



Staff Report to the Zoning Administrator

Application Number: **211130**

Applicant: Matthew Huse

Agenda Date: June 3, 2022

Owner: Matthew Huse

Agenda Item #: 4

APN: 098-171-01

Time: After 9:00 a.m.

Site Address: 500 Hawk Crest Rd., Los Gatos, CA 95033

Project Description: Proposal to operate a “Class SU” outdoor cannabis cultivation facility with a maximum of 6,000 square feet of canopy area on a property zoned SU (Special Use) on site with a single-family dwelling and accessory structures. Requires a Commercial Development Permit and a determination that the project is exempt from further environmental review under the California Environmental Quality Act (CEQA).

Location: Approximately 4 miles east of Old San Jose Rd. via Stetson or Miller Hill roads.

Permits Required: Commercial Development Permit

Supervisory District: 1st District (Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 211130, based on the attached findings and conditions.

Project Description & Setting

Setting

The subject property is located within the Summit Planning Area in a mountainous rural part of mid-county approximately 4 miles west of the junction of Soquel-San Jose Road and Stetson Road. The property itself is situated in a forested area interspersed with clearings for orchards and residential development. The 16.7-acre property is located on Hawk Crest Rd. (private) and is accessed via a gated driveway entry which lies approximately 600 feet east of Long Ridge Rd. a county-maintained two-lane roadway. The parcel is forested with small clearings for a primary residence, small outbuildings, and a cultivation site. Cannabis is currently cultivated under a provisional State-issued license.

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

Project Details

The proposed outdoor cannabis cultivation operation would be sited within the interior of the property west of the residence (Project Plans- Sheet A.02). The total extent of mature and immature commercial cannabis canopy area on this site is limited by code to a maximum of 9,300 square feet (SCCC 13.10.650(C)(3)(h)). The applicant proposes to cultivate 6,300 square-feet of canopy within (3) existing and (2) proposed 1,100 square-foot temporary shade/hoop house structures. The commercial cultivation area would be secured by a 6-foot high perimeter fence and accessed by a single secured entry gate.

Cannabis would be cultivated to maturity in the hoop houses during the April to October natural-light growing season. Imported immature plants (clones) would be placed in 100-gallon pots set upon weed cloth placed on bare soil and cultivated to maturity. No artificial lighting or powered appliances (fans, etc.) are proposed. Temporary “black out” curtains may be used to control the availability of natural light to maturing plants. Hoop house covers would be removed during the “winter” period (October 31st to April 15th) to allow infiltration of rainfall onto the soil surface of the cultivation area.

A total of (3) shipping containers, measuring 180 square-feet apiece, would be used for cannabis drying, storage, “administrative hold”, and self-distribution purposes. A battery-powered scale for harvest weighing would be present in “container A”. The containers would not be connected to power service. Dried cannabis would be trimmed and packaged for bulk distribution in a covered work area adjacent to the drying/storage containers (Project Plans, Sheet A 02). The packaged cannabis would then be transported by the operator off-site for testing and sale under a Class 1 self-distribution license.

All cultivation and post-harvest operations would be conducted by the owner/operator of the property. The parking area near the residence provides adequate parking for the owner’s vehicles.

The applicant has installed a hydrant and 5000-gallon water storage tank for fire suppression purposes.

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 16.7-acre parcel located in the SU (Special Use) zone district, a designation which allows residential and small-scale agricultural uses. Cannabis cultivation is akin to a vineyard, orchard, or other similar small-scale agricultural activity allowed in the SU district with exception of security requirements. The proposed cannabis cultivation use is an allowed use within the Special Use zone district and the project is consistent with the site's R-M (Mountain Residential) General Plan designation.

Key Regulatory Issues

Siting and Security

The owner/operator's residence and proposed cultivation area are accessed from Hawk Crest Road. (a private ROW) by a gated driveway of about 800 feet in length. The baserock/gravel single-lane drive proceeds north from the entry gate, splits near the residence, and extends westward about 200 ft. to a "hammerhead" turn-around feature near the gated entry to the cultivation area, a carport, and the proposed shipping container site. The cultivation/garden area, located at the western end of the parcel, is located on a level site on elevated terrain approximately 100 feet from Hawk Crest Road.

The nearest neighboring residence, located to the north of the subject parcel on APN# 098-151-35, is set back 450+ feet to the north-east from the cultivation area perimeter.

Mature trees screen the cultivation area from view from neighboring properties and vehicles traveling east-west on Hawk Crest Road.

A Security Plan for the proposed cannabis cultivation and self-distribution uses was submitted by the applicant and approved by the Cannabis Licensing Manager and County Sheriff's Office. The Plan includes site-specific measures developed under County guidelines for siting, fencing, lighting, site surveillance, and operational security. The Security Plan is a confidential document and is kept on file with the discretionary project staff report. All physical and operational security measures must be in place prior to issuance of a cannabis cultivation license.

Tree Removal and Protection

The applicant submitted a report by professional arborist Nigel Belton (ISA Certified Arborist WE-0410A) concerning the assessment of 17 Coast Redwoods in the immediate vicinity of the cultivation area. The report was submitted for review by Environmental Planning staff, who accepted the findings and recommendations of the arborist. The report's "Recommendations Concerning Tree Preservation and Protection" are referenced in Section III.C. of the "Conditions of Approval" for the project's discretionary use permit.

The applicant intends to 1) remove the minimum number of trees and overhead vegetation necessary to provide solar access to the proposed hoop house "A" and 2) undertake measures to protect tree root systems from the effects of clearing and pad construction for proposed hoop house "B" and proposed agricultural operations at hoop houses "A" and "B".

The arborist prescribes the removal of (3) trees less than 40 inches in diameter at breast height near hoop house "A" (note: 40 inches d.b.h. is the standard for tree protection under County Code) and the establishment of a fenced 'tree protection zone' near proposed hoop houses "A" and "B" to protect the root zones of trees to remain. Prior to construction, the arborist will establish temporary fenced tree protection zones and oversee tree removal and construction of the hoop house "B" pad by the General Contractor. A grading permit will be required to conduct the proposed excavation and fill work at hoop house "B".

Fire Hazard Reduction

As conditioned, the applicant shall install a hydrant for fire suppression purposes and maintain vegetation in accordance with the defensible space standards for residential parcels in the Summit Planning Area.

Best Management and Operations Plan (BMOP)

As required by County Code, 13.10.650, the “Conditions of Approval” and Project Plans include Best Management and Operational Practices (BMOP) specific to commercial cannabis operations. BMOP commitments made by the applicant include, but are not limited to, project siting, minimization of grading, irrigation and water conservation practices, and pesticide use and storage.

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
SU - Class SU	Single License	16.7 acres	1.25 % of parcel, but not to exceed 10,000 square feet	6,300 square feet	N/A	6,300 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 **211130**, based on the attached findings and conditions.

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

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

Report Prepared By: Michael Sapunor
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3405
E-mail: michael.sapunor@santacruzcounty.us

Report Reviewed By: Jocelyn Drake, Principal Planner
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Jocelyn.drake@santacruzcounty.us

Mail to: Matthew Huse
500 Hawk Crest Rd.
Los Gatos, CA 95033

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. Arborist Report

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: 211130

Assessor Parcel Number: 098-171-01

Project Location: 500 Hawk Crest Rd., Los Gatos, CA 95033

Project Description: Proposal to cultivate cannabis outdoors (6000 sf. canopy area)

Person or Agency Proposing Project: Matthew Huse

Contact Phone Number: 818-284-1008

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

Specify type: Class 1 - Existing Facilities (Section 15301); Class 4 - Minor Alterations to Land (Section 15304)

F. Reasons why the project is exempt:

Cultivation of cannabis on a developed site with minor clearing of vegetation

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

Date: _____

Michael Sapunor, Project Planner

EXHIBIT A

CEQA PROJECT DESCRIPTION FORM

Lead Agency: County of Santa Cruz Planning Department

Applicant: Matthew Huse

Project: Outdoor Cannabis Cultivation

Description of Project Site:

General Topographic Features (slopes and other features): 16.7-acre forested property with established clearings. Developed/cleared areas are flat to moderately sloped. Forested portions of the property include moderate to steep slope gradients.

Natural Features (general vegetation types, presence of streams and wetlands, forested areas): No surface water(s) or wetlands are located on the property. Undeveloped portions of the parcel are forested with redwood/mixed-conifer trees.

Existing Land Uses/Zoning: Residential "Special Use" (SU) zoning for residences, accessory structures, and small-scale agricultural operations. Cannabis cultivation requires a discretionary use permit under the "SU" zoning regulations.

Existing Constructed Features (buildings, facilities, and other improvements): (1) single-family residence, a carport, small accessory structures, (2) 5000 gallon water storage tanks.

Surrounding Land Uses (including sensitive uses): Residential

Required Site Improvements and Construction Activities:

Site Improvements: The project consists of outdoor cannabis cultivation (immature and mature/flowering plantings) on a 10,000 square-foot portion of the property. Harvested cannabis would be dried and stored in (3) unpowered shipping containers and processed under an existing carport. Improvements include minor grading and tree removal associated with (2) proposed hoop houses, enclosure of the cultivation area with a 6 ft. security fence, placement of (2) 180 square-foot shipping containers, and installation of motion-sensor lights and digital cameras for security.

Construction Activities: **None.**

Operation and Maintenance Activities:

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

Number of employees (total and by shift): (1) resident-operator.

Estimated Daily Trip Generation: less than 5 round-trips per day on average.

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

Wastewater Treatment Facilities: Septic system serving the residence.

EXHIBIT A

Source(s) of Power: [PG&E service](#)

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 Project Plans (Exhibit D, Sheets A 1.1. to 1.4) 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, B.1 Fencing and Security, B1.a. Wildlife-Friendly Fencing and Neighborhood Compatibility, B.1.b. Lighting for Security, B.2. Use of Impermeable and Permeable Surfaces, , B.4 Water Resources-Drainage, B.5. Water Storage.

BMOP Section C. “Construction Requirements” include C.1 Active Construction Requirements, C.1.a. Seasonal Restriction, C1.c. Work Hours, C.1.d. Worker Environmental Awareness Program, C.1.e. Prevention of Spread of Nonnative Invasive Plants and Noxious Weeds, C.1.f. Sediment Control Measures.

BMOP Section D. “Operational Requirements” include: D.2. Herbivory Prevention Plan, D.5.Pesticides, Fuel Storage, and Hazardous Materials, D.6. Odor Abatement, D.7. Water Supply and Quality, D7.a. SWRCB Certification, D.7.b. CDFW Certification, D.7.d. Irrigation efficiency, D.8. Waste Management, D.12. Site Closure and Clean-up Plan.

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.

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	pending
State Water Resources Control Board / Regional Water Quality Control Board	Water quality protection program	WDID 3_44CC403855

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 temporary shade “hoop house” structures and the drying, processing, weighing, bulk packaging and storage of cannabis material located within permitted storage structures (shipping containers) and a shaded outdoor work area (carport). The 16.7-acre parcel exceeds the minimum 10-acre parcel area standard for cultivation on single parcels in the SU 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 adjacent residential development sites, limiting the nuisance effect of 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.

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

This finding can be made, in that the proposed location of the cannabis cultivation and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the SU (Special Use) zone district and the proposed cannabis use meets all current site standards for the zone district and cannabis regulations. Furthermore, the project proposes (2) new “Sea Train” shipping containers located in the existing developed portion of the site, adjacent to a carport, and utilizes existing access and site infrastructure on site.

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 and security measures approved by the County Sheriff, 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.

This finding can be made, in that a single owner-operator will conduct small-scale outdoor agricultural operations on the property. 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.

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 accessed from a maintained private road through a gated driveway. The limited access to the property, and invisibility of the cultivation site from Hawk Crest Rd. and neighboring properties, provides for neighborhood peace and public safety. The scope of the operation is limited to one owner/operator living on site which 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 6,300 square foot, Class SU, outdoor cannabis cultivation facility in the SU (Special Use) zone district on a site with an existing single-family dwelling. The project includes use of (3) existing hoop houses and placement of new hoop houses “A” and “B” for cultivation, placement of (2) 180 square-foot “Sea Train” shipping containers, and use of a covered carport as a seasonal harvest processing area, as indicated on Project Plan Sheet A2.0. 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: 1) a Class SU Cultivation License and 2) a Class 1 Self-Distribution 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. Placement of the (2) “Sea Train” shipping containers for approved cannabis uses. The shipping containers shall not have electrical power service.
 2. Grading of the hoop house “B” pad and construction of a retaining wall, as described in the arborist report.

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.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official for construction of the hoop house “B” pad and retaining wall.
- II. Prior to issuance of an annual Cultivation License by the Cannabis Licensing Office:
 - A. The applicant shall obtain Building and Grading permits as described in Conditions C.1. and C.2. The building permit must be “finaled” prior to use of the shipping containers for harvest drying, weighing and storage.
 - B. The applicant shall Obtain an Operator Identification Number (OIN) for pesticide application and meet all requirements of the County Agricultural Commissioner’s

Office.

- C. 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.

III. Prior to issuance of a Building Permit 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 the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
- C. Meet all requirements of the Environmental Planning section of the Planning Department, including the "Recommendations Concerning Tree Preservation and Protection" (Arborist's Report, pgs. 7-8).
- D. Meet all requirements and pay any applicable plan check fee of the Santa Cruz County Fire Agency/Cal Fire.

IV. 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. All required cannabis cultivation area security fencing shall be maintained.
 - 2. No advertising or signage is allowed that displays either in words or symbols the presence of cannabis on-site.
 - 3. Each employee shall receive training regarding the site's security plan.
- 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 (1) cultivation licensee.
- K. All commercial vehicle parking, including 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. 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.
- V. 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.

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Application #: 211130
APN: 098-171-01
Owner: Matthew Huse

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Jocelyn Drake
Deputy Zoning Administrator

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

Project Notes:

- DONT SCALE THE DRAWINGS.
- STUDY THE CONTRACT DOCUMENTS AND THE FIELD CONDITIONS BEFORE BIDDING OR DOING WORK ON THIS PROJECT. IMMEDIATELY REPORT TO THE ARCHITECT ANY ERRORS, OMISSIONS, OR UNCLEAR DIRECTIONS. THE ARCHITECT WILL EVALUATE THE PROBLEM AND MAKE A WRITTEN INTERPRETATION.
- NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DEVIATIONS OR VARIATIONS FROM THE DRAWINGS OR SPECIFICATIONS SHOWN HEREIN.
- DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISH MATERIALS.
- DIMENSIONS ARE TAKEN FROM FACE OF FINISH (FOF), OR FROM CENTER LINES AS INDICATED.
- THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE PROJECT. THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY OF ANY DEVIATIONS OR VARIATIONS FROM THE DRAWINGS OR SPECIFICATIONS SHOWN HEREIN.
- "ALIGN" MEANS TO LOCATE FINISHED FACES IN SAME PLANE.
- "APPROVED" MEANS, UNLESS INDICATED OTHERWISE BY THE ARCHITECT, APPROVED IN WRITING BY THE ARCHITECT.
- "AS DIRECTED" OR "AS INDICATED" MEANS AS DESCRIBED EITHER VERBALLY OR IN WRITING BY THE ARCHITECT. "AS INDICATED" NORMALLY REFERS TO AN ITEM EXPLAINED IN THE CONTRACT.
- THE "CONTRACTOR" REFERS TO THE GENERAL CONTRACTOR, NOT HIS SUBCONTRACTORS.
- "PROVIDE" MEANS THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.
- "UNLESS NOTED OTHERWISE", "UNO", OR "UNLESS INDICATED OTHERWISE" MEANS THAT THE ITEM DESCRIBED IS TYPICAL AS SHOWN EXCEPT AS WHERE SPECIFICALLY CALLED OUT AS DIFFERENT.
- "VERIFY" MEANS, UNLESS INDICATED OTHERWISE BY THE ARCHITECT, TO OBTAIN WRITTEN VERIFICATION OF THE ITEM OR METHOD INDICATED FROM THE ARCHITECT. THIS VERIFICATION MIGHT INCLUDE ELABORATION OR EXPLANATION BY THE ARCHITECT REQUIRING A MORE COMPLEX CONSTRUCTION SOLUTION THAN MIGHT BE ASSUMED BY READING THE DRAWING WITHOUT THE VERIFICATION, THEREFORE PLEASE MAKE VERIFICATIONS AS EARLY AS POSSIBLE BEFORE BIDDING THE WORK. APPROVED SHOP DRAWINGS DO NOT CONSTITUTE VERIFICATION.
- INFORM THE ARCHITECT IMMEDIATELY IF THE DRAWINGS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS DONT SEEM TO COMPLY WITH CURRENT APPLICABLE LAWS, CODES, OR REGULATIONS.
- OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, RULES, ORDINANCES, AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE, AND LOCAL) GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY.
- U.N.O. APPLY, INSTALL, CONNECT, ERECT, CLEAN, AND CONDITION PRODUCTS PER THEIR MANUFACTURER'S CURRENT WRITTEN INSTRUCTIONS.
- SURVEY FIELD CONDITIONS AND VERIFY FEASIBILITY OF INDICATED WORK
- THE CULTIVATION OPERATION DOES NOT UTILIZE ANY BUILDINGS FOR COMMERCIAL OPERATIONS. STRUCTURES SHOWN ARE "HOOP HOUSES" AND TOOL STORAGE CONTAINERS.
- THE CULTIVATION OPERATION DOES NOT UTILIZE ANY BUILDINGS FOR COMMERCIAL OPERATIONS. STRUCTURES SHOWN ARE "HOOP HOUSES" AND TOOL STORAGE CONTAINERS.

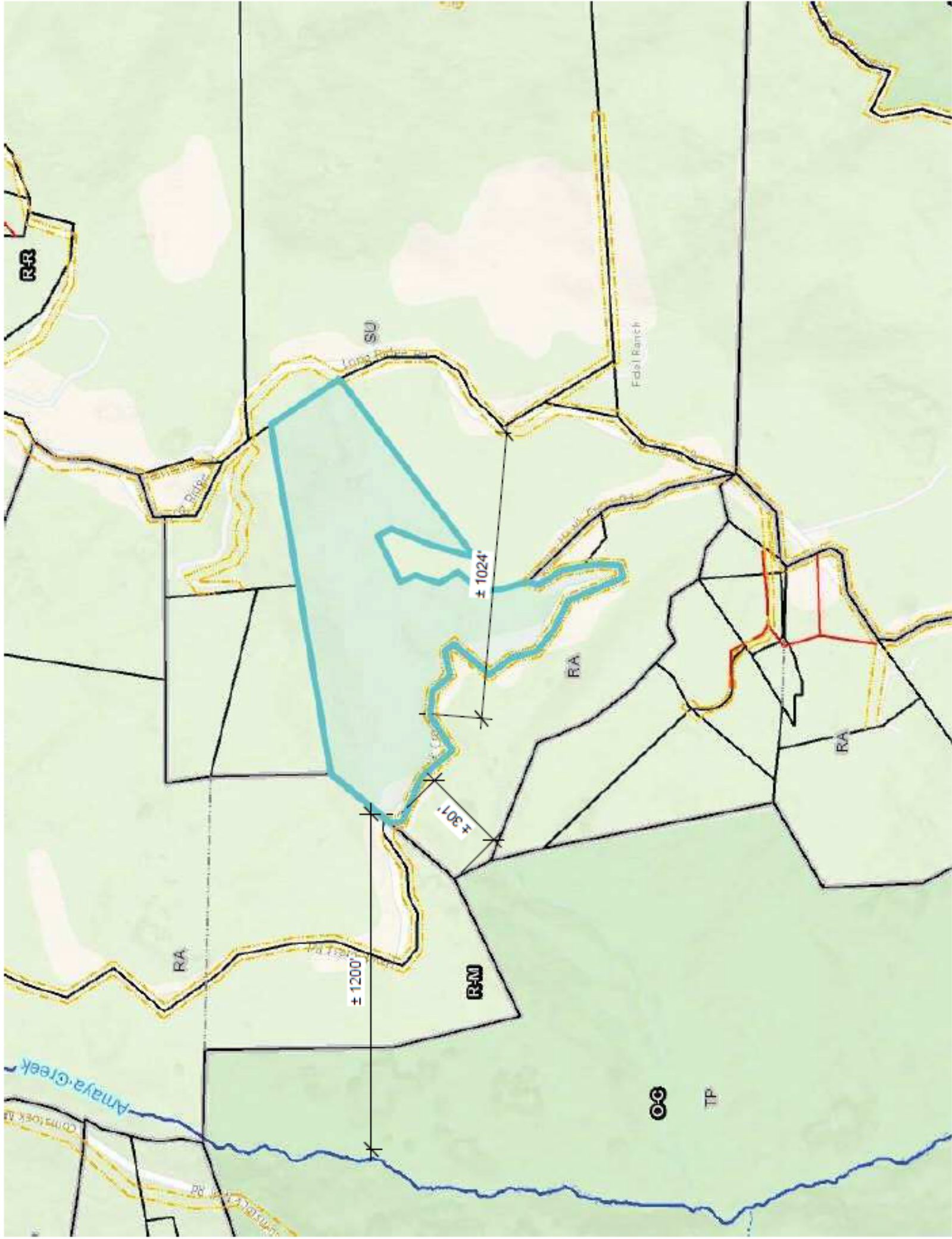
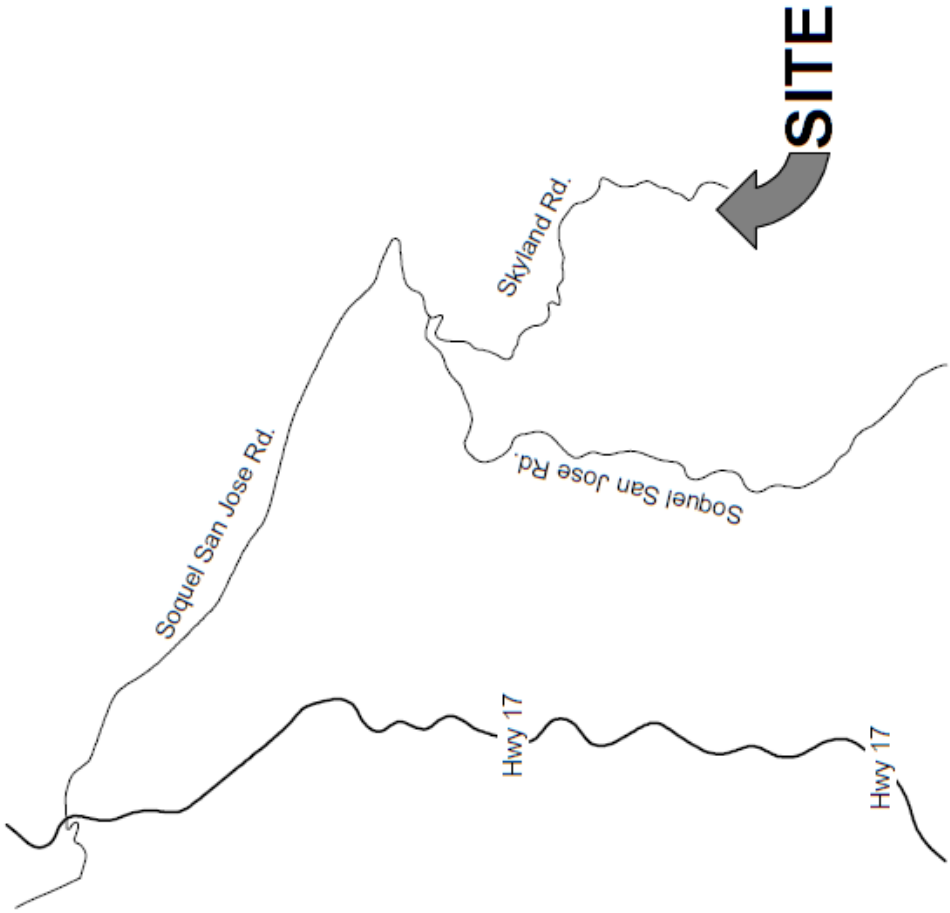
Fire Notes:

- THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2019 EDITION) AND SANTA CRUZ COUNTY AMENDMENTS
- BUILDING NUMBERS SHALL BE PROVIDED. NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES IN HEIGHT ON A CONTRASTING BACKGROUND AND VISIBLE FROM THE STREET. WHERE NUMBERS ARE NOT VISIBLE FROM THE STREET, ADDITIONAL NUMBERS SHALL BE INSTALLED ON A DIRECTIONAL SIGN AT THE PROPERTY DRIVEWAY AND THE STREET.
- THE DRIVEWAY / ACCESS ROAD SHALL BE IN PLACE PRIOR TO ANY FRAMING CONSTRUCTION, OR CONSTRUCTION WILL BE STOPPED
- A 100-FOOT CLEARANCE SHALL BE MAINTAINED AROUND AND ADJACENT TO BUILDINGS. THE BUILDING SHALL BE PROTECTED BY ANIMAL FIRE PROTECTION FIRE BREAK BY REMOVING ALL BRUSH, FLAMMABLE VEGETATION, OR COMBUSTIBLE GROWTH.
- EXCEPTION: SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURE.
- THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST BE ON-SITE DURING INSPECTIONS

REQUIRED COMPLIANCE WITH:
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING CODE

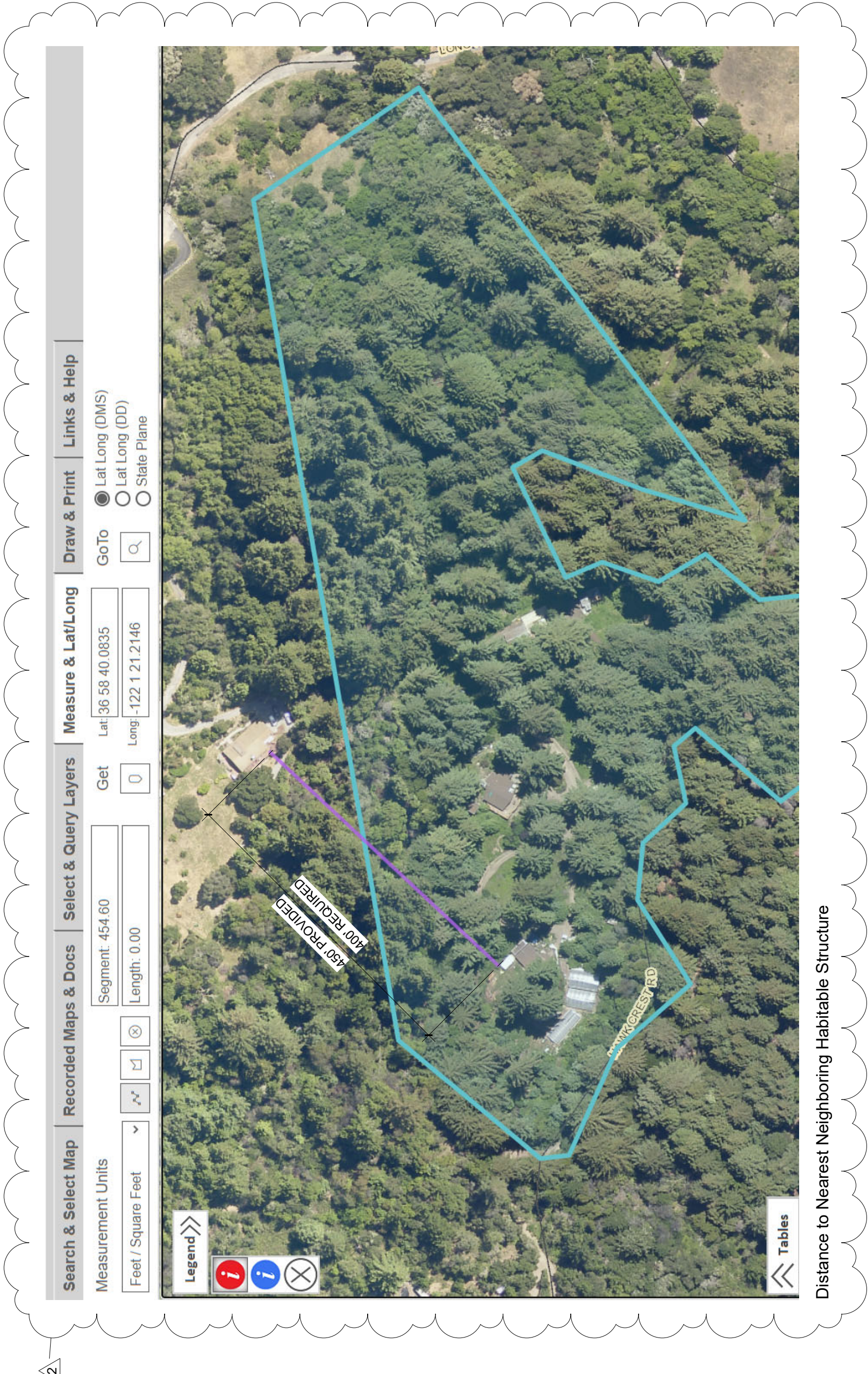
Project Location:

- TAKE OLD SAN JOSE/ SOQUEL RD. NORTH. MAKE RIGHT HAND TURN, MAKE RIGHT HAND TURN ONTO LONGBRIDGE RD. MAKE A FISH-HOOK MAKE RIGHT HAND TURN ONTO LONGBRIDGE RD. MAKE A FISH-HOOK RIGHT HAND TURN OFF LONGBRIDGE ONTO HAWK CREST RD.



3 Nearby Roads
1" = 160'-0"

2 Vicinity
1" = 400'-0"



Distance to Nearest Neighboring Habitable Structure

Project Description:

TWO NEW HOOP HOUSES ARE TO BE SET UP FOR CANNABIS CULTIVATION, AND TWO NEW STEEL STORAGE CONTAINERS ARE TO BE LOCATED ON SITE TO SUPPORT CULTIVATION ACTIVITIES.

Site Information:

- General Plan Designation: R-M (Residential - Mountain)
Assessor's Acreage: 16.7770 (73886 ± 1200 sq. ft.)
Proposed Structures: 2 Hoop Houses, 2 Steel Storage Containers
Proposed Floor Area: approx. 6,673 sq. ft.
Existing FAR: N/A
Proposed FAR: N/A
Minimum Setbacks:
R-M: >1 acre, 40ft front, 20 ft. sides and rear
Proposed structures are >600 ft. away from municipal boundaries
Proposed structures are >300 ft. away from any public right of way (Hawks crest Rd. is a private road)
Proposed structures are >100 ft. away from any stream of any kind
Cultivation shall be entirely indoors
- Maximum Height of Proposed Structures: 12'-0"
- Proposed Structure Areas:
CONTAINER A: 180
CONTAINER B: 180
HOOPHOUSE A: 1500
HOOPHOUSE B: 1000

Project Directory:

- OWNER
MATT HUSE
(831) 254-1008
500 HAWK CREST ROAD
LOS GATOS, CA 95033
DIDSUST@YAHOO.COM
- ARCHITECT
WILLIAM FISHER ARCHITECTURE, INC.
(831) 457-0246
P.O. BOX 8
SANTA CRUZ, CA 95063
COURTNEY@WFAA.COM
(831) 588-0154
111 DELLVIEW AVENUE
SANTA CRUZ, CA 95062
LAND SURVEYING
- CANNABIS STATE LICENSING CONSULTANT
WHITNEY STONE
(831) 747-1750
HTTPS://WWW.MJADMIN.COM
WHI1@MJADMIN.COM

Revision Schedule		
Rev. No.	Date	
2	8/1/2021	

Sheet List	
A0	Title Sheet
A1.1	BMOP 1
A1.2	BMOP 2
A1.3	BMOP 3
A1.4	BMOP 4
A2.0	Site Plan
A2.1	Hoophouse Floor Plans
A2.2	Container Floor Plans & Elevations
A2.3	Security Plan
1	Partial Topographic Survey & Proposed Site Plan
2	Partial Topographic Survey & Proposed Site Plan

the historic significance of the structure(s), then the Licensee shall provide a historic assessment of the structure(s) prepared by a qualified historic consultant.

- The historic assessment shall include a completed DPR 523a form and a letter prepared by the historic consultant stating whether the property has historic significance.
- If it is determined based upon the historic assessment that the licensed activity or development will impact a structure that is eligible as an historic resource pursuant to SCCC Chapter 16.42 or the California Register of Historic Resources criteria, then the staff historical resource planner shall review the site development for compliance with the Secretary of the Interior Standards for the Treatment of Historic Properties. Project conditions will be applied as appropriate to ensure compliance with the Secretary of the Interior Standards.

prior to cultivation activities, or within a timeframe established by the Licensing Official.

c. The County shall review and approve the visual screening plan prior to issuance of a license. The County shall review site conditions periodically, as determined necessary, and during license renewal.

4. Water Resources– Drainage. New and existing commercial cannabis facilities and cultivation operations must meet County and State requirements for project design and construction. These standards exist to ensure that stormwater is captured/retained on-site and runoff impacts to neighboring properties and water bodies are minimized. Best Management Practices (BMPs) for facility design and stormwater management (pre and post-construction) have been published by the County Public Works Department, Planning Department, and Santa Cruz County Resource Conservation District (SCCRD). Taken altogether, the Design Criteria and BMP measures provide a suite of actions that enable licensed cannabis operators to design, build and efficiently operate their projects to meet and remain in compliance with County and State water quality protection requirements.

a. Prospective licensees shall use industry-standard manuals to plan, design and construct commercial cannabis facilities, including:

i. "California Stormwater Quality Association- Stormwater Best Management Practice Handbook- New Development and Redevelopment" (<https://www.casqa.org/resources/bmp-handbooks/new-development-redevelopment-bmp-handbook>).

ii. "County of Santa Cruz Design Criteria Containing Standards for the Construction of Streets, Storm Drains, Sanitary Sewers, Water Systems, Diverways Within the Unincorporated Portion of Santa Cruz County" (Part 3: Stormwater Management) (<http://www.dpw.co.santa-cruz.ca.us/Portals/19/pdfs/DESIGNCRITERIA.pdf>).

iii. "Slow It. Spread It. Sink It: A Homeowner's guide to Greening Stormwater Runoff." (<http://www.rcdsantacruz.org/resources>).

b. All drainage shall be routed away from areas with karst geologic features.

5. Water Storage– Water storage shall be sufficient to meet Fire Department requirements and irrigation requirements taking into consideration applicable State Water Resources Control Board forbearance periods.

a. **Rainwater Collection System–** Licensees for cannabis cultivation shall install a rainwater collection system including using all available structures associated with the cannabis business, such as greenhouses, drying and trimming sheds, barns and storage facilities, and residences. Licensee shall calculate projected water demand for irrigation during the dry season (April 1 through September 30; or dates as modified by the State Water Resources Control Board) in order to determine the maximum storage required, and estimate the potential water

B. SITE DESIGN

The applicant shall comply with the following requirements, as applicable, to ensure the cannabis operation is compatible with neighborhoods and protects natural resources.

1. Fencing and Security– Fencing and other security installations deemed necessary to secure the facility or site, including to protect cannabis crops from damage or predation by animals, shall not obstruct wildlife movement within or through a parcel or cause an animal to become trapped, injured or disoriented.

The applicant for a permit to allow cannabis development shall prepare and submit to the Cannabis Licensing Office for review and approval a Fencing and Security Plan demonstrating ample security and screening of the commercial cannabis activity. The Plan shall be implemented prior to the issuance of the final building and/or grading inspection and/or throughout operation of the project, as applicable. The Fencing and Security Plan shall include, but not be limited to, the following:

- Wildlife-Friendly Fencing and Neighborhood Compatibility
 - The Fencing Plan shall depict typical fencing details, including location, fence type, and height. All fencing and/or walls shall be made out of material that blends into the surrounding terrain and shall minimize any visual impacts.
 - Fencing specifications shall be based upon the Montana Fish, Wildlife, and Parks guide: A Landowner's Guide to Wildlife Friendly Fences: How to Build Fences with Wildlife in Mind, Second Edition and Updated 2012, <http://wfp.mt.gov/wpdoc.html?id=34461>. Applicants shall pay special attention to the maintenance and use of fencing materials to reduce the chance that wildlife is ensnared or otherwise injured.
 - Fencing shall be sited and designed to avoid tree removal.
 - To the maximum extent feasible, fencing for cannabis cultivation sites in Mountain and South County Regions shall consist of:
 - Natural barriers and deterrents (e.g., planting using Agricultural Buffer Plant List, approved by the Santa Cruz County Agricultural Policy Advisory Commission: <http://www.sccoplanning.com/PlanningHome/EnvironmentAgriculturalResources/RecommendedAgriculturalBufferPlantingList.aspx>) to prevent trespass from humans, and shall be visually consistent to the maximum extent possible, with surrounding agricultural and open space lands.
- The least amount of fencing shall be used to secure the site and protect the cannabis cultivation area. In the case of grow areas that

available based upon average rainfall in the area and square footage of roof surface available for harvesting. Required rainwater capture storage shall be the smaller of the two estimates.

b. **Water Tanks–**Tank construction, capacity and quantity shall comply with all Planning and Building Department requirements.

- Tank(s) must observe all applicable setbacks for structures;
- If allowed for water storage purposes as determined by County and State regulations, ponds must be lined with an environmentally friendly material (bentonite, bento-mat, degradable geotextiles) and provide escape routes in ponds for amphibians/wildlife. Further, ponds must be responsibly managed to prevent the breeding of mosquitos and other vectors.

iii. Water storage locations shall be elevated where feasible to eliminate the need to pump water.

need to be protected from wildlife intrusion, the smallest area possible shall be used immediately surrounding grow site to minimize disruption of wildlife movement through property.

5. Prohibited fencing materials include razor wire, tarps, dust guard fencing, privacy netting, or woven or non-woven polyethylene plastic.

6. The fence shall include a lockable gate(s) that is (are) locked at all times, except for during times of active ingress/egress. To the extent feasible, gates should be placed at corners and not along edges of fence to allow wildlife such as deer a better chance to escape if they do enter fenced area and gates are unlocked to allow them to exit.

ii. The Licensee shall submit fencing plans to the County CLO for review and approval to ensure all requirements above are met and to ensure appropriateness of proposed fencing (e.g., use of natural materials and compatibility of proposed fence color with surroundings and compliance with applicable fence requirements of SCCC Chapter 13.10) prior to issuance of a cultivation license.

iii. The Licensee shall demonstrate to the CLO, through a site visit or photographs, compliance with any fencing or security requirements and that all fencing is in place as required prior to commencement of cannabis business activities.

b. Lighting for Security

i. The applicant for any commercial cannabis activity involving exterior artificial lighting shall submit a Lighting Plan to the CLO for review and approval. The Lighting Plan shall be implemented prior to the issuance of final building inspection and/or throughout operation of the project, as applicable. The Lighting Plan shall include the following:

- Plans shall identify all lighting on the property and demonstrate that all lighting will comply with the standards set forth herein.
- Lighting necessary for security shall consist solely of motion-sensor lights and avoid adverse impacts on properties surrounding the lot on which the cannabis activity is located.
- Any outdoor lighting shall be fully shielded and directed downward. All exterior light sources shall comply with the International Dark Sky Association standards for Lighting Zone 0 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–Excessive introduction of impermeable surfaces, including pavement, and permeable materials including baserock, may

C. CONSTRUCTION REQUIREMENTS

The applicant shall comply with the following requirements, as applicable, to ensure cannabis facilities construction protects neighborhoods and natural resources.

1. Active Construction Requirements

a. **Seasonal Restriction–** To the extent practicable, ground-disturbing activities will be avoided during the wet season (i.e., between November 1 and March 31) to minimize impacts due to erosion and sedimentation.

b. **Roosting Bat or Nesting Bird Survey–** For sites involving clearance of existing mature vegetation during breeding season, the Licensee shall hire a County-approved biologist to conduct a pre-activity survey for nesting birds to ensure that no nests will be disturbed during Construction or operation of a proposed cultivation or manufacturing site. These surveys shall be conducted no more than seven days prior to the start of initial ground disturbing activities. During these surveys, the biologist shall inspect all potential nesting habitats (e.g., trees, shrubs, ruderal grasslands, buildings, and bridges) in and immediately adjacent to the impact areas for nests. If an active nest is found sufficiently close to work areas to be disturbed by construction or operation of a proposed site, the biologist shall determine the extent of a construction-free buffer zone to be established around the nest (typically 0.5-mile for bald and golden eagles, 300 feet for other raptors, 250 feet for ticochored blackbird colonies, and 100 feet for other non-raptors) to ensure that no nests of protected birds shall be disturbed during construction or operation of a proposed site. No new Program-related activities shall be performed within the buffer zone until the young have fledged or the nest has been determined to be inactive by a County-qualified ornithologist.

c. **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.

d. **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.

i. The training shall be tailored to the specific resources potentially occurring on the cannabis site in question and will include a discussion of sensitive biological resources within the area (including sensitive and regulated habitats), the potential for occurrence of special-status species, and the life histories of those species.

ii. The training will also review the project boundaries, work limits, and applicable environmentally sensitive areas.

iii. The pre-activity training program will also provide images of potentially occurring special-status species and review the avoidance, minimization,

permanently alter a parcel's ability to absorb water onsite, and affect future soil productivity. Licensee shall avoid or minimize use of surfaces that may impact their long-term viability and the ability of native soils to perform their function in water absorption.

a. Limit surfaces that may impair long-term native soil productivity, water permeability, water retention, or soil aeration. Licensee shall demonstrate that they have minimized the use of surface materials that would permanently alter native soils.

i. Impervious or pervious surfaces to be used in support of new cannabis operations, whether for structures or access, which impair long-term soil capabilities shall be limited to the minimum area necessary to provide structural support and access.

1. Inorganic materials, such as baserock, gravel, or builder's sand, shall not be used as a surface for container placement or associated staging facilities unless it can be shown that the materials can later be removed without adversely impacting the underlying soils.

2. Permanent impervious surfacing, such as cement and asphalt pavement, shall not be permitted as a platform for crop containers.

3. Imperviant impervious surfacing, such as tarps, or permanent pervious surface material, such as weed cloth, may be permitted with an approved drainage system to control irrigation and stormwater runoff. The imperviant impervious surfacing shall not adversely impact the on-site soils or adjacent properties.

ii. On CA Zoned Property, Development shall minimize use of impervious or semi-pervious materials on Type 1-3 soils with the potential to impact underlying soils. Technical reports are required to demonstrate conservation of farmland to the maximum extent feasible.

3. Visual Screening of Cannabis Infrastructure. To reduce the visual impacts associated with cannabis infrastructure, the Licensing Official shall determine on a case by case basis whether cannabis infrastructure requires specific conditions to minimize visibility, so that cannabis related development does not project above a local ridge or tree line, and/or require specific color palettes for infrastructure that blend in with the surrounding environment.

a. The Licensee shall submit the visual screening plan to the County Cannabis Licensing Office for review and approval to ensure appropriateness of the proposed color palette and techniques to be used to minimize visibility of cannabis-related infrastructure. This shall include siting and/or landscaping, as necessary and consistent with protection or other natural resources.

b. The Licensee shall demonstrate to the County Cannabis Licensing Office, through plans, a site visit, or photographs the site's compliance with any screening, painting, or other approved visual blending technique applied, and shall complete

and protection measures to be implemented to ensure species are not impacted by project activities.

iv. A handout that summarizes all the information covered in the pre-construction training program will be given to all on-site personnel and copies shall be made available on the site at all times.

e. **Prevention of Spread of Nonnative Invasive Plants and Noxious weeds–**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 (weeds as defined by the California Department of Food and Agriculture: [https://govt.westlaw.com/calregs/Document/DOCA0850BE0A11EA426B-C7E8507C2F00?view=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/DOCA0850BE0A11EA426B-C7E8507C2F00?view=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default))) 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. Licensees shall consult with the Santa Cruz County Resource Conservation District (RCD) to determine appropriate native seeds for planting.

iii. Plantings in landscaped areas shall consist of site-appropriate native species to the extent practicable as determined by the Santa Cruz RCD or County-approved biologists.

