

## **Staff Report to the Zoning Administrator**

Application Number: 201394

**Applicant:** Michael Helm **Agenda Date:** May 21, 2021

Owner: Edward Hoffman and Naomi Agenda Item #: 4

Takemoto

**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

**Supervisorial 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.

County of Santa Cruz Planning Department 701 Ocean Street, 4th Floor, Santa Cruz CA 95060 APN: 10405118

Owner: Edward Hoffman and Naomi Takemoto

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.

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## **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 31<sup>st</sup> to April 15<sup>th</sup>.

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 distributer.

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.

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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 APN: 10405118

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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 cultivations 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

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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: <a href="https://www.sccoplanning.com">www.sccoplanning.com</a>

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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 153/8.
В	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: 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	Consists of construction and location of limited numbers of new,		
	Conversion of Small Structures	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	Consists of minor alterations in land use limitations in areas with
	Limitations	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 describ	bed in Section 15300.2 apply to this project.	
	Date:	
Shila Bagley, Project Planner		

## **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 manmade) 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 31<sup>st</sup> and April 15<sup>th</sup> 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 finaled 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 hall 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.

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- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
  - 1. COUNTY bears its own attorney's fees and costs; and
  - 2. COUNTY defends the action in good faith.
- C. <u>Settlement</u>. The 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. <u>Successors Bound</u>. 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.

## Sodne 10 Glen Haven Road, APN 104-051 Road Taven

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.

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. SITE DESCRIPTION:

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.

OWNER CONSENTS AND AGREE RAINY SEASON' THE ON-SITE DI FACILITIES ON THE SUBJECT PE

104-05

Tax Area Code 96-044

SOQUEL AUGMENTATION RANCHO SECS. 25, 26, 35 & 36, 7,10S., R.IV., M.D.B. & M.

FOR TAX PURPOSES ONLY THE ASSESSION OF THE ASSESSION AND ASSESSION AND ASSESSION ASSES

PARCEL MAP NTS

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), Calif (CGB) and California Energy Efficiency Standards (CEES) LTANTS **PROJECT CONSU** 

**# (9**)

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Ken Hart Swift Cons 500 Chest Santa Cru 831-459-9 Jeff Neilse Mid Coas 70 Penny Watsonvil 831-724-2

LANDSCAPE

ARCHAEOLOGICAL (REV 201124)

## SHEET INDEX

SITE PLAN - OVERALL

COVER SHEET

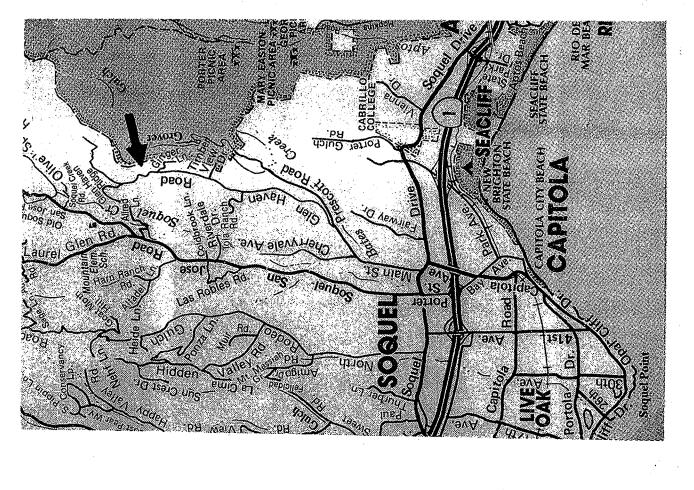
GRADING & EROSION

SITE PLAN - DETAILED

SITE PLAN – DETAIL –

EXISTING AND PROPOSED HOOP HOUSE PLAN EXISTING WATER SYSTEM

EXISTING RESIDENCE /



12.2.

# 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).

200 Seventh Avenue, #110

Santa Cruz, California 95062

Michael Helm, AIA Architect & Associates

## PROJECT DATA

VICINITY MAP

OWNER	Edward Hoffman & Naomi Takemoto	Vaomi Takemoto
	7/10 Glen Haven Hoad Soullel CA 95073	ad
	831-818-6574	
APN	104-051-18	
LOT SIZE	5.257 Acres = 228,994 SF	94 SF
ZONING	RA	
GENERAL PLAN	R-M; R-R	,
FIRE DISTRICT	Central FPD	
SANITATION DISTRICT	CSA12, Septic	
SRA	SRA-High; SRA-Moderate	lerate
OCCUPANCY CLASSIFICATION	H-3	
CONSTRUCTION TYPE	V-B	
FIRE SPRINKLERS	NO NO	
LOT COVERAGE / BUILDING AREA	ING AREA	
	EXISTING	PROPOSED
RESIDENCE	2642	2642
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)
	•	1 1
LEMPORARY - HOOP HOUSES	3468	3468
אבותא ואוות ה שראבותם - והתהכי ואובור		
OAL	3468	3852 (+384 SF)
<b>IMPERVIOUS AREA</b>		
AC PAVING (DRIVEWAY)	7670	7670
RESIDENCE	1360	1360
GARAGE	1120	1120
WELL HOUSE #1	120	120
WELL HOUSE #2	35	35
HARVEST/STORAGE	•	160
PESTICIDE STORAGE	3	80
TOTAL	10305	10545 (+240 SF)
PERVIOUS AREA		

7710 Glen Haven Road, Soquel, CA

81-130-401 NGA

Haven Road, LLC

CALCULATIONS
TEMPORARY - HOOP HOUSES
NON-CULTIVATED FLEX SPACE
TOTAL (CUT + FILL)

HARVEST STORAGE & WI SECURE PESTICIDE STOR DRYING & TRIM AREA SH

FENCING & SECURITY P LANDSCAPE PLAN LIGHTING PLAN

# with the California Build FIRE PROTECTION NOTES

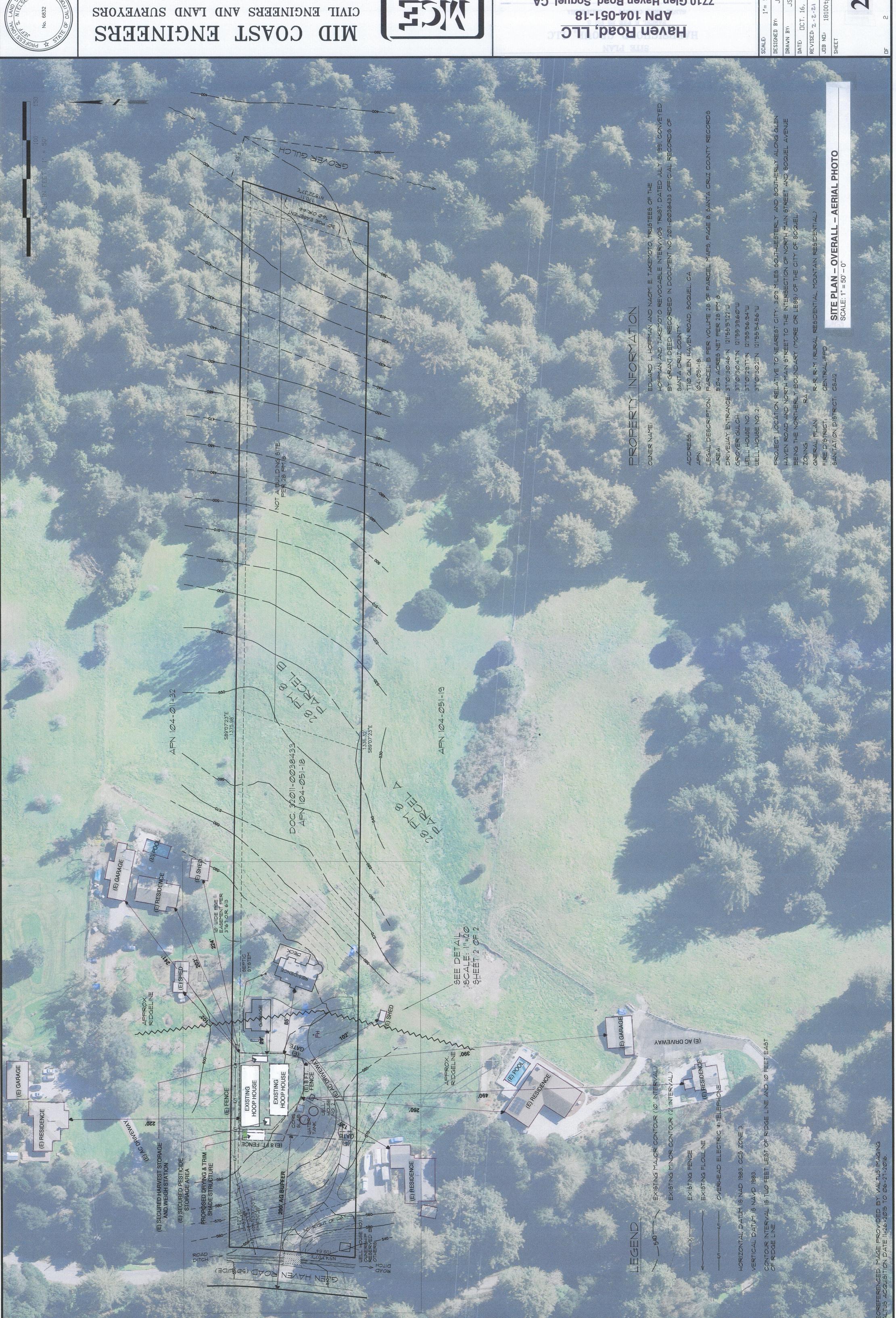
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TEET SHEET

