

Michael Lam

From: Debby Knight <Debby95076@hotmail.com>
Sent: Thursday, October 7, 2021 9:50 AM
To: Michael Lam
Subject: Hearing on Oct. 15th

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

Good morning

My name is Debby Knight I live on Apple Valley Lane in Watsonville.
It has recently come to my attention that there will be a hearing on October 15th regarding the licensing of a grow-process-sell site at 530 Apple Valley Lane

I never received any notification in the mail. I only heard about this a few days ago through one of the other owners of Apple Valley Lane who did get notification and is equally upset about the lack of information regarding this issue.

I have been reaching out to anyone and everyone I can to find out some information about this process. No one seems to want to say anything. Why is that? Do the neighbors not have a say?

All the traffic this is going to bring in has to cross over our properties. Shouldn't we have the opportunity to be heard?

Who is going to maintain the road? What's is going to stop people from going to the "wrong property? "
We already have people parking on the side of the road at night (which happens to be my backyard)
I am absolutely frustrated and angry at the lack of caring for the safety of the current residents much less our quality of life.

We all moved to the country to get away from being surrounded by commercial businesses.
This type of operation is going to bring a danger to our small dead-end, private, residential road.

Who's going to "police" the people driving up and down our tiny little dirt road. We already have problems with people dumping their trash and just random people driving up our road "looking" for something that doesn't exist or "just a place to park to party". Not to mention the ones who are just up to no good in the middle of the night.

There are already cars going up and down Apple Valley Lane at all hours of the night going in and out of 530 Apple Valley.

Up until now we have all been extremely patient with the current "Provincial grow" permit
We have tried to be good neighbors and let them show us that it will be safe, quiet, etc. It has been a bumpy road to say the least.

We don't feel very safe as it is right now.

Enough is enough. The people who actually live on Apple Valley Lane are against this proposed license to grow-process-sell on site at 530 Apple Valley Lane.

I am deeply concerned about the safety of my family. When we call 911 -- no one comes. To add something like this out here in this type of situation is completely unfair to the people who do live here.

I am asking you to please send me some information as to what this is all about and how do we (the people who actually live here) get to be involved and have a say with what is happening to our environment.

I am unaware of any "residence in process" as is stated in the listing. I was never notified any permit to build a residence.

There are other issues as well such as the water. Has it been noted that 530 Apple Valley Lane shares a well with another residence?

I look forward to hearing from you

Thank you for your time.

Debby Knight
275 Apple Valley Lane
Watsonville

Michael Lam

From: Sheila McDaniel
Sent: Friday, October 8, 2021 8:20 AM
To: Michael Lam
Subject: FW: APN: 028-212-08

From: Debby Knight <Debby95076@hotmail.com>
Sent: Wednesday, October 6, 2021 10:21 AM
To: Sheila McDaniel <Sheila.McDaniel@santacruzcounty.us>
Subject: APN: 028-212-08

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Good morning Sheila

My name is Debby Knight

I live on Apple Valley Lane. I just saw (by accident) the ad in the Sentinel about 530 Apple Valley Lane and their plans to get a permanent license to grow, dry and distribute. I have never received any information about any hearings or permit plans for either this license or for a planned residence that is supposedly in process?

Can you please send me some information on what is happening out here? It seems to me that the people who have to live next door should have some sort of say in what is about to happen in their neighborhood. Is there a hearing scheduled?

When was there ever a permit applied for or granted or anything for 530 Apple Valley.

I'm seriously upset about what is happening here. Before I get too upset I would really appreciate some answers.

The last I heard there was a moratorium put in place for any grow's within 600ft. in an RA zone.