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.

f. **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. All exposed/disturbed areas within the cannabis site shall be stabilized to the greatest extent possible. Erosion control measures, such as silt fences, straw hay bales, gravel or rock lined ditches, water check bars, and broadcast straw will be used where ever sediment-laden water has the potential to leave the work site and enter Waters of the U.S./State. Erosion control measures will be monitored during and after each storm event. Modifications, repairs, and improvements to erosion control measures will be made whenever needed. Materials used for erosion control or to repair erosion control will not pose a risk to fish or wildlife (e.g., materials containing

monofilament will not be used to avoid entanglement of wildlife). Additional requirements include: i. County of Santa Cruz Construction Site Stormwater Pollution control BMP Manual” - http://www.sccopdamming.com/Portals/2/CountyPlanning/en/Constructio nStormwaterBMPManual-Oct%201702011version.pdf?ver=2012-02-21-133552-347 g. 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 outside mandatory riparian setback areas. Staging and storage areas will be within a paved or gravel- lined site, if feasible. Stationary equipment such as motors, pumps, generators, compressors, and welders located within or adjacent to a stream will be positioned over drip pans. Stationary heavy equipment will have suitable containment to handle a catastrophic spill/leak. h. Spill Containment- Spill containment kits will be maintained onsite 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. i. 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. j. 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). No netting, canvases, or material capable of trapping or ensnaring wildlife will be used to cover open trenches. If use of a hard cover is not feasible, multiple wildlife escape ramps will be installed, constructed of wood or installed as an earthen slope in each open trench, hole, or pit that is capable of allowing large (i.e., deer) and small (i.e., snakes) wildlife to escape on their own accord. Prior to the initiation of construction each day and prior to the covering of the trench at the conclusion of work each day, a qualified biologist or on-site personnel will inspect the open trench, pit, or hole for wildlife. If wildlife is discovered it will be allowed to leave on its own accord; if wildlife does not leave on its own accord consultation with the California Department of Fish and Wildlife (CDFW) will be initiated. k. Spoils Placement- Spoils will be placed in a stable area outside of streams, wetlands, riparian areas, and other sensitive habitats. l. Intake Screens- Any surface water diversion that is permissible according to County and/or State regulations during construction require intake hoses and	Page 13 of 26 County of Santa Cruz Non-Retail Commercial Cannabis Business Best Management and Operational Practices Requirements
---	--

pump inlets to be completely screened with wire mesh not larger than 5 millimeters to prevent native fish, amphibians, and other aquatic species from entering the pump system. The screens will be made of non-corrosive material. The screen will be kept in good repair and cleaned/checked frequently. All screens will be supported above the channel bottom. m. 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 CLO and/or Planning Department prior to removal. n. Riparian Buffers- Maintain buffers from riparian areas and other sensitive habitat areas, consistent with SCC Title 16, to minimize intrusion from cannabis activities. o. 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). Plant species and material from non-local sources will be utilized only with prior written authorization from the County as determined by the County RCD and/or a County approved biologist. i. Revegetation will be completed as soon as possible after earthmoving activities cease. Seeding placed after October 15 will be applied by hydro-seed or will be covered with broadcast straw, jute netting, coconut fiber blanket, light mulch or a similar erosion control method. Erosion control blankets with monofilament or woven plastic strands may not be used.	Page 14 of 26 County of Santa Cruz Non-Retail Commercial Cannabis Business Best Management and Operational Practices Requirements
--	--

D. OPERATIONAL REQUIREMENTS The applicant shall comply with the following requirements, as applicable, to ensure the ongoing operation of a cannabis business is compatible with neighborhoods, and protects employees and natural resources. 1. Employees- a. Implement TDM Measures- To reduce operation-generated NOx emissions related to offsite mobile emissions caused by implementation of the Program, licensees must implement feasible TDM measures that reduce vehicle travel to and from their proposed site: i. Provide for carpool/shuttle/mini bus service for employees, especially during harvesting periods, on cultivation sites; ii. Provide bicycle storage/parking facilities; iii. Provide incentives to employees to rideshare or take public transportation; iv. Implement compressed or flexible work schedules to reduce the number of days per week that employees are needed onsite. b. Worker Rights and Safety- Licensees shall comply with the following requirements to ensure work health, safety and welfare: i. Cultivators shall comply with all applicable federal, state, and local laws and regulations governing California Agricultural Employers, which may include: federal and state wage and hour laws, CAL/OSHA, OSHA, California Agricultural Labor Relations Act, and the Santa Cruz County Code (including the Building Code). ii. All persons hiring employees to engage in commercial cannabis business shall comply with the following Employee Safety Practices: 1. Cannabis business operations must 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; c. Fire prevention; d. Hazard communication policies, including maintenance of material safety data sheets (MSDS) and establish materials handling policies; and e. Personal protective equipment policies, including respiratory protection. 2. Cannabis operations must visibly post and maintain an emergency contact list which includes at a minimum: a. Operation manager contacts; b. Emergency responder contacts; and c. Poison control contacts.	Page 15 of 26 County of Santa Cruz Non-Retail Commercial Cannabis Business Best Management and Operational Practices Requirements
--	--

3. 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. Plumbing facilities and water source must be capable of handling increased usage without adverse consequences to neighboring properties or the environment. 4. On site-housing provided to employees shall comply with all applicable federal, state, and local laws and regulations. No camping onsite permitted at any time. Responsible Department: Cannabis Licensing Office 2. Herbivory Prevention Plan- It is the responsibility of every cannabis business licensee to proactively protect cannabis plants or related infrastructure from herbivores, such as wood rats or deer, in an ecologically friendly manner. Every applicant for cannabis cultivation activities must develop and execute an herbivory prevention plan commensurate with the scale of their proposed operations in order to prevent crop damage from wildlife predation or other unwanted nuisances. The Cannabis Licensing Official may waive some requirements for exclusively indoor, well-sealed, fully enclosed and secure buildings, such as a warehouses if it is determined some measures are unnecessary. An Herbivory Prevention Plan must be developed, executed and maintained throughout the life of the cannabis business license. Site inspections shall confirm that these measures are being taken on an ongoing basis. Every licensee shall work in consultation with a County approved biologist to prepare a plan incorporating measures including those listed below, as deemed appropriate, which shall be submitted prior to cannabis license issuance. a. Herbivory Control- All efforts to control unwanted herbivores are temporary and regular monitoring and maintenance is required of all licensees. In the case of rodents, populations may be low for one to several years after conscientious plan implementation, but if not maintained, a new group of rodents will eventually re-establish in the vacated biological niche if food, water, and habitat are available. Rodent control relies on management that includes improved 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. Woodrats or other rodents may chew on the stalks of young marijuana plants as a source of sugar and water. Rodents are mostly a danger when plants are young. Once the plants are taller, they can withstand some loss of the smaller lower limbs and buds. For this reason, traps or barriers may only be needed at the start of the growing season.	Page 16 of 26 County of Santa Cruz Non-Retail Commercial Cannabis Business Best Management and Operational Practices Requirements
---	--

6. Odor Abatement Plan- The applicant for cultivation, nursery, manufacturing (volatile and non-volatile), and/or distribution permits, shall (1) prepare and submit for Cannabis Licensing Office review and approval, and (2) implement, an Odor Abatement Plan. The Odor Abatement Plan must reduce odors that are experienced within residential areas, to the maximum extent feasible as determined by the Cannabis Licensing Official. The Odor Abatement Plan shall be implemented prior to the issuance of final building and/or grading inspection and/or throughout operation of the project, as applicable. The Odor Abatement Plan must include the following: a. A floor plan, specifying locations of odor-emitting activity(ies) and emissions; b. A description of the specific odor-emitting activity(ies) that will occur; c. A description of the phases (e.g., frequency and length of each phase) of odor-emitting activity(ies); d. A description of all equipment and methods to be used for reducing odors. A Professional Engineer or a Certified Industrial Hygienist must review and certify that the equipment and methods to be used for reducing odors are consistent with accepted and available industry-specific best control technologies and methods designed to mitigate odor;	Page 20 of 26 County of Santa Cruz Non-Retail Commercial Cannabis Business Best Management and Operational Practices Requirements
--	--

In the case of larger mammals such as deer, exclusionary fencing that will not harm wildlife (see Fencing requirements under Site Design chapter) is acceptable. Not all methods and tactics will work at every site. A County approved biological consultant shall be retained to ensure monitoring and evaluation of plan efficacy throughout the life of the project. i. Physical barriers- Protect the base of the plants. The best deterrence against woodrat or other rodent predation is a physical barrier around the base of each plant: a 3-foot tall barrier of chickenwire, wrapped twice around each plant. Do not use Tanglefoot. It will not work, and may kill beneficial species like bees, lizards, snakes, and even birds. Depending on the plant's life stage, using chickenwire (or hardware cloth), to cover plant in semi-burnito shape around plant protects its roots against gophers and its stalk & leaves against rabbits, woodrats and deer. ii. Mechanical traps shall not be used for rodent control due to the risk of inadvertently trapping a protected species, including the Dusky-footed wood rat. Further, glue/sticky traps should never be used to control rodents. Not only are these devices cruel, they are indiscriminate killers that commonly catch non-target animals such as songbirds, baby mammals, lizards, and snakes. iii. Biological controls: Attract natural predators-Barn owls are the most voracious predators of rodents; a single wild barn owl usually eats about four small rodents a night—that's 1,460 per year. A barn owl family may eat up to 4,000 prey items during a single breeding season. Installing barn owl nest boxes will attract these beneficial predators to hunt and nest in your area. Barn owls are not territorial, so you may install more than one nest box on your property. To make your property raptor-friendly, some properties may be appropriate for installing barn owl nest boxes and raptor perches. In working with a County approved biologist, an assessment must be made whether and where to install owl nest boxes or raptor perches as not all properties are appropriate. Owl boxes must be prepared in consultation with a County approved biologist and must be maintained in accordance with a maintenance schedule to ensure nests are operational and safe for raptor use.	Page 17 of 26 County of Santa Cruz Non-Retail Commercial Cannabis Business Best Management and Operational Practices Requirements
---	--

iv. For more ideas on incorporating other non-toxic controls for small mammal pests in the garden, please see the handout, "Controlling Small Animal Pests," from the UCSC Farm & Garden. https://cafsf.ucsc.edu/documents/for-the-gardener/gopher_control.pdf b. Deer and other Wildlife- Applicant shall comply with all wildlife friendly fencing requirements noted in the Site Design. Fencing section of this BMPOP to control for unwanted deer predation or predation by other animals. 3. Riparian Buffer Protection- No storage or staging of any equipment or employee activities is allowed within required riparian setback areas designated for natural resource protections. a. The removal of vegetation is prohibited within the setback. Unless as otherwise directed by a County approved biologist, riparian buffers shall be replanted with native vegetation if required to help ensure the buffer zones perform their protective function; b. Observe riparian corridor setbacks: These areas shall be maintained as "no touch" areas. No equipment, vehicles, composting or other activity shall be stored or carried out in the riparian setback. 4. Supplemental Lighting for Cultivators- Cultivators using artificial lighting to support cultivation shall shield structures so that no light escapes the structure, other than for the brief entry or exit of employees. a. Light shall not escape the structure where artificial light is used for cultivation between sunset and sunrise in order to prevent disorientation of wildlife moving through property or disrupt neighboring properties. 5. Pesticides, Fuel Storage, and Hazardous Materials- Do not improperly store or use any fuels, fertilizer, pesticide, fungicide, rodenticide, or herbicide. a. Any uses of pesticide products shall be in compliance with the State pesticide laws and regulations enforced by the County Agricultural Commissioner's Office and the California Department of Pesticide Regulation. i. The following requirements shall apply to all licensees unless otherwise directed by the Agricultural Commissioner and/or Department of Pesticide Regulation: 1. Pesticide Storage a. Pesticide Storage must comply with 3CCR Sections 6670 – 6684 http://www.cdpr.ca.gov/docs/legbills/calcode/030204.htm	Page 18 of 26 County of Santa Cruz Non-Retail Commercial Cannabis Business Best Management and Operational Practices Requirements
--	--

b. Secure pesticides in locked storage shed; c. Shed shall be ventilated and located in the shade; d. Secondary containment capable of holding the maximum possible volume stored is required; e. Pesticide and fertilizer storage facilities shall be located outside of the Riparian setbacks established in SCCO 13.10 for structures; f. Pesticide and fertilizer storage facilities shall be adequate to protect pesticide and fertilizer containers from the weather; g. Store all bags and boxes of pesticides and fertilizers off the ground on pallets or shelves; h. If the structure does not have an impermeable floor, store all liquid pesticides and fertilizers on shelves capable of containing spills or provide appropriate secondary containment; i. Routinely check for leaks and spills; j. Have spill cleanup kit onsite to be able to respond to any leaks or spills. k. Follow the additional requirements of the California Department of Pesticide Regulation Pesticide Safety Information Series A-2. http://www.cdpr.ca.gov/docs/wfhs/pdf/hs711.pdf l. Pesticide storage must be posted and the sign must be visible from the direction of probable approach if any pesticide containers bearing the signal words "warning" or "danger" are stored. Posting requirements must comply with 3CCR, Section 6674. http://www.cdpr.ca.gov/docs/legbills/calcode/030204.htm 2. Pesticide Use a. For all pesticides, users must follow state guidelines for pesticides that can legally be applied to cannabis (http://www.cdpr.ca.gov/docs/cannabis/can_use_pesticide.pdf) 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. b. Prior to the use of any approved pesticide on cannabis, obtain an Operator Identification Number from the County Agricultural Commissioner. c. Submit monthly pesticide use reports to the County Agricultural Commissioner. 3. Fertilizer Use	Page 19 of 26 County of Santa Cruz Non-Retail Commercial Cannabis Business Best Management and Operational Practices Requirements
---	--

a. Prior to applying fertilizers, evaluate irrigation water, soils, growth media, and plant tissue to optimize plant growth and avoid over fertilization. b. Apply fertilizers at label rates. c. Do not apply fertilizers in a way that will result in runoff that may contaminate ground or surface water. b. Storage of Fuel--Fuel shall be stored and handled in compliance with applicable state and local laws and regulations, and in such a way that no spillage occurs. i. The following requirements shall apply to all licensees unless otherwise directed by the Environmental Health Department. 1. Storage located more than 100 feet from water source with no discharge path to water; 2. Proper storage instructions shall be posted and visible to all employees; 3. Supply of spill clean-up material shall be stored near storage unit. c. Hazardous materials and wastes from cannabis businesses are regulated by the Santa Cruz County Environmental Health Department that administers the Hazardous Materials Program as one of the Certified Unified Program Agencies (CUPA). This includes the application, inspection, enforcement, and reporting under the program requirements and standards set by the California Environmental Protection Agency (CalEPA). Licensees shall comply with all current or future requirements of the SCC Environmental Health Department. 6. Odor Abatement Plan- The applicant for cultivation, nursery, manufacturing (volatile and non-volatile), and/or distribution permits, shall (1) prepare and submit for Cannabis Licensing Office review and approval, and (2) implement, an Odor Abatement Plan. The Odor Abatement Plan must reduce odors that are experienced within residential areas, to the maximum extent feasible as determined by the Cannabis Licensing Official. The Odor Abatement Plan shall be implemented prior to the issuance of final building and/or grading inspection and/or throughout operation of the project, as applicable. The Odor Abatement Plan must include the following: a. A floor plan, specifying locations of odor-emitting activity(ies) and emissions; b. A description of the specific odor-emitting activity(ies) that will occur; c. A description of the phases (e.g., frequency and length of each phase) of odor-emitting activity(ies); d. A description of all equipment and methods to be used for reducing odors. A Professional Engineer or a Certified Industrial Hygienist must review and certify that the equipment and methods to be used for reducing odors are consistent with accepted and available industry-specific best control technologies and methods designed to mitigate odor;	Page 20 of 26 County of Santa Cruz Non-Retail Commercial Cannabis Business Best Management and Operational Practices Requirements
---	--

603 Front Street, Santa Cruz, California 95060 (831) 246-0117 bill@modern-architecture.com modern-architecture.com William Fisher Architecture, Inc. Mailing Address: P.O. Box 8 Santa Cruz, CA 95063 Licensed Architect William Fisher No. 103123	500 Hawk Crest Road Los Gatos, CA 95033 APN: 098-171-01 Matt Hulse
--	--

e. Approved odor control systems, subject to certification as required in Subsection d above, may include, but are not limited to: i. Activated carbon filtration systems. ii. Vapor-phase systems. Vapor-phase systems must comply with the following: 1. The resulting odors must be odor-neutralizing, not odor-masking. The technology must not be utilized in excessive amounts to produce a differing scent (such as pine or citrus). 3. Use of these systems must have supporting documentation to demonstrate that the systems meet United States Environmental Protection Agency's Acute Exposure Guideline Levels or similar public health threshold. 4. Other odor controls systems or project siting practices that demonstrate effectiveness in controlling odors. f. If an applicant reasonably believes that odors will be undetectable beyond the lot lines of the lot on which the cannabis activity will occur and, consequently, an complete Odor Abatement Plan is unnecessary, the applicant shall submit written documentation with the application for the cannabis permit, which sets forth the reasons why an Odor Abatement Plan is unnecessary, for the Cannabis Licensing Office's review and approval.	7. Water Supply and Quality a. California State Water Resources Control Board Requirements–Licensee shall 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: i. All Licensees shall be compliant with the General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with 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). The Cannabis Policy establishes requirements for the diversion of water and discharge of waste associated with cannabis cultivation activities. Dischargers engaged in cannabis cultivation or associated activities are subject to the requirements of the Cannabis Policy and may be required to obtain coverage under the General Order. https://www.waterboards.ca.gov/water_issues/programs/cannabis/docs/fin_aladonpledcanag101717.pdf b. Department of Fish & Wildlife– Licensee shall comply with the terms of any applicable Lake and Streambed Alteration Agreement obtained from the California Department of Fish & Wildlife.
Page 25 of 26 County of Santa Cruz Non-Retail Commercial Cannabis Business Best Management and Operational Practices Requirements	Page 22 of 26 County of Santa Cruz Non-Retail Commercial Cannabis Business Best Management and Operational Practices Requirements

c. Water Tank Supply Management–To the maximum extent feasible, the Cannabis Licensing Office shall coordinate with Licensees to establish shared water tanks for fire purposes in areas where two or more cannabis businesses are in close proximity. i. Filling of water tanks from groundwater or surface water sources to meet fire requirements or irrigation needs shall be limited to the rainy season, between October 15 and April 15, or on dates as modified by the State Water Board, when groundwater resources are maximized. Note, applicant must consult with State Water Board to determine if they may divert surface water for storage purposes. 1. All water used for cultivation purposes must be obtained from an approved on-site source, except for water used in the case of emergencies, and water obtained from a Department of Public Health, Food and Drug Branch or State Water Resources Control Board licensed water hauler that is used solely for the initial filling of water tanks used to meet on-site water storage requirements for firefighting purposes. Information identifying the originating water agency and identifying information for the licensed water hauling company shall be provided to the Cannabis Licensing Office for verification. Any non-potable water sources or water diversions must be approved in advance by the State Water Resources Control Board by obtaining a valid water right such as a Cannabis Small Irrigation Use Registration. d. Irrigation–Irrigation must be conducted in a manner that does not result in waste or runoff from the cultivated area. i. Licensees shall work with the County Cannabis Licensing Office staff to identify and implement water conserving features of the cultivation site depending on the location and type of cultivation, including, but not limited to: 1. Recirculated irrigation water (zero waste); 2. Timed drip irrigation 3. Soil moisture monitors; 4. Evaporative barriers on exposed soils and pots; 5. Use of recycled water; 6. Irrigation only when soil is dry; 7. Water at rates that avoid runoff; 8. If using an irrigation system, inspect for and repair leaks prior to planting each year and continuously during the season; 9. Inspect water delivery system for leaks prior to planting each year and periodically during the season;	Page 23 of 26 County of Santa Cruz Non-Retail Commercial Cannabis Business Best Management and Operational Practices Requirements
--	--

10. Install float valves on tanks to prevent tanks from overflowing. Provide for secondary containment in the event of rupture or overflow of water storage. Containment must be sufficient to capture or infiltrate the maximum contents of the tank; 11. Implement mechanical retrofits on watering systems to improve water efficiency, such as changing droplet size on nozzles, spraying closer to the ground, and lower water pressure. 12. Water plants at the appropriate time of day and frequency, according to month, season, and availability. Avoid watering in the wind and heat. 13. Document watering schedule, and implement weather-based irrigation scheduling; 14. Implement water harvesting reuse practices and recapture and reuse water wherever possible; 15. Use greywater that does not contain chlorine bleach, salts, or boron to irrigate plants, as it also acts as a gentle fertilizer. Do not let greywater runoff into any water bodies; 16. Measure and monitor the quantity of all water used, including fresh, recycled, and harvested. Water conserving techniques shall be reviewed and approved as part of the licensing process. 8. Waste– Licensee shall develop, obtain approval for and execute a waste management plan that details all waste handling and storage procedures to be used for the cannabis business pursuant to the requirements of the California Department of Food and Agriculture, California Department of Public Health, Bureau of Cannabis Control, and the Santa Cruz County Department of Public Works. Each Licensee shall prepare and submit a Cannabis Soil, Plant Material, and Solid Waste Management Plan for the cannabis site, which describes the type and amount of solid waste that would be generated by the cultivation, manufacturing or distribution operation. a. Provide detail on how waste (green waste, solid waste, hazardous waste, as applicable) will be properly stored and secured for disposal onsite, and provide detail on where and how cannabis plant material will be disposed of onsite or offsite. All measures that are used must be maintained through the life of the project. i. Green Waste Management– Cannabis plant material and other organic materials may be composted and/or mulched on site or ed to fully permitted and legal location for composting. 1. Any plan to compost onsite must be prepared in consultation with a County approved biologist to ensure no impacts to water bodies including in riparian setbacks. Licensee shall ensure no discharge of pollutants to a watercourse.	Page 24 of 26 County of Santa Cruz Non-Retail Commercial Cannabis Business Best Management and Operational Practices Requirements
--	--

