a program statement, detailing the scope of the proposed cultivation and operational management details (See Exhibit G. Program Statement). The project is comprised of cultivation exclusively. Cannabis would be cultivated outdoors to maturity. Imported immature plants (clones) would be placed in four-inch pots, where they will remain through the juvenile growth stage and then the juvenile plants will be transferred into the raised planter beds, under hoop structures. The cover on these hoops will be removed seasonally from October 31st to April 15th.

Harvested cannabis would be trimmed and dried under a shade structure (with a removable cover) and weighed in a 160 square-foot shipping container placed near the raised planters. The post-harvest cannabis would then be transported by a licensed third-party distributor.

The cultivation operation and management would be conducted by the three (3) members of Haven Road LLC, two of which are full time resident-operators. There will be no additional employees.

Cultivation hours of operation proposed between 7 a.m. to 7 p.m. Monday through Saturday.

In addition to two (2) parking spaces in the garage, four (4) parking spaces are available in front of the detached garage, next to the cultivation area, and one parking space is available at the end of the driveway hammerhead for truck turnaround. In addition, a designated space for the distribution vehicle would be provided inside the fenced area.

As required by County Code, 13.10.650, the plans also include Best Management and Operational Practices (BMOP), which, among other topics, address irrigation and water conservation practices, operational practices, solid waste-composting practices, odor control compliance, pesticide use and storage and operation practices including worker safety, etc.

Zoning & General Plan Consistency

The subject property is zoned Residential Agriculture (RA), a designation which allows cannabis cultivation, and the project is consistent with the site's R-M (Mountain Residential) and R-R (Rural Residential) General Plan designation.

Key Regulatory Issues

Canopy

The table below provides relevant information regarding the allowed and proposed cultivation activity. The proposed cultivation meets the code limits as shown.

Cultivation Canopy Allowance						
Zone District - License Type	Number of Licenses	Site Acreage*	Maximum Outdoor Cultivation Canopy Allowance	Outdoor Cultivation Canopy Proposed	Indoor Cultivation Canopy Proposed	Total Canopy Proposed
RA - Class RA	Single License	5.2 acres	1.25 % of parcel, but not to exceed 5,100 square feet	2,700 square feet	N/A	2,700 Square feet

Security

The BMOP security section was reviewed by the Cannabis Licensing Office in consultation with the sheriff assigned to the Cannabis Licensing Office. Plans provide a detailed perimeter fencing

and landscaping plan to ensure that perimeter access is secure and screened from view. 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, interior fenced secured cannabis cultivation areas, motion sensor lighting, video surveillance, and secured cannabis and cannabis product storage.

Setback Exceptions

Per County Code Section 13.10.650(C)(4)(c), outdoor commercial cannabis cultivation shall not be allowed within 400 feet of any habitable structure on adjoining properties. The project plans show that the proposed cultivation site does not meet the required distance from four of the neighboring residences (104-011-32, 104-011-33, 104-051-19, 104-051-06).

The minimum setback provided from the proposed outdoor cultivation area to the residences located to the south is approximately 135 feet from the residence located at 7700 Glen Haven Road and 260 feet from the residence located at 7600 Glen Haven Road. The minimum setback provided from the proposed outdoor cultivation area to the residences located to the north is approximately 202 feet from the residence located at 7720 Glen Haven Road and 220 feet from the residence located at 7730 Glen Haven Road.

The proposed cultivation site would require findings for an exception to the required 400-foot setback distance between the neighboring habitable structures and the outdoor cultivation site. All four owners of the above-mentioned properties subject to this requirement have submitted letters in support of the proposed cultivation (See Exhibit H. Letters of Support).

The cultivation area is not visible from the public right-of-way due to elevation changes and is concealed from the neighbors' and public view by an opaque fence and physical conditions such as topography, intervening structures, and native vegetation. A landscaping plan has been provided (See Exhibit D. Project Plans – Sheet 13) showing additional trees and shrubbery will be planted to screen the view of the cultivation site from neighboring properties.

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 (See Exhibit I. CLO Exception Recommendation - 201394. 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.

Odor

Per County Code Section 7.128.170 (Q) outdoor cultivation does not require an odor Abatement Plan. 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.

As mentioned, there are several habitable structures with 400 feet of the proposed cannabis cultivation and the owners of these residential properties have provided letters in support of the proposed outdoor cultivation; 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 measures to be taken to address odors from the cultivation operation. These steps may include, but not be limited to, planting lavender or other species to counteract the cannabis odor or installation of a vapor phase odor control system at the periphery of the cultivation area.

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 **201394**, based on the attached findings and conditions.

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

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com

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Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Program Statement
- H. Letters of Support
- I. CLO Exception Recommendation - 201394

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: 201394

Assessor Parcel Number: 104-051-18

Project Location: 7710 Glen aven Road, Soquel, CA 95073

Project Description: Proposal to operate a Class RA outdoor cannabis cultivation facility with up to 2,700 square feet of canopy under outdoor hoop houses on a site zoned RA (Residential Agriculture) on site with a single-family dwelling.

Person or Agency Proposing Project: Michael Helm

Contact Phone Number: 831-476-5386

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

Specify type: See Below.

F. Reasons why the project is exempt:

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

EXHIBIT A

		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.)

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

Shila Bagley, Project Planner

Date: _____

Commercial Development Permit Findings

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

This finding can be made, in that the cannabis cultivation would be outdoors on an existing parcel developed with a single-family residence and no artificial lighting will be used for the proposed cultivation. The cannabis will be air dried and stored within permitted storage structures (shipping containers). The 5.25-acre parcel exceeds the minimum 2.5-acre parcel area standard for single parcels in the RA zone district for cultivation.

The Cannabis Licensing Manager reviewed the proposed project and recommends approval of the following exceptions to the required 400 foot setback from a cultivation site to a neighboring habitable structure (dwellings) on four (4) neighboring parcels. The manager recommends a setback less than the required 400 foot due to the presence of a security fence and screening vegetation (mature trees) along the mutual property boundary.

- For APN# 104-011-32 (7720 Glen Haven Rd.), a parcel situated to the north of the cultivation area, CLO recommends a reduction from 400 ft. to 202 ft.
- For APN# 104-011-33 (7730 Glen Haven Rd.), a parcel situated north of the cultivation area, CLO recommends a reduction from 400 ft. to 220 ft.
- For APN# 104-051-19 (7700 Glen Haven Rd.), a parcel situated to the south of the cultivation area, CLO recommends a reduction from 400 ft. to 135 ft.
- For APN# 104-051-06 (7600 Glen Haven Rd.), a parcel situated south of the cultivation area, CLO recommends a reduction from 400 ft. to 260 ft.

The Cannabis Licensing Manager reviewed the proposed project and recommended approval of the proposed security plan and Best Management and Operations Practices (BMOP). The proposed cultivation is located a sufficient distance from legally established adjacent residential development sites, limiting odor from the proposed cultivation. Further, the security plan has been reviewed and meets criteria of the County Sheriff's office. In addition, the project is limited in scope. The project, as designed and conditioned, and the conditions under which it would be operated, will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public. Also, the use will not be materially injurious to properties or improvements in the vicinity. The project will not result in inefficient or wasteful use of energy. All improvements will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources.

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

This finding can be made, in that the proposed location of the 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 RA (Residential Agriculture) zone district and the proposed cannabis use meets all current site standards for the zone district and cannabis regulations.

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 R-M (Mountain Residential) and R-R (Rural Residential) land use designation in the County General Plan. With the small scope of the proposed project, security measures, as approved by the County Sheriff, the proposed cultivation will be consistent with the General Plan policies to ensure public health and safety.

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

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

Three full time employees, two of which reside on site and one who lives in the near proximity, are proposed to be the sole employees of the cannabis operation. No seasonal employees are proposed. The expected level of traffic generated by the proposed project is not anticipated to be adversely impact existing roads or intersections in the surrounding area. Solar-powered motion sensor lighting is proposed for security lighting of the operational areas. Thus, the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

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

This finding can be made, in that the site is located in a rural area of the county with mixed residential/agricultural uses and is located off a public roadway and accessed through a gated driveway. The limited access to the property, and invisibility of the cultivation site from Glen Haven Road and neighboring properties provides for neighborhood peace and public safety. The scope of the operation is limited to three full-time operators and will not modify the primary residential use of the site and will complement the rural area. The use includes one shipping container, which would be located next to the hoop structures.

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

This finding can be made, in that the proposed use will be of an appropriately small scale and type of design that will not affect the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

- Exhibit D: Project plans, prepared by Michael Helm, dated 2/17/20.
Project plans, 13 sheets: 11 prepared by Michael Helm, 7 sheets revised 2/2/2021 and 4 sheets revised on 3/24/2021. 2 sheets prepared by Mid Coast Engineers, revised on 2/2/2021.
- I. This permit authorizes proposal to operate a Class RA outdoor cannabis cultivation facility with up to 2,700 square feet of canopy under outdoor hoop houses on a site zoned RA (Residential Agriculture) on site with a single-family dwelling, 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.
 - 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 RA Cultivation License (Residential Agricultural Cultivation) from the Cannabis Licensing Office (CLO).
- II. Prior to issuance of a Cannabis License (s) from the Cannabis Licensing Office (CLO), and/or Building permit, 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.
 - B. Meet all requirements of the County Department of Public Works, Stormwater Management, dated 1/4/2021.
 - 1. The project shall not result in the increase in any more than 240 square feet of additional permanent impervious or semi-impervious areas.

2. The building/grading permit plans shall add details describing how upstream, offsite runoff is controlled around the hoop house areas. Arrows on sheet 5 Grading and Erosion Control Plan indicate runoff routed in a westerly direction around the hoop house. Site section A indicates a swale. Provide a detail for this swale (or other proposed drainage facility) indicating surface type, minimum dimensions, and minimum slope.
 3. If the parcel being developed receives existing runoff from an adjacent drainage area, the recordation of a drainage easement, maintenance agreement, deed restriction, or other document recorded on the parcel deed may be required. The recorded document shall acknowledge that the parcel does and will continue to receive upstream runoff, that the property owner is responsible for maintenance of the drainage pathway (natural and/or man-made) through the parcel, and that the County is not responsible for the upstream runoff or for maintenance of the drainage pathway.
 4. The project shall document and remove hoop house coverings between October 31st and April 15th of each year.
- C. Meet all requirements of the County Department of Environmental Health Services, dated 3/2/2021.
1. Obtain a waiver from the State Regional Water Quality Control Board (RWQCB) for the approval of the water well groundwater use.
 2. Hazardous Materials permit will be required for materials stored or used on site. Contact the Environmental Health Hazardous Materials Program at (831) 454-2022.
- D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District, dated 12/30/2020.
1. Note on the plans that these plans are in compliance with California Building and Fire Codes (2019) and District Amendments.
 2. Show on the plans where smoke detectors are to be installed, in the existing residence, according to the following locations and approved by this agency as a minimum requirement:
 - a. One detector adjacent to each sleeping area (hall, foyer, balcony, or etc.).
 - b. One detector in each sleeping room.
 - c. One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
 - d. There must be at least one smoke detector on each floor level regardless of area usage.
 - e. There must be a minimum of one smoke detector in every basement area.

- f. Show the location of the CO detector outside each sleeping room and on each level at a minimum of the residence.
 3. Note on the plans where address numbers will be posted and maintained. Note on plans that address numbers shall be a minimum of Four (4) inches in height and of a color contrasting to their background.
 4. Note on the plans the installation of an approved spark arrestor on the top of the chimney. Wire mesh not to exceed ½ inch.
 5. Note on the plans that a 100-foot clearance will be maintained with non-combustible vegetation around all structures.
 6. Note on the plans that the electric gate shall be equipped with a KNOX key entry system. The job copies of the building and fire system plans, and permits must be on-site during inspection.
 7. 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. Further, the submitter, designer, and installer agree to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and reviewing agency.
- E. Plans shall comply with the Cannabis Licensing Office requirements, dated November 13, 2019.
 1. Security Plan: All applications for non-retail cannabis business licenses must attach an operational narrative and security plan sheet that describes security measures (operational and structural) for all uses of the property.
 2. Hoop House Covers: Covers on temporary hoop structures must be removed between October 31 and April 15.
 3. BMOP Operational Plans for Licensing Review: All applications for non-retail cannabis business licenses must include, as applicable, operational plans pursuant to BMOP Section D requirements.; Herbivory Prevention, Odor Abatement, Water Conservation, Cannabis Plant Material/Solid Waste Management, and Site Cleanup and Restoration.
- 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. Prior to commencement of cannabis cultivation or processing, the associated building permit (s) shall be obtained and finalized by the Building Official, including clearance of all agencies holds for the proposed sipping container.
- B. All licensees shall maintain a valid State license, posted in a conspicuous location.
- C. All Cannabis licensee (s) shall maintain a valid Santa Cruz County license, posted in a conspicuous location.
- D. The secure harvest refrigerator trucks shall not run on diesel generators and may only run on auxiliary power from electricity provided on site.
- E. The cannabis cultivation business is authorized to be operated between 7:00 AM and 7:00 PM Monday through Saturday.
- F. 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.
- G. There shall be no on-site retail sales of cannabis products and the premises shall

not be open to the public.

- H. Supplemental lighting for cultivation within hoop structure or above the raised planters shall be prohibited.
- I. All outdoor light fixtures shall be shielded, directed downward, and directed away from other residentially zoned properties.
- J. The cannabis cultivation operation shall adhere to the best management operational practices per the approved plans.
- K. In the event that odor complaints are substantiated by the Monterey Bay Air Quality Control Board, the Licensing Official may require measures to be taken to minimize odor, as appropriate. These measures may include, but not be limited to planting lavender or other species to counteract the cannabis odor or installation of a vapor phase odor control system at the periphery of the cultivation area.
- L. All parking shall be provided on site in designated parking spaces.
- M. 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. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.

- 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 applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner 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. The “applicant/owner” shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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: _____

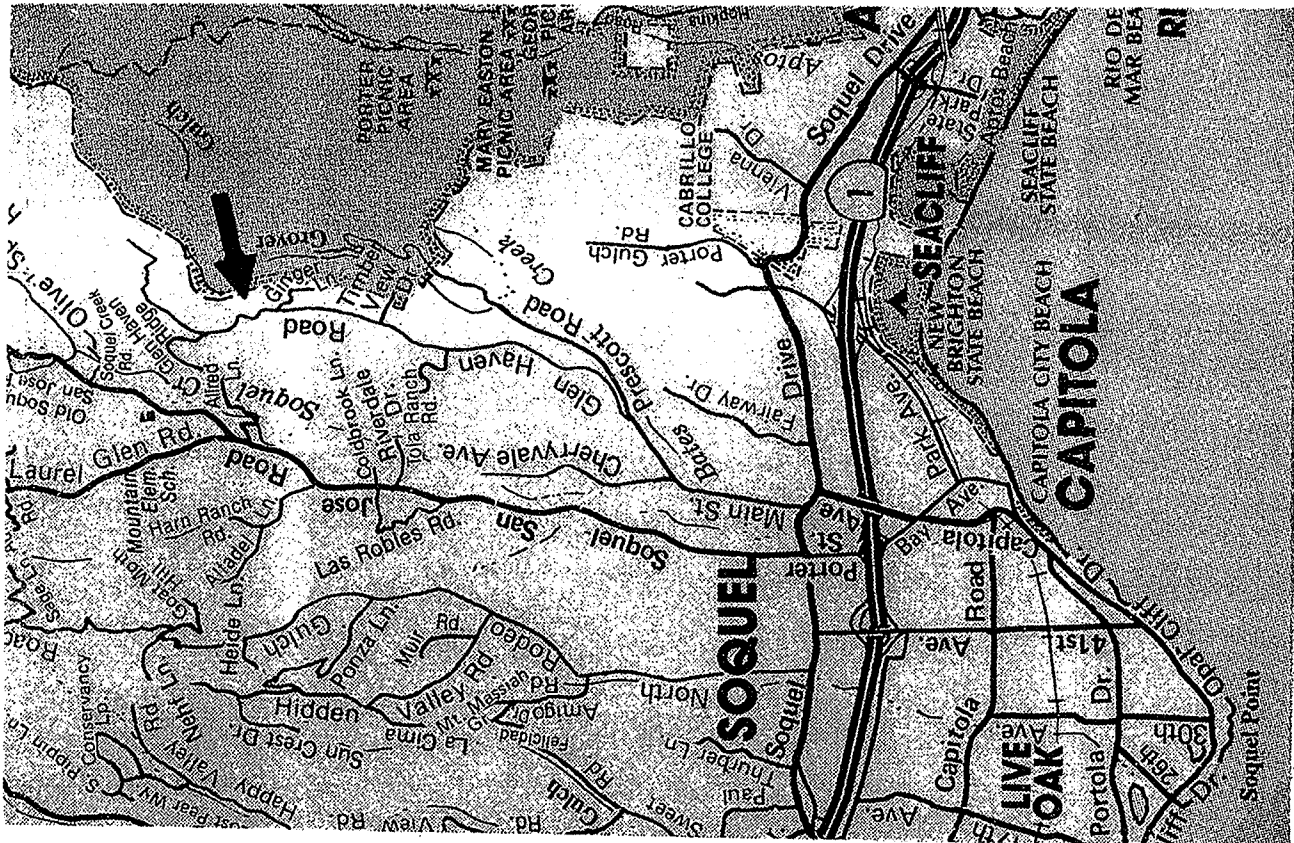
Annette Olson
Deputy Zoning Administrator

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.

Haven Road, LLC

APN 104-051-18

7710 Glen Haven Road, Soquel, CA



North on Main Street in Soquel, turn left at Glen Haven Road, proceed approximately 300 feet north of the intersection of Ginger Lane, the subject property is located on the east side of Glen Haven Road (7710 Glen Haven Road).

VICINITY MAP

NTS

PROJECT DATA

OWNER	Edward Hoffman & Naomi Takemoto 7710 Glen Haven Road Soquel, CA 95073 831-816-6574
APN	104-051-18
LOT SIZE	5,257 Acres = 228,994 SF
ZONING	RA
GENERAL PLAN	RA-R-R
FIRE DISTRICT	Central FPD
SANITATION DISTRICT	CSA12, Septile
SRA	SRA-High, SRA-Moderate
OCCUPANCY CLASSIFICATION	R-3
CONSTRUCTION TYPE	V-B
FIRE SPRINKLERS	NO

LOT COVERAGE / BUILDING AREA

	EXISTING	PROPOSED
RESIDENCE	2842	2842
GARAGE	1120	1120
WELL HOUSE #1	120	120
WELL HOUSE #2	35	35
HARVEST STORAGE	160	160
RESIDUE STORAGE	160	160
TOTAL	4157	4157 (No Change)

TEMPORARY - HOOP HOUSES	3468
TEMPORARY - DRYING & TRIM AREA	384
TOTAL	3468
TOTAL	3852 (+384 SF)

IMPERVIOUS AREA

AC PAVING (DRIVEWAY)	7670
RESIDENCE	1390
GARAGE	1120
WELL HOUSE #1	120
WELL HOUSE #2	35
HARVEST STORAGE	160
RESIDUE STORAGE	160
TOTAL	10305
TOTAL	10345 (+240 SF)

PERVIOUS AREA

WOOD DECK @ RESIDENCE	670
TOTAL	670
TOTAL	670 (No Change)

GRADING CALCULATIONS

TEMPORARY - HOOP HOUSES	(2000 SF X 1) / 2.27 = 370 cu. yds. FILL
NON-CULTIVATED FLEX SPACE	(1000 SF X 2) / 2.27 = 370 cu. yds. CUT
TOTAL (CUT + FILL)	= 740 cu. yds.

