



Staff Report to the Zoning Administrator

Application Number: **211083**

Applicant: David Whitfield

Owner: Masood Madani

APN: 091-161-31

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

Agenda Date: March 02, 2022

Agenda Item #: 2

Time: After 9:00 a.m.

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) 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 Road on Old Mount Road in Felton (375 Old Mount Road)

Permits Required: Agricultural 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 three 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), which was 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 one-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 pastureland. A 0.3 mile private road (Old Mount Road) 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 five to six feet 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).

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 Agriculture (A) zoned district are subject to an Agricultural 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 and operational restrictions detailed in the best management operational practices plan. 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 Road) which runs from East Zayante Road. 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 requirement of (a minimum of) 400 feet between a neighboring habitable structure(s) and an outdoor cultivation site, including garden areas and processing facilities (13.10.650(C)(4). The cannabis plants would be located in seasonal hoop houses, concealing them from view from the neighboring property. Additionally, a hedgerow will be installed along the eastern property line to obscure the hoop houses from the view of the neighboring residential structure.

Biotic Resources (Sandhills Habitat and established pond)

No cannabis activities are allowed in the Sandhills habitat (SCCC 13.10.650(5) or within a 100-foot distance of a perennial body of water (SCCC 13.10.650(C)(4). County GIS mapping suggests that soil associations and vegetation characteristic of the protected Sandhills Habitat may occur in the vicinity of the subject property, including a small, naturally vegetated portion of the southern corner/boundary of APN 091-161-31. A one-acre pond is located about 250 feet from the eastern limit of the proposed cultivation site.

County Environmental Planning staff visited the property on 4/13/2021 and evaluate the proposed cannabis cultivation site, which is proposed to be located within a portion of an established vineyard, and determined that 1) the area proposed for cultivation was devoid of the soil and vegetation indicative of Sandhills habitat, 2) no sensitive species were present on the site and 3) the cultivation area meets the required minimum 100-foot setback distance to a lake or pond.

Archaeological Resources

The County GIS includes mapped areas where archaeological resources may be present, including in sections of the Upper Zayante region, which is where the project site is located. Thus, the applicant was required to complete an archaeological report, including a ground survey of the project area, to confirm the presence/absence of cultural resources on or near the proposed cultivation site. No cultural resources were found at the cultivation site (vineyard). An archaeological report, prepared by Albion Consultants, was accepted by Environmental Planning on 4/29/21. The report is kept in a confidential file pursuant to County practices and procedures.

The proposed cultivation operation would be above the ground surface, with plants grown to maturity in “smart pots” on a weed cloth base. No excavation or grading is proposed for this project.

Condition II. of the “Conditions of Approval” includes this requirement for project operations.

“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.”

Water Use for Agriculture

Commercial agriculture is a principally-permitted use on the subject property and neighboring parcels, which are zoned “A” (for Agriculture). A portion of the subject property is currently developed with a dry farmed vineyard. County oversight of water use on agricultural operations on General Plan-designated agricultural lands is limited to the issuance of permits for well construction and on-site wastewater disposal facilities (septic systems). Cannabis operations must meet stricter standards under County and State codes, including certifying that water is sourced from permitted wells and/or stream diversions, water-wise irrigation Best Management Practices are employed, and measures to limit runoff volume from cultivation sites are applied.

The “Best Management Operations Practices (BMOP)” plan required for this project under SCCC 13.10.650(B), (Project Plans- Exhibit D. Sheet A 05, section D.7), includes a commitment by the applicant to mitigate the impacts of cannabis cultivation operations below the threshold of County land-use code requirements for agriculture, including the mandatory use of high-efficiency irrigation practices for cannabis cultivation.

Further, the State requires that water use from wells be permitted via the California Department of Fish and Wildlife (CDFW) Lake and Streambed Alteration (LSA) Agreement. LSA Agreements are required when there are potential impacts to surface water bodies. This site was determined not to have any potential impacts by the CDFW via EPIMS-05074-R3.

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: michael.sapunor@santacruzcounty.us.

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Exhibits

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

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**

EXHIBIT A

Specify type: See below

Class	Category	Description	Environmental Commitments (B.M.O.P.)
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.)	<u>See attached</u> "CEQA Project Description form", item #4. "Best Management and Operational Practices" (BMOP) requirements apply to all non-retail commercial cannabis businesses to reduce the environmental impacts of cannabis operations (Santa Cruz County Code Ch. 7.128.090.(A)(1)(a)(xi). The BMOP is included in the "Green Coast Old Mount Farms" project plans (Exhibit D, Sheet A 05) and operational conditions for the cannabis business license.
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.)	

F. Reasons why the project is exempt:

Cultivation of agricultural crops, including minor alterations to the land for security fencing and lighting associated with agricultural cultivation. The Class 1 exemption is based upon the use of the existing facilities (well, septic tank, driveway, electrical service, land) to cultivate and temporarily store the harvested cannabis prior to transport off site. The Class 4 exemption is based upon the crop change from grapes to cannabis within an existing vineyard.

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

Michael Sapunor, Resource Planner

Date: _____

CEQA PROJECT DESCRIPTION FORM

Lead Agency: County of Santa Cruz Planning Department

Applicant: David Whitfield

Project: Outdoor Cannabis Cultivation

1. Description of Project Site:

General Topographic Features (slopes and other features): 31.5-acre property includes flat and sloped terrain.

Natural Features (general vegetation types, presence of streams and wetlands, forested areas): Sloped areas forested with redwood/mixed-conifer and oak woodland are situated to the south and west of a vineyard and residence.

Existing Land Uses/Zoning: Agriculture (A) zoning for orchards, row crops, and vineyards. Cannabis cultivation requires a discretionary use permit under the "A" zoning regulations.

Existing Constructed Features (buildings, facilities, and other improvements): (1) single-family residence w/ attached garage, small sheds, (2) 5000 gallon water storage tanks.

Surrounding Land Uses (including sensitive uses): Agriculture, residential, timber production.

2. Required Site Improvements and Construction Activities:

Site Improvements: The project consists of outdoor cannabis cultivation (immature and mature/flowering plantings) on a half-acre portion of an existing 5-acre vineyard. Harvested cannabis would be temporarily stored in (2) refrigerated trailers and processed off-site. Improvements include enclosure of the cultivation area with a 6 ft. security fence, installation of an electrical sub-panel at the trailer parking pad, and installation of motion-sensor lights and digital cameras for security.

Construction Activities: None.

3. Operation and Maintenance Activities:

Hours of Operation/Work Shifts: 7:00am to 7:00pm

Number of employees (total and by shift): (2) resident-operators. (5-10) temporary workers for harvest operations.

Estimated Daily Trip Generation: 10 or fewer round-trips per day on average.

Source(s) of Water: Agricultural water well on the property

Wastewater Treatment Facilities: Septic system serving the residence and portable toilets.

Source(s) of Power: PG&E service

EXHIBIT A

4. Environmental Commitments:

“Best Management and Operational Practices” (BMOP) requirements apply to all non-retail commercial cannabis businesses to reduce the environmental impacts of cannabis operations (Santa Cruz County Code Ch. 7.128.090.(A)(1)(a)(xi). The BMOP is included in the “Green Coast Old Mount Farms” project plans (Exhibit D, Sheet A 05) and operational conditions for the cannabis business license.

BMOP requirements related to the CEQA determination are noted below:

BMOP “Siting Criteria” (Section A) and “Site Design” (Section B) measures to avoid and minimize impact to land and biotic resources include: A.1 Avoidance of Excessive Grading, A.2 Minimizing Site Disturbance/Reducing Forest Fragmentation, A.2.b. Limit Development Footprint, A.3. Biological Assessments, A.3.c. No Cannabis Activity in Sandhills, A.4.Archeaological Surveys; B.1 Fencing and Security, B.1.a. Wildlife-Friendly Fencing and Neighborhood Compatibility, B.1.b. Lighting for Security, B.2. Use of Impermeable and Permeable Surfaces, B.2.a. Limit Surfaces that May Impair Long-Term Native Soil Productivity, B.3. Visual Blending of Cannabis Infrastructure, B.4 Water Resources-Drainage, B.5. Water Storage.

BMOP Section D. “Operational Requirements” include: D.1.a. Employee TDM measures, D.1.b. Worker Rights and Safety, D.2. Herbivory Prevention Plan, D.3. Riparian Buffer Protection, D.5.Pesticides, Fuel Storage, and Hazardous Materials, D.7. Water Supply and Quality, D7.a. SWRCB Certification, D.7.b. CDFW Certification, D.7.d. Irrigation efficiency, D.8. Waste Management.

