



Staff Report to the Zoning Administrator

Application Number: **201066**

Applicant: Jeffery Nordahl
Owner: Jeffery Nordahl
APN: 099-021-04

Agenda Date: 8/6/2021
Agenda Item #: 4
Time: After 9:00 a.m.

Site Address: 5733 Soquel San Jose Road, Soquel, CA 95073

Project Description: Proposal to operate a Class SU cannabis cultivation facility to include indoor cultivation within two existing greenhouses totaling 2,260 square feet; an additional outside cultivation area of 900 square feet; cannabis drying and storage; Class 2 manufacturing (non-volatile- olive oil infusion); processing; Class 1 distribution (self-distribution) within two buildings, an existing 750 square foot structure and a proposed 3200 square foot addition; and demolition of five existing structures. Requires a Commercial Development Permit, a combined Geologic and Soils Report review, and a determination that the project is exempt from further environmental review under the California Environmental Quality Act (CEQA).

Location: Property located at the end of Soquel Turnpike Road, which is 250 feet north of Olson Road and approximately 1/2-mile northwest from the intersection with Soquel San Jose Road (5733 Soquel San Jose Road).

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 201066, based on the attached findings and conditions.

Project Description & Setting

The subject property is located at the end of Soquel Turnpike Road, which is 250 feet north of Olson Road and approximately 1/2-mile northwest from the intersection with Soquel San Jose Road at 5733 Soquel San Jose Road.

The property is gated at the entry to the developed area of the property. The site is developed with an existing residential dwelling and multiple non-habitable accessory structures. Two existing greenhouses and one non habitable structure are proposed to be utilized as part of the proposed cannabis cultivation use. A group of five non-habitable structures are proposed for removal. In

addition, an approximately 3,240 square foot addition to an existing shed is proposed for cannabis related activities, including drying, storage, manufacturing, and packaging.

Cultivation is proposed within two existing greenhouses in an existing cleared area, and a raised bed located in between, adjacent to the residence. An existing cultivation area located on the hillside above the cultivation area is proposed to be removed due to a non-compliant slope (greater than 20 percent slope) as recommended by Environmental Planning staff.

Project improvements include formalizing employee parking, fire turnaround, compost area, secure pesticide storage area, and security improvements.

Proposed Class 2 manufacturing is non-volatile in nature and involves infusion of whole dried cannabis flowers that are cultivated on site. Infusion involves placement of dried cannabis in olive oil until cannabinoids absorb into the oil. Following infusion, the leaf matter is strained and removed and then the olive oil is bottled into tincture bottles.

Following manufacturing of bottled tincture, Class 1 distribution is proposed, which is essentially self-distribution of manufactured product by the operator to off-site retail sales dispensaries.

Cultivation, manufacturing, and distribution are required to obtain licensing by the Cannabis Licensing Office prior to operation.

With regard to staffing, the operation will involve the operator and three to five employees for cultivation, drying, packing, and shipping related work. The applicant anticipates a maximum of between five to nine trips a day associated with the operation. The applicant currently has bulk deliveries two to three times a year, reducing traffic. This is not proposed to change following the use approval.

The property is entirely screened from surrounding properties due to its remote location in the Soquel hills. The existing perimeter fencing is proposed to be modified to meet security fencing standards of the County Sheriff, as required prior to licensing. Security improvements include security cameras, motion detection, and motion detection lighting.

The project submittal package includes plans (Exhibit D), program statement, and best management practices. Best Management and Operational practices, such as water conservation including rainwater collection from all proposed structures for tank storage and irrigation during dry season, drip irrigation and mulch, erosion control, etc., compost and waste management, employee rideshare carpooling, pesticide storage and management compliance, worker safety, and employee security 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 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 Special Use zone district.

Zoning & General Plan Consistency

The subject property is a 52-acre parcel, located in the SU (Special Use) zone district, a designation which allows small scale commercial agriculture uses such agricultural crop production and incidental uses supporting agricultural production. The proposed use is extremely modest in size, suiting the remote location, available cleared area of the site, and provides excellent security given it is gated and single driveway access. 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. The manufacturing proposed is akin to cooking within a residential kitchen, which commensurate to similar principal permitted home occupations involving cooking.

Key regulatory areas

Canopy

The proposed canopy area of 3,160 square feet 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 a Class SU cannabis cultivation license for a single outdoor cultivation for no more than 10,000 square feet, consistent with the maximum allowed by code below. The applicant is permitted to cultivate more canopy than 3,160 square feet provided that any additional canopy is proposed in the existing cleared portion of the site and below the maximum 10,000 square feet, as conditioned in this permit. This would allow minor expansion adjacent to the greenhouses.

The canopy area occupies land that would be allowed for small scale agriculture, a principal permitted use in the SU zone district. Normal activities associated with cannabis cultivation, including water use, a small number of employees, and harvest related functions, are akin to other small scale commercial agricultural uses allowed in the district.

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
SU - Class SU	Single License	52 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	N/A	3,160	3,160 square feet; up to 10,000 square feet allowed in existing cleared area of site

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 cultivation entry located at the end of a dead-end driveway. Physical entry to the property is otherwise restricted due to the isolated area of the cultivation location, large property, single access driveway, as well as steeper topography throughout this area. These property characteristics both restrict view of the site and significantly challenge pedestrian access to the site from adjoining properties. In addition, the security plan includes new cultivation fencing, video surveillance cameras, motion sensor lighting, and employee training to ensure that security is not compromised. In addition, the nearest residential dwelling is over 1100 feet and inaccessible by intervening steep topography.

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 approximately 1100 feet to the nearest residences located to the southwest, in keeping with the regulations.



The significant 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 small scale agricultural crops, within previously cleared areas and demolition and construction of accessory structures for drying, storage, processing, and manufacturing related activities, and site 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 **201066**, based on the attached findings and conditions.

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

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

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Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. 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: 201066
Assessor Parcel Number: 099-021-04

Project Location: Property located at the end of Soquel Turnpike Road, which is 250 feet north of Olson Road and approximately 1/2-mile northwest from the intersection with Soquel San Jose Road (5733 Soquel San Jose Road).

Project Description: Proposal to operate a Class SU cannabis cultivation facility to include indoor cultivation within two existing greenhouses totaling 2,260 square feet; an additional outside cultivation area of 900 square feet cannabis drying and storage; Class 2 manufacturing (non-volatile- olive oil infusion); processing; Class 1 distribution (self-distribution) within two buildings, an existing 750 square foot structure and a proposed 3200 square foot addition; and demolition of five existing structures. Requires a Commercial Development Permit, a combined Geologic and Soils Report review, and a determination that the project is exempt from further environmental review under the California Environmental Quality Act (CEQA)

Person or Agency Proposing Project: Jeffery Nordahl

Contact Phone Number: (831)566-9726

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

Specify type:

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.

Date: _____

Sheila McDaniel, 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, non-volatile manufacturing, and distribution use would be located in an area designated for cultivation use. The proposed cultivation area would comply with the canopy allowed within the Special Use zone district. The proposed cultivation would comply with the required setback standards, including the 400-foot setback to all to property lines, and thus habitable structures on neighboring parcels, and the 300-foot setback to a public right-of-way, and cultivation on slopes less than 20 percent.

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

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, and drip irrigation, rainwater catchment, etc.

Given all these considerations, the project, and the conditions under which it would be operated, are akin to other small scale 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 SU (Special Use) zone district. The proposed use is an allowed use within the SU 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 SU cannabis cultivation use is consistent with the use requirements specified for the R-M/R-R (Mountain Residential/ Rural Residential) land use designation in the County General Plan. Land designated as Mountain Residential and Rural Residential are 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 three to five employees are anticipated for cultivation operations, as well as an occasional delivery/distribution pick-up vehicle trip. This is considered consistent with the level of traffic associated with other small scale agricultural cultivation uses allowed 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. 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 principal permitted small scale 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 continue to be compatible with the area.

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 a small-scale agricultural use, which is an allowed use within the Special Use zone district.

Exhibit D: Project plans, prepared by Miguel Podolsky, dated 6/7/2021

- I. This permit authorizes establishment of a Class SU cannabis cultivation facility to include indoor cultivation within two existing greenhouses totaling 2,260 square feet; an additional outside cultivation area of 900 square feet cannabis drying and storage; Class 2 manufacturing (non-volatile- olive oil infusion); processing; Class 1 distribution (self-distribution) within two buildings, an existing 750 square foot structure and a proposed 3200 square foot addition; and demolition of five existing structures in a SU (Special Use) zone district as indicated on the approved Exhibit "D" for this permit. Up to 10,000 square feet may be permitted within existing cleared areas located adjacent to the greenhouses. 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 SU Cultivation License from the Cannabis Licensing Office.
 - C. Obtain a Class 2 Manufacturing (non-volatile- oil infusion) License from the Cannabis Licensing Office.
 - D. Obtain a Class 1 Distribution (Self Distribution) License from the Cannabis Licensing Office.
 - E. Obtain a Demolition Permit from the Santa Cruz County Building Official for structures proposed to be removed.
 - F. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- II. Prior to issuance of a Building Permit by the Planning Department and Issuance of a 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.
3. Plans shall include final rainwater collection infrastructure necessary to provide dry season irrigation.

C. Meet all requirements of Environmental Planning including:

1. Repair plan for the loop road that leaves the existing greenhouse area and travels upslope to the unpermitted cultivation site and back down (eastside) to the existing home. The road width shall be suitable for small ATV only.
2. A detailed grading/drainage plan for the rainwater collection pond and detention/retention pond (shown on Sheet C3) shall be submitted for review and approval.
3. Submit a Geotechnical and Geologic Plan Review Letter from both of your licensed professionals at the time of building permit submittal.