Thank You

Debby Knight
275 Apple Valley Lane
Watsonville, CA 95076

Michael Lam

From: Sheila McDaniel
Sent: Friday, October 8, 2021 8:19 AM
To: Michael Lam
Subject: FW: Item #2, 201095 530 Apple Valley Ln
Attachments: invoice_000009.pdf; lacyRoadagreement.pdf

From: Philip Sanfilippo <prs1749@att.net>
Sent: Thursday, October 7, 2021 4:02 PM
To: Sheila McDaniel <Sheila.McDaniel@santacruzcounty.us>
Cc: Debby Knight <booksbyknight95076@gmail.com>
Subject: Item #2, 201095 530 Apple Valley Ln

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

Hello,

Because of a prior commitment, I can not attend the public hearing regarding 530 Apple Valley Lane. My family has owned and operated an apple farm on Apple Valley Lane since 1962. We grow apples commercially for Martinelli's Apple Cider. Apple Valley Lane runs through part of our property. The application for an outdoor cannabis operation located at 530 Apple Valley Lane must be denied for the following reasons:

-Water

Unless the well has been changed, the 530 property shares a well with a neighboring residence. To my knowledge, the current well is barely adequate. It is very hard to believe that the current well can support county fire requirements, the water needs for two residences (existing and proposed) and a 10,000 square foot grow.

-Violation of Existing Road Agreement

Attached is a signed and notarized road agreement between my father and the Lacy family. In early 2019 the Lacy family violated the agreement; the up-slope was modified by their contractor. Also all of the existing water bars were removed, necessarily modifying how rain water drained from the road. This modification if not corrected could degrade the integrity of the road. Along with our lawyer, we met with the Lacy family representatives on site. The water bars were eventually reconstructed. It should be noted that the changes to the up-slope can not be reversed. Because of the current drought, it is impossible to tell if the modifications to the up-slope will cause any erosion to the existing bank. If we get a lot of rain this winter, there is a good possibility that there will be land slides at the sites of the modifications.

-Base Rock Application to the Road

Attached is the invoice for base rock applied to the existing road. It shows that, at a minimum, 700 tons of base rock have been applied to the road by a contractor hired by the Lacy family. Is a permit required for this application? If so, was a permit requested and issued?

We don't know if Santa Cruz County is aware of the water problem. The obvious violation of the road agreement is troubling. Perhaps the disregard of required permits and the lack of adherence to rules and regulations points to a bigger problem. Will the rules and regulations regarding this grow be followed?

All of the neighbors, especially the families with tender aged children, are scared. We all know of a grower who has been robbed twice at gun point. I put in a camera system to monitor my driveway and yard. My partner Kathy, will not stay on the farm by herself; she is too scared. This is not the way of life we are equipped to deal with. This is not how it used to be. No one wants to 'sleep with one eye open' and no one feels comfortable keeping a gun in the house for protection; however, this is what has happened since so many pot farms have been established in our area.

No one has ever put a gun to my head and demanded a bag of apples, but this has happened to people who grow pot in our neighborhood.

Please do not allow another pot farm in our neighborhood; we are already overwhelmed and concerned.

Thank you,
Philip Sanfilippo

ROAD AGREEMENT

THIS ROAD AGREEMENT is made and entered into by and between EAMON LACEY AND MARY LACEY, husband and wife, MEGAN LACEY, a single woman and EAMON LACEY, JR., a single man, (hereafter referred to as "LACEY" or "GRANTEE") and PHILIP R. SANFILIPPO and LORETTA V. SANFILIPPO, Trustees of the PHILIP R. SANFILIPPO and LORETTA L. SANFILIPPO REVOCABLE LIVING TRUST AGREEMENT dated 10/29/86, (hereafter referred to as "SANFILIPPO, et ux").

1. SANFILIPPO, et ux have granted to LACEY an easement over and across a roadway which is described in the attached Easement Grant Deed, affecting the following APN numbers:

109-051-07
109-051-08
109-021-05
109-011-03
109-021-04

2. LACEY hereby agrees that they shall not alter the existing fence line and road or modify the up-slope embankment on the SANFILIPPO, et ux property, unless deemed necessary by the County Fire Marshall for health and safety.

3. This agreement made by LACEY shall be for as long as SANFILIPPO, et ux and their related heirs own the above mentioned property. The heirs or assignees of LACEY are hereby bound by this agreement for its duration.

Executed by and between the parties this 23 day of

Oct., 2000, at San Jose, California.