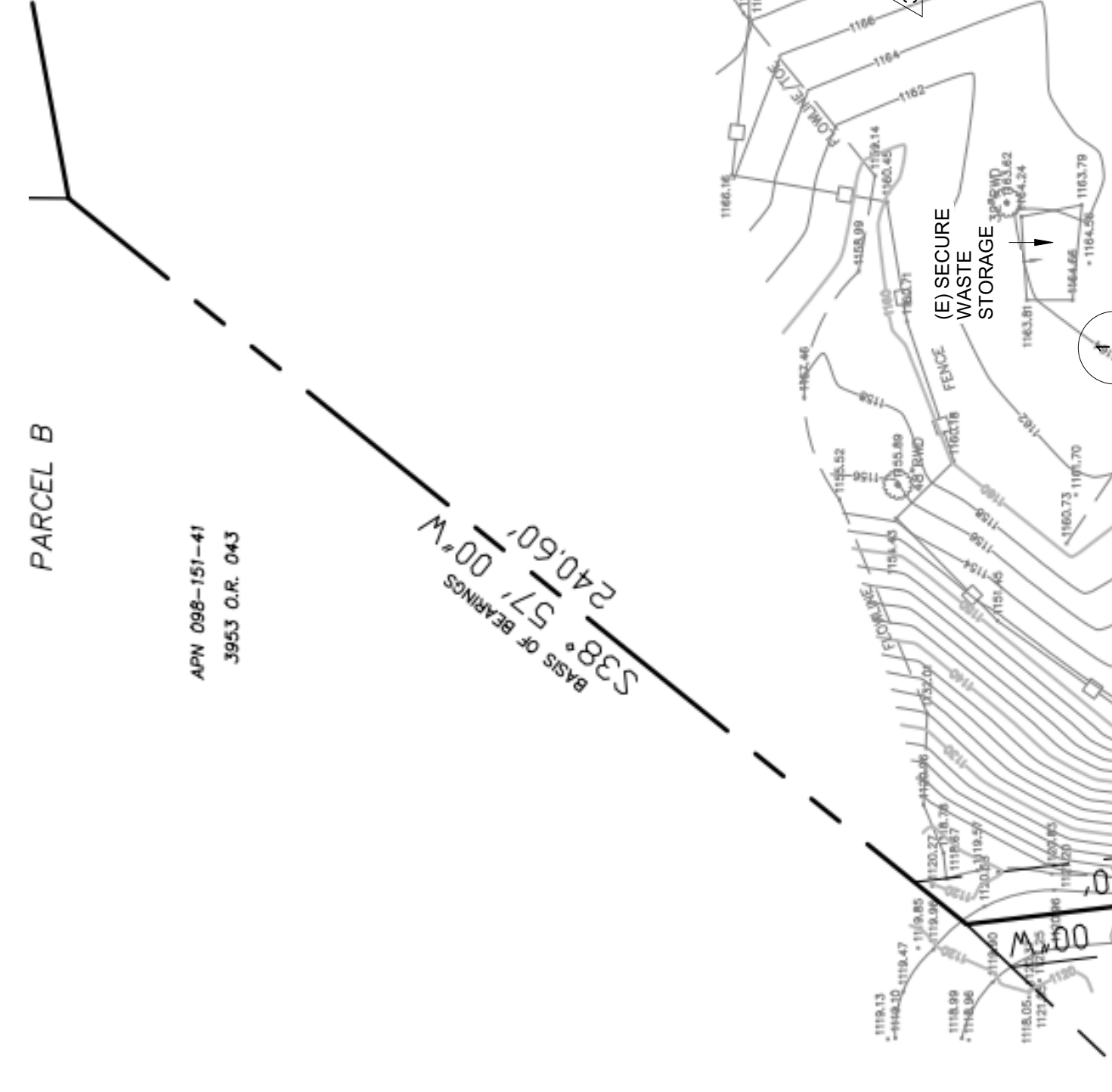
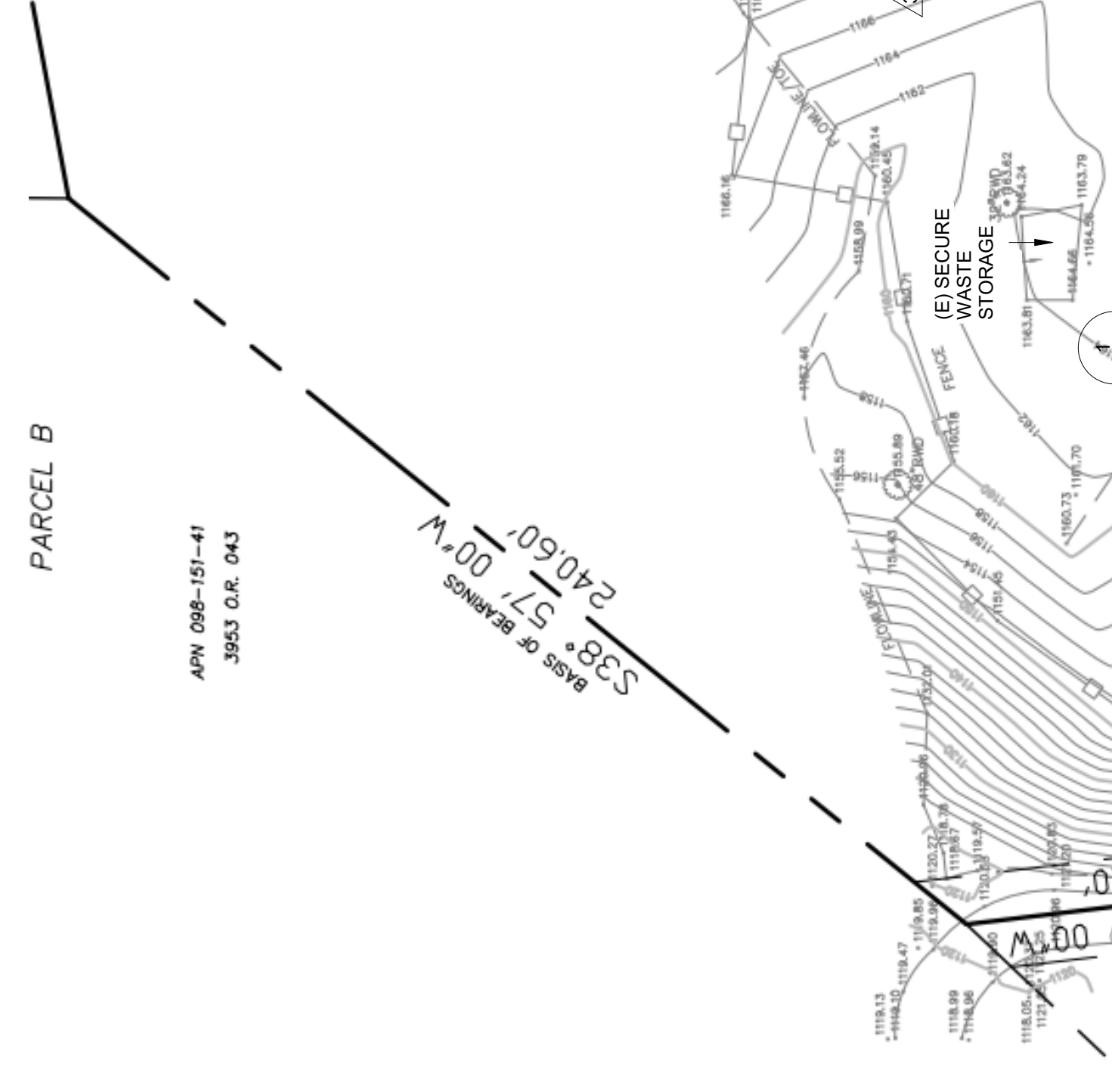
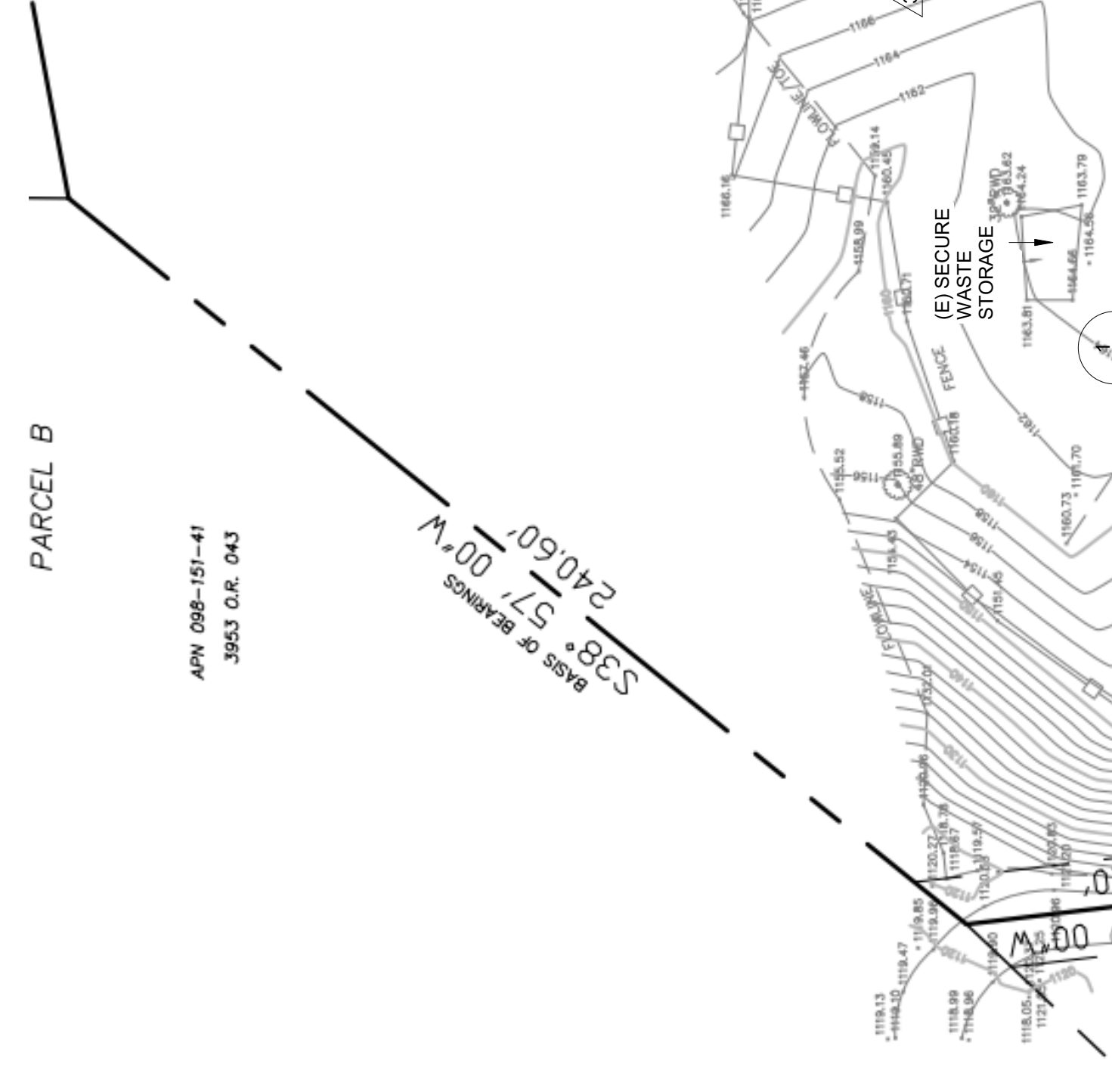
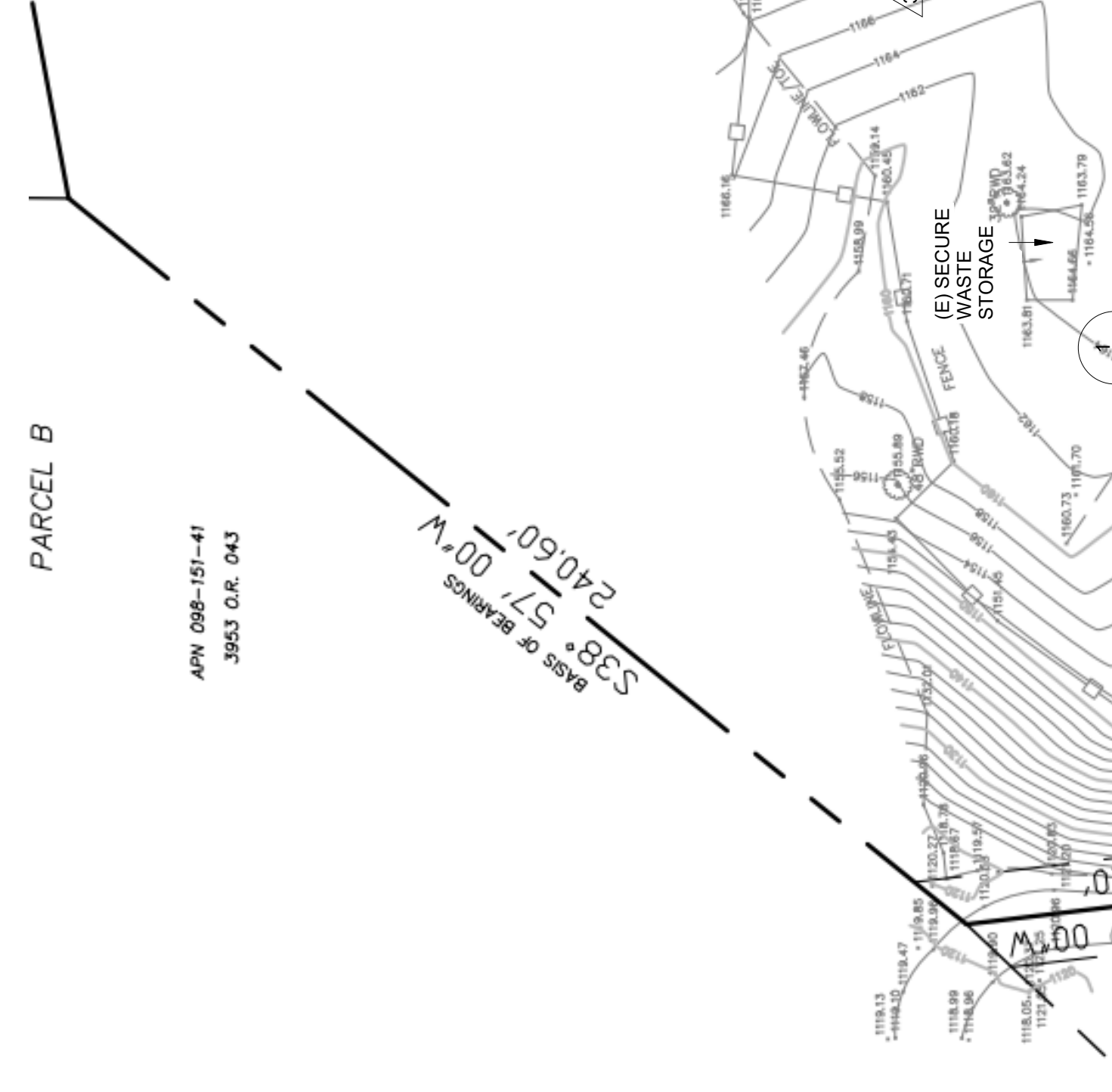
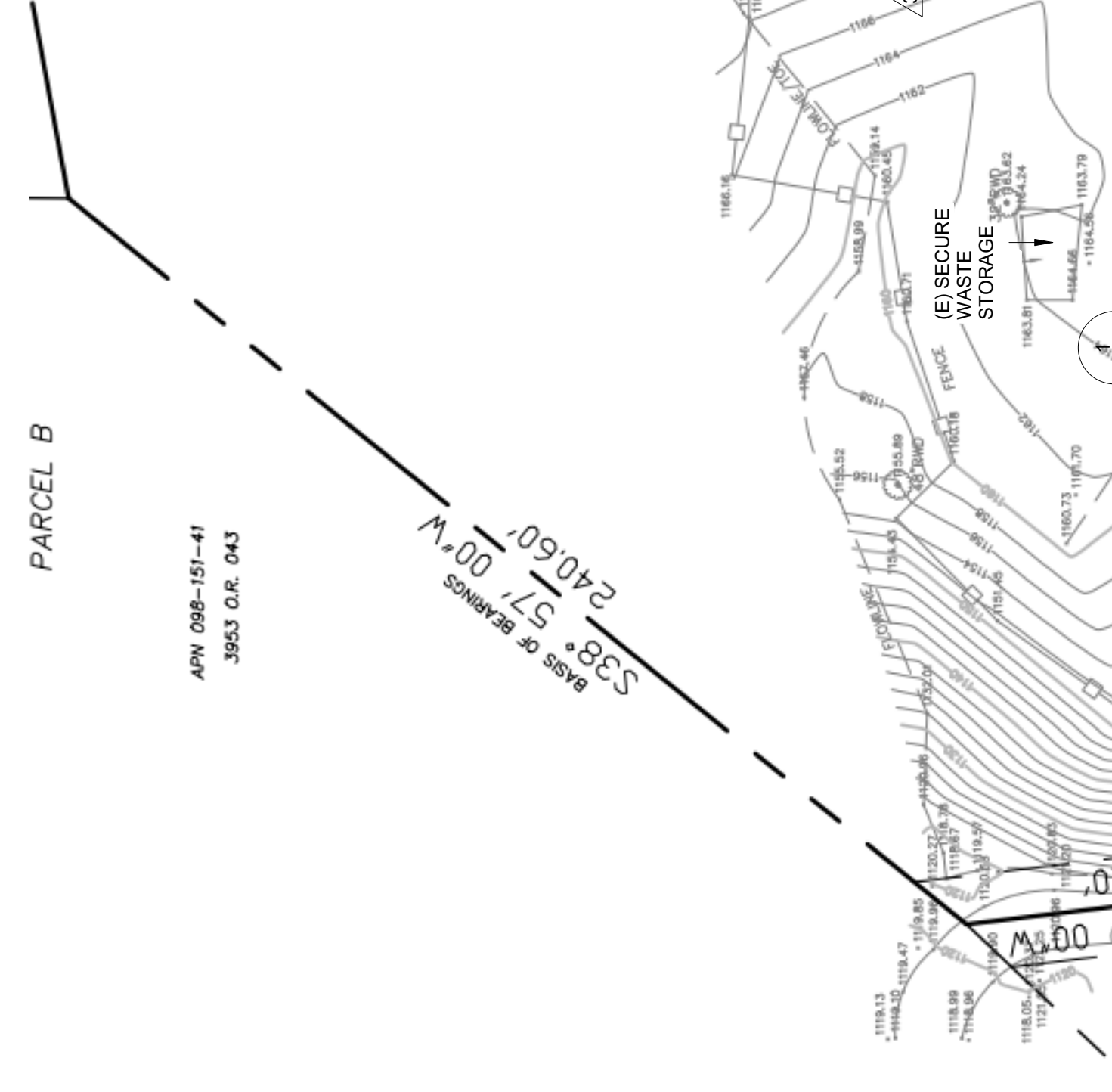
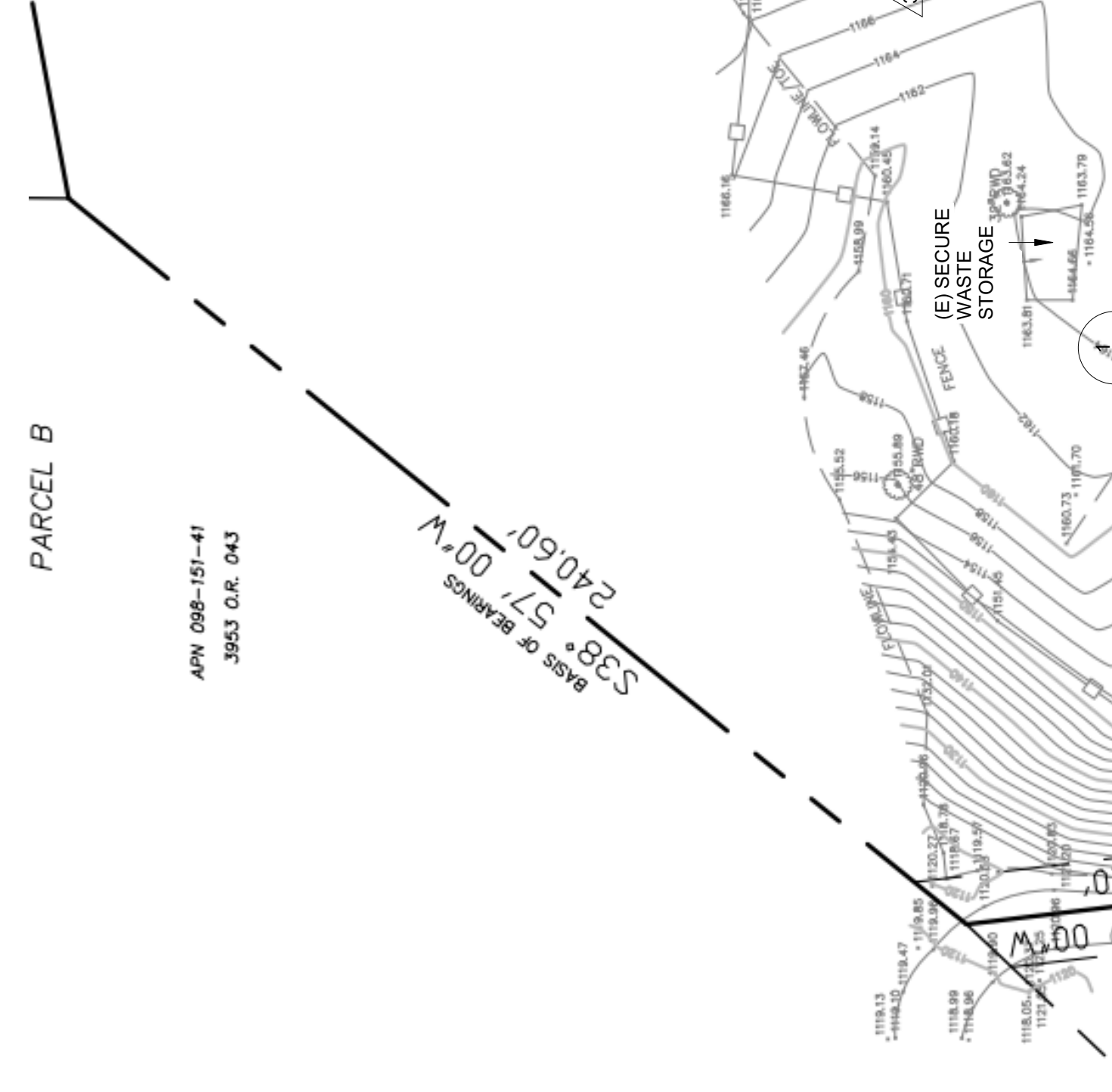
