



Staff Report to the Zoning Administrator

Application Number: **201239**

Applicant: Daniel Saphorghan for Sacred
Geometry Farms LLC

Agenda Date: 5/21/2021

Owner: Soquel Estates LLC, c/o Sean Clark
and John Jensen

Agenda Item #: 3

APN: 103-011-08

Time: After 9:00 a.m.

Site Address: 1003 Laurel Glen Road, Soquel, CA 95073

Project Description: Proposal to establish a 10,000 square foot outdoor cannabis cultivation in a TP (Timber Production) zone district. Requires a Commercial Development Permit and a determination that the project is exempt from further environmental review under the California Environmental Quality Act (CEQA).

Location: Property is located on the east side of Laurel Glen Road (1003 Laurel Glen Road), approximately 1.3 miles northwest from the intersection of Soquel San Jose Road.

Permits Required: Commercial Development Permit

Supervisory District: 1st District (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 201239, based on the attached findings and conditions.

Project Description & Setting

The subject property is located at the end of an approximately 12-foot-wide private driveway that extends east of Laurel Glen Road, towards the top of slope. The property is gated at the entry. The site is developed with a residential dwelling and multiple unpermitted structures, all of which were constructed by the prior property owner. Several of the structures have historically been utilized as part of an indoor cultivation and manufacturing operation, previously allowed with a Temporary Cannabis License (LOLA). These structures include a greenhouse, a non-habitable accessory structure, and multiple yurts. The property owner has agreed to demolish these structures prior to Cannabis License issuance. In addition, the applicant proposes to remove an existing permitted barn also containing unpermitted interior modifications (see additional discussion under Project Background section). Most of the structures proposed for removal are located within the existing approved timber cleared area of the site adjacent to the existing dwelling.

Cultivation is proposed within the cleared area of the site and within the proposed demolition area. The two separate cultivation sites are proposed for cultivation on-site, located on either side of an existing 20-foot-wide driveway through the property. Plans include existing cultivation fencing to secure the canopy area, as shown on Sheet A1.1 of the project plans.

An existing 10,000-gallon water tank is proposed for irrigation for the cultivation area with water provided by a well approved by Environmental Health. A small 120 square foot storage shed is proposed adjacent to the existing barn for storage. A compost area, secure pesticide storage area and media security area and sheds are proposed in that same area. All these structures are less than 120 square feet and do not require a building permit.

Third-party distribution is proposed to collect product from the site following harvest.

Two employees are proposed for ongoing cultivation and up to six employees are proposed during seasonal harvest, though carpooling is encouraged. Six parking spaces are proposed adjacent to the operation for employees. The property is entirely screened from surrounding properties by forested land typically associated with timber production zoning. The existing perimeter fencing is proposed to be modified to meet security fencing standards of the County Sheriff, as required prior to licensing.

The project submittal package includes plans (Exhibit D), including the program statement. Project phasing is not proposed. Best Management and Operational practices, such as water conservation including drip irrigation and mulch, erosion control, waste management, employee carpooling, pesticide storage and management compliance, employee training, etc., are included in the project plans. These practices go beyond normal agricultural operational practices, including a security plan that is provided separately and is confidential to the Sheriff's Office.

Permit Requirement

Pursuant to County Code 13.10.312-314, a Commercial Development Permit with approval by the Zoning Administrator is required for cannabis cultivation within a Timber Production zone district.

Project Background

The project application originally included proposed cultivation areas on two separate Assessor's parcel numbers, including APN 103-011-08 and APN 103-022-06.

APN -08 included a preapproved commercial cultivation approved by the Cannabis Licensing Official prior to submittal of the application, in operation since approximately 2013. The prospective cultivation site on -06 was not developed with a cannabis use prior to submittal of the application and was not provided clearance by the Cannabis License Office. In addition, the applicant completed unpermitted grading activity following application submittal for development of road access from an existing timber road on APN 103-011-08 to APN 103-022-06 for the prospective cultivation on APN 103-022-06. Thus, the Cannabis License Official provided clearance for application submittal on APN 103-011-08 exclusively, precluding consideration of licensing on -06.

The applicant subsequently removed APN -06 from the application and Environmental Planning staff referred the associated grading violation on -06 to Code Compliance for follow-up. Otherwise, the existing legacy timber harvest road on the subject property, leading upslope of the project site, was required to be properly maintained per all pertinent California Forest Practice Rules (i.e.: water breaks, etc.). Staff noted that erosion control has been addressed on the subject property.

In addition, at some point between original cultivation registration with the Cannabis Licensing office, pre-application clearance, and submittal of the application, the former property owner constructed an unpermitted cultivation greenhouse and completed interior modifications to the existing barn for processing, distribution, and manufacturing within the existing barn on the subject property (-08). This included unpermitted interior partitions, electrical work, and a restroom addition. These improvements and other unpermitted work are proposed to be removed.

Prior to submittal of the application, the applicant also formalized a recorded road maintenance agreement between two contiguous property owners with right-of-way access, and the access to APN 103-011-08 was paved to 12 feet wide with turnouts for passing. The agreement establishes the subject property owner as responsible for 75 percent road maintenance.

The application originally included three separate cultivation areas on -08, one located on slopes over 20 percent, which is prohibited by Code. During this use permit review process, the project applicant revised the scope of the cultivation to exclude areas proposed on steeper sections of the site, limiting the cultivation area to existing disturbed gentle to flat areas located adjacent to the residence.

Zoning & General Plan Consistency

The subject property is a 44-acre parcel, located in the TP (Timber Preserve) zone district, a designation which allows commercial agriculture uses such agricultural crop production and incidental uses supporting agricultural production. Commercial agricultural production is a principal permitted use within cleared areas of the Timber Production zone district. The proposed outdoor cultivation area is a permitted use within the zone district and the zoning is consistent with the site's R-M; R-R (Mountain Residential; Rural Residential) General Plan designation. The use is proposed within the Mountain Residential General plan designated area of the site adjacent to the existing home site.

Key regulatory areas

Canopy

Proposed canopy area is consistent with the maximum allowed by County Code Section 13.10.650 and is further regulated by a Cannabis License issued by the Cannabis Licensing Office following use approval. The project is conditioned to obtain Class TP cannabis cultivation license for a single outdoor cultivation for no more than 10,000 square feet, as proposed and consistent with the maximum allowed by code below. This canopy allowance occupies less land area than would be allowed for other more intensive agricultural crops allowed without use approval. Normal activities associated with agricultural production, including water use, employees, and harvest related functions, are akin to other principal permitted commercial agricultural uses.

Cultivation Canopy Allowance						
Zone District - License Type	Number Of Licenses	Site Acreage	Outdoor Cultivation Canopy Allowance	Outdoor Cultivation Canopy Proposed	Indoor Cultivation Canopy Proposed	Total Canopy Proposed
TP - Class TP	Single License	44 acres	Up to 1.25 percent of the size of the parcel, not to exceed 10,000 square feet on parcels larger than 10 acres	10,000 square feet	N/A	10,000 square feet

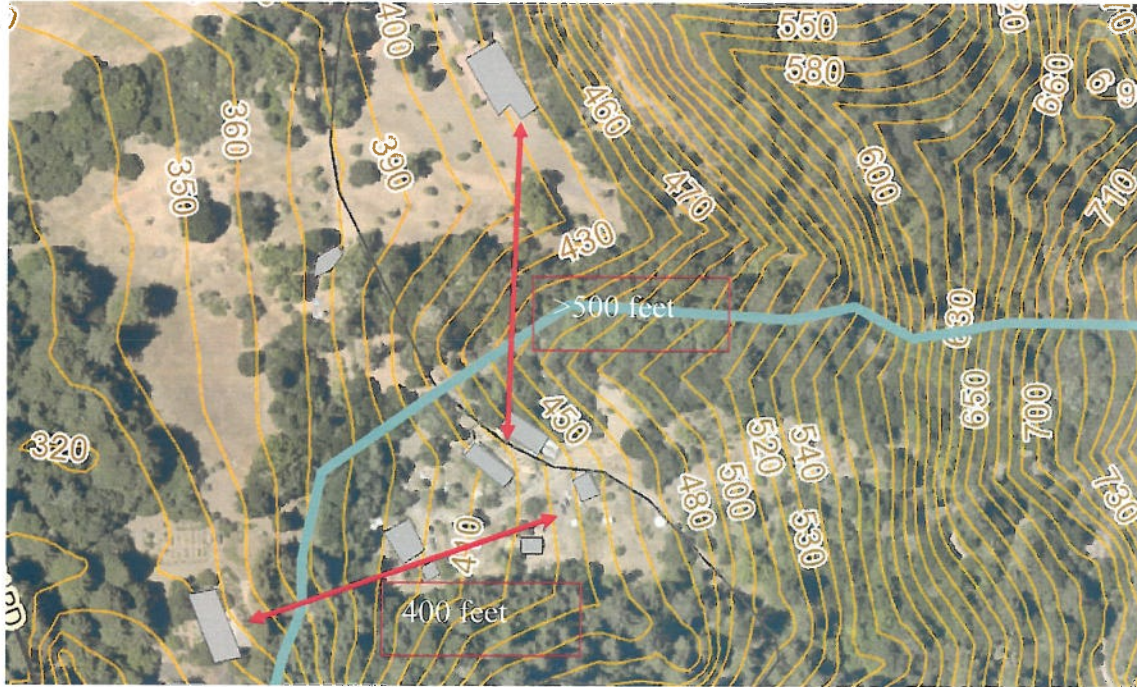
Security/Lighting

The security plan was reviewed by the Cannabis Licensing Office, in consultation with the County Sheriff responsible for reviewing cannabis related projects. The security plan received a preliminary recommendation for approval, with final approval prior to issuance of a cultivation license by the Cannabis Licensing Office. As required by the Sheriff's office, to ensure public health and safety, the preliminary and final security plan are confidential to the Sheriff's Office.

