



Staff Report to the Zoning Administrator

Application Number: **211083**

Applicant: David Whitfield

Agenda Date: 12/03/2021

Owner: Masood Madani

Agenda Item #: 2

APN: 091-161-31

Time: After 9:00 a.m.

Site Address: 375 Old Mount Rd., Felton, CA 95018

Project Description: Proposal to operate an outdoor “Class A” cannabis cultivation facility with a maximum of 20,000 square feet of canopy. Requires a Level 5 Agricultural Development Permit (211083), an Archaeological Report Review (REV211167), and a determination that the project is exempt from further environmental review under the California Environmental Quality Act (CEQA).

Location: Property is located off East Zayante Rd. on Old Mount Rd. in Felton (375 Old Mount Rd.)

Permits Required: Commercial Development Permit

Supervisory District: 5th District (Supervisor: Bruce McPherson)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 211083, based on the attached findings and conditions.

Project Description & Setting

Setting

The subject property is located within the Skyline Planning Area in a mountainous rural part of mid-county approximately 3 miles north of the community of Zayante. The property is situated approximately 2,000 feet north-west of the intersection of Lower Ellen Rd. and East Zayante Rd. on the lower (eastern) portion of a ridge that divides the watersheds of Lompico Creek and Zayante Creek.

The 31.5-acre property (091-161-31) includes a portion of an original 65-acre residual orchard and vineyard established prior to 1950 (Albion Environmental Phase 1 study) and subsequently divided into (3) equally-sized parcels. Sloped areas forested with redwood/mixed-conifer and oak

woodland vegetation lie south and west of the developed portion of the subject property (vineyard, residence, former tasting room). Cannabis was cultivated on a 1-acre plot near the established residence under a provisional State-issued license.

Two neighboring parcels of similar size (APNs 091-161-30, 091-161-32), to the north and east of 091-161-31, contain residences, accessory structures, vineyards and open pasture land. A 0.3 mile private road (Old Mount Rd.) serves the neighbor to the east (091-161-32) and the subject parcel, terminating in a driveway secured by an electric gate (Project Plans, Sheet A 02).

The parcel is mapped within the “high” State Responsibility Fire response area.

Project Details

The proposed outdoor cultivation operation would be sited approximately 500 feet south-west of the operator/site manager residence in a portion of the existing vineyard (Project Plans- Sheet A11) and 500 feet south-east of a neighboring residence (set back 20 feet east of the fenced property boundary line and neighbor’s open pasture). The perimeter of the subject property is fenced with existing fencing measuring 5-6 ft. in height and comprised of mixed material types.

The total allowable mature and immature commercial cannabis canopy area on this “A-zone” site is limited to 20,000 square feet, the maximum canopy-area allowance for co-located licenses in the zone district (SCCC 13.10.650(C)(3)(h)).

Cannabis would be cultivated to maturity in hoop houses with “light deprivation” covers between the months of April and November (April 15th to October 31st). Supplemental lighting and fans would be used with black-out covers in place to prevent light escape during evenings. Power would be provided to the cultivation site by a permitted extension of the service to the residence.

Imported immature plants (clones) would be cultivated to maturity in pots set upon weed cloth placed on bare soil in the hoop houses. Harvested cannabis would be temporarily stored in (2) 20’ x 40’ refrigerated trailers parked near the residence and powered by a permitted stationary source (item 5.0, Sheet A 11). Cannabis material would be transported off-site by a licensed 3rd-party distributor.

The applicant proposes two (2) full time resident-operators and five to ten (5-10) seasonal employees for harvest and post-harvest operations. Parking spaces for the residents are at the dwelling. Sheds near the driveway access will be removed to create parking areas for the temporary trailers and harvest workers (three spaces).

The applicant has provided a vegetation management plan to address fire protection concerns at the site (“Fire Prevention Plan Diagram and Notes”- Project Plans, Sheet A 50), including establishment of 100 ft. of defensible space around structures and incorporation of Zayante Fire’s compliance requirements into a fire prevention check-list for employee use.

Permit Requirements

Pursuant to County Code Section 13.10.323, cannabis cultivation facilities located within the Special Use (SU) zoned district are subject to a Commercial Development Permit and a public

hearing with approval by the Zoning Administrator.

Zoning & General Plan Consistency

The subject property is a 31.5-acre parcel located in the A (Agriculture) zone district, a designation which allows agricultural and residential uses. Cannabis cultivation is akin to a vineyard, orchard, or other agricultural activity allowed in the “A” zone district with exception of security requirements specific to cannabis storage. The proposed cannabis cultivation use is an allowed use within the “Agriculture” zone district and the project is consistent with the site's R-M (Mountain Residential) General Plan designation.

Key Regulatory Issues

Siting

The owner/operator’s residence is located at the end of a 0.3 mile paved private road (Old Mount Rd.) which runs from East Zayante Rd. A driveway splits off to the neighbor’s residence to the east (255 Old Mount Rd.). An electric gate controls access to 375 Old Mount Rd. The 12-ft. wide road is surfaced with pavement to the gate and with baserock/gravel to the residence. The proposed parking area for seasonal employees and temporary harvest storage trailers would be sited off the driveway about 200 ft. north of the residence (Sheet A 11). The cannabis cultivation/garden area would be located approximately 400 ft. south-west of the residence near the existing fence bordering the neighbor’s property to the west (255 Old Mount Rd.).

The plans sheet shows a 400 ft. setback distance from the cultivation site and harvest storage area to a neighboring residence to the west (091-161-32). The proposed cultivation site meets cannabis-specific setback requirements for a minimum 400 ft. setback distance between a neighboring habitable structure(s) and an outdoor cultivation site, including a garden area and processing facilities (13.10.650(C)(4)). The cannabis plants would be located in covered hoop houses, concealing them from view from the neighboring property.

The Cannabis Licensing Manager reviewed the location of the proposed cultivation area and determined the location of the cultivation area could be optimized to minimize any future conflicts between the proposed use and neighboring uses. As requested by the Manager, the cannabis cultivation area will be required to be shifted west as much as possible prior to licensure. Though the proposed cultivation area meets sitting criteria, pre-existing uses on the adjacent parcel could create a conflict if cannabis is cultivated at the property line. Additionally, hedge rows along the eastern property boundary are required to be installed to reduce any potential odor, dust and visual impacts that may be present at the parcel boundary. Both the siting and landscaping revisions are addressed via conditions of approval.

Fire Hazard Reduction

As proposed and conditioned, the applicant shall maintain vegetation in accordance with the “Fire Prevention Plan, Diagram, and Notes” (Sheet A 50). Given the seasonally high fire risk in the area, a vegetation management plan focused on maintaining defensible space around the residence was prepared by the applicant to minimize fire risks to neighboring properties. A constructed pond on the property provides a source of water for fire suppression.

Canopy Area

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

Cultivation Canopy Allowance						
Zone District - License Type	Number of Licenses	Site Acreage*	Maximum Outdoor Cultivation Canopy Allowance	Outdoor Cultivation Canopy Proposed	Indoor Cultivation Canopy Proposed	Total Canopy Proposed
A - Class A	Multiple Licenses	31 acres	1.5 % of parcel, but not to exceed 22,000 square feet	20,000 square feet	N/A	20,000 Square feet

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 211083, 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

If you have any questions about this project, please contact Michael Sapunor at:
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San Francisco, CA 94110

Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Program Statement

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: 211083

Assessor Parcel Number: 091-161-31

Project Location: 275 Old Mount Rd., Felton CA 95018

Project Description: Proposal to operate a “Class A” outdoor cannabis cultivation facility with a maximum of 20,000 square feet of canopy area on a property zoned A (Agriculture) on site with a single-family dwelling, vineyard, and accessory structures. Requires a Commercial Development Permit, an Archaeological 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: David Whitfield

Contact Phone Number: (415) 724-6279

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

Specify type: See below

F. Reasons why the project is exempt:

Class	Category	Description
Class 1	Existing Facilities	Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. (Cal. Code Regs., tit. 14, §15301.)
Class 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.)

EXHIBIT A

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

Michael Sapunor, Resource Planner

Date: _____

Commercial Development Permit Findings

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

This finding can be made, in that the cannabis cultivation would be outdoors in an existing vineyard, the weighing and storage of cannabis material would occur within temporary storage trailers connected to a permitted power source, and the harvested cannabis transported off-site for processing at a licensed facility. The 31.5-acre parcel exceeds the minimum 10-acre parcel area standard for cultivation on single parcels in the A zone district.

The Cannabis Licensing Manager reviewed the proposed project and recommended approval of the proposed security plan and Best Management and Operations Practices (BMOP). A security plan deficiency was identified for the perimeter of the site and will be addressed prior to licensure. The proposed cultivation is located a sufficient distance from legally established adjacent residential development sites, limiting odor from the proposed cultivation. Further, the security plan has been reviewed and meets criteria of the County Sheriff's office. In addition, the project is limited in scope, facility improvements, and number of employees. The project, as designed and conditioned, and the conditions under which it would be operated, will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public. In addition, the use will not be materially injurious to properties or improvements in the vicinity. The project will not result in inefficient or wasteful use of energy.

Facility improvements will be limited to removal of several sheds and an extension of electrical power to a trailer parking area 150 ft. north of the residence. Conditions of Approval, including prohibiting camping and campfires on the property, requiring employee safety training, and maintaining defensible space around the residence, will ensure public health and safety. All improvements will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources.

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

This finding can be made, in that the proposed location of the cannabis cultivation use and the conditions under which it would be established and operated will be consistent with all pertinent County ordinances and the purpose of the A (Agriculture) zone district, and the proposed cannabis use meets all current site standards for the zone district and cannabis regulations.

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

This finding can be made, in that the proposed cannabis cultivation use is consistent with the use

and density requirements specified for the RM (Mountain Residential) land use designation in the County General Plan. With the small scope of proposed project, security measures, as approved by the County Sheriff, and vegetation management and employee safety training, the proposed cultivation will be consistent with the General Plan policies to ensure public health and safety.

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

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

Two full time employees (owners living on site) and five to ten seasonal employees are proposed. The expected level of traffic generated by the proposed project is not anticipated to be adversely impact existing roads or intersections in the surrounding area. Solar-powered motion sensor lighting is proposed for security lighting of the operational areas.

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

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

This finding can be made, in that the site is located in a rural area of the county with mixed residential/agricultural uses and is located off a public roadway and accessed through a gated driveway. The limited access to the property, and invisibility of the cultivation site from E. Zayante Rd. and neighboring properties, provides for neighborhood peace and public safety. The scope of the operation is limited to (2) full time employees living on site and five to ten seasonal harvest employees and will not modify the primary residential use of the site and will complement the rural 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.

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

Conditions of Approval

Exhibit D: Project Plans, prepared by Whitfield Architects, dated May 20, 2021.

- I. This permit authorizes operation of a 20,000 square foot, Class A, outdoor cannabis cultivation facility in the A (Agriculture) zone district on a site with an existing single-family dwelling. The cultivation includes the temporary use of (2) 42-foot refrigerated semi trailers for secure harvest storage as indicated on Sheet A 11 of 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, all 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. Apply for a Class A Cultivation License from the Cannabis Licensing Office. Cannabis manufacture is not authorized in the use permit approval.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official for:
 1. Installation of electrical service to the temporary trailer parking area.

Note: 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. The applicant shall comply with the archeological report that has been reviewed and accepted by County staff on 4/29/2021 and comments A-B below.
 - A. Pursuant to Sections 16.40.040 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 shall be observed.
 - B. The building permit application shall include conditions A, above, and shall provide the contact information for the archaeologist of record.
- III. Prior to issuance of an annual Cultivation License by the Cannabis Licensing Office:
 - A. Obtain a clearance for this cultivation project from the Environmental Health Services Department, including but not limited to:

1. Enroll for Coverage under Cannabis Cultivation General Order WQ 2019-001-DWQ. Contact (805) 594-6194 or http://www.waterboards.ca.gov/centralcoast/water_issues/programs/cannabis_cultivation/intex.html
 2. Confirmation of the use of portable toilets for seasonal (harvest) employees.
 3. Payment of fees for previous work that was performed without benefit of permit. Contact Environmental Health staff, Heather Reynolds, 454-2748.
- B. Meet all requirements and pay any applicable plan check fee of Zayante Fire..
- C. The applicant shall apply for a Building Permit from the Planning Department for installation of the electrical service. The building permit must be “finaled” prior to use of the wheeled semi-trailers for secure harvest storage.
- D. The applicant shall Obtain an Operator Identification Number (OIN) for pesticide application and meet all requirements of the County Agricultural Commissioner’s Office.
- E. Security cameras and data storage equipment must be implemented prior to beginning State-licensed cannabis operations as per the Security Plan. Exception: for cultivation of immature cannabis a single camera at the entry gate is required.
- F. Hedgerow and applicable drip irrigation shall be installed along the eastern boundary and planted south of the existing oak trees in accordance with odor, dust, and visual impact mitigation best practices.
- G. The cannabis cultivation area shall be required to be shifted west as much as possible prior to licensure.
- IV. Prior to issuance of a Building Permit (for installation of electrical power to the trailer parking and, if necessary, for security cameras and security lighting) the applicant/owner shall:
- A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full-size sheets of the architectural plan set.
 2. A copy of the preliminary Best Management and Operational Practices Plan

(BMOP) incorporated into the full-sized sheets of the architectural plan set.

3. Building plans shall exclude the security plan sheet, as this is confidential to the Sheriff's Office.
- B. Meet all requirements of and pay drainage fees to the County Department of Public Works, Stormwater Management program. Drainage fees will be assessed on the net increase in impervious area. Project scope shall be limited to less than 500 square feet of new permanent impervious area due to the installation of the water storage tanks, equipment shed and proposed parking areas. As proposed, no additional impervious or semi-impervious surfacing (including expansion of baserock or paving of walkways or driveways or under canopy areas, trailer storage during the rainy season, or hoop house coverings during the rainy season) is permitted as part of this permit application.

Plans shall address the following prior to building permit/cannabis license issuance:

1. The final plans shall update the summary table 'impervious area information' on sheet A02 to remove the proposed 12,500 square feet of structure impervious areas to be consistent with the information provided on the other plan sheets (A05, A13 and A40).
 2. The project shall specify on the final plans the annual documentation and removal of hoop house coverings and temporary trailers from the site between October 31st and April 15th of each year (the statement of "seasonal hoop house structures" is not sufficient).
- E. Meet all requirements of the Agricultural Commissioner's Office, including updating operator certifications for the temporarily-licensed cultivation operation at the site if required.
- F. Provide required off-street parking, including 2 spaces for the single family residence and an accessible/van space at the trailer parking site (as noted on Exhibit D, Sheet A11). Parking spaces must be 8.5 feet wide by 18 feet long. Parking must be clearly designated on the Site Plan.
- V. 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.

V. Operational Conditions

- A. Prior to the first cannabis harvest, the Building Permit shall be finalized by the Building Official, including clearance of all agency holds.
- B. The cultivation licensee shall maintain a valid state license, posted in a conspicuous location.
- C. All conditions of approval of this approval and the Cannabis Licensing Official shall remain in effect.
- D. All measures of the security plan as adopted by the Cannabis Licensing Office, per the Sheriff's Office, shall remain in effect.
- E. The following security measures shall be maintained:
 - 1. The security gate at the entry to the driveway shall be locked to control access to the property for the duration of all licensed cannabis operations (seasonal activities).
 - 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.
- F. 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.
- G. The cannabis cultivation operation shall adhere to the best management operational practices per the approved plans. Descriptions of the following operational practices must be attached to the Cannabis Cultivation License application: Herbivory prevention, water conservation, cannabis plant material and cannabis solid waste management, and cultivation site clean-up and restoration plan.
- H. In the event that odor complaints are substantiated by the Monterey Bay Air Quality Control Board, the Licensing Official may reduce the canopy allowance associated with this use permit to minimize odor, as appropriate.
- 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 (2) cultivation licenses.

- 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 camping, un-permitted temporary generators, or campfires shall be permitted on site.
 - M. The Vegetation Management Plan, included in the approved plans, shall be maintained throughout operations to ensure public health and safety.
 - N. In the event that future County inspections of the subject property by the Cannabis Licensing Office or the Planning Department 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.
- VI. As a condition of this development approval, the holder of this development approval (“Development Approval Holder”), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys’ fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - 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 Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder 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. “Development Approval Holder” shall include the applicant and the successor’(s) in interest, transferee(s), and assign(s) of the applicant.
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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) and cannabis license(s) are obtained for the primary structure and cannabis use 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, and to obtain the cannabis license, will void the development permit, unless there are special circumstances as determined by the Planning Director and Cannabis Licensing Official.

Approval Date:

Effective Date:

Expiration date:

ASSESSOR'S MAP

FOR TAX PURPOSES ONLY

POR. SEC. 19, T9S, R.1W.
SEC. 24, T9S., R.2W., M.D.B. & M.