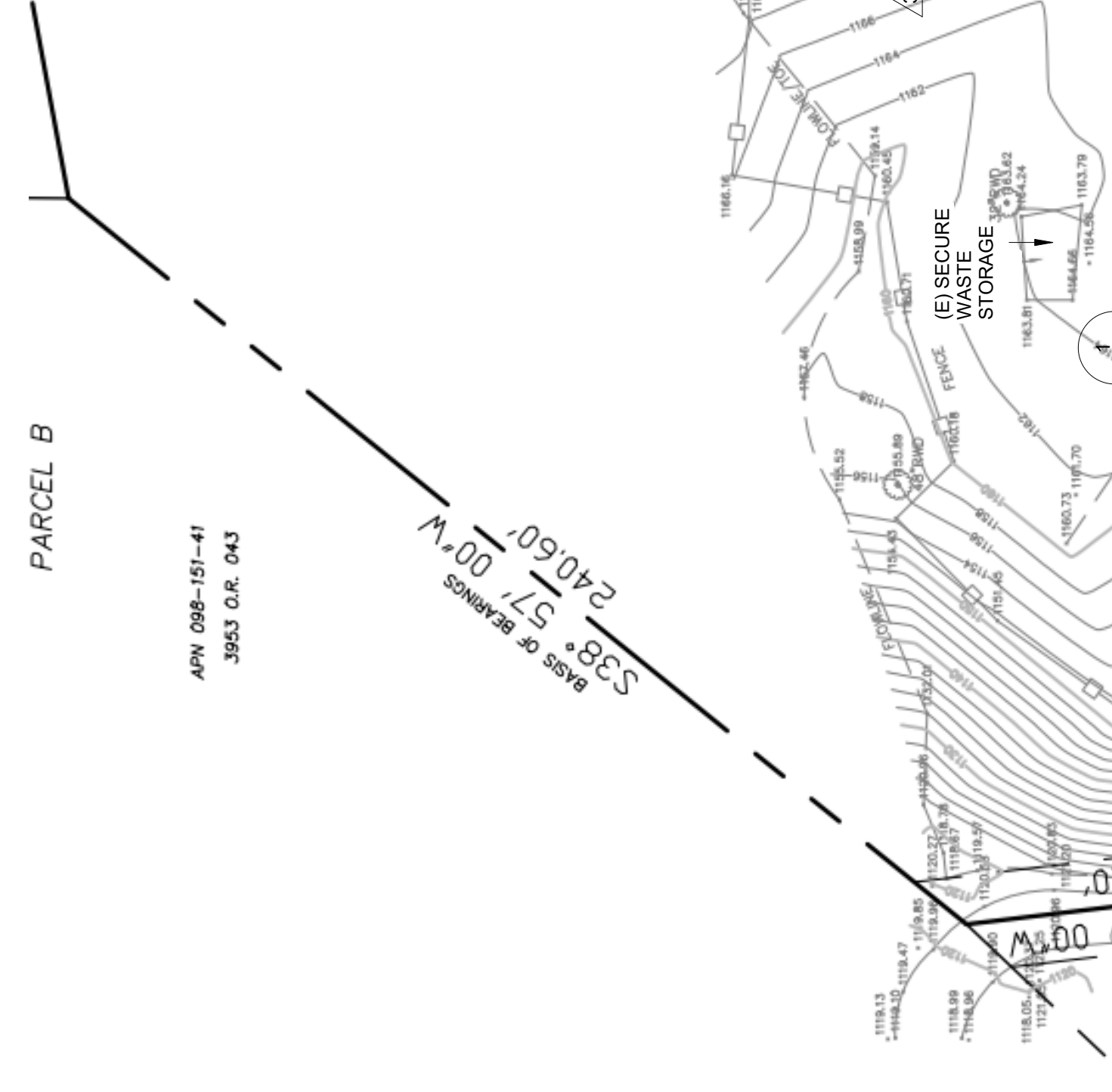
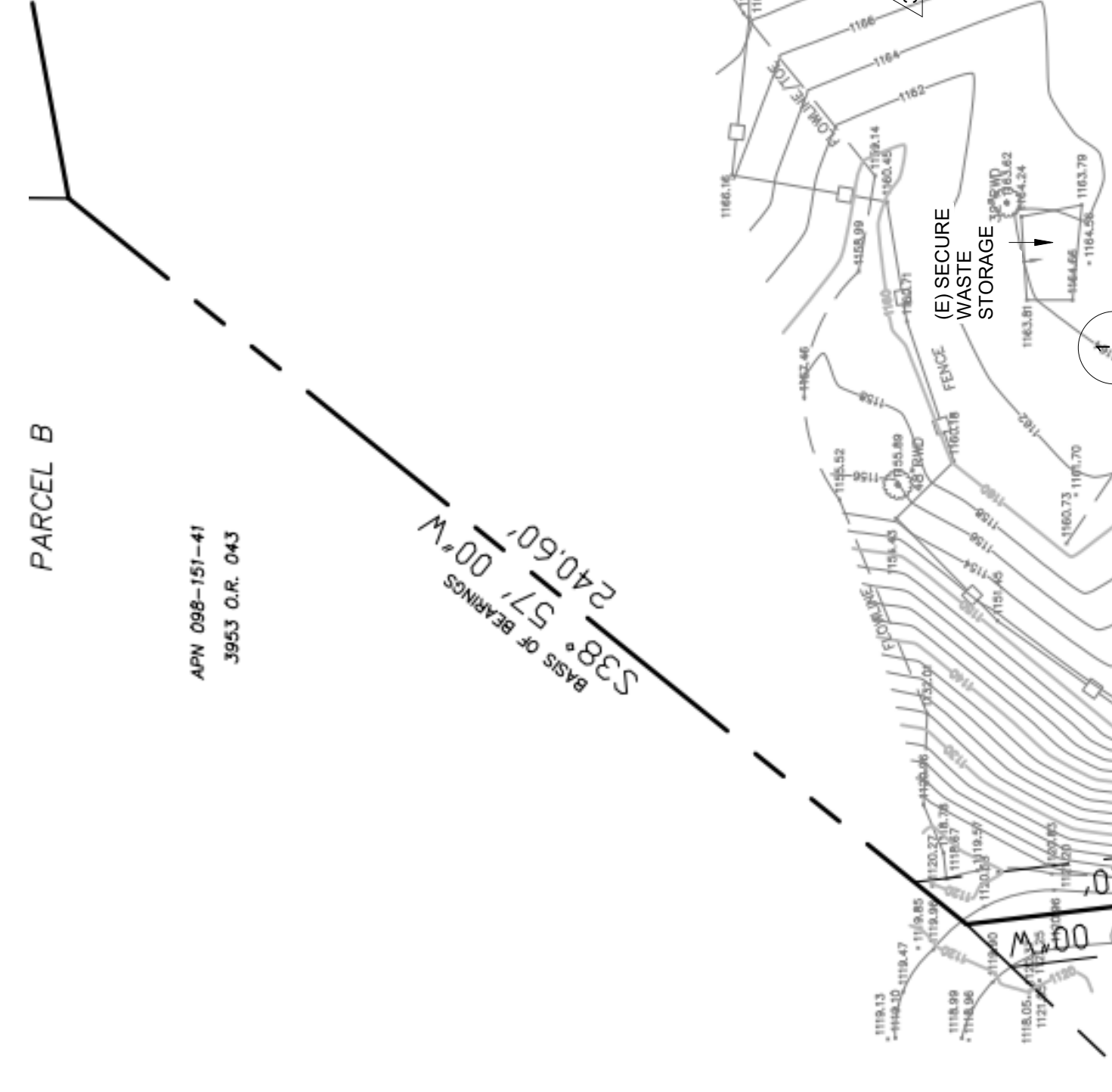
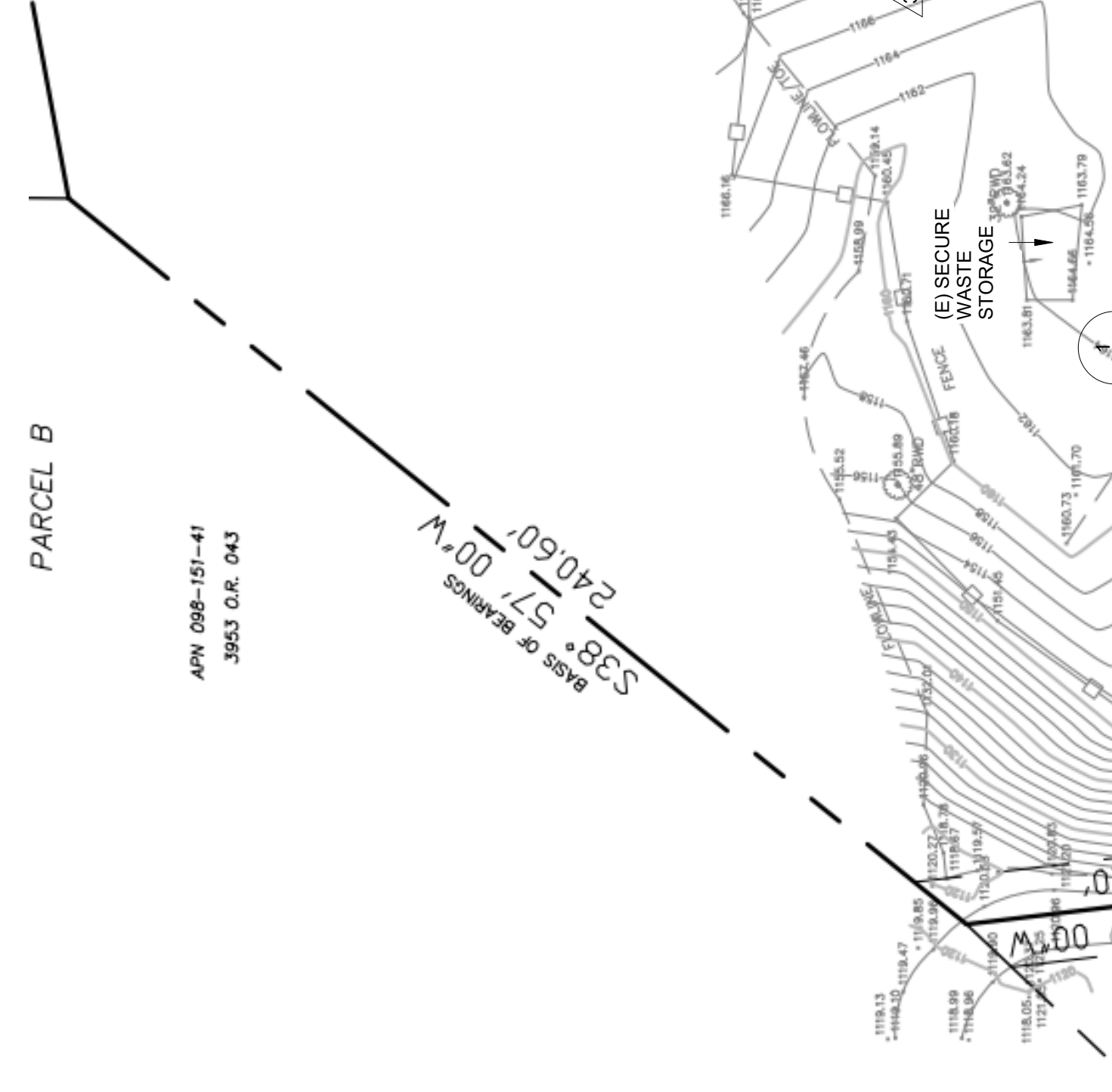
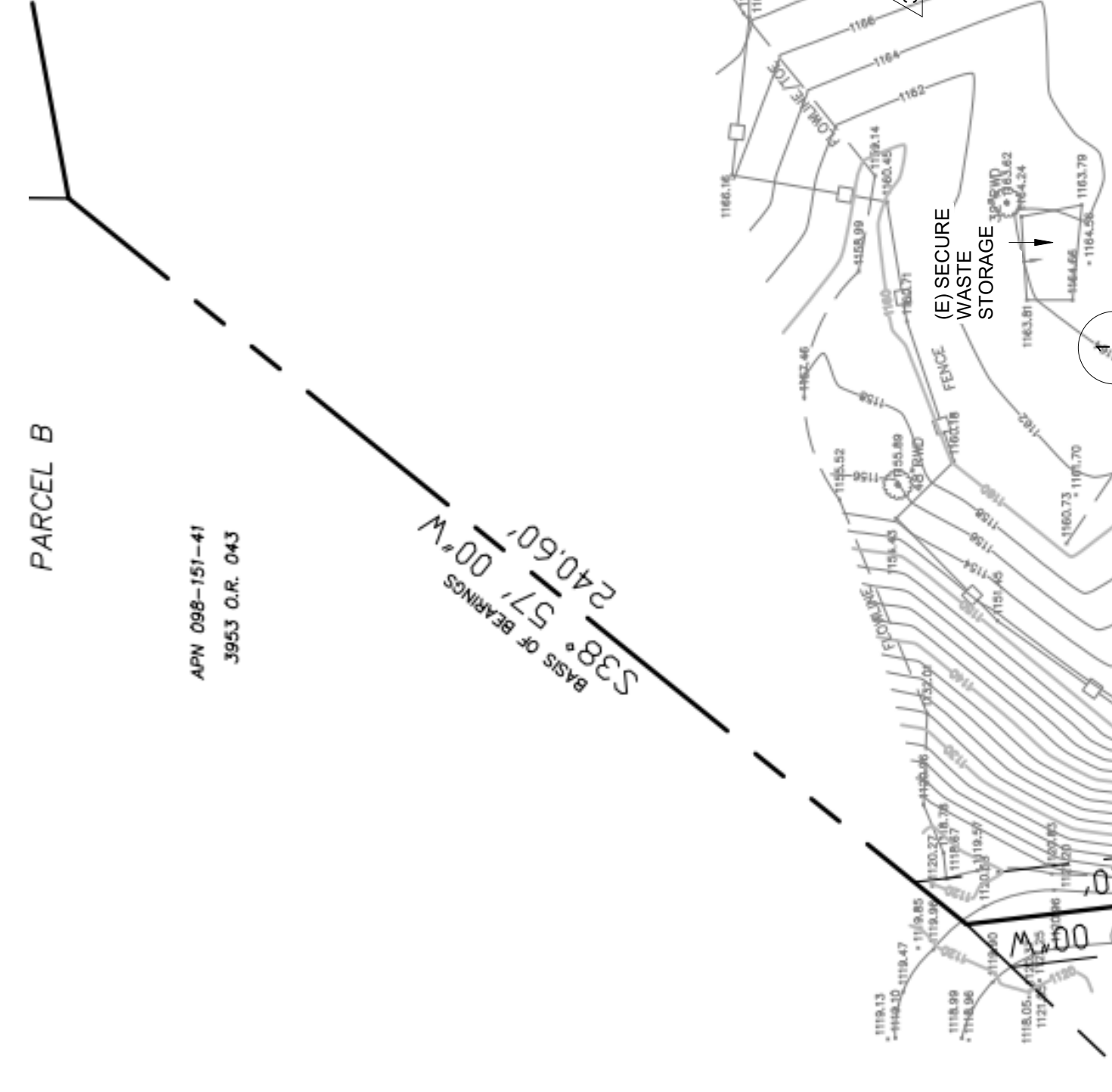
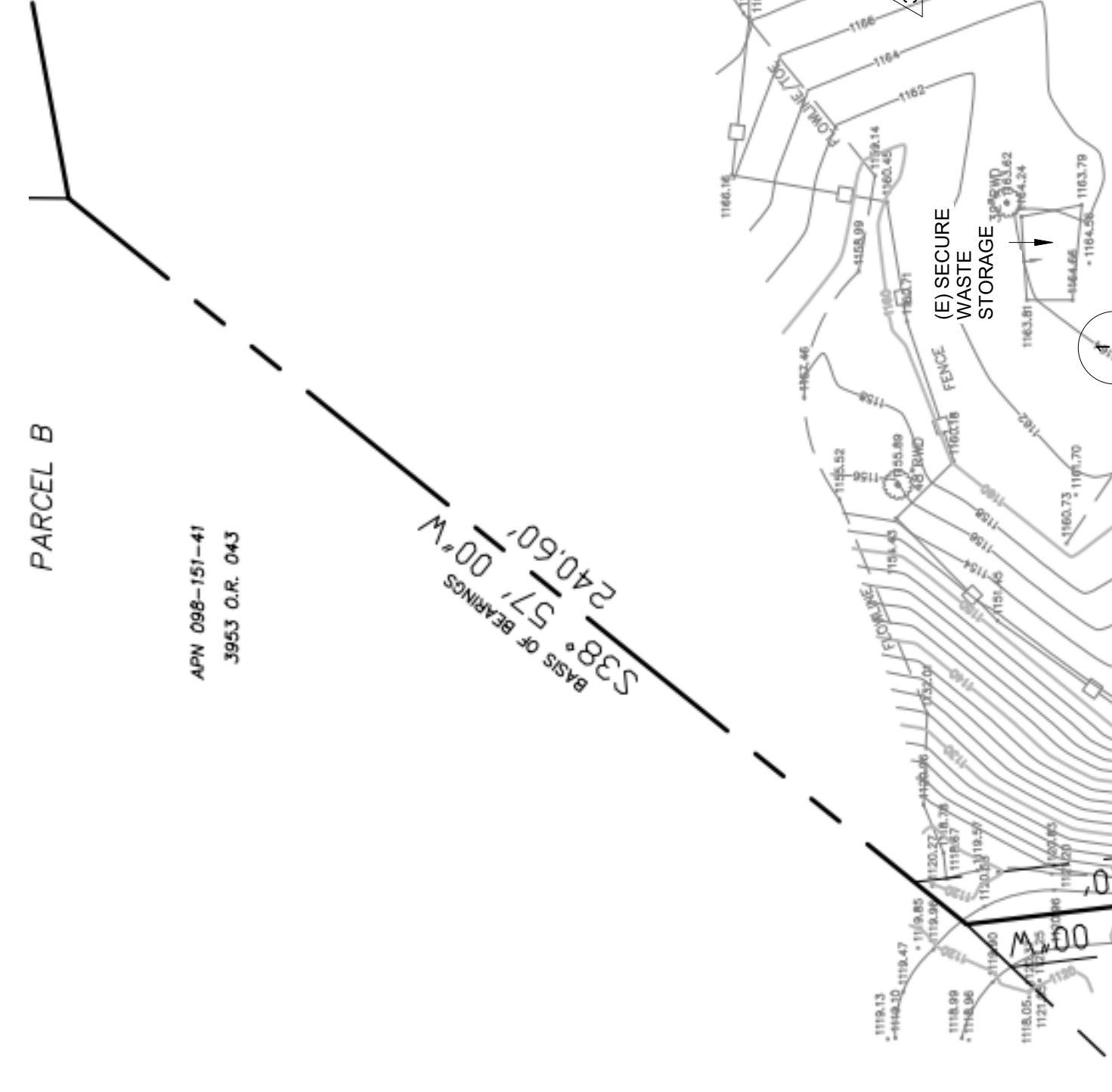
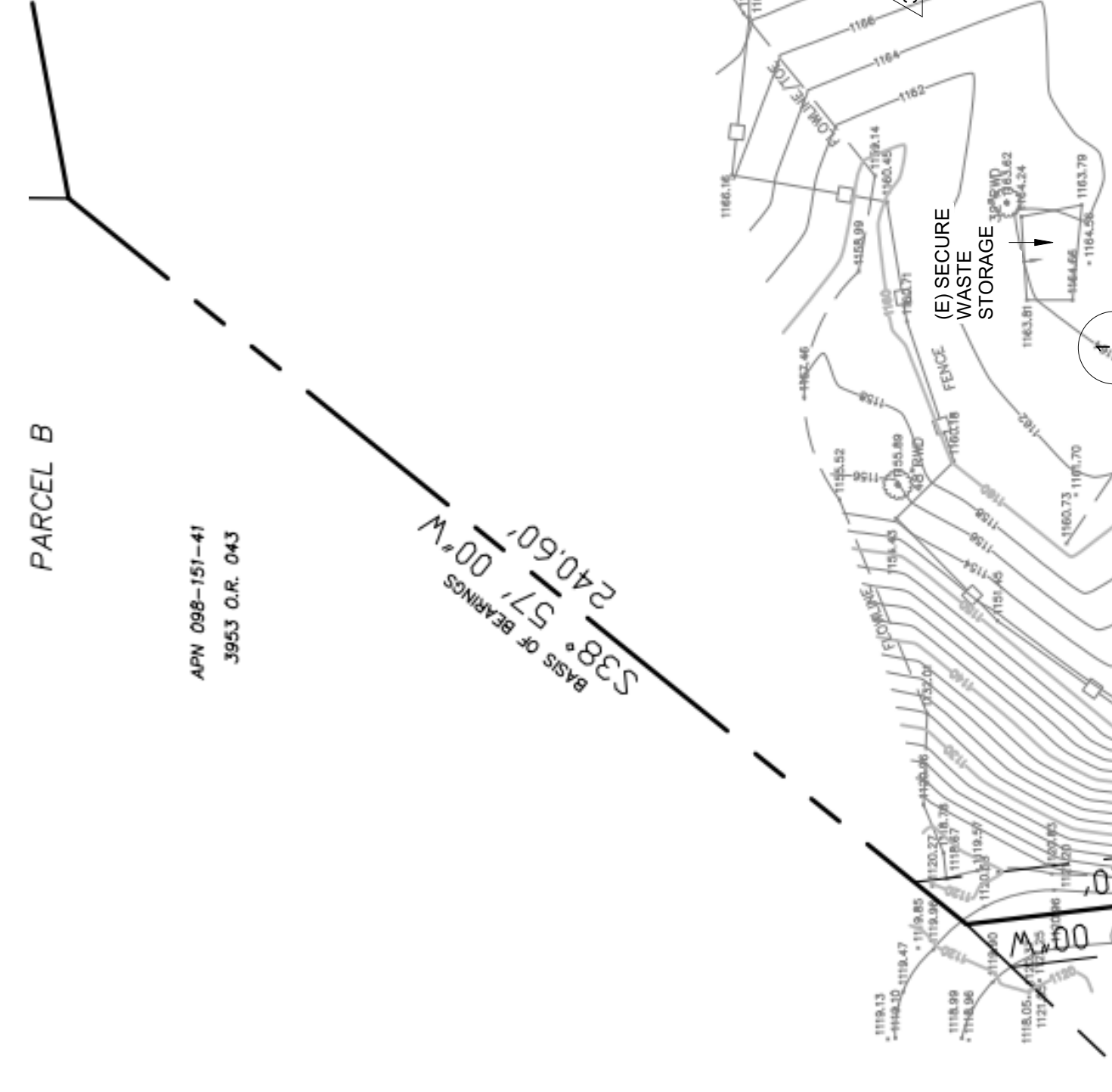
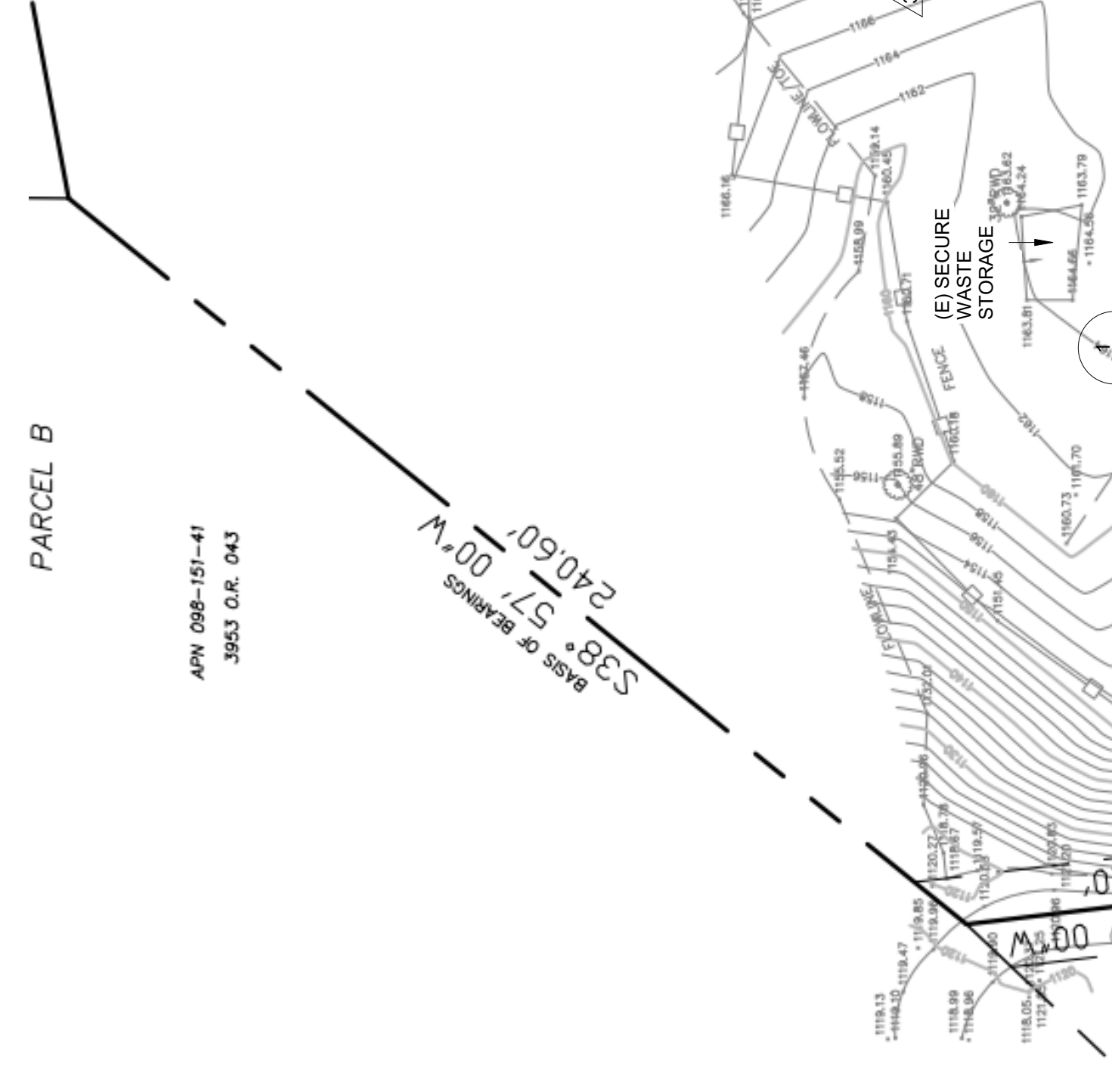