In general, access to the property is limited given the location of the existing access gate at the site entry at the end of a dead-end road. Physical entry to the property is otherwise restricted due to the isolated area of the cultivation location, large property, mature timber located throughout the property and between adjoining properties, as well as steeper topography throughout this area. These property characteristics both restrict view of the site and challenge pedestrian access to the site from adjoining properties. In addition, the security plan includes cultivation fencing, video surveillance cameras, and employee training to ensure that pedestrians do not compromise access.

Odor

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. The ordinance requires a minimum 400 feet to habitable structures from outdoor cultivation area. In keeping with the regulations, the proposed operation is located within proximity to two habitable homes, one to the north and one to the south east. As shown on the below aerial view, the proposed cultivation areas are located beyond 400 feet of both homes.



The setback, topographical differences, and physical separation adequately preclude odor from affecting adjoining properties.

Environmental Review

Pursuant to the California Environmental Quality Act (CEQA), the project qualifies for a number of exemptions, principally Class 1 and Class 3, in that the proposed use is an allowed use, akin to other agricultural crops, within previously cleared timber areas and only minimal construction of improvements related to security measures, parking associated with the use, and best management and operational practices required for cultivation. A CEQA exemption form is attached as Exhibit A.

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 **201239**, based on the attached findings and conditions.

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

the administrative record for the proposed project.

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

Report Prepared By: Sheila McDaniel
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-2255
E-mail: sheila.mcdaniel@santacruzcounty.us

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. Road Maintenance Agreement
- H. Comments & Correspondence (only if comments/correspondence are attached)

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: 201239
Assessor Parcel Number: 103-011-08
Project Location: 1003 Laurel Glen Road, Soquel, CA 95073

Project Description: Proposal to establish a 10,000 square foot outdoor cannabis cultivation in a TP (Timber Production) zone district. Requires a Commercial Development Permit and a determination that the project is exempt from further environmental review under the California Environmental Quality Act (CEQA).

Person or Agency Proposing Project: Soquel Estates LLC, c/o Sean Clark

Contact Phone Number: (831)461-4614

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

Specify type:

Class	Category	Description
Class 1	Existing Facilities	Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. (Cal. Code Regs., tit. 14, §15301.)
Class 3	New Construction or Conversion of Small Structures	Consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. (Cal. Code Regs., tit. 14, § 15303.)

Class 4	Minor Alterations to Land	Consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. (Cal. Code Regs., tit. 14, § 15304.)
Class 5	Minor Alterations in Land Use Limitations	Consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. (Cal. Code Regs., tit. 14, § 15305.)

F. Reasons why the project is exempt:

Cultivation of agricultural crops, including minor alterations to the land for security fencing and lighting associated with agricultural cultivation.

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

Sheila McDaniel, Project Planner

Date: _____

Commercial Development Permit Findings

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

This finding can be made, in that the cannabis cultivation would be located in an area designated for cultivation use. The proposed cultivation area would comply with the canopy allowed within the Timber Production zone district. The proposed cultivation would comply with the required setback standards, including the 400-foot setback to all habitable structures on neighboring parcels, the 300-foot setback to a public right-of-way, the 50-foot setback to a drainage channel, and cultivation on slopes less than 20 percent.

The Cannabis Licensing Office, in consultation with the County Sheriff, reviewed and accepted the security plan, which includes, but is not limited to gated and locked entry, site fencing, video surveillance, employee training, and site sensor lighting. A final security plan would be approved by the Cannabis Licensing Office prior to cannabis cultivation licensing.

The project includes a preliminary best management operations plan (BMOP), intended to conserve natural resources and minimize impacts on the surrounding environment, including, but not limited to a secured hazardous materials and pesticide storage area, drip irrigation, etc.

Given all these considerations, the project and the conditions under which it would be operated, are akin to other agricultural crop production and will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public. In addition, the use will not be materially injurious to properties or improvements in the vicinity; the site meets minimum setbacks to habitable structures- meant to provide odor control - pursuant to the cannabis cultivation regulations; a security plan has been submitted and accepted by the County Sheriff.

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

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

This finding can be made, in that the proposed location of the cannabis cultivation and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the TP (Timber Production) zone district. The proposed use is an allowed use within the TP zone district with Zoning Administrator approval.

The proposed cultivation would comply with the required setbacks to sensitive sites, including the minimum 400-foot setback to habitable structures. The proposed operation includes a Best Management and Operations Practices Plan that implements pertinent measures associated with

the proposed cultivation, as noted in the project plans.

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

This finding can be made, in that the proposed Class TP cannabis cultivation use is consistent with the use requirements specified for the R-M (Mountain Residential) land use designation in the County General Plan. Land designated as Mountain Residential is intended to provide a location for cannabis cultivation in areas having adequate access and public services and where the impacts of noise, traffic and other nuisances and hazards associated with such uses will not adversely affect other land uses. The project is conditioned to comply with security plan requirements prior to issuance of the license 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.

This finding can be made, in that the proposed cultivation would be located outdoors. A maximum of two employees are anticipated for daily cultivation operations, as well as an occasional delivery/distribution pick-up vehicle trip. A maximum of six employees are anticipated during bi-seasonal harvests. This is considered consistent with the level of traffic associated with other principally permitted agricultural cultivation uses allowed in the district and would thus not present more than the acceptable level of traffic. Furthermore, given the site's location in the rural area, the cultivation facility is not anticipated to have a significant impact on the existing roads or intersections in the surrounding area. The applicant has a road maintenance agreement intended to address associated traffic impacts to the existing driveway. In addition, the facility will not overload utilities. No significant change in utility demand is anticipated to occur with the outdoor cultivation application.

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

This finding can be made, in that the proposed use is located in an area designated for agricultural uses and the limited cannabis cultivation area would complement and harmonize with the surrounding area. Given the very limited scope of outdoor operations, the proposed use will not affect the intensity of the current site or result in additional disturbance. In addition, given the approved security plan, that provides fencing and existing gated entry, as well as security cameras and motion sensor lighting, the proposed use should be compatible with the area.

Existing improvements unrelated to the proposed project that were previously constructed without the benefit of a permit are proposed to either be removed from the site or permitted with a building permit within one year of license issuance, thus resulting in compliance with the County Code and California Building Code.

6. The proposed development project is consistent with the Design Standards and Guidelines

(sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

All commercial construction is subject to the County's Design Standards and Guidelines. In this case, physical improvements include an existing fencing and gate to secure cultivation in the central portion of the site for agricultural operations related to cannabis cultivation, adjacent to the residence. The site is fully screened from view of adjoining properties. Otherwise, security improvements such as security cameras and motion detected lighting are proposed to ensure public safety.

The proposed use is an agricultural use, which is an allowed use within the timber production zone district.

Exhibit D: Project plans, prepared by William Fisher, undated.

- I. This permit authorizes establishment of a 10,000 square foot outdoor cannabis cultivation in a TP (Timber Production) zone district as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Class TP Cultivation License from the Cannabis Licensing Office.
 - C. Obtain a Demolition Permit from the Santa Cruz County Building Official for all unpermitted work on site within one year of issuance of the cannabis cultivation license by the Cannabis Licensing Official, as shown on the project plans and called out by the Cannabis Licensing office as part of unpermitted manufacturing operation, including unpermitted interior modifications to a detached metal barn, construction of a cultivation greenhouse, and several platform structures with wood stoves, and several yurts.
 - D. Obtain a Building Permit from the Santa Cruz County Building Official, as required.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- II. Prior to issuance of a Cultivation License by the Cannabis Licensing Office the applicant/owner shall meet the conditions of approval of this discretionary permit:
 - A. Meet all requirements of the Agricultural Commissioner, including:
 1. Obtain an Operator Identification Number (OIN) for pesticide application, if required.
 - B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full-

size sheets of the architectural plan set.

2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.
- C. Meet all requirements of and pay drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area, including all items specified in Part 3, Appendix C of the County Design Criteria as well as the following specific conditions of approval prior to building/grading permit or cannabis license issuance, whichever comes first:
1. The project shall not result in the increase in any more than 1,240 square feet of additional permanent impervious or semi-impervious areas.
 2. Consistent with Appendix C the final Stormwater Management Plan shall be updated to include:
 - A. The building/grading permit plans shall add details describing how upstream, offsite runoff is accommodated through the project site. Existing and proposed drainage infrastructure on the site and nearby areas including the location of public and private storm drains, channels, ditches, BMPs, etc. shall be included in the SWP.
 - B. A site assessment performed by the project Engineer that notes whether there are any existing stormwater (drainage) issues on or near the site and if any stormwater (drainage) issues or impacts are anticipated resulting from the proposed improvements. If downstream restrictions are/have been identified, additional analysis and improvements may be required.
 - C. The site management plan provided with the discretionary permit application indicated there is an inadequate culvert proposed for replacement. Please show this on the project plans and provide analysis demonstrating compliance with the County Design Criteria Part 3 Sections H, I and J.
 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.