The County of Santa Cruz Cannabis Licensing Office has determined that the proposed project 1) is not visible from scenic highways and/or impactful to scenic resources, 2) is not located on a “Cortese List” site, 3) does not substantially change a historic resource, 4) is likely to not contribute to a significant cumulative environmental impact, 5) is not subject (by location and/or design) to unusual circumstances that would reasonably contribute to a significant environmental impact.

5. Environmental Permits Required (List all required federal, state, and local permits required):

Agency	Permit	Status
California Department of Fish and Wildlife	Section 1602 Lake or Streambed Alteration Agreement	EPIMS-05074-R3
State Water Resources Control Board / Regional Water Quality Control Board	Water quality protection program	pending

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 recommends the approval of the proposed security plan and Best Management and Operations Practices (BMOP). The proposed cultivation is located a sufficient distance from legally established adjacent residential development sites, limiting odor from the proposed cultivation. Further, the security plan has been reviewed and meets criteria of the County Sheriff's office. In addition, the project is limited in scope, 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 East Zayante Road and neighboring properties, provides for neighborhood peace and public safety. The scope of the operation is limited to two (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

- 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.
- 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).
- C. Meet all requirements of the Agricultural Commissioner's Office, including updating operator certifications for the temporarily-licensed cultivation operation at the site if required.
- D. 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.

VI, 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.
- VII. 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.
-

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.

Application #:211083
APN: 091-161-31
Owner: Masood Madani

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

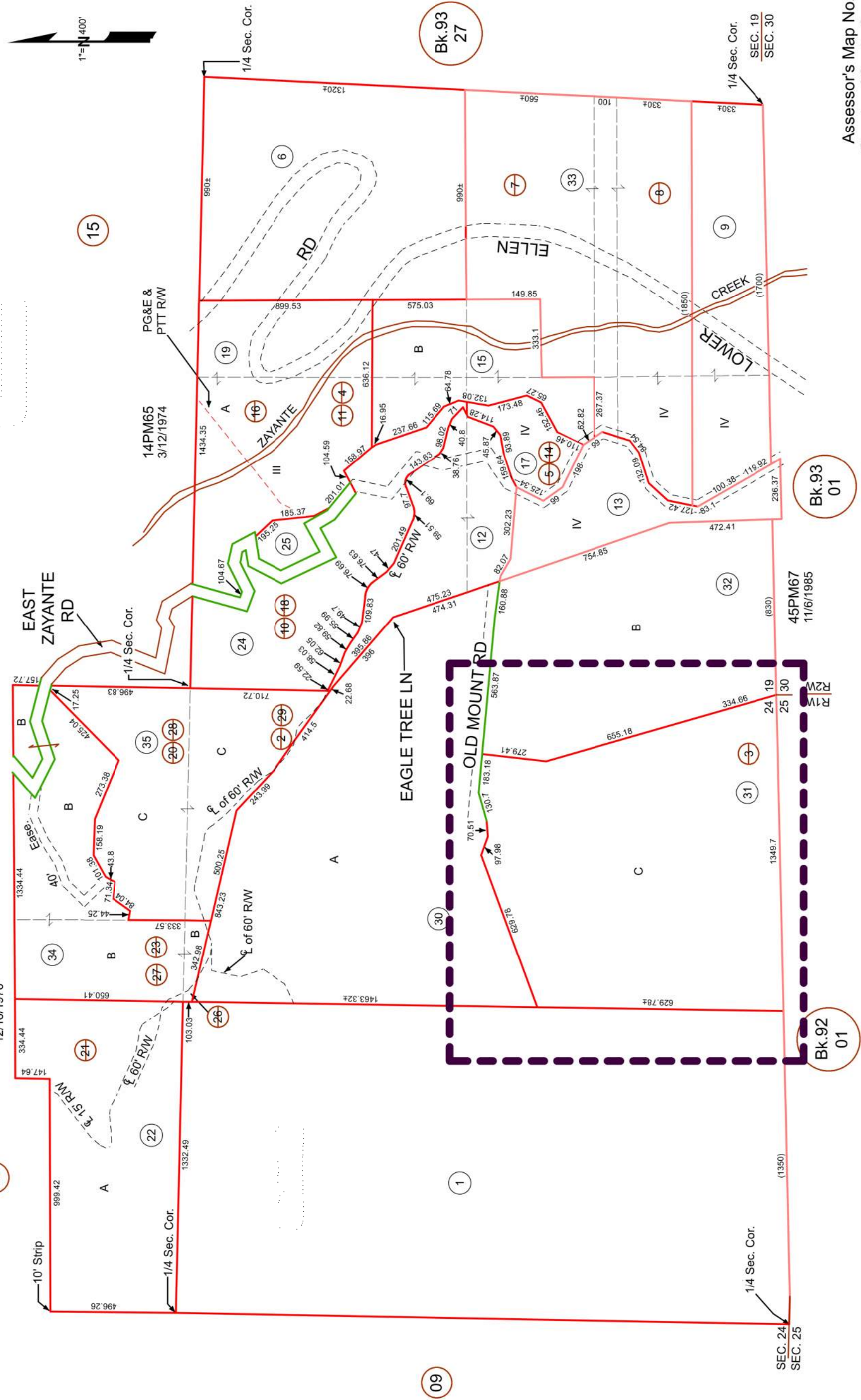
THE INFORMATION CONTAINED HEREIN IS FOR TAX PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ALL RIGHTS RESERVED.

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

Tax Area Code
65-020

91-16



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
P6&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 (#4077) AND SEVERAL EXISTING 5,000G TANKS.

GREEN COAST - OLD MOUNT FARM
375 OLD MOUNT ROAD
FELTON, CALIFORNIA 95018-9054
APN: 091-161-31

DISCRETIONARY USE PERMIT APPLICATION

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.

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 20	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		
11				

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



CONTACTS

OWNERS
MASOOD MADANI
325 Summycroft Rd, Ben Lomond CA 95005
Masoodmadani9@cloud.com
831-246-4577

ARCHITECT
WHITFIELD ARCHITECTS
J DAVID WHITFIELD
3626 FOLSOM ST, SF/CA 94110
DAVID.WHITFIELD.AIA@GMAIL.COM
415.724.6279

PROJECT APPLICANT
GREEN COAST, LLC

375 OLD MOUNT ROAD, FELTON, CA 95018
GREENCOAST@GMAIL.COM
831.278.2334

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

A 01

GREEN COAST - OLD MOUNT

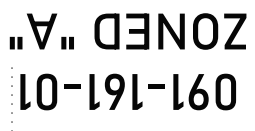
375 OLD MOUNT RD, FELTON , 95018-9054
APN: 091-161-31