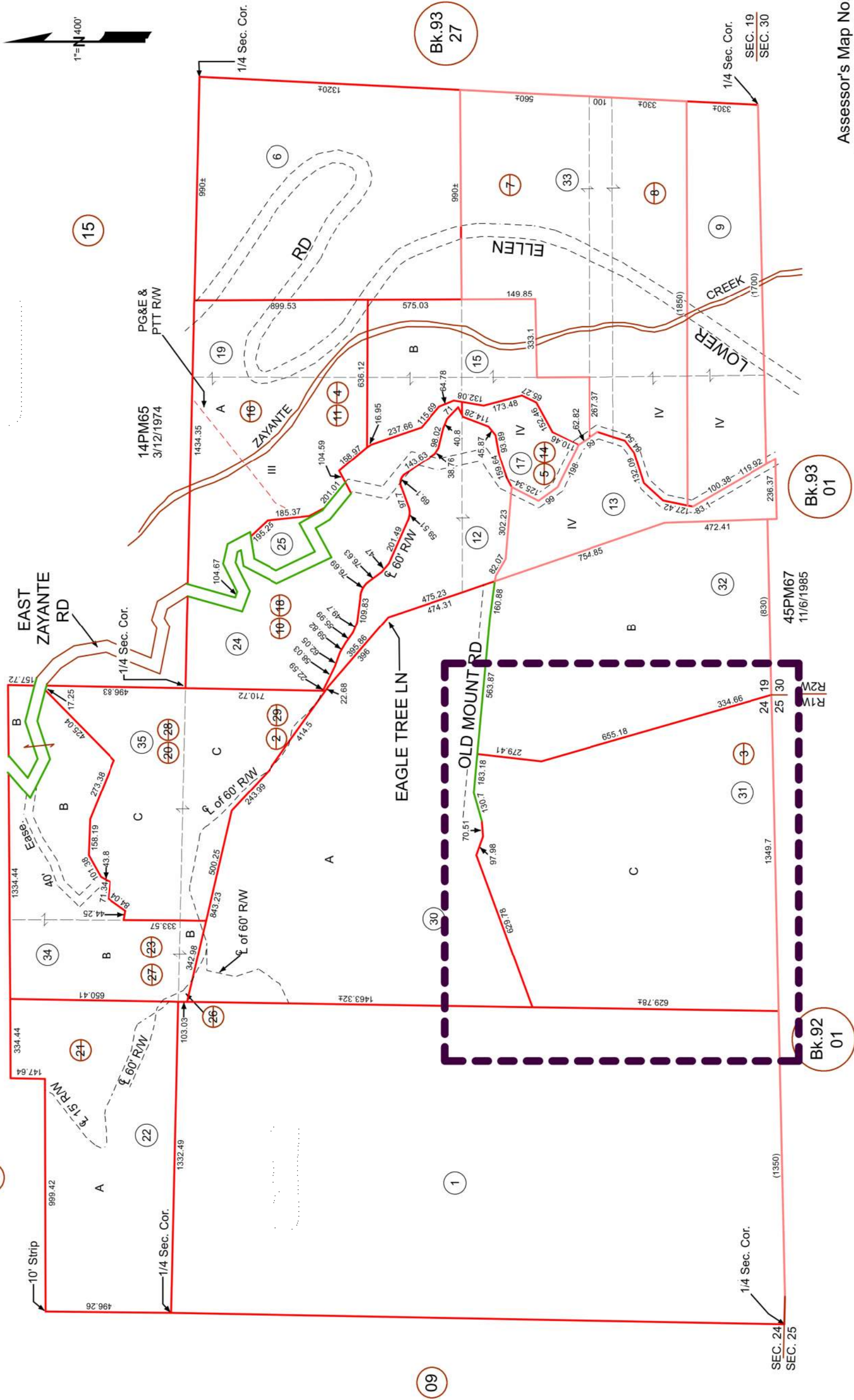
Tax Area Code
65-020

91-16

23PM69
12/16/1976

14PM65
3/12/1974

PG&E &
PTT R/W



Assessor's Map No. 91-16
County of Santa Cruz, Calif.
Nov. 1999

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

PROJECT DESCRIPTION

COMMERCIAL CANNABIS CULTIVATION
TWO, SMALL, MIXED LIGHT CO-LICENSES
CONTAINER CULTIVATION

NO PROCESSING NOR MANUFACTURING ON SITE.

DISTRIBUTION BY OTHERS.

EMPLOYEES
TWO (2) FULL-TIME EMPLOYEES
5 TO 10 TEMPORARY EMPLOYEES DURING SOWING / HARVEST
TEMPORARY EMPLOYEES SHALL BE VAIN-POOLED TO THE PROPERTY.

ROADWAYS
THE PROPERTY IS LOCATED AT THE END OF OLD MOUNT ROAD (A PRIVATE ROAD). WITHIN
THE PROPERTY EXISING DIRT AND GRAVEL ROADS EXIST FOR SITE CIRCULATION. THE USED
PORTION OF THE SITE IS RELATIVELY FLAT WITH NO STEEP ROADWAYS.

STRUCTURES
EXISTING SINGLE-FAMILY RESIDENCE (SFR) TO REMAIN.

FENCING
DENSE FORREST SURROUNDS LARGE PORTION OF CLEARED SITE.
AREAS OPEN TO THE PROPERTY LINE ARE FENCED WITH EXISTING FENCING OF MIXED
TYPE AND VINTAGE BETWEEN 5' AND 6' TALL. AN ADDITIONAL EXISTING WOOD AND METAL
FENCE SURROUNDS THE EXISTING RESERVOIR AT THE CENTER OF THE PROPERTY.

UTILITIES
PG&E ELECTRICITY WITH OVERHEAD POWER ON UTILITY POLES LOCATED ON THE
PROPERTY.
EXISTING IRRIGATION AND FIRE WATER RESERVOIR.
EXISTING SEPTIC TANK, LEACH FIELD AND EXPANSION AREA ADJACENT TO THE SFR.
EXISTING WELL WATER (#4017) AND SEVERAL EXISTING 5,000G TANKS.

GREEN COAST - OLD MOUNT FARM

375 OLD MOUNT ROAD

FELTON, CALIFORNIA 95018-9054

APN: 091-161-31



WHITFIELD
ARCHITECTS

3626 FOLSOM STREET
SF/CA 94110
415-724-6279

WHITFIELD-ARCHITECTS.COM

PROJECT VICINITY



PROJECT BASICS

PROJECT DESCRIPTION

ADMINISTRATIVE USE PERMIT, Commercial Cannabis Cultivation, APN#: 091-161-31

THE PROPOSED CULTIVATION OPERATION WOULD OCCUR IN HOOP-HOUSES AT TWO
ADJACENT LOCATIONS ON A 3+ ACRE PARCEL THAT CONTAINS AN EXISTING SINGLE-FAMILY
RESIDENCE (SFR) (TO REMAIN).

THE CULTIVATION AREA WOULD IS IN A PREVIOUSLY DISTURBED PART OF THE EXISTING
VINEYARD AND BE SITUATED ON A FLAT, OPEN, AREA TO THE SOUTHEAST OF THE EXISTING
POND.

GREEN COAST - OLD MOUNT

375 OLD MOUNT RD, FELTON , 95018-9054
APN: 091-161-31

SHEET INDEX

#	TITLE	ISSUE DATE	CURRENT REVISION	REVISION DATE
A 01	COVER SHEET	20 MAY 2021		
A 02	PROPERTY INFORMATION	20 MAY 2021		
A 05	BMGP	20 MAY 2021		
A 10	SITE PLAN - ENTIRE - EXISTING	20 MAY 2021		
A 11	SITE PLAN - ENTIRE - PROPOSED	20 MAY 2021		
A 13	SITE PLAN - ENLARGED - PROPOSED	20 MAY 2021		
A 20	SITE DETAILS	20 MAY 2021		
A 40	CONCEPTUAL STORMWATER MANAGEMENT PLAN	20 MAY 2021		
A 50	FIRE PREVENTION PLAN DIAGRAM & NOTES	20 MAY 2021		
C1	AERIAL PHOTO	10/23/20		
C2	SITE PLAN	10/23/20		
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NOTE: SECURITY PLAN SUBMITTED SEPARATELY

COMPLIANCE STATEMENTS

ALL HOOP-HOUSE COVERS SHALL BE REMOVED BETWEEN OCTOBER 31 - APRIL 15 EACH YEAR.

CULTIVATORS USING EMPLOYEES, AS DEFINED IN TITLE 3, DIVISION 6, CCR 6000, TO CONDUCT
HAND LABOR ACTIVITIES OR PESTICIDE HANDLING ACTIVITIES ON CANNABIS CULTIVATION
SITES MUST COMPLY WITH THE PESTICIDE WORKER SAFETY REQUIREMENTS STARTING IN
SCCR 6700. IN ADDITION, CULTIVATORS USING PESTICIDES MUST COMPLY WITH GENERAL
PESTICIDE USE REQUIREMENTS INCLUDING SAFE USE AND STORAGE AS REQUIRED IN
DIVISION 6.

PREPARER'S STATEMENT

PLANS PREPARED BY J DAVID WHITFIELD, AIA, NCARB LEED-BCC
LIC. NO. C31997, AR-18192



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APPLICABLE CODES

SANTA CRUZ COUNTY CODE (SCCC)
A Codification of the General Ordinances
of Santa Cruz County, California

2019 CALIFORNIA BUILDING CODE
& AS ADOPTED BY THE COUNTY OF SANTA CRUZ
12.10.27 SCCC Appendix J of the 2019 California Building Code adopted.

2019 CALIFORNIA MECHANICAL CODE
& AS ADOPTED BY THE COUNTY OF SANTA CRUZ

2019 CALIFORNIA ELECTRICAL CODE
& AS ADOPTED BY THE COUNTY OF SANTA CRUZ

2019 CALIFORNIA FIRE CODE
& AS ADOPTED BY THE COUNTY OF SANTA CRUZ

2019 CALIFORNIA ENERGY CODE
& AS ADOPTED BY THE COUNTY OF SANTA CRUZ

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
& AS ADOPTED BY THE COUNTY OF SANTA CRUZ

COVER
SHEET

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BEST MANAGEMENT OPERATIONS & PRACTICES