FIRE PROTECTION NOTES

- These plans are in compliance with the California Building and Fire Codes (2019) and District Amendments.
- Occupancy Classification
Building Construction
Fire Rating
R-3 / U
V-B
Non - Sprinklered
- Minimum numbers will be posted to the right of the entry door @ egs level. Numbers shall be a minimum of 4 inches in height and of a color contrasting to their background. When numbers are not visible from street, additional numbers shall be installed on a directional sign at the property driveway and the street.
- Install an approved spark arrestor at the top of chimney, with wire mesh not to exceed 1/8-inch openings.
- Roof coverings shall be no less than class "B" fire rated roof.
- Install smoke detectors per CBC sections 907.2.10.1.1 & CBC R 314
- Install carbon-monoxide detectors per CBC 420 & CBC R 315.2
- Maintain a 100-foot clearance will be maintained with non-combustible vegetation around all structures.
- Electric gate shall be equipped with KNOX key entry system.
- Job copies of the building and fire system plans and permits must be on-site during inspection.

STORMWATER MANAGEMENT & MAINTENANCE AGREEMENT NOTES

OWNER CONSENTS AND AGREES TO INSPECT AND MAINTAIN ANNUALLY PRIOR TO THE RAINY SEASON THE ON-SITE DRAINAGE SYSTEMS AND STORMWATER MANAGEMENT FACILITIES ON THE SUBJECT PROPERTY.

THERE ARE NO EXISTING STORMWATER (DRAINAGE) ISSUES ON OR NEAR THE SITE AND THERE ARE NO STORMWATER (DRAINAGE) ISSUES ANTICIPATED RESULTING FROM THE PROPOSED IMPROVEMENTS

APPLICABLE CODES

2019 California Building Code (CBC), Electrical (CEC), California Green Building Standards Code (CGB) and California Energy Efficiency Standards (CEES)

PROJECT CONSULTANTS

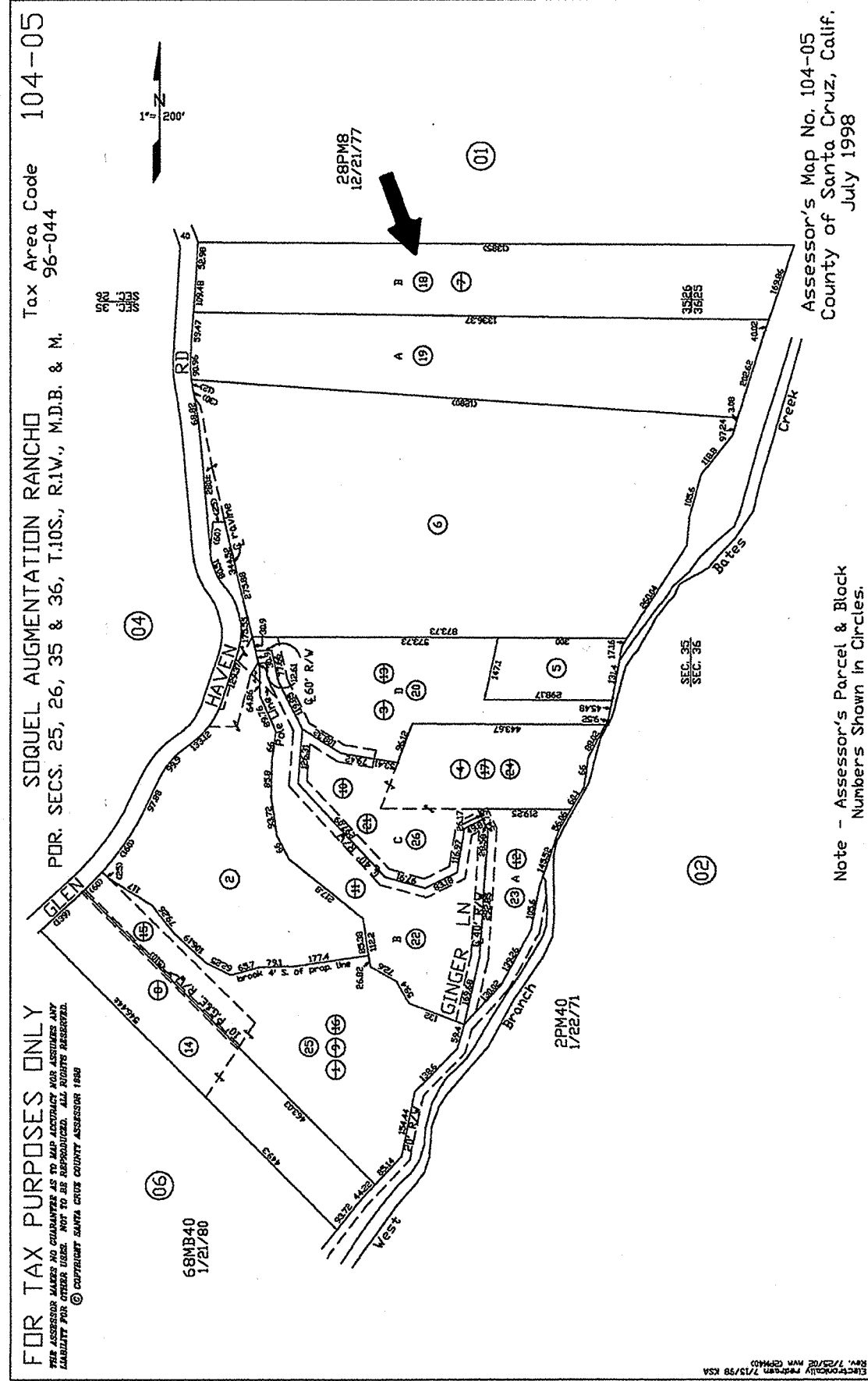
ARCHITECT	Michael Helm, Architect Michael Helm & Associates 200 Seventh Ave., #110 Santa Cruz, CA 95062 831-476-5386
CIVIL	Jeff Neilson Jeff Neilson Engineers 70 Perry Lane, Suite A Watsonville, CA 95076 831-724-2590
LAND USE	Ken Hart Swift Consulting Services, Inc. 500 Chestnut Street, Suite 102 Santa Cruz, CA 95062 831-439-8992 X102
LANDSCAPE	Thomas Scherer Thomas Scherer Associates P.O. Box 68 Aptos, CA 95001 831-688-8913
ARCHAEOLOGICAL (REV 2012A)	Alison 1414 Soquel Ave., # 205 Santa Cruz, CA 95065 831-469-9218

SHEET INDEX

- COVER SHEET
- SITE PLAN - OVERALL - AERIAL PHOTO
- SITE PLAN - DETAIL - AERIAL PHOTO
- SITE PLAN - DETAILED
- GRADING & EROSION CONTROL PLAN
- BIMOP PLAN
- BIMOP NOTES
- EXISTING AND PROPOSED HOOP HOUSE PLAN AND ELEVATIONS
- EXISTING WATER SYSTEM
- HARVEST STORAGE & WEIGH STATION PLAN & ELEVATIONS
- SECURE PESTICIDE STORAGE PLAN & ELEVATIONS
- DRYING & TRIM AREA SHADE STRUCTURE
- EXISTING RESIDENCE / GARAGE PLAN & ELEVATIONS
- LIGHTING PLAN
- FENCING & SECURITY PLAN
- LANDSCAPE PLAN

PARCEL MAP

NTS



PROGRAM STATEMENT

PROGRAM STATEMENT FOR HAVEN ROAD LLC CANNABIS CULTIVATION AT 7710 GLEN HAVEN ROAD, SOQUEL (APN 104-051-18) IN THE UNINCORPORATED COUNTY OF SANTA CRUZ.

SITE DESCRIPTION:

The proposed site is 5.25 acres with RA zoning.
The cultivation area is 10,000 SF within a locked fenced area on the east end of the property and will contain not more than 2,700 SF of canopy area.

SCOPE OF OPERATION:

Operations limited to cannabis cultivation, open air drying and trimming without the use of any electrical equipment within the 10,000 SF secure fenced area.
No manufacturing.
Transport of all cannabis product provided by third party Licensed Distributor.
Solid wasted material to be picked up by Waste Management or other licensed waste management service and disposed of at Buena Vista Landfill as green waste or chipped and turned back into soil in surrounding areas of the property.

PARKING AND PEOPLE SUMMARY:

All cultivation operations to be conducted by three (3) members of Haven Road LLC. No employees. This property is not a place of employment nor is it open to the public.
This relieves the property of CBC 11B Accessibility provisions.
(4) parking spaces are provided on site. No street parking. Overflow parking can be accommodated on site.
All operations may occur up to seven days a week from 7 am to 7 pm.
Cultivation operations anticipate two vehicle trips per day.

CULTIVATION DESCRIPTION:

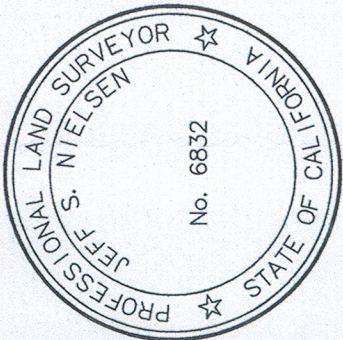
Cannabis cultivation operations are proposed in 2700 SF of wooden raised bed planters under inside two open ended hoop houses without use of electrical equipment.

CULTIVATION DETAILS:

Cannabis will be cultivated on site within four (4) 45 inch X 70 ft. raised wood-bed planters and four (4) 45 inch X 60 ft planters inside 2 open ended temporary hoop houses. Cannabis plants will be grown from clones using clone trays and growth medium cubes. Clones will be transferred into 4" pots where they will remain through the juvenile growth stage. Juvenile plants will be transferred into eight (8) raised wooden planting beds where they will remain through the flowering stage. Planting will be staggered over several weeks to accommodate having no employees and only members of the LLC conducting the work.

HARVEST DETAILS:

Harvested cannabis will be wet weighed at weigh station inside secured harvest storage area and open air dried inside designated areas without use of any electrical equipment as shown on Architectural Design sheet and open air trimmed without any electrical equipment. Cannabis will be dry weighed before transported by licensed third party Distributor for lab testing and packaging or manufacturing and processing.
LLC members will manage harvest, open air drying and trimming without any employees. For additional post harvest activities, cannabis will be transported by licensed third party Distributor off site.



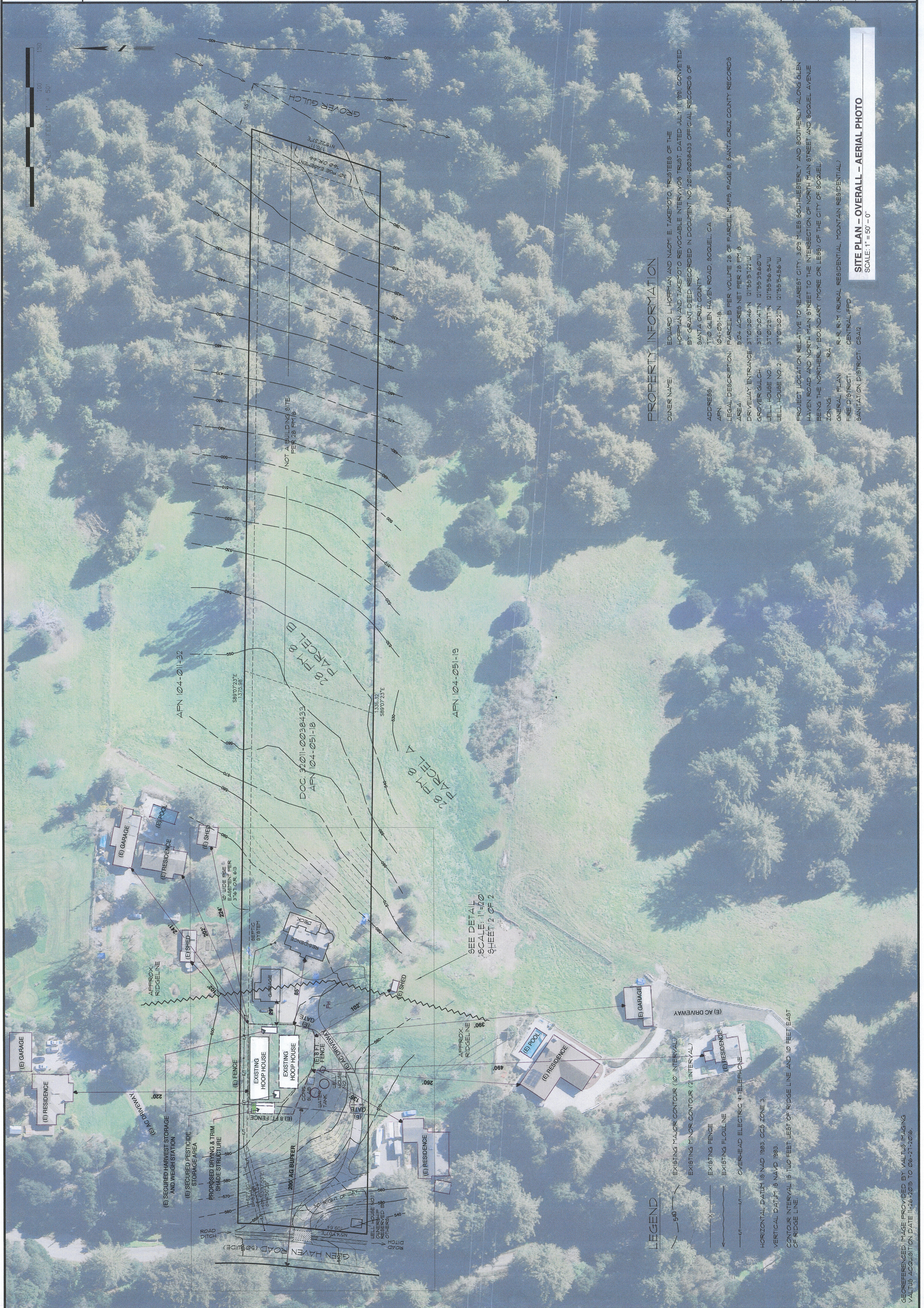
MID COAST ENGINEERS
CIVIL ENGINEERS AND LAND SURVEYORS
70 PENNY LANE, SUITE A WATSONVILLE, CA 95076 - (831) 724-2580



Haven Road, LLC
APN 104-051-18
7710 Glen Haven Road, Soquel, CA

SCALE	1" = 50'
DESIGNED BY:	JSN
DRAWN BY:	JSN
DATE:	DCT. 16, 2018
REVISED:	2-2-21 1/24
JOB NO:	181004pl
SHEET	

2
2
SHEETS



PROPERTY INFORMATION

OWNER NAME: EDUARDO L. HOFFMAN AND NAOMI E. TAKEKOTO, TRUSTEES OF THE HOFFMAN AND TAKEKOTO REVOCABLE INTERVIVOS TRUST, DATED JULY 11, 1991, CONVERTED BY GRANT DEED RECORDED IN DOCUMENT NO. 2011-0038433, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.
ADDRESS: 7710 GLEN HAVEN ROAD, SOQUEL, CA
APN: 104-051-18
LEGAL DESCRIPTION: PARCEL B PER VOLUME 28 OF PARCEL MAPS, PAGE 8, SANTA CRUZ COUNTY RECORDS
AREA: 5.04 ACRES NET PER 28 PM &
DRIVEWAY ENTRANCE: 31°01'30.46"N 121°55'51.22"W
GROVER GULCH: 31°01'30.41"N 121°55'39.60"W
WELL HOUSE NO. 1: 31°01'29.11"N 121°55'56.94"W
WELL HOUSE NO. 2: 31°01'30.21"N 121°55'54.56"W

PROJECT LOCATION RELATIVE TO NEAREST CITY: 3.03 MILES SOUTHWESTERLY AND SOUTHERLY ALONG GLEN HAVEN ROAD AND NORTH MAIN STREET TO THE INTERSECTION OF NORTH MAIN STREET AND SOQUEL AVENUE. BEING THE NORTHERLY BOUNDARY (MORE OR LESS) OF THE CITY OF SOQUEL.
ZONING: R-R-1M (RURAL RESIDENTIAL MOUNTAIN RESIDENTIAL)
GENERAL PLAN: CENTRAL-FPD
FIRE DISTRICT: SANITATION DISTRICT: CSA12

SITE PLAN – OVERALL – AERIAL PHOTO
SCALE: 1" = 50' – 0"

LEGEND

- EXISTING MAJOR CONTOUR (10' INTERVAL)
- EXISTING MINOR CONTOUR (2' INTERVAL)
- EXISTING FENCE
- EXISTING FLOWLINE
- OVERHEAD ELECTRIC & TELEPHONE
- HORIZONTAL DATUM IS NAD 1983, CGS ZONE 3.
- VERTICAL DATUM IS NAVD 1983.
- CONTOUR INTERVAL IS TWO FEET WEST OF RIDGE LINE AND 10 FEET EAST OF RIDGE LINE.



GEOREFERENCED IMAGE PROVIDED BY VALTUS IMAGING
VALTUS ACQUISITION DATE 11-26-2015 TO 06-27-2016.



SCALE:	1" = 20'
DESIGNED BY:	JSN
DRAWN BY:	JSN
DATE:	OCT. 16, 2018
REVISED:	2-2-21 <i>MAT</i>
JOB NO.:	18100tp1
SHEET	3

OF 2 SHEETS

18

PROGRAM STATEMENT

PROGRAM STATEMENT FOR HAVEN ROAD LLC CANNABIS CULTIVATION AT 7710 GLEN HAVEN ROAD, SOQUEL (APN 104-051-18) IN THE UNINCORPORATED COUNTY OF SANTA CRUZ.

SITE DESCRIPTION:

The proposed site is 5.25 acres with RA zoning. The cultivation area is 10,000 SF within a locked fenced area on the east end of the property and will contain not more than 2,700 SF of canopy area.

SCOPE OF OPERATION:

Operations limited to cannabis cultivation, open air drying and trimming without the use of any electrical equipment within the 10,000 SF secure fenced area.
No manufacturing.
Transport of all cannabis product provided by third party Licensed Distributor.
Solid waste management service and disposal of at Buena Vista Landfill as green waste or chipped and turned back into soil in surrounding areas of the property.