WA

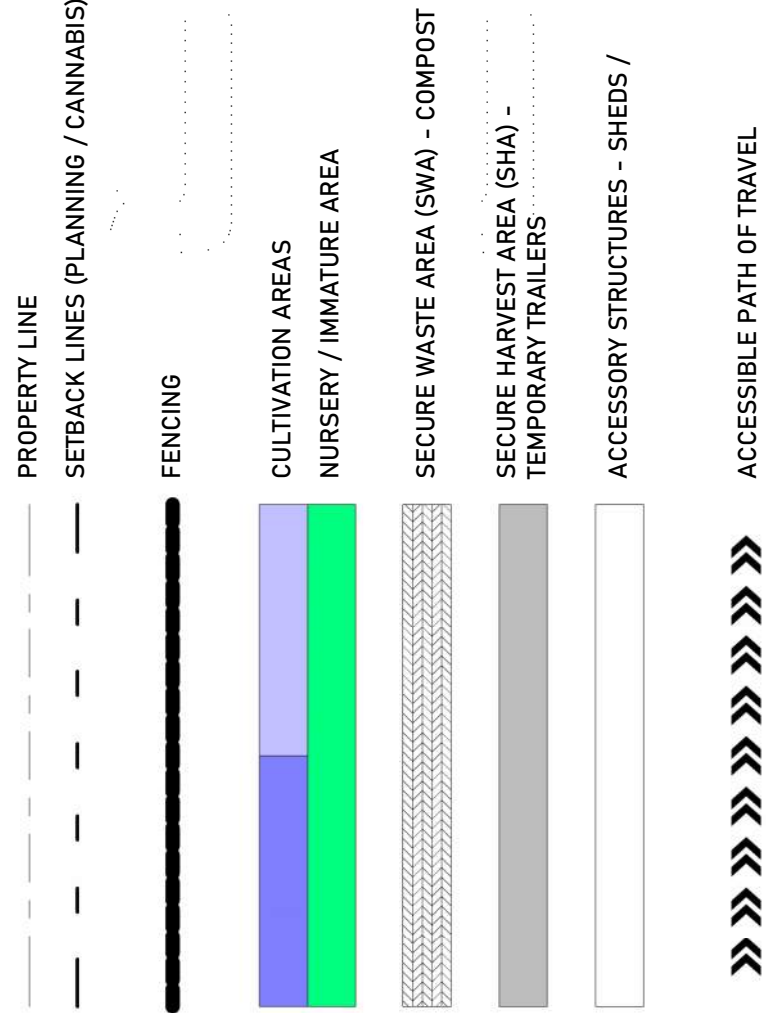
WHITFIELD
ARCHITECTS

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

WHITFIELD-ARCHITECTS.COM

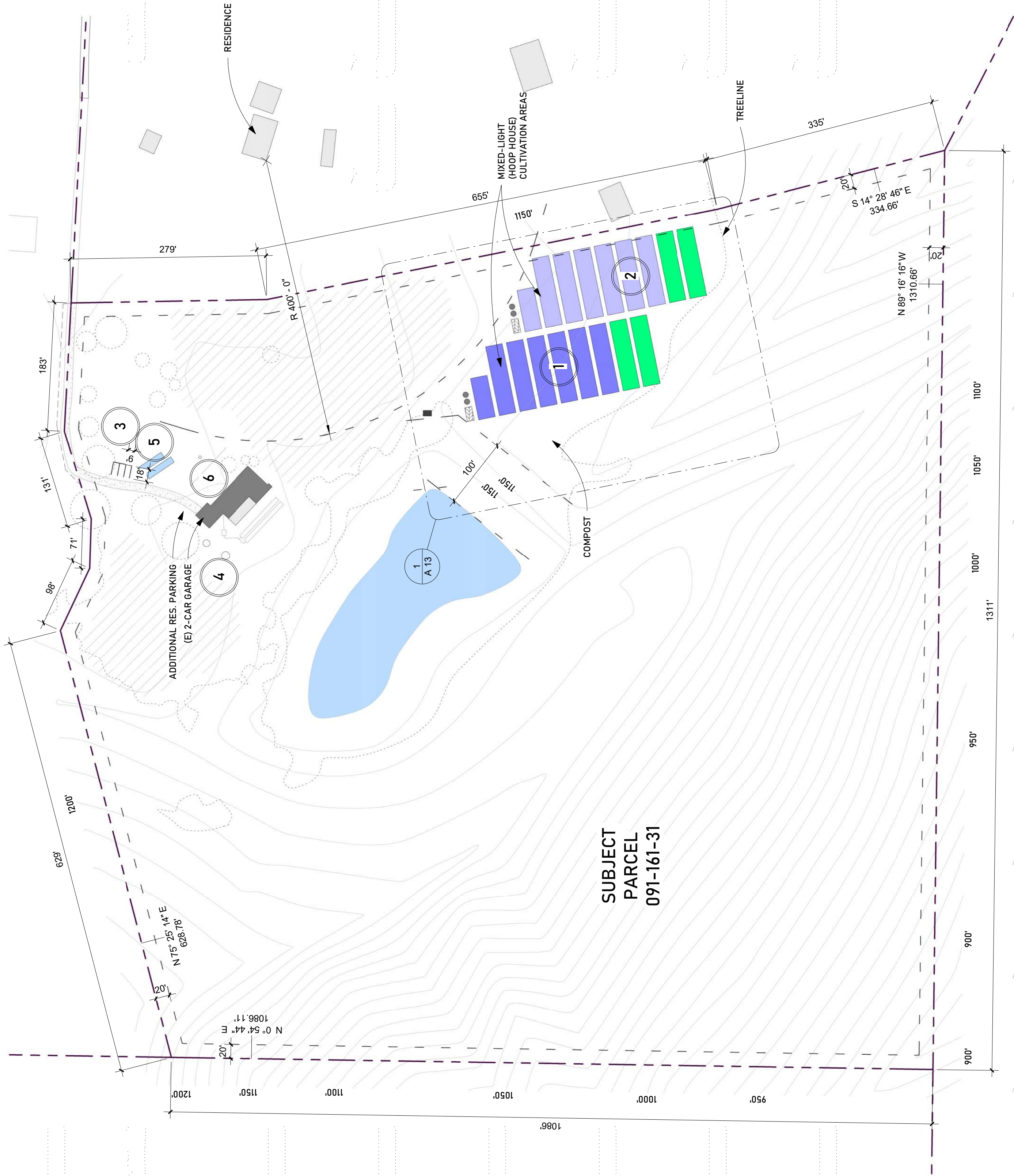


SITE PLAN LEGEND



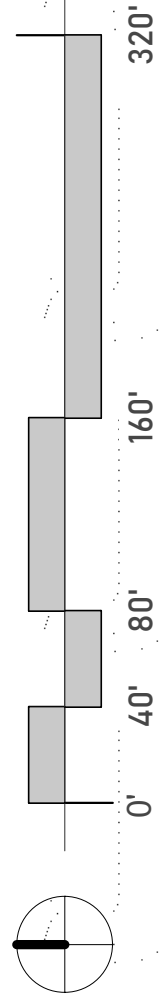
SITE PLAN ZONE KEY

11.0	CO-LICENSEE NO. 1 "Green Coast LLC"		
	10,000 sf	MATURE CANOPY	
	4,800 sf	IMMATURE	
12.0	CO-LICENSEE NO. 2 "Old Mount Farm LLC"		
	10,000 sf	MATURE CANOPY	
	4,800 sf	IMMATURE	
13.0	EXISTING SHEDS TO BE REMOVED		
	PROPOSED PARKING AREA		
14.0	BENEFICIAL WATER SOURCE FOR CANNABIS CULTIVATION		
	ABOVE GROUND 5,000g TANK		
	POTABLE WATER FOR RESIDENTIAL USE		
	ABOVE GROUND 5,000g TANK		
15.0	EXISTING WELL		
	SECURE HARVEST AREA		
	REFRIGERATED (ELECTRIC MOTOR) STORAGE TRAILERS		
	POWERED WITH A PERMITTED STATIONARY ELECTRICAL POWER SOURCE		
	TWO (2) 7' x 43' TRAILERS (774sf TOTAL)		
	TEMPORARY FOR HARVEST		
	ADMINISTRATIVE HOLD AREA (AHA) WITHIN 9' X 9' - 81 sf EA.		
16.0	EXISTING SINGLE-FAMILY DWELLING TO REMAIN		
	NO SCOPE		