BEST MANAGEMENT AND OPERATIONAL PRACTICES GREEN COAST LLC - - - - - OLD MOUNT LLC - - - - - JANUARY 2021 A. SITING CRITERIA 1. AVOIDANCE OF EXCESSIVE GRADING- IN ORDER TO PROTECT PUBLIC HEALTH AND SAFETY AND PREVENT NEGATIVE ENVIRONMENTAL IMPACTS FROM GRADING AND LAND DISTURBANCE, GREEN COAST LLC (GC, LLC) CULIVATION PLAN AVOIDS GRADING AND DISTURBANCE ASSOCIATED WITH CANNABIS ACTIVITIES. A FIRST DRAFT WAS SUBMITTED FOR CONSIDERATION WITH A LARGE NUMBER, BUT THEN WAS ADAPTED AFTER CONSIDERING THE IMPACTS OF GRADING AND DISTURBANCE. THE CULIVATION PLAN AVOIDS GRADING AND DISTURBANCE, WITH ONLY LIGHT GRUBBING NECESSARY FOR EXPANSION. THERE IS NO GRADING FOR ACCESS ROADS AND OTHER IMPROVEMENTS SUCH AS PADS, STRUCTURES, TERRACING AND OTHER INFRASTRUCTURE, INCLUDING GRADING WHICH MAY BE REQUIRED TO MEET FIRE CODE OR OTHER STANDARDS. (SEE SITE PLANS A, 10 AND A.11) GC, LLC SITE DESIGN IS ORIENTED TO MINIMIZE GRADING ACTIVITIES AND REDUCES VEGETATION REMOVAL BASED ON THE FOLLOWING REQUIREMENTS: BUILDING, GROWING AND ACCESS ENVELOPES ARE ON EXISTING FLATS, ON THE BASIS OF SITE INSPECTION AND TECHNICAL REPORTS TO AVOID PARTICULARLY EROSION-PRONE AREAS AND AREAS SUBJECT TO GEOLOGIC HAZARDS. THE SUPERIOR GROWING CHARACTERISTICS OF A PARTICULAR LOCATION DID NOT SERVE AS JUSTIFICATION FOR ADDITIONAL/EXCESSIVE GRADING OR ENVIRONMENTAL IMPACTS. CANNABIS CULTIVATION IS NOT PROPOSED ON SLOPES OVER 20 PERCENT. 2. MINIMIZING SITE DISTURBANCE AND REDUCING FOREST FRAGMENTATION- TO AVOID AND MINIMIZE FOREST FRAGMENTATION, DEVELOPMENT ON SENSITIVE HABITAT, AND CONVERSION OF THE FOLLOWING: LITOTAL SOILS, GC, LLC TOOK MEASURES INCLUDING, BUT NOT LIMITED TO, A. GC, LLC- THE PROPOSED PROJECT CONSOLIDATES ACTIVITIES TO THE CURRENTLY CULTIVATED PORTION OF THE PROPERTY. SITE DESIGN UTILIZES ONLY EXISTING AND PERMITTED ACCESS ROADS, WITH THE MINIMUM DISTANCE POSSIBLE TO ACCESS CANNABIS FACILITIES. THE PROPOSED CULTIVATION PLAN PRIORITIZES MINIMIZING ENVIRONMENTAL IMPACTS TO ALL OTHER ASPECTS, AS CULTIVATION IS PROPOSED TO TAKE PLACE ON ONLY ON OPEN AREAS AND USING EXISTING ROADS. NONE OF THE PROPOSED IMPROVEMENTS WILL IMPACT THE TIMBER RESOURCES LOCATED ON THE SITE. B. LIMIT FOOTPRINT OF DEVELOPMENT-- DEVELOPMENT IS SITED ON THE PROPERTY TO AVOID PERMANENT ALTERATION OF NATIVE SOILS. NO NEW CLEARING IS REQUIRED THEREBY REDUCING DEVELOPMENT FOOTPRINT. (SEE SITE PLANS A, 10 AND A.11) GC, LLC SITE PLAN UTILIZES EXISTING SITE ACCESS ROADS AND HAS LOCATED DEVELOPMENT ON EXISTING DISTURBED AREAS TO MINIMIZE THE TOTAL AREA REQUIRED FOR NEW SITE ACCESS. THE PROPOSED SITE PLAN IS NOT LOCATED ON A HILLTOP. KARST ZONES - PROJECT IS NOT IN KNOWN KARST ZONE. 3. BIOLOGICAL ASSESSMENTS- THE PROPOSED PROJECT IS MAPPED AS CONTAINING A DOWNLOPE OF THE PROPOSED CULTIVATION AREA AND SEPARATED BY DENSE VEGETATION. ADDITIONALLY THE SITE CONTAINS A MAN-MADE POND, WHICH IS DEFINED AS RIPARIAN HABITAT. THE CULTIVATION AREA MAINTAINS THE REQUIRED RIPARIAN SETBACK AND IS LOCATED AT A LOWER ELEVATION THAN THE POND SO WILL IMPACT THE RIPARIAN RESOURCE VIA EROSION AND/OR SEDIMENTATION. GC, LLC DOES NOT PROPOSE ANY LAND ALTERATION OR CLEARING OF 1) ESTABLISHED NATIVE VEGETATION; 2) LOCATIONS THAT ARE CONSIDERED SENSITIVE HABITAT UNDER SCCC 16.32; SENSITIVE HABITAT SHOULD A Biotic Assessment Is Required, GC, LLC SHALL HIRE A COUNTY-APPROVED BIOLOGIST TO CONDUCT THE ASSESSMENT. AVOIDANCE OF CONFLICT WITH AN APPROVED HOP - NO KNOWN CONFLICT. VOID OAK WOODLAND - PROJECT IS NOT LOCATED IN AN AREA WITH OAK WOODLAND. C. NO CANNABIS ACTIVITIES ALLOWED WITHIN SANDHILLS HABITAT OR SALAMANDER PROTECTION ZONE. 4. ARCHAEOLOGICAL AND PALEONTOLOGICAL SURVEYS- NO SIGNIFICANT SITE DISTURBANCE IS REQUIRED FOR THE PROPOSED CANNABIS BUSINESS OPERATION. HOWEVER, ALBION ENVIRONMENTAL IS CURRENTLY FINALIZING A PHASE I ARCHAEOLOGICAL SITE SURVEY. GC, LLC HAS AGREED TO AVOID ANY DISTURBANCE TO ANY UNRECOVERED PROPOSED CANNABIS CULTIVATION OPERATION. THE PRELIMINARY DETERMINATION IS THAT NO SUCH RESOURCES EXIST IN THE VICINITY OF PROPOSED IMPROVEMENTS. 5. PRELIMINARY HISTORIC ASSESSMENT OF STRUCTURES 50 YEARS OLD OR MORE - THERE ARE NO STRUCTURES OF 30 YEARS OR MORE ON THE PROPERTY. B. SITE DESIGN 1. FENCING AND SECURITY-- SEE SHEET S 01 FOR A GRAPHIC REPRESENTATION OF THE PROVISIONAL SECURITY PLAN. THE REMOTE NATURE OF THE SITE PROVIDES A LEVEL OF SECURITY THAT REDUCES THE NEED FOR FENCING. HOWEVER, THE LEAST AMOUNT OF FENCING POSSIBLE SHALL BE USED TO SECURE THE SITE. NEW FENCING, WHERE USED, WILL BE ONE OF THE COUNTY RECOMMENDED FENCING TYPES. (SEE SITE DETAILS A.20) A. NATURAL BARRIERS - THE SITE IS LARGELY IMPOSSIBLE BY FOOT OR VEHICLE FROM TWO SIDES DUE TO ROUGH, VEGETATED LANDSCAPE. B. LIGHTING FOR SECURITY- SEE SECURITY PLAN DIAGRAM [S 01] FOR PROPOSED EXTERIOR LIGHTING LOCATIONS. ALL EXTERIOR LIGHT SOURCES FOR LIGHTING ZONE 1 AND LIGHTING ZONE 1 AND BE DESIGNED TO REGULATE LIGHT SPILLAGE ONTO NEIGHBORING PROPERTIES RESULTING FROM BACKLIGHT, UPLIGHT, OR GLARE (BUG). 2. USE OF IMPERMEABLE AND PERMEABLE SURFACES- GC, LLC PROPOSES MINIMAL NEW IMPERMEABLE SURFACE (ROOF OF EQUIPMENT SHED AND STORAGE) AND DOES NOT PROPOSE THE INTRODUCTION OF IMPERMEABLE GROUND SURFACES, INCLUDING PAVEMENT, AS THE GC, LLC SITE PLAN LIMITS SURFACES THAT MAY IMPAIR LONG-TERM NATIVE SOIL PRODUCTIVITY AND WATER RETENTION. GC, LLC DOES NOT PROPOSE TO IMPLEMENT PERMANENT IMPERVIOUS SURFACING, SUCH AS CEMENT AND ASPHALT PAVEMENT, IS NOT PERMANENT IMPERVIOUS SURFACING. THE PROPOSED STORAGE SHEDS AND OTHER STRUCTURES ARE LIMITED TO TRADITIONAL AGRICULTURAL BUILDING FORMS SUCH AS HOOP-HOUSES AND BARNs THAT ARE INDISTINGUISHABLE FROM A DISTANCE FROM ANY OTHER AGRICULTURAL PRACTICE. 4. WATER RESOURCES - DRAINAGE. GC, LLC WILL MEET COUNTY AND STATE REQUIREMENTS TO ENSURE THEIR OPERATIONS WILL MEET REQUIREMENTS FOR STORMWATER MANAGEMENT. HOOP-HOUSE COVERS WILL BE REMOVED DURING THE RAINY SEASON. 5. WATER STORAGE - WATER STORAGE ON SITE SHALL BE SUFFICIENT TO MEET FIRE DEPARTMENT REQUIREMENTS AND IRRIGATION REQUIREMENTS TAKING INTO CONSIDERATION APPLICABLE STATE WATER RESOURCES CONTROL BOARD REQUIREMENTS. A. WATER TANKS - TANK CONSTRUCTION, CAPACITY, AND QUALITY SHALL COMPLY WITH ALL PLANNING AND BUILDING DEPARTMENT REQUIREMENTS. EXISTING SEPARATE AGRICULTURAL AND DOMESTIC WATER STORAGE TANKS TO REMAIN.	C. CONSTRUCTION REQUIREMENTS NOTE - THERE IS NO PROPOSED ACTIVE CONSTRUCTION AS PART OF THIS APPLICATION. 1. ACTIVE CONSTRUCTION REQUIREMENTS SEASONAL RESTRICTION - TO THE EXTENT PRACTICABLE, GROUND-DISTURBING ACTIVITIES WILL BE AVOIDED DURING - THE WET SEASON. WORK HOURS- NO OUTDOOR CONSTRUCTION ACTIVITY WILL BE INITIATED UNTIL 30 MINUTES AFTER SUNRISE, AND ALL OUTDOOR CONSTRUCTION ACTIVITY WILL CEASE 30 MINUTES PRIOR TO SUNSET. WORKER ENVIRONMENTAL AWARENESS PROGRAM - PRIOR TO THE START OF INITIAL GROUND-DISTURBING ACTIVITIES, A QUALIFIED BIOLOGIST SHALL CONDUCT A PRE-ACTIVITY TRAINING PROGRAM FOR ALL EMPLOYEES, CONTRACTORS, OR REPRESENTATIVES OF THE PERMITTEE WHO WILL TAKE PART IN ANY PROJECT-RELATED ACTIVITY. PREVENTION OF SPREAD OF NONNATIVE INVASIVE PLANTS-- THE LICENSEE SHALL EMPLOY THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs) FOR WEED CONTROL, TO AVOID AND MINIMIZE THE SPREAD OF NONNATIVE INVASIVE PLANT SPECIES: I. PRIOR TO GRADING OR SOIL DISTURBANCE, INVASIVE WEED INFESTATIONS WITHIN AREAS OF DIRECT PERMANENT OR TEMPORARY DISTURBANCE WILL BE REMOVED, AND ALL VEGETATIVE MATERIAL WILL BE CAREFULLY BAGGED AND TRANSPORTED TO THE LANDFILL FOR PROFESSIONAL-HIGH-TEMPERATURE COMPOSTING, TAKING CARE TO PREVENT SEED DISPERSAL DURING THE PROCESS BY COVERING TRUCKS TRANSPORTING SUCH MATERIAL FROM THE SITE. II. FOLLOWING CONSTRUCTION, SITE-APPROPRIATE NATIVE SEED FROM A LOCAL SOURCE SHALL BE PLANTED ON ALL DISTURBED GROUND THAT WILL NOT BE CULTIVATED OR LANDSCAPED AND MAINTAINED. III. PLANTINGS IN LANDSCAPED AREAS SHALL CONSIST OF SITE-APPROPRIATE NATIVE SPECIES TO THE EXTENT PRACTICABLE. IV. HEAVY EQUIPMENT USED IN THE ACTIVITY AREA SHALL BE WASHED PRIOR TO AND FOLLOWING WORK AT THE SITE, BEFORE THE EQUIPMENT IS USED IN OTHER GROUND-DISTURBING ACTIVITIES, TO PREVENT SPREAD OF WEED SEEDS. SEDIMENT CONTROL MEASURES- SEDIMENT CONTROL MEASURES WILL BE UTILIZED THROUGHOUT ALL PHASES OF GROUND DISTURBANCE WHERE SEDIMENT AND/OR EARTHEN FILL THREATEN TO ENTER WATERS OF THE U.S./STATE, INCLUDING, BUT NOT LIMITED TO, COUNTY OF SANTA CRUZ CONSTRUCTION SITE STORMWATER POLLUTION CONTROL BMP MANUAL. AS STATED, THE PROPOSED IMPROVEMENTS ARE LOCATED OUTSIDE OF THE RIPARIAN BUFFER AND AT A LOWER ELEVATION FROM THE EXISTING POND. STAGING AND STORAGE AREAS-- STAGING AND STORAGE AREAS WILL BE LOCATED IN A DRY UPLAND LOCATION, ABOVE THE TOP OF BANK OF ANY WATER COURSES/DRAINAGE AREAS AND UPLAND MANDATORY RIPARIAN SETBACK AREAS. SPOILS CONTAINMENT - SPILL CONTAINMENT KITS WILL BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION OPERATIONS AND/OR STAGING OR FUELING OF EQUIPMENT TO CONTAIN AND REMEDIATE INCIDENTAL SPILLS OF FLUIDS, SUCH AS FUELS, OILS, CLEANING PRODUCTS, ETC. OPEN PIPE RESTRICTION - ALL PIPES, CULVERTS, OR SIMILAR STRUCTURES THAT ARE STORED VERTICALLY OR HORIZONTALLY ON SITE FOR ONE OR MORE OVERNIGHT PERIODS WILL BE SECURELY CAPPED ON BOTH ENDS PRIOR TO STORAGE TO PREVENT THEIR OCCUPANCY BY WILDLIFE, AND THEY WILL BE THOROUGHLY INSPECTED FOR WILDLIFE PRIOR TO BEING MOVED. OPEN TRENCHES-- ANY OPEN TRENCHES, PITS, OR HOLES WITH A DEPTH GREATER THAN 1 FOOT WILL BE COVERED AT THE CONCLUSION OF WORK EACH DAY WITH A HARD, NON-HEAT CONDUCTIVE MATERIAL (E.G., PLYWOOD). SPOILS PLACEMENT - SPOILS WILL BE PLACED IN A STABLE AREA OUTSIDE OF STREAMS, WETLANDS, RIPARIAN AREAS, AND OTHER SENSITIVE HABITATS. INTAKE SCREENS-- ANY SURFACE WATER DIVERSION THAT IS PERMISSIBLE ACCORDING TO COUNTY AND/OR STATE REGULATIONS DURING CONSTRUCTION REQUIRE INTAKE HOSES TO PUMP INLETS TO BE COMPLETELY SCREENED WITH WIRE MESH. VEGETATION REMOVAL - DISTURBANCE OR REMOVAL OF VEGETATION WILL BE KEPT TO THE MINIMUM NECESSARY TO COMPLETE PERMITTED PROJECT-RELATED ACTIVITIES AND MUST BE APPROVED BY THE CLD AND/OR PLANNING DEPARTMENT PRIOR TO REMOVAL. RIPIARIAN BUFFERS - MAINTAIN BUFFERS FROM RIPARIAN AREAS AND OTHER SENSITIVE HABITAT AREAS, CONSISTENT WITH SCCC TITLE 16, TO MINIMIZE INTRUSION FROM CANNABIS ACTIVITIES POST-CONSTRUCTION REVEGETATION-- RESTORATION AND REVEGETATION WORK REQUIRED AFTER CONSTRUCTION ACTIVITIES WILL BE IMPLEMENTED USING NATIVE CALIFORNIA PLANT SPECIES COLLECTED ON-SITE OR FROM LOCAL SOURCES (I.E., LOCAL ECOTYPE). REVEGETATION WILL BE COMPLETED AS SOON AS POSSIBLE AFTER EARTHMOVING ACTIVITIES CEASE. D. OPERATIONAL REQUIREMENTS THE APPLICANT WILL COMPLY WITH THE FOLLOWING REQUIREMENTS, AS APPLICABLE, TO ENSURE THE ONGOING OPERATION OF THE CANNABIS BUSINESS IS COMPATIBLE WITH THE NEIGHBORHOOD, PROTECTS EMPLOYEES AND NATURAL RESOURCES. PROVIDING BICYCLE STORAGE/PARKING FACILITIES. PER WEEK THAT EMPLOYEES ARE NEEDED ON-SITE. APPLICANT WILL COMPLY WITH THE FOLLOWING REQUIREMENTS TO ENSURE WORK HEALTH, SAFETY AND WELFARE. COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS REGARDING WAGE AND HOUR REQUIREMENTS, INCLUDING FEDERAL, STATE, AND LOCAL LAWS AND HOURS OF WORK REQUIREMENTS, INCLUDING AGRICULTURAL LABOR RELATIONS ACT, AND THE SANTA CRUZ COUNTY CODE (INCLUDING THE BUILDING CODE) ENSURE ALL PERSONS HIRING EMPLOYEES WILL COMPLY WITH THE FOLLOWING EMPLOYEE SAFETY PRACTICES: IMPLEMENT SAFETY PROTOCOLS AND PROVIDE ALL EMPLOYEES WITH ADEQUATE SAFETY TRAINING RELEVANT TO THEIR SPECIFIC JOB FUNCTIONS, WHICH MAY INCLUDE: A. EMERGENCY RESPONSE PLANNING. B. EMPLOYEE ACCIDENT REPORTING AND INVESTIGATION POLICIES. D. HAZARD COMMUNICATION POLICIES, INCLUDING MAINTENANCE OF MATERIAL SAFETY DATA SHEETS (MSDS) AND ESTABLISH MATERIALS HANDLING POLICIES. E. PERSONAL PROTECTIVE EQUIPMENT POLICIES, INCLUDING RESPIRATORY PROTECTION. APPLICANT WILL VISIBLY POST AND MAINTAIN AN EMERGENCY CONTACT LIST WHICH INCLUDES AT A MINIMUM: A. OPERATION MANAGER CONTACTS. B. EMERGENCY RESPONDER CONTACTS. C. POISON CONTROL CONTACTS.
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APPLICANT SHALL ENSURE AT ALL TIMES, EMPLOYEES SHALL HAVE ACCESS TO SAFE DRINKING WATER AND TOILETS, AND HANDWASHING FACILITIES THAT COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS. APPLICANT WILL FURTHER ENSURE PLUMBING FACILITIES AND WATER SOURCE ARE CAPABLE OF HANDLING INCREASED USAGE WITHOUT ADVERSE CONSEQUENCES TO NEIGHBORING PROPERTIES OR THE ENVIRONMENT. APPLICANT WILL ENSURE ALL ON-SITE HOUSING SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS. APPLICANT WILL NOT ALLOW CAMPING ON-SITE AT ANY TIME. WORKER TRAINING PROGRAM EMPLOYEE TRAINING WILL BE ADMINISTERED BY CANNAWTZ COMPLIANCE WHICH UTILIZES BOTH COMPUTER-BASED TRAINING (CBT) AND PAPER VERSIONS FOR ALL FULL-TIME EMPLOYEES. THE CANNAWTZ TRAINING PROGRAM INCLUDES: 1. TRAIN ALL EMPLOYEES ON ALL THE STATE & COUNTY MANDATED CATEGORIES. 2. PROVIDE VERIFIABLE AND DOCUMENTED TRAINING FOR ALL EMPLOYEES. TRAINING WILL BE PROVIDED TO AN EMPLOYEE IN A HANDBOOK OR VIA ONLINE COURSES. 3. TRAINING RECORDS WILL BE STORED IN A SECURED AREA WHERE THE RECORDS ARE KEPT FOR AT LEAST 5 YEARS. THEFT TRAINING RECORDS WILL ALSO INCLUDE THE DETAILED CONTENT OF THE TRAINING PROVIDED, AS WELL AS THE NAMES OF THE EMPLOYEES THAT RECEIVED THE TRAINING. THESE RECORDS WILL BE AVAILABLE AS PAPER AND DIGITAL FORMAT AND WILL BE ABLE TO BE PRODUCED FOR PROOF OF TRAINING FOR 7 YEARS OR LONGER. 4. PROVIDE A PROCEDURAL MANUAL FOR EACH EMPLOYEE TO HAVE. THIS WILL BE BOTH HARD COPY AND ELECTRONIC. THE KNOWLEDGE RETAINED BY EACH EMPLOYEE, VIA THE TESTING PROGRAM, WILL BE VERIFIABLE. HERBIVORY PREVENTION PLAN APPLICANT WILL PROACTIVELY PROTECT CANNABIS PLANTS OR RELATED INFRASTRUCTURE FROM HERBIVORES IN AN ECOLOGICALLY FRIENDLY MANNER. APPLICANT SHALL DEVELOP AN HERBIVORY PREVENTION PLAN COMENSURATE WITH THE SCALE OF THE PROPOSED OPERATIONS IN ORDER TO PREVENT CROP DAMAGE FROM WILDLIFE PREDATION OR OTHER UNWANTED NUISANCES. THE PLAN CONSISTS OF THE FOLLOWING: ALL EFFORTS TO CONTROL UNWANTED HERBIVORES ARE TEMPORARY AND REGULARLY MONITORED TO ENSURE ANY NECESSARY MAINTENANCE IS CONDUCTED IN A PROMPT AND MANNER THAT DOES NOT CAUSE UNWARRANTED DAMAGE TO THE CANNABIS PLANTS OR MAINTAIN HIGHER LEVELS OF SANITATION, EXCLUSION, BIOLOGICAL CONTROLS (E.G., BENEFICIAL PREDATORS LIKE OWLS), HABITAT MODIFICATION AND ELIMINATION (E.G., MULCHES TO CONTROL WEEDS, REMOVAL OF IVY OR SIMILAR NON-NATIVE HABITAT FOR RATS), AND TRAPPING. PHYSICAL BARRIERS WHICH WHEN NEEDED PROTECT THE BASE OF THE PLANTS. UTILIZING BIOLOGICAL CONTROLS SUCH AS BARN OWL BOXES AND RAPTOR PERCHES. RIPIARIAN BUFFER PROTECTION - APPLICANT PROPOSES TO LIMIT THE USE OF THE SITE TO THE PREVIOUSLY DEVELOPED AND CURRENTLY FARMED AREAS OF THE SITE AND ALL PROPOSED NEW AREAS OF USE ARE SHIFTED AWAY FROM THE RIPARIAN ZONE. SUPPLEMENTAL LIGHTING APPLICANT SHALL NOT UTILIZE ARTIFICIAL LIGHTING TO SUPPLEMENT PLANT GROWTH. 5. PESTICIDES, FUEL STORAGE, AND HAZARDOUS MATERIALS GC, LLC DOES NOT PLAN TO USE ANY PESTICIDES OR HAZARDOUS MATERIALS AS PART OF DESIGNATED A PESTICIDE STORAGE AREA ON SUBMITTED SITE PLANS. IN A LOCATION WHICH ENLARGED SITE PLAN A.111. THIS INCLUDES FUELS, FERTILIZER, PESTICIDE, FUNGICIDE, RODENTICIDE, OR HERBICIDE. ALL USE OF PESTICIDES OR FERTILIZER PRODUCTS SHALL FOLLOW STATE LAWS AND REGULATIONS ENFORCED BY THE COUNTY AGRICULTURAL COMMISSIONER'S OFFICE AND THE CALIFORNIA DEPARTMENT OF PESTICIDE REGULATION. APPLICANT WILL SECURE ANY NECESSARY APPLICATOR LICENSES IF REQUIRED. APPLICANT FURTHER WARRANTS THAT IF THESE ARE USED IN THE FUTURE: - PESTICIDE STORAGE COMPLIES WITH AGR SECTION 2601.148. - PESTICIDES ARE SECURED IN A LOCKED STORAGE SHED WHICH IS VENTILATED AND LOCATED IN THE SHADE. - SECONDARY CONTAINMENT CAPABLE OF HOLDING THE MAXIMUM POSSIBLE VOLUME STORED IS PROVIDED. - PESTICIDE AND FERTILIZER STORAGE FACILITIES ARE LOCATED OUTSIDE OF THE RIPARIAN SETBACKS ESTABLISHED IN SCCC 13.10 FOR STRUCTURES. - PESTICIDE AND FERTILIZER STORAGE FACILITIES ARE ADEQUATE TO PROTECT PESTICIDE AND FERTILIZER CONTAINERS FROM THE WEATHER. - PALLETS OR SHELVES WHICH ARE INSIDE A STRUCTURE WITH AN IMPERMEABLE FLOOR, ROUTINELY CHECKED FOR LEAKS AND SPILLS. - A SPILL CLEANUP KIT IS LOCATED ON-SITE TO BE ABLE TO RESPOND TO ANY LEAKS OR SPILLS. - ADDITIONAL REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PESTICIDE REGULATION PESTICIDE SAFETY INFORMATION SERIES A-2 ARE FOLLOWED. - PESTICIDE STORAGE SIGNAGE IS PROPERLY POSTED, AND THE SIGN IS VISIBLE FROM THE DIRECTION OF PROBABLE APPROACH IF ANY PESTICIDE CONTAINERS BEARING THE SIGNAL WORDS "WARNING OR DANGER" ARE STORED, AND THAT SUCH POSTING REQUIREMENTS COMPLY WITH SCCC, SECTION 4674. PESTICIDE USE APPLICANT UNDERSTANDS AND ENSURES FOR ALL PESTICIDES (IF USED IN THE FUTURE) IT WILL BE NECESSARY TO FOLLOW STATE GUIDELINES FOR PESTICIDES THAT CAN LEGALLY BE APPLIED TO CANNABIS AND COMPLY WITH ALL PESTICIDE LABEL DIRECTIONS AND REQUIREMENTS INCLUDING: USE OF PERSONAL PROTECTIVE EQUIPMENT, APPLICATION METHOD, AND RATE, ENVIRONMENTAL HAZARDS, REENTRY INTERVALS AND GREENHOUSE AND INDOOR USE DIRECTIONS. APPLICANT SHALL OBTAIN AN OPERATOR IDENTIFICATION NUMBER FROM THE COUNTY AGRICULTURAL COMMISSIONER, AND SUBMITS MONTHLY PESTICIDE USE REPORTS TO THE COUNTY AGRICULTURAL COMMISSIONER. FERTILIZER USE WORKER TRAINING, FERTILIZERS, APPLICANT ENSURES AN EVALUATION OF PRIGATION WATER QUALITY, GROWTH MEDIA, AND PLANT TISSUE ARE CONDUCTED TO OPTIMIZE PLANT GROWTH AND AVOID OVER FERTILIZATION. FERTILIZERS WILL BE APPLIED AT LABEL RATES AND NOT APPLIED IN A WAY THAT WILL RESULT IN RUNOFF THAT MAY CONTAMINATE GROUND OR SURFACE WATER. STORAGE OF FUEL STORAGE AND LOCATIONS ARE APPROPRIATELY REPORTED USING CALIFORNIA ENVIRONMENTAL REPORTING SYSTEM (CERS) AND UPDATED REGULARLY. SC DEL APPLICANT ENSURES ALL FUEL IS STORED AND HANDLED IN COMPLIANCE WITH APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, AND IN SUCH A WAY THAT NO THE FOLLOWING REQUIREMENTS ARE ADHERED TO: - STORAGE LOCATED MORE THAN 100 FEET FROM WATER SOURCE WITH NO DISCHARGE PATH TO WATER. - PROPER STORAGE INSTRUCTIONS ARE POSTED AND VISIBLE TO ALL EMPLOYEES - SUPPLY OF SPILL CLEAN-UP MATERIAL IS STORED NEAR STORAGE UNIT - ODOOR ABATEMENT PLAN IF REQUIRED BY THE COUNTY THE APPLICANT WILL IMPLEMENT ODOOR CONTROL METHODOLOGY AT THAT TIME.	*WATER SUPPLY EFFICIENCY PLAN LICENSE AGREES TO MAINTAIN COMPLIANCE WITH ALL STATUTES, REGULATIONS AND REQUIREMENTS OF THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD (STATE WATER BOARD), INCLUDING BUT NOT LIMITED TO THE FOLLOWING: COMPLIANCE WITH THE GENERAL WASTE DISCHARGE REQUIREMENTS AND WAIVER OF WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF WASTE ASSOCIATED WITH THE CANNABIS CULTIVATION ACTIVITIES ORDER (GENERAL ORDER) WHICH IMPLEMENTS THE REQUIREMENTS OF THE STATE WATER BOARD CANNABIS CULTIVATION POLICY - PRINCIPLES AND GUIDELINES FOR CANNABIS CULTIVATION (CANNABIS POLICY). DEPARTMENT OF FISH & WILDLIFE- PROJECT WILL NOT REQUIRE ANY STREAMBED ALTERATION PERMITS FROM THE DEPARTMENT OF FISH & WILDLIFE. WATER TANK SUPPLY MANAGEMENT NO WATER DIVERSION IS REQUIRED. IRRIGATION IS CONDUCTED IN A MANNER THAT DOES NOT RESULT IN WASTE OR RUNOFF FROM THE CULTIVATED AREA BY UTILIZING THE FOLLOWING FEATURES: 1. HIGH EFFICIENCY DRIP IRRIGATION WATER (LOW WASTE). 2. DRIP EMITTER INSPECTIONS. 3. SOIL MOISTURE MONITORS. 4. EVAPORATIVE BARRIERS ON EXPOSED SOILS AND POTS (MULCH). 5. IRRIGATION ONLY WHEN SOIL IS DRY, OR SOLAR RADIATION EXCEEDS A SET THRESHOLD. 6. WATER AT RATES THAT AVOID RUNOFF. 7. DAILY INSPECTION FOR AND REPAIR LEAKS CONTINUOUSLY DURING THE SEASON. 8. INJECT WATER DELIVERY SYSTEM FOR LEAKS WEEKLY. 9. INJECT MECHANICAL NEMATODES ON WATERING SYSTEMS TO IMPROVE WATER EFFICIENCY. 10. WATER PLANTS AT THE APPROPRIATE TIME OF DAY AND FREQUENCY, ACCORDING TO MONTH, SEASON, AND AVAILABILITY. 11. DOCUMENT WATERING SCHEDULE, AND IMPLEMENT WEATHER-BASED IRRIGATION SCHEDULING. 12. IMPLEMENT WATER HARVESTING REUSE PRACTICES AND RECAPTURE AND REUSE WATER WHEREVER POSSIBLE. 13. USE GREY WATER THAT DOES NOT CONTAIN CHLORINE BLEACH, SALTS, OR BORON TO IRRIGATE CANNABIS PLANTS. 14. MEASURE AND MONITOR THE QUANTITY OF ALL WATER USED, INCLUDING FRESH, AND RE-CIRCULATED. 15. COVER CROPS AND EROSION CONTROL, MANAGEMENT BY CROP ROTATION. - SOLID WASTE MANAGEMENT PLAN APPLICANT HAS DEVELOPED A SOLID WASTE MANAGEMENT PLAN BASED ON BEST PRACTICES AS DETERMINED BY THE CALIFORNIA INTEGRATED WASTE MANAGEMENT BOARD & THE COUNTY OF SANTA CRUZ. THE PLAN DETAILS ALL WASTE HANDLING AND STORAGE PROCEDURES TO BE USED FOR THE CANNABIS BUSINESS PURSUANT TO THE REQUIREMENTS OF THE CALIFORNIA SOLID WASTE MANAGEMENT ACT, AND THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, BUREAU OF CANNABIS CONTROL, AND THE SANTA CRUZ COUNTY DEPARTMENT OF PUBLIC WORKS. 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ENERGY CONSERVATION IN ORDER TO MAXIMIZE ENERGY EFFICIENCY OF CANNABIS ACTIVITIES, APPLICANT UTILIZES THE FOLLOWING ENERGY SAVING FEATURES: UTILIZING ENERGY EFFICIENT SHADE CLOTHS. ENSURING ENERGY USE IS BELOW INDUSTRY BENCHMARKS. IMPLEMENTING PHASE-OUT PLANS FOR THE REPLACEMENT OF INEFFICIENT EQUIPMENT. UTILIZING OFF-PEAK ENERGY USE WHENEVER POSSIBLE. - SITE CLOSURE/CLEANUP PLAN THE CANNABIS AND RESTORATION PLAN FOR THIS PARCEL IS STRAIGHTFORWARD SINCE NO NEW GRADING OR BUILDING IS REQUIRED. SINCE THE PARCEL HAS PREVIOUSLY BEEN USED FOR AGRICULTURAL PURPOSES, THE PROJECT ENSURES NO AREAS OF DISTURBANCE FROM PROPOSED CANNABIS ACTIVITIES WILL RESULT IN DEGRADED HABITAT AREAS OR DEGRADED ARABLE AGRICULTURAL SOILS. IN FACT, SINCE APPLICANT IS AN INNOVATOR IN REGENERATIVE AG PRACTICES THE SOILS WILL BE CONSTANTLY IMPROVING IN HEALTH AND BALANCE. APPLICANT FURTHER WARRANTS THE CLEANUP AND RESTORATION PLAN INCLUDES A REQUIREMENT FOR ANNUAL REPORTING TO THE CANNABIS LICENSING OFFICE FOR A PERIOD OF FIVE YEARS TO ENSURE RESTORATION AND MAINTENANCE OF THE SITE. FIRE PREVENTION PLAN SEE A 30 THE PROJECT DOES NOT PROPOSE ELECTRICITY FOR CULTIVATION OR FOR THE SINGLE NON-HABITABLE SHED IN ADDITION THE APPLICANT PROHIBITS CAMPING, GENERATORS, AND CAMPFIRES IN THE CULTIVATION AREA. THERE IS NO WIRED POWER REQUIRED FOR THE DISTRIBUTION SHED AND THE REQUIRED SCALE IS BATTERY POWERED. ADDITIONAL LIGHTING FOR CULTIVATION PURPOSES IS NOT PROPOSED. THE PROJECT CLUSTERS OPERATIONS ASSOCIATED WITH HARVEST ADJACENT TO THE RESIDENCE, IN KEEPING WITH BEST MANAGEMENT PRACTICES. FURTHERMORE, THE RESIDENTS/OPERATORS PLAN TO LIVE IN THE RESIDENCE DURING THE CULTIVATION SEASON PROVIDING INCREASED SECURITY AND SAFETY. NO CHANGE TO THE DRIVEWAY PROPOSED. ACCESS TO THE SITE WILL BE PART OF THE FIRE PROTECTION PLAN. THE DRIVEWAY WILL BE MAINTAINED AND IMPROVED BY THE APPLICANT TO REDUCE POTENTIAL FIRE HAZARD AND ENSURE THE FACILITY OPERATION AS LIMITED AS IT IS, DOES NOT POSE A PUBLIC HEALTH AND SAFETY RISK FOR THE LARGER COMMUNITY. THE SCOPE OF FIRE PREVENTION PLAN WILL BE SUBMITTED TO AND REVIEWED BY THE FIRE AGENCY AT THE TIME OF BUILDING PERMIT SUBMITTAL. RESIDENTS AND SEASONAL WORKERS WILL RECEIVE FIRE PREVENTION TRAINING (E.G. PROHIBIT ALL SMOKING, SITE INSPECTIONS, ETC.) AS WELL AS TRAINING FOR EMERGENCY PROCEDURES (EVACUATION PLAN).	APPLICANT AGREES TO MAINTAIN COMPLIANCE WITH ALL STATUTES, REGULATIONS AND REQUIREMENTS OF THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD (STATE WATER BOARD), INCLUDING BUT NOT LIMITED TO THE FOLLOWING: COMPLIANCE WITH THE GENERAL WASTE DISCHARGE REQUIREMENTS AND WAIVER OF WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF WASTE ASSOCIATED WITH THE CANNABIS CULTIVATION ACTIVITIES ORDER (GENERAL ORDER) WHICH IMPLEMENTS THE REQUIREMENTS OF THE STATE WATER BOARD CANNABIS CULTIVATION POLICY - PRINCIPLES AND GUIDELINES FOR CANNABIS CULTIVATION (CANNABIS POLICY). DEPARTMENT OF FISH & WILDLIFE- PROJECT WILL NOT REQUIRE ANY STREAMBED ALTERATION PERMITS FROM THE DEPARTMENT OF FISH & WILDLIFE. WATER TANK SUPPLY MANAGEMENT NO WATER DIVERSION IS REQUIRED. IRRIGATION IS CONDUCTED IN A MANNER THAT DOES NOT RESULT IN WASTE OR RUNOFF FROM THE CULTIVATED AREA BY UTILIZING THE FOLLOWING FEATURES: 1. HIGH EFFICIENCY DRIP IRRIGATION WATER (LOW WASTE). 2. DRIP EMITTER INSPECTIONS. 3. 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WA