PARKING AND PEOPLE SUMMARY:

Operations to be conducted by three (3) members of Haven Road LLC. No employees. The property is not a place of employment nor is it open to the public.
This relieves the property of CBC 11B Accessibility provisions.
(4) parking spaces are provided on site. No street parking. Overflow parking can be accommodated on site.
All operations may occur up to seven days a week from 7 am to 7 pm.
Cultivation operations anticipate two vehicle trips per day.

CULTIVATION DESCRIPTION:

Cannabis cultivation operations are proposed in 2700 SF of wooden raised bed planters under inside two open ended hoop houses without use of electrical equipment.

CULTIVATION DETAILS:

Cannabis will be cultivated on site within four (4) 145 inch X 70 ft. raised wood-bed planters and four (4) 145 inch X 60 ft planters inside 2 open ended temporary hoop houses. Cannabis plants will be grown from clones using clone trays and growth medium cubes. Clones will be transferred into 4" pots where they will remain through the juvenile growth stage. Juvenile plants will be transferred into eight (8) raised wooden planters. All plants will be transferred into eight (8) raised wooden planters. Plants will be staggered over several weeks to accommodate having no employees and only members of the LLC conducting the work.

HARVEST DETAILS:

Harvested cannabis will be wet weighed at weigh station inside secured harvest storage area and open air dried inside designated areas without use of any electrical equipment as shown on Architectural Site Plan. Cannabis will be dried and trimmed inside designated areas. Cannabis will be bagged and transported before being transported by licensed third party Distributor for lab testing and packaging or manufacturing and processing.
LLC members will manage harvest, open air drying and trimming without any employees. For additional post harvest activities, cannabis will be transported by licensed third party Distributor off site.

PROJECT DATA

OWNER Edward Hoffman & Naomi Takemoto
7710 Glen Haven Road
Soquel, CA 95073
831-318-6874
104-051-18

APN 104-051-18

5.257 Acres = 228,994 SF

RA

R-M; R-R

Central FPD

CSA12 Septic

SRA High; SRA-Moderate

CONSTRUCTION TYPE

V/S

NO

FIRE SPRINKLERS

LOT COVERAGE / BUILDING AREA

	EXISTING	PROPOSED
RESIDENCE	2602	2602
GARAGE	1120	1120
WELL HOUSE #1	120	120
WELL HOUSE #2	35	35
HARVEST STORAGE	160	160
PESTICIDE STORAGE	80	80
TOTAL	4157	4157 (No Change)
TEMPORARY - HOOP HOUSES	3468	3468
TEMPORARY - DRYING & TRIM AREA	384	384
TOTAL	3852	3852 (+384 SF)

IMPERVIOUS AREA

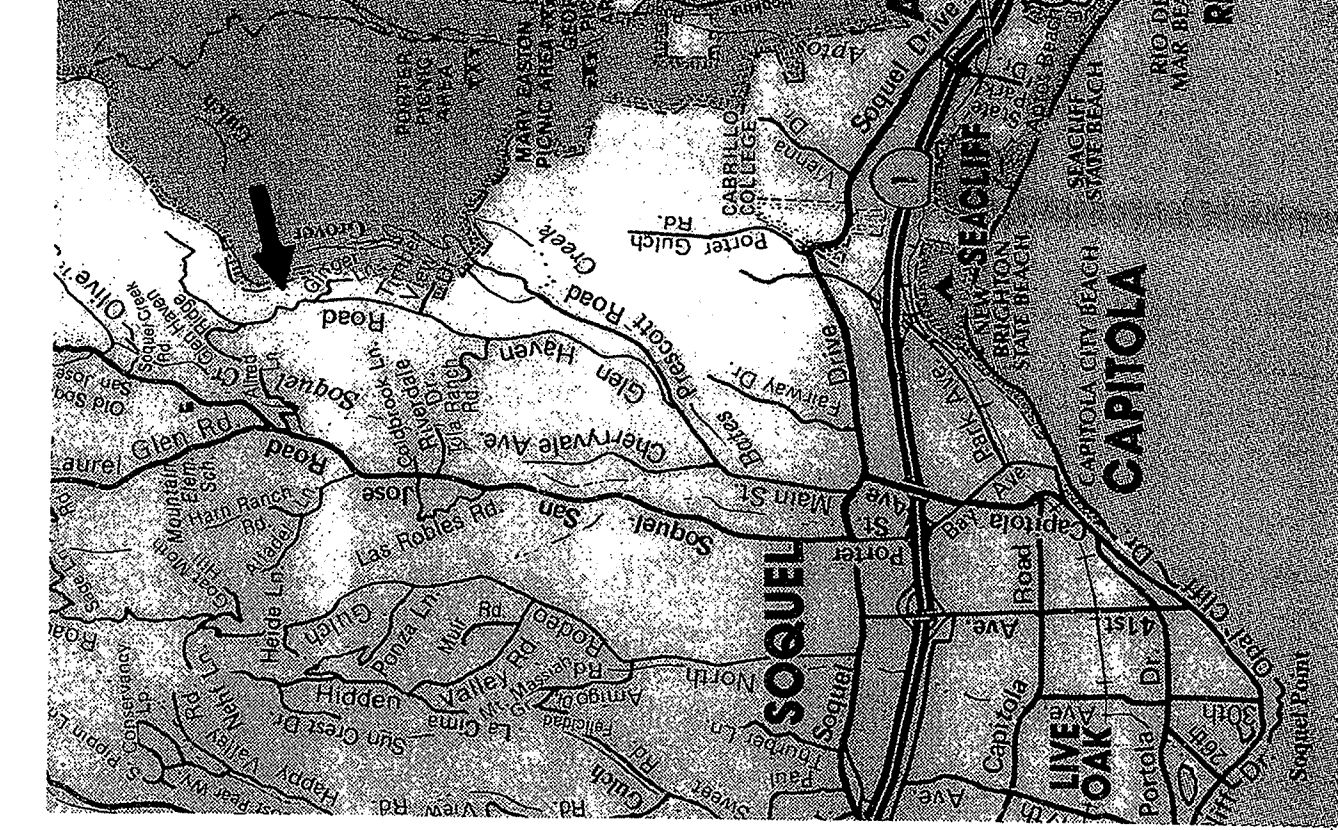
AG PAVING (DRIVEWAY)	7670
RESIDENCE	1360
GARAGE	1120
WELL HOUSE #1	120
WELL HOUSE #2	35
HARVEST STORAGE	160
PESTICIDE STORAGE	80
TOTAL	10305
10305	10305 (+240 SF)

PERVIOUS AREA

WOOD DECK @ RESIDENCE	670
TOTAL	670
670	670 (No Change)

GRADING CALCULATIONS

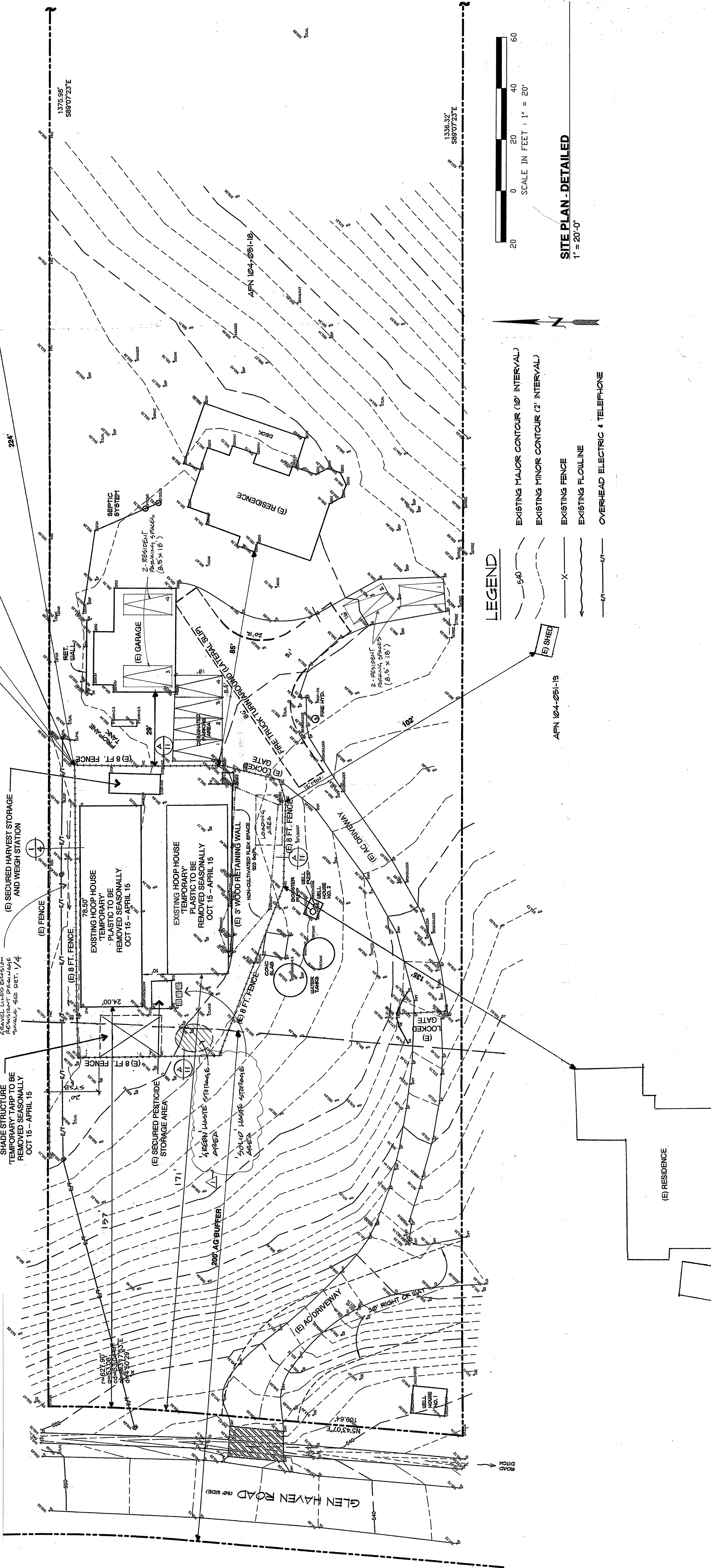
TEMPORARY - HOOP HOUSES	(2000 SF X 1 1/2 FT) = 3750 cu. yds. FILL
NON-CULTIVATED FLEX SPACE	(1000 SF X 2 1/2 FT) = 3750 cu. yds. CUT
TOTAL (CUT + FILL)	= 7500 cu. yds.



North on Main Street in Soquel, turn left at Glen Haven Road, proceed approximately 300 feet north of the intersection of Ginger Lane, the subject property is located on the east side of Glen Haven Road (7710 Glen Haven Road).

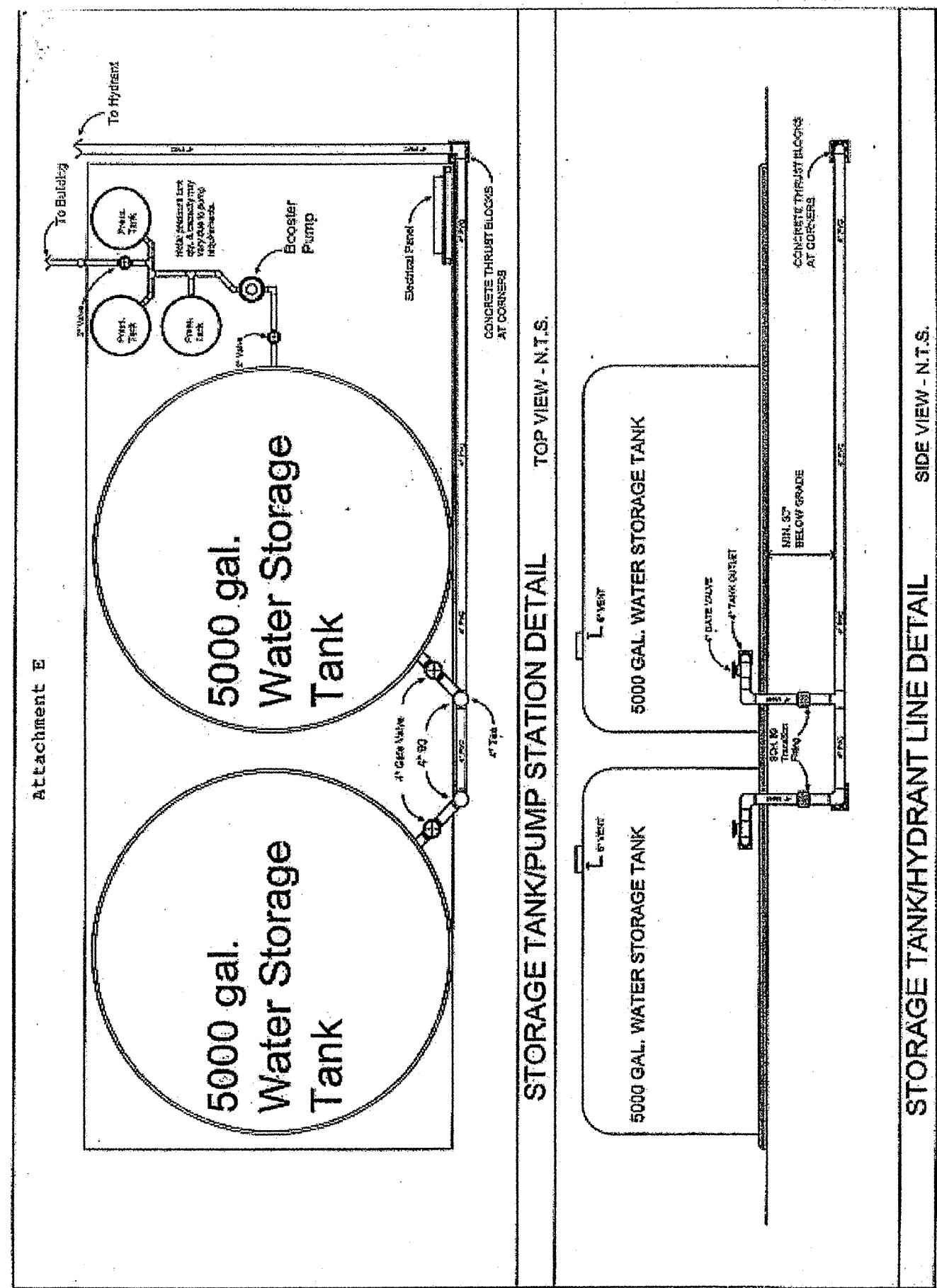
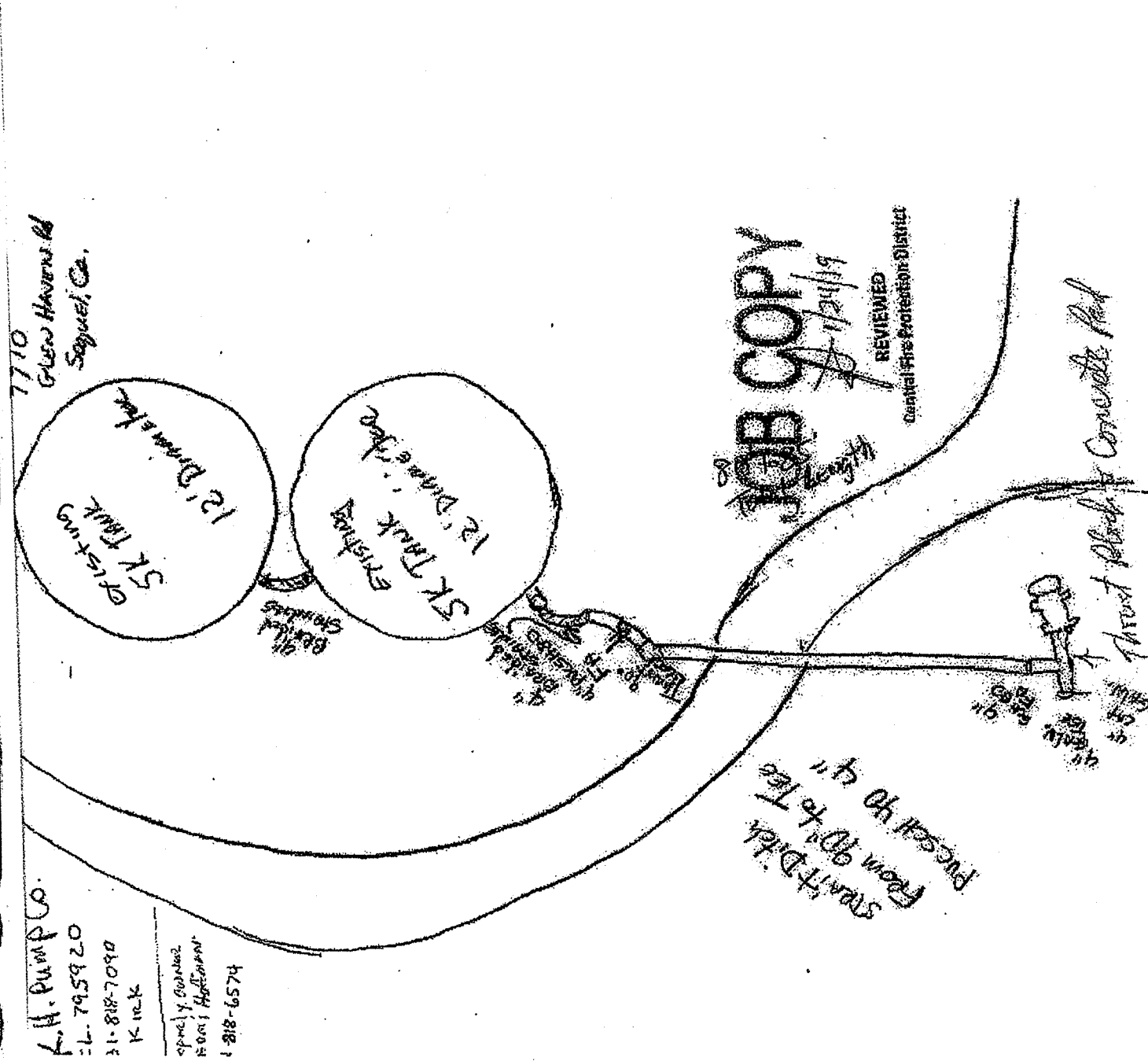
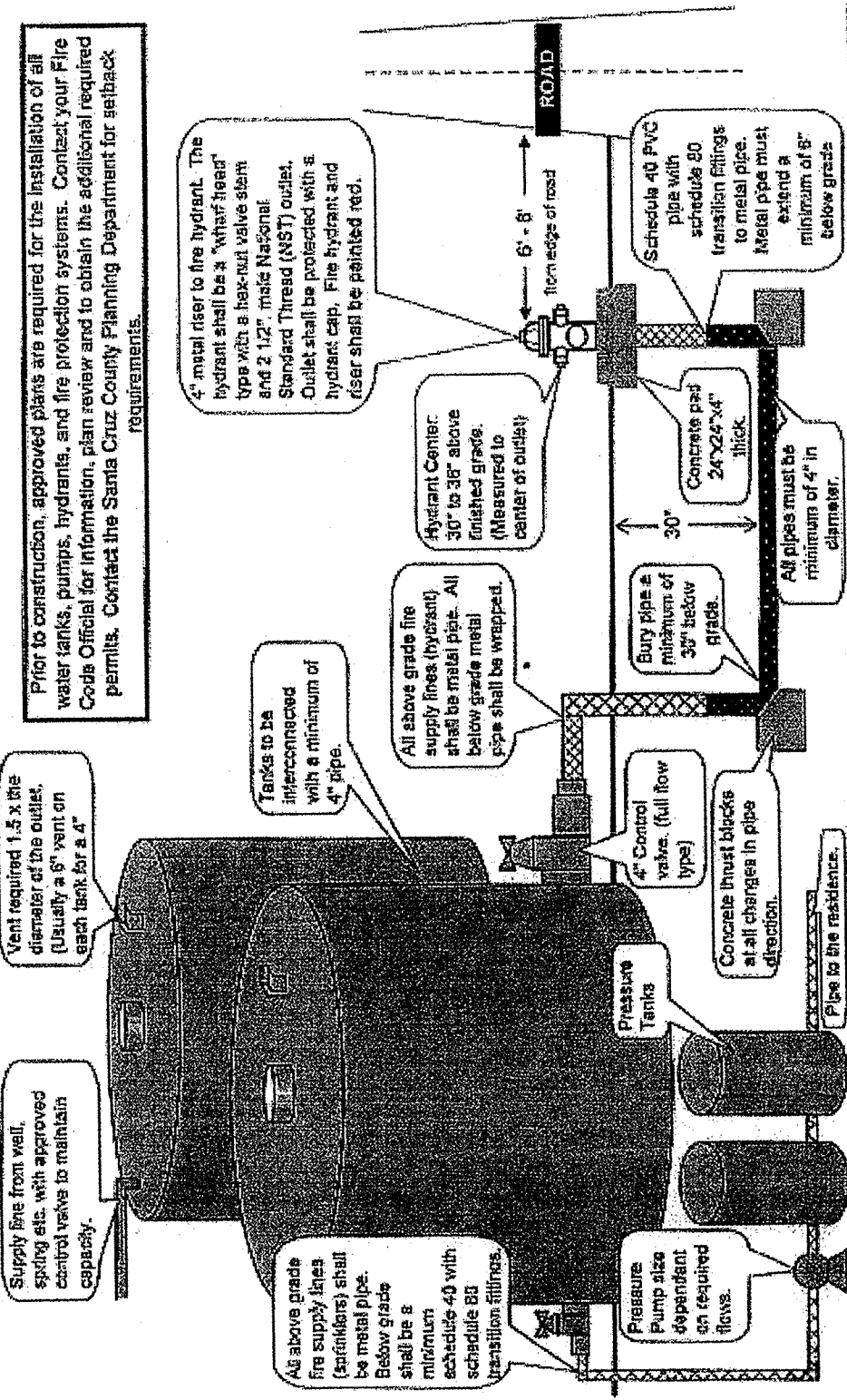
VICINITY MAP