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NTV

with KNOX key entry system

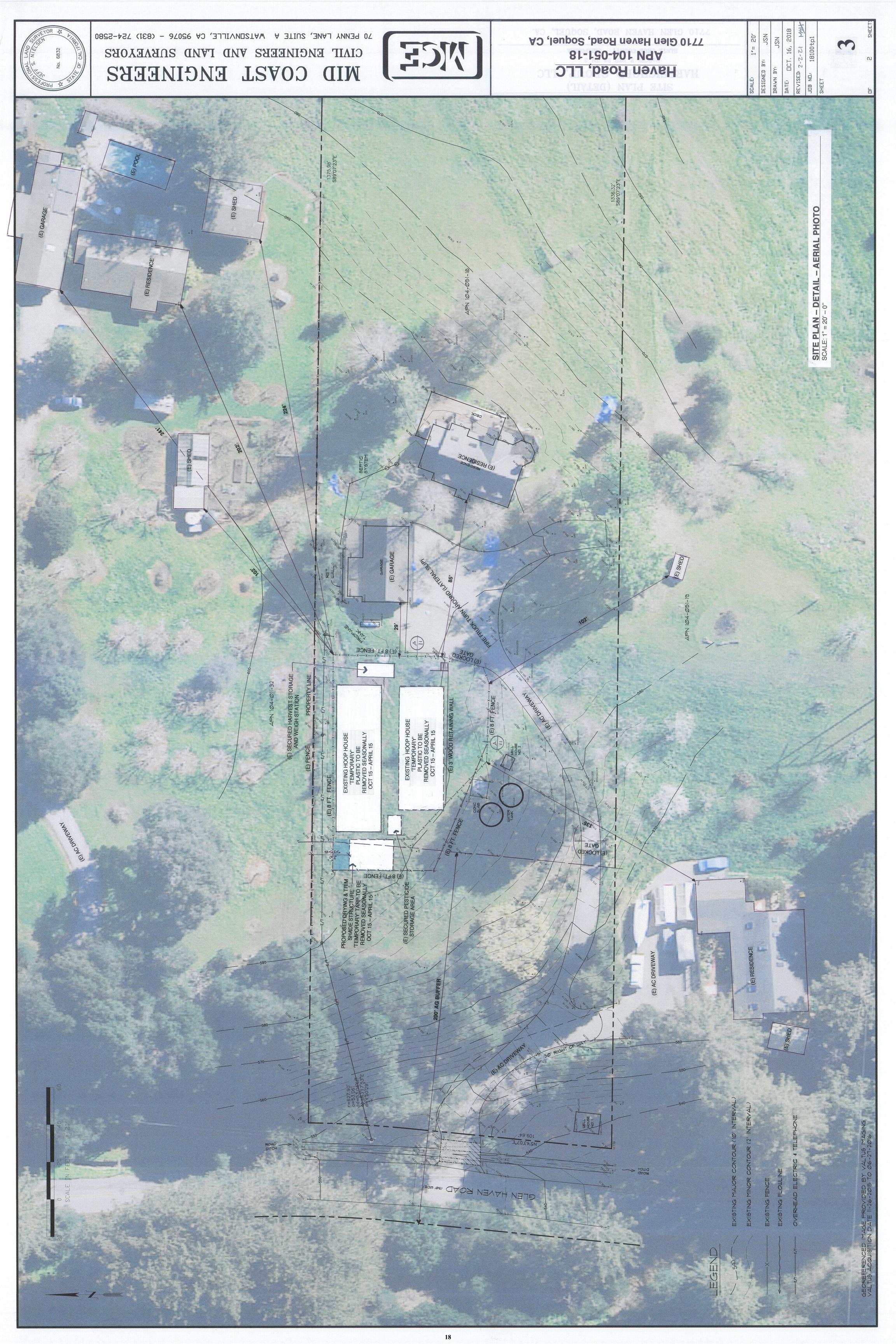


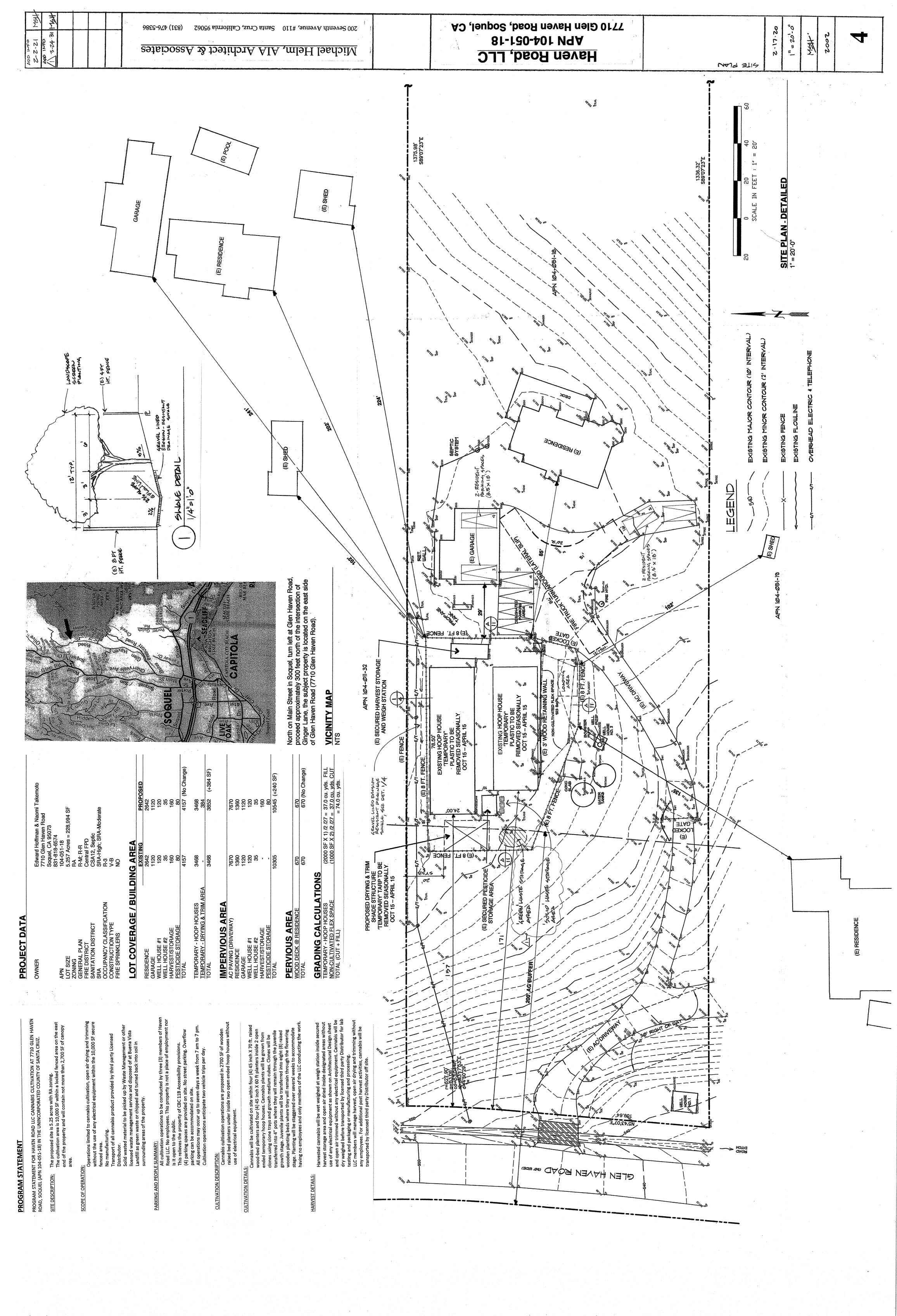
17

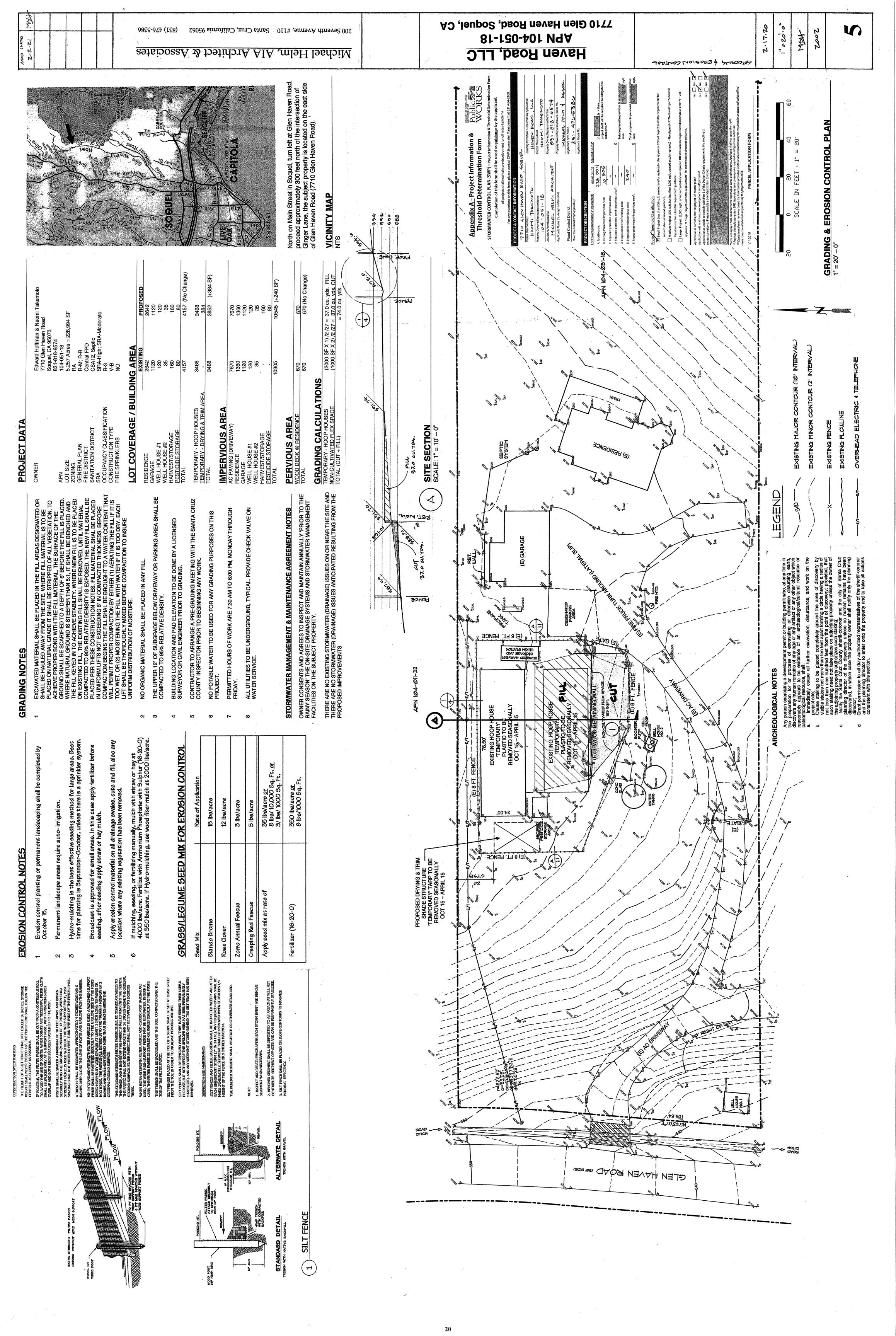
10 PENNY LANE, SUITE A WATSONVILLE, CA 95076 - (831) 724-2580