D. 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:

1. Provide all items required in Appendix D for a large discretionary building permit projects. This includes, but is not limited to:
 - A. Final Project Information and Threshold Form: (see Part 3 Appendix A of the CDC) consistent with final plans.
 - B. Final Watershed Area Map and stormwater management plan showing how runoff from all new and replaced impervious areas will routed and mitigated:

1. The plan shall clearly illustrate how stormwater runoff from all project areas will be conveyed and controlled (provide spot elevations, slopes, grade breaks, cross sections, roof plan, downspout locations, piping, and other information as necessary) and how safe stormwater overflow has been incorporated into the project design. Provide cross slope and grade break information for the expanded driveway and demonstrate that at least 8,527 sf of driveway area will be routed to the detention/retention trench near Soquel San Jose Road. Provide updated detail A/C4 that shows how surface driveway runoff will be routed to detention/retention storage rather than bypassing the mitigation as the detail currently suggests. The final drainage plan (sheet C3 shall be updated to show how runoff from 8,482 sf of new impervious surfaces will be routed to the detention/retention pond. If sheet flowing across the slope is the proposed method the geotechnical engineer shall provide evaluation and specific approval of this method.
 2. Adequate construction level details for stormwater components including: materials, specifications, and methods/scheduling of construction consistent with the final stormwater management report (ex: void ratio of rock storage, etc.).
 3. The plans shall include method/s for permeability/infiltration testing and acceptable thresholds for the retention facilities that shall be documented prior to final sign off of the building permit improvements.
 4. Provide a final watershed area map/s that shows the areas draining to each mitigation facility.
- C. Final Stormwater Management Report with: analysis supporting the final stormwater management plan/s and demonstrating the compliance with the CDC:

At a minimum, the report shall address the following items:

1. Source Control Measures
2. Minimize Stormwater Pollutants of Concern
3. Site Design and Runoff Reduction Requirements
4. Stormwater Discharge Rates and Volumes
5. Hydrology

6. Hydraulics
 7. Safe Stormwater Overflow
 8. Documentation demonstrating technical infeasibility if design consistent with any portion of the CDC may not be achieved.
 9. Site assessment by the project engineer noting any/all existing stormwater/drainage issues on near the project site. Please update the site assessment portion of the report to explicitly include evaluation and adequacy of existing drainage both near the building site, the off-site expanded driveway areas, and near the proposed mitigation areas.
- D. Provide approval from the project geotechnical engineer for final stormwater management design.
- E. Recorded maintenance agreement(s) for stormwater management and mitigation facilities is required. Include attachments showing: watershed map, detailed management activities, maintenance requirements, schedule, signs of system failure, and responsible party for all existing and proposed facilities on the project site. The maintenance agreement should also include the standard language provided in Fig. SWM-25B of the CDC and all applicable items from Section D. Source control measures shall also be included in this agreement. The maintenance agreement shall include guidance for annual permeability/infiltration testing and thresholds for maintenance and/or replacement for the retention facilities. Since the proposed detention/retention trench is located off-site please include documentation of easement or other recorded property arrangement demonstrating that the owner of 099-021-04 has the rights to inspect, maintain, and replace the facility.
- F. Since the parcel/s being developed receive existing runoff from an upstream drainage areas, the recordation of a drainage easement, maintenance agreement, deed restriction, or other document recorded on the parcel deed/s will 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 and Flood Control District(s) are not responsible for the upstream runoff or for maintenance of the drainage pathway. This may be combined in the SWM-25B.

- G. Provide a letter from the geotechnical engineer reviewing and approving the final stormwater management design.
 - H. Public Works staff will inspect the construction of the drainage related items. The applicant shall provide engineer's estimate for the construction of the drainage items (there is a 2% inspection fee). A hold will be placed on the building permit for a preconstruction meeting with the Public Works Construction Engineer (please call at least 48 hours prior to construction to schedule the preconstruction meeting at 831.454.2160). A second hold will be made for approval of the final construction by the Public Works Construction Inspector which includes infiltration testing of the in-situ retention facilities.
- E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services, including:
- 1. Well Destruction permit application and approval required prior to Sewage Disposal Permit approval.
 - 2. Sewage Disposal Permit approval required.
 - 3. Enroll for coverage under the Cannabis Cultivation General Order WQ 2019-0001-DWQ. Contact (805) 594-6194 or https://www.waterboards.ca.gov/centralcoast/water_issues/programs/cannabis_cultivation/index.html
 - 4. Install a backflow prevention device and a water flow meter. Develop a monthly monitoring program and submit records upon request to Environmental Health or the local water district for review.
 - 5. Prior to operation, a hazardous materials permit shall be required for hazardous materials stored, used or generated on site. Contact the HazMat Program at (831) 454-2022.
- F. 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. Please ensure designer/architect reflects equivalent notes and requirements on velums as appropriate when submitting for Application for Building Permit.

3. 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. Any beneficially interested party has the right to appeal the order served by the Fire Chief by filing a written "NOTICE OF APPEAL" with the office of the Fire Chief within ten days after service of such written order. The notice shall state the order appealed from, the identity and mailing address of the appellant, and the specific grounds upon which the appeal is taken.

G. Meet all requirements of Accessibility including:

1. Obtain building permits for proposed structures and remodeled structures.
2. Include occupancy classification for new and existing buildings. Unless additional information shows otherwise, drying use is F1 occupancy. Storage will be S-1 and greenhouse buildings will be U occupancy.
3. The provisions in CBC 424 shall apply to Hazardous materials used or stored in buildings.
4. Exterior route details shall be provided to include slopes, widths, surface materials, and detectable warnings.
5. Accessible parking details to include slopes, striping and signage shall be provided. [CBC 11B501]
6. Any required ramps shall be detailed to include slopes, landings, curbs or guiderail, handrail and handrail extensions. [CBC 11B-405]
7. Doors, doorways, and gates shall be detailed. Include maneuvering clearances, threshold detail and hardware. [CBC 11B-404]
8. Complete and dimensioned details for restrooms shall be provided. Include fixture mounting heights, grab bars, maneuvering clearances, and door signage. [CBC 11B-603]
9. Signs shall be detailed to include character size, sign location, and Type II Braille, as required. [CBC 11B-216]
10. Sinks shall be accessible per CBC 11B-212.3

- H. Provide required off-street parking for 5 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 licenses. The licenses shall allow up to 10,000 square feet of canopy, provided all canopy area is located entirely within existing cleared area of the site adjacent to the greenhouses. The licenses shall also allow Class 2 Manufacturing (non-volatile) and Class 1 Distribution (self-distribution).
 - 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. All measures of the security plan as adopted by the Cannabis Licensing Office, per the Sheriff's Office, shall remain in effect.
- F. 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.
- G. 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.
- H. The cannabis cultivation operation shall adhere to the best management operational practices per the approved plans.
- I. There will be no on-site retail sales of cannabis products and the premises shall not be open to the public.
- J. This permit authorizes a maximum of one (1) cultivation license.
- K. 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.
- L. No processing of off-site product shall be permitted
- M. 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.
- N. 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.

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: _____

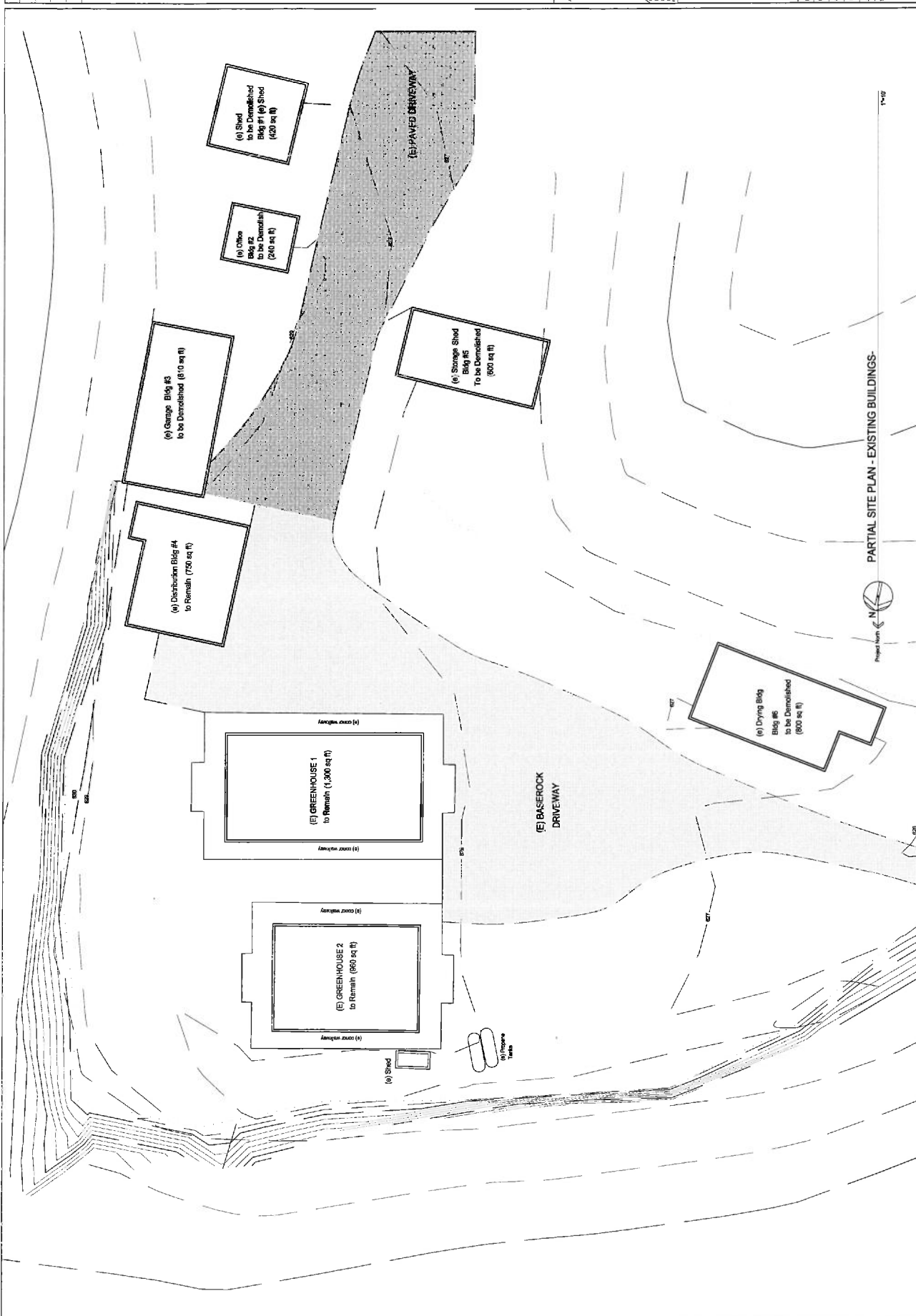
Effective Date: _____

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.