N

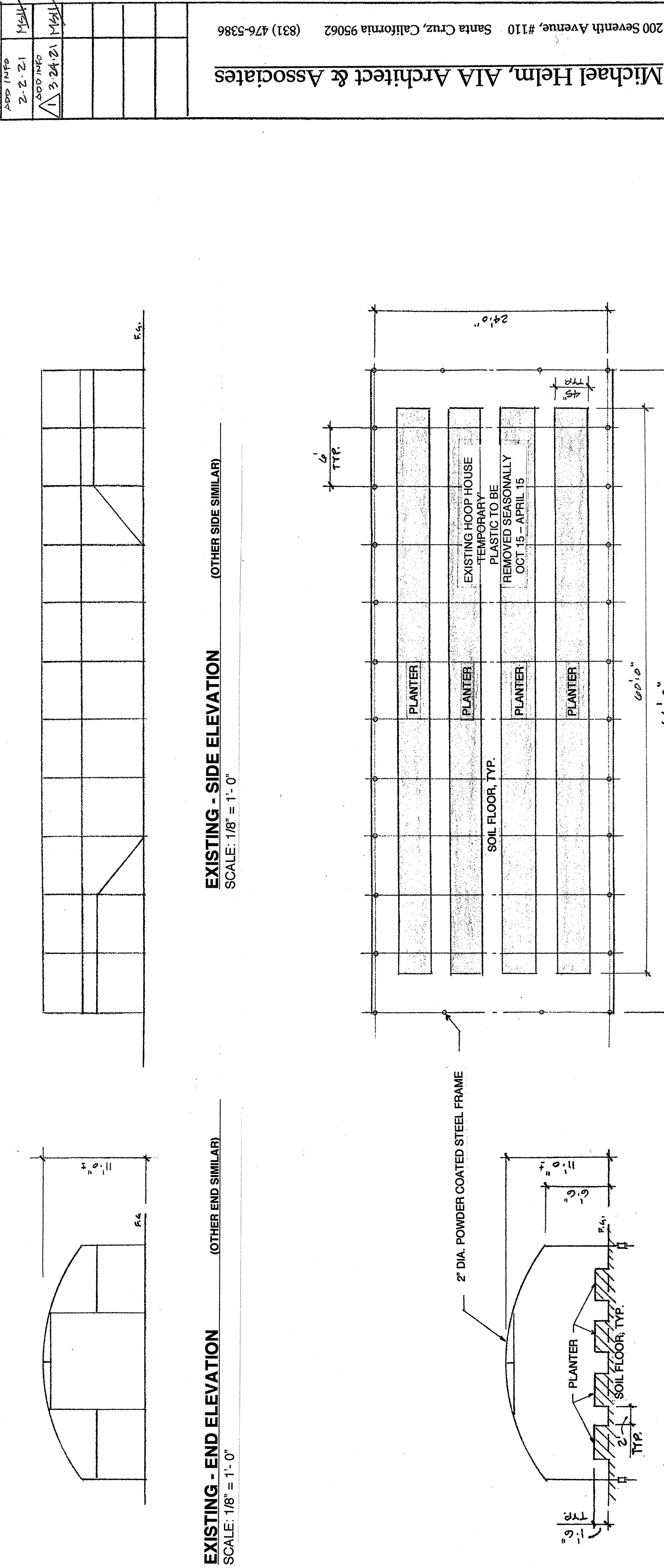


4	2002	MSH	1" = 20'-0"	2-17-20
SITE PLAN				
Haven Road, LLC APN 104-051-18 7710 Glen Haven Road, Soquel, CA				
200 Seventh Avenue, #110 Santa Cruz, California 95062 (831) 476-5386 Michael Helm, AIA Architect & Associates				
MSH	12-2-22	12-2-22	12-2-22	12-2-22

[illegible][illegible]

[illegible]

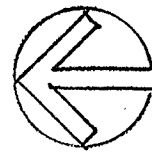
EXISTING – WATER SYSTEM



EXISTING - FLOOR PLAN

SCALE: 1/8" = 1' - 0"

EXISTING – HOOP HOUSE



EXISTING - SECTION

SCALE: 1/8" = 1'-0"

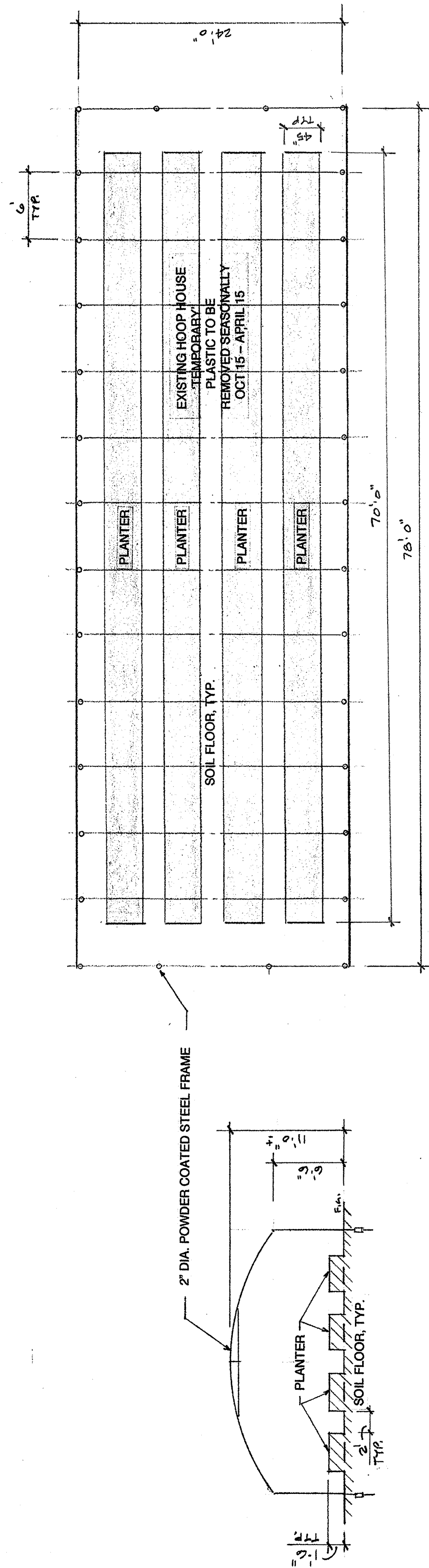


EXISTING - END ELEVATION

SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



EXISTING - SECTION

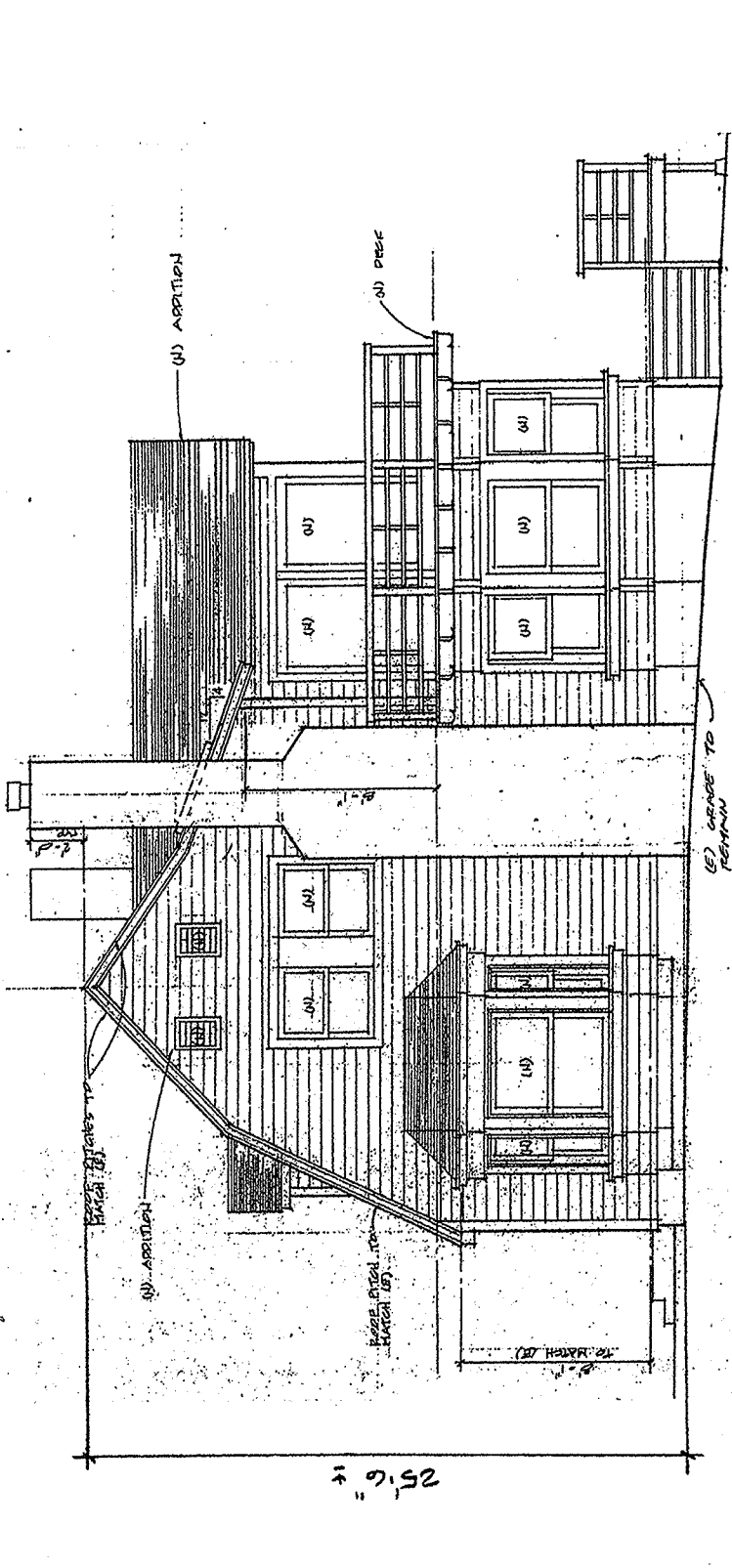
SCALE: $1/8'' = 1'-0''$

EXISTING - FLOOR PLAN

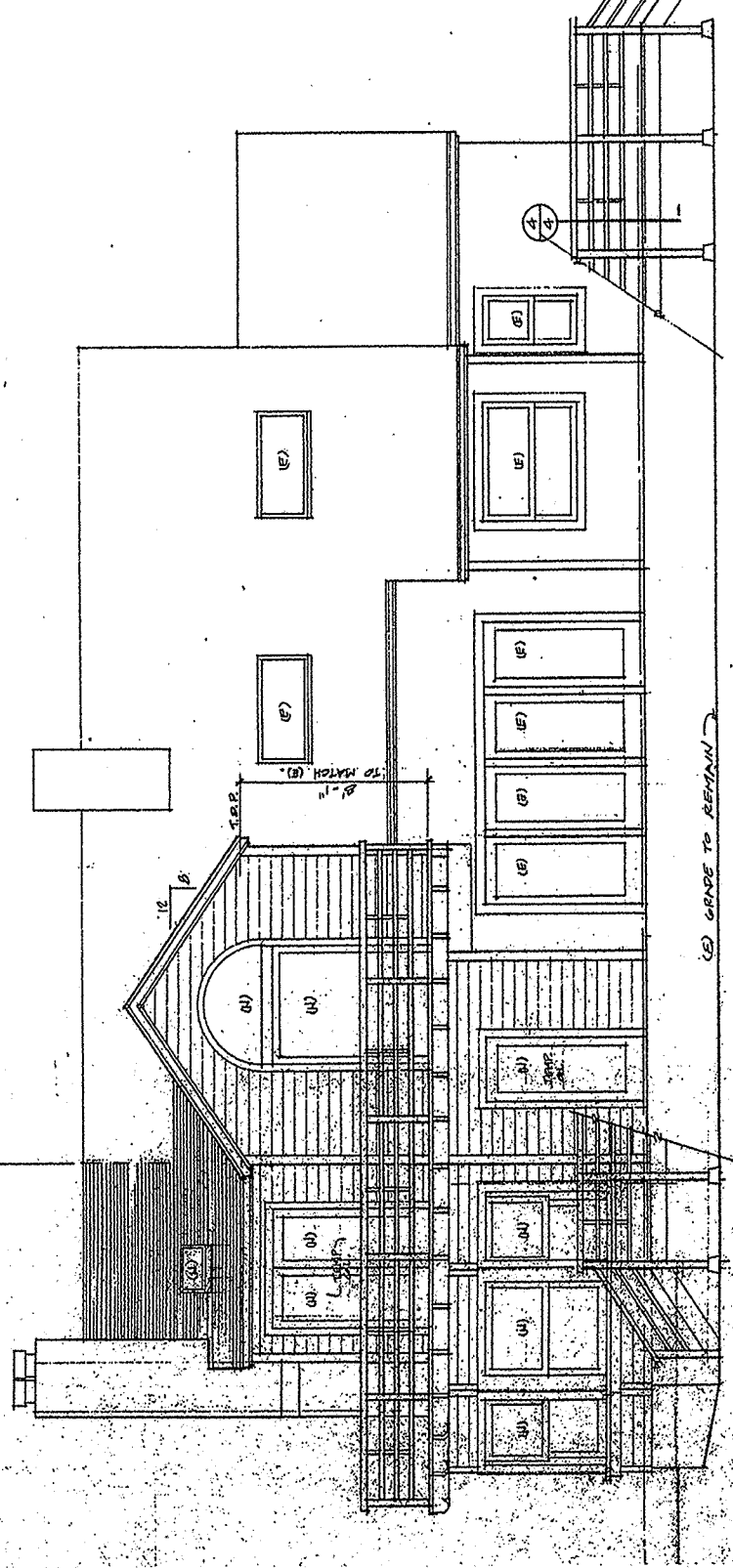
SCALE: $1/8" = 1' - 0"$

CANNABIS CULTIVATION AREA – Cannabis will be cultivated on site within (4) 45 inch wide X 70 foot long X 1.5 foot height raised wood planters and (4) 45 inch wide X 60 foot long X 1.5 foot height raised wood planters inside 2 open ended temporary hoop houses and will not contain more than 2,700 square feet of canopy area.