SUBJECT
PARCEL
091-161-31

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



**SITE PLAN -
ENTIRE -
PROPOSED**

Art

WA

WHITFIELD
ARCHITECTS

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

WHITFIELD-ARCHITECTS.COM

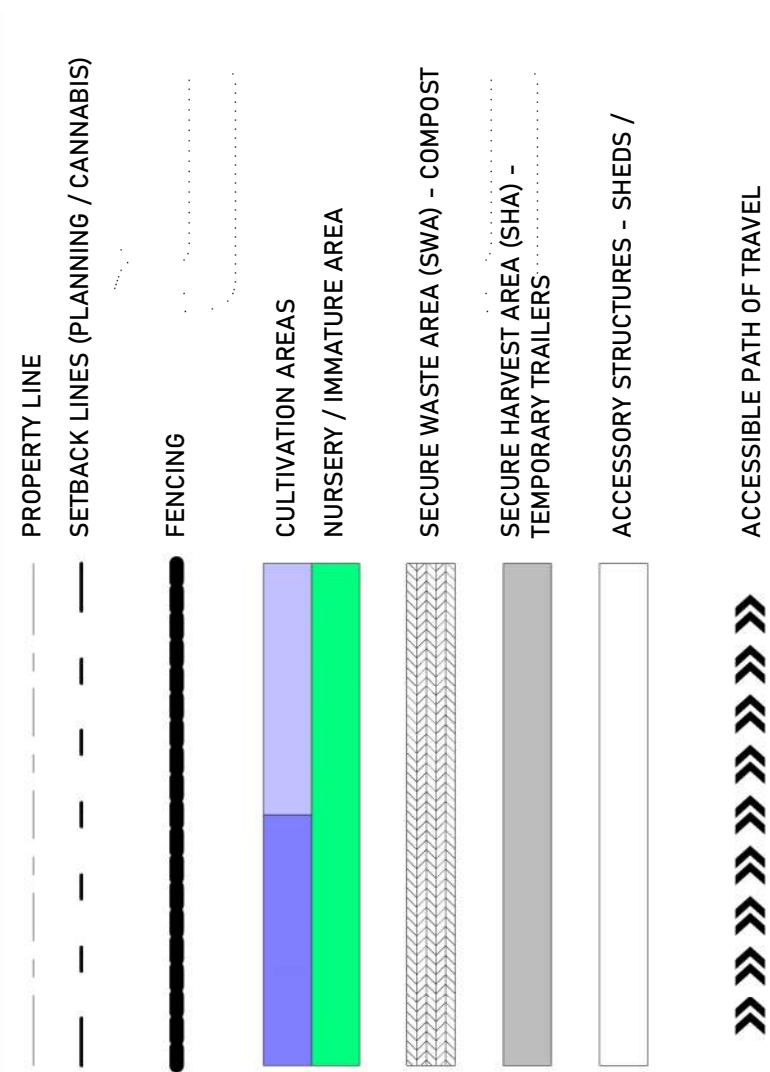
GREEN COAST - OLD MOUNT

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

APN: 091-161-31

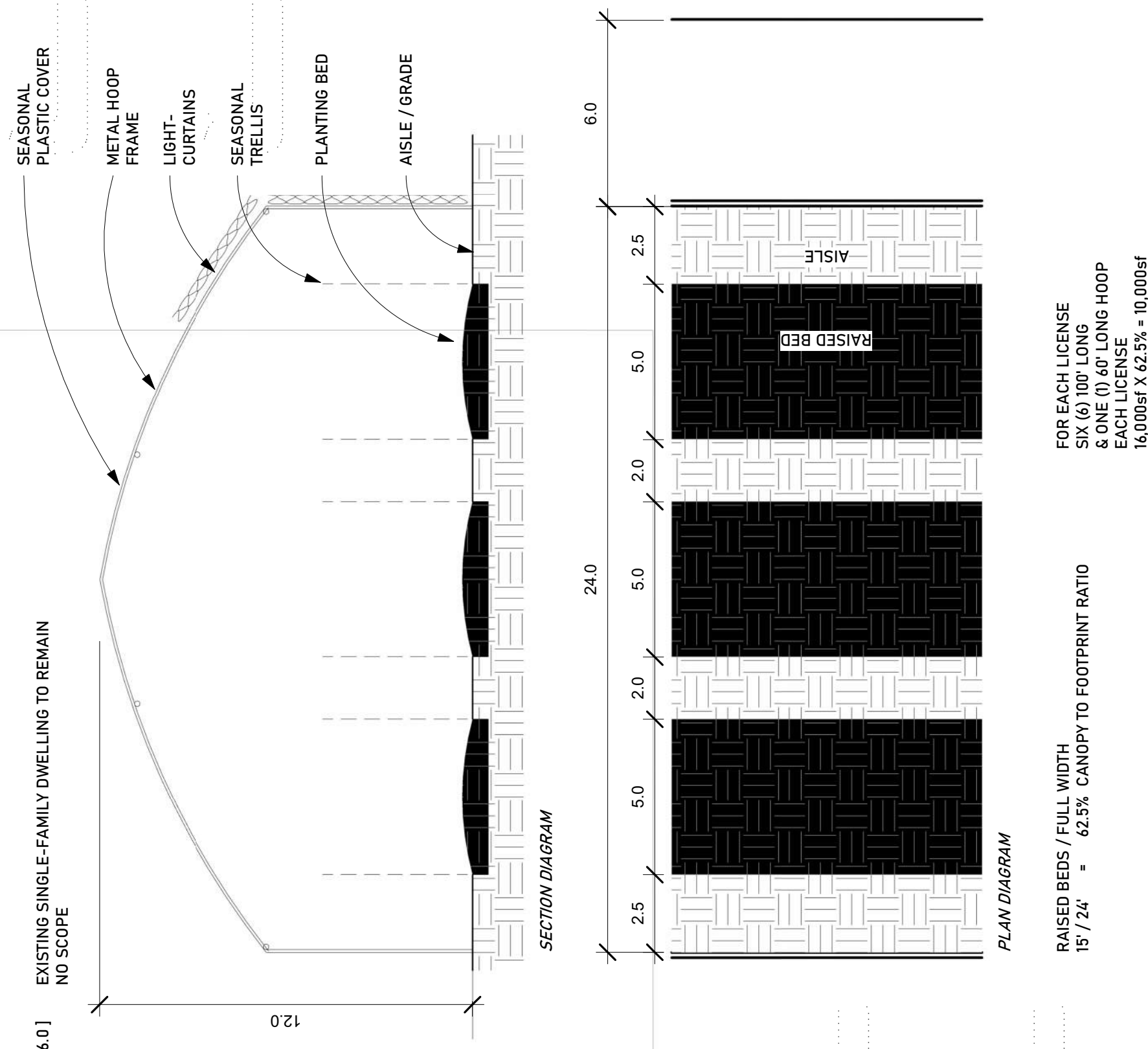
20 MAY 2021

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 5,000kg TANK
	POTABLE WATER FOR RESIDENTIAL USE ABOVE GROUND 5,000kg TANK
	EXISTING WELL
[5.0]	SECURE HARVEST AREA REFRIGERATED (ELECTRIC MOTOR) STORAGE TRAILERS TWO (2) X 437 TRAILERS (TOTAL) TEMPORARY FOR HARVEST
	ADMINISTRATIVE HOLD AREA (AHA) WITHIN 9' X 9' - 81' sf AHA.

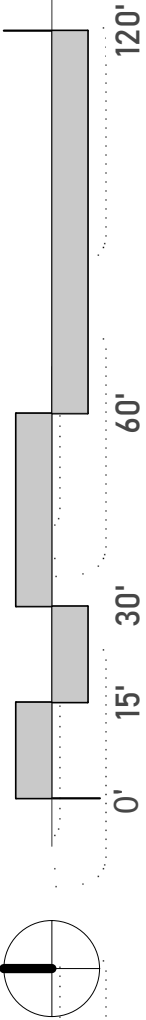


2 HOOP HOUSE CANOPY DIAGRAM

② HOOP HOU
1/4" = 1'-0"