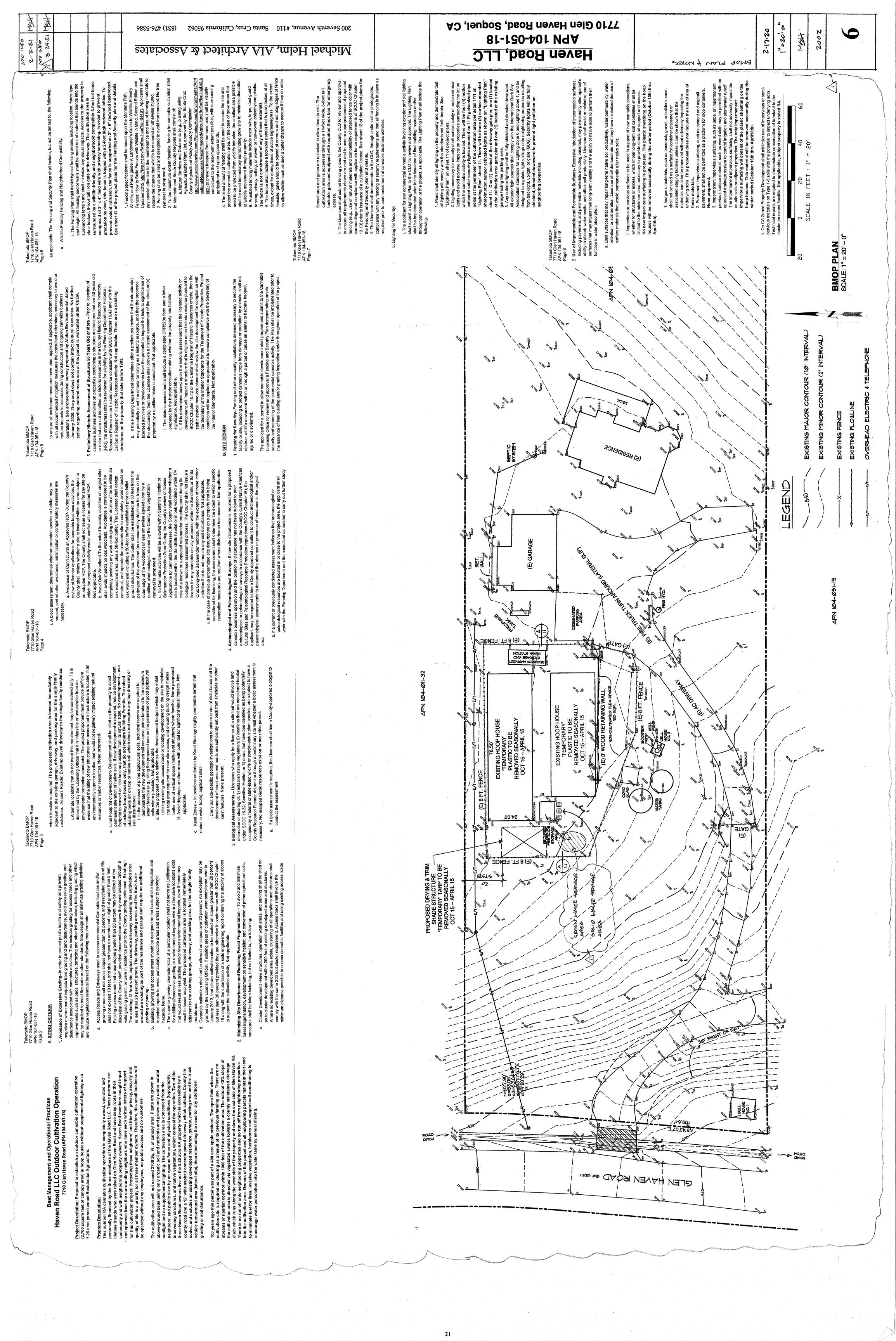


7710 Glen Haven Road, Soquel, CA

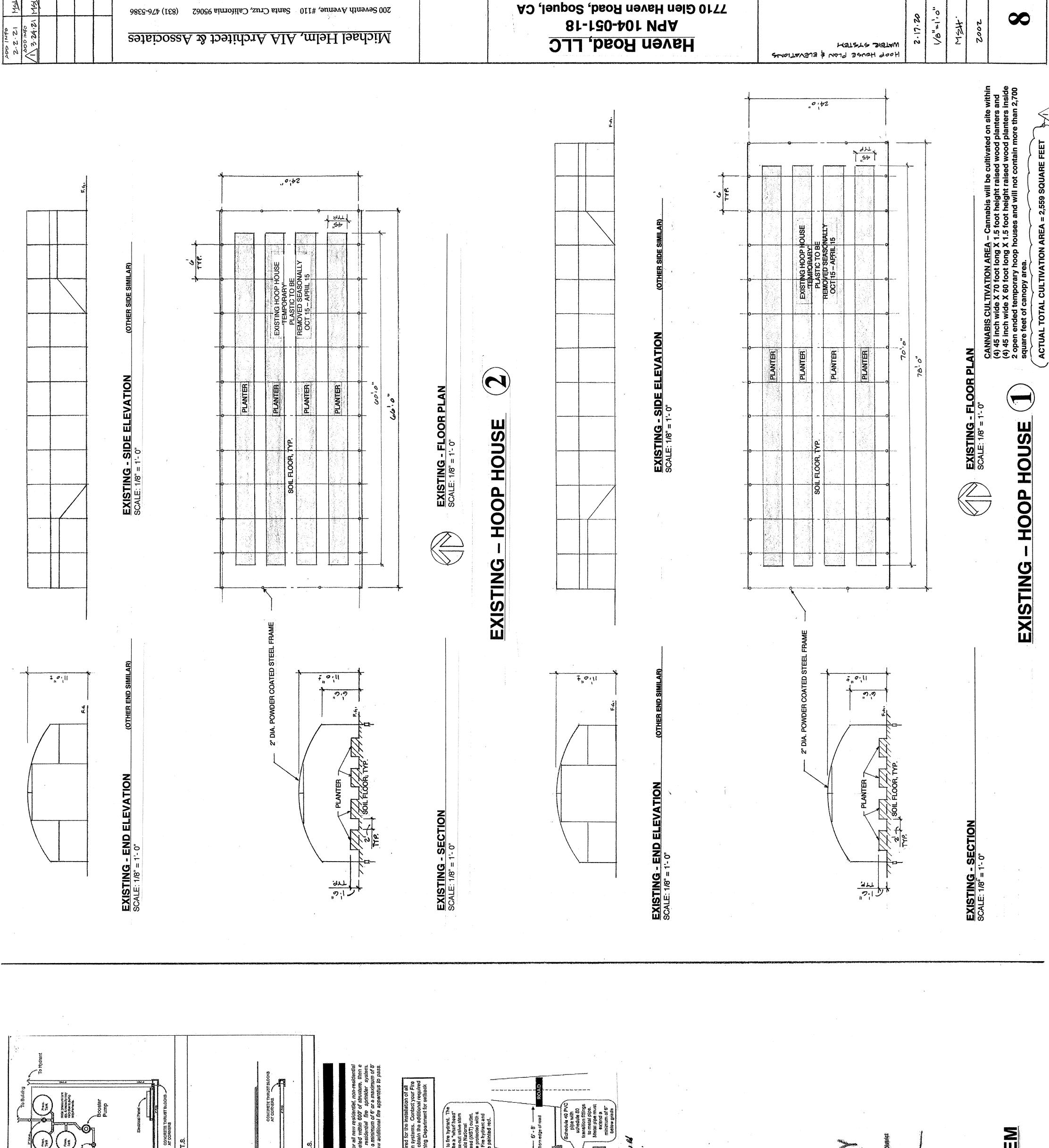








elm, AIA Architect & Associates  2, #110 Santa Cruz, California 95062 (831) 476-5386	Michael Ho	APN 104-051-18 APN 104-051-18 An Haven Road, Soquel, CA		2002 -1-12 NAST1-12 PMOP
	Takem 7710 G APN 10 Page 2		Takemoto BMOP 7710 Glen Haven Road APN 104-051-18 Page 26 Responsible Department: Cannabis Licensing Office Responsible Department: Cannabis Licensing Office 11. Access Roads—The following requirements apply to licensees to ensure minimal impacts to neighborhoods and wildlife in association with the cannabis business.  a. Vehicle Access—To minimize harassment, injury, death, and harm of sensitive wildlife species due to temporary habitat disturbances, all cannabis-related vehicle traffic and operations will be restricted to established roads, construction areas, equipment staging, storage, parking, and stockoile areas to the extent practicable. Vehicles will observe a 20-miles per hour speed limit within construction areas, except on County roads and State and Federal highways. Access to the site is via a residential driveway. Speed is limited due to the alignment and width of the driveway and the speed of vehicles is generally under 10 mph. Two of the three members of the Haven Road LLC live on the property. The third member is a neighbor who lives two properties away from the Cultivation site and typically arrives via bicycle. Cannabis related vehicle traffic is anticipated to be limited to one vehicle per day. No large delivery trucks will be used. Traffic from third party distribution service will be limited to small vans that strictly adhere to posted speed signs for the county road and 10MPH speed on the access driveway. Member owners will ensure minimal impact on neighbors and wildlife.  b. Rural Road Management- Where cannabis related sites are located outside of an existing CSA, but within a rural road manitenance association, the County Licensing Official, in coordination with the County Department of Public Works, Transportation Division, shall	
Takemote BMOP  7710 Clen Haver Road  APN 104-661-18  I. County of Sante Cruz Construction Site Stormwater Pollution control BMP Manual*  Phanual-Cre*20219201 trestion pdf?ver=2012-02-21-133562-347  By Staging and Storage Aveas- Staging and storage areas will be located in adv upland location, above the top of bank of any water courses/defanged areas and outside mandatory riparian setabox fareas. Staging and storage areas will be located in a dry upland location, above the top of bank of any water courses/defanged areas and outside mandatory riparian setabox fareas. Staging and storage areas will be built a pewo do grow-lined site, if feasible, Stationary equipment such as motions, purps, generators, compressors and wolders located within or adjacent to a stream will be positioned over drip pears. Stationary heavy equipment will be used to erect the hoop houses. No stationary equipment functions purps, generators, compressors or welding equipment by stationary requipment will be used to erect the hoop houses.  In Spill Containment - Spill containment kits will be maintained onsite at all times during construction operations and/or staging or fueling of equipment by containment by any processors or welding equipment by stationary equipment was used to erect the hoop houses.  In Spill Containment - Spill containment kits will be maintained onsite at all times during contending on give for one or more overeingly predicts will be used or around the cutivation operators and/or staging or fueling products, etc. No heavy equipment was used to erect the hoop houses.  I. Open Pipe Restriction-All pipes, culverts, or similar structures that are stored vertically or horizontally on site for one or more overeingly predicts will be accounted by capped on both endough proved. None proposed.  I. Open Pipe Restriction-All pipes, culverts, or similar structures that are stored vertically or proved at the conclusion of vork seed day with a land small (i.e., strakes) wildlife to, pipous or proved at the conclusion of vork seed day	Takemoto BMOP 7710 Glen Haven Road APN 104-051-18 Page 19 c. Shed shall be ventilated and located under shade structure and ventilated with a solar-powered fan. All requirements of Environmental Health Services and the County Agricultural Commissioner relative to will be adhered to. d. Secondary containment capable of holding the maximum possible volume stored is required; Secondary containment will be used. e. Pesticide and fertilizer storage facilities shall be located outside of the Riparian setbacks established in SCCC 13.10 for structures; Not applicable, No riparian areas f. Pesticide and fertilizer containers from the weather; The pesticide and fertilizer storage facilities shall be adequate to protect pesticide and fertilizer containers from the weather; The pesticide and fertilizer storage is in a water tight metal cargo container.	on pallests or shelves; Bags and boxes are stored on shelves in the storage container.  In If the structure does not have an impermeable floor, store all liquid pesticides and fertilizers on shelves capable of containing spills or provide appropriate secondary containment; The metal cargo container has an impermeable floor.  I. Routinely check for leaks and spills; Daily  J. Have spill cleanup kits will be onsite.  K. Follow the additional requirements of the California Department of Pesticide Regulation Pesticide Safety Information Series A-2. http://www.cdpr.ca.gov/docs/whis/beffins?11.pdf  I. Pesticide storage must be posted visible from the direction of probable approach if any pesticide containers bearing the signal words "warning" or "danger" are stored. Posting requirements must comply with 3CCR, Section 6674. Compliant signage will be installed.  2. Pesticide Use;  a. For all pesticides, users must follow state guidelines for pesticides that can legally be applied to cannabis.  (http://www.cdpr.ca.gov/docs/ceannabis/can use_pesticide.pdf) 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.  b. Prior to the use of any registered pesticide on cannabis, obtain an Operator Identification Number from the County Agricultural Commissioner. Only owner members who have received their Cannabis Pesticide Personal Application Number from the County	Takemoto BMOP 7710 Glen Haven Road APN 104-051-18 Page 25 Iii. General requirements for other business waste-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.  9. Alternative Energy Sources - Electrical power for indoor cultivation operations including but not limited to illumination, heating, cooling, and ventilation shall be provided by alternative energy sources according to the following priority: 1) on-grid power with 100-percent renewable or carbon-free source (a planned product of Monterey Bay Community Power in 2018) or, 2) a combination of grid power and on site renewable generation to achieve annual zero net electrical energy using priority, carbon offsets of any portion of power not from renewable or carbon-free sources. As a first priority, carbon offsets shall be purchased through a qualified local entity such as The Offset Project. No increase in power consumption is anticipated to occur as a result of this small outdoor RA cultivation operation that will not use electricity for cultivation.  For new buildings, onsite solar photovoltaic systems shall be required, and retrofitted building shall be encouraged to install onsite solar photovoltaic systems to offset energy demand. All indoor cannabis cultivation and manufacturing shall exceed the minimum standards of Title 24, Part 11	(CalGreen) by adopting all or some elements of CalGreen Tier 1 and 2 voluntary elective measures to increase energy efficiency in new buildings, remodels and additions. These measures shell prioritize upgrading lighting (e.g., using lightemitting diode [LED] lights) in indoor and greenhouse grow rooms, heating and cooling systems, appliances, equipment and control systems to be more energy efficient.  10. Energy Conservation – Maximize energy efficiency of cannabis activities, including, but not limited to:  a. Conduct an annual energy audit; b. Measure and record net energy usage; c. Maintain efficient heating/cooling/dehumidification systems; d. Implement energy efficient lighting, specifically LEDs over HID or HPS lighting where feasible; e. Implement automated lighting systems; f. Utilize natural light when possible; g. Utilize an efficient circulation system; h. Ensure that energy use is above or in-line with industry benchmarks; i. Implement phase-out plans for the replacement of inefficient equipment; No increase in power consumption is anticipated to occur as a result of this small outdoor RA cultivation operation that will not use electricity for cultivation.
Takemoto BMOP  7710 Glen Hardon Hard summarizes all the information covered in the pre-construction training upogram will be given to all on-site personnel and copies shall be made available on the site at all times.  8. Page 12  Iv. A handout that summarizes all the information covered in the pre-construction training upogram will be given to all on-site personnel and copies shall be made available on the site at all times.  9. Prevention of Spread of Normative Invasive Plants and Noxious weeds. The Licensee shall employ the following Beat Management Practices (BMPs) for weed control to avoid and minimize the spread of normative plant species. There are no invasive weeds species located in the vicinity.  1. Prof to gradific so soli disturbance, invasive weed infestations (weeds as defined by the California Department of Food and Agriculture:  Integricular expectation of the process. The control of the page of the control of the integricular expectation. The control of the integricular expectation of the control of the integricular of professoral right-temperaturing backets. The control of the integricular of prodessoral right-temperaturing backets and the sead of the page state of the processor by covering tucks transporting and transported to the parameter of all disturbed ground that will not be cultivated or landscaped and maintained. (RCD) to denomine appropriate native seed for parameter of the common page of the control of the control of the control of the control of the expectation order of the state of the ground disturbing activities, to provent spread disturbing and the activity area shall be weathed prior to and following work at the site, before the equipment is used in other ground disturbing activities, to prove a test the site. And of the equipment is used in other ground disturbing activities, to prove the work site and enter Waters of the gravel crock indications, repairs and improvements of expending and rear east storm will be unabled when the season control measures will be monitored during	Takemoto BMOP 7710 Glen Haven Road APN 104-051-18 Page 18 Page 18 predation by other animals. The cultivation area is surrounded by a wildlife-friendly and neighborhood compatible 6-foot tall fence composed of 2" x 4" field wire with privacy screening. In order to prevent predation by deer, this fence is topped with a 2-foot high redwood lattice. To prevent rodent intrusion, the fence is supported on 2" x 6" redwood baseboard.  