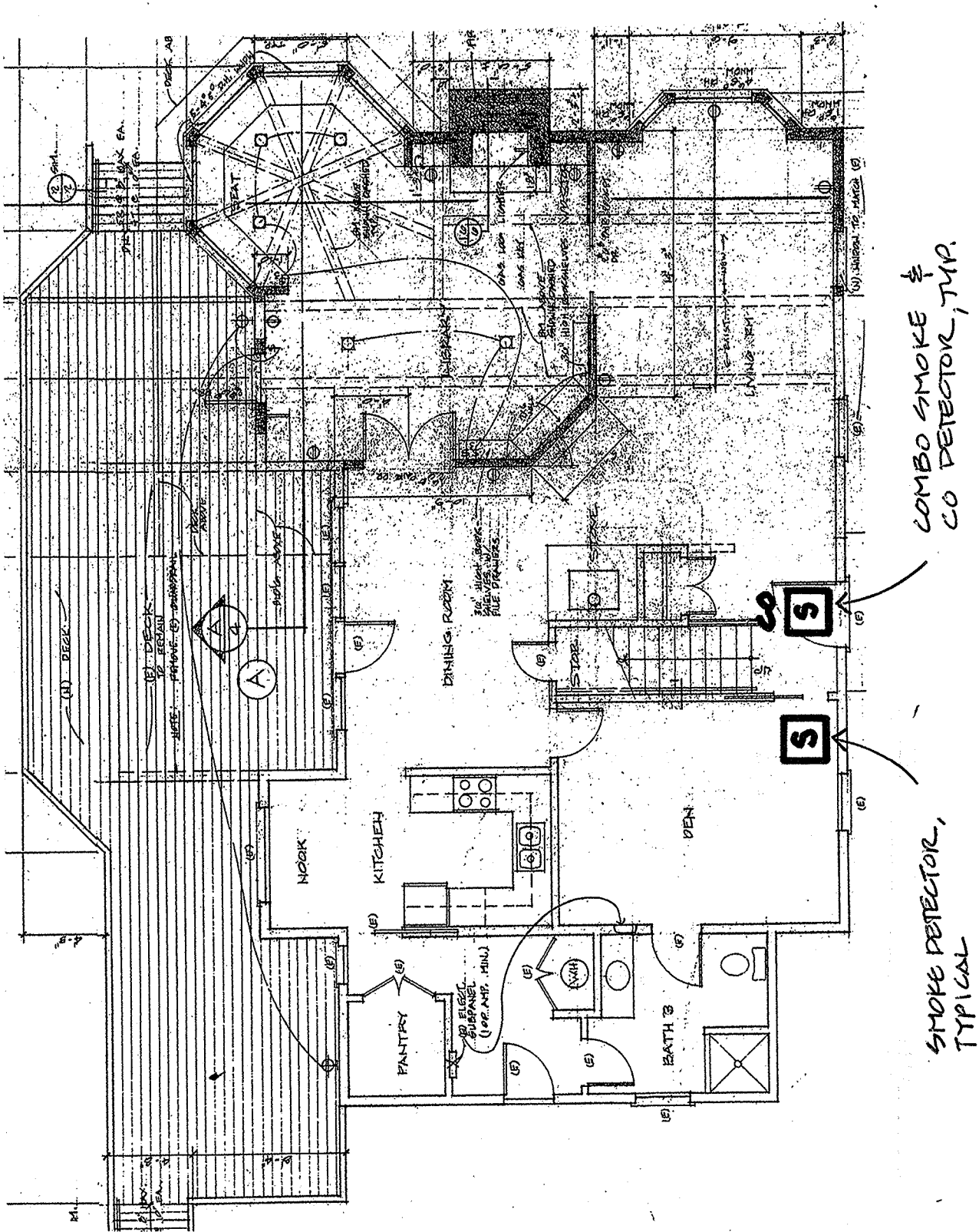
ACTUAL TOTAL CULTIVATION AREA = 2,559 SQUARE FEET



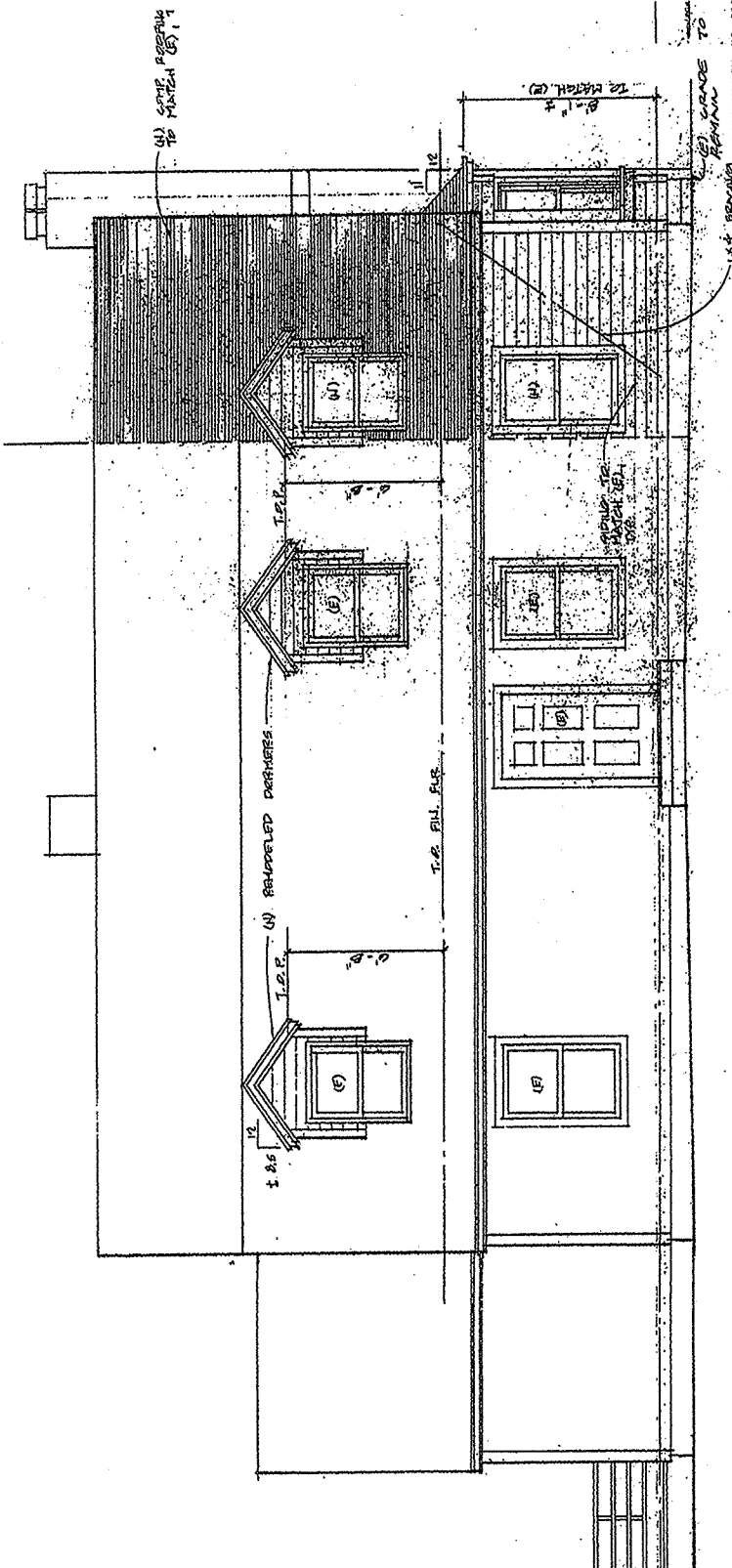
EXISTING - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



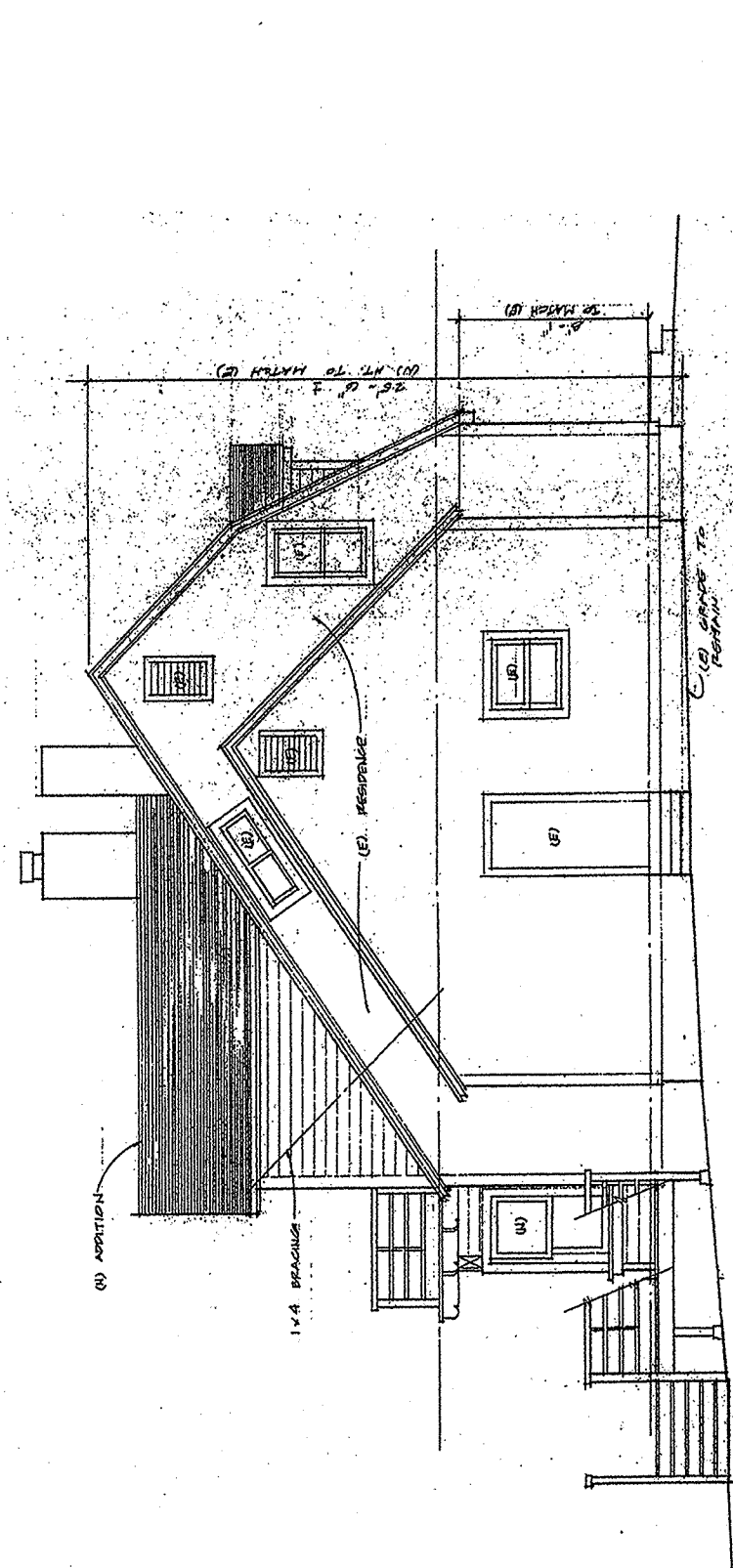
EXISTING - EAST ELEVATION
SCALE: 1/8" = 1'-0"



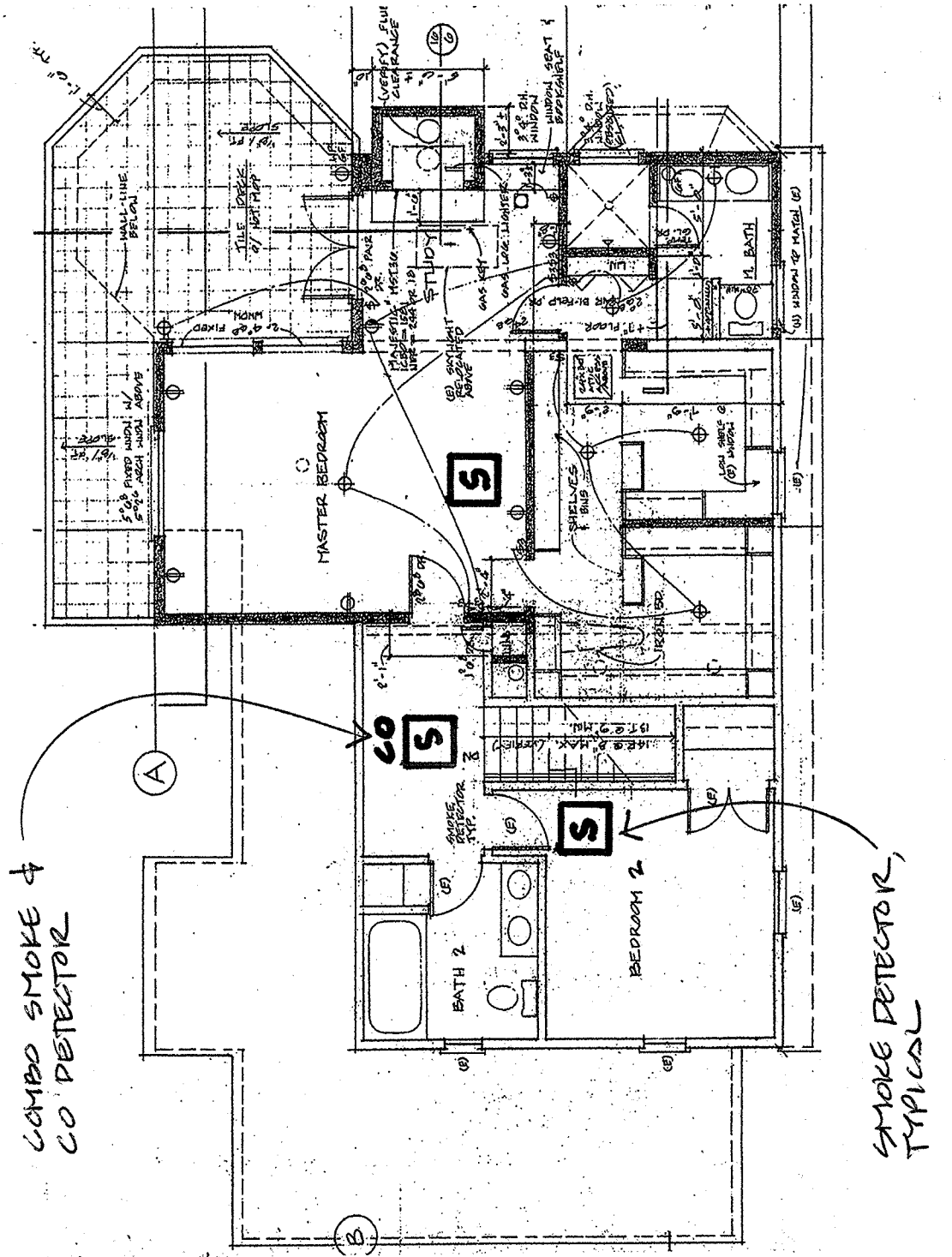
EXISTING - LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING - WEST ELEVATION
SCALE: 1/8" = 1'-0"