EAMON LACEY

Philip R. Sanfilippo M.D.
PHILIP R. SANFILIPPO, Trustee

Mary Ellen Lacey
MARY LACEY
MEL

LORETTA V. SANFILIPPO, Trustee

MEGAN LACEY

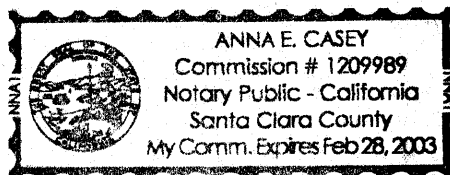
EAMON LACEY, JR.

STATE OF CALIFORNIA)
) ss.
COUNTY OF SANTA CLARA)

On this 23RD day of OCTOBER, 2000, before me, ANNA E. CASEY, the undersigned Notary Public, personally appeared PHILIP R. SANFILIPPO and ~~LORETTA V. SANFILIPPO~~, personally ~~known to me~~ or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledge that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument. AEC

WITNESS my hand and official seal.

Anna E. Casey
Notary Public

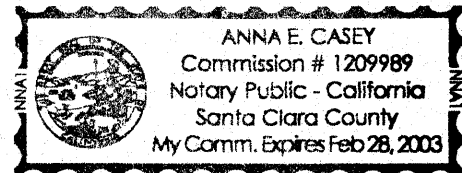


STATE OF CALIFORNIA)
) ss.
COUNTY OF SANTA CLARA)

On this 23rd day of OCTOBER, 2000, before me, ANNA E. CASEY, the undersigned Notary Public, personally appeared MARY EUGEN LACY, ~~personally known to me or~~ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledge that ~~she~~ executed the same in ~~his~~ ^{her} authorized capacity and that by ~~his~~ signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Anna E. Casey
Notary Public



STATE OF CALIFORNIA)
) ss.
COUNTY OF SANTA CLARA)

On this _____ day of _____, 2000, before me, _____, the undersigned Notary Public, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledge that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public

STATE OF CALIFORNIA)
) ss.
COUNTY OF SANTA CLARA)

On this _____ day of _____, 2000, before me, _____
appeared _____, the undersigned Notary Public, personally
known to me or proved to me on the basis of satisfactory evidence
to be the person whose name is subscribed to the within instrument,
and acknowledge that he executed the same in his authorized
capacity and that by his signature on the instrument the person or
the entity upon behalf of which the person acted, executed the
instrument.

WITNESS my hand and official seal.

Notary Public

INVOICE

STANELY G. SILVA JR. PAVING & GRADING, INC.
P. O. BOX 1642
CASTROVILLE, CA 95012

Date	Invoice #
4/19/2019	2728

BILL TO:

SANDEN CONSTRUCTION, INC
162 MAR MONTE AVE
WATSONVILLE, CA 95076

PAID
05/02/2019



P.O. No.		Job	Terms		Due Date
		APPLE VALLEY, WATSONVILLE	Net 30		5/19/2019
Tag Date	Tag #	Description	Quantity	Rate	Amount
4/8/2019	28075	Class II Spec Base Rock	13.35	8.00	106.80T
		Class II Spec Base Rock	10.85	8.00	86.80T
		Class II Spec Base Rock	10.28	8.00	82.24T
		Class II Spec Base Rock	10.4	8.00	83.20T
		Class II Spec Base Rock	12.2	8.00	97.60T
4/9/2019	28155	Class II Spec Base Rock	12.67	8.00	101.36T
		Class II Spec Base Rock	13.03	8.00	104.24T
		Class II Spec Base Rock	9.84	8.00	78.72T
		Class II Spec Base Rock	12.94	8.00	103.52T
		Class II Spec Base Rock	12.24	8.00	97.92T
4/10/2019	28258	Class II Spec Base Rock	13.5	8.00	108.00T
		Class II Spec Base Rock	13.49	8.00	107.92T
		Class II Spec Base Rock	13.05	8.00	104.40T
		Class II Spec Base Rock	12.25	8.00	98.00T
		Class II Spec Base Rock	12.19	8.00	97.52T
4/11/2019	28318	Class II Spec Base Rock	22.9	8.00	183.20T
		Class II Spec Base Rock	23.89	8.00	191.12T
		Class II Spec Base Rock	23.15	8.00	185.20T
		Class II Spec Base Rock	23.15	8.00	185.20T
4/11/2019	28324	Class II Spec Base Rock	11.6	8.00	92.80T
		Class II Spec Base Rock	11.6	8.00	92.80T
		Dump Fee - Clean Concrete/Asphalt - Under 2x2	12.71	4.00	50.84
		Class II Spec Base Rock	11.68	8.00	93.44T
		Class II Spec Base Rock	11.35	8.00	90.80T
		Class II Spec Base Rock	11.35	8.00	90.80T
4/11/2019	28361	Class II Spec Base Rock	21.64	8.00	173.12T
4/12/2019	28373	Class II Spec Base Rock	9.5	8.00	76.00T
		Class II Spec Base Rock	10.1	8.00	80.80T
		Class II Spec Base Rock	9.23	8.00	73.84T
		Class II Spec Base Rock	10.25	8.00	82.00T