1 ENLARGED SITE PLAN - PROPOSED

1 ENLARGED
1" = 30'-0"



WA

WHITFIELD
ARCHITECTS

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

HITFIELD-ARCHITECTS.COM

GREEN COAST - OLD MOUNT

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

0 MAY 2021

**SITE PLAN -
ENLARGED -
PROPOSED**

13A

WA

WHITFIELD
ARCHITECTS

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

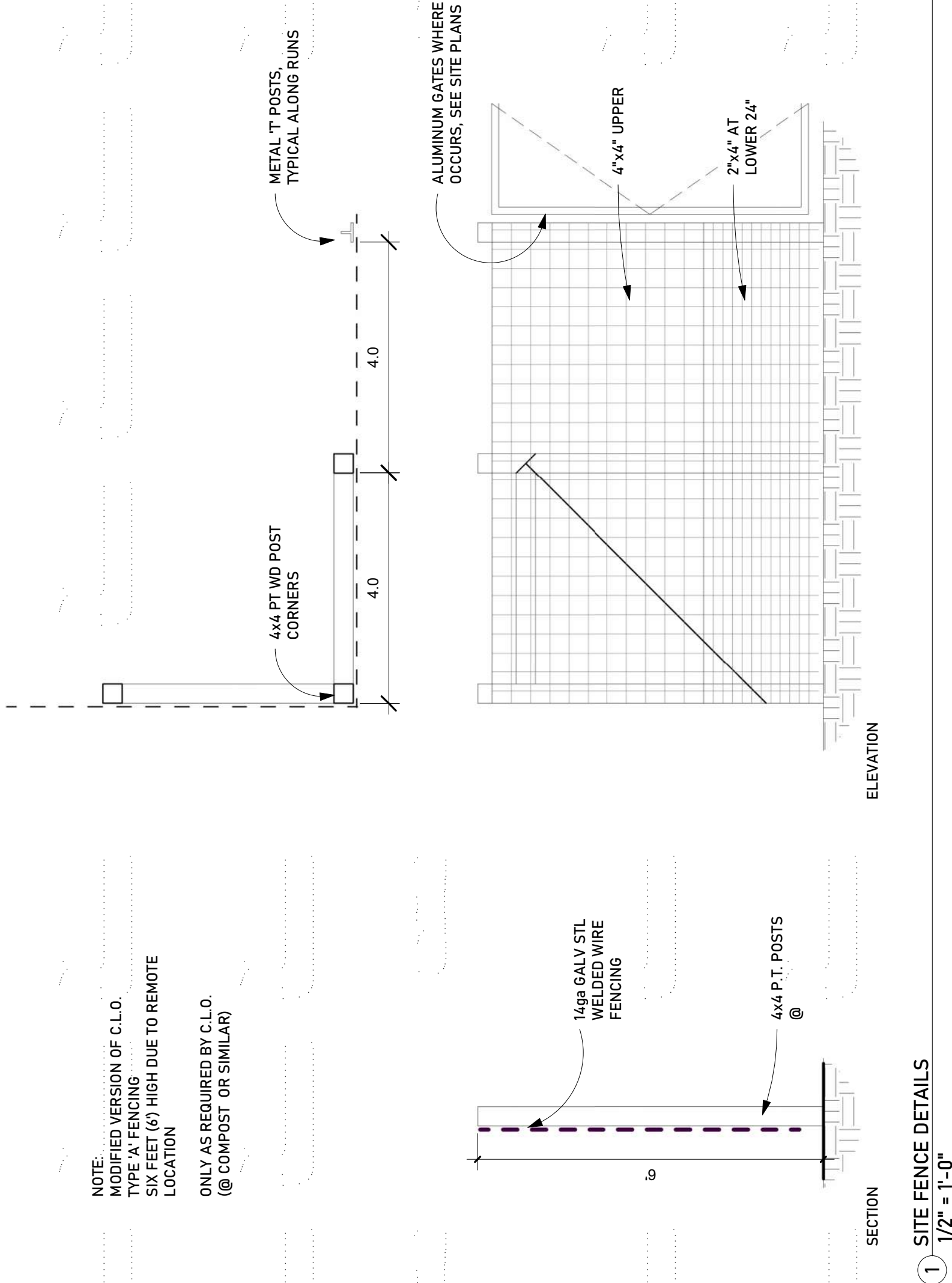
WHITFIELD-ARCHITECTS.COM

GREEN COAST - OLD MOUNT

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

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

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



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

20 MAY 2021

SITE
DETAILS

A 20

PROJECT INFORMATION		SITE PLAN LEGEND	
DESCRIPTION :			
ADMINISTRATIVE USE PERMIT		PROPERTY LINE	
COMMERCIAL CANNABIS CULTIVATION		SETBACK LINES (PLANNING / CANNABIS)	
		FENCING	
		STRUCTURES (EXISTING)	
		STRUCTURES (PROPOSED)	
PROJECT IMPACT IS EXPECTED TO BE VERY MINIMAL.			
THERE ARE NO KNOWN CONFLICTS WITH THE COUNTY DESIGN CRITERIA.			
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 RESIDENTIAL 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
	10,000 sf MATURE CANOPY		REFRIGERATED (ELECTRIC MOTOR) STORAGE TRAILERS TWO (2) 9' X 43' TRAILERS (774sf TOTAL)
	20,000sf GROSS		TEMPORARY FOR HARVEST
			ADMINISTRATIVE HOLD AREA (AHMA) WITHIN 9' X 9' - 81 sf EA.
[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 DPW Stormwater Management at 831-454-2160.

PROJECT & CONTACT INFORMATION

375 OLD MOUNT RD, FELTON	Building Permit No. / Discretionary Application
Project Street Address	OLD MOUNT ROAD FARM
ARON MADANI	Project Name (Also)
Property Owner / Representative Name	
091-161-31	Property Owner / Representative's Firm
Assessor's Parcel No (APN)	
DAVID WHITFIELD	Property Owner / Representative's Phone No.
Applicant's Name (i.e. design professional)	WHITEFIELD ARCHITECTS
	Applicant's Firm Name
No Flood Control Zone	415.724 8279
Flood Control District (if applicable):	Applicant's Phone No.

PROJECT DESCRIPTION

Lot Coverage (measured in square feet)	Actual (sq. ft.)	Adjusted (sq. ft.)*
A. Total lot size:	1,373,447	if 0 0 4,100
B. Existing Permitted Impervious Area:	4,100	if 0 0 4,100
C. Replaced permitted impervious area:	0	if 0 0 4,100
D. Replaced permitted semi-impervious area*:	0	if 0 0 4,100
E. Proposed new self-sealing area:	0	if 0 0 4,100
F. Proposed new impervious area:	95	if 0 0 4,100
G. Proposed new semi-impervious area*:	0	if 0 0 4,100

Project Threshold Classification

☒ Small Project (less than 500 sq.ft. created and/or replaced) - Use Appendix B Small Project Submittal Requirements for submittal requirement guidance.
☐ Medium Project (500 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?	Yes ☐ No ☒
Application is for a new project?	Yes ☐ No ☒
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 ☒

*Form will apply a 50% credit for semi-impervious areas at final count. Applicants shall not apply the credit.
** Projects that add more than 50% impervious area coverage are required to mitigate the entire site.
***Disclaimer: Permit review is based on the information provided; additional clarification may be required for undisturbed/undisturbed areas. Unaccounted areas may actually be the project threshold.

V1.7.2019

PARCEL APPLICATION FORM

126

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 FACILITIES WILL NOT BE REQUIRED BY THE PROJECT.

STORM DRAIN SYSTEM MARKING AND SIGNAGE - 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.

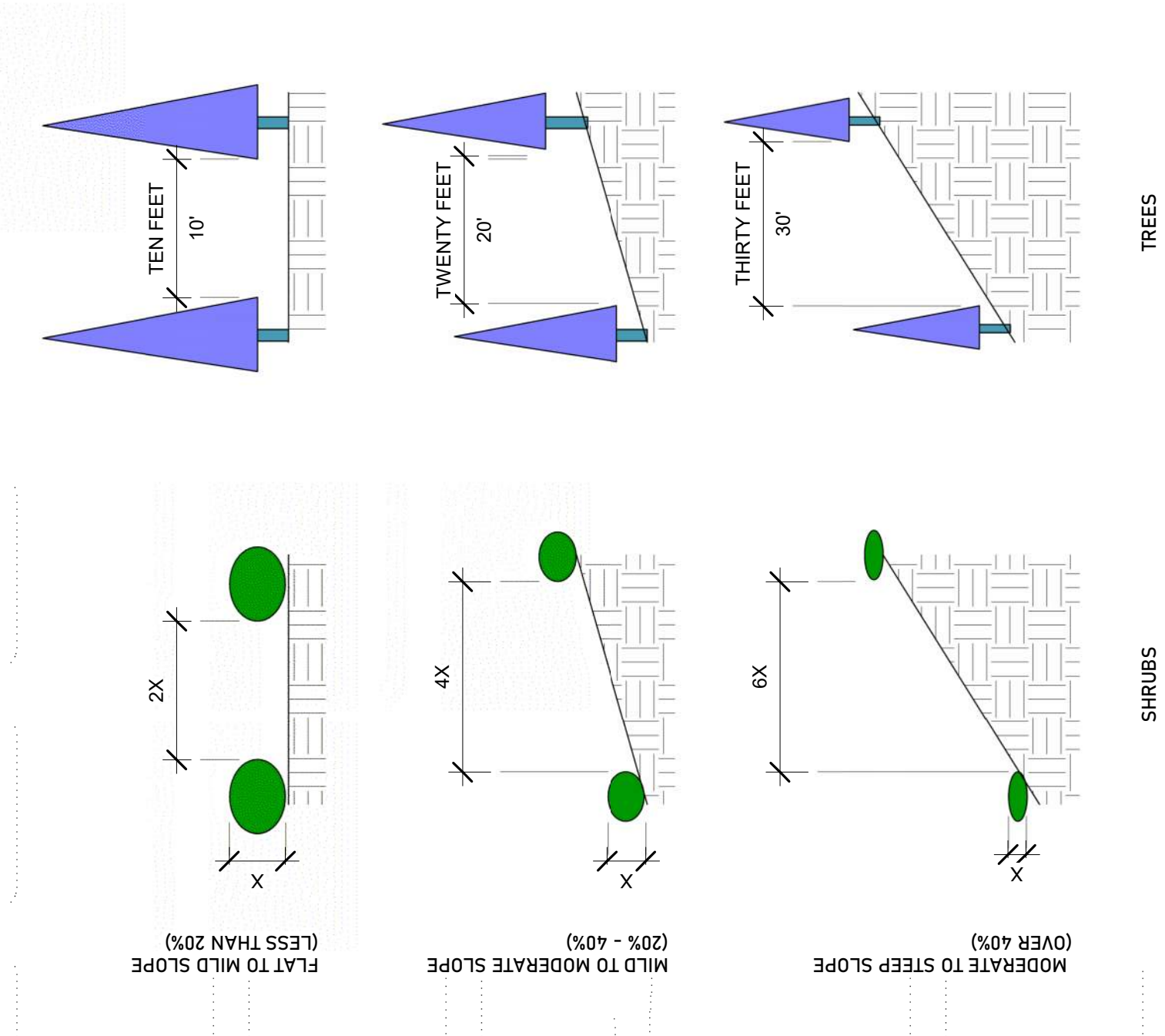
The diagram illustrates a property with topographic contour lines ranging from 1,900 to 6,076 feet. A dashed line indicates the project boundary. Key features include:

- GRAVEL DRIVE (3,800sf ROOF)**: Located on the left side of the property.
- RESIDENCE (3,500sf ROOF)**: A large structure in the center-left.
- DECK (600sf)**: Adjacent to the residence.
- NEW 8'x12' SHED (FERTILIZER & PESTICIDES) (765sf)**: A new structure on the right side.
- EXISTING POND**: Located near the new shed.
- NOTE - DIRT ACCESS PATHS NOT SHOWN**: Indicated by dashed lines.