- D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services, including:
 - 1. Obtain a Waiver from the State Central Coast Regional Water Quality Control Board (RWQCB) for the approval of the water well groundwater use.
 - E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District. This includes:
 - 1. Submit a check in the amount of \$115.00 for this particular plan check, made payable to Central Fire Protection District. A \$75.00 Late Fee may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter.
 - 2. 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 agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.
 - F. Provide required off-street parking for 6 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- 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 cannabis cultivation and related activities, the applicant shall obtain the following:
 - 1. Local License Required (SCCC 7.128.090): The applicant shall meet the “conditions of approval” of this discretionary permit prior to obtaining a County-issued non-retail cannabis business license.
 - 2. State License Required: The applicant must obtain a State-issued cannabis license to operate a non-retail cannabis business in Santa Cruz County. The CEQA determination for this discretionary application shall be included in the State license application(s) made by the applicant.
- B. Prior to issuance of local cultivation license:
 - 1. The security plan shall be approved by the County Sheriff.
- C. Cultivation licensee shall maintain a valid state license, posted in a conspicuous location.
- D. All conditions of approval of this approval and the Cannabis Licensing Official shall remain in effect.
- E. In order to maintain the cultivation license, within one year of issuance of the cannabis license, the applicant shall either remove unpermitted structures or submit an amendment for indoor cultivation and obtain building permits. This shall specifically apply to the greenhouse structure and barn. All other unpermitted yurts, platform structures, and other unpermitted work, shall be removed from the site.
- F. The legacy timber harvest road leading upslope of the subject property cultivation and to the ridgetop shall be properly maintained per all pertinent California Forest Practice Rules (i.e.: water breaks, etc.).
- G. All measures of the security plan as adopted by the Cannabis Licensing Office, per the Sheriff’s Office, shall remain in effect.
- H. The following security measures shall be maintained:
 - 1. All required cannabis cultivation area security measures, including gates and any required fencing, as required by the shall be maintained.
 - 2. No advertising or signage is allowed that displays either in words or symbols the presence of cannabis on-site.

3. Each employee shall receive training regarding the site's security plan and best management operational practices.
- I. Hours of operation shall be limited to 7:00 a.m. and 7:00 p.m. seven days a week. Deliveries shall be limited to 7:00 a.m. and 7:00 p.m. seven days a week.
- J. The cannabis cultivation operation shall adhere to the best management operational practices per the approved plans.
- J. There will be no on-site retail sales of cannabis products and the premises shall not be open to the public.
- K. This permit authorizes a maximum of one (1) cultivation license.
- L. All employee vehicle parking, including full time, seasonal employees, and distribution and delivery parking associated with the operation shall be provided in designated parking areas, per approved plans.
- M. No processing of off-site product shall be permitted.
- O. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
- P. If future County inspections of the subject property by the Cannabis Office or the Planning Department Office disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including use permit revocation.
- Q. If 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: _____

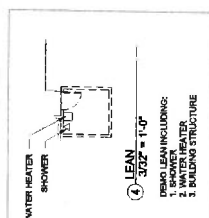
Effective Date: _____

Expiration Date: _____

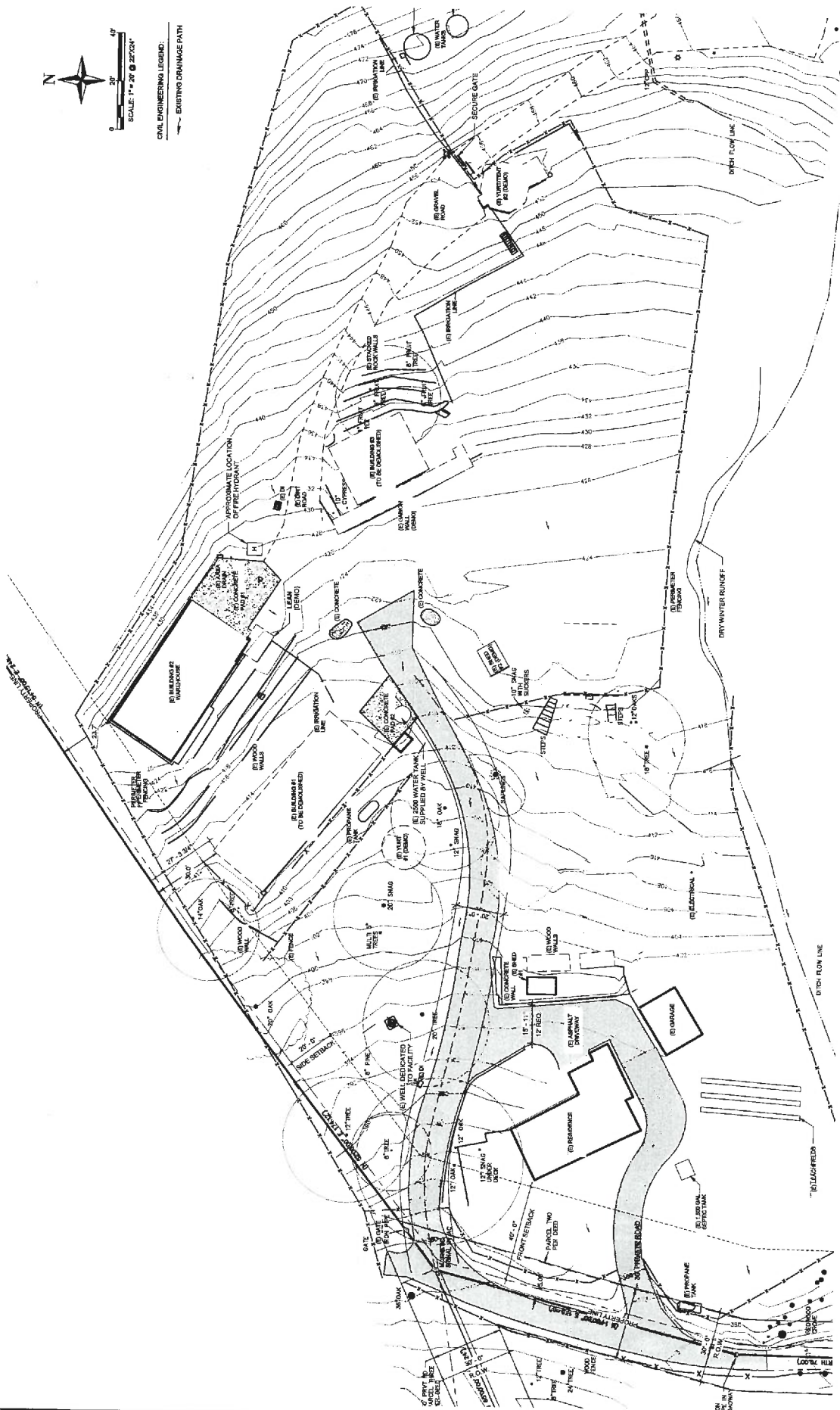
Jocelyn Drake
Deputy Zoning Administrator

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

[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]







1 EXISTING SITE LAYOUT

SITE IMPROVEMENTS AND DRAINAGE PLAN

CULTIVATION SITE IMPROVEMENTS
 1003 LAUREL GLEN RD.
 SOQUEL, CA 95073
 APN: 103-01-108

CLIENT
 SOQUEL ESTATES, LLC
 1003 LAUREL GLEN RD.
 SOQUEL, CA 95073

MYER ENGINEERING, INC.
 1700 LAUREL GLEN RD.
 SOQUEL, CA 95073
 (916) 800-2244
 paul@myerengineering.com

Project No. 200208
 Date: NOV 2020

C3.0
 3 OF 7

NOTES

DESCRIPTION:
 NO BUILDINGS IN USE OR OPERATION
 10,000 SF OF OUTDOOR CULTIVATION
 PRELIMINARY SECURITY PLAN

THE CUMULATIVE TOTAL OF CANOPY AREA WITHIN CULTIVATION AREAS A AND B IS NOT TO EXCEED 10,000 SF.
 PLANT COUNT: 2,500

OFFSITE ACTIVITIES: PROCESSING, PACKAGING, STORAGE

- LEGEND**
- OUTDOOR CULTIVATION AREAS
 - OUTDOOR IMMATURE PLANT AREA
 - COMPOST/CANNAWASTE
 - CIVIL ENGINEERING LEGEND
 - STORMWATER RUNOFF DRAINAGE PATH
 - DRAINAGE AND STORMWATER RUNOFF CALCULATIONS AND NOTES