WHITFIELD ARCHITECTS

3626 FOLSOM STREET

SF/OA 94110

415-724-6279

375 OLD MOUNT RD, FELTON, 95018-9054

APN: 091-161-31

GREEN COAST - OLD MOUNT

20 MAY 2021

BMOP

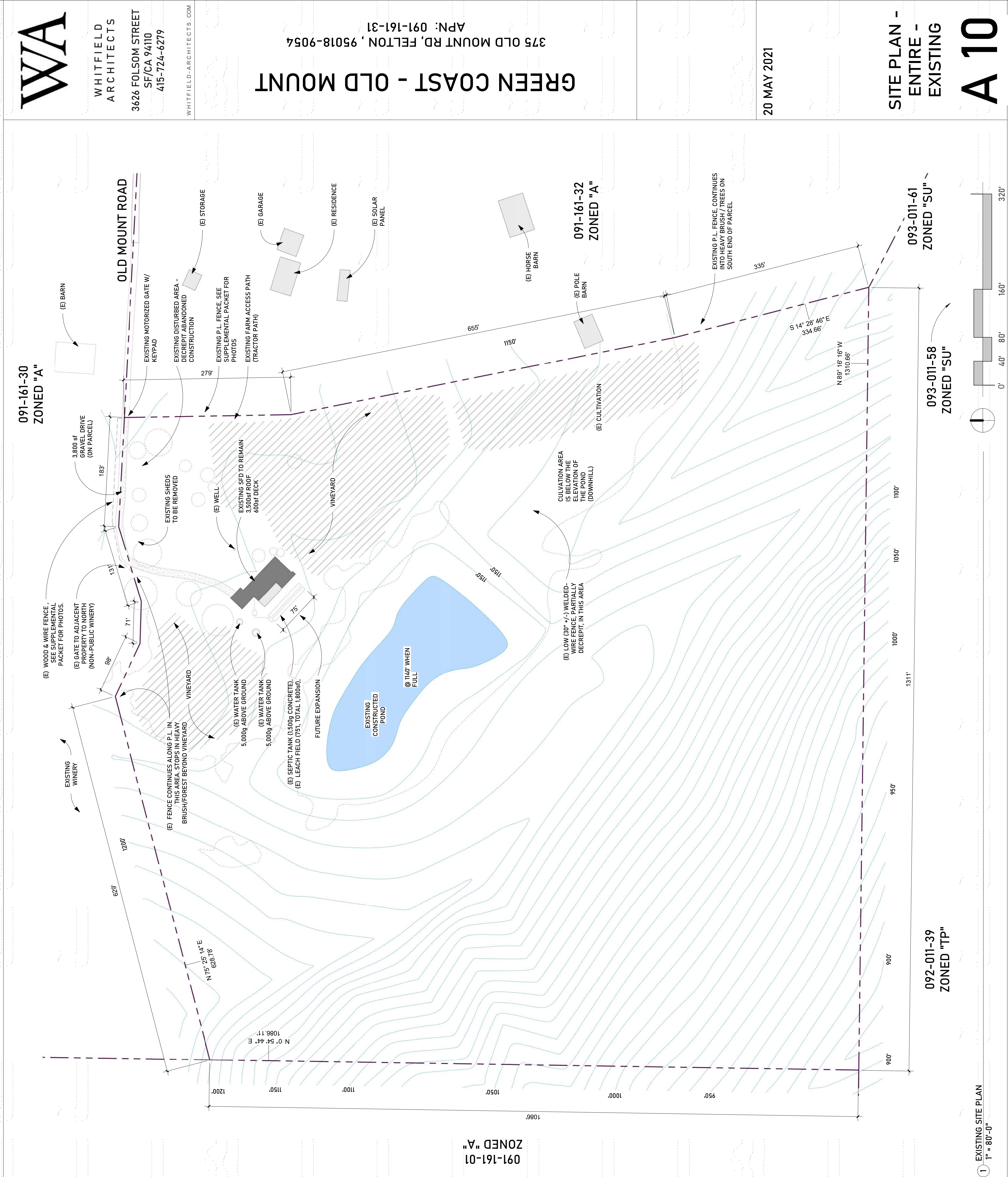
A 05

SITE PLAN LEGEND

	PROPERTY LINE
	SETBACK LINES (PLANNING / CANNABIS)
	FENCING
	CULTIVATION AREAS NURSERY / IMMATURE AREA
	SECURE WASTE AREA (SWA) - COMPOST
	SECURE HARVEST AREA (SHA) - TEMPORARY TRAILERS
	ACCESSORY STRUCTURES - SHEDS /
	ACCESSIBLE PATH OF TRAVEL