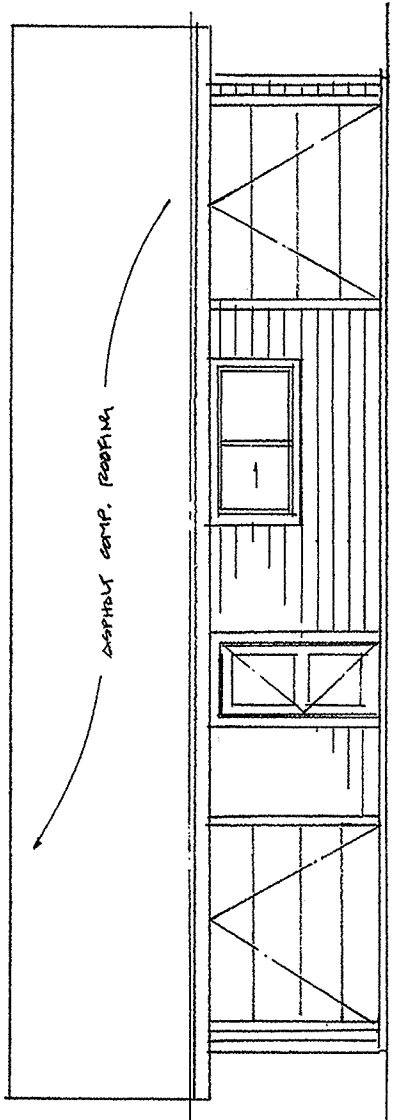


EXISTING - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

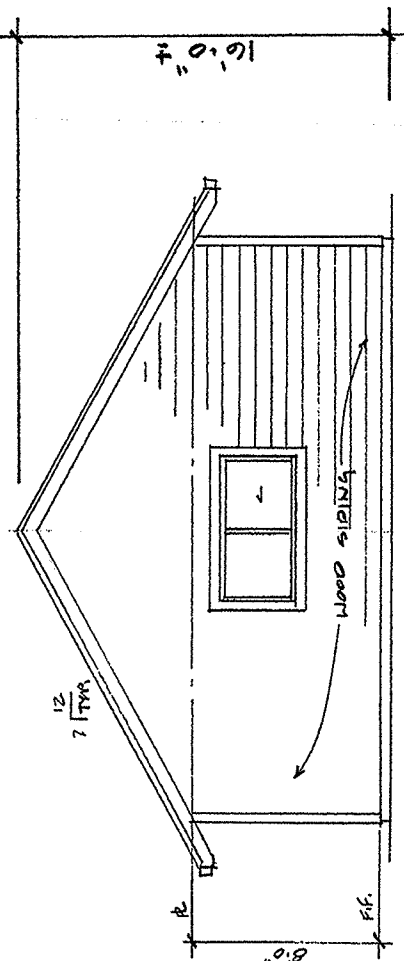


EXISTING - UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

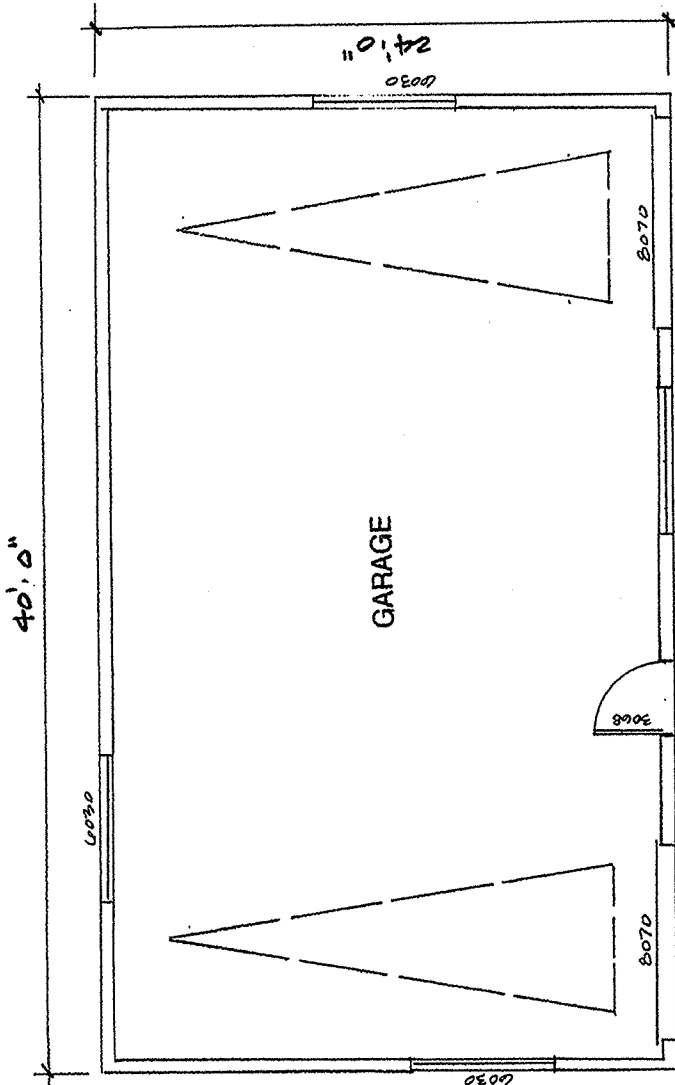
EXISTING - RESIDENCE



EXISTING - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

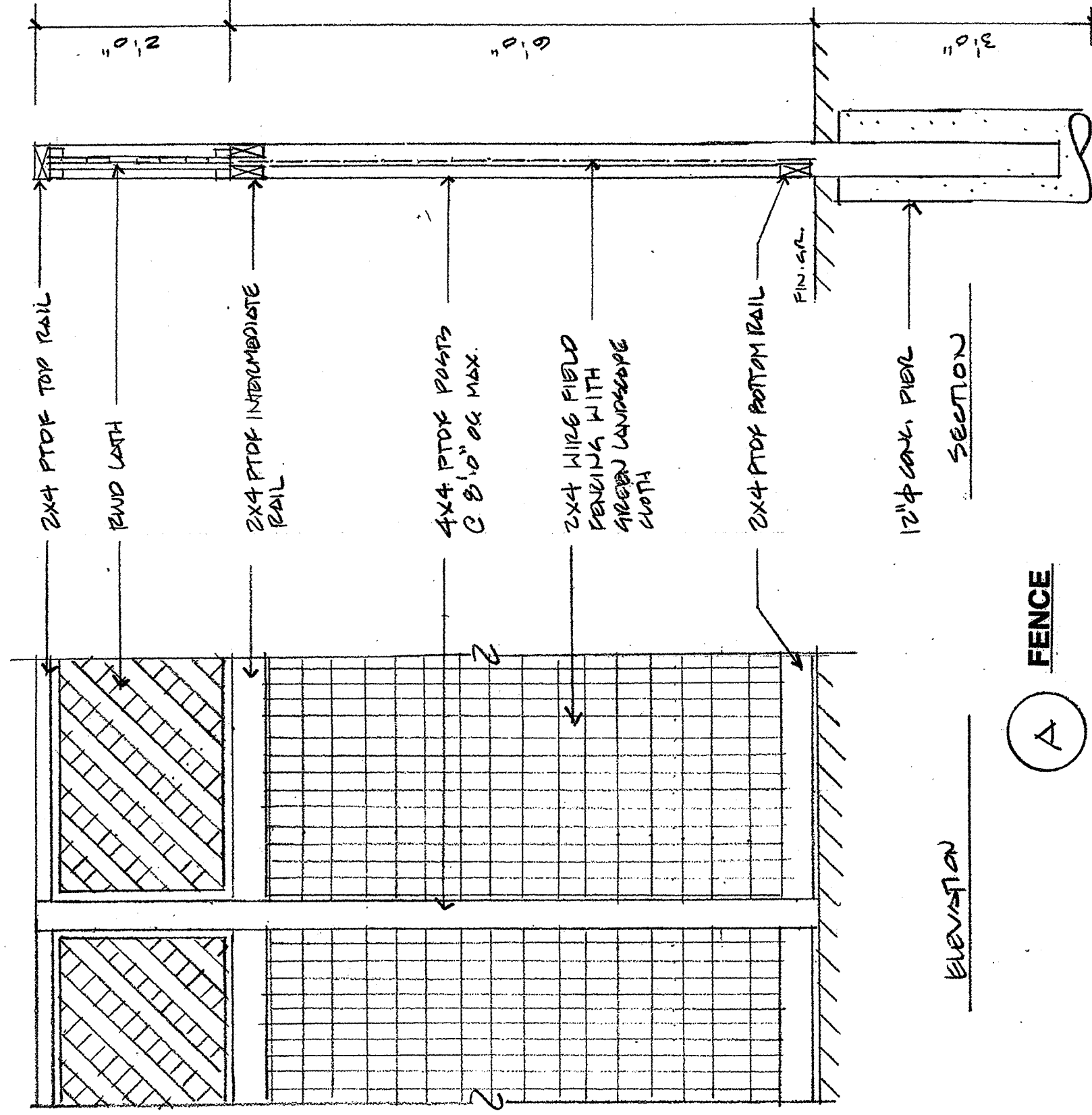
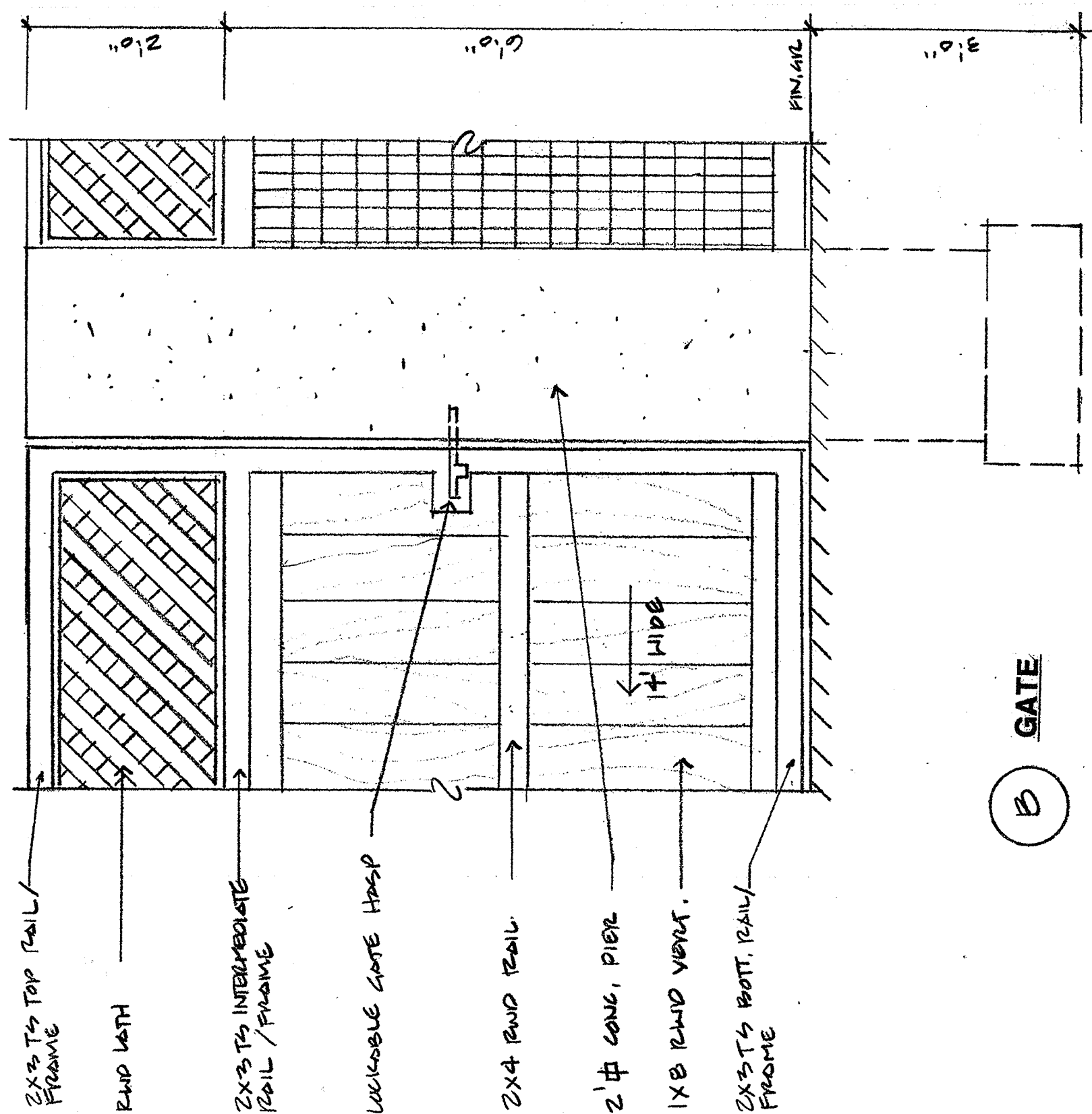
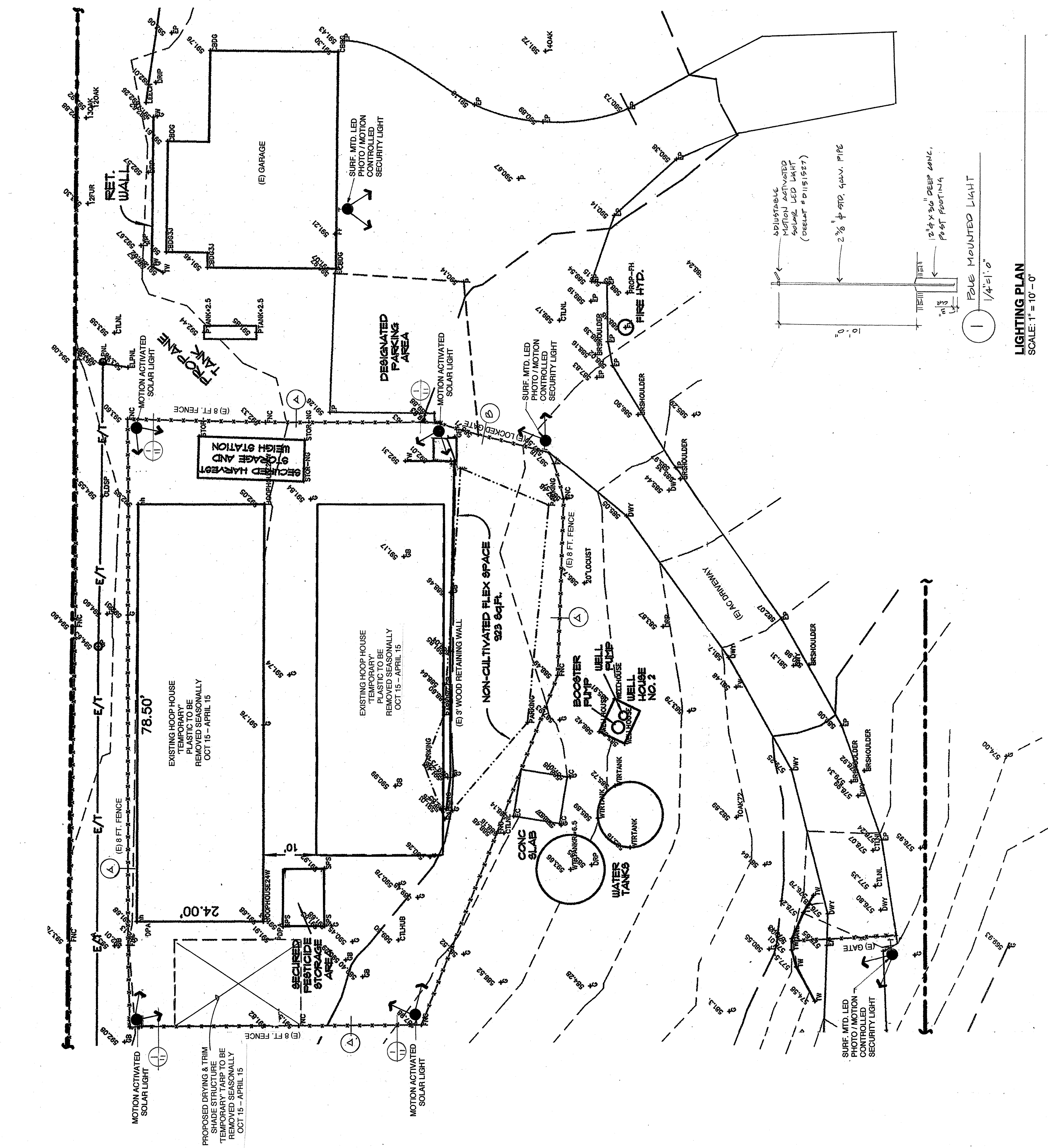


EXISTING - EAST ELEVATION
SCALE: 1/8" = 1'-0"

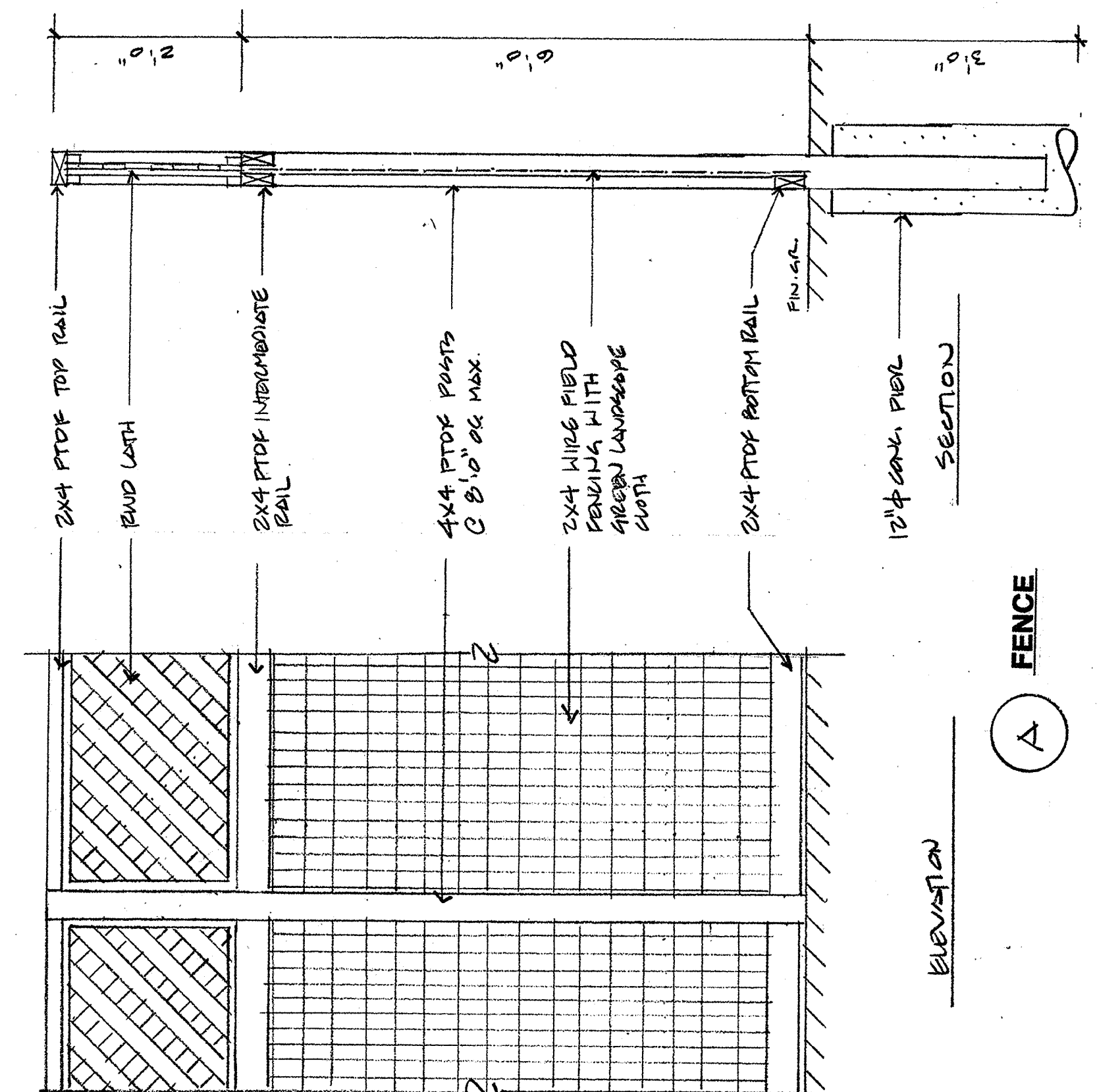
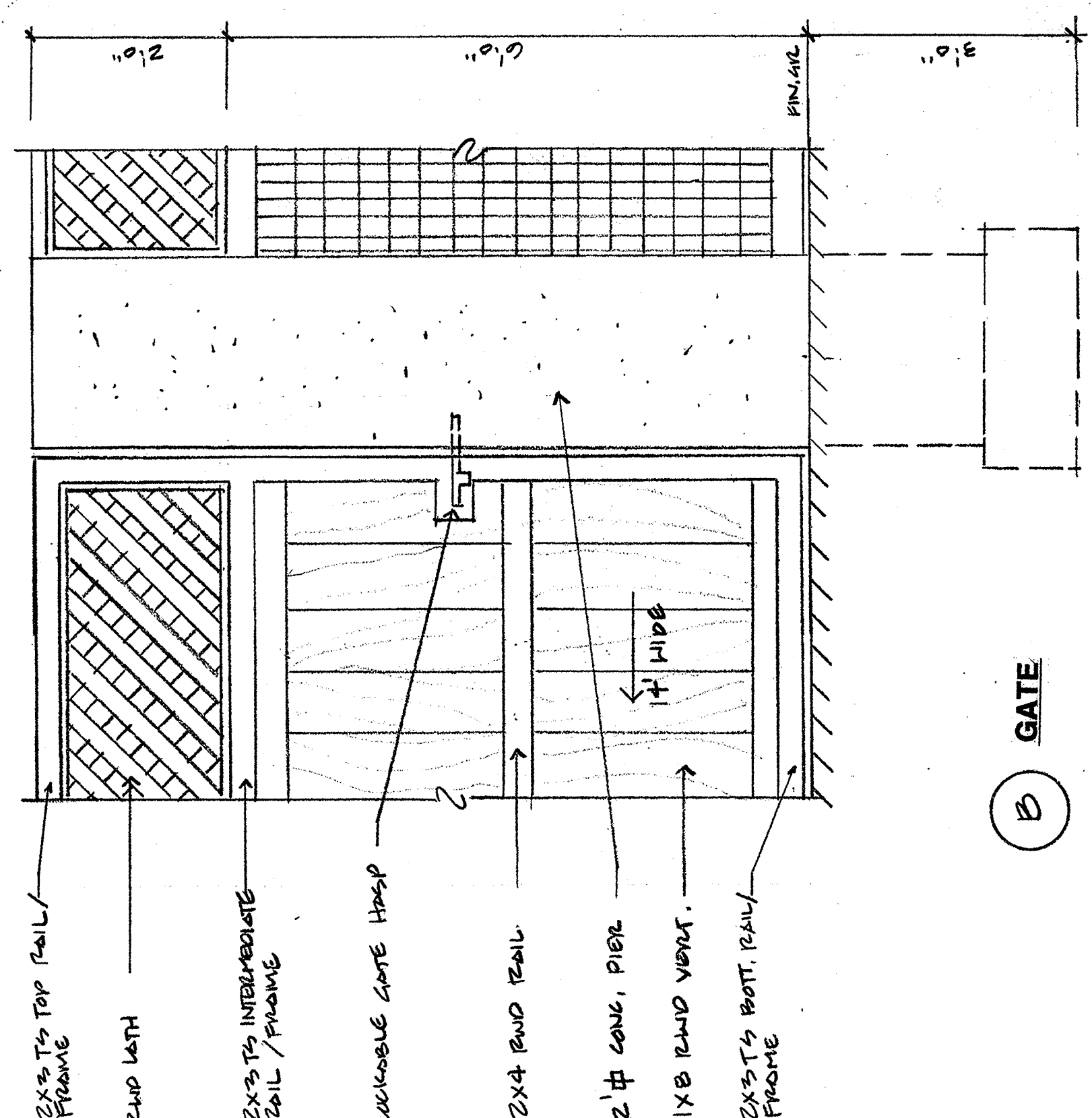