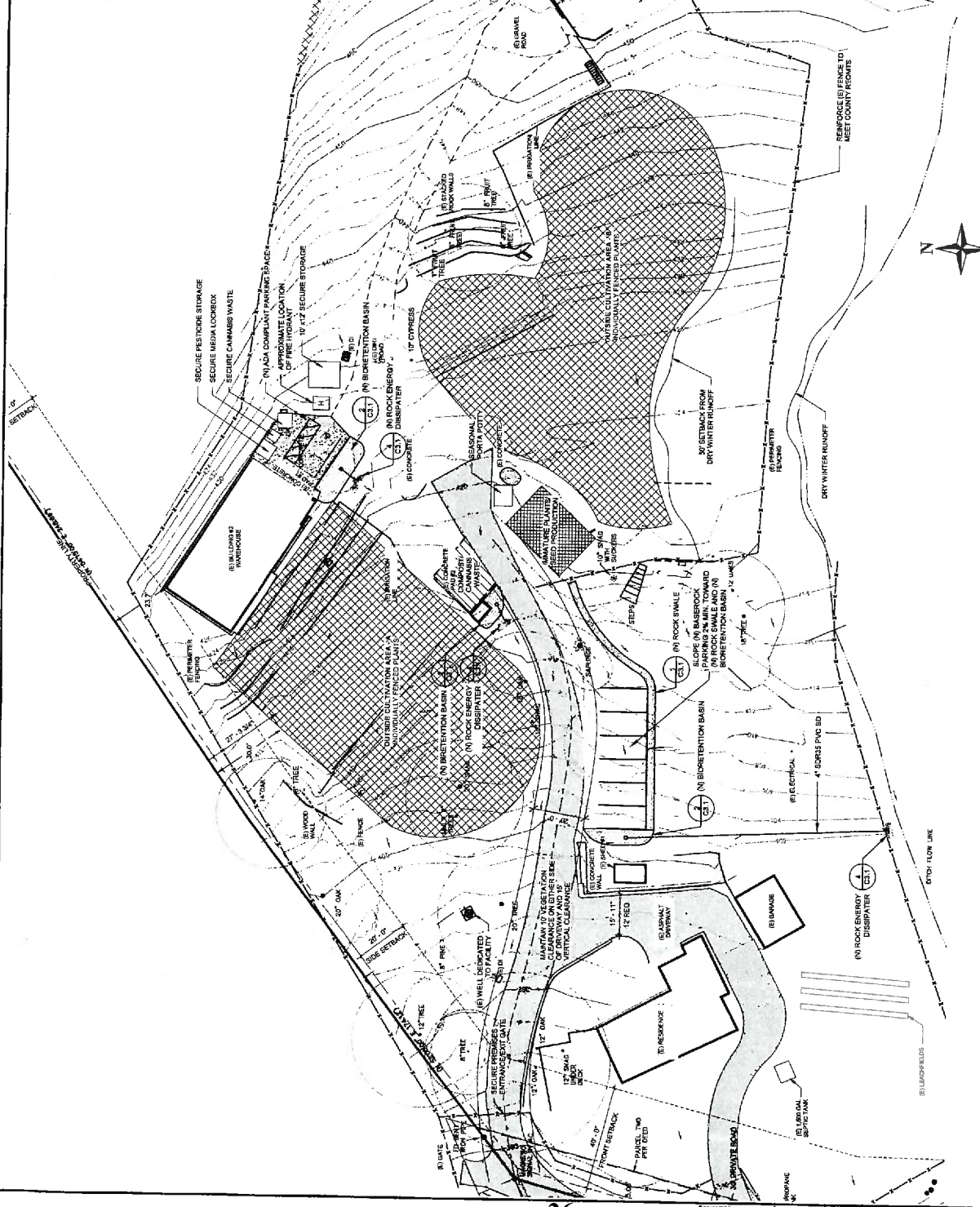
1. MEDIA AND MEDIA STORAGE CLASIFICATION
- 1.1. CONCRETE
 - 1.2. HYDROLOGIC SOIL GROUP C
 - 1.3. LIMITING LAYER RATIO 0.2 TO 0.57 NHR
2. PROPOSED STORMWATER MITIGATION
- 2.1. CANOPY RETENTION, INFILTRATION, AND ENERGY DISSIPATION (FILLER, SAND, AND ROCK ENERGY DISSIPATION/FILTRATION)

EXISTING IMPROVEMENTS	AREA (SF) AREA (A)
BUILDING #1 - TO BE DEMOLISHED	1,815
WATERPULSE BUILDING #2 - TO REMAIN	1,770
BUILDING #3 - TO BE DEMOLISHED	790
SHED #1 - TO BE DEMOLISHED	75
SHED #2 - TO BE DEMOLISHED	85
SHED #3 - TO BE DEMOLISHED	105
WATERPULSE #1 - TO BE DEMOLISHED	204
WATERPULSE #2 - TO BE DEMOLISHED	340
RESURFACING - TO REMAIN	1,455
AC DRIVEWAY - TO REMAIN	853
CONCRETE PAD #1 (MEDIA STORAGE, MEDIA STORAGE, CANNAWASTE ON EXISTING PAD) - TO REMAIN	2,125
CONCRETE PAD #2 (NEW COMPOST/CANNAWASTE ON EXISTING PAD) - TO REMAIN	777
PAD - TO REMAIN	542
TOTAL	25,137

EXISTING UNIMPROVED AREAS	AREA (SF) AREA (A)
WATERPULSE BUILDING #2 - TO REMAIN	1,770
WATERPULSE #1 - TO BE DEMOLISHED	85
WATERPULSE #2 - TO BE DEMOLISHED	340
RESURFACING - TO REMAIN	1,455
AC DRIVEWAY - TO REMAIN	853
CONCRETE PAD #1 (MEDIA STORAGE, MEDIA STORAGE, CANNAWASTE ON EXISTING PAD) - TO REMAIN	2,125
CONCRETE PAD #2 (NEW COMPOST/CANNAWASTE ON EXISTING PAD) - TO REMAIN	777
PAD - TO REMAIN	542
TOTAL	12,211

PROPOSED IMPROVEMENTS	AREA (SF) AREA (A)
STORAGE	125
MATURE PLANTS (SEE DETAIL WITH P-10) ROOF	575
PORTA POTTIES	3,200
TOTAL	3,800

PROPOSED UNIMPROVED AREAS	AREA (SF) AREA (A)
STORAGE	125
MATURE PLANTS (SEE DETAIL WITH P-10) ROOF	575
PORTA POTTIES	3,200
TOTAL	3,800



PLAN CHECK / REVISION	Date
1	2/10/2021

SCALE: 1" = 30' @ 22" x 34"

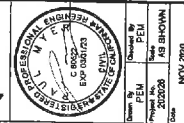
1 SITE IMPROVEMENTS AND DRAINAGE PLAN

EXHIBIT D

SOQUEL ESTATES, LLC
CULTIVATION SITE IMPROVEMENTS
1003 LAUREL GLEN RD.
SOQUEL, CA 95073
APN: 103-011-08

CLIENT
SOQUEL ESTATES, LLC
1003 LAUREL GLEN RD.
SOQUEL, CA 95073

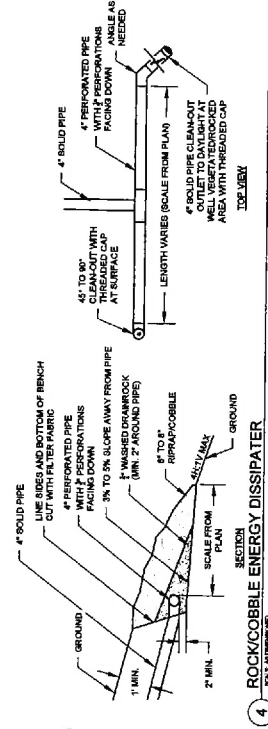
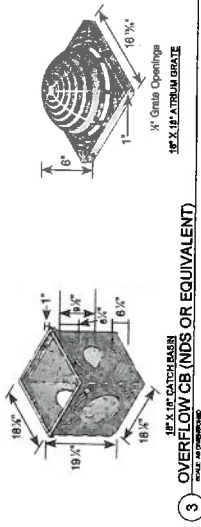
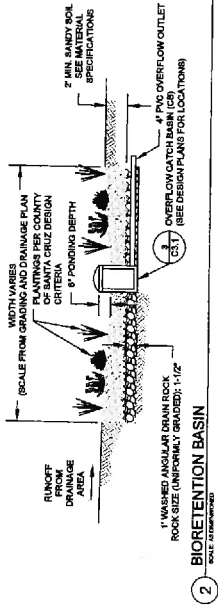
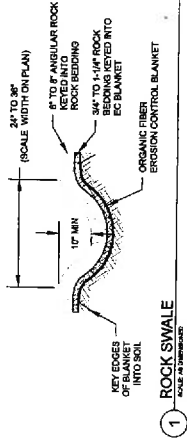
MYER ENGINEERING, INC.
PAUL MYER, MS, PE
1796 LAUREL GLEN RD.
SOQUEL, CA 95073
(916) 800-2244
peul@myerengineering.com



Drawn By: PEL
Checked By: PEL
Project No.: 202008
Date: NOV 2020
Scale: 1" = 1'-0"