Subtotal

Sales Tax (7.75%)

Total

Make checks payable to - "SILVA PAVING & GRADING"

Questions - Contact Celeste

Phone: 831 633-3379

Fax:: 831 633-3353

Email: CHerrera@asmetals.com

INVOICE

STANELY G. SILVA JR. PAVING & GRADING, INC.
P. O. BOX 1642
CASTROVILLE, CA 95012

Date	Invoice #
4/19/2019	2728

BILL TO:

SANDEN CONSTRUCTION, INC
162 MAR MONTE AVE
WATSONVILLE, CA 95076

PAID
05/02/2019



P.O. No.		Job	Terms		Due Date
		APPLE VALLEY, WATSONVILLE	Net 30		5/19/2019
Tag Date	Tag #	Description	Quantity	Rate	Amount
4/12/2019	28378	Class II Spec Base Rock	12	8.00	96.00T
		Class II Spec Base Rock	10.1	8.00	80.80T
		Class II Spec Base Rock	9.14	8.00	73.12T
		Class II Spec Base Rock	11.14	8.00	89.12T
		Class II Spec Base Rock	12.7	8.00	101.60T
4/12/2019	28380	Class II Spec Base Rock	22.73	8.00	181.84T
		Class II Spec Base Rock	23.74	8.00	189.92T
		Class II Spec Base Rock	25	8.00	200.00T
4/15/2019	28406	Class II Spec Base Rock	22.2	8.00	177.60T
		Class II Spec Base Rock	23.8	8.00	190.40T
		Class II Spec Base Rock	23.03	8.00	184.24T
		Class II Spec Base Rock	22.2	8.00	177.60T
		Class II Spec Base Rock	8.61	8.00	68.88T
4/15/2019	28407	Class II Spec Base Rock	9.69	8.00	77.52T
		Class II Spec Base Rock	12.45	8.00	99.60T
		Class II Spec Base Rock	9.65	8.00	77.20T
		Class II Spec Base Rock	9.5	8.00	76.00T
		Class II Spec Base Rock	9.69	8.00	77.52T
4/15/2019	28410	Class II Spec Base Rock	10.62	8.00	84.96T
		Class II Spec Base Rock	11.19	8.00	89.52T
		Class II Spec Base Rock	9.69	8.00	77.52T
		Class II Spec Base Rock	10.62	8.00	84.96T
		Class II Spec Base Rock	9.65	8.00	77.20T
4/15/2019	28433	Class II Spec Base Rock	11	8.00	88.00T
4/16/2019	28437	Class II Spec Base Rock	9.57	8.00	76.56T
		Class II Spec Base Rock	9.49	8.00	75.92T
		Class II Spec Base Rock	11.65	8.00	93.20T
		Class II Spec Base Rock	11.19	8.00	89.52T
4/16/2019	28439	Class II Spec Base Rock	9.78	8.00	78.24T
		Class II Spec Base Rock	11.05	8.00	88.40T
4/16/2019	28445	Class II Spec Base Rock	22.76	8.00	182.08T