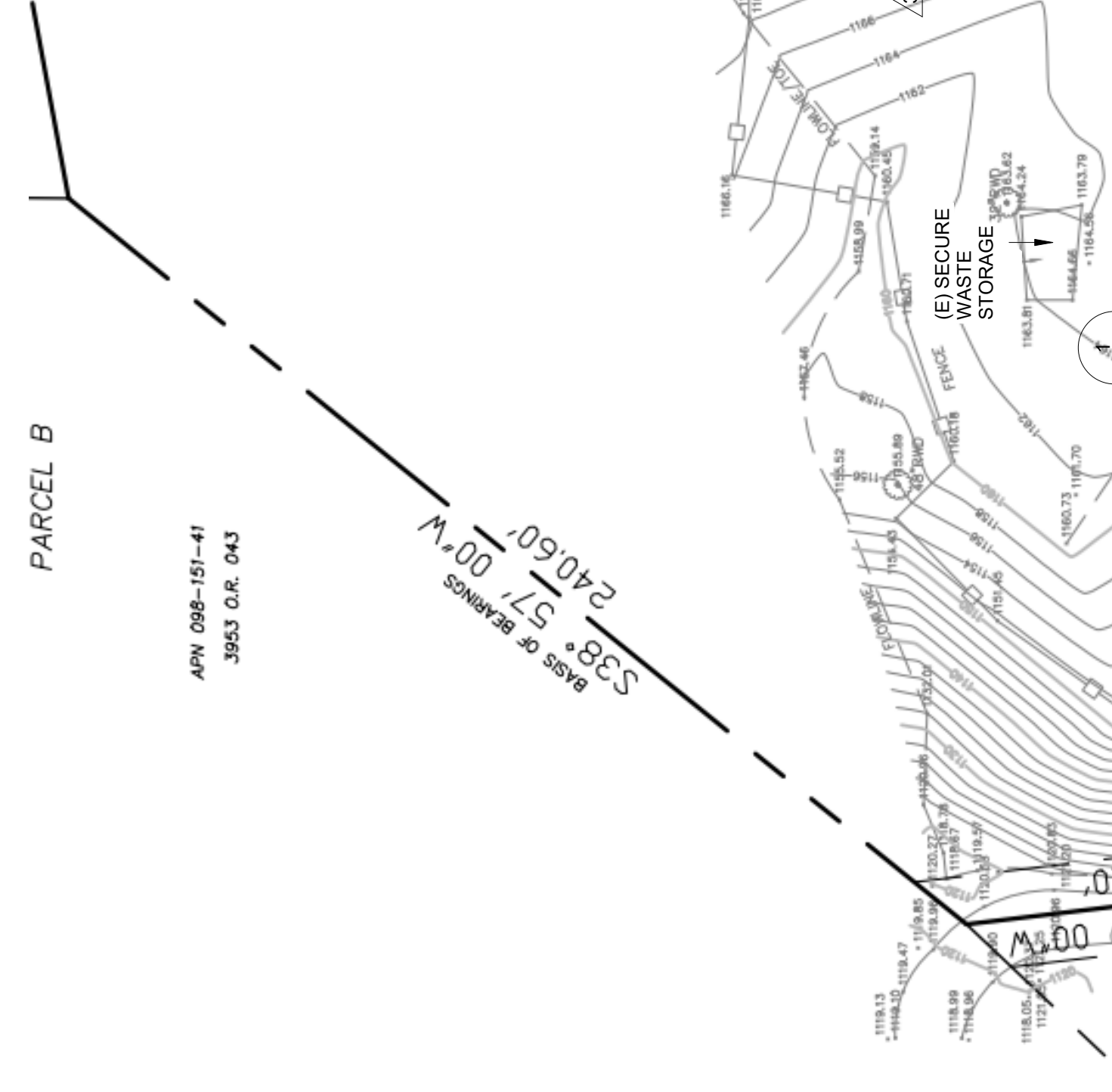
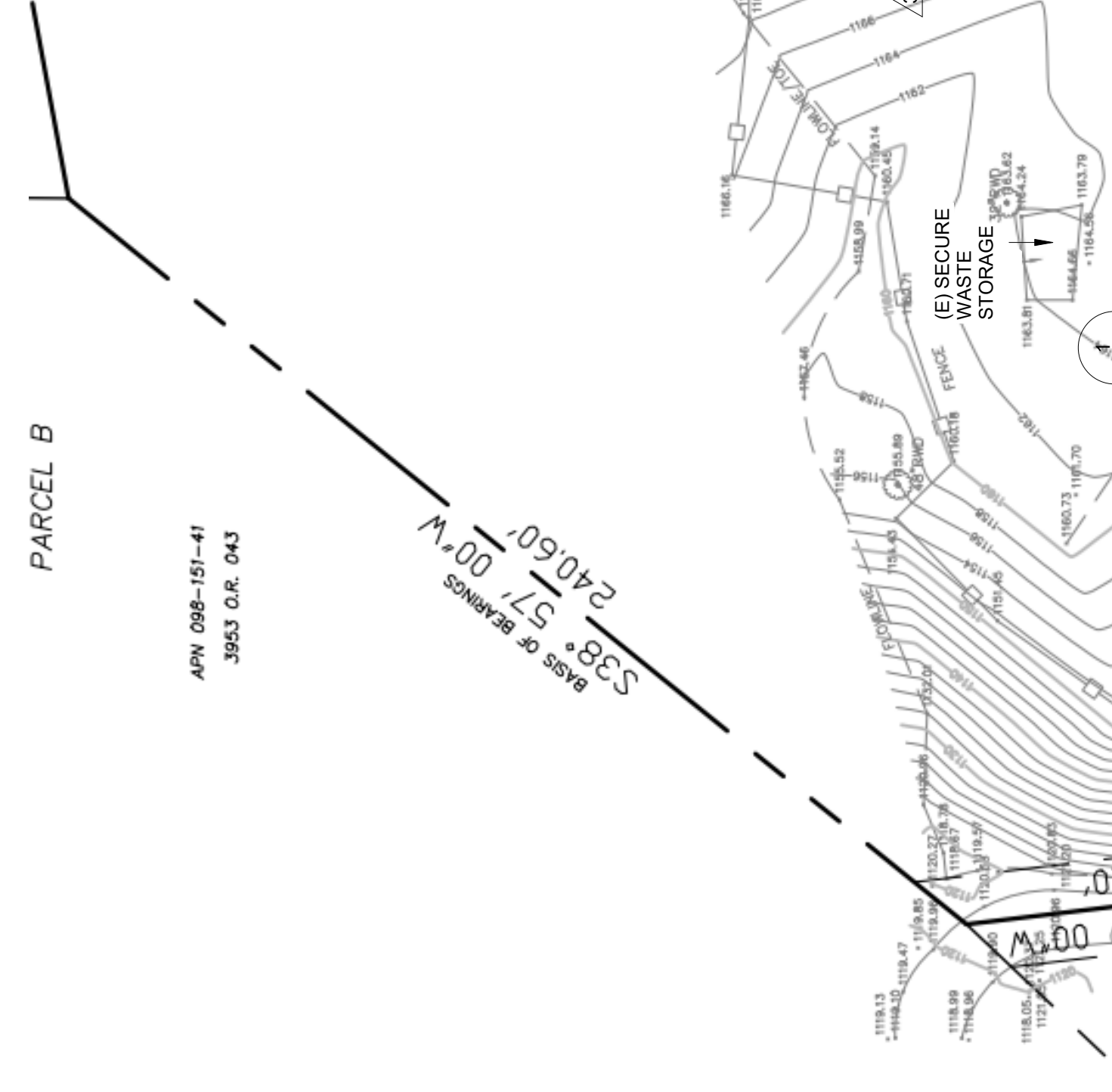
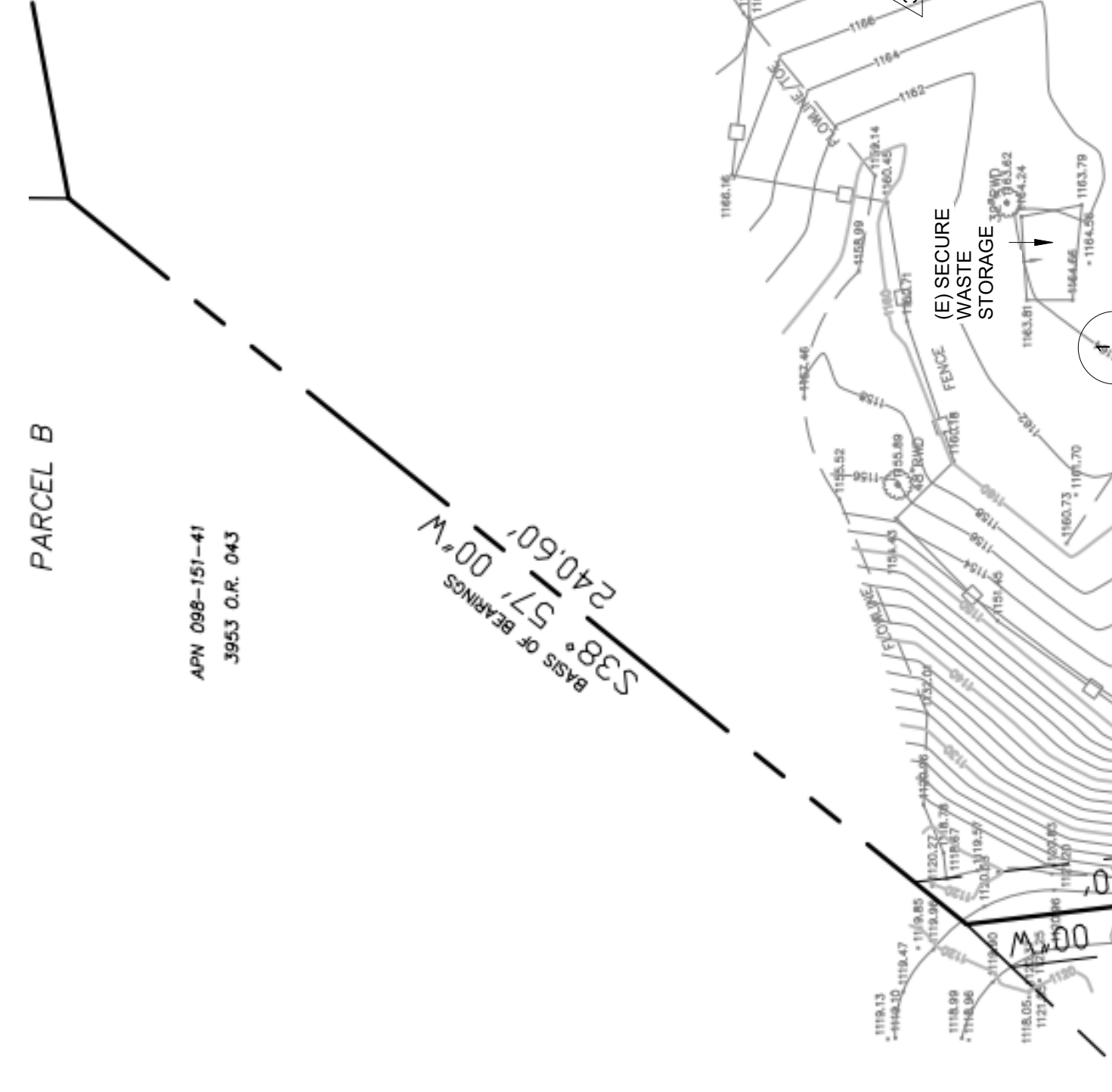
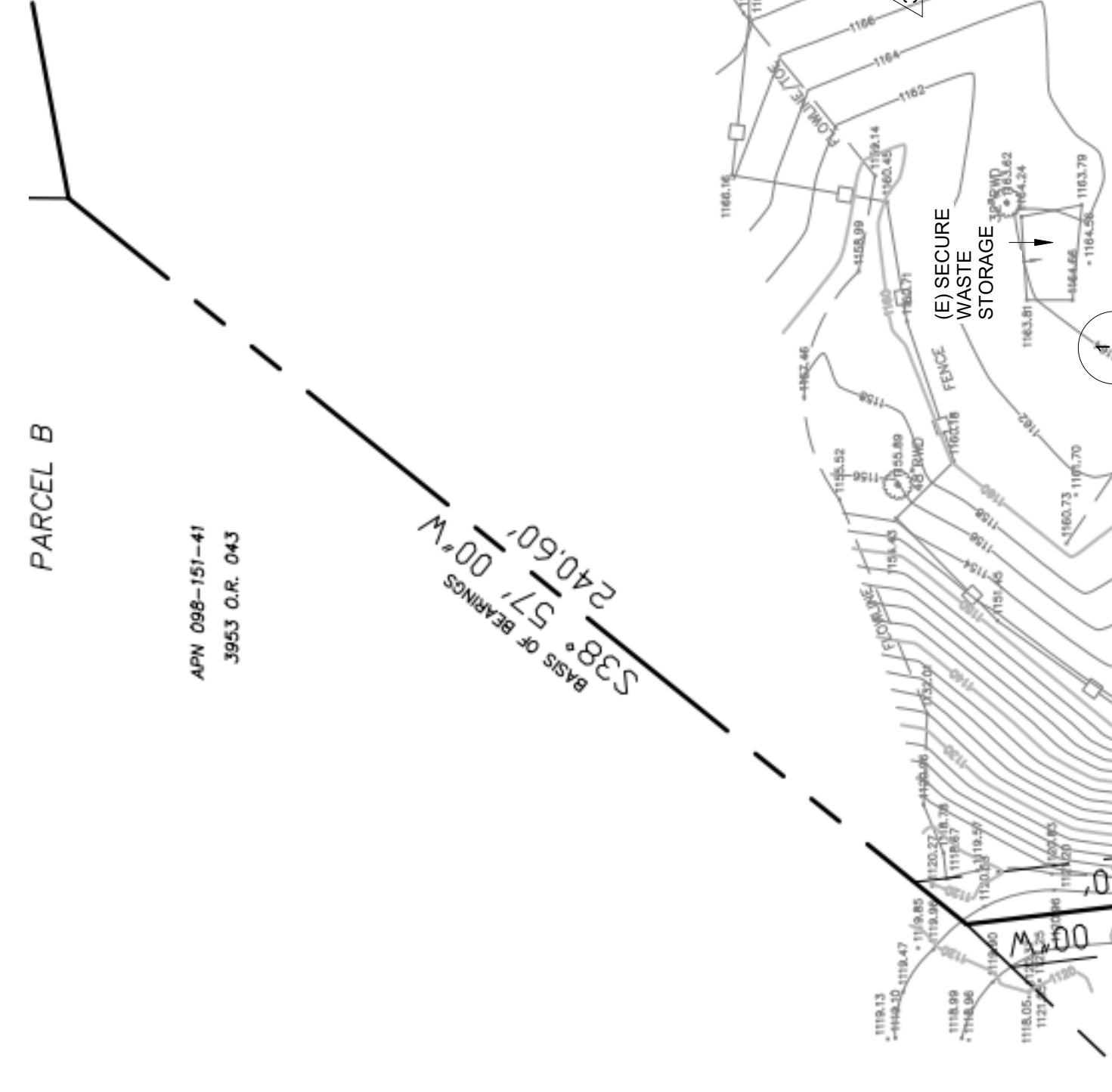
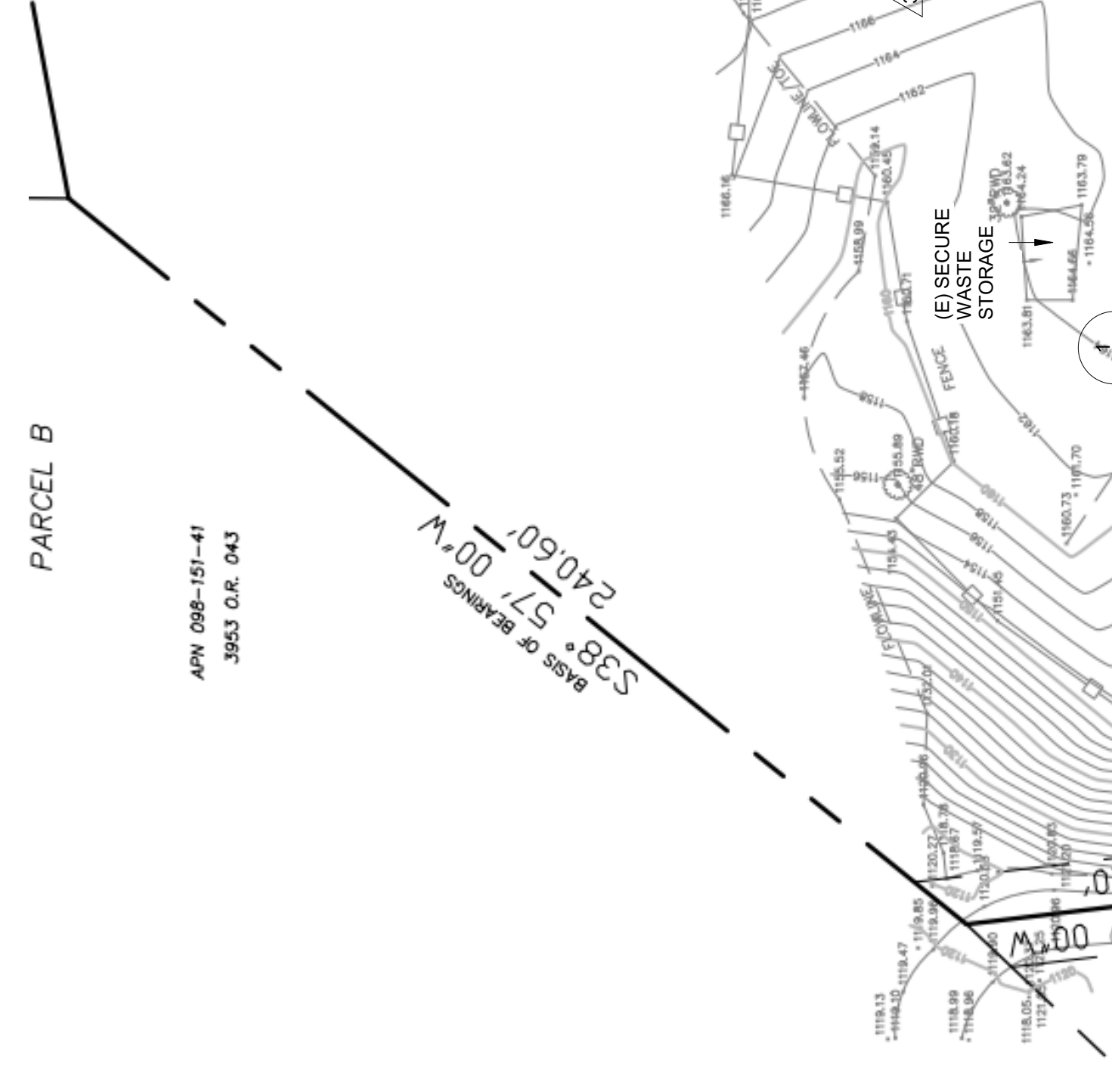
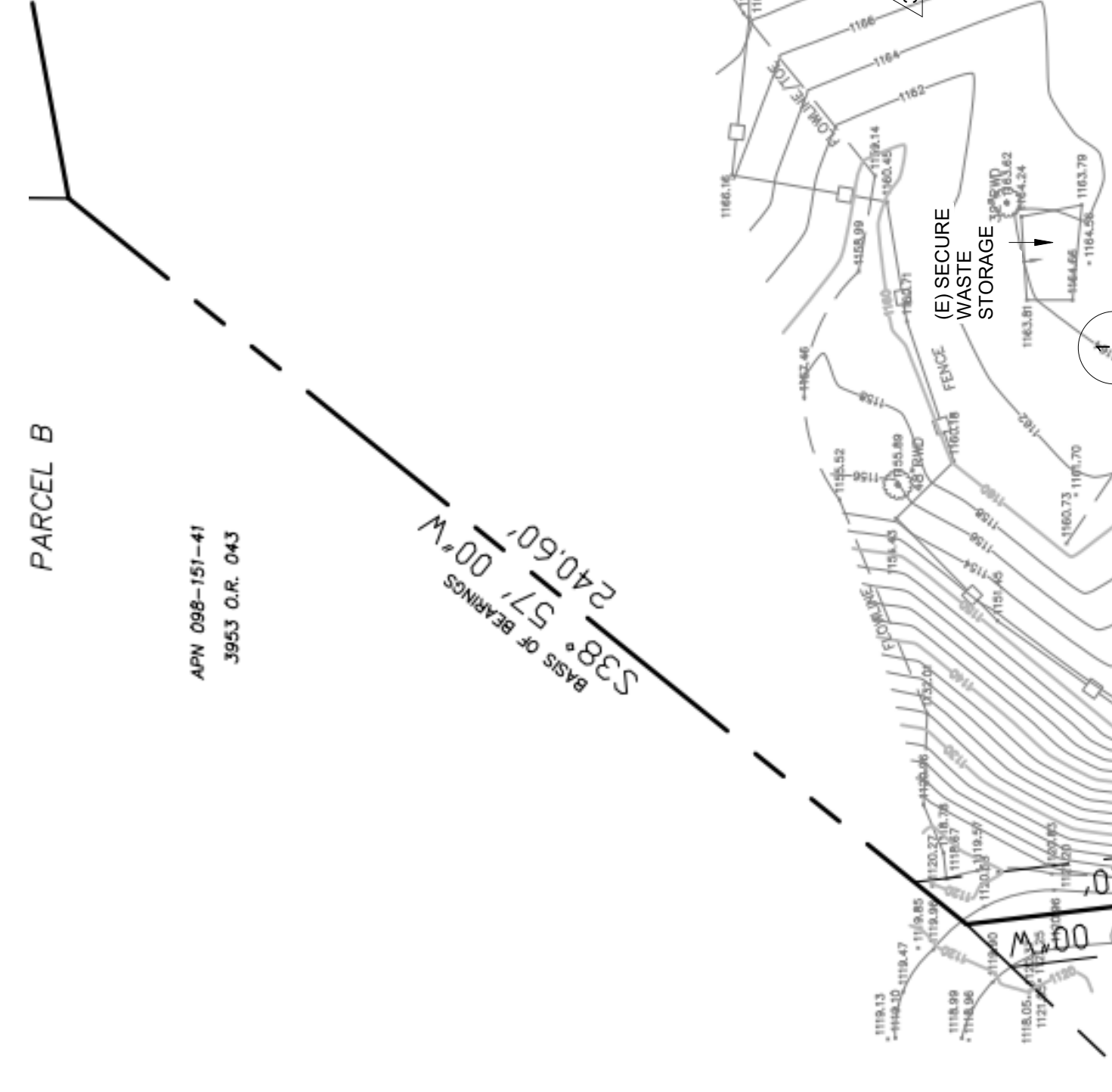