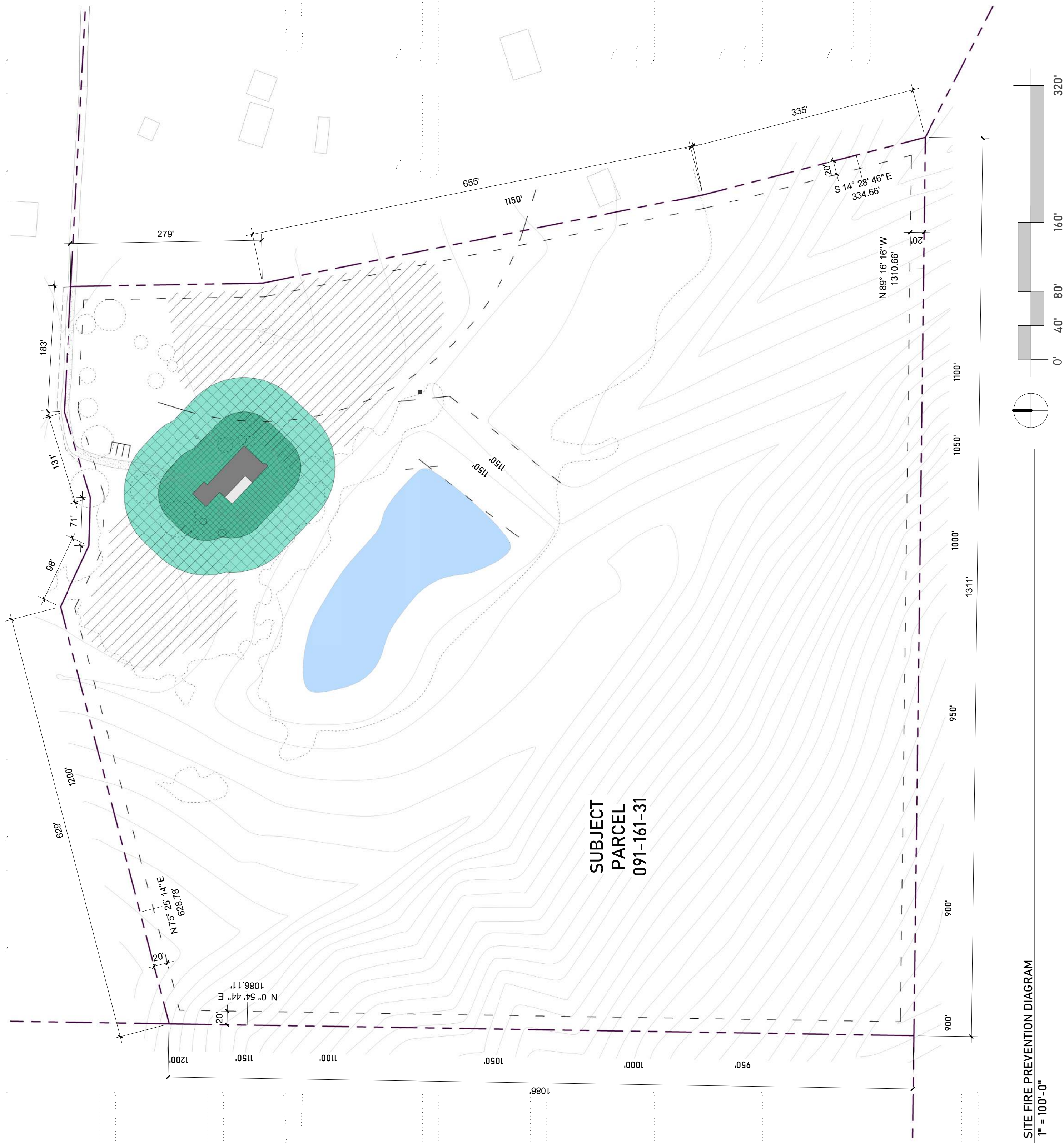
A scale bar at the bottom right shows distances from 0' to 320'. A north arrow is also present.

1 CONCEPTUAL STORMWATER MANAGEMENT PLAN DIAGRAM

1" = 100'-0"



2 FIRE PREVENTION - MIN HORIZONTAL CLEARANCE
1/8" = 1'-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 (10')
- 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 TREES 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 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 NAVD83 DATUM & AERIAL PHOTO DATED 2016
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



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

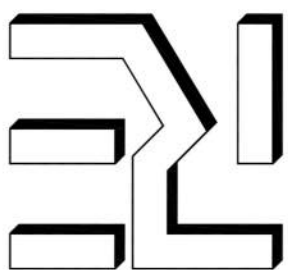


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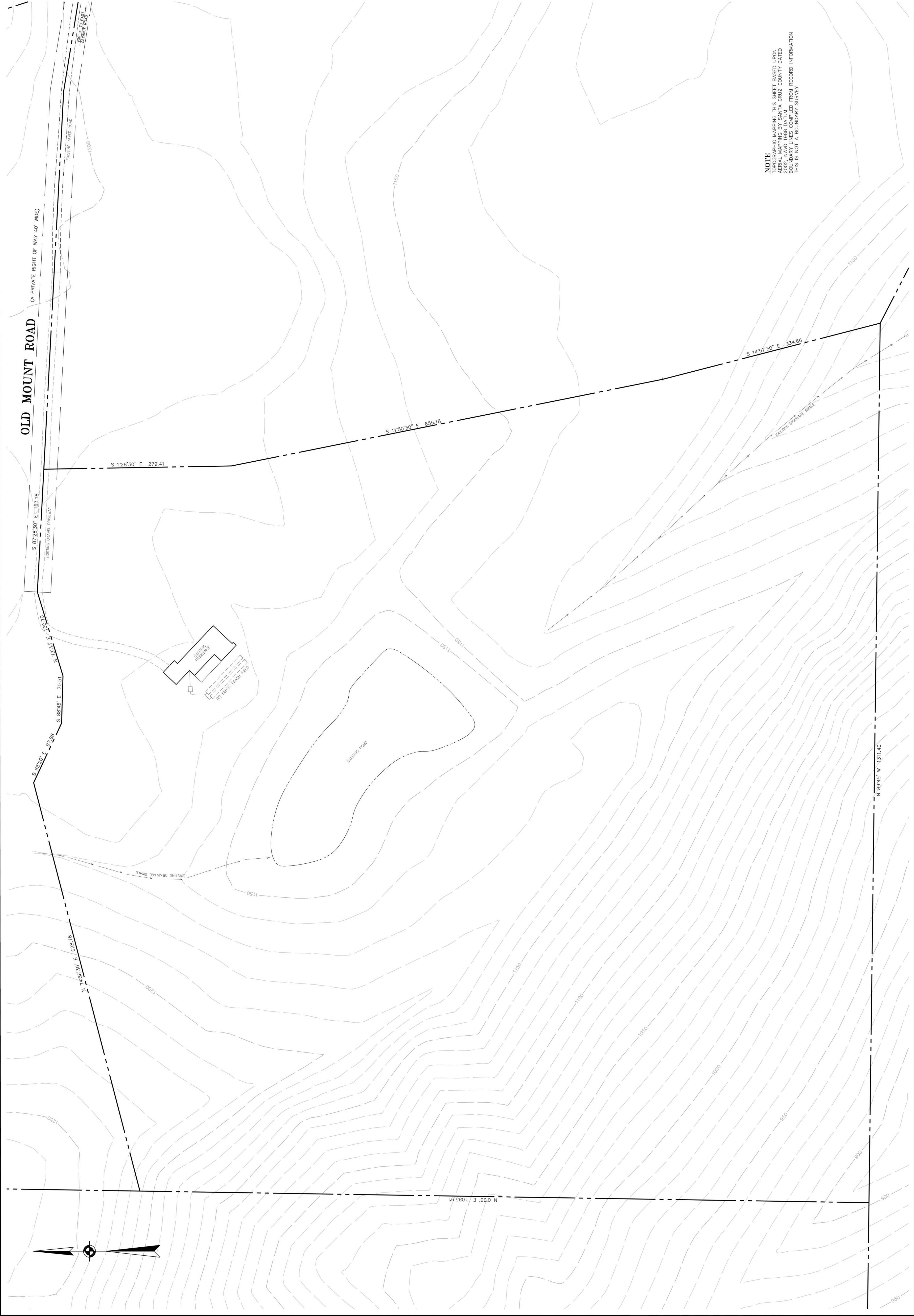
ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
64 PENNY LANE, SUITE A WATSONVILLE, CA 95076
(831) 724-5300 jeff@roperengineering.com