3. Riparian Buffer Protection— No storage or staging of any equipment or employee activities is allowed within required riparian setback areas designated for natural resource protections: No riparian areas exist in the vicinity of the cultivation area.  a. The removal of vegetation is prohibited within the setback. Unless as otherwise directed by a County approved biologist, riparian buffers shall be replanted with native vegetation if required to help ensure the buffer zones perform their protective function; b. Observe riparian corridor setbacks: These areas shall be maintained as "no touch"	areas. No equipment, vehicles, compositing or other activity shall be stored in the riparian setback.  4. Supplemental Lighting for Cultivators – Cultivations using artificial lighting to support cultivation shall shield structures so that no light escapes the structure, other than for the brief entry or exit of employees; No supplemental lighting used for cultivation. Only natural sunlight to be used.  a. Light shall not escape the structure where artificial light is used for cultivation between sunset and sunrise in order to prevent discrimitation of wildlife moving through property or disrupt neighboring properties. No supplemental lighting is proposed in the hoop houses.  5. Pesticides, Fuel Storage, and Hazardous Materials. Do not improperly store or use any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide.  a. Any uses of pesticide products shall be in compliance with the State pesticide laws and regulations enforced by the County Agricultural Commissioner's Office and the California Department of Pesticide Regulation. No fuel or other hazardous materials will be used as part of this cultivation operation. Organic pesticide and fertilizers will be stored in the locked metal cargo container located inside the fenced cultivation area.  i. The following requirements shall apply to all licensees unless otherwise directed by the Agricultural Commissioner and/or Department of Pesticide  Regulation:  b. Secure pasticide storage must comply with 3CCR Sections 6670-6684 http://www.cdpr.ca.gov/docs/legbills/calcode/030204. htm  b. Secure pasticide and fertilizers will be stored in the locked, metal cargo container located inside the fenced cultivation area.	Takemoto BMOP 7710 Glen Haven Road APN 104-051-18 Page 24  Each Licensee shall prepare and submit a Cannabis Soil, Plant Material, and Solid Waste Management Plan for the cannabis site, which describes the type and amount of solid waste that would be generated by the cultivation, manufacturing or distribution operation.  a. Provide detail 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.  i. Green Waste Management- Cannabis plant material and other organic materials may be composted and/or mulched on site or hauled to fully permitted and legal location for composted and/or mulched on site or hauled to fully permitted and legal location for composting.  1. Any plan to compost onsite must be prepared in consultation with a County approved biologist to ensure no impacts to water bodies including in riparian setbacks. Licensee shall ensure no discharge of pollutants and chemicals to watercourses.  a. Used growth medium (soil and other organic medium) shall be handled to minimize or prevent discharge of soil and residual mutrients and chemicals to watercourses. Proper disposal could include incorporating into garden beds, spreading on a stable surface and revegateting, storage in watertight dumpsters, or covering with tarps or plastic sheeting prior to proper disposal. The method or disposal must be obcumented and justified by the	consulting biologist and associates;  b. Compost piles are to be located outside of riparian setbacks and in a manner that will not discharge pollutants to a watercourse. As recommended by the consulting biologist, possible measures to avoid impacting water bodies may include: construction of a bern or installation of a fiber roll around compost area to prevent runoff or use of straw wattles around perimeter of compost area. Cover compost piles with tarp or impermeable surface prior to fall rains and continuously throughout the rainy season.  2. Any cannabis related organic waste that is not composted onsite shall be collected and processed by a local agency/waste hauler contracted by the County, or may be hauled to a manned, fully permitted solid waste landfill or transformation facility subject to the requirements of CDFA; ii. Litter Control -A litter control program will be instituted 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. Two of the three member of Haven Road LLC reside on the property and will ensure that litter does not accumulate.
Takemoto BMOP  7710 Glant Havan Road  APN 104-051-18  929-11  C. CONSTRUCTION REQUIREMENTS  1. Active Construction Requirements  1. Active Construction Requirements  1. Active Construction Requirements  1. Active Construction Requirements  2. Seasonal Restriction. To the extent practicable, ground-disturbing activities will be avoided during the wet season (i.e., between November 1 and March 31) to minimize impacts due to encosion and sedimentation. The two existing hoop houses were erected outside of the winter period Clotober 16 – April 15, For Bernses shall have a County-approved biologist to conduct a pre-abration at a pre-proved to diogist to conduct a pre-abration of the proposed cultivation or manufacturing alse. These surveys shall be conducted no more than seven days prior to the start of initial ground disturbing activities. During these surveys, the biologist shall inspect all potential nesting habitats (e.g., trees, shrubs, unders agreed service). The proposed cultivation or manufacturing alse. These surveys shall be construction or operation of a proposed cultivation or manufacturing alse in maper areas for other more than seven days prior to the start of initial ground disturbing activities. During the properation or appearation or appearation or operation or a perus manufacturing and the area (Production or operation or a perus manufacturing and extending the mage of produced blackhird colonies, and 10 or gotter order areas for other activities of the proposed site. No new Program-related activities shall be constructed on or operation of a proposed site. No new Program-related activities shall be contracted on a construction or operation and will be used to the Perus of the program of the properation of surpresentatives or the Perus of the Perus of the properation of surpresentatives or the Perus of the program of the properation of surprise plant or animal species are located on or near the properation or special status granted and properation mental was produced or research or pressure and pro	Takemoto BMOP 7710 Glen Haven Road APN 104-051-18 Page 17 Herbivores are prevented from entering the cultivation area by fencing specifically designed to prevent intrusion of herbivores like deer, wood rats and rabbits. Planting beds are lined with gopher wiring to prevent gopher intrusion. The property is a natural habitat and hunting ground for small herbivore predators such as coyote, bobcats, large snakes, predatory birds and owls. Member owners will maintain diligent oversight of any signs of herbivore intrusion into the cultivation area and will take immediate action to eliminate the problem, using a licensed professional pest removal company whenever required. The cultivation area is surrounded by a wildlife-friendly and neighborhood compatible 6-foot tall fence composed of 2" x 4" field wire with privacy screening. In order to prevent predation by deer, this fence is topped with a 2-foot high redwood lattice. To prevent rodent intrusion, the fence is supported on 2" x 6" redwood baseboard.	ii. Mechanical traps shall not be used for rodent control due to the risk of inadvertently trapping a protected species, including the Dusky-footed wood rat. None proposed.  Further, glue/sticky traps should never be used to control rodents. Not only are these devices cruel, they are indiscriminate killers that commonly catch non-target animals such as songbirds, baby mammals, lizards, and snakes. None proposed.  iii. Biological controls: Attract natural predators-Barn owls are the most voracious predators of rodents; a single wild barn owl family may eat up to 4,000 prey items during a night-that's 1,460 per year. A barn owl family may eat up to 4,000 prey items during a single breeding season. Installing barn owl nest boxes will attract these beneficial predators to hunt and nest in your property. None proposed.  To make your property raptor-friendly, some properties may be appropriate for installing barn owl nest boxes and raptor perches. In working with a County approved biologist, an assessment must be made whether and where to install on mest boxes or raptor perches as not all properties are appropriate. Owl boxes must be prepared in consultation with a County approved biologist and must be maintained in accordance with a maintenance schedule to ensure nests are operational and safe for raptor use.  None proposed.  iv. For more ideas on incorporating other non-toxic controls for small mammal pests in the garden, please see the handout "Controlling Small Animal Pests." from the UCSC Farm & Garden, https://casts.ucsc.edu/documents/for-the-gardener/gopher_control.pdf Member owners will review "Controlling Small Animal Pests." handout from the UCSC Farm & Garden.  b. Deer and other Wildlife- Applicant shall comply with all wildlife fancing requirements noted in Site Design, Fencing section of this BMOP to control or unwanted deer predation or		12. Water plants at the appropriate time of day and frequency, according to month, season, and availability. Avoid watering in the wind and heat; 13. Document watering schedule, and implement weather-based irrigation scheduling:  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, as it also acts as a gentle fertilizer. Do not let greywater runoff into any water bodies;  16. Measure and monitor the quantity of all water used, including fresh, recycled, and harvested;  Water conserving techniques shall be reviewed and approved as part of the licensing process.  8. Waster-Licensee shall develop, obtain approval for and execute a waste management plan that 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 Works. Solid waste will be picked up by Waste Management, Inc. or other licensed waste hauler and transported to the Buena Vista Landfill for disposal as green waste.