C3.1
4 OF 7

No.	Revision/Issue	Date
1	PLAN CHECK RESUBMITTAL	3/10/2021

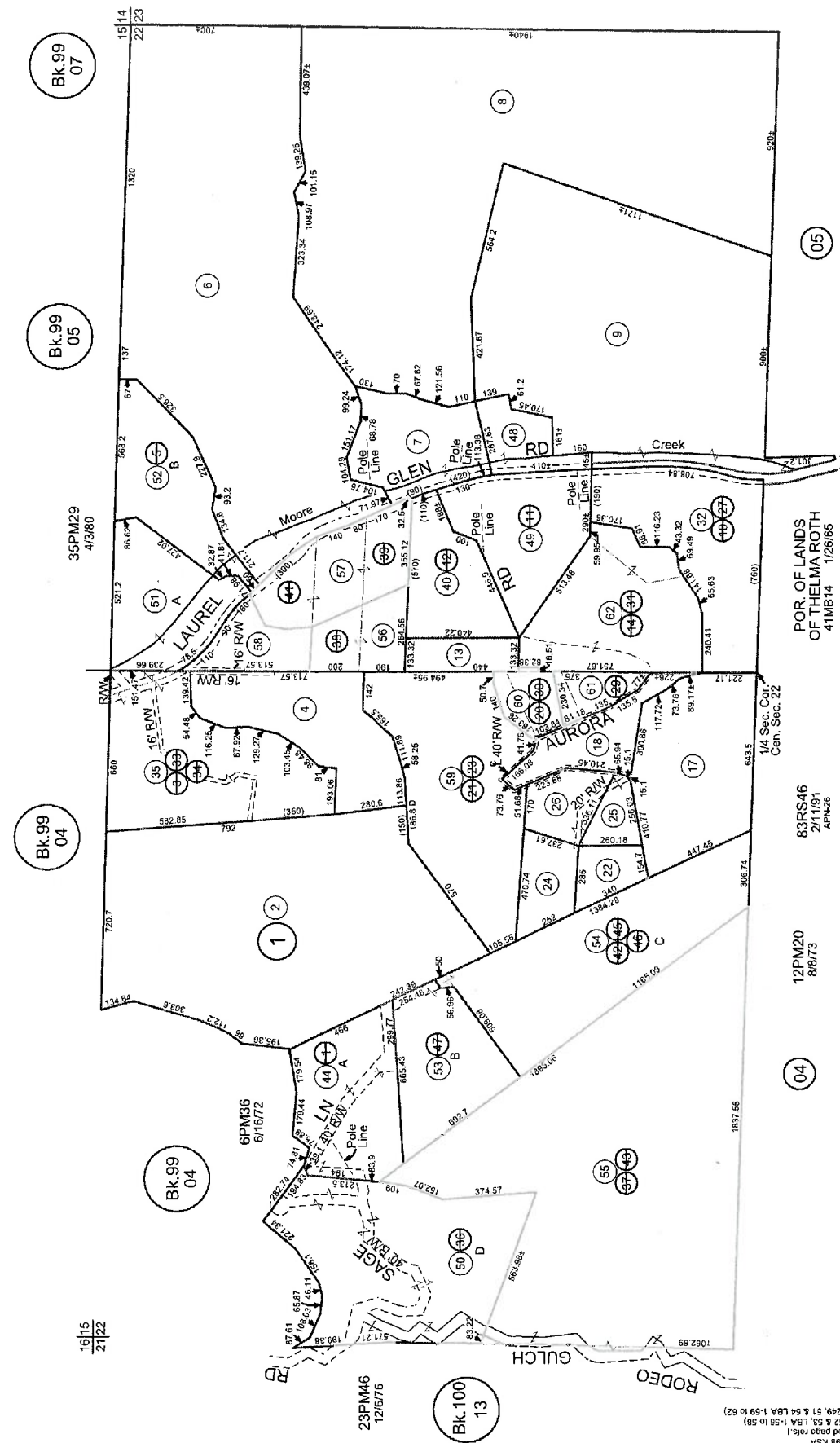


THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

1" = N 400'



Assessor's Map No. 103-01
County of Santa Cruz, Calif.
Aug. 1998

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

Rev. 9/28/01 mwm (changed page refs.)
Rev. 9/29/03 CB (3-0063952 & 53, LBA 1-56 to 58)
Rev. 4/29/05 mwm (5-0002249, 51 & 54 LBA 1-59 to 62)