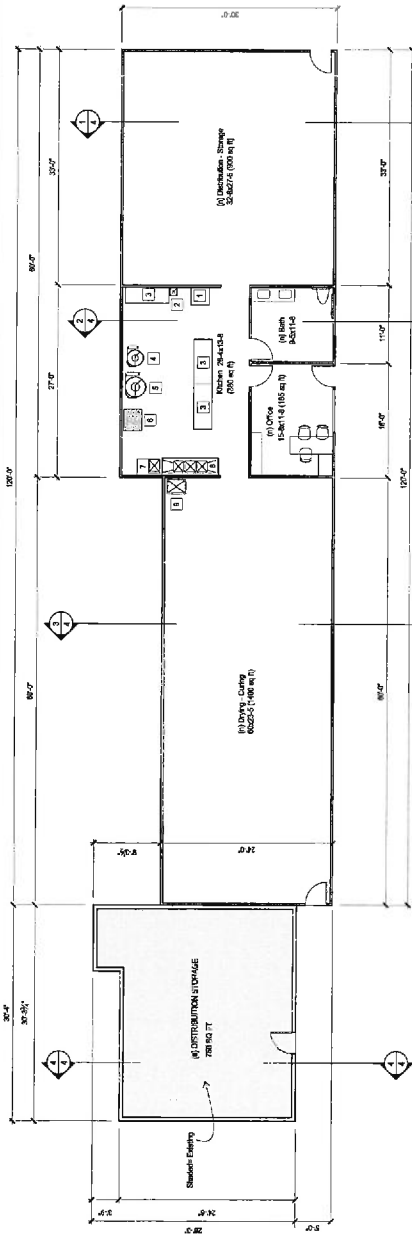
12-20



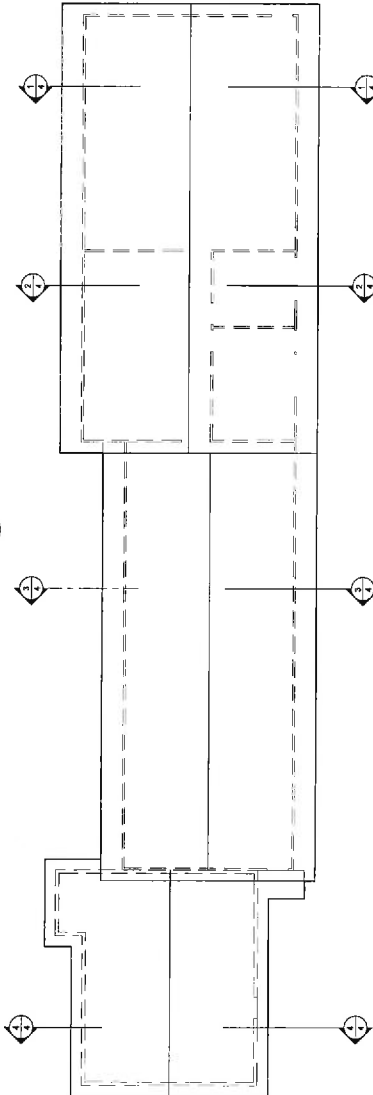
[illegible]

Group	Use	Amount	Account	Cost factor	Overseas
B	Other	165	12000	1	
F	Distribution	750	12000	1	
	Storage				
F	Drying	1,400	12000	1	
	Curing				
	Storage	900	12000	1	
	Milking	300	1400	2	
TOTAL					8

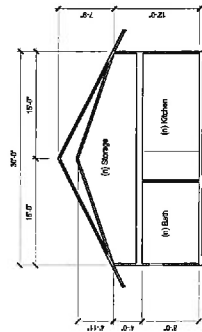
per CPC 422.2, Separate Facilities, exception: (occupant load 10 or less) one toilet facility provided, designed for use by both sexes) by no more than one person at a time



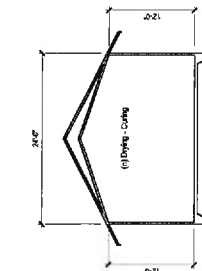
BUILDING FLOOR PLAN
(e) Building 750 sq ft - (n) Building 3,200 sq ft



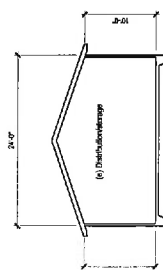
Project North  BUILDING ROOF PLAN



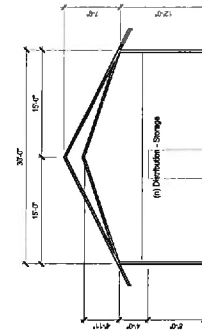
SECTION
2/4



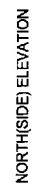
SECTION 3/4

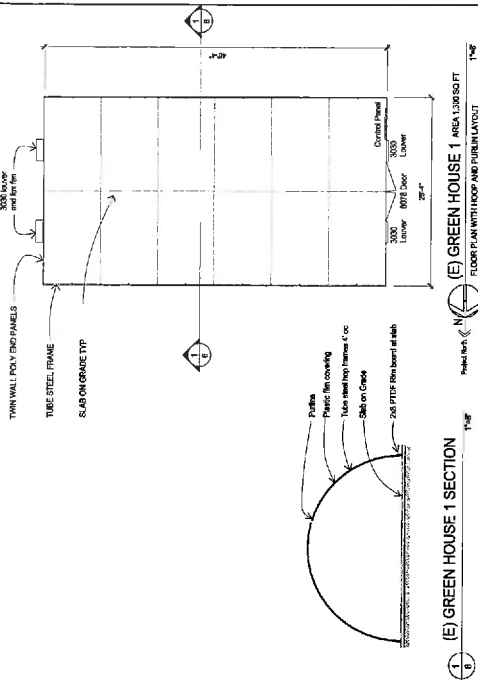


SECTION

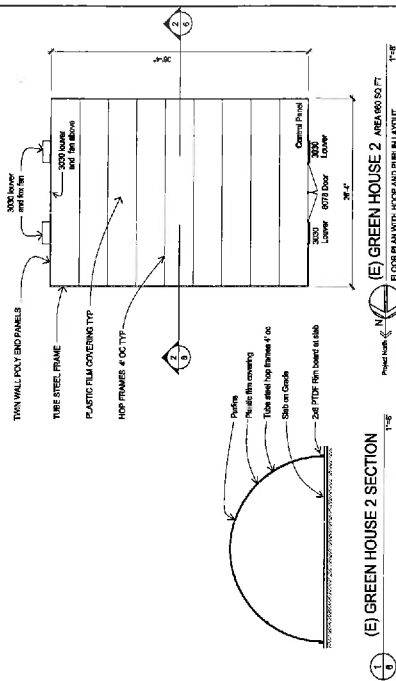


SECTION 14

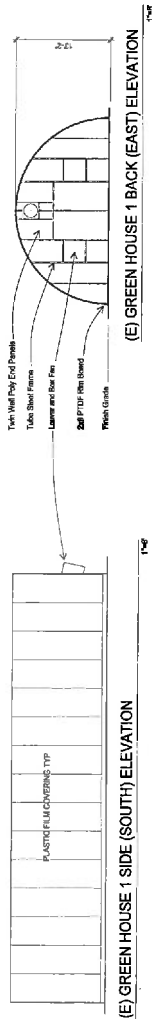




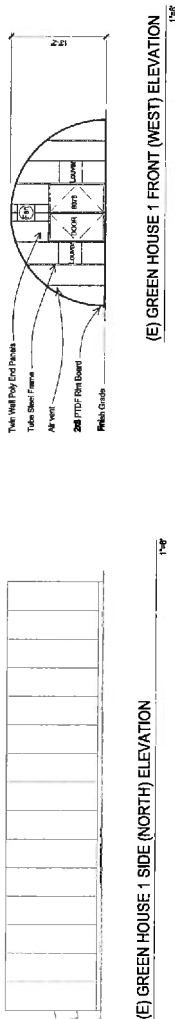
① (E) GREEN HOUSE 1 SECTION



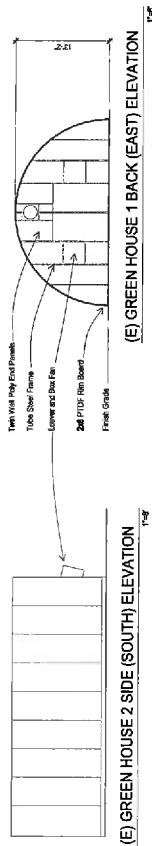
(E) GREEN HOUSE 2 SECTION



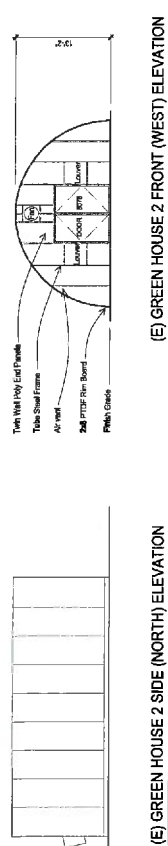
(E) GREEN HOUSE 1 SIDE (SOUTH) ELEVATION