SITE PLAN ZONE KEY

1.0	CO-LICENSEE NO. 1 "Green Coast LLC"	10,000 sf MATURE CANOPY 4,800 sf IMMATURE
2.0	CO-LICENSEE NO. 2 "Old Mount Farm LLC"	10,000 sf MATURE CANOPY 4,800 sf IMMATURE
3.0	EXISTING SHEDS TO BE REMOVED PROPOSED PARKING AREA	
4.0	BENEFICIAL WATER SOURCE FOR CANNABIS CULTIVATION ABOVE GROUND 5,000kg TANK POTABLE WATER FOR RESIDENTIAL USE ABOVE GROUND 5,000kg TANK	
5.0	EXISTING WELL SECURE HARVEST AREA REFRIGERATED (ELECTRIC MOTOR) STORAGE TRAILERS POWERED WITH A PERMITTED STATIONARY ELECTRICAL POWER SOURCE TWO (2) 9' x 42' TRAILERS (774sf TOTAL) TEMPORARY FOR HARVEST ADMINISTRATIVE HOLD AREA (AHA) WITHIN 9' X 9' - 81 sf EA.	
6.0	EXISTING SINGLE-FAMILY DWELLING TO REMAIN NO SCOPE	



SITE PLAN LEGEND

PROPERTY LINE

SETBACK LINES (PLANNING / CANNABIS)

FENCING

CULTIVATION AREAS

NURSERY / IMMATURE AREA

SECURE WASTE AREA (SWA) - COMPOST

SECURE HARVEST AREA (SHA) - TEMPORARY TRAILERS

ACCESSORY STRUCTURES - SHEDS /

ACCESSIBLE PATH OF TRAVEL

SITE PLAN ZONE KEY

- [1.0]

CO-LICENSEE NO. 1 "Green Coast LLC"

10,000 sf MATURE CANOPY

4,800 sf IMMATURE
- [2.0]

CO-LICENSEE NO. 2 "Old Mount Farm LLC"

10,000 sf MATURE CANOPY

4,800 sf IMMATURE
- [3.0]

EXISTING SHEDS TO BE REMOVED

PROPOSED PARKING AREA
- [4.0]

BENEFICIAL WATER SOURCE FOR CANNABIS CULTIVATION

POTABLE WATER FOR RESIDENTIAL USE

ABOVE GROUND 5,000g TANK

EXISTING WELL
- [5.0]

SECURE HARVEST AREA

REFRIGERATED (ELECTRIC MOTOR) STORAGE TRAILERS

TWO (2) 5' X 13' TRAILERS (77' x 45' TOTAL)

TEMPORARY FOR HARVEST
- [6.0]

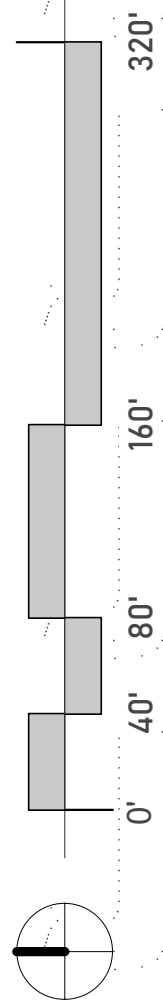
EXISTING SINGLE-FAMILY DWELLING TO REMAIN

NO SCOPE
- [7.0]

ADMINISTRATIVE HOLD AREA (AHA) WITHIN 9' X 9' - 81 sf EA.



1 SITE PLAN OF ENTIRE PARCEL PROPOSED
1" = 100'-0"



WA

WHITFIELD
ARCHITECTS

3626 FOLSOM STREET
SF/CA 94110
415-724-6279

WHITFIELD-ARCHITECTS.COM

GREEN COAST - OLD MOUNT

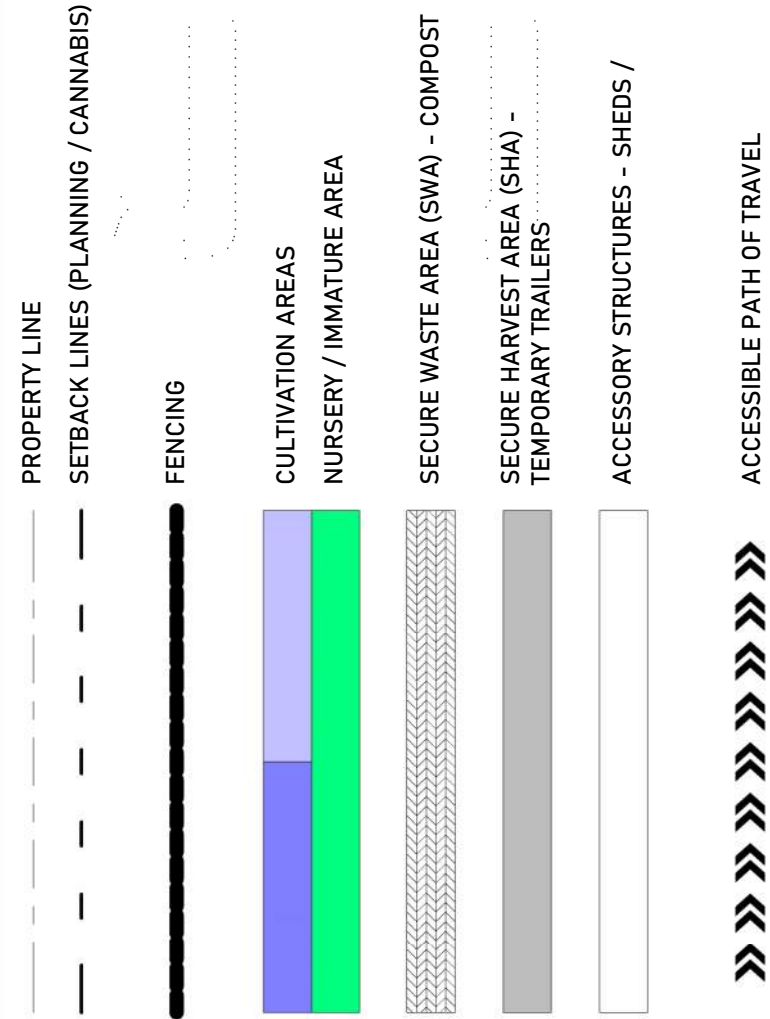
375 OLD MOUNT RD, FELTON , 95018-9054
APN: 091-161-31

20 MAY 2021

SITE PLAN -
ENTIRE -
PROPOSED

A 11

SITE PLAN LEGEND



SITE PLAN ZONE KEY

- [1.0]

CO-LICENSEE NO. 1 "Green Coast LLC"

10,000 sf MATURE CANOPY

4,800 sf IMMATURE
- [2.0]

CO-LICENSEE NO. 2 "Old Mount Farm LLC"

10,000 sf MATURE CANOPY

4,800 sf IMMATURE
- [3.0]

EXISTING SHEDS TO BE REMOVED

PROPOSED PARKING AREA
- [4.0]

BENEFICIAL WATER SOURCE FOR CANNABIS CULTIVATION

ABOVE GROUND 5,000g TANK

POTABLE WATER FOR RESIDENTIAL USE

ABOVE GROUND 5,000g TANK

EXISTING WELL
- [5.0]

SECURE HARVEST AREA

REFRIGERATED (ELECTRIC MOTOR) STORAGE TRAILERS

EXISTING SHEDS TO BE REMOVED

PROPOSED ELECTRICAL POWER SOURCE

TWO (2) 3' X 43' TRAILERS (77' TOTAL)

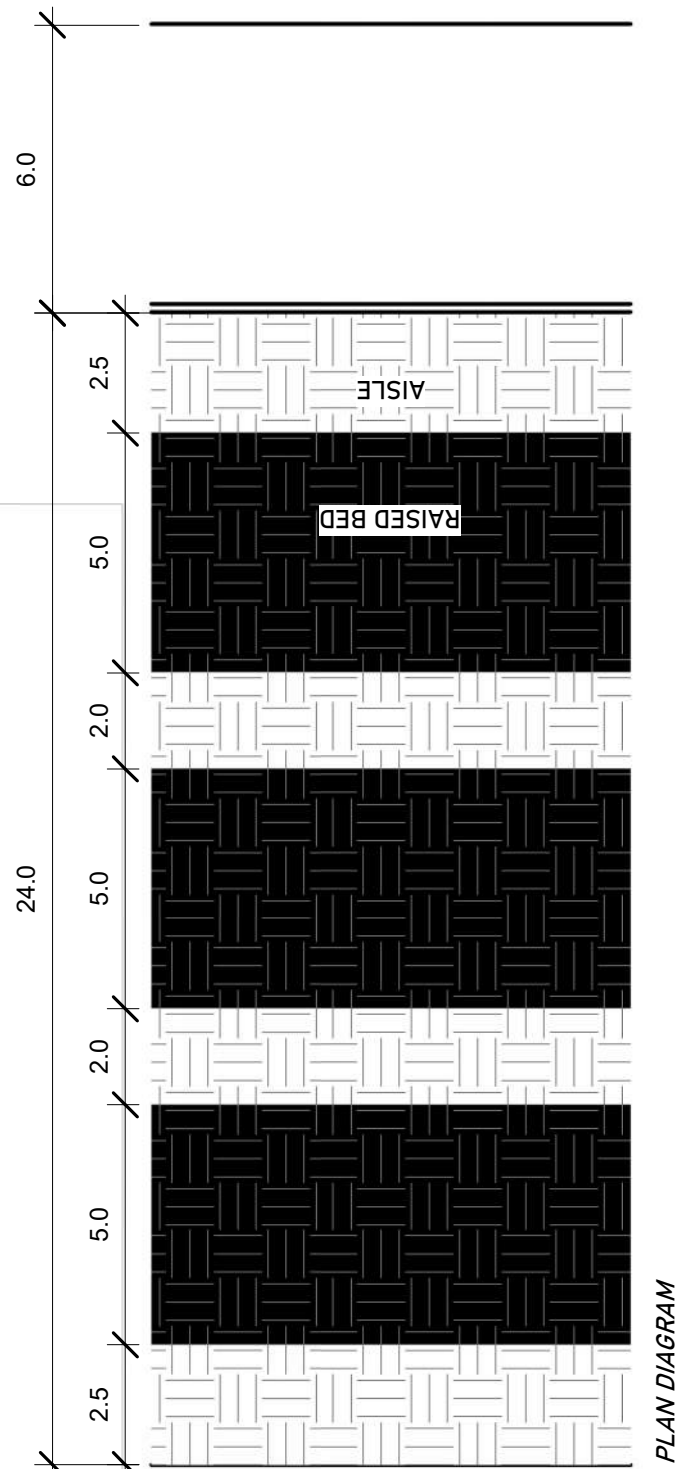
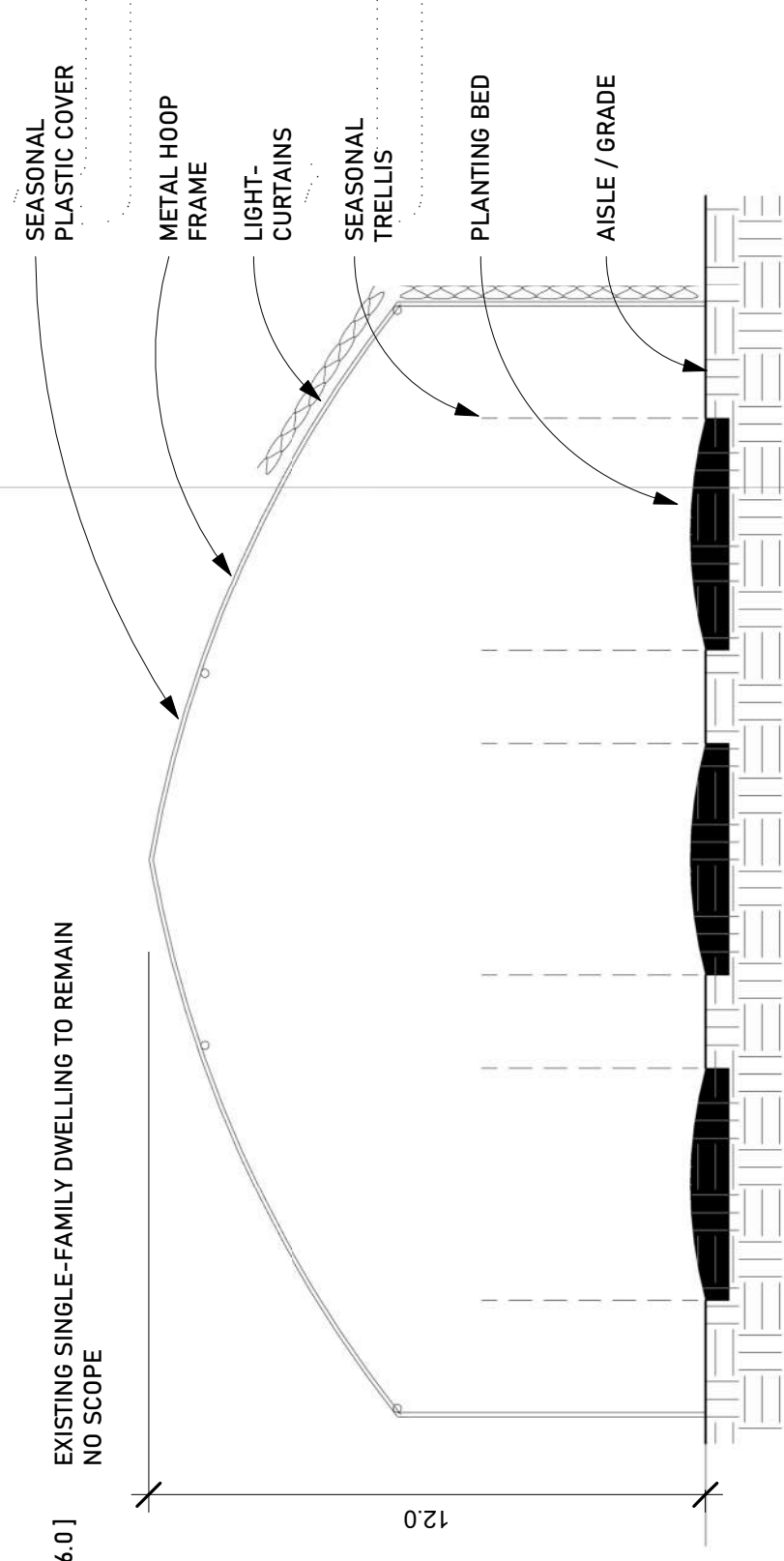
TEMPORARY FOR HARVEST

ADMINISTRATIVE HOLD AREA (AHA) WITHIN 9' X 9' - 81 sf EA.