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

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

C2
OF 2 SHEETS



FOR TAX PURPOSES ONLY

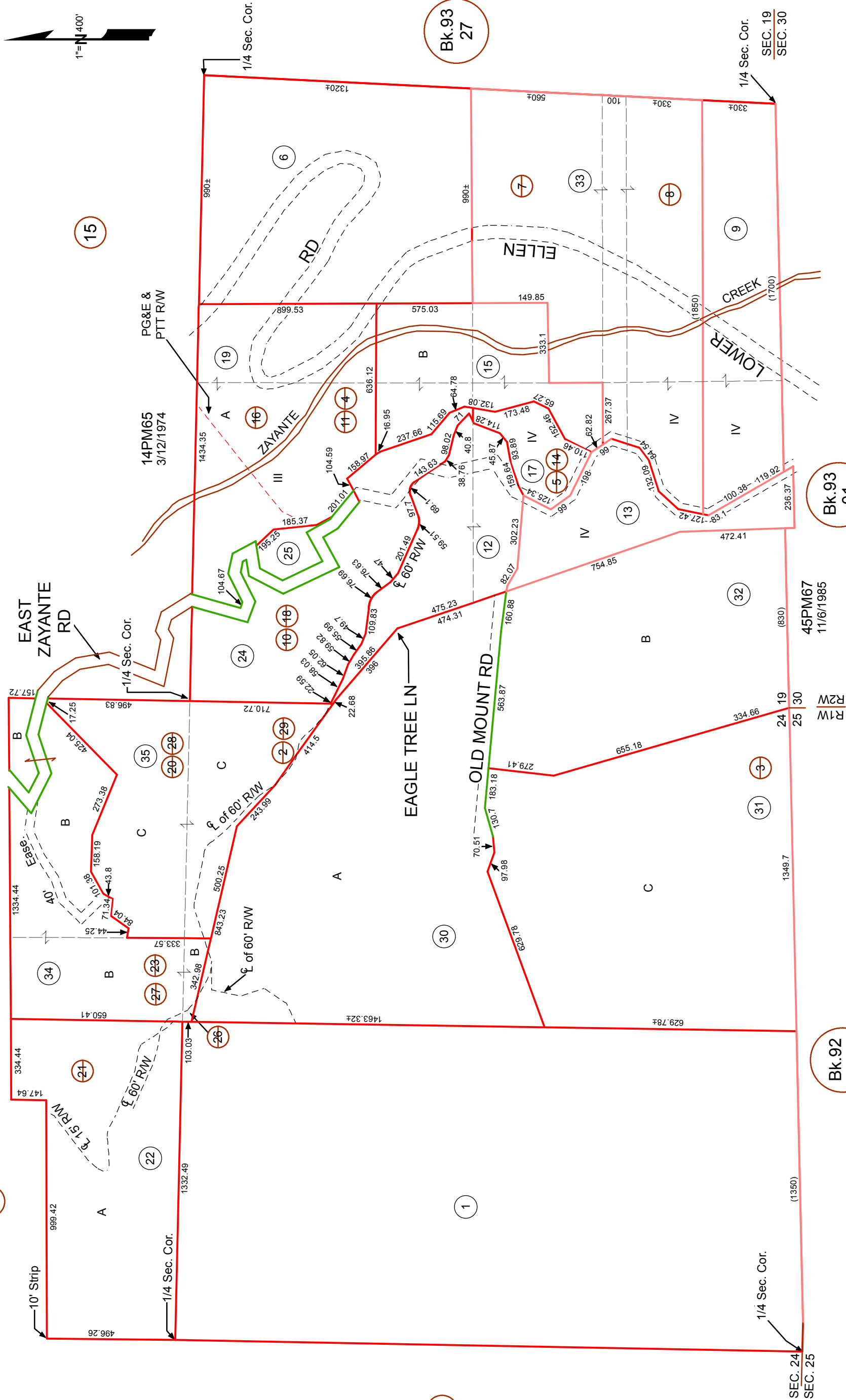
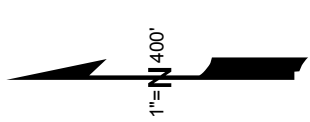
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POR. SEC. 19, T.9S., R.1W.
SEC. 24, T.9S., R.2W., M.D.B. & M.

Tax Area Code
65-020

91-16

Electronically Redrawn 12/01/99 mvm
Rev 3/1/11 CB (Comb Form, 1-34)
Rev 6/28/11 CB (Combo Form, 1-35)

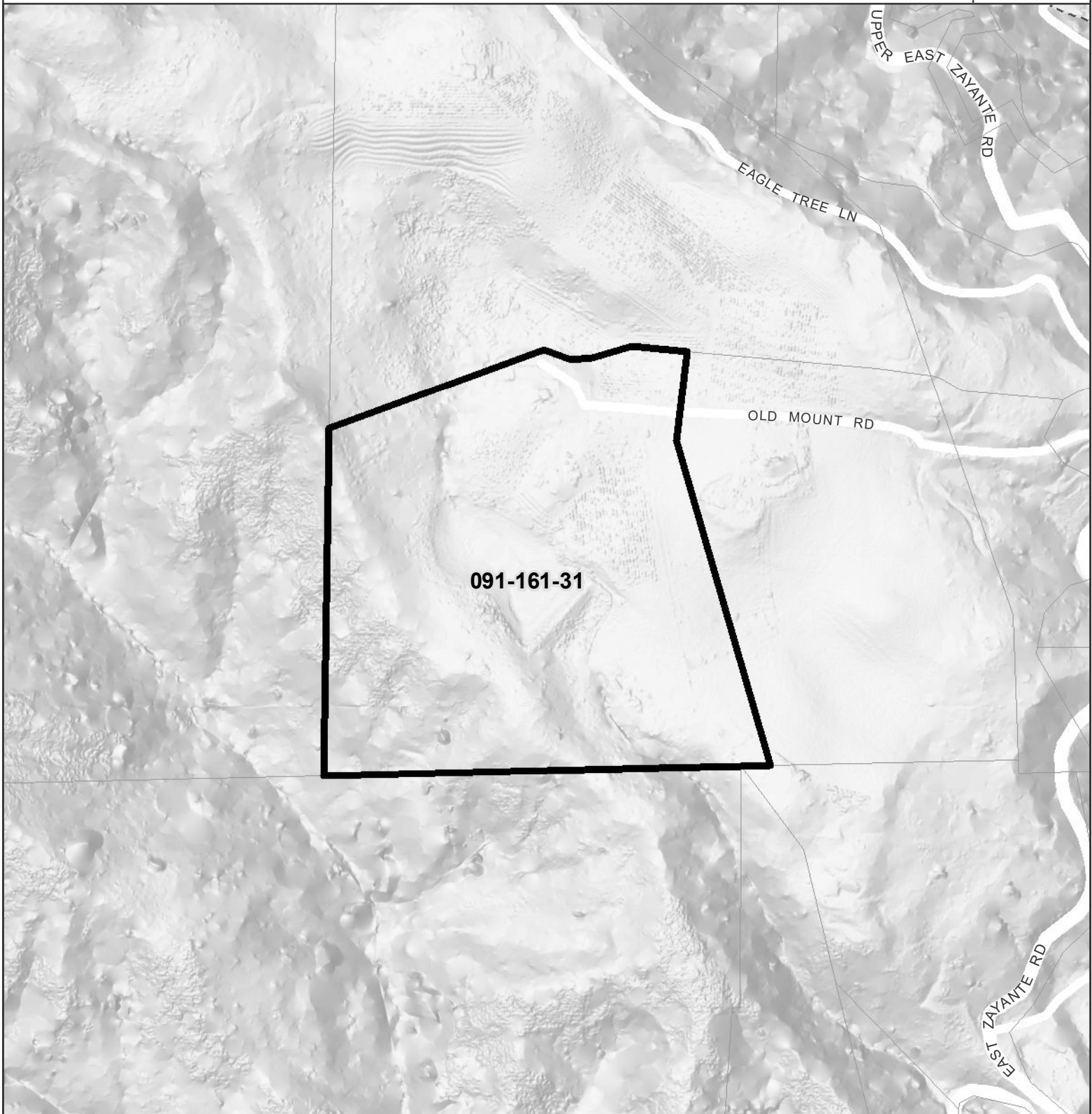


Note - Assessor's Parcel & Block
Numbers Shown in Circles.