Make checks payable to - "SILVA PAVING & GRADING"		Subtotal
		Sales Tax (7.75%)
Questions - Contact Celeste		Total
Phone: 831 633-3379		
Fax:: 831 633-3353	Email: CHerrera@asmetals.com	

INVOICE

STANELY G. SILVA JR. PAVING & GRADING, INC.
P. O. BOX 1642
CASTROVILLE, CA 95012

Date	Invoice #
4/19/2019	2728

BILL TO:

SANDEN CONSTRUCTION, INC
162 MAR MONTE AVE
WATSONVILLE, CA 95076

PAID
05/02/2019



P.O. No.		Job	Terms		Due Date
		APPLE VALLEY, WATSONVILLE	Net 30		5/19/2019
Tag Date	Tag #	Description	Quantity	Rate	Amount
4/17/2019	28468	Class II Spec Base Rock	22.99	8.00	183.92T
		Class II Spec Base Rock	23.73	8.00	189.84T
		Class II Spec Base Rock	10.75	8.00	86.00T
		Class II Spec Base Rock	12.15	8.00	97.20T
		Class II Spec Base Rock	11.17	8.00	89.36T
4/17/2019	28481	Class II Spec Base Rock	9.21	8.00	73.68T
		Class II Spec Base Rock	11.07	8.00	88.56T
		Class II Spec Base Rock	10.7	8.00	85.60T
		Class II Spec Base Rock	9.6	8.00	76.80T
		Class II Spec Base Rock	11.39	8.00	91.12T
4/18/2019	28499	Class II Spec Base Rock	10.98	8.00	87.84T
		Class II Spec Base Rock	10	8.00	80.00T
4/18/2019	28504	Class II Spec Base Rock	10.1	8.00	80.80T
		Class II Spec Base Rock	10.03	8.00	80.24T
		Class II Spec Base Rock	10.5	8.00	84.00T
			Subtotal		
			\$8,080.20		
Make checks payable to - "SILVA PAVING & GRADING"					
Questions - Contact Celeste					
			Sales Tax (7.75%)		
			\$622.28		
Fax:: 831 633-3353					
Email: CHerrera@asmetals.com					
			Total		
			\$8,702.48		

Michael Lam

From: Sheila McDaniel
Sent: Tuesday, October 12, 2021 8:13 AM
To: Karen Williams
Cc: Michael Lam; Heather Reynolds; Jocelyn Drake
Subject: RE: 530 Apple Valley Lane

Karen,

Thank you for your input. It will be provided to the decision maker, the Zoning Administrator. Water approval was provided by the Environmental Health Agency for the existing cannabis operation and proposed dwelling. I have included Heather Reynolds of Environmental Health here should you have questions regarding the approval process completed on this application. Beyond well approval confirmation, the cannabis operation is required to be provided via a drip system ensuring water conservation. Heather will update the decision maker should there be any issues related to the shared well system approval.

Sincerely,

Sheila

From: Karen Williams <sigrund@hughes.net>
Sent: Saturday, October 9, 2021 12:59 PM
To: Sheila McDaniel <Sheila.McDaniel@santacruzcounty.us>
Subject: 530 Apple Valley Lane

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

Hi Shelia,

My name is Karen Williams and I am writing you in regards to the proposed cannabis cultivation operation located at 530 Apple Valley Lane in Watsonville. My husband and I have owned and lived in our home at 525 Apple Valley Lane for almost 28 years.

I wasn't sure if you knew that we share the existing well that is located at 530 Apple Valley. It has always been the only water source for our old 2/2 house.

I'm assuming that they are planning on using our shared well for both the cannabis cultivation operation and the single family dwelling project that is in progress, but I don't know. Do you know?

I just wanted to make sure that you and the person in charge of the building project, though I don't know who that is, knew that we were here, were aware of our well situation, and that you both take us and each others projects into consideration in regards to our water supply.

I would greatly appreciate any information you have and I hope to hear back from you.

Thank You,
Karen Williams