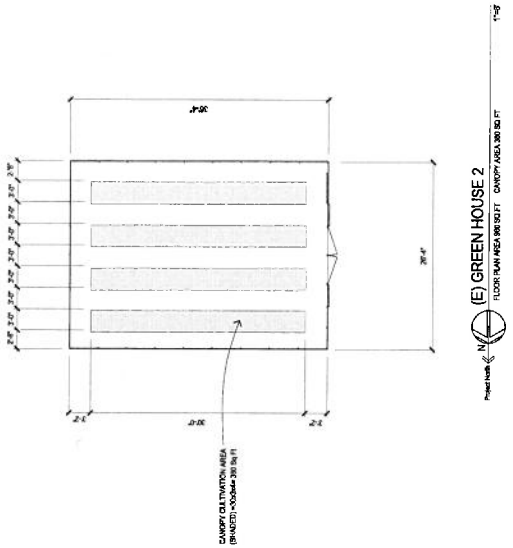
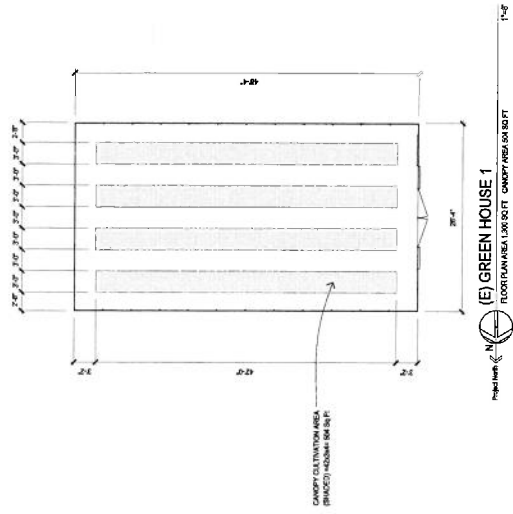
(E) GREEN HOUSE 1 SIDE (NORTH) ELEVATION



(E) GREEN HOUSE 2 SIDE (SOUTH) ELEVATION



(E) GREEN HOUSE 2 SIDE (NORTH) ELEVATION



TOTAL CANOPY AREA (GREENHOUSES 1 AND 2)= 360'-504'= 864 SQ FT

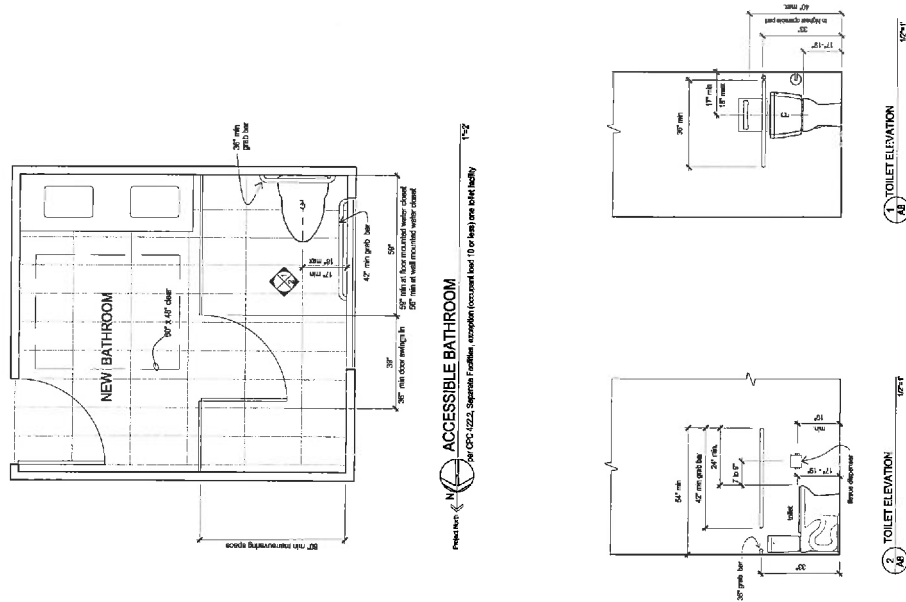
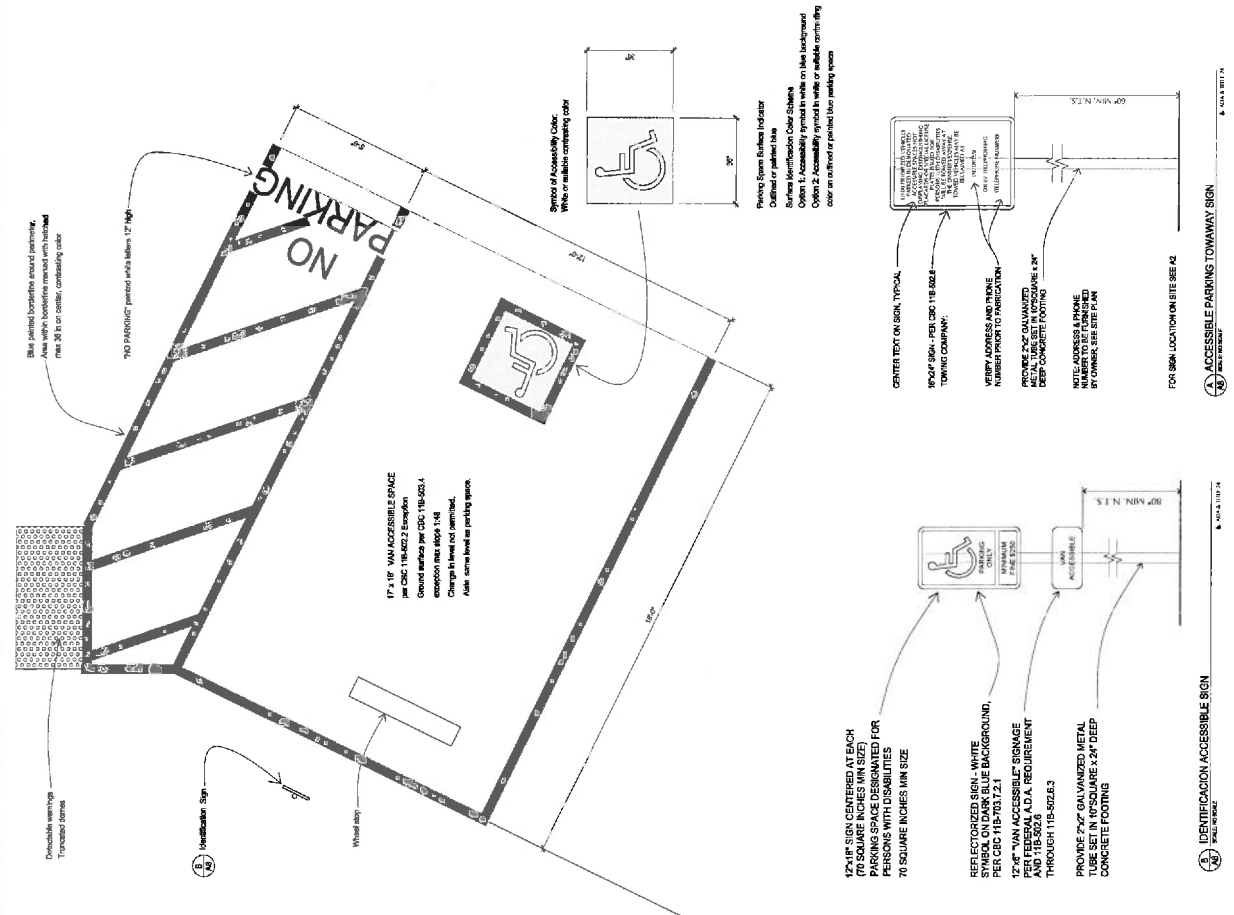
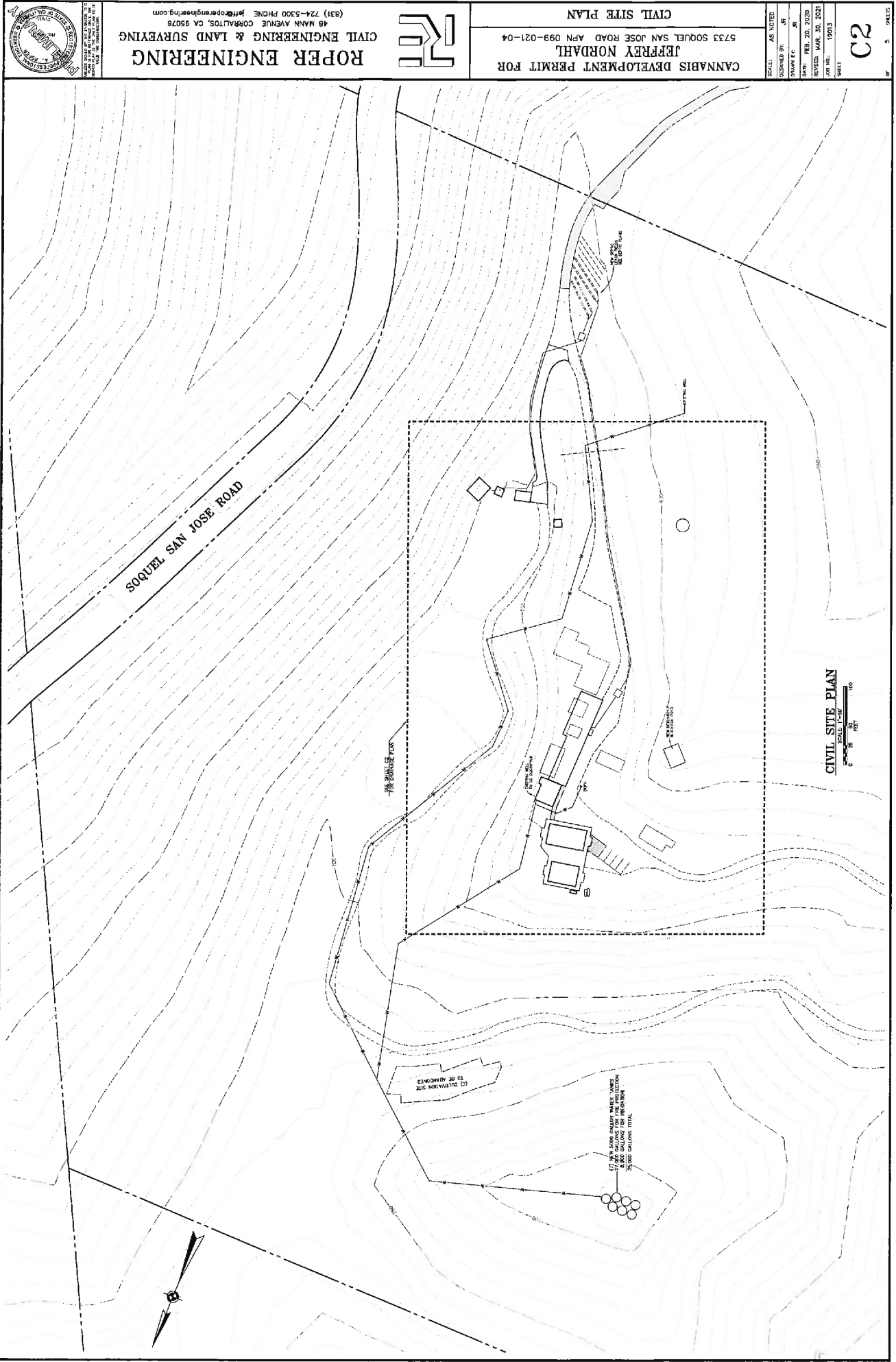