EXISTING - FLOOR PLAN
SCALE: 1/8" = 1'-0"

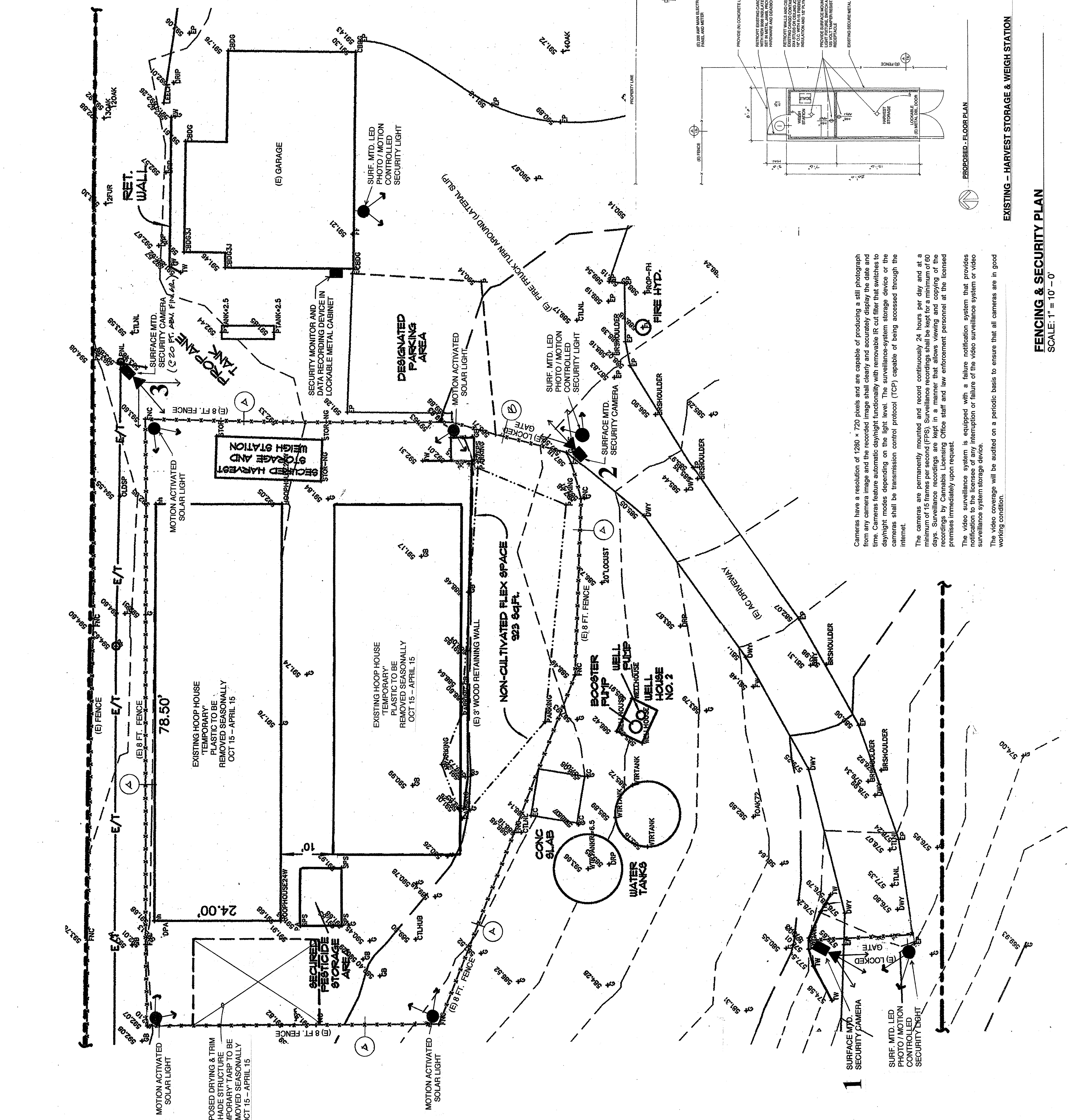
EXISTING - GARAGE



EXISTING - FENCE / GATE DETAIL
SCALE: 3/4" = 1' - 0"



EXISTING - FENCE / GATE DETAIL
SCALE: 3/4" = 1' - 0"



Cameras have a resolution of 1280 x 720 pixels and are capable of producing a still photograph from any camera image and the recorded image shall clearly and accurately show the date and time. Cameras feature automatic daylight functionality with removable IR cut filter that switches to day/night modes depending on the light level. The surveillance-system storage devices or the cameras shall be transmission control protocol (TCP) capable of being accessed through the internet.

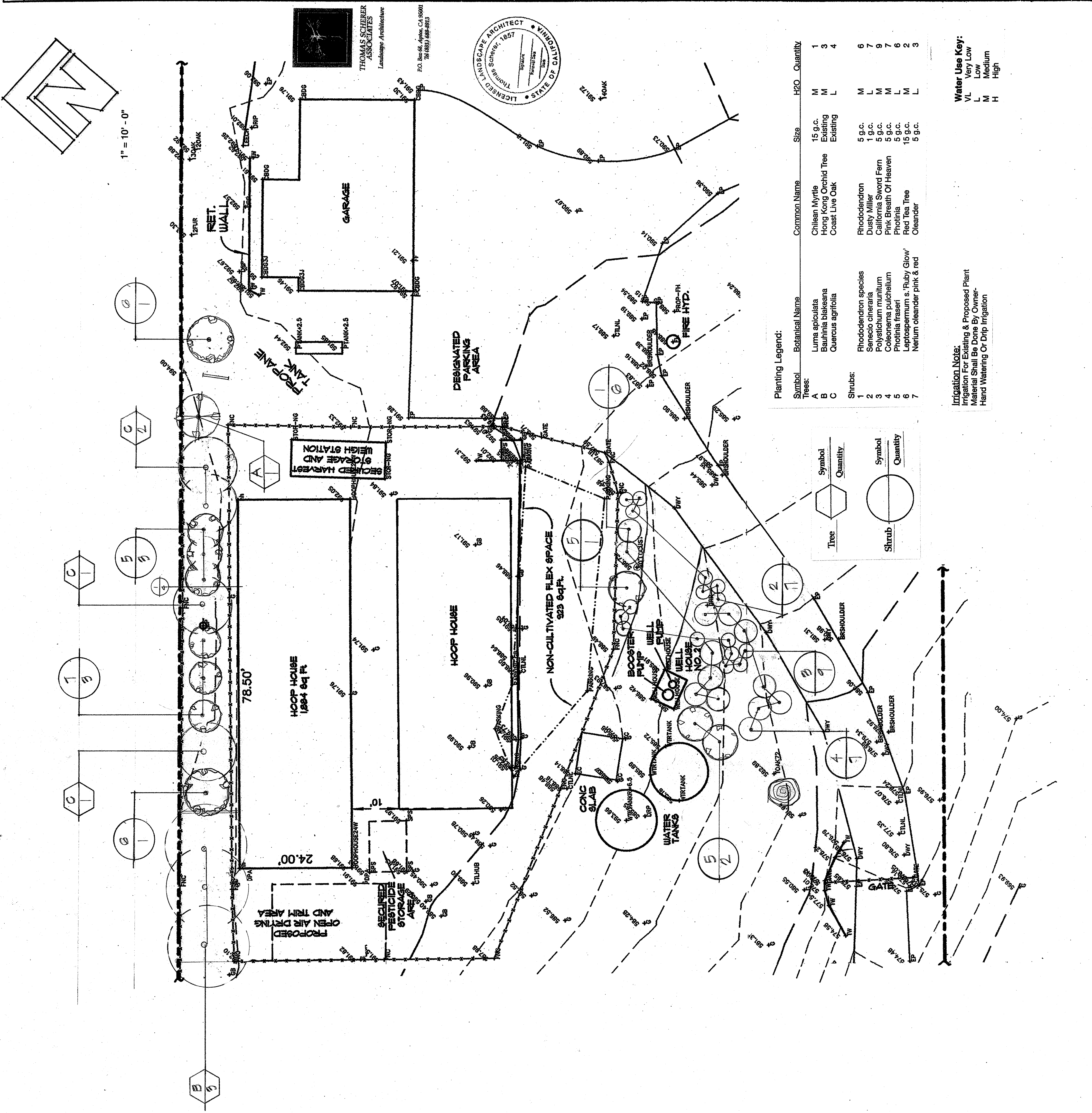
The cameras are permanently mounted and record continuously 24 hours per day and at a rate of 1 frame per second. The cameras shall be capable of recording for a minimum of 30 days. Surveillance recordings are kept in a manner that allows viewing and copying of the recordings by Cannabis Licensing Office staff and law enforcement personnel at the licensed premises immediately upon request.

The video surveillance system is equipped with a failure notification system that provides notification to the license of any interruption or failure of the video surveillance system or video surveillance system storage device.

The video coverage will be audited on a periodic basis to ensure that all cameras are in good working condition.

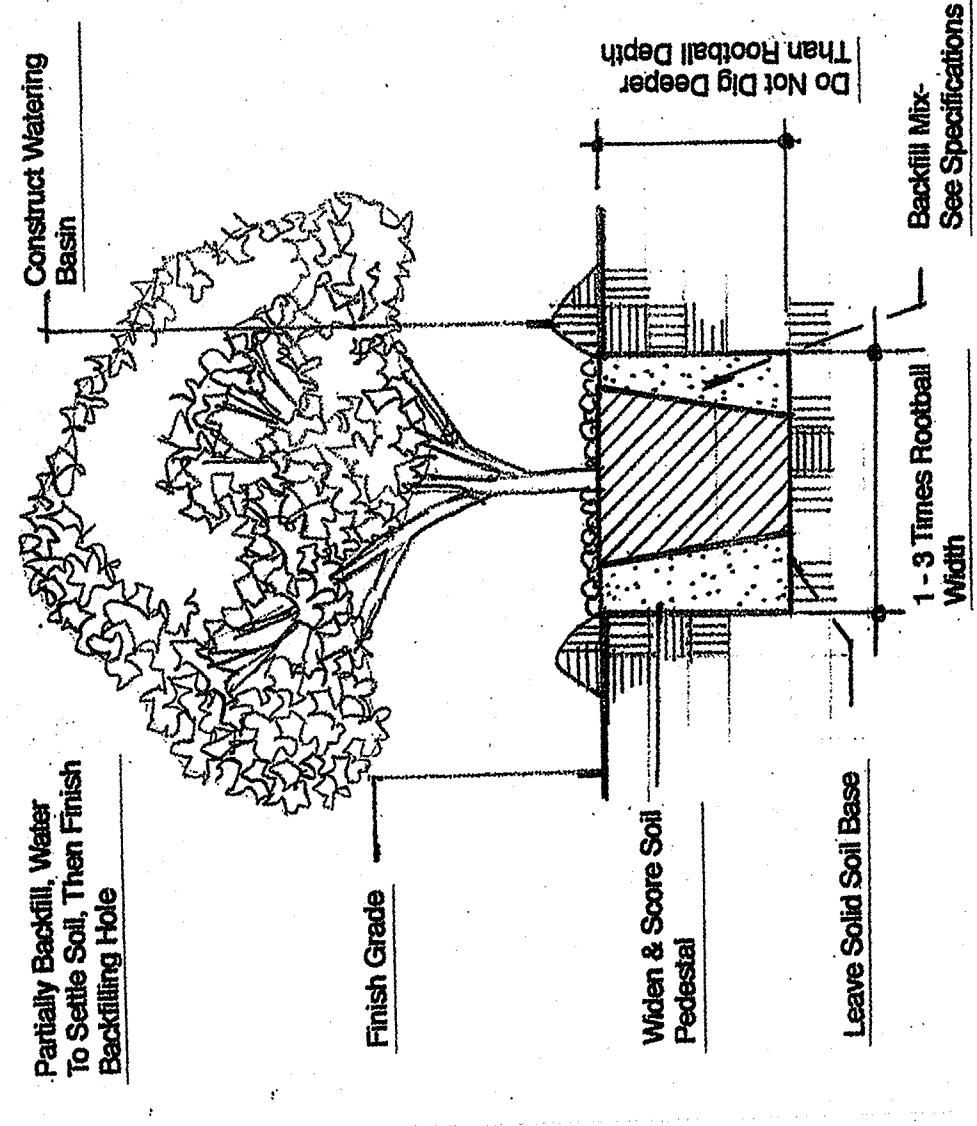
EXISTING - HARVEST STORAGE & WEIGH STATION

FENCING & SECURITY PLAN
SCALE: 1" = 10' - 0"

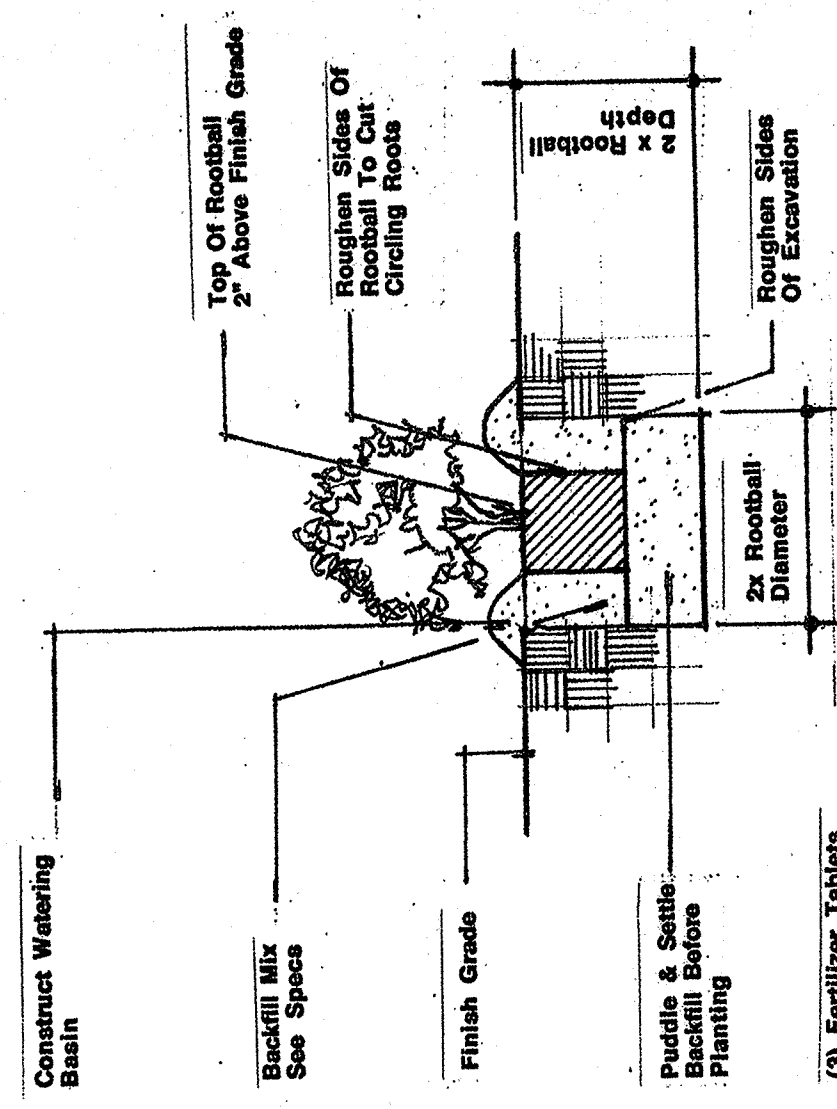


Planting Notes:

1. Contractor shall be responsible for adequate erosion control measures during construction.
2. Care shall be taken to avoid construction activity and/or staging under the drip line of existing trees in order to prevent soil compaction, root or tree damage. All work to be done under the drip line of trees shall be done by hand.
3. No plant shall be planted in a drainage swale regardless of position on plan.
4. **PLANTING OF TREES & SHRUBS:** Unless otherwise noted,
5. All trees shall be planted per detail _____
1. All shrubs shall be planted per detail _____
2. All planter pits shall receive the following back fill mix:
 1. 60% soil or the equivalent
 2. 20% nitrogen stabilized redwood shavings
 3. 20% Nitro-mix or Gro-power or equal
4. Equal loving plants shall receive peat moss
5. Fertilizer Azagrim 21 gram: 20-10-5 or equal, applied per manufacturer's recommendations.



Specimen Tree Planting



Shrub Planting

(3) Fertilizer Tablets
Per 5 gal.; (2) Per
1 gal.

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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SOQUEL AUGMENTATION RANCH

Tax Area Code

104-05

POR. SECS. 25, 26, 35 & 36, T.10S., R.1W., M.D.B. & M.