- [6.0]

EXISTING SINGLE-FAMILY DWELLING TO REMAIN

NO SCOPE



FOR EACH LICENSE
SIX (6) 100' LONG
& ONE (1) 60' LONG HOOP
EACH LICENSE
16,000sf X 62.5% = 10,000sf

RAISED BEDS / FULL WIDTH
15' / 24' = 62.5% CANOPY TO FOOTPRINT RATIO

- 2

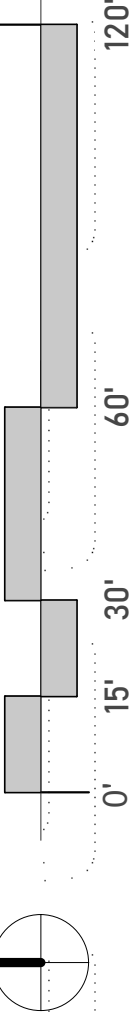
HOOP HOUSE CANOPY DIAGRAM

1/4" = 1'-0"

- 1

ENLARGED SITE PLAN - PROPOSED

1" = 30'-0"



GREEN COAST - OLD MOUNT

375 OLD MOUNT RD, FELTON , 95018-9054
APN: 091-161-31

20 MAY 2021

SITE PLAN -
ENLARGED -
PROPOSED

A 13

WA

WHITFIELD
ARCHITECTS

3626 FOLSOM STREET
SF/CA 94110
415-724-6279

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GREEN COAST - OLD MOUNT

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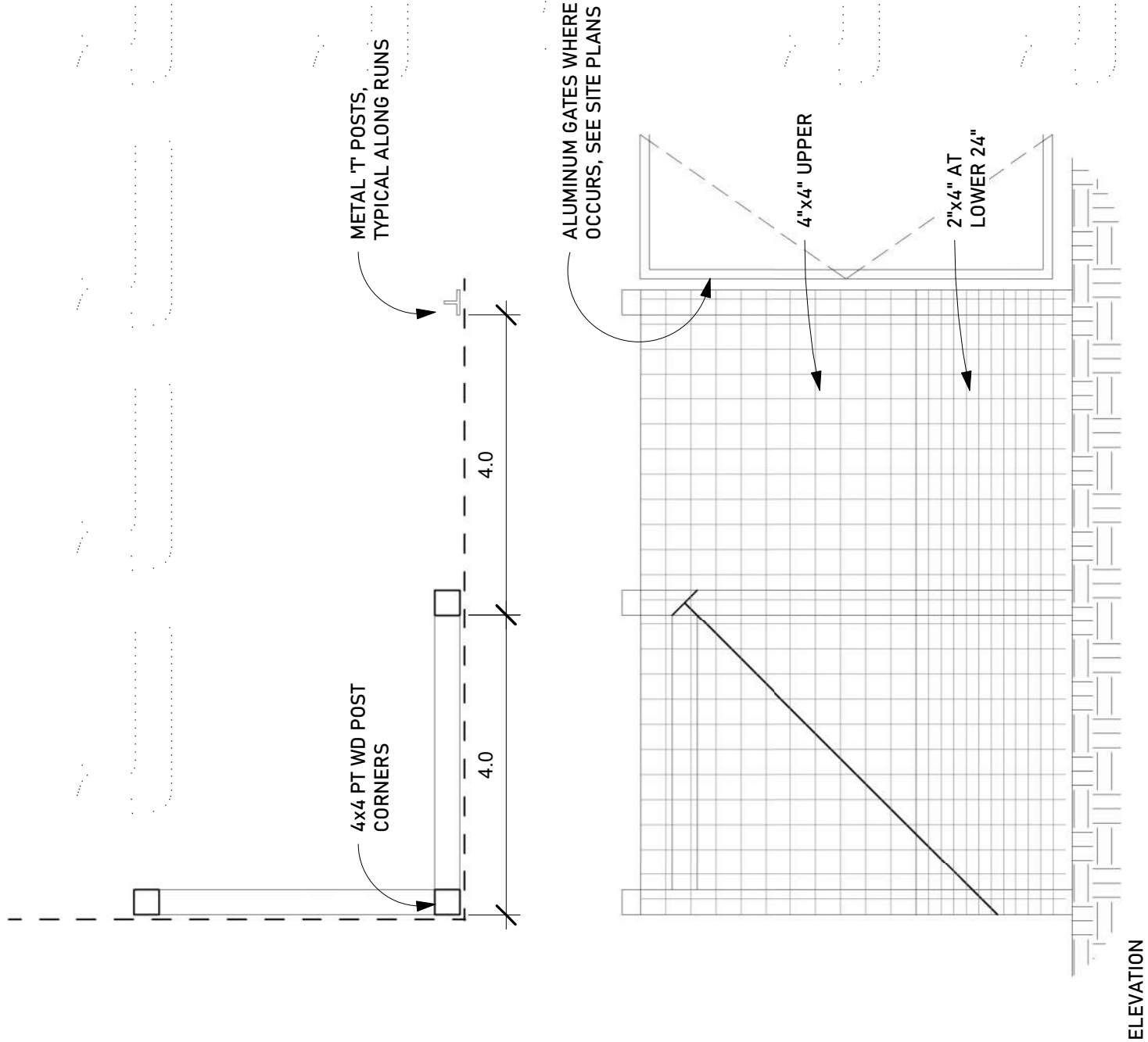
SITE
DETAILS

A 20

20 MAY 2021

NOTE:
MODIFIED VERSION OF C.L.O.
TYPE "A" FENCING
IS 6'6" HIGH DUE TO REMOTE
LOCATION

ONLY AS REQUIRED BY C.L.O.
(@ COMPOST OR SIMILAR)



SECTION

1 SITE FENCE DETAILS
1/2" = 1'-0"

PROJECT INFORMATION

DESCRIPTION :
ADMINISTRATIVE USE PERMIT
COMMERCIAL CANNABIS CULTIVATION

PROJECT IMPACT IS EXPECTED TO BE VERY MINIMAL.
THERE ARE NO KNOWN CONFLICTS WITH THE COUNTY DESIGN CRITERIA.

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINES (PLANNING / CANNABIS)
- FENCING
- STRUCTURES (EXISTING)
- STRUCTURES (PROPOSED)

SITE PLAN ZONE KEY

[1.0]	CO-LICENSEE NO. 1	[4.0]	BENEFICIAL WATER SOURCE FOR CANNABIS CULTIVATION ABOVE GROUND 5,000g TANK
	10,000 sf MATURE CANOPY		POTABLE WATER FOR RESIDENCIAL USE ABOVE GROUND 5,000g TANK
	20,000sf GROSS NEW 8' X 12' SHED		EXISTING WELL
[2.0]	CO-LICENSEE NO. 2	[5.0]	SECURE HARVEST AREA REFRIGERATED (ELECTRIC MOTOR) STORAGE TRAILERS TWO (2) 9' X 43' TRAILERS (774sf TOTAL) TEMPORARY FOR HARVEST
	10,000 sf MATURE CANOPY		ADMINISTRATIVE HOLD AREA (AHA) WITHIN 9' X 9' - 81 sf EA.
	20,000sf GROSS		
[3.0]	EXISTING SHEDS TO BE REMOVED PROPOSED PARKING AREA	[6.0]	EXISTING SINGLE-FAMILY DWELLING TO REMAIN NO SCOPE

PROJECT SIZE THRESHOLD DETERMINATION FORM ("APPENDIX A")

Appendix A - Project Information & Threshold Determination Form

STORMWATER CONTROL PLAN (SWP) - Project Information & Threshold Determination Form

Completion of this form shall be used as guidance by the applicant

All projects shall maintain pre-development runoff rates & patterns

For any questions on this form, please contact CPW Stormwater Management at 831-454-2160.

PROJECT & CONTACT INFORMATION

375 OLD MOUNT RD FELTON

Building Permit No. / Discretionary Application

AARON MADANI

Project Street Address

OLD MOUNT ROAD FARM

Project Name (Alias)

091-161-31

Property Owner/Representative Name

DAVID WHITFIELD

Assessor's Parcel No. (APN)

WHITFIELD ARCHITECTS

Applicant's Name (i.e. design professional)

415.724.6279

Applicant's Firm Name

Applicant's Phone No.

PROJECT DESCRIPTION

Lot Coverage (measured in square feet)

Actual (sq. ft.)

Adjusted (sq. ft.)^a

A. Total lot size

1,373,447

4,100

B. Existing Permitted Impervious Area:

0

C. Replaced permitted impervious area:

0

D. Replaced permitted semi-impervious area^b:

0

E. Proposed new self-treating area:

96

F. Proposed new impervious area:

0

G. Proposed new semi-impervious area^c:

0

Total replaced impervious & semi-permeous area:

0

Total proposed impervious & semi-impervious area:

6,096

if 0 is > than 4,100 project shall will be required to mitigate the entire site.**

Project Threshold Classification

☒ Small Project

lies less than 500 sq.ft. created and/or replaced - Use Appendix B Small Project Submittal Requirements for submittal requirement guidance.

☐ Medium Project

1500 sq.ft. but less than 5,000 sq.ft. created and/or replaced - Use Appendix C Medium Project Submittal Requirements for submittal requirement guidance.

☐ Large Project

5,000 sq.ft. or more created and/or replaced OR 50% increase in permitted impervious area** - Use Appendix D Large Project Submittal Requirements for submittal requirement guidance.

Application is part of a phased project OR master plan?

Application will maintain pre-development runoff patterns?

Application is unable to comply with Part 3 of the Design Criteria requirements & is electing to request a waiver(s) Please provide a brief description below:

Yes

No

☐

☒

Yes

No

☐

☒

Yes

No

☐

☒

Yes

No

☐

☒

*You will apply a 30% credit for semi-impervious areas as listed count. Applicant shall not apply the credit.
**You will apply a 30% credit for semi-impervious areas as listed count. Applicant shall not apply the credit.
***Disclaimer: Permit review is based on the information provided. Additional clarification may be required for undisclosed/unidentified areas. Unaccounted areas may reclassify the project threshold.

BEST MANAGEMENT PRACTICES

REQUIREMENTS FOR STORMWATER DISCHARGE RATES AND VOLUMES – AS PART OF BEST PRACTICES, THERE WILL BE ADEQUATE ON AND OFF SITE DRAINAGE WITH NO DOWNSTREAM RESTRICTIONS.

REQUIREMENTS TO MINIMIZE STORMWATER POLLUTANTS OF CONCERN – ALL DEVELOPMENT HAS BEEN DESIGNED TO MINIMIZE THE GENERATION, TRANSPORT, AND DISCHARGE OF POLLUTANTS.

SOURCE CONTROL MEASURES – THIS PROJECT WILL NOT HAVE POLLUTANT GENERATING ACTIVITIES THUS SOURCE CONTROL MEASURES WILL NOT BE REQUIRED.

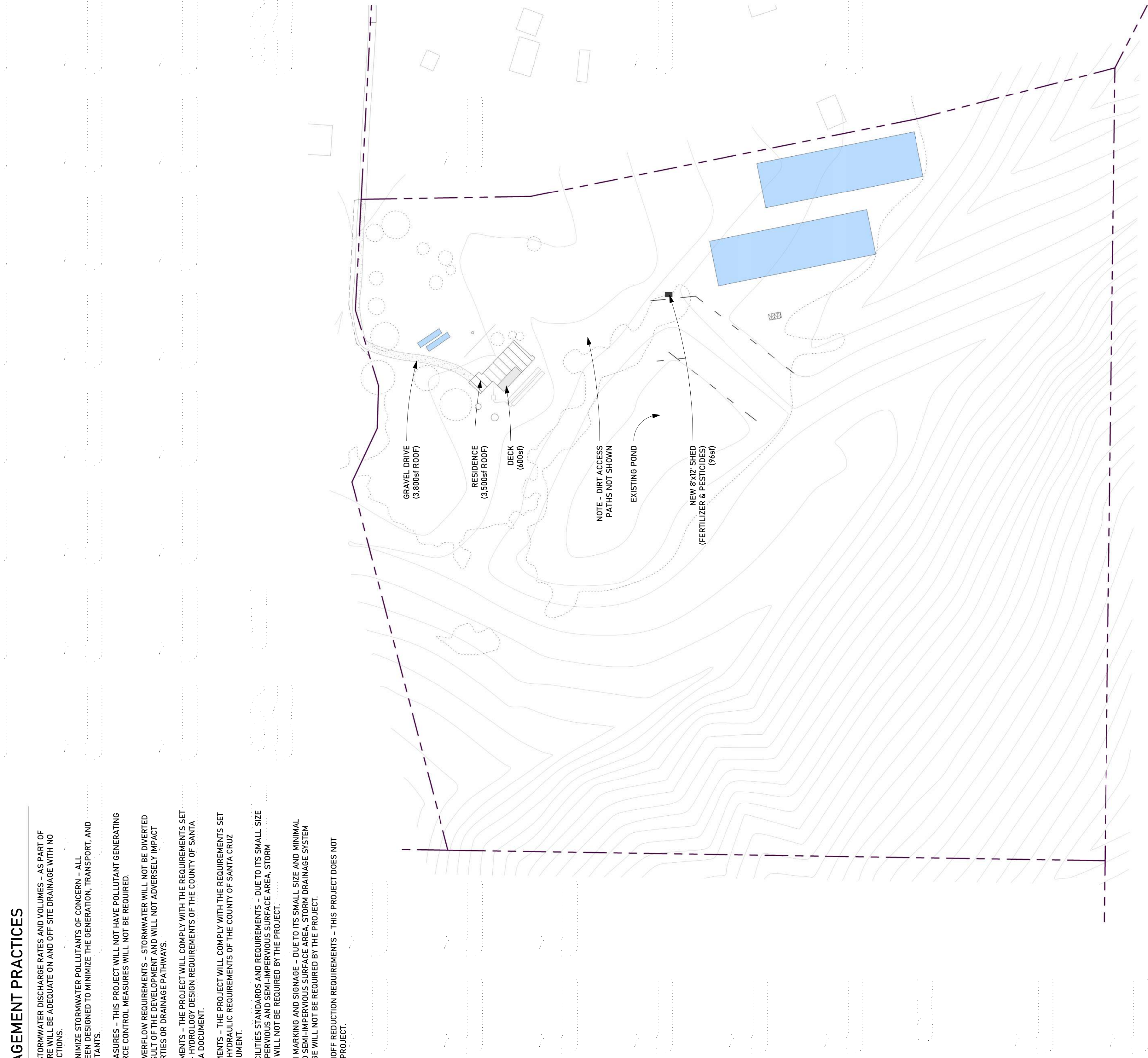
SAFE STORMWATER OVERFLOW REQUIREMENTS – STORMWATER WILL NOT BE DIVERTED OR ALTERED AS A RESULT OF THE DEVELOPMENT AND WILL NOT ADVERSELY IMPACT NEIGHBORING PROPERTIES OR DRAINAGE PATHWAYS.

HYDROLOGY REQUIREMENTS – THE PROJECT WILL COMPLY WITH THE REQUIREMENTS SET FORTH IN SECTION H – HYDROLOGY DESIGN REQUIREMENTS OF THE COUNTY OF SANTA CRUZ DESIGN CRITERIA DOCUMENT.

HYDRAULIC REQUIREMENTS – THE PROJECT WILL COMPLY WITH THE REQUIREMENTS SET FORTH IN SECTION I – HYDRAULIC REQUIREMENTS OF THE COUNTY OF SANTA CRUZ DESIGN CRITERIA DOCUMENT.

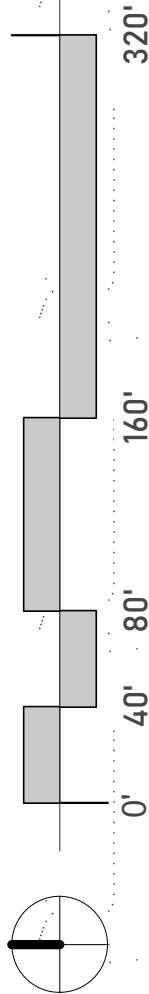
STORM DRAINAGE FACILITIES STANDARDS AND REQUIREMENTS – DUE TO ITS SMALL SIZE AND MINIMAL NEW IMPERVIOUS AND SEMI-IMPERVIOUS SURFACE AREA, STORM DRAINAGE SYSTEM MARKING AND SIGNAGE WILL NOT BE REQUIRED BY THE PROJECT.