EXHIBIT D



CIVIL SITE PLAN
SCALE 1"=50'

22

DATE	2/20/2020
REVISION	NO. 02
DATE	10/13/2019
REVISION	NO. 01
DATE	10/13/2019
REVISION	NO. 00

CANNABIS DEVELOPMENT PERMIT FOR
JEFFREY NORDAHL
5733 SOQUEL SAN JOSE ROAD APN 099-021-04
CIVIL SITE PLAN



ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
48 MANA AVENUE CORRALITOS, CA 95076
(931) 724-5300 PHONE j@roperengineering.com





ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
48 MANN AVENUE
CORRALITOS, CA 95076
(831) 724-5300 PHONE jroper@roperengineering.com

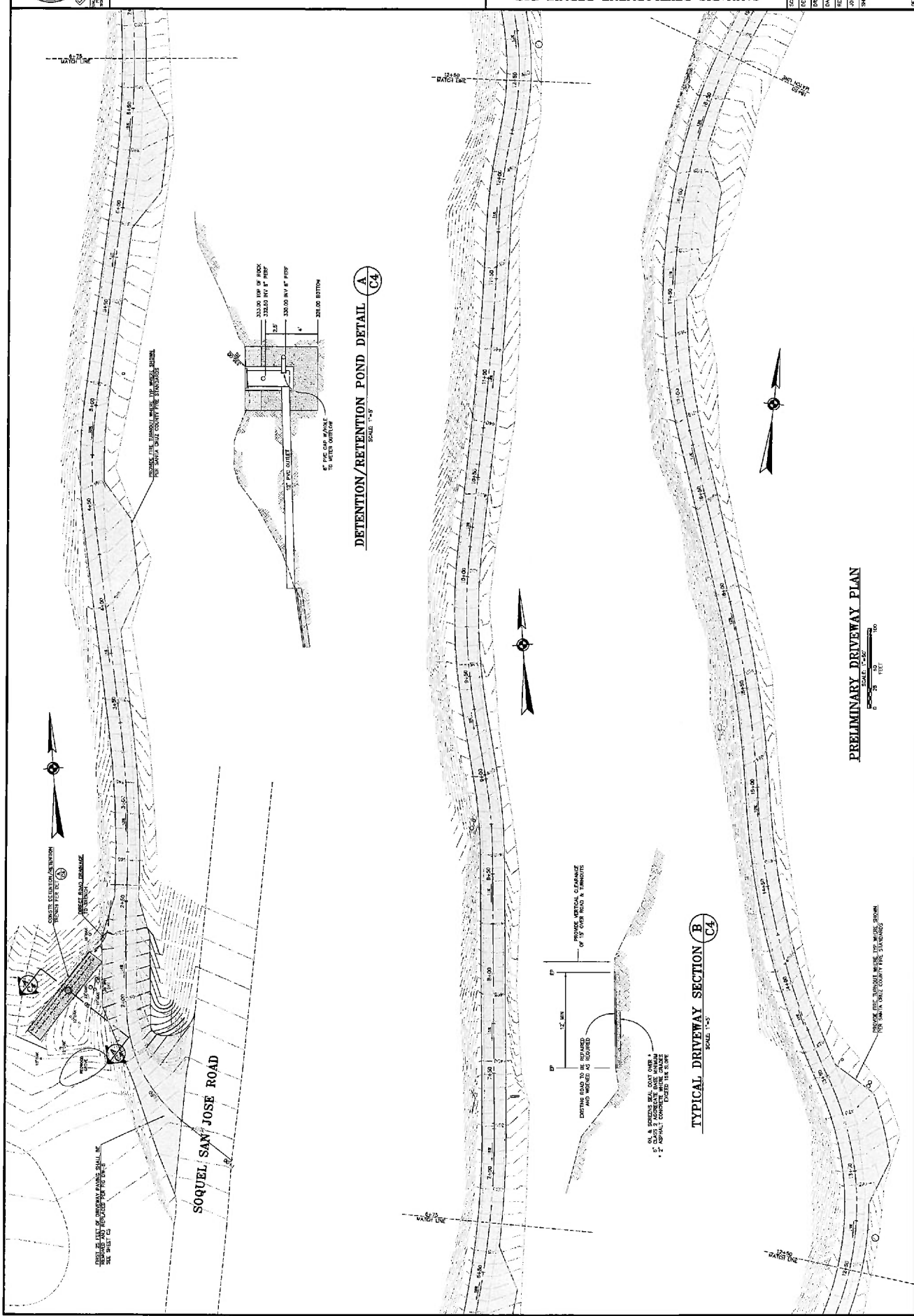


PRELIMINARY DRIVEWAY PLAN
JEFFREY NORDAHL
5733 SOQUEL SAN JOSE ROAD APN 089-021-04
CANNABIS DEVELOPMENT PERMIT FOR

SCALE: AS NOTED
DESIGNED BY: JR
DRAWN BY: JR
DATE: FEB. 20, 2020
CHECKED: MAR. 30, 2021
JOB NO.: 19013
SHEET

C4

5 SHEETS





ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
48 MAIN AVENUE CORRALITOS, CA 95076
(831) 724-5300 PHONE j@roperengineering.com

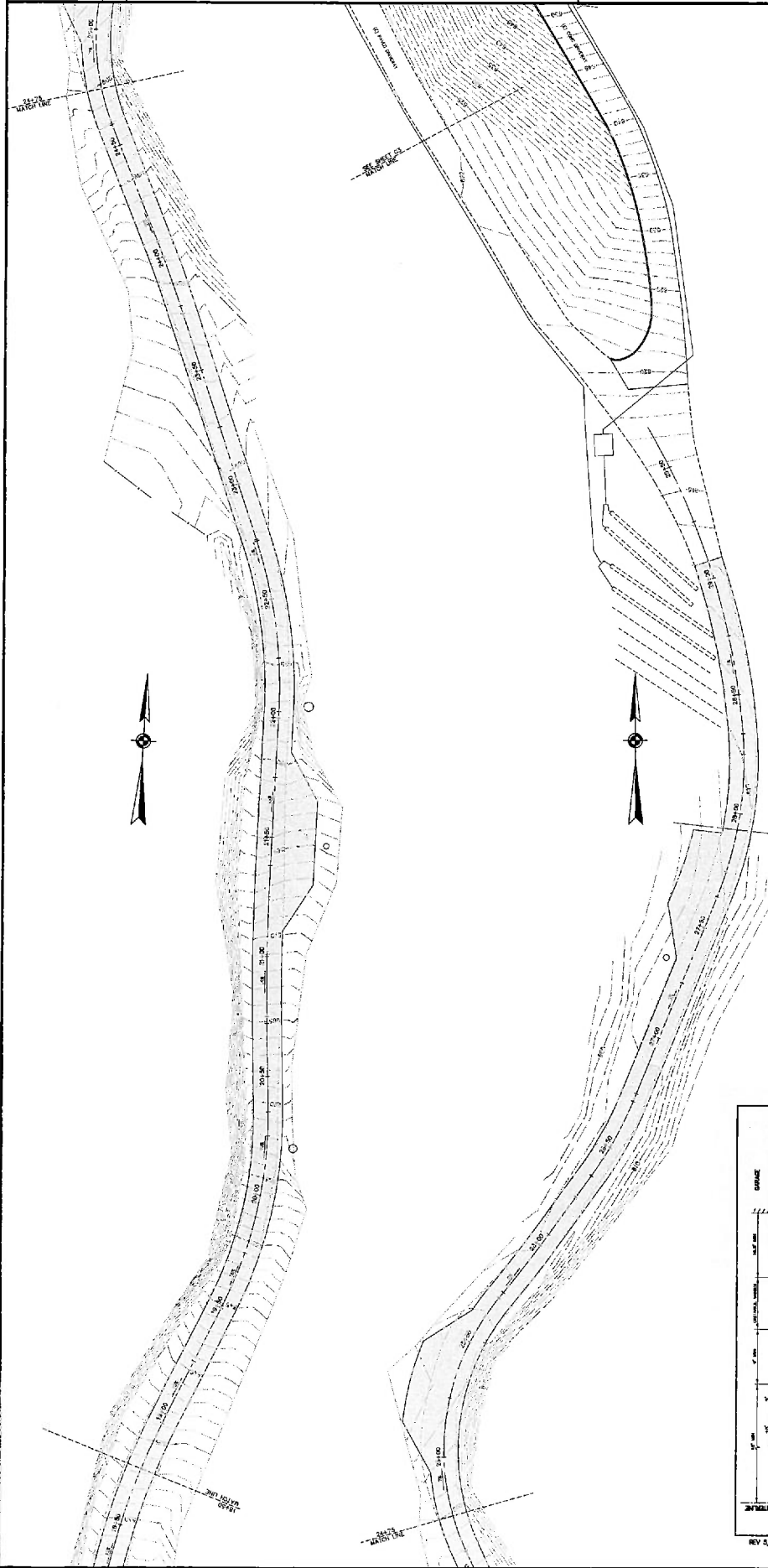


CANNABIS DEVELOPMENT PERMIT FOR
JEFFREY NORDAHL
5733 SQUEL SAN JOSE ROAD APN 099-021-04
PRELIMINARY DRIVEWAY PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	FEB. 20, 2020
REVISED:	MAR. 30, 2021
APP NO.:	18073
SHEET	

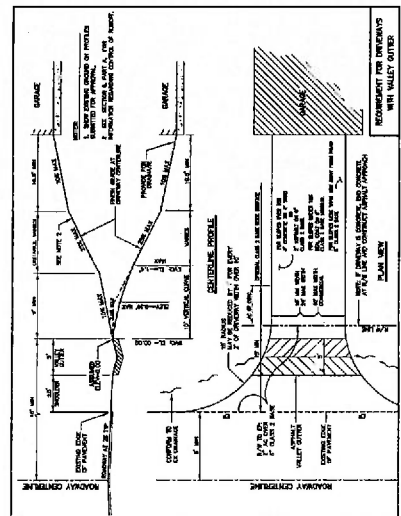
C5

OF 5 SHEETS



PRELIMINARY DRIVEWAY PLAN

SCALE: 1"=50'
0 25 50 100 FEET



REV 5/18

FIG. DW-5

210

Project Statement

APN: 099-021-04

Project Location and Description:

The project site is located at 5733 Soquel San Jose Road in unincorporated Soquel, Santa Cruz County, California. The approximately 51 acre parcel is Assessor's Parcel Number (APN) is 099-021-04 (parcel map attached). This parcel is fully owned by Jeff Nordahl, the principal of Good Farma LLC. The parcel is Zoned Special Use. The General Plan designations are Rural Residential and Mountain Residential. The parcel is located at the end of a private road which serves one other parcel. The area of proposed development is in the flat central portion of the parcel and is well screened from roads and neighbors by steep slopes and thick vegetation. A lockable gate is located at the entrance of the property.