Takemoto BMOP  7710 Gaen Haven Road  8710 Gaen Haven Road  1. "County of Sanita Cure Design Criteria Containing Standards for the Contraction of Streats Storm Denians, Sanitary Savens, Water Systems, Contraction of Streats Storm Denians, Sanitary Savens, Water Systems, Driveways Within the Unincorporated Portion of Sanita Cruz County (Part 3. Stormwater Management Rangement	Takemoto BMOP 7710 Glen Haven Road APN 104-051-18 Page 16 develop and execute an herbivory prevention plan commensurate with the scale of their proposed operations in order to prevent crop damage from wildlife predation or other unwanted nuisances. The Cannabis Licensing Official may waive some requirements for exclusively indoor, well-sealed, fully enclosed and secure buildings, such as a warehouses if it is determined some measures are unnecessary.  An Herbivory Prevention Plan must be developed, executed and maintained throughout the life of the cannabis business license. Site inspections shall confirm that these measures are being taken on an ongoing basis. Every licensee shall work in consultation with a County approved biologist to prepare a plan incorporating measures including those listed below, as deemed appropriate, which shall be submitted prior to cannabis license issuance. Gopher wire may be used to line the planting beds located in the hoop houses. The fence surrounding the cultivation area is needed to prevent predation by deer.	a. Herbivory Control – All efforts to control unwanted herbivores are temporary and regular monitoring and maintenance is required of all licensees.  In the case of rodents, populations may be low for one to several years after conscientious plan implementation, but if not maintained, a new group of rodents will eventually re-establish in the vecated biological niche if food, water, and habitat are available. Rodent control relies on management that includes improved sanitation, exclusion, biological controls (e.g., beneficial predators like owis), habitat modification and elimination (e.g., mulches to control weeds, removal of ivy or similar non-native habitat for rats), and trapping. Woodrats or other rodents are mostly a danger when plants are young. Once the plants as a source of sugar and water. Rodents are mostly a danger when plants are young. Once the plants are taller, they can withstand some loss of the smaller lower limbs and buds. For this reason, traps or barriers may only be needed at the start of the growing season. In the case of larger mammals such as deer, exclusionary fencing that will not harm wildlife (see Fencing requirements under <i>Site Design</i> chapter) is acceptable.  Not all methods and tactics will work at every site. A County approved biological consultant shall be retained to ensure monitoring and evaluation of plan efficacy throughout the life of the project.  i. Physical Barriers- Project the base of the plants. The best deterrence against woodrat or other rodent predation is a physical barrier around the base of each plant: a 3-foot tall barrier of chickenwire, wrapped twice around each plant. Do not use Tanglefoot: it will not work, and may kill beneficial species like bees, lizards, snakes and even-burrito shape around plant protects its roots against gophers and its stalk & leaves against rabbits, woodrats and deer.	Takemoto BMOP 7710 Glen Haven Road APN 104-051-18 Page 22 cannabis cultivation or associated activities are subject to the requirements of the Cannabis Policy and may be required to obtain coverage under the General Order.  http://www.waterboards.ca.gov/water issues/programs/cannabis/docs/finaladoptedcango1017 17_odf  The members of Haven Road, LLC has applied for a Waiver of Waste Discharge Requirements from the Regional Water Quality Control Board prior to licensure by the County. The Central Coast Regional Water Resources Control Board has assigned waste discharge identification (WDID) number 3_44CC431128 to this project under order WQ-2019-0001DwQ.  b. Department of Fish & Wildlife- Licensee shall comply with the terms of any applicable Lake and Streambed Alteration Agreement obtained from the California Department of Fish & Wildlife. Not Applicable.  c. Water Tank Supply Management-To the maximum extent feasible, the Cannabis Licensing Office shall coordinate with Licensees to establish shared water tanks for fire purposes in areas where two or more cannabis businesses are in close proximity. Not applicable.  i. Filling of water tanks from groundwater or surface water sources to meet Fire reasources are maximized. Note, applicant must consult with the State Water Board, when groundwater resources are maximized. Note, applicant must consult with the State Water Board to determine if they may divert surface water for storage purposes. The relatively small size (2.700 square feet of canopy area) of the operation renders the requirements	unnecessary.  1. All water used for cultivation purposes must be obtained from an approved on-site source, except for water used in case of emergencies, and obtained from a bource, except for water used in case of emergencies, and obtained from a Department of Public Health, Food and Drug Branch or State Water Resources Control Board licensed water hauler that is used solely for the initial filling of water tanks used to meet on-site water storage requirements for fire fighting purposes. Information identifying the originating water agency and identifying information for the licensed water hauling company shall be provided to the Cannabis Licensing Office for verification. Any non-potable water sources or water diversions must be approved in advance by the State Water Resources Control Board by obtaining a valid water right such as a Cannabis Small Irrigation Use Registration. Water for cultivation purposes is by an on-site well. Refer to Central Coast Regional Water Quality Control Board approval of application #431128. The Central Coast Regional Water Resources Control Board has assigned waste discharge identification (WDID) number 3_44CC431128 to this project under order WQ-2019-0001DWQ.
Takemote BMOP  7710 Clear Haven Road  APR 104-051-18  Page 9  3. Visual Blending of Cannabis Infrastructure. To reduce the visual impacts associated with cannabis infrastructure in the Learning Official and determine on case by case basis whether cannabis infrastructure whether and the conditions to minimize visibility, so that cannabis related cannabis infrastructure whether and the conditions to minimize visibility, so that cannabis related cannabis infrastructure that plored to the specific conditions to minimize visibility, so that cannabis related cannabis infrastructure that plored to the specific conditions to minimize visibility so that cannabis related cannabis infrastructure that plored to the specific conditions that the visual screening plant to the County Cannabis Lloraning Office for review and approval to enters appropriateness of the proposed color palette and lechniques to be used to minimize visibility of cannabis-related infrastructure. This stall include shing and/or indiscaping, as necessary and consistent with production or other natural resources. The force surrounding the cultivation area face is from the parcel to the north. In order to soften the view of the cultivation area includes green plant not expect with a product plant of the cultivation area face is for minimal propage of the north manual propage of the cultivation area in decessary and consistent with existing structures.  In the Learness shall demonstrate to the County Cannabis Licensing Office, frough plants, a submit of soft of the project plant is set compliated with a special cannabis face and paper of the complete provide a stall or project plant in every and applied, and shall complete provide or design and construction. These standards exist in an exist of casing and construction to potentions must meet County shall review also conditions periodically, as determined more operation potentions and valet bodies are minimized. Beat Management Perior potention propertion propertions and valet bodies a minimized cannabis fa	Takemoto BMOP  7710 Glen Haven Road APN 104-051-18 Page 15 iv. Implement compressed or flexible work schedules to reduce the number of days per week that employees are needed onsite. Work Schedules will be determined by the stages of cultivation.  b. Worker Rights and Safety—Licensees shall comply with the following requirements to ensure work health, safety and welfare: No employees will be used. The three members of Haven Road, LLC will be the only individuals involved with the cultivation operation.  i. Cultivators shall 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).  ii. All persons hiring employees to engage in commercial cannabis business shall	Comply with the following Employee Safety Practices:  1. Cannabis business operations must 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. All Member Owners shall adhere to CDC Covid-19  Safety Protocols:  a. Operations must visibly post and maintain an emergency contact list which includes at a minimum:  a. Operation manager contacts;  b. Emergency responder contacts;  c. Poison control contacts;  b. Emergency responder contacts;  c. Poison control contacts;  c. Poison control contacts;  d. At all times, employees shall have access to safe drinking water and toles and hand washing facilities that comply with applicable federal, state, and local laws and regulations. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment.  4. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations. No camping onsite permitted at any time.  Responsible Department: Cannabis Licensing Office  2. Herbivory Prevention Plan – It is the responsibility of every cannabis business licensee to proactively protect cannabis plants or related infrastructure from herbivores, such as wood rats or proactively protect cannabis plants or related infrastructure from herbivores, such as wood rats or	Takemoto BMOP  7710 Glen Haven Road  7710 Glen Haven Glen Glen Road  7710 Glen Haven Glen Glen Glen Glen Glen Glen Glen Gl	ors will be ur and, or it shall su it shall shall su it shall su it shall shal