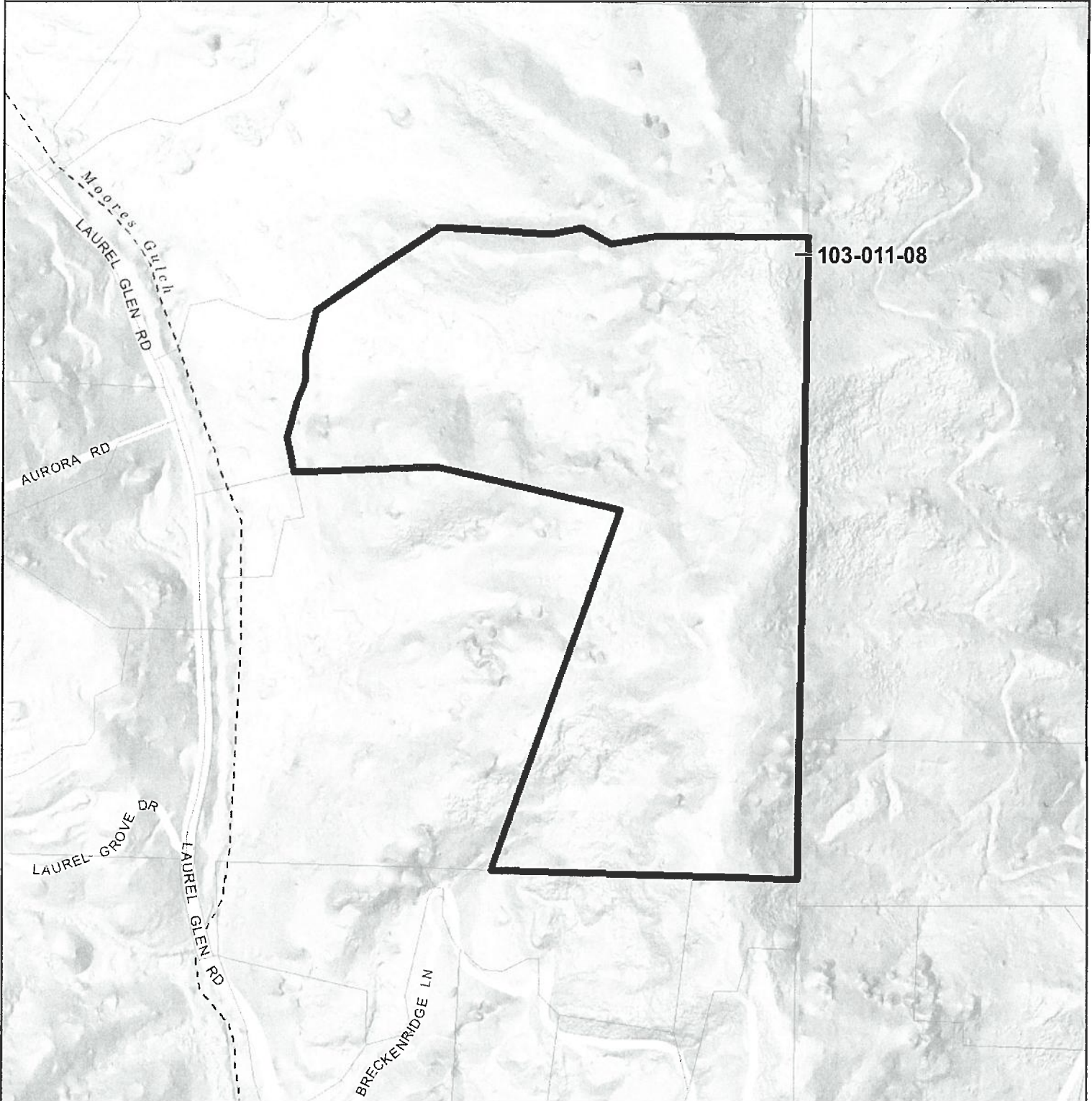


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map



Mapped
Area



Parcel: 10301108

-  Study Parcel
-  Assessor Parcel Boundary

Map printed: 27 May. 2021

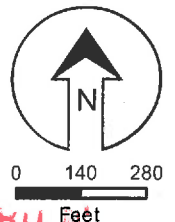


EXHIBIT A

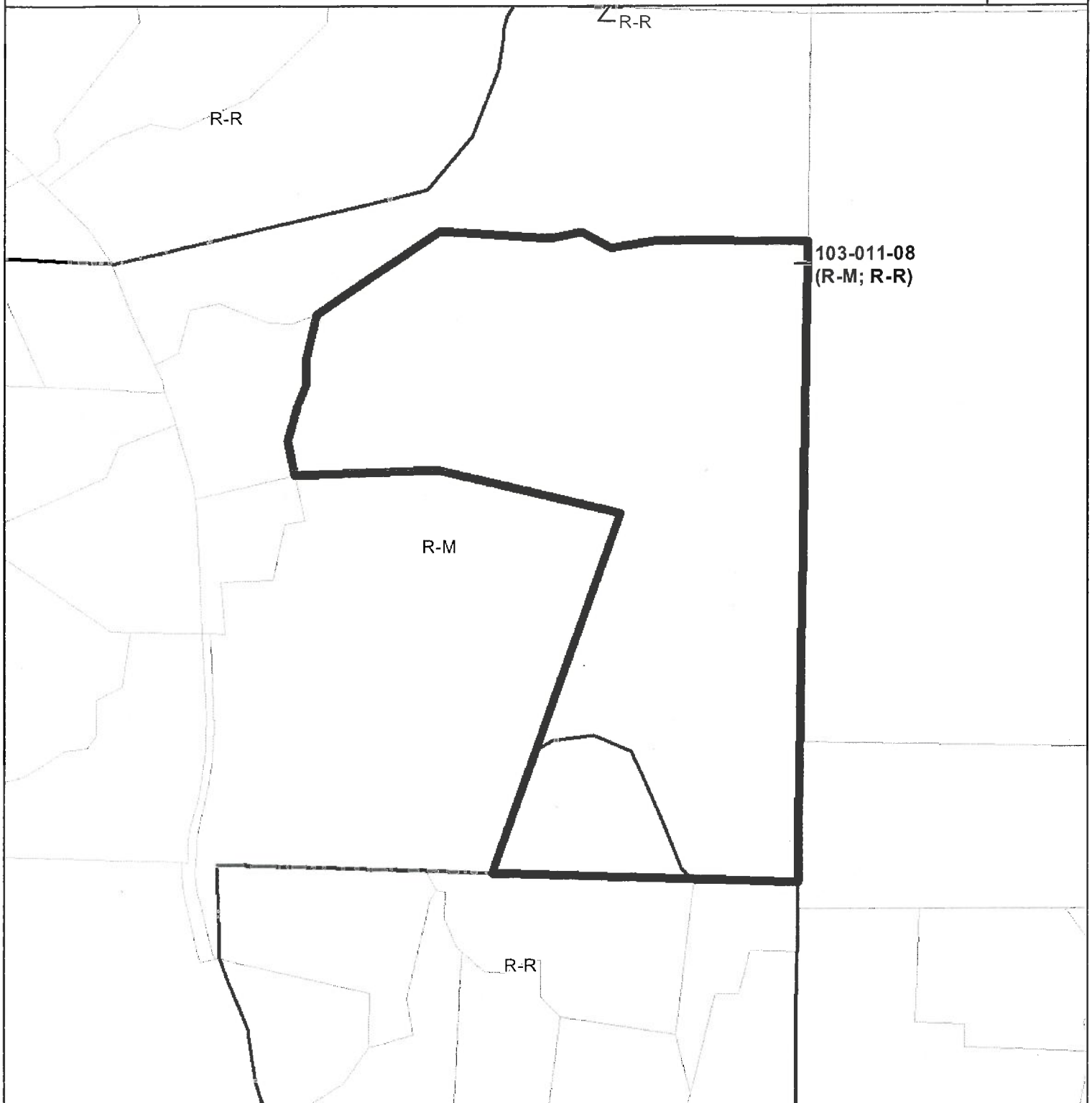


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel General Plan Map



Mapped
Area



- ☐ R-M Residential Mountain
- ☐ R-R Residential Rural

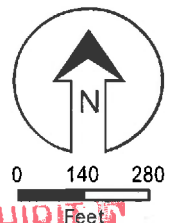
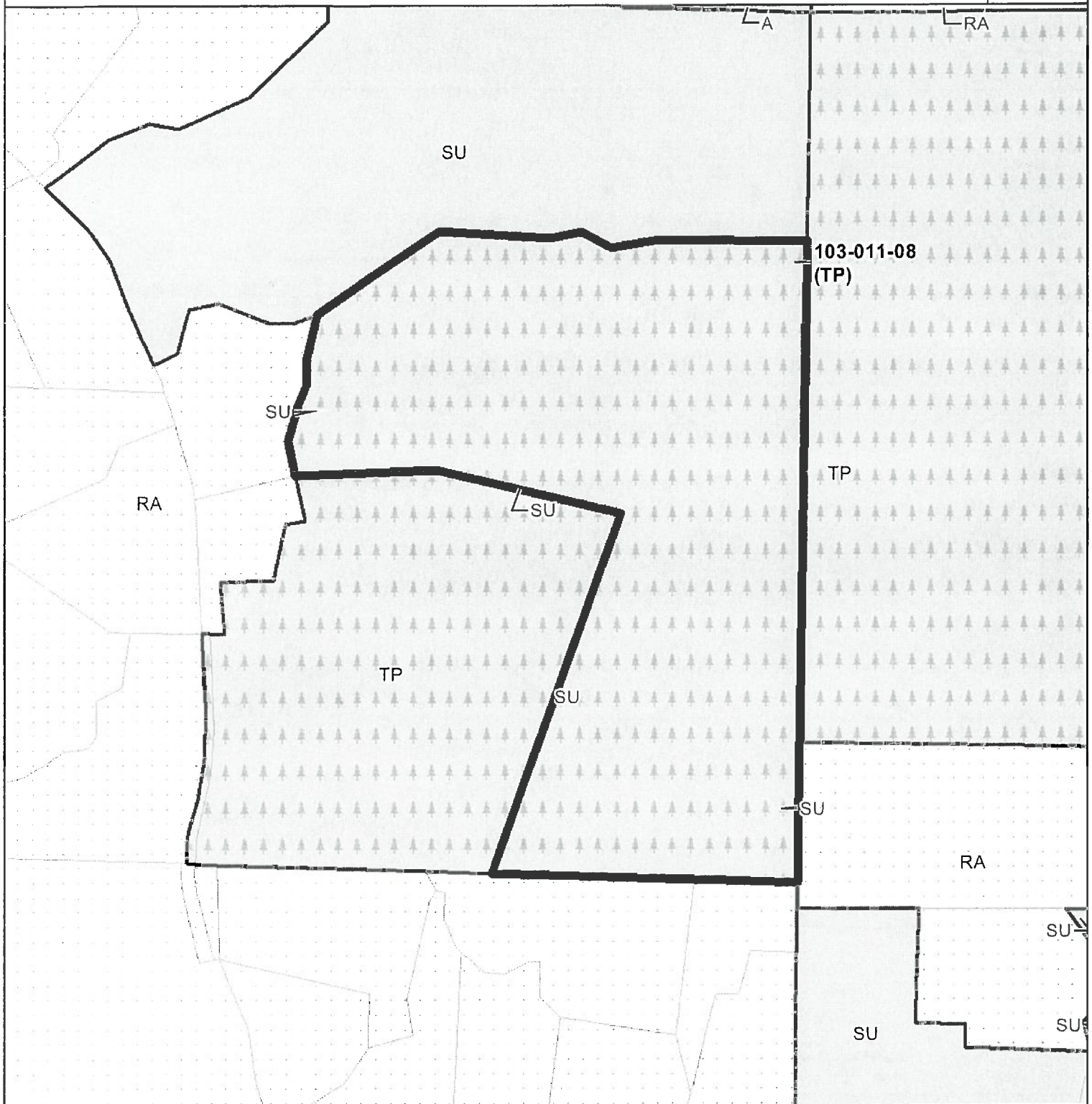


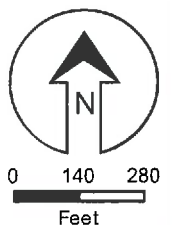
EXHIBIT C



Parcel Zoning Map



- A Agriculture
- RA Residential Agricultural
- SU Special Use
- TP Timber Production



Parcel Information

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Well
Sewage Disposal: Septic
Fire District: Central Fire Protection District
Drainage District: Zone 4 (outside drainage districts)

Parcel Information

Parcel Size: 44 acres
Existing Land Use - Parcel: Single Family Dwelling
Existing Land Use - Surrounding: Residential Agricultural
Project Access: Laurel Glen Road
Planning Area: Summit
Land Use Designation: R-M; R-R (Mountain Residential; Rural Residential)
Zone District: TP (Timber Preserve)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm.: ☐ Yes ☒ No

Technical Reviews: N/A

Environmental Information

Environmental review has not been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA). A CEQA exemption form is attached as Exhibit A. The project qualifies for a number of exemptions because the proposed use involves continuation of a preexisting agricultural use with negligible or no expansion of use and only minimal construction of security measures and small structures associated with the use.

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: Not mapped/no physical evidence on site

PRIVATE ROAD USE PERMIT and AGREEMENT for ROAD MAINTENANCE

An Agreement between contiguous landowners, Sean Clark and John Jensen,
1003 Laurel Glen Road, and Robert LaRosa, 1000 Laurel Glen Road

This Private Road Use Permit (PRUP) and Road Maintenance (ARM) Contract pertains to Road Access through Private Road, hereafter, 'Road,' thru Parcel, 1000 Laurel Glen Road, hereafter '1000,' and is intended to provide such access to Titled-Documented, Owners of Parcel 1003 Laurel Glen Road, hereafter, '1003,' for the singular purpose of allowing Owners of 1003 the convenience of passage during Owners' pursuit of an exclusive Right of Way (ROW) beginning at County highway, Laurel Glen Road, bridging Moore Creek and continuing through Parcels owned by Martinelli and Weston (pursuant to existing record of easement in Title Documents of Santa Cruz County.)