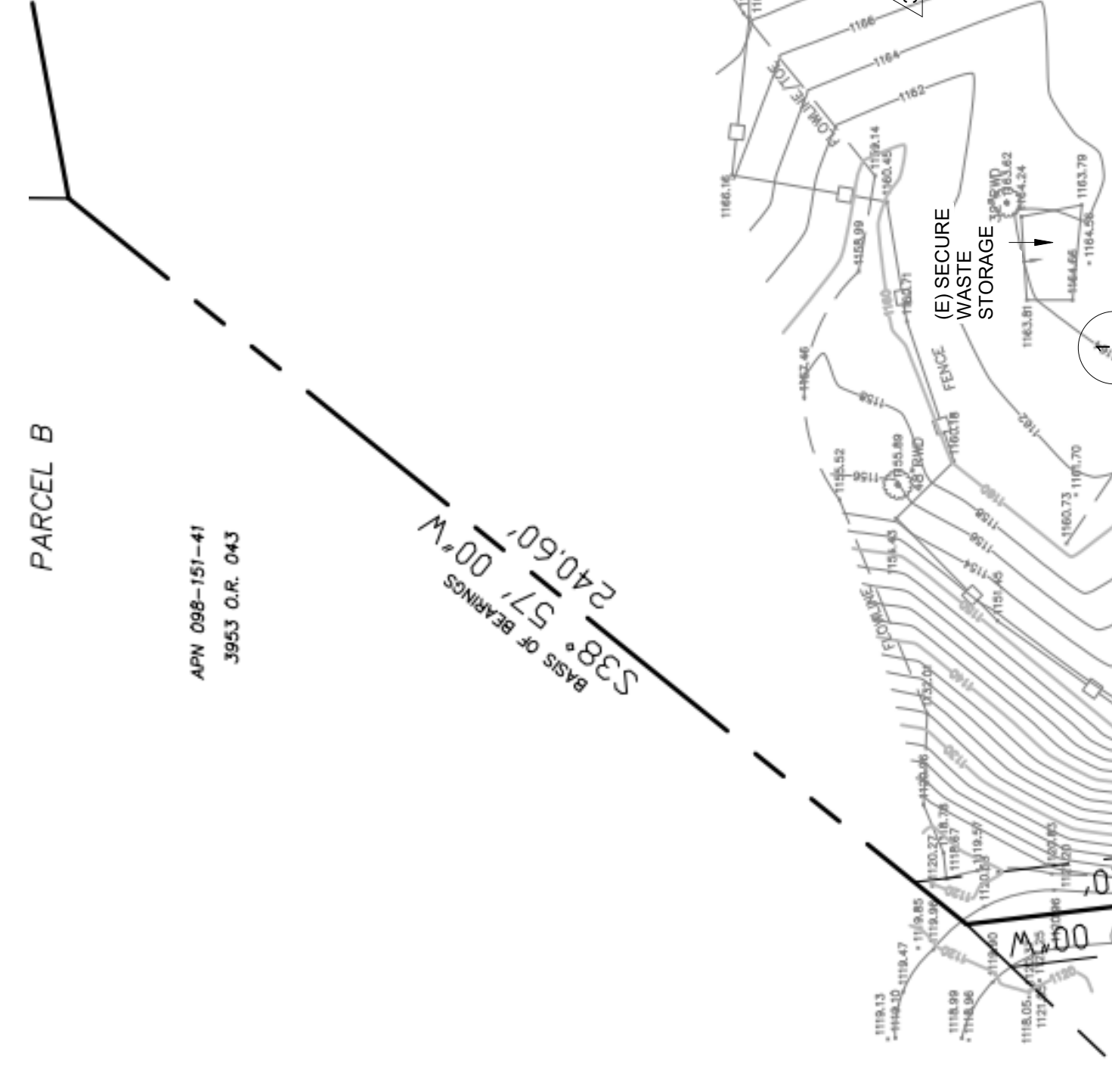
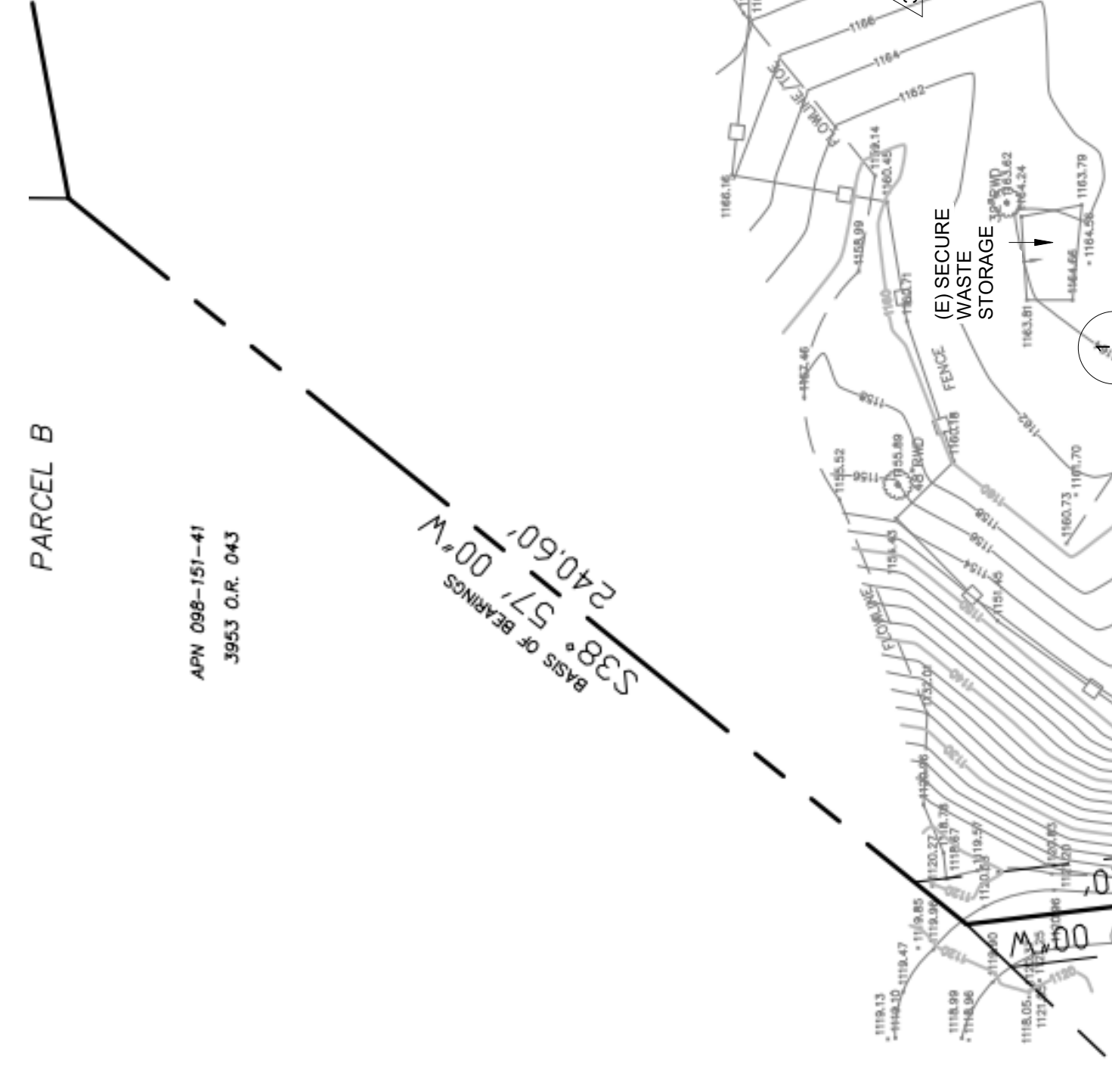
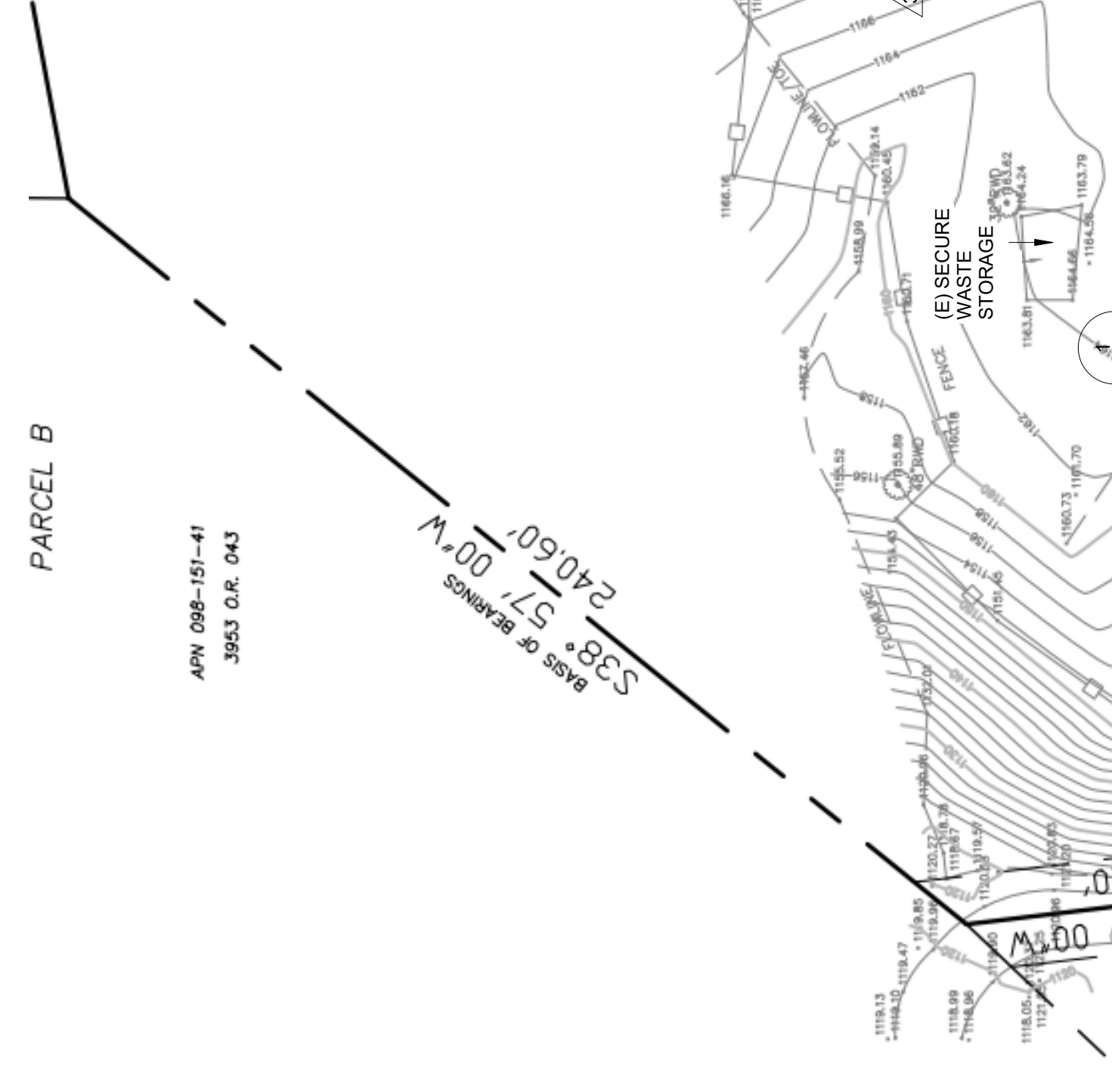
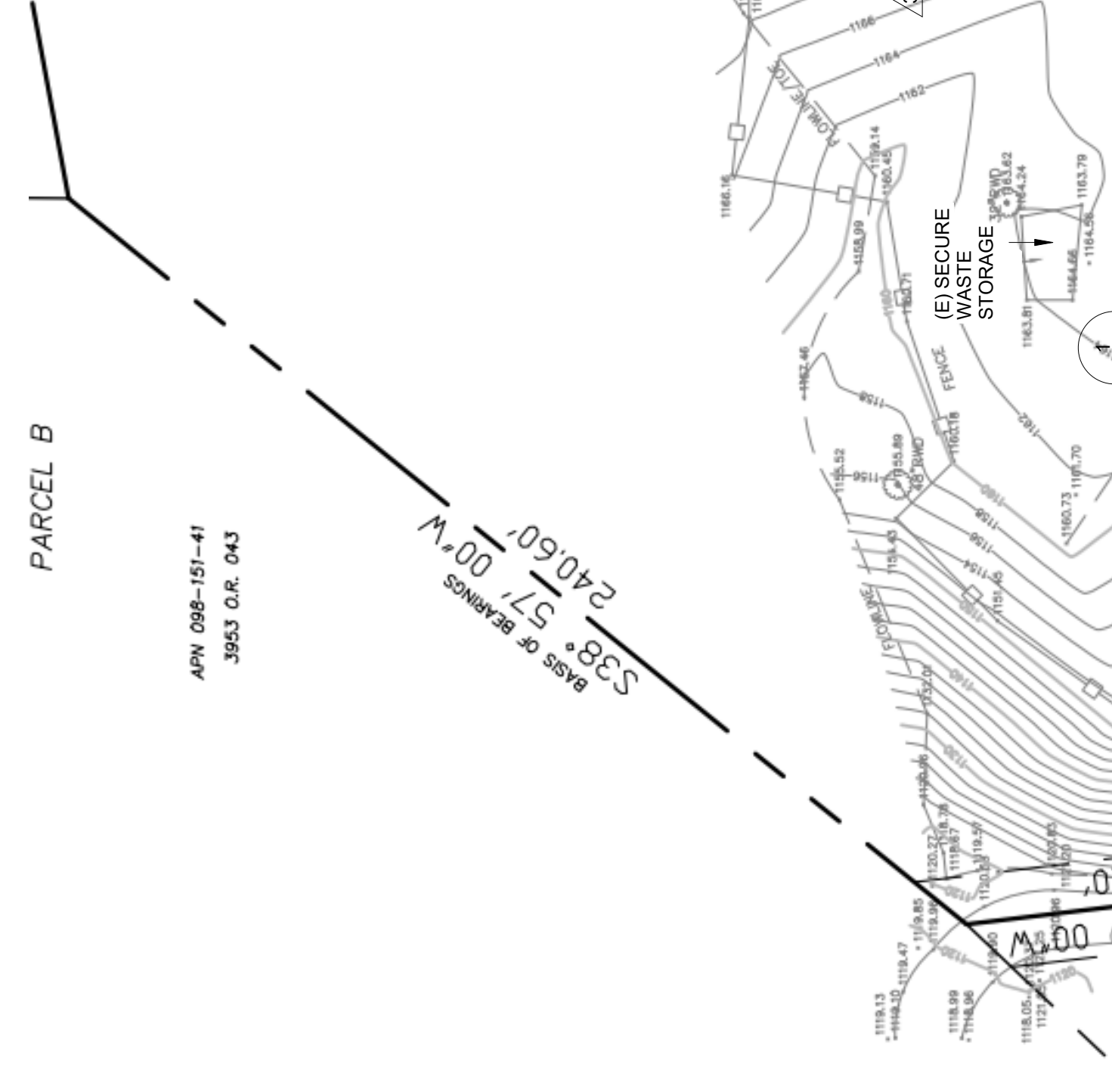
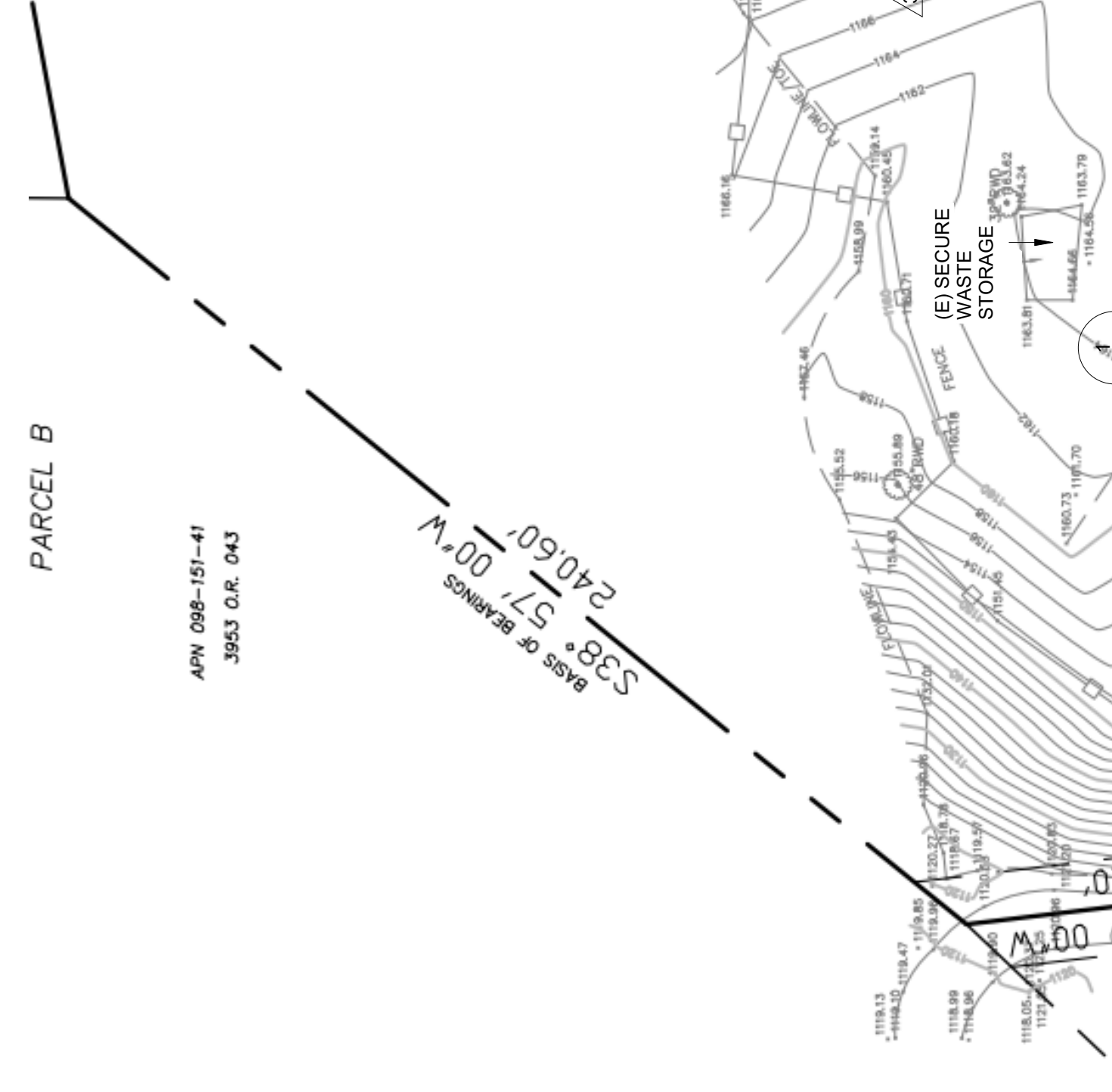
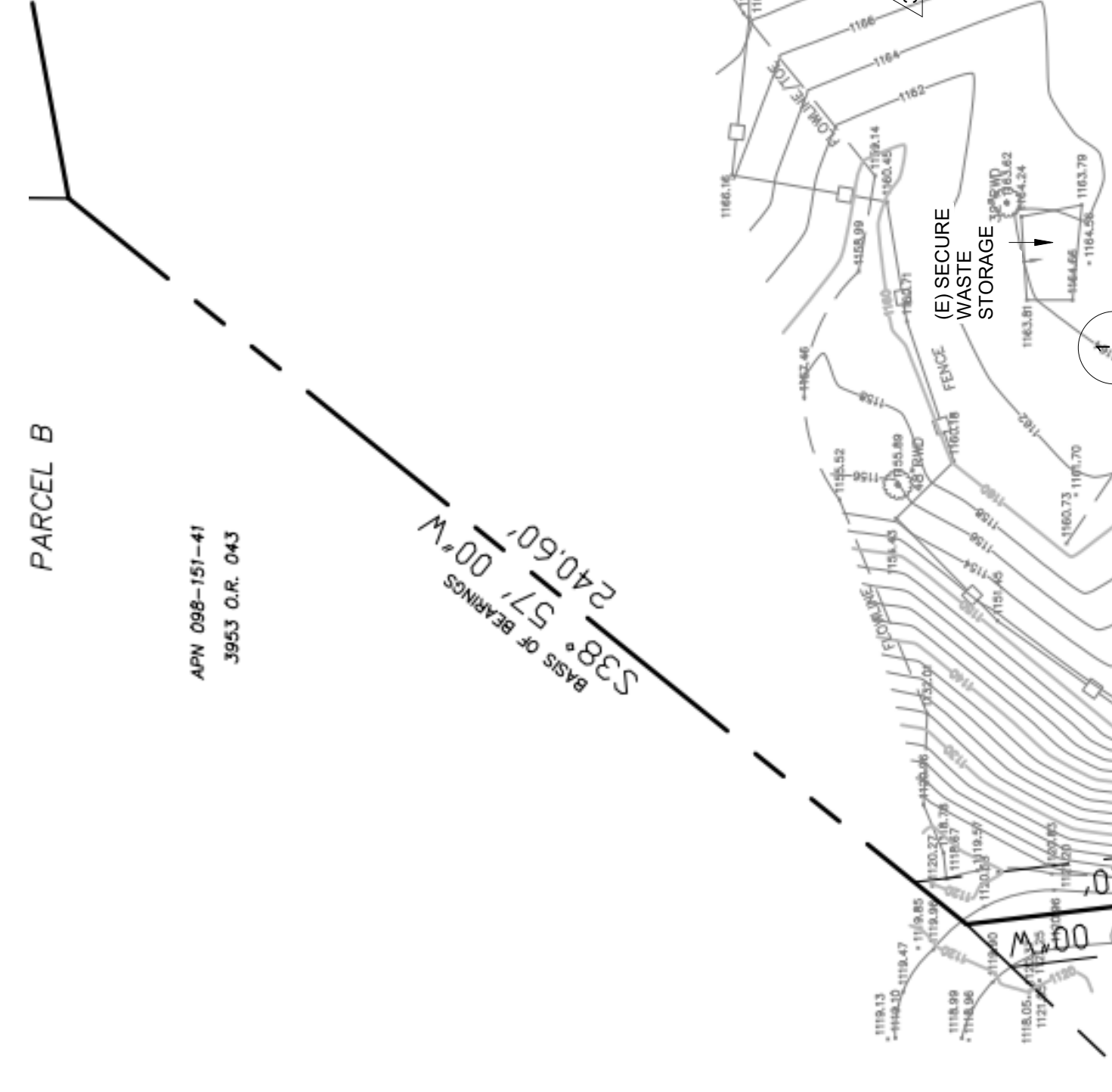
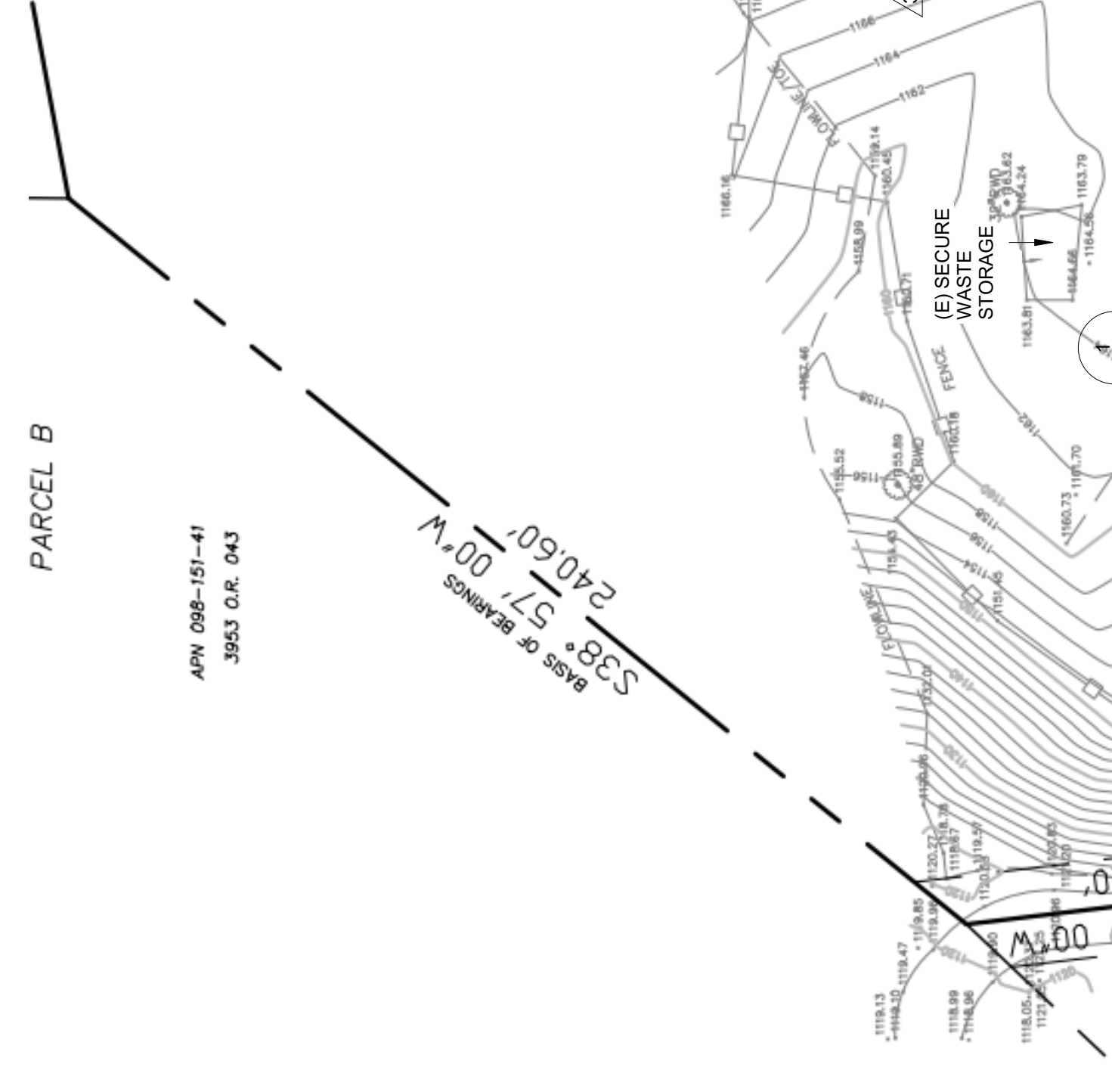