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TOP VIEW - N.T.S.

STORAGE TANK/PUMP STATION DETAIL

5000 GAL. WATER STORA

5000 GAL, WATER STORAGE TANK

Water Storage Tank

Water Storage Tank

5000 gal.

5000 gal.

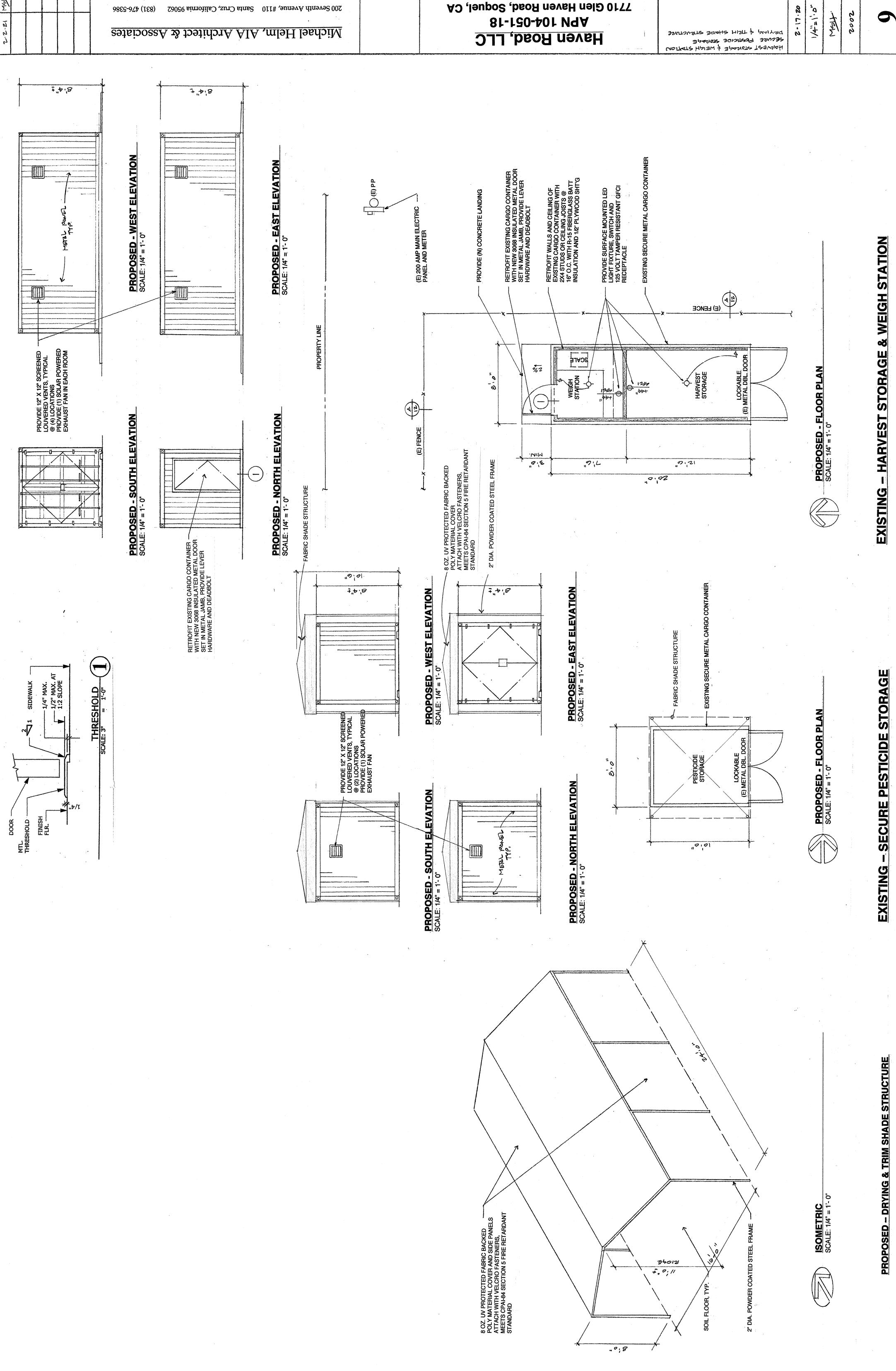
Attachment

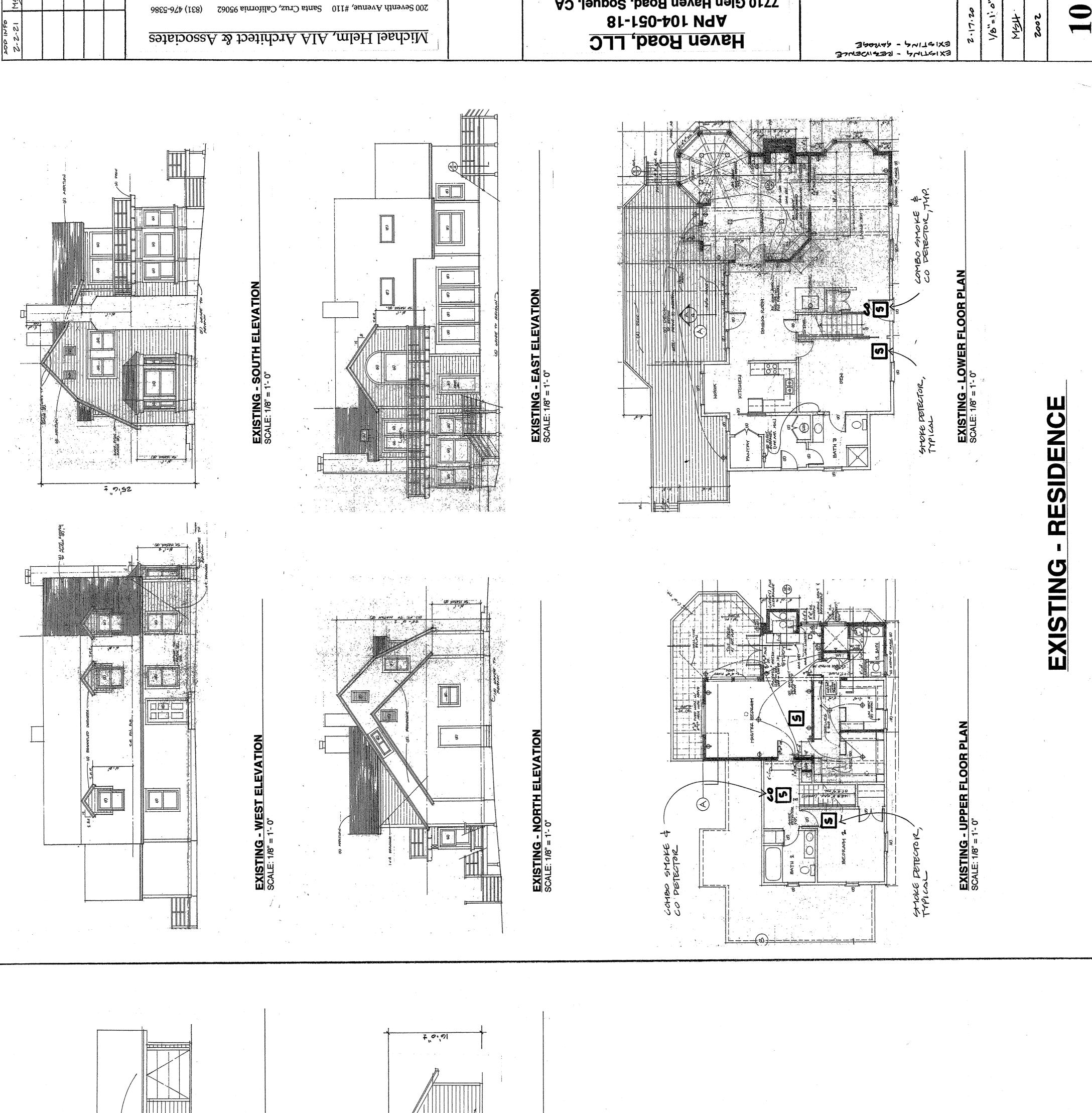
GUIDE TO WATER STORAGE FOR FIRE PROTECTION