Cannabis cultivation will occur inside two existing greenhouses totalling 2260 square feet. An additional grow area of 900 square feet is located between the greenhouses. A hill top grow area will be abandoned and revegetated with native plants. Manufacturing, storage and distribution will occur in one existing building of 750 square feet and in one proposed new building of 3240 square feet that are located adjacent to the greenhouses. Five existing buildings (built by the previous property owner) will be demolished. The proposed development will create a facility that will support the manufacturing and shipping of a variety of CBD tinctures that are infused into olive oil.

Parking and People Summary Single Operator

The facility will be a single operator and employee 3 to 5 staff members. Operation hours are anticipated to be 8 am to 6 pm and parking will be provided

by installing 5 new spaces (including one accessible space) adjacent to the greenhouses. Employees will perform cultivation, packing and shipping duties.

Daily vehicle trips to the site are anticipated to be between 5 and 9 on average. See sheets A-2 & A-3 for above.

Single Operator Cultivation Details

Greenhouse Portion

Greenhouse #1: 960 square feet and **Greenhouse # 2** 1300 square feet

The greenhouses will contain the seedlings and clones (juveniles) during the beginning of the summer grow season. Once the seedlings /clones are large enough to move outdoors in the spring, they will be transferred to the 6,000 square foot outdoor cultivation area or the other outdoor cultivation areas. Some of the seedlings will stay in the greenhouses to be grown in pots for the flowering stage of the plants. Mature plants inside the greenhouses will be grown in soil in pots ranging in size from 5 gallon to 25 gallons. See sheet A-2.

Outdoor Raised Beds

During the late spring/early summer season, some of the young juvenile plants from the greenhouses will be transferred to the raised bed canopy area located between the two greenhouses. The raised beds are full of regenerative soil, meaning we use the same soil every year.

Harvest Details Single Operator

Harvested cannabis plants will be dried and processed on site. We currently use the existing drying building but will transition to the proposed drying building. We do not foresee an influx of employees as our harvesting techniques are not labor intensive. We shuck the dried material off of the stem into storage bags with the

leaves and flowers. Thus the processing is very quick. The shucked biomass is then weighted and stored on site in our distribution building See Sheet A- 1 & A-2.

Manufacturing Details Class 2 - No Import of Material

We currently only manufacture cannabis infused olive oil that is bottled in tincture bottles. The only ingredients used in this process are olive oil and our whole flower cannabis biomass which is stored on site. We simply soak the whole plant cannabis biomass in olive oil and use the cannabinoids simply dissolve and absorb into the olive oil. Next we strain the plant material from the olive oil and then bottle the olive oil in to tincture bottles.

We purchase all necessary supplies in bulk and therefore receive deliveries approximately 2 or 3 times per year.

The only cannabis waste generated in this process is the plant material that is strained from the olive oil. This cannabis waste is then composted in our compost pile. See sheet A-2.

Distribution Class 1- Self Distribution

Distribution will be limited to only the olive oil infusion tinctures that are manufactured on site. The finished product is stored on site (See Sheet A-2) for analytical testing and final packaging (see Sheet A-4) . It is then transported by us to licensed retailers. This operation is carried out in our own commercial delivery vehicle. This vehicle is parked on site when not in use. It is anticipated that there will be one delivery trip per day and one analytical lab testing vehicle visit every other week.

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

POR. SEC. 14 & 15,
T.10S., R.1W., M.D.B. & M.