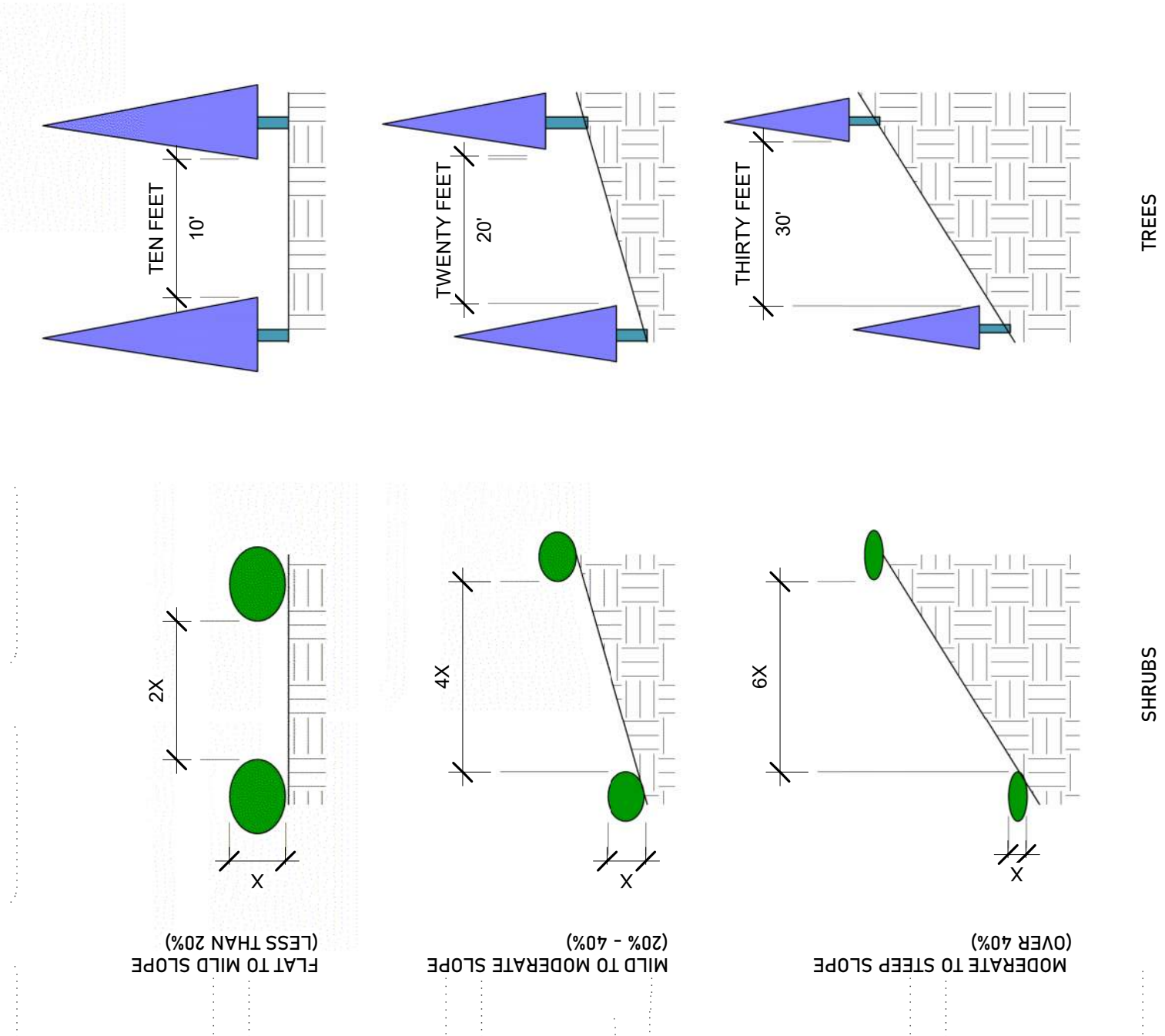
SITE DESIGN AND RUNOFF REDUCTION REQUIREMENTS – THIS PROJECT DOES NOT QUALIFY AS A LARGE PROJECT.



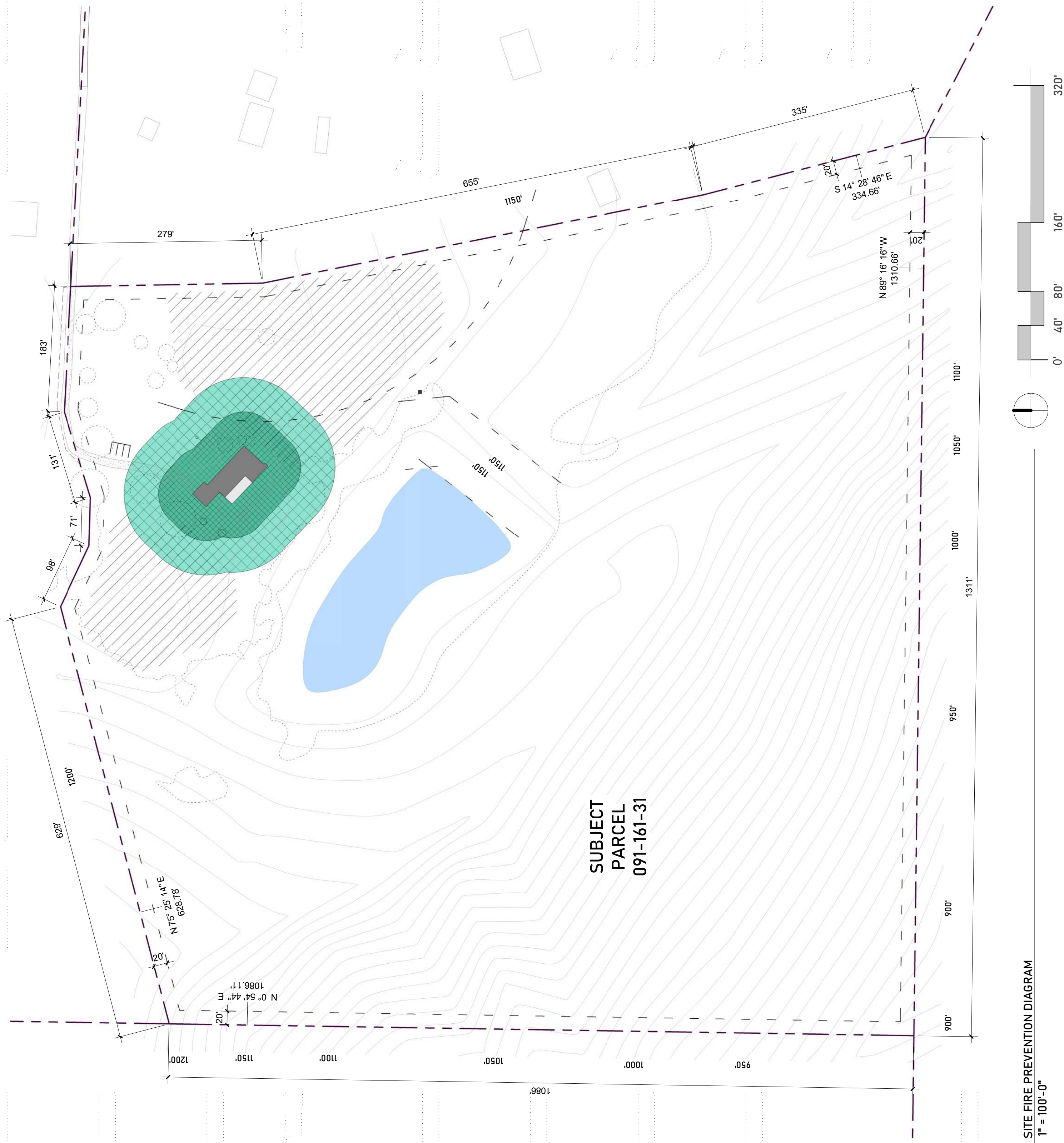
1 CONCEPTUAL STORMWATER MANAGEMENT PLAN DIAGRAM

1" = 100'-0"





2 FIRE PREVENTION - MIN HORIZONTAL CLEARANCE
1/8" = 1'-0"



1 SITE FIRE PREVENTION DIAGRAM
1" = 100'-0"

SITE PLAN ZONE KEY

- [1] EXISTING SFR TO REMAIN
- [2] EXISTING HOOP-HOUSES TO REMAIN
- [3] EXISTING STORAGE REMOVED
NEW HOOP-HOUSES PROPOSED
MINIMAL SITE LEVELING
- [4] EXISTING TWO (2) HOOP-HOUSES TO REMAIN
PROPOSED TWO (2) NEW HOOP-HOUSES
- [5] PROPOSED OUTDOOR CULTIVATION AREA
- [6] EXISTING EXTERIOR CULTIVATION REMOVED
PROPOSED REMEDIATED VEGETATION

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINES (PLANNING / CANNABIS)
- FENCING
- ZONE 1 DEFENSIBLE AREA (60')
- ZONE 2 DEFENSIBLE AREA (60' - 100')
- DRIVE VEGETATION MAINTENANCE ZONE (0')
- PERMANENT STRUCTURES (EXISTING AND PROPOSED)
- SEASONAL / TEMPORARY ELEMENTS

FIRE PREVENTION NOTES & CHECKLIST

- REVIEW CONDITIONS OF THE PROPERTY ONCE A MONTH FROM JUNE TO DECEMBER TO VERIFY CONDITIONS ARE MAINTAINED
- IDENTIFY ANY AREAS NEEDING REMEDIATION AND MAKE AN IMMEDIATE PLAN FOR REMEDY
- MAINTAIN EFFECTIVE DEFENSIBLE SPACE BY REMOVING, MODIFYING, OR THINNING HIGHLY IGNITABLE SHRUBS, TREES OR PLANTS AND OTHER FLAMMABLE MATERIALS FROM AREAS WITHIN 100 HORIZONTAL FEET OF STRUCTURES
- ZONE ONE: AREA WITHIN A 50 FOOT RADIUS OF ANY STRUCTURE, MUST BE MODIFIED TREATED AND PLANTED WITH FIRE RESISTIVE PLANTS
- ZONE TWO: AREA BETWEEN 50 TO 100 FEET FROM THE STRUCTURE. NATIVE VEGETATION MAY REMAIN, BUT IT MUST BE THINNED BY 50% WHEN THE PARCEL IS COMPARED TO THE NATURAL WILDLAND SETTING ADJACENT TO IT. ALL DEAD AND DYING VEGETATION MUST BE REMOVED. GRASS AND OTHER VEGETATION LESS THAN 18" IN HEIGHT ABOVE THE GROUND NEED NOT BE REMOVED WHEN NECESSARY TO STABILIZE THE SOIL AND PREVENT EROSION
- REMOVE ALL DEAD WOOD FROM TREES ADJACENT TO OR OVERHANGING A BUILDING
- REMOVE LIMBS FROM BOTTOM (2) OF TREE UP TO A MAXIMUM OF 6 FEET ABOVE THE GROUND, AND ALL LIMBS WITHIN 10 FOOT RADIUS OF THE CHIMNEY/ STACK OPENING; REMOVE DEBRIS FROM UNDER TREES
- REMOVE LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH FROM ALL ROOFS AND GUTTERS
- STACK FIREWOOD 30 FEET AWAY FROM STRUCTURES
- REMOVE GARBAGE, REFUSE, RUBBISH, TRASH, CUTTINGS, FALLEN LIMBS, TRIMMINGS, OR OTHER EASILY IGNITABLE WASTE MATERIAL FROM PROPERTY
- LOCATE COMBUSTIBLE PATIO FURNITURE, UMBRELLAS OR SIMILAR AWAY FROM STRUCTURES
- REMOVE ALL COMBUSTIBLE VEGETATION WITHIN 10 FEET ALONG BOTH SIDES OF ROADWAYS AND DRIVEWAYS
- MAINTAIN A 13 FOOT 6 INCH VERTICAL CLEARANCE OVER / ABOVE ALL ROADS AND DRIVEWAYS FOR EMERGENCY VEHICLES
- REMOVE ALL ITEMS THAT WOULD EASILY IGNITE SUCH AS TRASH OR SHRUBS AND TREES WITHIN 10 FEET OF PROPANE TANKS
- DISPLAY ADDRESS AT A LOCATION PLAINLY VISIBLE TO EMERGENCY VEHICLES ON THE STREET OR ROADWAY FRONTING YOUR PROPERTY

COMPLIANCE NOTES

- 1. A 100-FOOT CLEARANCE SHALL BE MAINTAINED AROUND AND ADJACENT TO THE BUILDING OR STRUCTURE TO PROVIDE AN ADDITIONAL FIRE PROTECTION OR FIRE BREAK BY REMOVING ALL BRUSH, FLAMMABLE VEGETATION, OR COMBUSTIBLE GROWTH.

FIRE
PREVENTION
PLAN
DIAGRAM &
NOTES



NOTE
TOPOGRAPHIC MAPING THIS SHEET BASED UPON
2002 PHOTOGRAPHIC DATA & AERIAL PHOTO DATED 2002
BOUNDARY LINES COMPILED FROM RECORD INFORMATION
THIS IS NOT A BOUNDARY SURVEY

SITE IMPROVEMENTS FOR
AARON MADANI
375 OLD MOUNT ROAD FELTON APN 091-161-31

AERIAL PHOTO

SCALE: AS NOTED

DESIGNED BY: JR

DRAWN BY: JR

DATE: OCT. 22, 2020

REVISED:

JOB NO: 20053

SHEET

C1

OF 2 SHEETS



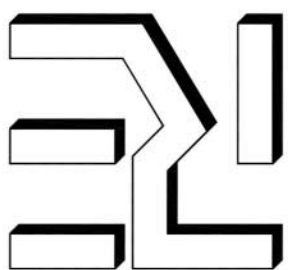
ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
64 PENNY LANE, SUITE A WATSONVILLE, CA 95076
(831) 724-5300 jeff@ropereengineering.com



THIS SEAL IS TO BE USED BY THE ENGINEER. THIS SEAL IS NOT TO BE USED BY ANY OTHER PERSON. THIS SEAL IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.



ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
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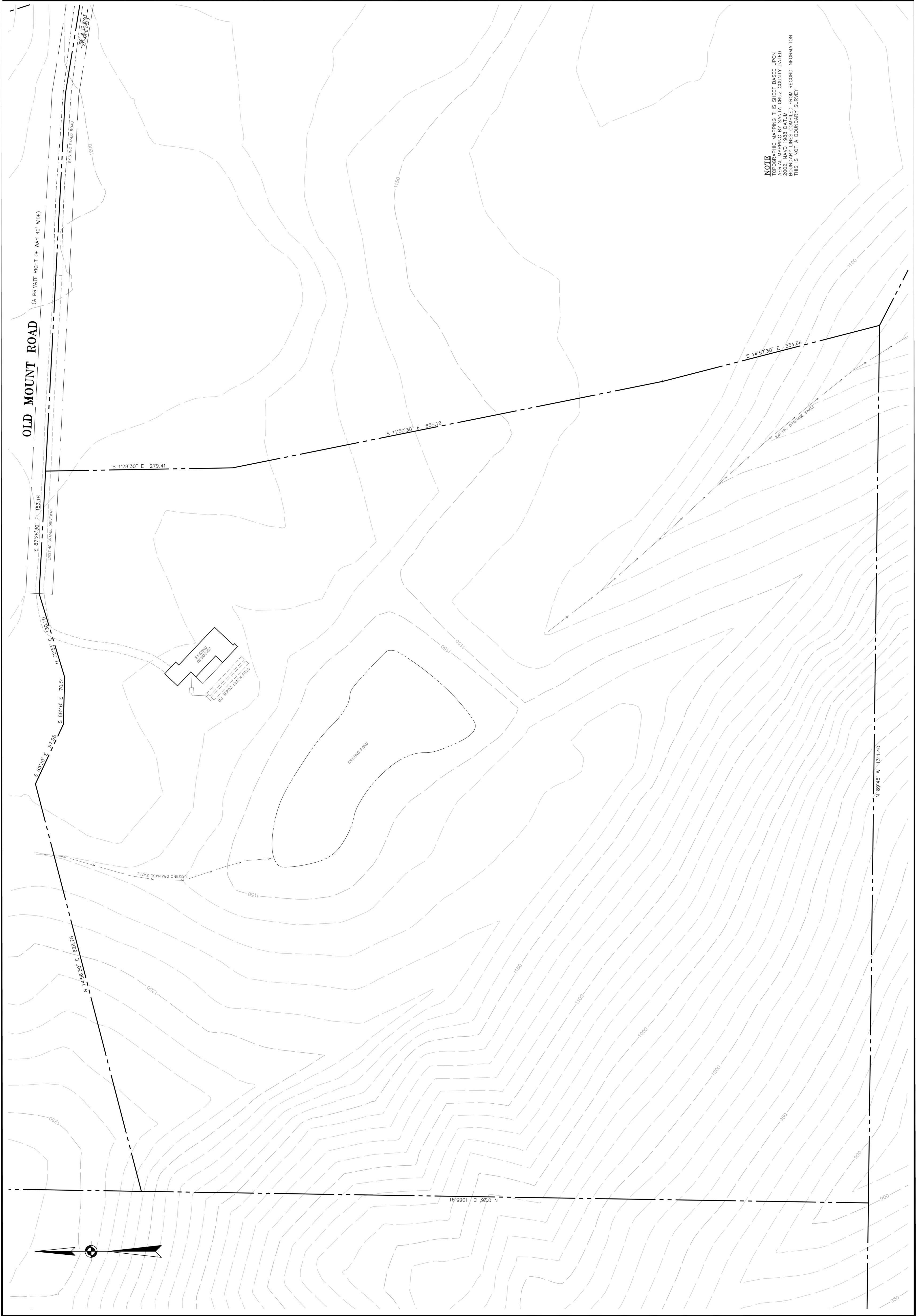
**SITE IMPROVEMENTS FOR
AARON MADANI
375 OLD MOUNT ROAD FELTON APN 091-161-31**