STORAGE TANK/HYDRANT LINE DETAIL



4 B OH MOSTAN





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

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

25

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

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

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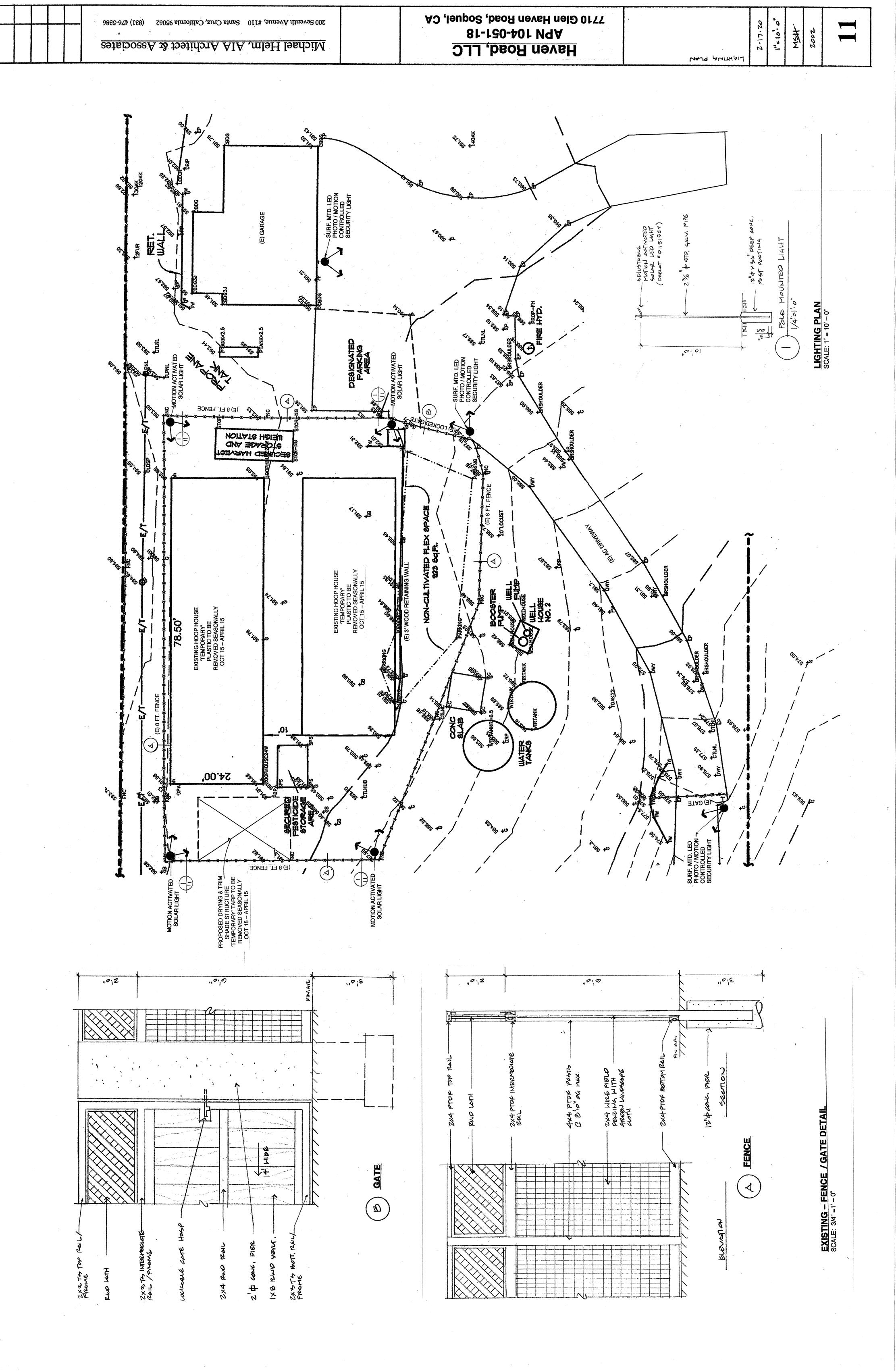
200 Seventh Avenue, #110 Santa Cruz, California 95062

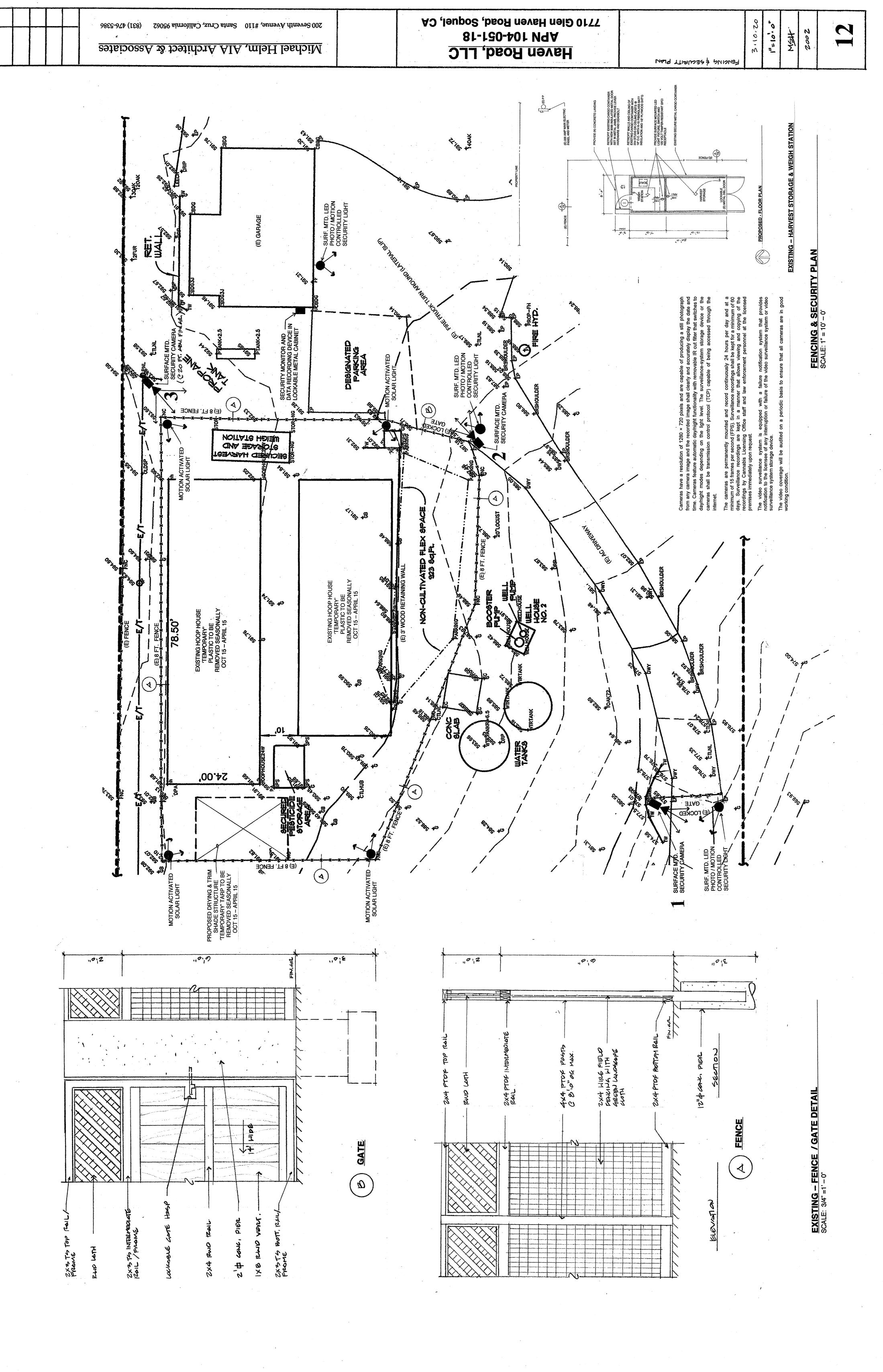
7710 Glen Haven Road, Soquel, CA

**EXISTING** 

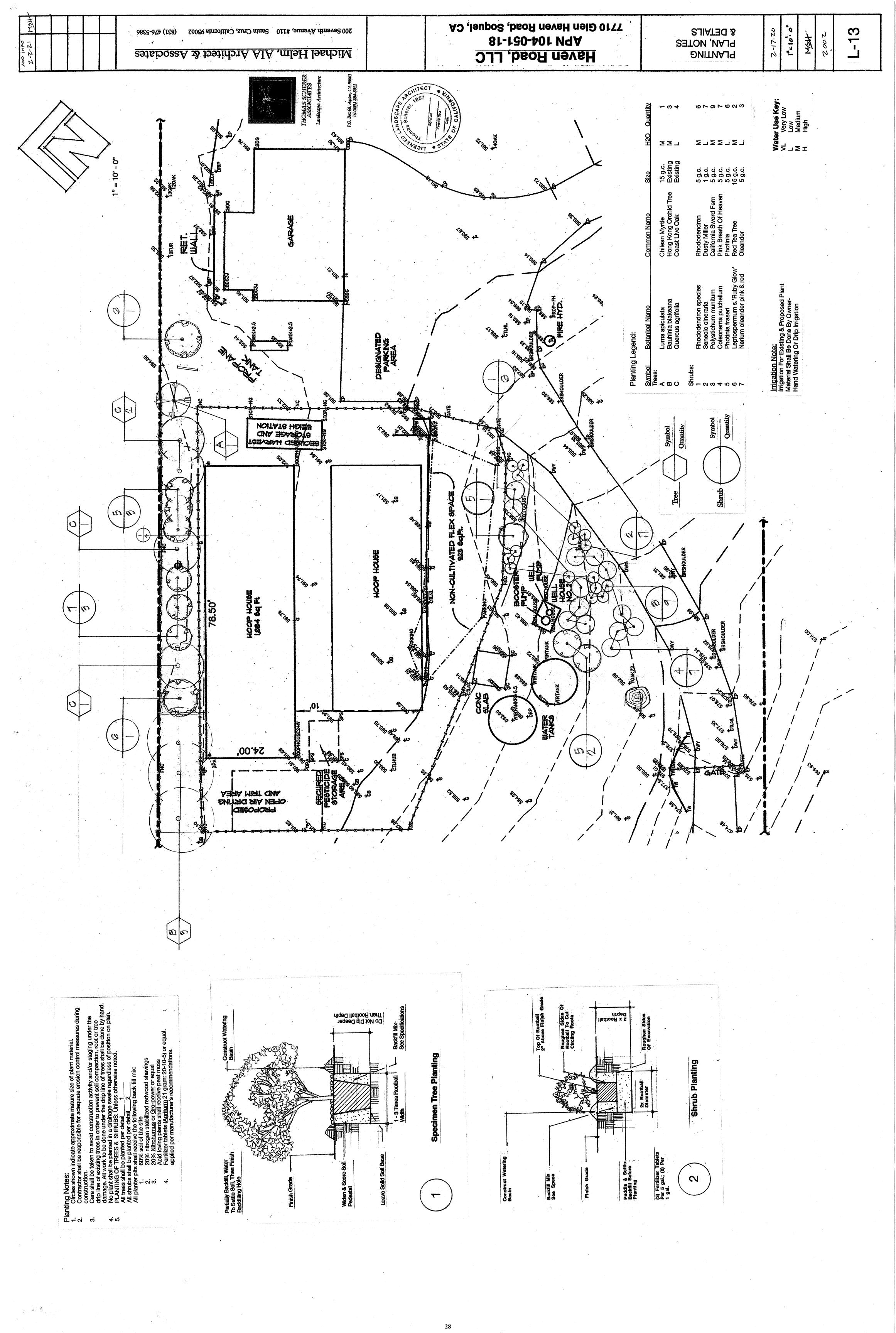
EXISTING - FLOOR PLAN SCALE: 1/8" = 1'-0"