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



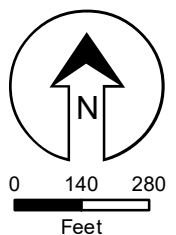
Parcel Location Map



Parcel: 09116131

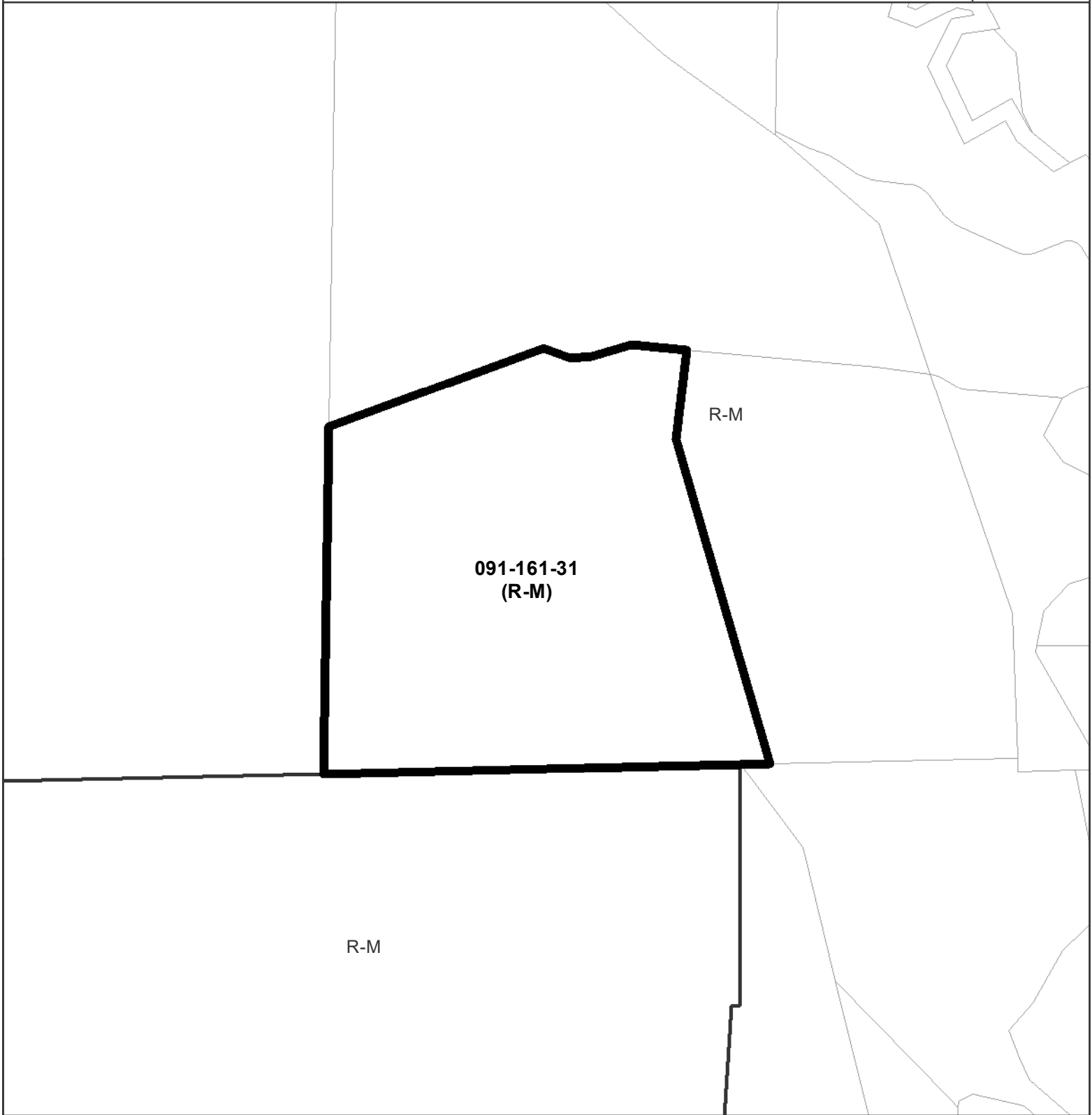
-  Study Parcel
-  Assessor Parcel Boundary

Map printed: 5 Nov. 2021

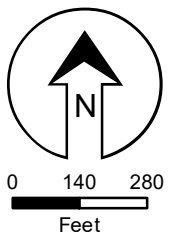




Parcel General Plan Map



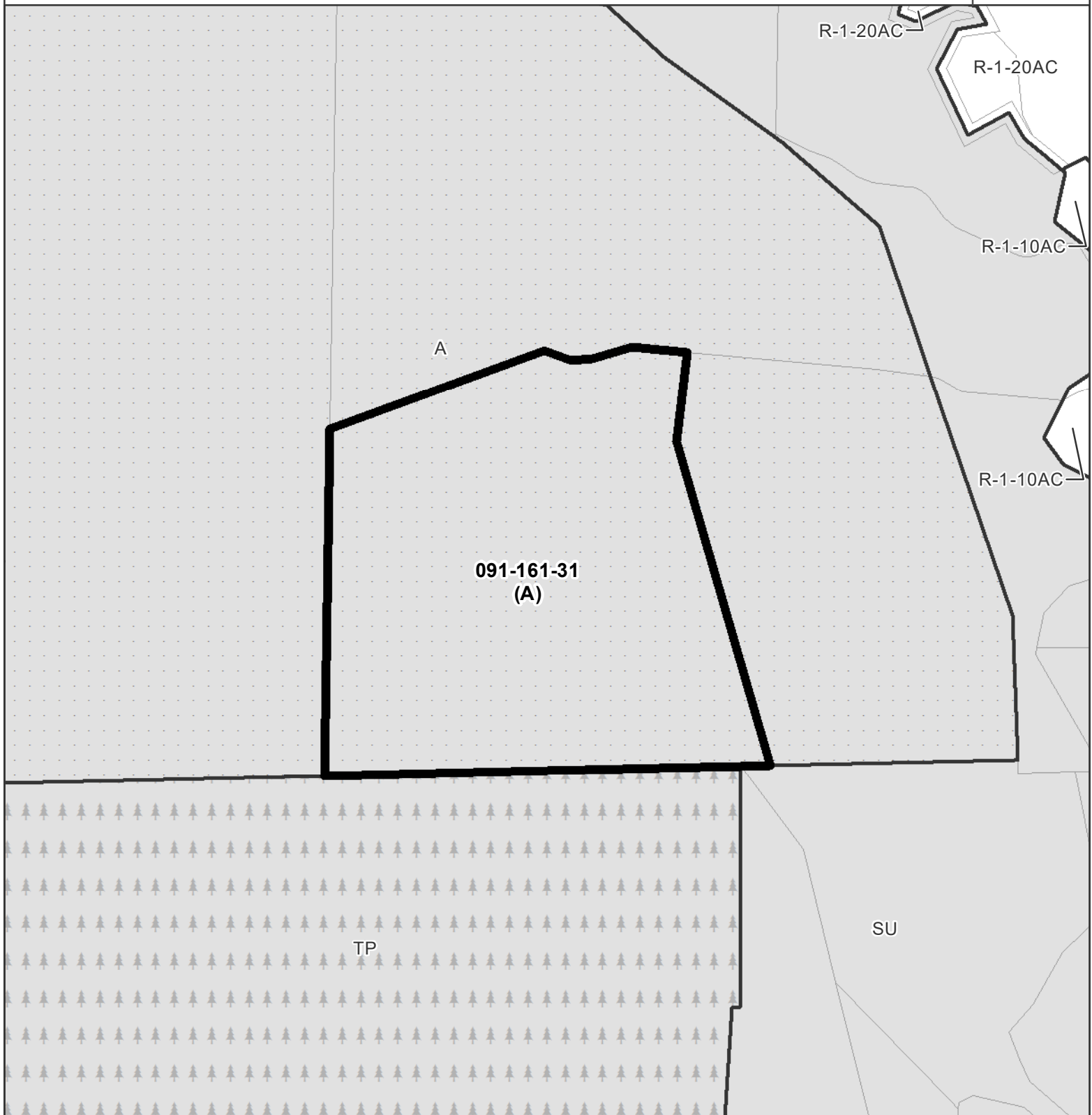
 R-M *Residential Mountain*



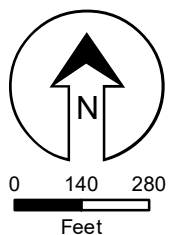


SANTA CRUZ COUNTY PLANNING DEPARTMENT

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.