Tax Area Code
83-002 83-010

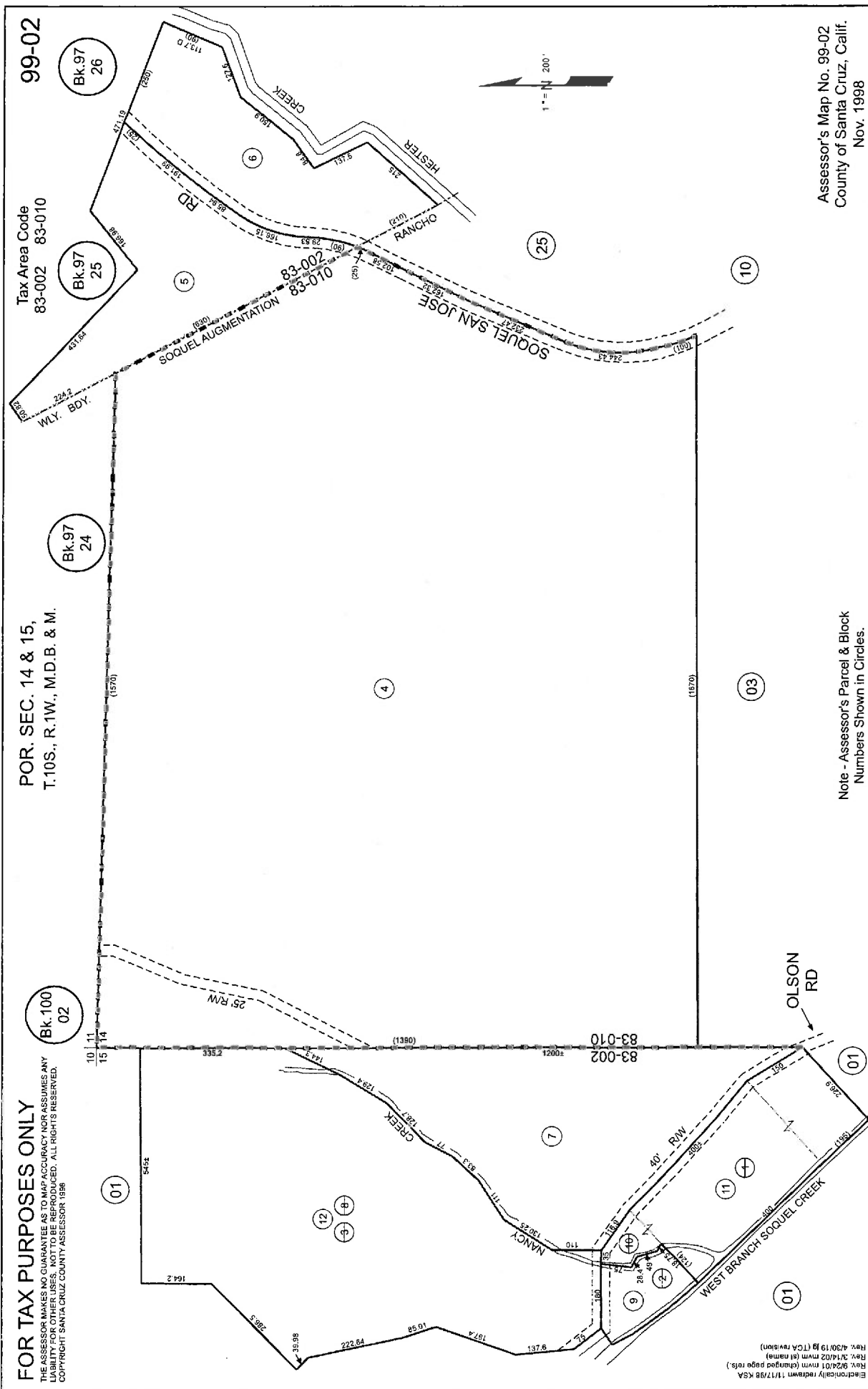
99-02

Bk. 100
02

Bk. 97
24

Bk. 97
25

Bk. 97
26



Assessor's Map No. 99-02
County of Santa Cruz, Calif.
Nov. 1998

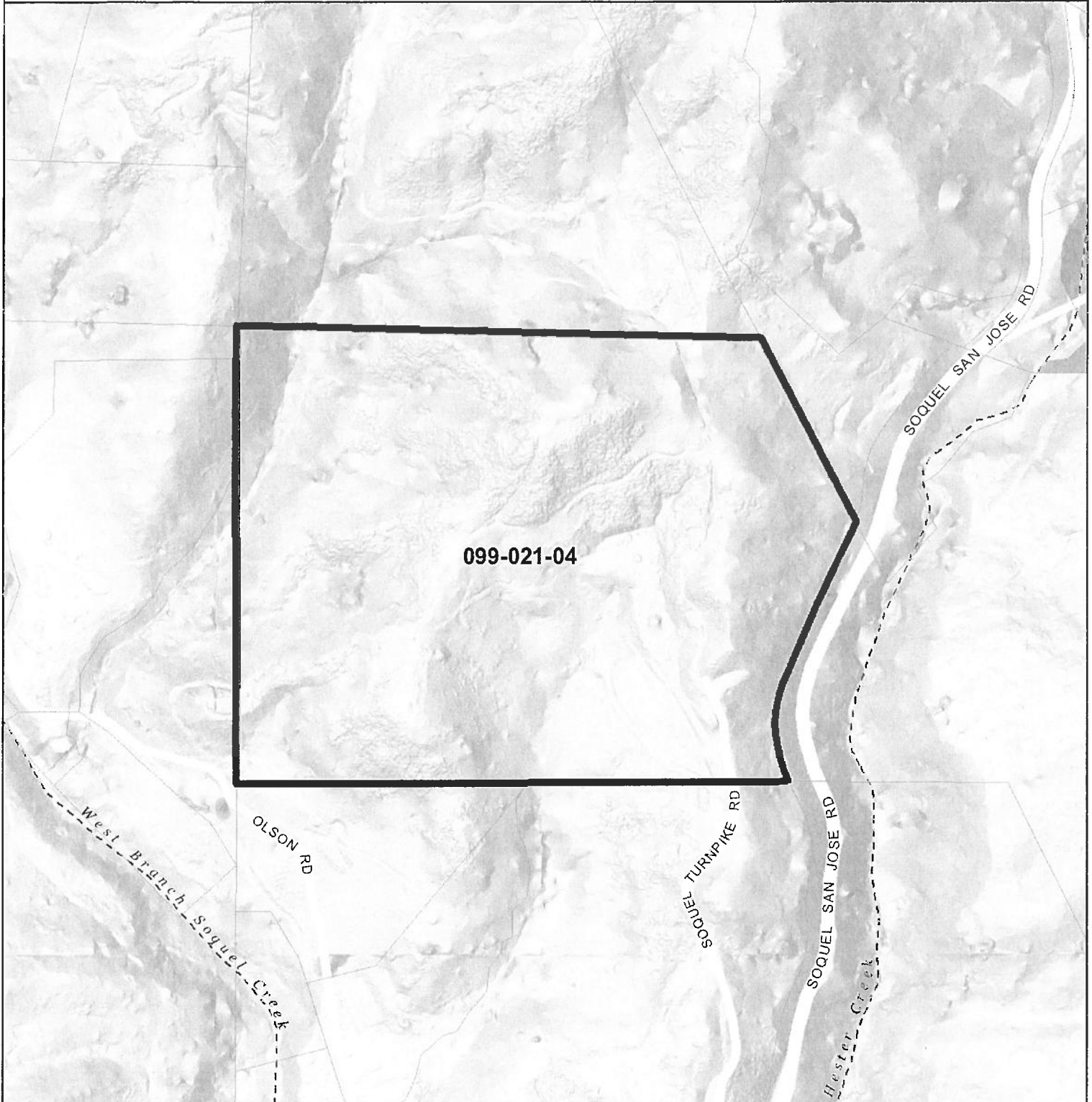
Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Electronically redrawn 11/17/98 KSA
Rev. 9/24/01 rwm (changed page refs.)
Rev. 3/14/02 rwm (st name)
Rev. 4/30/19 Jg (TCA revision)






SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map

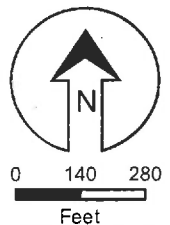


099-021-04

Parcel: 09902104

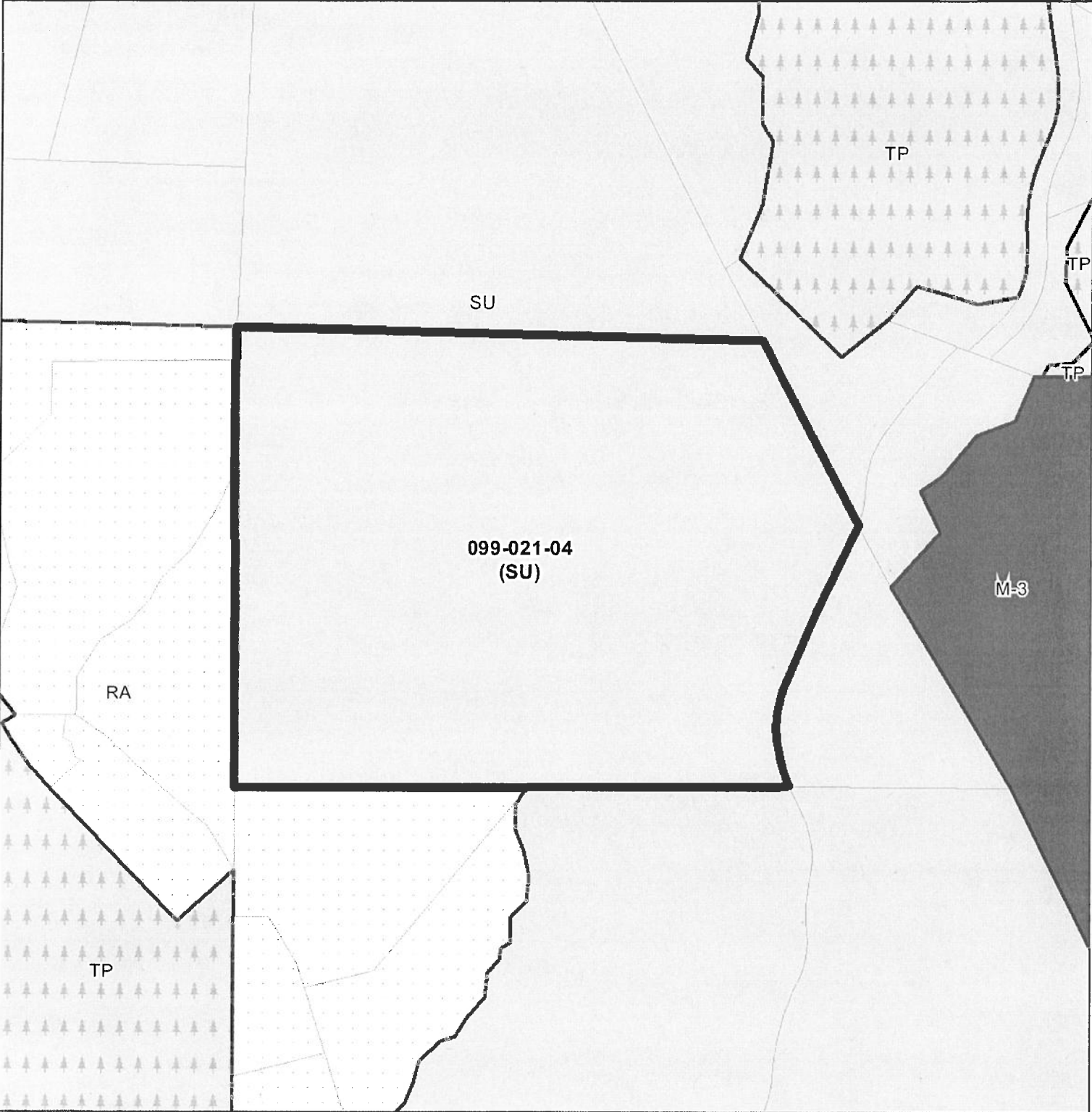
-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

Map printed: 26 Jul. 2021

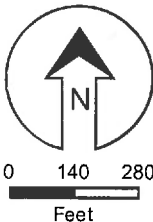




Parcel Zoning Map



- RA Residential Agricultural
- M-3 Mineral Extraction Industrial
- SU Special Use
- TP Timber Production



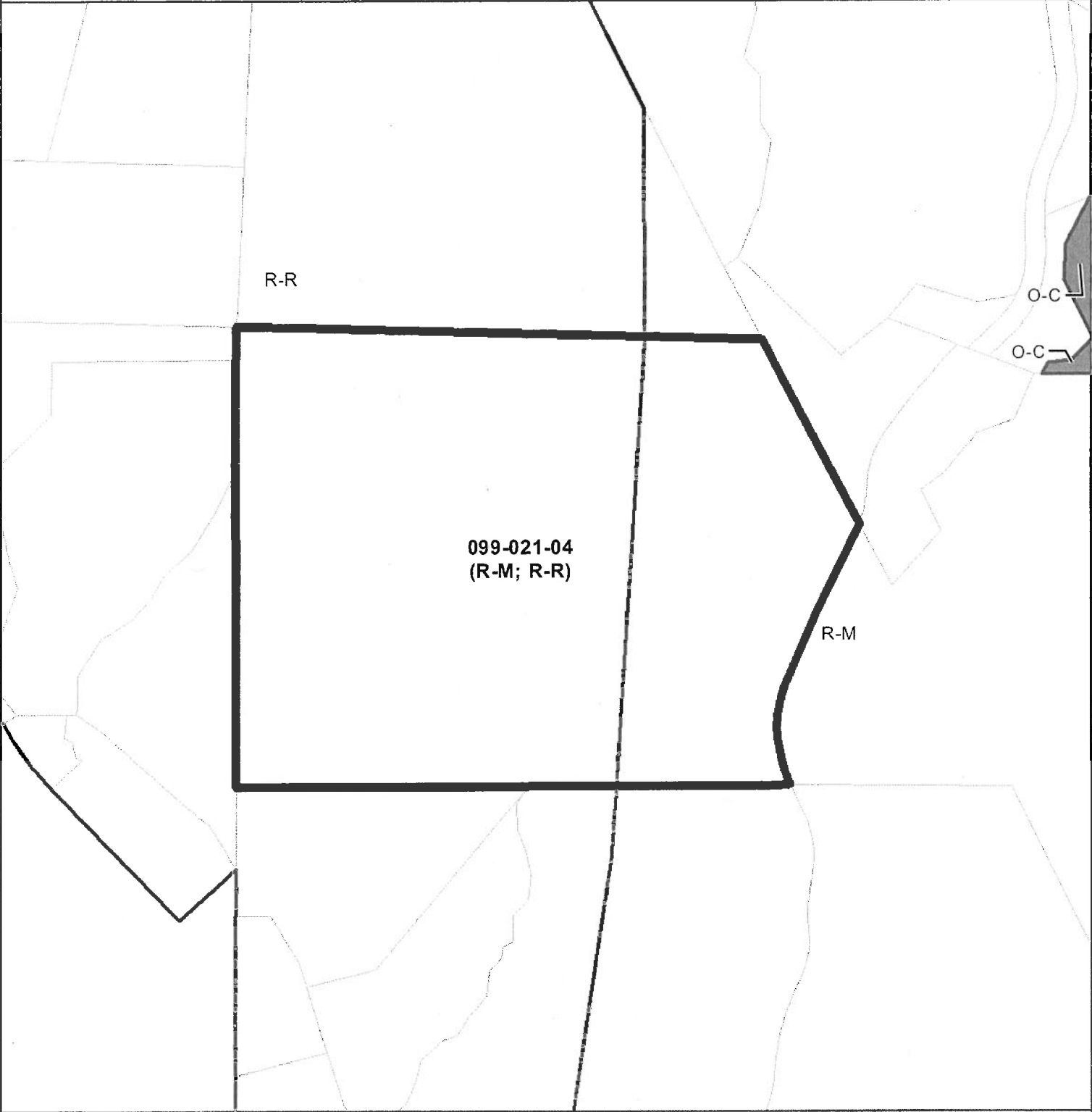





SANTA CRUZ COUNTY PLANNING DEPARTMENT

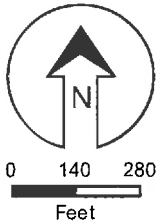
Parcel General Plan Map



Mapped
Area



-  O-C *Resource Conservation*
-  R-M *Residential Mountain*
-  R-R *Residential Rural*



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: 52 acres
Existing Land Use - Parcel: Single Family Dwelling, non-habitable structures
Existing Land Use - Surrounding: Residential Agricultural / Special Use
Project Access: Soquel San Jose
Planning Area: Summit
Land Use Designation: R-M; R-R (Mountain Residential; Rural Residential)
Zone District: SU (Special Use)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Technical Reviews: Combined Geology/Soils Report: Accepted; Pallid Bat Survey: Accepted (no presence)

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 small scale 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; However due to slope surrounding building area, a combined geology/soils report was required, reviewed, and accepted. Project conditioned to meet conditions of the acceptance letter prior to building permit issuance.