96-044



68MB40
1/21/80

28PM8
12/21/77

2PM40
1/22/71

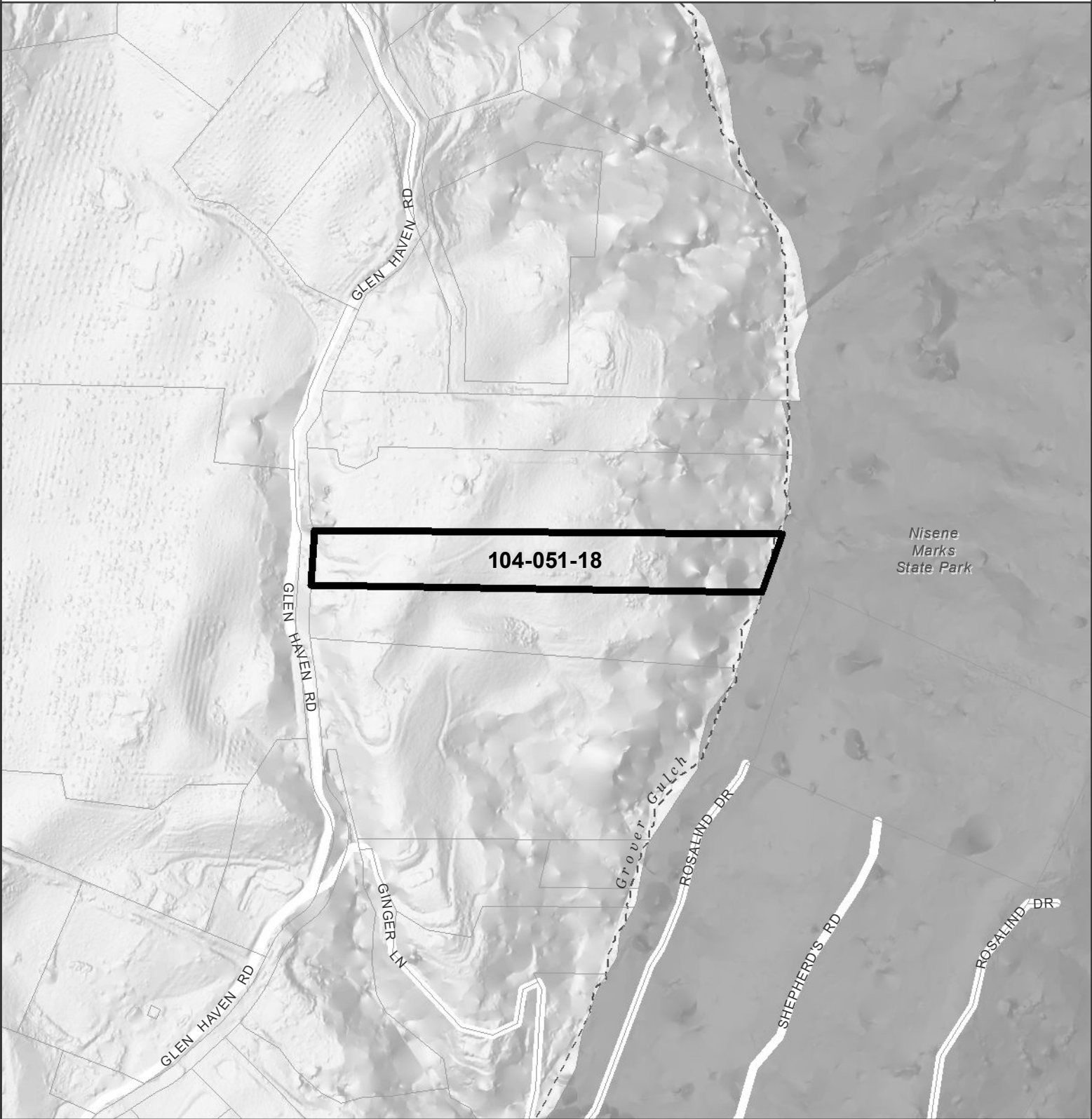
SEC. 35
SEC. 36

Assessor's Map No. 104-05
County of Santa Cruz, Calif.
July 1998

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



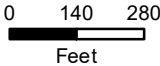
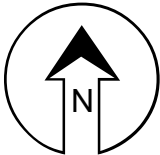
Parcel Location Map



Parcel: 10405118

- Study Parcel
- Assessor Parcel Boundary
- Existing Park

Map printed: 21 Apr. 2021

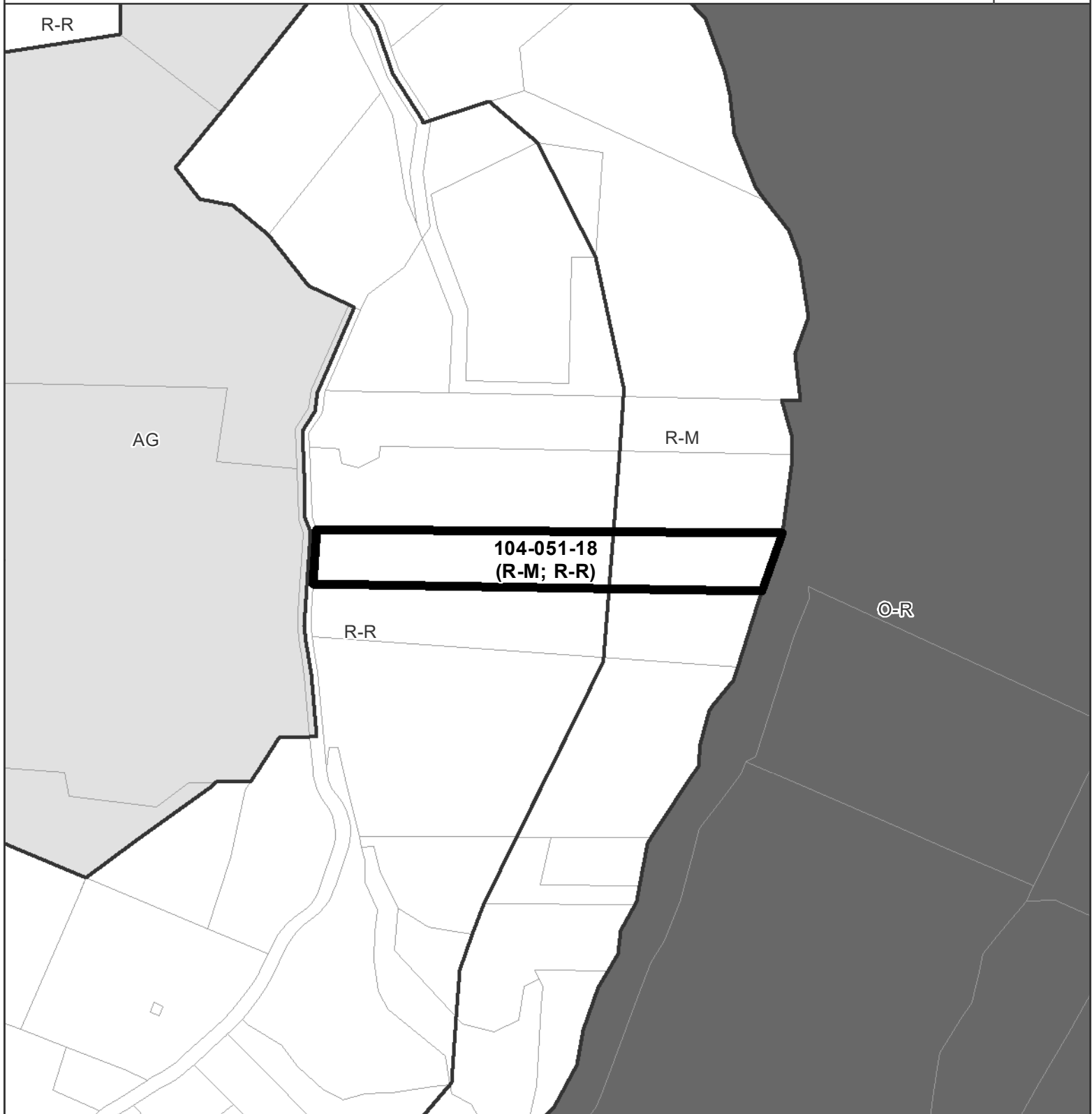








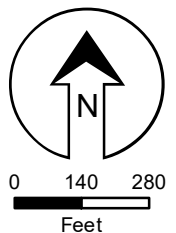
Parcel General Plan Map



Mapped
Area



-  AG *Agricultural*
-  O-R *Parks, Recreation & Open Space*
-  R-M *Residential Mountain*
-  R-R *Residential Rural*

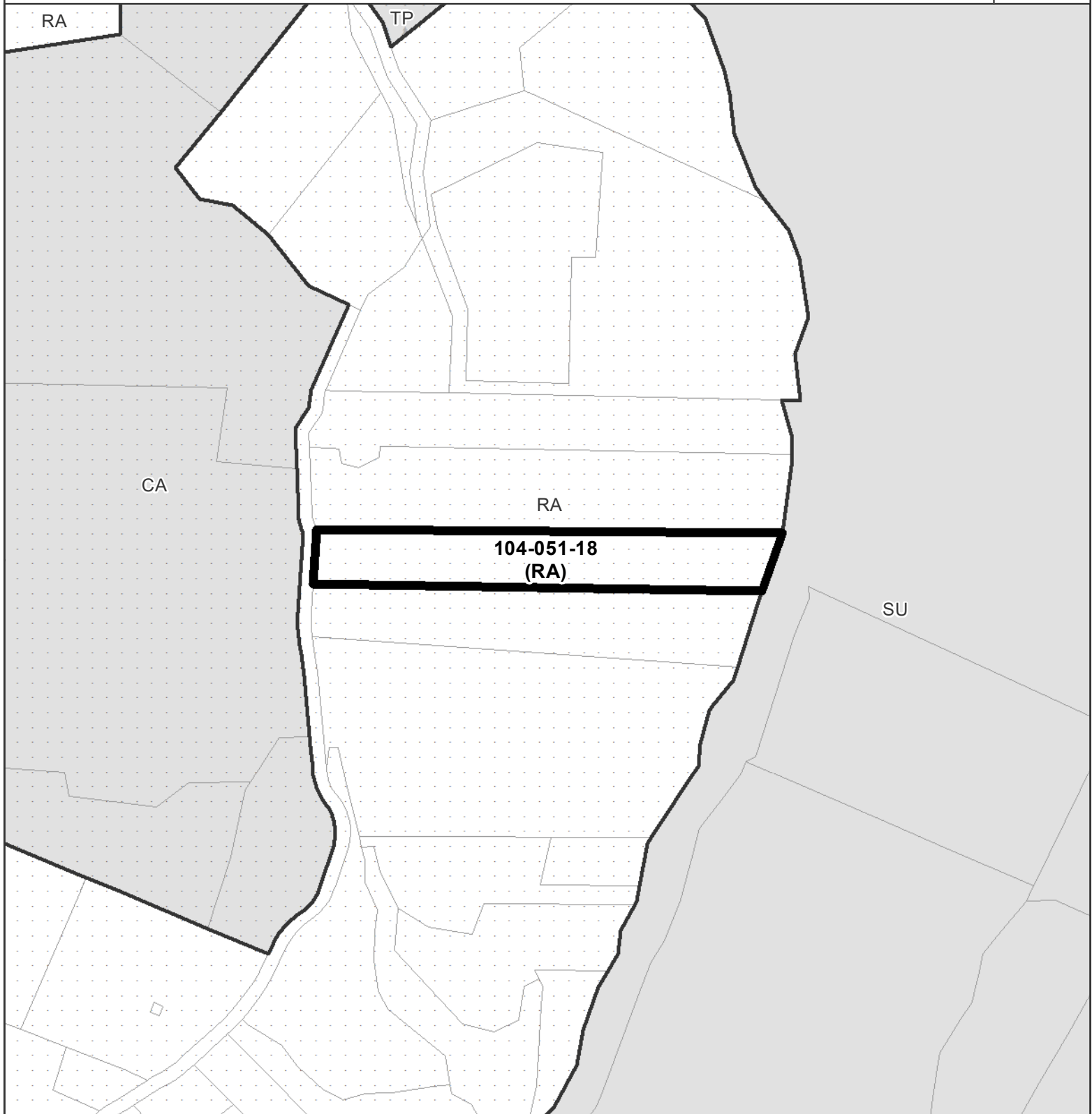




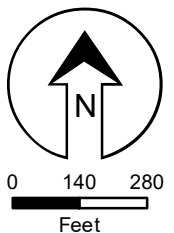
Parcel Zoning Map



Mapped
Area



- CA Commercial Agriculture
- RA Residential Agricultural
- SU Special Use
- TP Timber Production



Parcel Information

Services Information

Urban/Rural Services Line:	<input type="checkbox"/> Inside	<input checked="" type="checkbox"/> Outside
Water Supply:	Well	
Sewage Disposal:	Septic	
Fire District:	Central Fire Protection District	
Drainage District:	n/a	

Parcel Information

Parcel Size:	5.25 acres
Existing Land Use - Parcel:	Residential - Single Family Dwelling
Existing Land Use - Surrounding:	Residential Agriculture
Project Access:	Glen Haven Road
Planning Area:	Summit
Land Use Designation:	R-M; R-R (Mountain Residential; Rural Residential)
Zone District:	RA (Residential Agriculture)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Technical Reviews: Archaeological Report Review (REV201142)

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	Not a mapped constraint
Slopes:	0-15% (land is flat where the cultivation is proposed)
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Archeology:	Mapped/ The report shows no physical evidence on site

PROGRAM STATEMENT
APN: 104-051-18

FROM: HAVEN ROAD LLC, NAOMI TAKEMOTO (HOFFMAN TRUSTEES).
APN: 104-051-18
7710 GLEN HAVEN RD., SOQUEL
USE PERMIT ZONING: RA

TO: SHEILA McDANIELS
SANTA CRUZ COUNTY PLANNING DEPARTMENT
701 OCEAN STREET 4TH FLOOR
SANTA CRUZ, CA 95060

RE: PROGRAM STATEMENT FOR HAVEN ROAD LLC CANNABIS CULTIVATION
AT 7710 GLEN HAVEN ROAD, SOQUEL (APN 104-051-18) IN THE UNINCORPORATED
COUNTY OF SANTA CRUZ.

SITE DESCRIPTION: The proposed site is 5.25 acres with RA zoning.
The cultivation area is 2,700 SF within a 10,000 SF locked fenced area on
the east end of the property.

SCOPE OF OPERATION:
Operations limited to cannabis cultivation, open air drying and trimming
all without the use of any electrical equipment in designated areas.
No manufacturing.
Transport of all cannabis product provided by third party Licensed
Distributor.
Solid wasted material to be picked up by Waste Management or other
licensed waste management service and disposed of at Buena Vista
Landfill as green waste or chipped and turned back into soil on property
outside the fenced area.

PARKING AND PEOPLE SUMMARY:
All cultivation operations to be conducted by three (3) members of Haven
Road LLC. All members have access to residence bathroom.
No employees.
Two parking spaces are provided on site. No street parking. Overflow
parking can be accommodated on site.
All operations may occur up to seven days a week from 7 am to 7 pm.
Cultivation operations anticipate no more than two vehicle trips per day.

CULTIVATION DESCRIPTION:

Cannabis cultivation operations are proposed in 2700 SF of wooden raised bed planters under sun shade inside two open ended hoop houses without use of electrical equipment.

CULTIVATION DETAILS:

Cannabis will be cultivated on site within four (4) 45 inch X 70 ft. raised wood-bed planters and four (4) 45 inch X 60 ft planters inside 2 open ended temporary hoop houses. Cannabis plants will be grown from clones using clone trays and growth medium cubes. Clones will be transferred into 4" pots where they will remain through the juvenile growth stage. Juvenile plants will be transferred into eight (8) raised wooden planting beds where they will remain through the flowering stage. Planting will be staggered over several weeks to accommodate having no employees and only members of the LLC conducting the work.

HARVEST DETAILS:

Harvested cannabis will be wet weighed at weigh station inside secured harvest storage area and open air dried inside designated areas without use of any electrical equipment as shown on Architectural Design sheet and open air trimmed without any electrical equipment. Cannabis will be dry weighed before transported by licensed third party Distributor for lab testing and packaging or manufacturing and processing. LLC members will manage harvest, open air drying and trimming without any employees. For additional post harvest activities, cannabis will be transported by licensed third party Distributor off site.

TO: SANTA CRUZ COUNTY PLANNING DEPARTMENT
SANTA CRUZ COUNTY CANNABIS LICENSING DEPARTMENT

FROM: GARY AND CHERYL BARRANGO
OWNERS OF 7600 GLEN HAVEN ROAD
SOQUEL, CA. 95073

RE: SETBACK FOR OUTDOOR CANNABIS CULTIVATION AT 7710 GLEN HAVEN ROAD
MARCH 1, 2020

We are the neighbors who own the house two properties to the south of Ed Hoffman and Naomi Takemoto. We are writing to confirm that we have no objection to the Santa Cruz County Planning Department issuing an exception to the 400 foot setback requirement for an outdoor cannabis cultivation license for 7710 Glen Haven Road, Soquel.

Gary Barrango
Cheryl Barrango

Gary and Cheryl Barrango, 7600 Glen Haven Rd. Soquel

TO: SANTA CRUZ COUNTY PLANNING DEPARTMENT
SANTA CRUZ COUNTY CANNABIS LICENSING DEPARTMENT

FROM: LUKE WEBB AND CLAIRE LE GALL
OWNER OF 7730 GLEN HAVEN ROAD
SOQUEL, CA


RE: SETBACK FOR OUTDOOR CANNABIS CULTIVATION AT 7710 GLEN HAVEN ROAD

DATE: JANUARY 17, 2020

We are the neighbors of Ed Hoffman and Naomi Takemoto. We are writing to confirm that we have no objection to the Santa Cruz County Planning Department issuing an exception to the 400 foot setback requirement for an outdoor cannabis cultivation license for 7710 Glen Haven Road.

If you have questions, you may call us at (831) 476-5408.

Luke Webb and Claire Le Gall, Owners of 7730 Glen Haven Rd. Soquel


LUKE WEBB


CLAIRE LE GALL

TO: SANTA CRUZ COUNTY PLANNING DEPARTMENT
SANTA CRUZ COUNTY CANNABIS LICENSING DEPARTMENT

FROM: Richard A AND JAMIE MUSSIO *muzzio*
OWNERS OF 7720 GLEN HAVEN ROAD
SOQUEL, CA. 95073

RE: SETBACK FOR OUTDOOR CANNABIS CULTIVATION AT 7710 GLEN HAVEN ROAD

DATE: JANUARY 5, 2020

We are the neighbors who share the northern property line with Ed Hoffman and Naomi Takemoto. We are writing to confirm that we have no objection to the Santa Cruz County Planning Department issuing an exception to the 400 foot setback requirement for an outdoor cannabis cultivation license for 7710 Glen Haven Road, Soquel.

If you have further questions, you may contact us at (831) 475-9662

Richard A and Jamie Muzzio, Owners of 7720 Glen Haven Rd. Soquel

Richard A. Muzzio
Patricia J. Muzzio

TO: SANTA CRUZ COUNTY PLANNING DEPARTMENT
SANTA CRUZ COUNTY CANNABIS LICENSING DEPARTMENT

FROM: DAVE AND KATHY MOELLER
OWNERS OF 7700 GLENHAVEN ROAD
SOQUEL, CA 95073

RE: SETBACK FOR OUTDOOR CANNABIS CULTIVATION AT 7710 GLEN HAVEN ROAD

DATE: DECEMBER 30, 2019

We are the neighbors who share the southern property line and driveway with Ed Hoffman and Naomi Takemoto. We are writing to confirm that we have no objection to the Santa Cruz County Planning Department issuing an exception to the 400 foot setback requirement for an outdoor cannabis cultivation business on their property at 7710 Glen Haven Rd.

If you have further questions, you may contact us at (831) 476-8486.


Dave and Kathy Moeller, Owners of 7700 Glen Haven Rd. Soquel



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



Date: April 29, 2021

Re: Application 201394

APN: 104-051-18

Situs: 7710 Glen Haven Road, Soquel

Exception Recommendation

SCCC section 13.10.650(C)(4)(c) requires outdoor cannabis cultivation facilities to be 400 feet of any habitable structure on a neighboring parcel. SCCC section 13.10.650(C)(4)(p) allows for exceptions to setbacks of up to a minimum of 100 feet upon recommendation of the Licensing Official. The exception is appropriate in this case due to a combination of items including:

- Letters of support from all of the neighboring parcel located within 400 feet of the cultivation area;
- Physical conditions between the neighboring structures and the cultivation sites;
 - Vegetation, fences and hoop house structures minimizing the view; and
- Physical location of the site relative to the public road;
 - There is significant topographic relief and vegetation which make the area invisible from the public right of way

Based on these findings the site should be approved.

Sam LoForti

Samuel LoForti

Cannabis Licensing manager