PRUP and ARM includes the rights and responsibilities of Owners of 1000 and 1003 and further, identifies the collective legal parameters and fiduciary obligations for compliance with Road Usage and related Access:

Whereas, Owners of 1000 and 1003 mutually intend that said Road begins at the juncture of Laurel Glen County Highway, and continues northward approximately ten feet by 1,400 feet to that point where two black steel posts are installed. (County Platt Map is attached delineating boundaries related to Road.); and

Whereas, Owners agree that Road be maintained and/or repaired to provide safe, functional and aesthetic condition for passage thru 1000, and as such agree to provisioning resources to include, labor, materials, tools and equipment for such purposes; and

Whereas, Owners agree to Procedural Protocol contained herein, for use, maintenance and repair of said Road, to include apportionment of such expense and effort ('surcharge) according to Use Criteria detailed below, in Section 1, ROAD MAINTENANCE.

Whereas, Owners agree to a temporary Covenant pertaining to PRUP and ARM and its specific purpose to allow Owners of 1003 sufficient time (Calendar Date to be ascertained and separately agreed, forthwith), to actualize an easement from Laurel Glen County Road to Parcel 1003; and

Whereas, the Covenant of PRUP and ARM is meant to legally bind respective Owners, and each successive Owner or Lessee of respective Parcels, 1000 and 1003, until expiration of PRUP and ARM;

Whereas, Parties agree to unerringly abide by Terms of the PRUP and ARM and furnish tangible proof of engineering design, required building permits and construction-labor contract(s) to achieve the stated purpose of constructing ROW, and compliance with PRUP and ARM; and

Whereas, Parties agree to effectively Terminate PRUP and ARM upon the following Causation: 1) Completion of ROW, to include sign-off of such, by Federal, State and County Agencies; 2) Failure to complete ROW, either for bad faith conduct or inability to perform construction as per engineering design and agency building permits; 3) repeated (or intentional) violation of any Federal, State or County Regulation related to the ROW; 4) Breach of any Contractual Terms of either PRUP or Arm, to include those stipulated in the Mutual Agreement Section; and

Whereas, Owners agree to be bound by the tenets, obligations and responsibilities of the following, known as 'Mutual Agreement,' which details procedure for execution of PRUP and ARM, respectively; and

EXHIBIT G

NOW THEREFORE, Owner of 1000 and Titled Owners of 1003, their respective lessees, employees, tenants, heirs, assigns and all others, who may have an interest in, or use of, and passage thru, Road at 1000 Laurel Glen Road, Soquel, CA, mutually agree as follows:

1. ROAD MAINTENANCE

- A. Road Use. Foundation, and shoulder of Road benefits all traffic, being inseparable from, and inclusive to the ARM, and as such, Owners and their tenants/lessees, employees, guests, invitees, and service/delivery drivers of associated auto, trucks and all commercial vehicles invited/hired by individual Owners, are expressly bound by this PRUP and ARM Protocol.
- B. Excessive Impact. Understandably, industrial and commercial vehicles impact the Road, as do drivers exceeding 10 mph. Agreeably, enforcement of safe, sensible and slow driving is problematic, and forever will be—which is the primary reason for providing Owners of 1003 temporary access to the Road—as provided by PRUP and ARM.
- C. Maintenance. Work schedule is prepared following Owners' annual assessment of needed work in addition to regular leaf blowing: crack repair, clearing culverts and drain gutters.
- D. Drainage. Roadside gutters and culverts to be maintained through regular clearing prior to each U.S. National Weather Service-forecasted storm of significance, whether rain or wind.
- E. Safety. Speed limit (10 mph) and berm signs (speed bumps); 4x4 posts or 'wood blocks' with reflectors, to be located aside drainage ditches, culvert openings, water bars (berms) and steep slopes. Remote cameras are intended for security and to monitor posted speed of traffic.
- F. Access. Clearing deadfall on/adjacent to roadway access is a priority. Accumulated debris shall be removed pursuant to ongoing maintenance; hired labor expense for urgent road clearing shall be notated with receipt for cost and description of paid labor; such cost to be allocated and apportioned between Owners. Woody material removed from roadway shall be piled orderly on Road shoulder, otherwise such tasks shall be borne by Owners.
- G. Road Surface. Chip seal, slurry seal, hot tar crack repair and asphalt paving are ordinary procedures Owners shall assess annually to maintain and preserve Road integrity; allocated expense of mutually agreed procedure to be apportioned between owners.
- H. Monitoring. Owners shall inspect surface, shoulder, gutters and culverts of Shared Road monthly to assess use and condition of such, and schedule repair as needed. Repair will be allocated and apportioned between owners, including cost/operation of two (2) remote, night and daylight, motion-activated cameras to monitor road usage and compliance with posted, 10 mph speed limit.
- I. Enforcement. Amicable relations between Owners, necessitates identifying drivers who abuse or ignore posted speed limit; making enforcement of posted speed limit imperative. Delivery, trades and guests, etc., will naturally exceed the given restrictions, necessitating that Owners create a system to control Road Traffic, particularly, enforcing the reduction of Traffic by requiring numbers of vehicles to park each day on the Pullout adjacent to Laurel Glen Road.
NOTE. an amendment to PRUP and ARM, which provides measures to effectively mitigate and otherwise, enforce posted speed limit shall become part of this Document's Final Draft.

- J. Expense. Traffic associated with Owners' Enterprise at 1003, presents a disproportionate use of Road. Therefore, 75% of costs associated with maintenance and repair will be allocated and apportioned to those Owners.

Page 3, PRUP and ARM
Revised 10/05/19

1. **OBLIGATIONS.** Parties to this Agreement—Owners/Lessees—are mutually obligated to endeavor and oversee Road condition and to initiate and accomplish repairs and maintenance related to functionality and aesthetics of Road as follows:
 - a. Obtain three bids from Licensed Paving Contractors, evaluating each for competency, integrity, comprehensive insurance and cost to perform the work described in bid, according to Owners' specifications. Owner's shall select Contractor and manage a Trust Account for work over \$2,000.00; lesser jobs are to be paid from a joint Checking Account funded by a balance of \$2,000 maintained equally by Owners, with two signatures required.
 - b. Maintain accurate records/accounting, and oversee/evaluate performance/outcome of contracted work, and share cost proportionally, as per allocation in 'J,' previously stated.
 - c. Accept responsibility for infractions, disturbance or damage caused by, or related to any person, vehicle or pet related to Owner, his/her guests, invitees, employees or tenants.
2. **LIABILITY INSURANCE.** Other than those repairs, whereby all Owners mutually agree to resolve with apportioned allocation, Owners individually agree to maintain liability insurance with respect to personal injury incurred by any person(s) specifically hired by that Owner, or others identified to be associated with a particular Owner, and having been injured, or having caused damage to driveway or to property at 1000 Laurel Glen Road property as follows:
 - a. Individual Policy for Owners of 1003 for Comprehensive Coverage for any action, impact or circumstance arising to impair Road (or its shoulder), or restrict use of said Road by Owner's employee, tenant, lessee, guest or invitee, to include appurtenance(s) vehicle(s), pets, horses or human companion(s) associated with Owners.
3. **FINANCIAL RESPONSIBILITY.** Should an Owner fail or refuse to pay the agreed upon cost share—or apportioned share of costs and expenses—or applicable surcharge—as provided in the PRUP or ARM, such Owner shall be deemed in default and be liable for the cost of any measure to resolve/settle the dispute, as detailed in Section number '6', Dispute.
4. **RECORD.** It is the purpose of the signatories hereto—Owners—that this Instrument (PRUP and ARM) be recorded in property records of Santa Cruz County, CA, and further, constitutes a Covenant to run with—structure, guide and regulate—the Shared Road served by this Agreement, and to include any subsequent Owner, his/her lessees, heirs, tenants, employees, invitees, agents, successors or hired workers.
5. **AMENDMENT.** The Terms of this Agreement may be amended only in writing and signed by all Parties (Owners) to this Instrument; notarized and duly recorded with the County of Santa Cruz.
6. **DISPUTE.** This Agreement is predicated on mutual agreement/good faith of Parties for its enforcement. In the event of dispute, the Parties Agree to engage IDR: Internal Dispute Resolution, an informal


procedure, without a mediator; and do so to allow each party opportunity to mutually resolve the dispute after voicing/negotiating their respective positions.

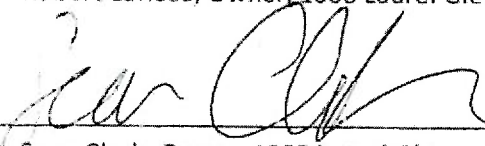
- a. Parties, having failed to achieve mutuality, Owners are free to agree to seek litigation; to whom the court awards the case, so shall such be awarded court and lawyer fees, etc.

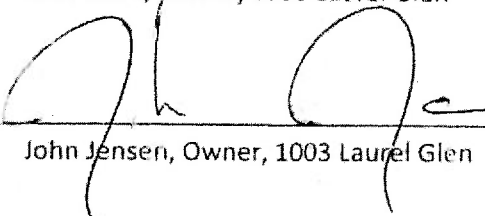
Page 4, PRUP and ARM

Revised 10/05/19

IN WITNESS THEREOF, respective Parties, Owners of 1003 Laurel Glen Road—pursuant to Escrow-Title Action, and Owner of 1000 Laurel Glen Road, execute this Agreement pertaining to Private Road Use and Maintenance on 10-5-19, 2019, in the County of Santa Cruz, hereby affix respective signatures below.