Fire Hazard: Not a mapped constraint in developed site area; Plans include a new fire hydrant, fire turnaround for emergency personnel, 27,000 gallons of water tank storage for fire suppression and irrigation.

Slopes: Development area and proposed cultivation area is in flat portion of the site, otherwise site is sloped downward to the southwest. Plans include drainage and require erosion control associated with impervious surface for fire turnaround to ensure there is no silt runoff from the site.

Env. Sen. Habitat:	Mapped for Salamander and Pallid Bats; Per Resource staff site review there is no habitat value for salamanders within the project area and thus no requirement for any further information or analysis on this species. There is potential habitat for pallid bats within the structures to be removed. A required bat survey completed by H.T. Harvey, dated 6/1/20, has been reviewed and accepted. No bats were identified. No further information required.
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Archeology:	Site partially mapped archaeological; however, the proposed improvements are located within unmapped archaeological resource area and the improvements are also proposed in a cleared portion of the site. No additional archaeological analysis required.



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

KATHLEEN MOLLOY, PLANNING DIRECTOR

16 February 2021

Jeff Norhahl <info@jadenectar.com>
PO Box 1469
Soquel, California 95073

Subject: Review of Limited geological investigation for proposed operations buildings, 5733 Soquel-San Jose Road, Soquel, California 95073, County of Santa Cruz APN 099-021-04, dated 19 May 2020, by Zinn Geology.

Review of Geotechnical Investigation for Two Existing Greenhouses and Proposed Accessory Buildings, 5733 Soquel San Jose Road, Soquel, APN 099-021-04, Santa Cruz County, California, dated August 2019, and; Addendum to Geotechnical Investigation, dated 3 July 2020, by Dees and Associates, Inc., Project No. SCR-1352.

Project Site: 5733 Soquel-San Jose Road
APN 099-021-04
Application No. REV201027

Dear Applicant:

The purpose of this letter is to inform you that the Planning Department has accepted the subject geologic and geotechnical reports. The following items shall be required:

1. The subject geotechnical report dated 3 July 2019 references the 2016 California Building Code and the ASCE 7-10. Prior to submittal of the Building Permit Application, the geotechnical investigation report shall be updated to the 2019 California Building Code and the ASCE 7-16. We anticipate the required code update will be limited to presentation of the current seismic design parameters.
2. All project design and construction shall comply with the recommendations of the reports.
3. Final plans shall reference the subject reports by titles, authors, and dates. Final Plans should also include a statement that the project shall conform to the reports' recommendations.
4. After plans are prepared that are acceptable to all reviewing agencies, please request both your project geologist and project geotechnical engineer submit a completed Consultant Plan Review Form (PLG300) to Environmental Planning. The authors of the geology and geotechnical reports shall sign and stamp their completed forms. Please note that the plan review forms must reference the final plan set by last revision date.

EXHIBIT F

Any updates to report recommendations necessary to address conflicts between the geologic report and the geotechnical report or the project plans must be provided via a separate addendum to the geology report.

Electronic copies of all forms required to be completed by the Geologist may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", and "Assistance & Forms".

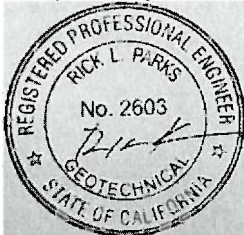
After building permit issuance the engineering geologist *must remain involved with the project* during construction. Please review the Notice to Permits Holders (attached).

Our acceptance of the reports is limited to their technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

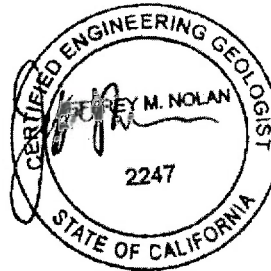
Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm

Please contact Rick Parks at: Rick.Parks@santacruzcounty.us or Jeff Nolan at (831) 454-3175 or Jeffrey.Nolan@santacruzcounty.us if we can be of any further assistance.

Respectfully,



Rick Parks, GE 2603
Civil Engineer – Environmental Planning
County of Santa Cruz Planning Department



Jeffrey Nolan, CEG 2247
County Geologist– Environmental Planning
County of Santa Cruz Planning Department

Cc: Environmental Planning, Attn: Jessica deGrassi
Dees and Associates, Inc, Attn: Rebecca Dees, GE
Eric Zinn, PG
Primary Contact: Jim Weaver

Attachments: Notice to Permit Holders

**NOTICE TO PERMIT HOLDERS WHEN SOILS AND GEOLOGY REPORTS HAVE BEEN
PREPARED, REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer and engineering geologist to be involved during construction.

1. **At the completion of construction,** a *Consultant Final Inspection Form (Form PLG-305)* from both the project geotechnical engineer and the project geologist are required to be submitted to Environmental Planning that includes copies of all observations made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the geotechnical and geology reports. The *Consultant Final Inspection Form (Form PLG-305)* is available on the Planning Department's webpage.

If the *Consultant Final Inspection Form* identifies any portions of the project that were not observed by the geotechnical engineer and/or geologist, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The geotechnical engineer and/or geologist then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.



June 1, 2020

Jeffrey Nordahl
P.O. Box 1469
Soquel, CA 95073

Subject: 5733 Soquel San Jose Road Project – Pre-activity Bat Survey Report (HTH #4443-01)

Dear Ms. Nordahl:

Per your request, H. T. Harvey & Associates has completed a pre-activity survey for roosting bats in support of the Cannabis Development Project located at 5733 Soquel San Jose Road in the town of Soquel, California. It is our understanding that four structures are scheduled for demolition in late summer (August/September), and that the County of Santa Cruz is requiring a pre-activity survey for pallid bats (*Antrozous pallidus*) prior to the demolition of these structures. The purpose of the survey was to determine whether roosting bats are present on the site for the purposes of pre-activity clearance and impact avoidance/minimization.

On May 22, I conducted a pre-activity survey for roosting bats at the project site. I have extensive experience conducting surveys for roosting bats and I am listed on a Memorandum of Understanding from the California Department of Fish and Wildlife allowing me to capture and handle bats. Thus, I am well-qualified to conduct this survey. During the survey, I inspected the interior and exterior of the four structures proposed for demolition, searching for suitable bat roost habitat (e.g., cracks and crevices) and evidence of bat presence (e.g., guano and urine staining). I used 8 x 42-power binoculars and a 700-lumen LED flashlight to examine potential roost habitat. Because I could not inspect suitable roost habitat on one of the structures due to steep topography, H. T. Harvey & Associates biologist Emily Malkauskas and I returned to the site on the evening of May 29 and conducted a sunset emergence survey to watch for bats exiting from this structure. During the dusk survey, we utilized Anabat (Titely Scientific, Columbia, Missouri) and Songmeter SM4 bat detectors (Wildlife Acoustics, Maynard, MA), which records and plays bat echolocation calls in real time, to aid in the detection of bats.

Marginally suitable crevice roost habitat is present on three of the structures. One structure (Structure A, Appendix A. Photo 1) located on the west side of the access road supports wood shingles on the exterior walls and roof. Many of the shingles located on the south and east-facing side of this structure provide small crevices where individuals or small numbers of bats could roost during the day. However, because the south-facing side of the structure was located over a steep slope, I could not safely inspect these features for bats. Similar wood shingles were also present on two other structures (Structures B and C, Appendix A. Photos 2 and 3) on the east side of the access road. I did not observe any bats or signs of use by bats under the shingles of these two structures. One additional structure (Structure D, Appendix A. Photo 4) on the east side of the access road did not support any potential roost habitat on the exterior of the structure. Furthermore, no suitable roost habitat, bats, or signs of bats were observed in the interiors of any of the structures. During the dusk survey, several bats were observed flying in the area; however, no pallid bat calls were detected with our bat detectors and no bats were observed exiting from Structure A.

In summary, potential roosting habitat is present on three of the structures proposed for demolition, but no bats, including pallid bats, or signs of bat use were observed during the daytime inspection and dusk follow-up survey. Based on these findings, the site does not appear to be in use by any bats now or in the recent past. Therefore, no additional surveys are warranted for this project.

If you have any questions regarding these survey results, please do not hesitate to contact me at (408) 458-3263 or kbriones@harveyecology.com. Thank you very much for contacting H. T. Harvey & Associates about this project.

Sincerely,



Kim Briones, M. S.

Senior Wildlife Biologist/Project Manager

Attachment: Appendix A. 5733 Soquel San Jose Road Photos

Appendix A. 5733 Soquel San Jose Road Photos



Photo 1. Structure "A" on the west side of the access road.



Photo 2. Structure "B" on the east side of the access road.



Photo 3. Structure "C" on the east side of the access road.



Photo 4. Structure "D" on the east side of the access road.