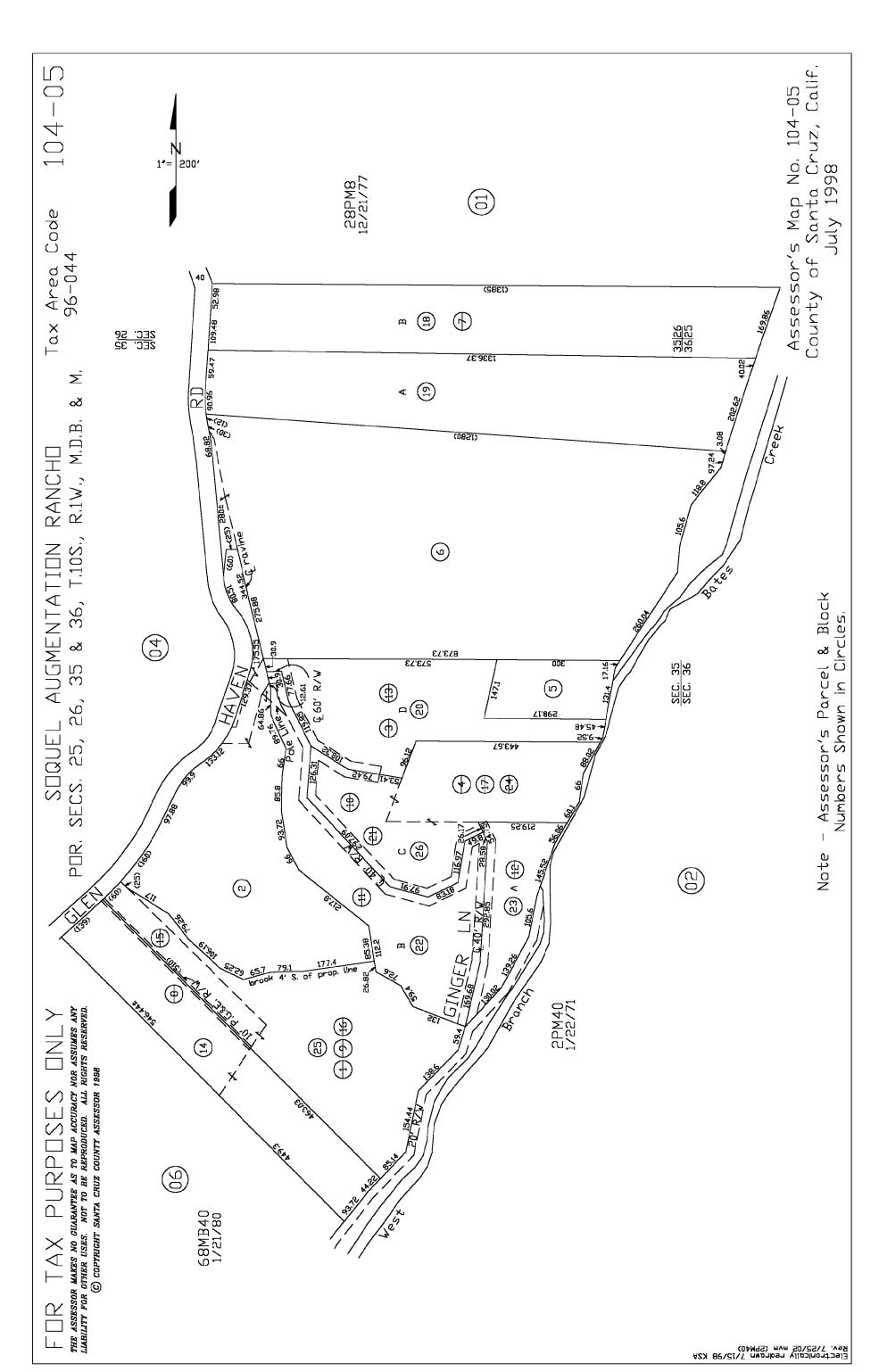
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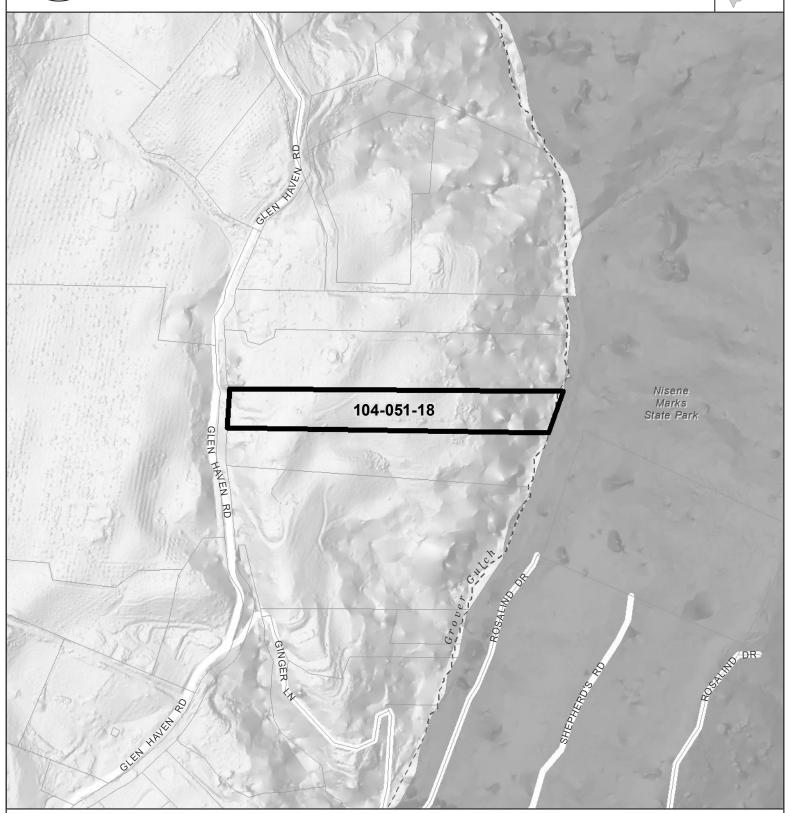




## SANTA CRUZ COUNTY PLANNING DEPARTMENT

## **Parcel Location Map**





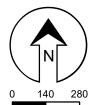


Study Parcel

Assessor Parcel Boundary

Existing Park

Map printed: 21 Apr. 2021



Feet



## SANTA CRUZ COUNTY PLANNING DEPARTMENT

## **Parcel General Plan Map**

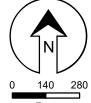


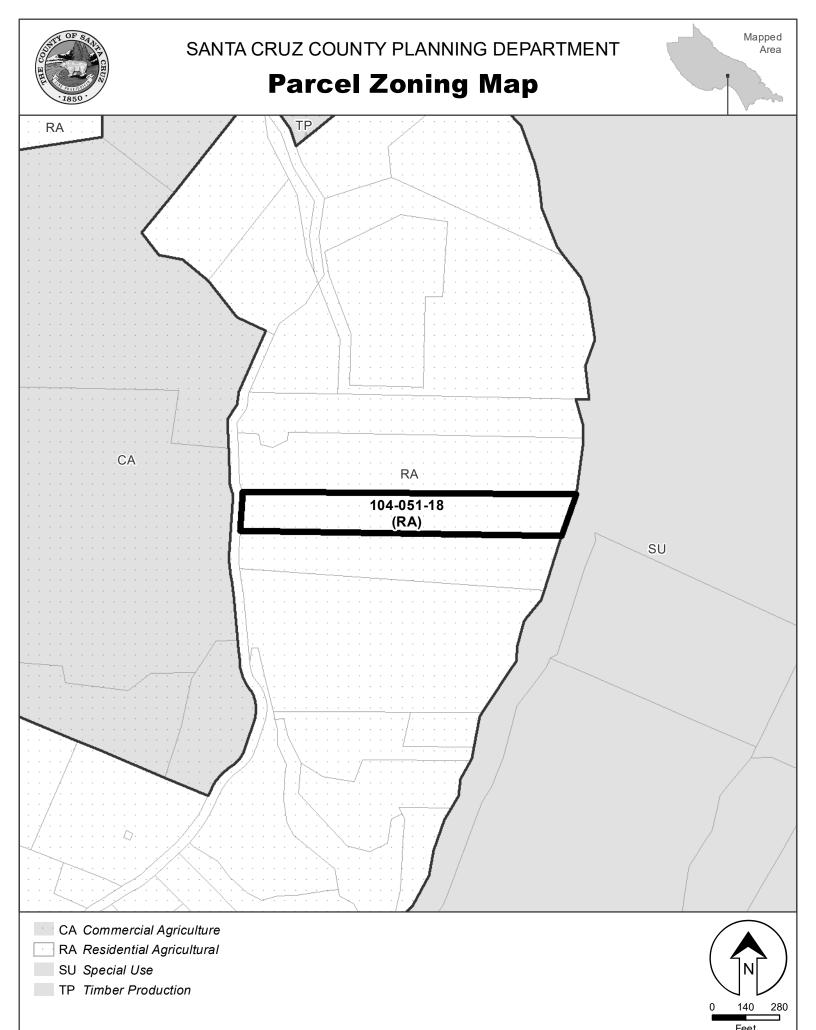


O-R Parks, Recreation & Open Space

R-M Residential Mountain

R-R Residential Rural





Application #: 201394 APN: 10405118

Owner: Edward Hoffman and Naomi Takemoto

## **Parcel Information**

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Services	Intorn	nation
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Urban/Rural Services Line: \_\_\_ Inside \_\_\_ x 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:

Coastal Zone:

Appealable to Calif. Coastal

RA (Residential Agriculture)

Inside x Outside
Yes x No

Comm.

**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 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

Jaire Le Gall

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TO:

SANTA CRUZ COUNTY PLANNING DEPARTMENT

SANTA CRUZ COUNTY CANNABIS LICENSING DEPARTMENT

FROM:

Richard A AND JAMIE MUSSIO

OWNERS OF 7720 GLEN HAVEN ROAD

Richard A. Muzzio Patricia J. Muzzio

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

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





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;
  - o 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.

Samuel LoForti

Sam LoForti

Cannabis Licensing manager