Robert LaRosa, Owner, 1000 Laurel Glen


Sean Clark, Owner, 1003 Laurel Glen


John Jensen, Owner, 1003 Laurel Glen

TOWN OF SOQUEL, STATE OF CALIFORNIA, COUNTY OF SANTA CRUZ


As a Notary, I attest to this Document, described and known as Private Road Use Permit (PRUP) and Agreement for Road Maintenance (ARM), respectively; such document being subscribed and sworn to before me this

_____ day of _____, 2019 by _____

and _____, and _____

NOTARY PUBLIC

Please see attached document

Notary Public 

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SANTA CRUZ)

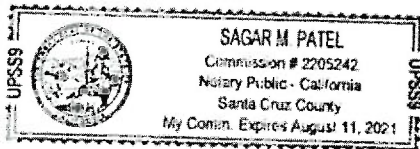
On 10/5/19 before me, SAGAR M. PATEL, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared ROBERT LA ROSA, SEAN CLARK AND JOHN JENSEN
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Sheila McDaniel

From: Michael Lam
Sent: Wednesday, May 26, 2021 12:07 PM
To: Sheila McDaniel; Jocelyn Drake; Annette Olson
Subject: FW: Letter of Objection: Item #3- 1003 Laurel Glen, Soquel commercial growing permit to cultivate in residential area- Hearing 6/4
Attachments: sigimg2; Office Depot Scan.pdf

Comment letter for next week's ZA hearing.

-Mike

From: Lizabeth Morell <lizabethmorell@gmail.com>
Sent: Wednesday, May 26, 2021 9:41 AM
To: Michael Lam <Michael.Lam@santacruzcounty.us>
Subject: Letter of Objection: Item #3- 1003 Laurel Glen, Soquel commercial growing permit to cultivate in residential area- Hearing 6/4

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear Michael,

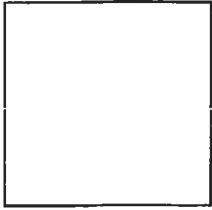
Thank you for the phone and conference ID for the upcoming Zoom meeting this Friday for 1003 Laurel Glen, Soquel for consideration of a commercial growing permit at that property, application # 201239 for Mr Robert LaRosa, neighbor at adjacent 1000 Laurel Glen .

Could you kindly let me know what time this item will come up on the agenda and send me a copy of the agenda for his reference? Mr LaRosa would also like to know how the decision will be structured, if this is the only session before a decision is made and if there will be an opportunity to comment during the hearing? Is the application available for public review and if so, please send me a copy for Mr La Rosa and his nearby neighbors to review.

Mr LaRosa has composed a letter for the Planning Dept and Zoning Administrator review, and asked me to forward, which I attach here for your reference.

The considerable amount of water required for commercial cultivation to draw from the community aquifer table in that area could have alarming consequences for all the neighbors of that area and Mr LaRosa feels further study and a full environmental review must be done to determine the impact of environmental concerns including excessive water use, particularly with water rationing now beginning so early in the season, as well as increased fire hazard and a road unsuited and not up to code for commercial use.

Many thanks and best,
Liza



Hello Lizabeth,

Thank you for your comments – they will be forwarded to the Zoning Administrator for review.

Unfortunately, all of our public hearings are conducted remotely. Your client can participate via telephone if there is no internet access. The phone number and conference ID is below.

Phone: +1 916 318 9542
Conference ID: 167 372 203#

Thank you,

Michael Lam

From: Lizabeth Morell <lizabethmorell@gmail.com>

Sent: Monday, May 24, 2021 10:22 PM

To: Michael Lam <Michael.Lam@santacruzcounty.us>

Subject: In person attendance at 6/4 Hearing for 1003 Laurel Glen, Soquel commercial permit to cultivate in residential area

Dear Michael,

I am writing to let you know I have a senior client, Robert LaRosa, living at 1000 Laurel Glen, adjacent to the proposed commercial use of the property at 1003 Laurel Glen, who has just received notice of a hearing this Friday June 4th to approve a change in zoning to permit commercial cultivation of marijuana on the property next to his.

As this has severe implications and potential consequences in critical issues of water use, fire safety and road use through my client's property to access, my client feels he must attend the meeting, but does not have online capacity and is hoping and counting on that he will be able to appear in person at the County on this date with proper Covid protocols in place?

Please let me know and I have advised him to call and reach out to your office directly as well.

With thanks and best,

Liza

..May we find the silver lining of this time

Lizabeth K. Morell, REALTOR

Bailey Properties

Cell: 831-419-4856

Office: 831-688-7434

Fax: 831-685-6422

9119 Soquel Drive, Aptos, CA. 95003

lmorell@baileyproperties.com

www.lizabethmorell.com

CA BRE License #01891765

Silver Circle Award 2019, 2016 & 2015, 2013 & Circle of Champions 2014, Bailey Properties

Luxury Portfolio Int'l Member



COMMERCIAL CANNIBUS OPERATION TO USERP RESIDENCE & NATURE SANCTUARY

Cannabis Operation's ambitions threaten homeowner's 30-year old Wildlife Sanctuary and Kids' Nature Program.

1000 Laurel Glen, my residence of 30 years, 1000 Laurel Glen Rd. is home to The Nature School's Fish and Wildlife Sanctuary—a nonprofit, recognized—both state and nationally, for volunteer work to protect endangered species and provide ecology education to youngsters. Two of my borders at 1000 about 1003 Laurel Glen. Little more than one year ago, I was ill-prepared for nonstop impact of a Cannabis Syndicate's ambitions to remake 1003 into a mega cannabis farm and factory. Workers' vehicles and commercial trucks, which cracked and pot-holed my private driveway, were not the biggest problem. My priority is to protect native denizens and inspire children to appreciate Nature. Thankfully, The Syndicate departed, after being denied a County permit for indoor cannabis growing.

Affluent grower with 105 acres, hundreds of workers asks County for Green Light to grow. Mr. Sean Clark, long-time cannabis entrepreneur, just bought a 43 acre-watershed, with adjoining 60 acres on San Jose Road, I learned from Sean, that he hired a smart consultant and politically-savvy attorneys, as advisors to Soquel Estates, LLC, and its hundreds of workers, who cultivate, manufacture and market cannabis in Santa Cruz and Monterey Counties. Since both 1003 and 1000 are zoned residential, Clark's cannabis dreams require swapping 'residential' status for 'commercial production of cannabis.'

Drought is Good News for Property Sales of land with Ample Water. The lure of 'Green Gold' has driven values up for properties, as 1003, with arable (water rich) land; Clark now seeks County approval to grow (10,000 sq. ft.) outdoors. A paltry plot, that in time, will surely be expanded. Straight away, Sean wants to commandeer my private driveway, rather than build a bridge and road to 1003. His business is prospering; perhaps building and environmental permits and construction cost—\$750,000 (and with no assurance against unforeseen obstacles—likely explains why Clark has tasked his lawyers for ways to evade previous trespass agreement with me. Choosing instead, pay his consultant and a law firm to commandeer my private driveway.

Cannabis Growers with access to water will reap Huge Profits. Officials declare drought has arrived, Ironically, the same day a Public Hearing (remotely) is scheduled to discuss Clark's proposed 'Cannabis Grow.' I do not begrudge Mr. Clark's wealth from weed. He is an effective business man—and that's the problem. His commercial goals are not conducive to pastoral, country life along Laurel Glen Road and its salmon creek. It was not long ago, that my 900-foot driveway became a speedway for folks working the adjacent pot farm, at 1003. With the present drought, water usage is moot: County authorities have established water use restrictions, and cannabis grown outdoors, is always thirsty. Clark's deep well is only 200-feet from my property line, and in proximity to properties on nearby Lanes: Sunset, Paradise, and Twin, respectively. In their best interests, neighbors should be concerned about water for their multi-level homes and auxiliary dwellings, that in mandatory water use restrictions, lush landscapes, flowers and vegetable gardens, fruit trees, and horse pastures have to be re-considered.

Cannibis Operation wants to appropriate my Bridge and Road, rather than build its own, which would permanently and destructively impact my property at 1000 Laurel Glen, and mission of The Nature Institute, a thirty-30-year nonprofit—with numerous local accolades and national and state awards for stewardship-advocacy on behalf of children's ecology education and stream restoration work across the State. I appreciate the palliative benefit of cannabis and Clark's cultivar-ambitions and beautification of his combined 105 acres, though Labors on my 29 acres include, water runoff control, creek habitat enhancement, restoration of native habitat and noxious weed abatement, though, the protection of water quality and stream spawning habitat for at-risk Pacific Steelhead, a Salmon species, is my raison d'être.

Wealthy Grower has long-time , 80 year old, Soquel resident, against the wall. My remaining years ought not be diverted to policing errant speeders and their deterioration of my driveway. Moreover, I want assurance that Clark is selecting qualified persons, who will respect my basic values. The alternative is that I bring out 'the Private Road Use Permit and Agreement for Road Maintenance,' and take action. Because safeguarding the health and safety of The