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	OCT. 22, 2020
REVISED:	
JOB NO.:	20053
SHEET	

3

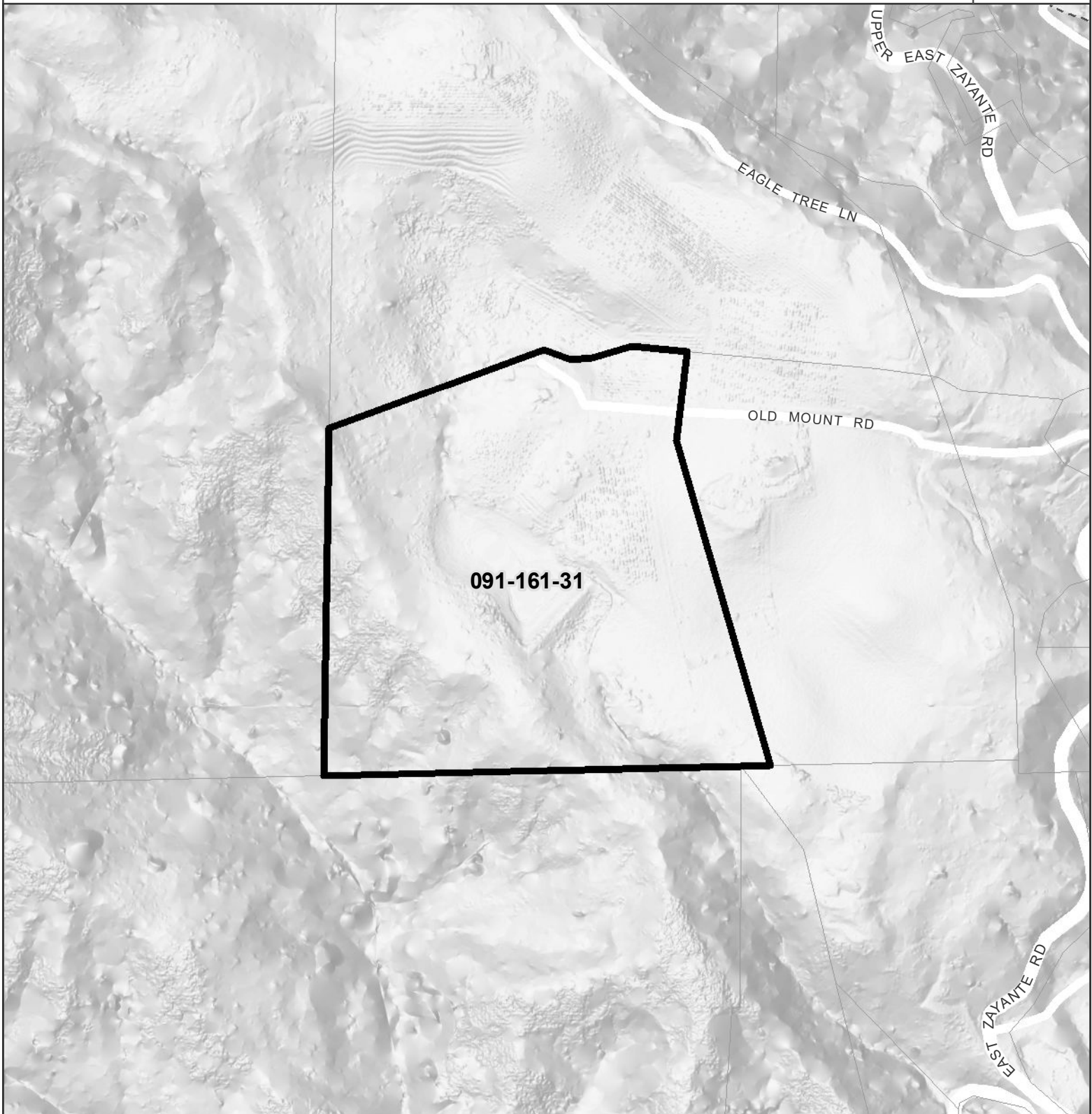
OF 2 SHEETS

NOTE
TOPOGRAPHIC MAPPING THIS SHEET BASED UPON
AERIAL MAPPING BY SANTA CRUZ COUNTY DATED
2002, NAVD 1988 DATUM
BOUNDARY LINES COMPILED FROM RECORD INFORMATION
THIS IS NOT A BOUNDARY SURVEY



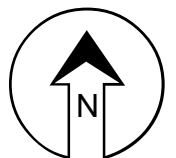


Parcel Location Map



Parcel: 09116131

-  Study Parcel
-  Assessor Parcel Boundary



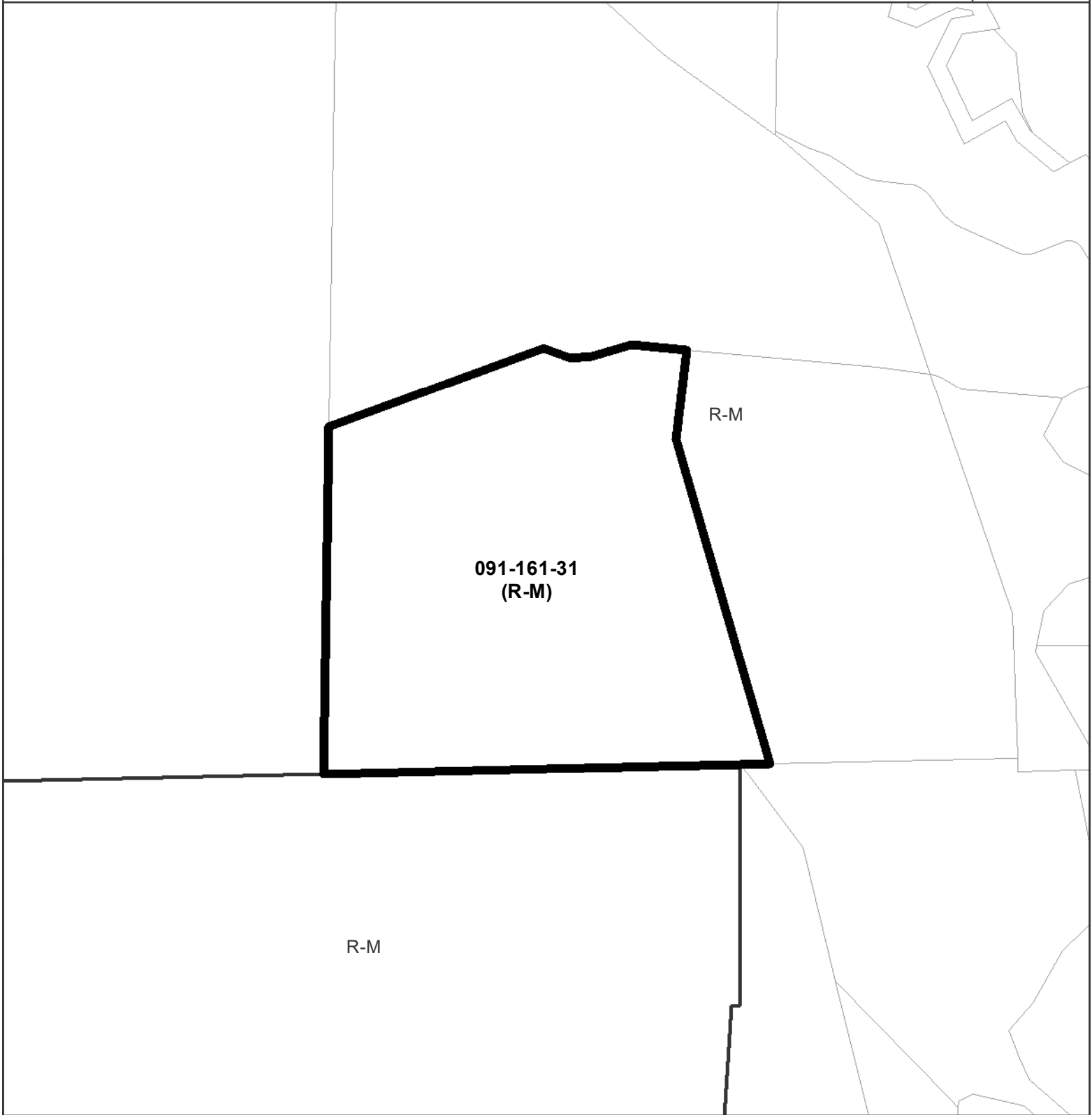
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Feet



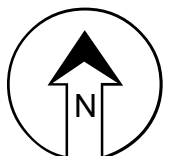
Parcel General Plan Map



Mapped
Area



☐ R-M *Residential Mountain*



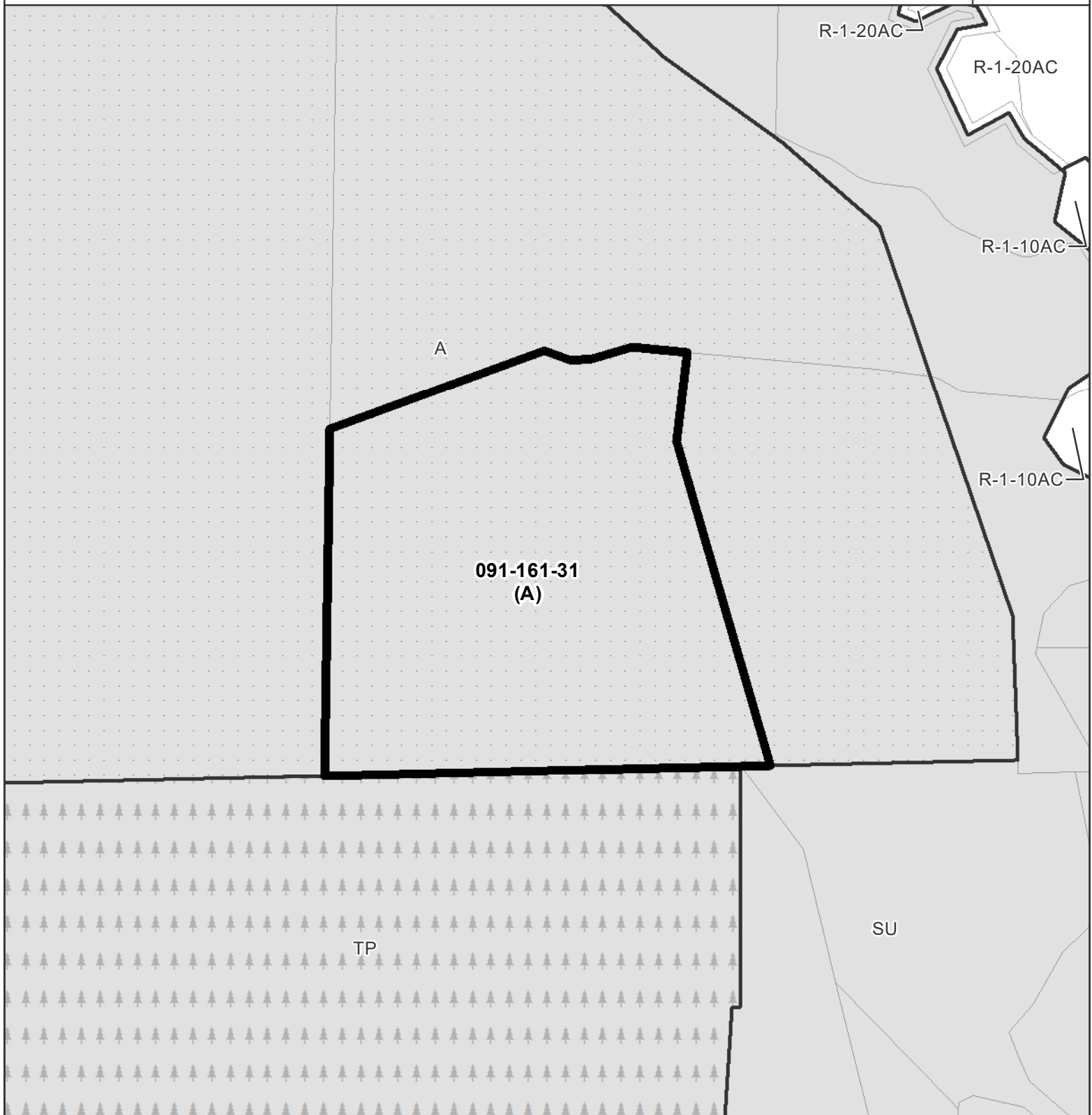
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Feet

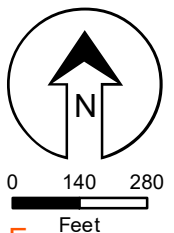


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Zoning Map



-  A *Agriculture*
-  R-1 *Single-Family Residential*
-  SU *Special Use*
-  TP *Timber Production*



Parcel Information

Services Information

Urban/Rural Services Line:	☐ Inside	☒ Outside
Water Supply:	Well	
Sewage Disposal:	Septic	
Fire District:	Zayante Fire	
Drainage District:	N/A	

Parcel Information

Parcel Size:	31.5 acres
Existing Land Use - Parcel:	Agriculture (vineyard), residential
Existing Land Use - Surrounding:	Agriculture & residential
Project Access:	Old Mount Rd. (private)
Planning Area:	Skyline
Land Use Designation:	R-M (Mountain Residential)
Zone District:	A (Agriculture)
Coastal Zone:	☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm.	☐ Yes ☒ No

Technical Reviews: None.

Environmental Information

Geologic Hazards:	n/a
Fire Hazard:	n/a
Slopes:	0-15 percent
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading required
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Archeology:	Mapped, An archaeological report was prepared for this proposal.

Program Statement

Green Coast LLC/Old Mount Farms LLC

Green Coast LLC plans to cultivate cannabis at 375 Old Mount Rd, Felton, CA, 95018, APN 091-161-31 (previously “Zayante Farms”).

Cannabis waste from cultivation operations composted on site in the area designated on Sheet A-13. Additional cannabis waste material may be disposed of at the Buena Vista Landfill if necessary.

PARKING AND PEOPLE SUMMARY

Cultivation operations are anticipated need a of 2-4 full time employees, with up to 10 seasonal employees at harvest time. This staff may work at the same time or work in staggered shifts in order to comply with parking limits at the site. All operations may occur up to seven days per week from 7 am to 7 pm. Site parking will be located as shown on Sheet A-11 (designated #3)

Daily vehicle trips to the site are anticipated during normal operations 2-4, and to include up to 12 during harvest periods (this assumes a worst-case scenario of each employee driving their own vehicle). This number is very conservative as operations may share employees and the numbers projected here are assuming the site is operating at its maximum capacity. Employees will be encouraged to carpool whenever possible.

PROJECT WITH CO-LOCATION CULTIVATION DESCRIPTION

Cannabis cultivation operations proposed is outdoor cultivation in temporary hoop houses of 20,000 square feet of flowering canopy, with an additional 8,000 square feet of area for the cultivation of immature plants. The proposed operations are in excess of 10,000 sq. ft., therefore we plan to have two co-located entities, “Green Coast LLC” and “Old Mount Farms LLC”, each cultivating 10,000 sq. ft. of flowering canopy in the areas designated on Sheet A-11. The co-locating entities will by cultivating the areas indicated on Sheet A-11.

CULTIVATION DETAILS, CO-LOCATION

Cannabis will be cultivated in the areas designated on Sheet A-11, with each of the co-located entities having a separate cultivation adjacent to one another. Cannabis will be cultivated in pots located within temporary hoop houses that do not include hardscape. Immature plants will be cultivated, starting from clones and/or seeds within an 8,000 square foot immature plant area. Once they have reached a suitable size, they will be transferred into 20,000 square foot mature canopy area. Pot sizes are to be determined based on plant size and layout. Cannabis will be grown for flower.

We anticipate two full time employees, with up to 10 employees needed at harvest times.

HARVEST DETAILS

Harvested cannabis will be harvested, with a maximum of up to 10 temporary/seasonal employees on site for harvest. Harvested material will be stored in refrigerated trucks brought to the site for harvest purposes temporarily, then transported off-site for processing. It will be picked up by a third-party distributor and taken off site for processing, and packaging.