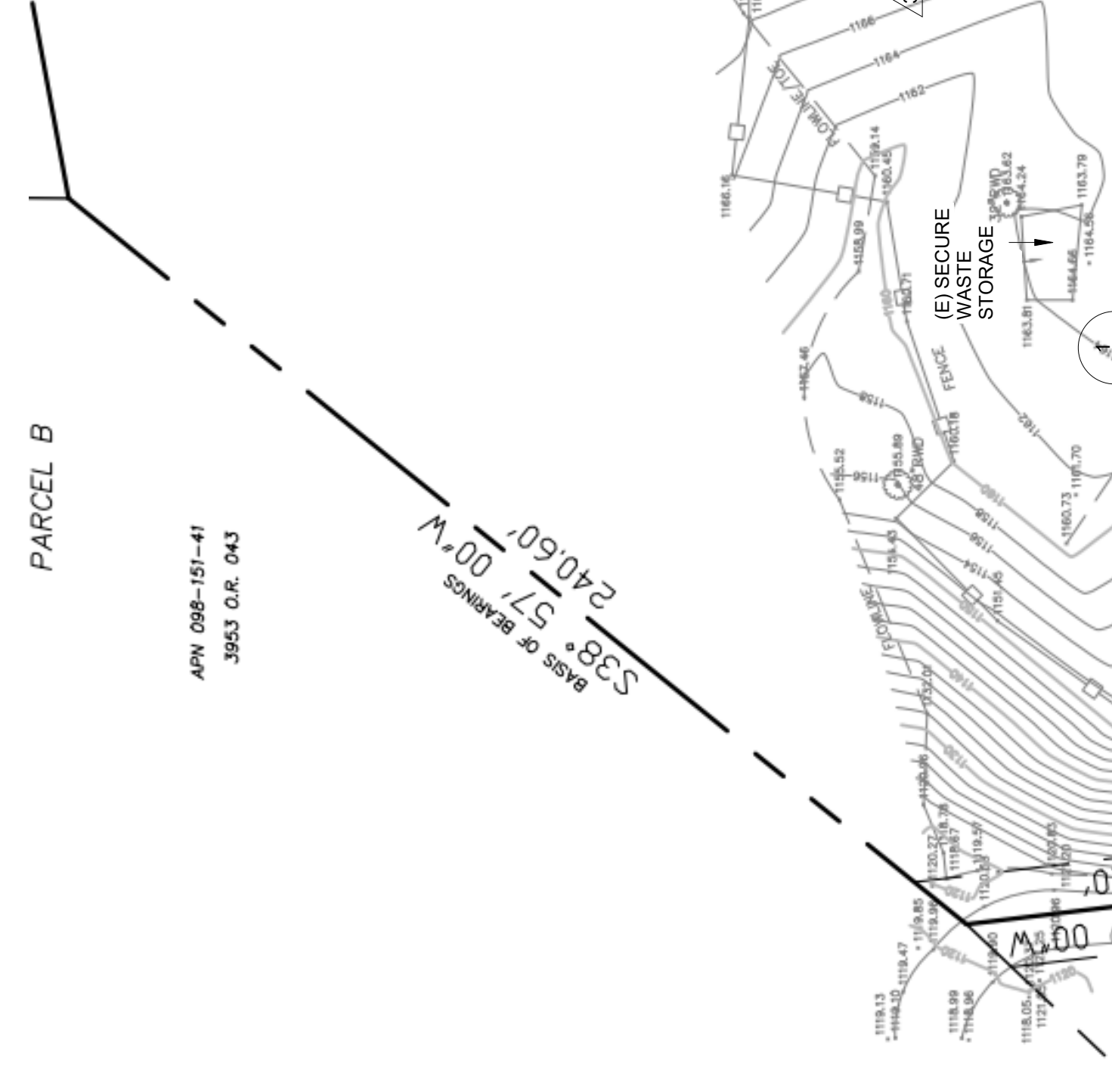
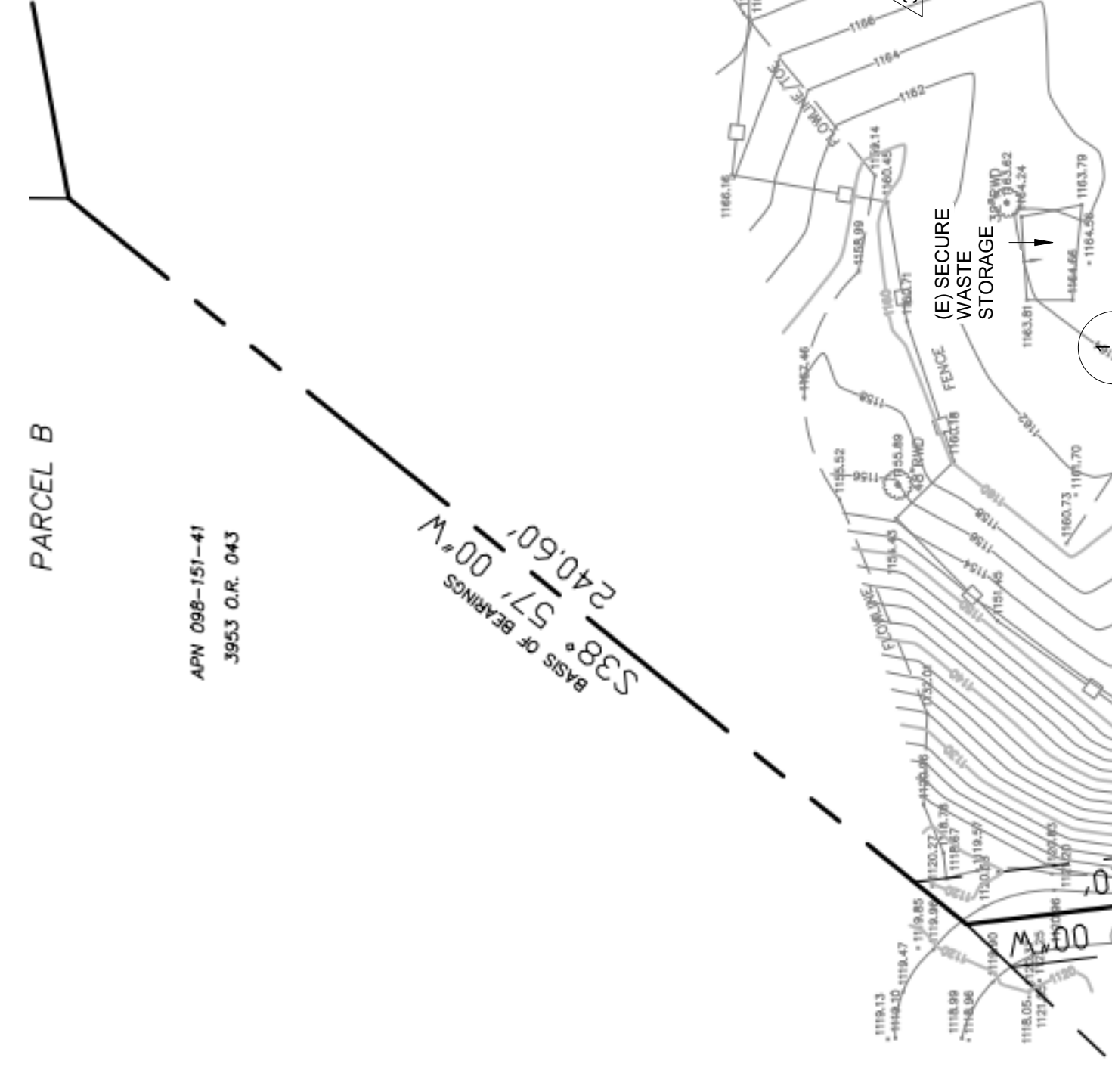
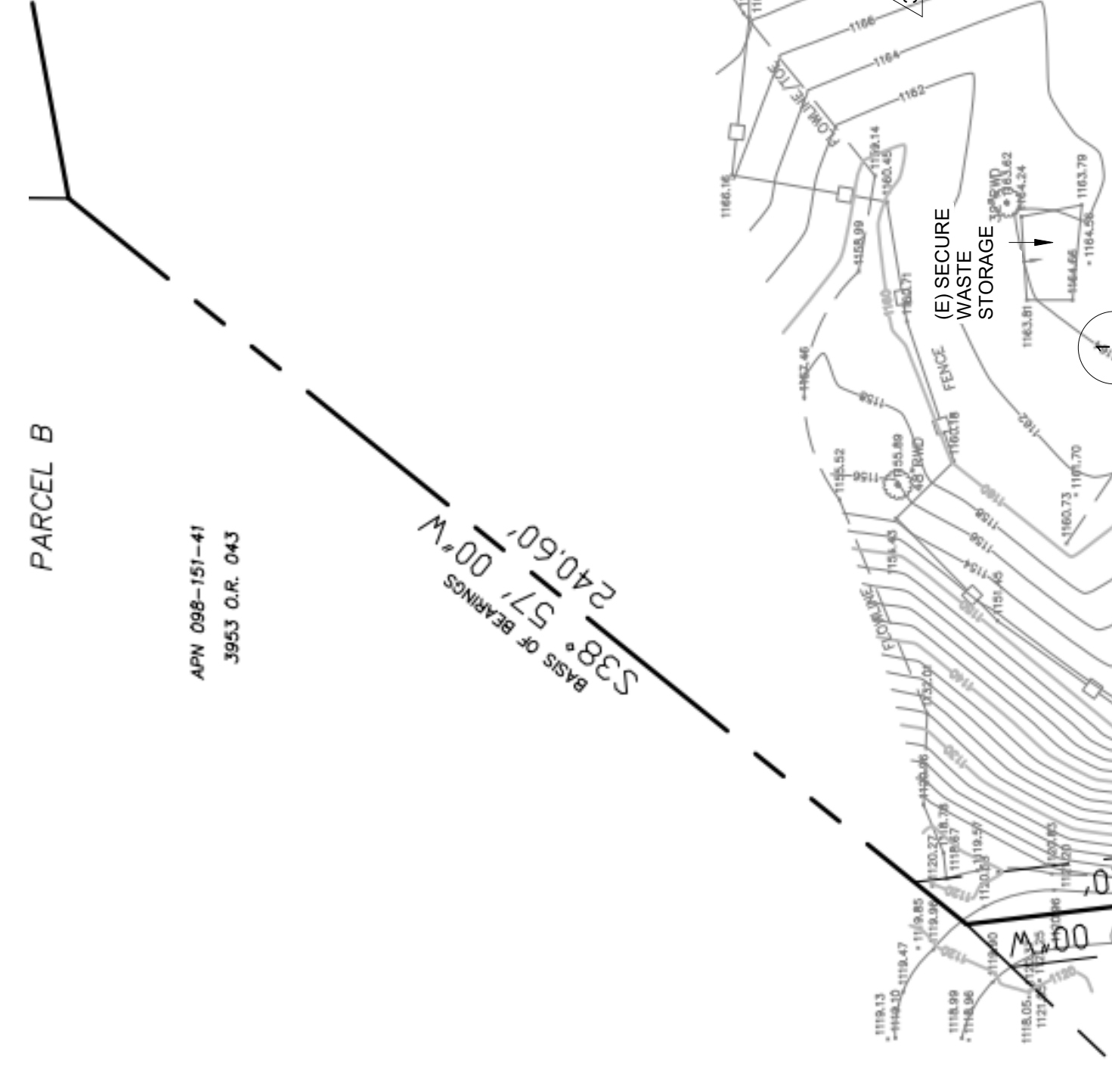
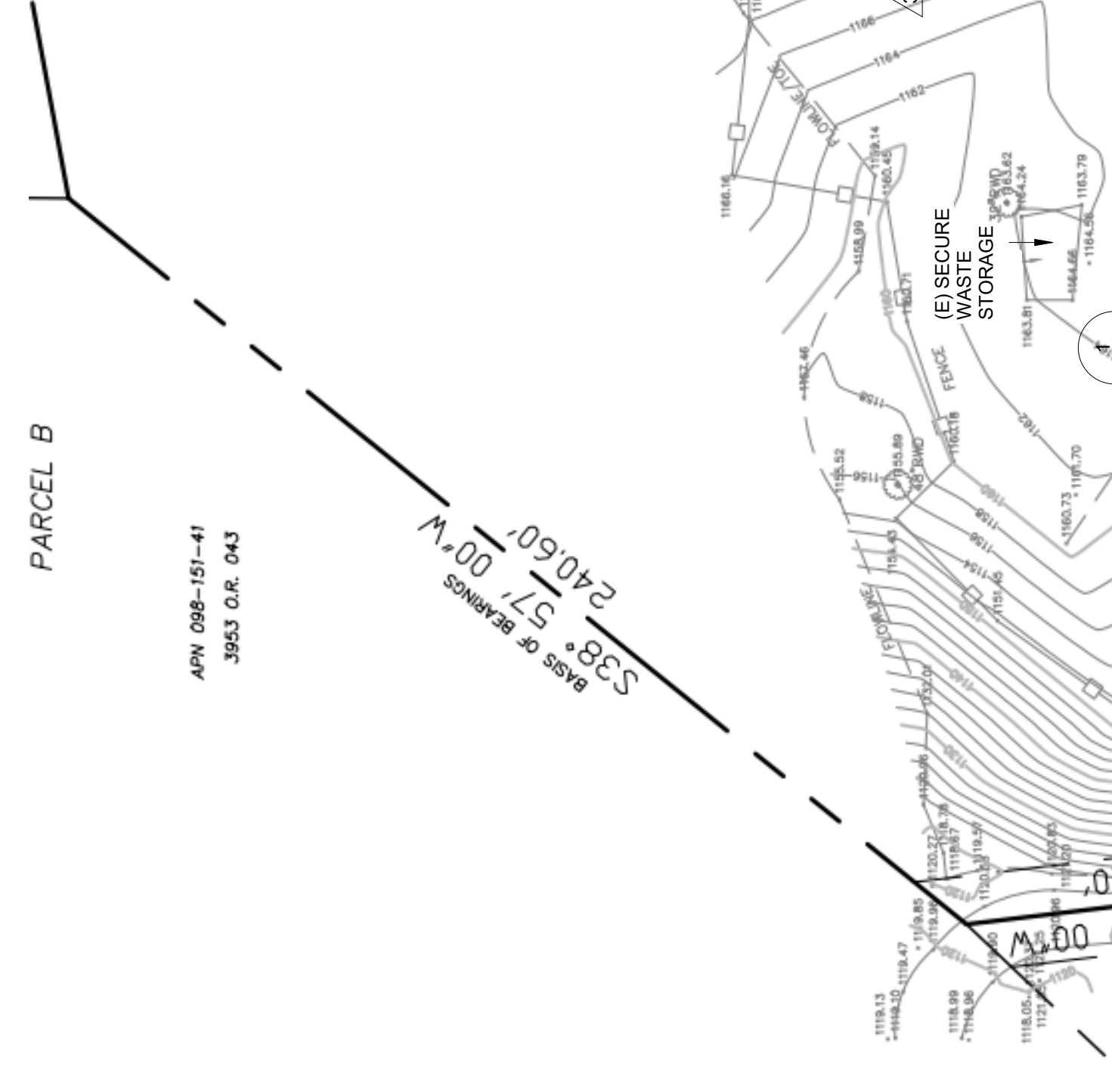
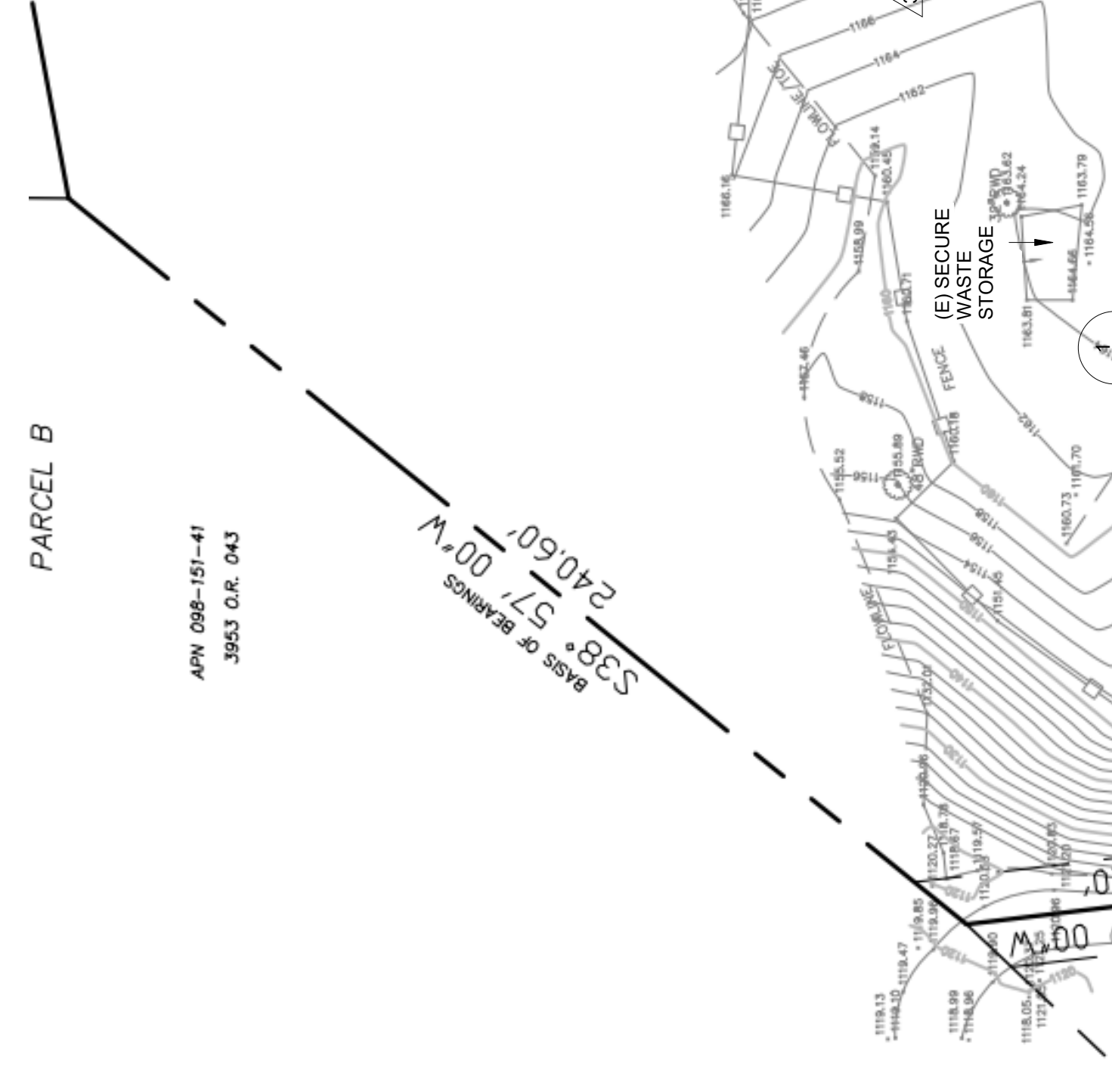
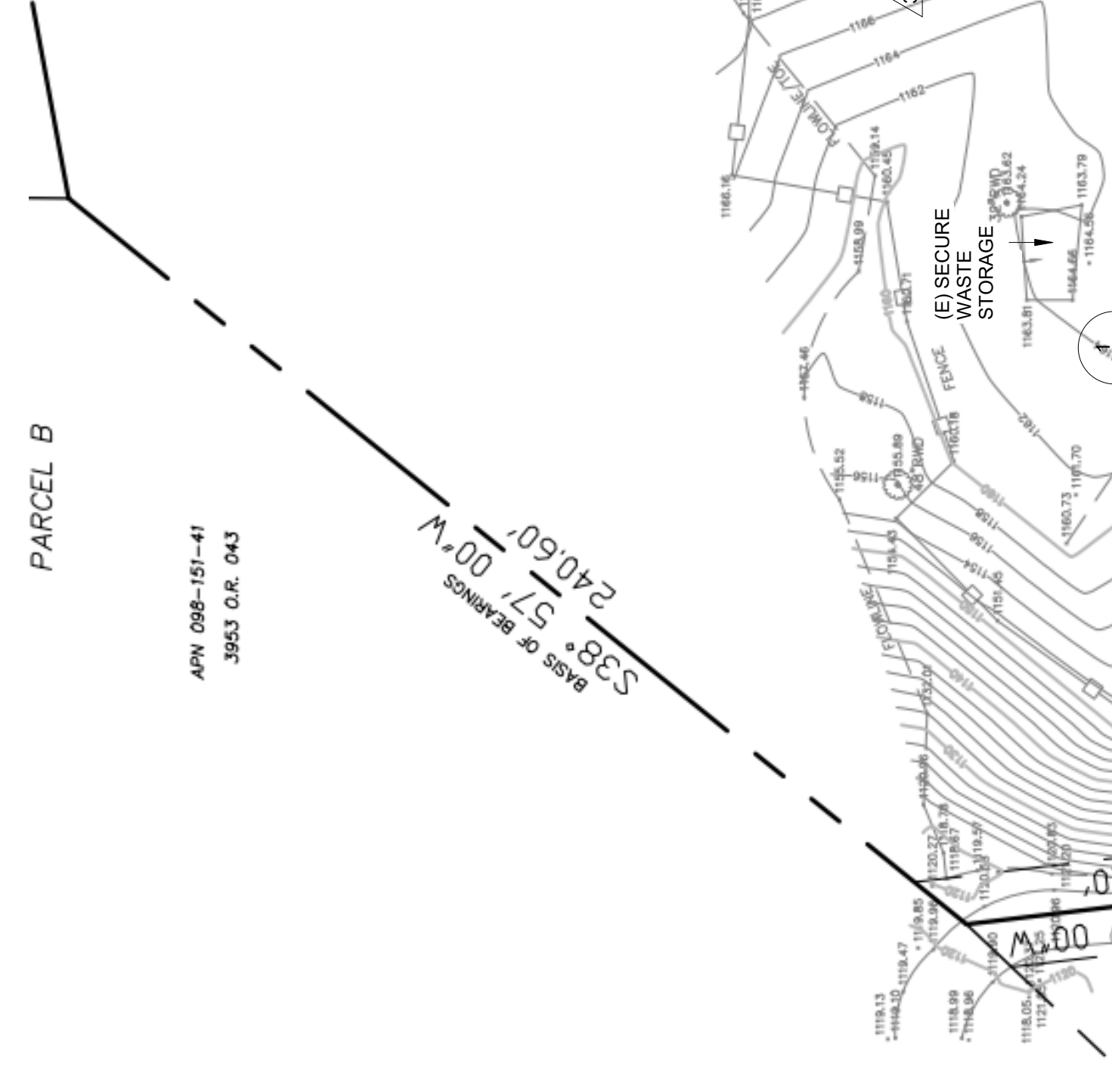
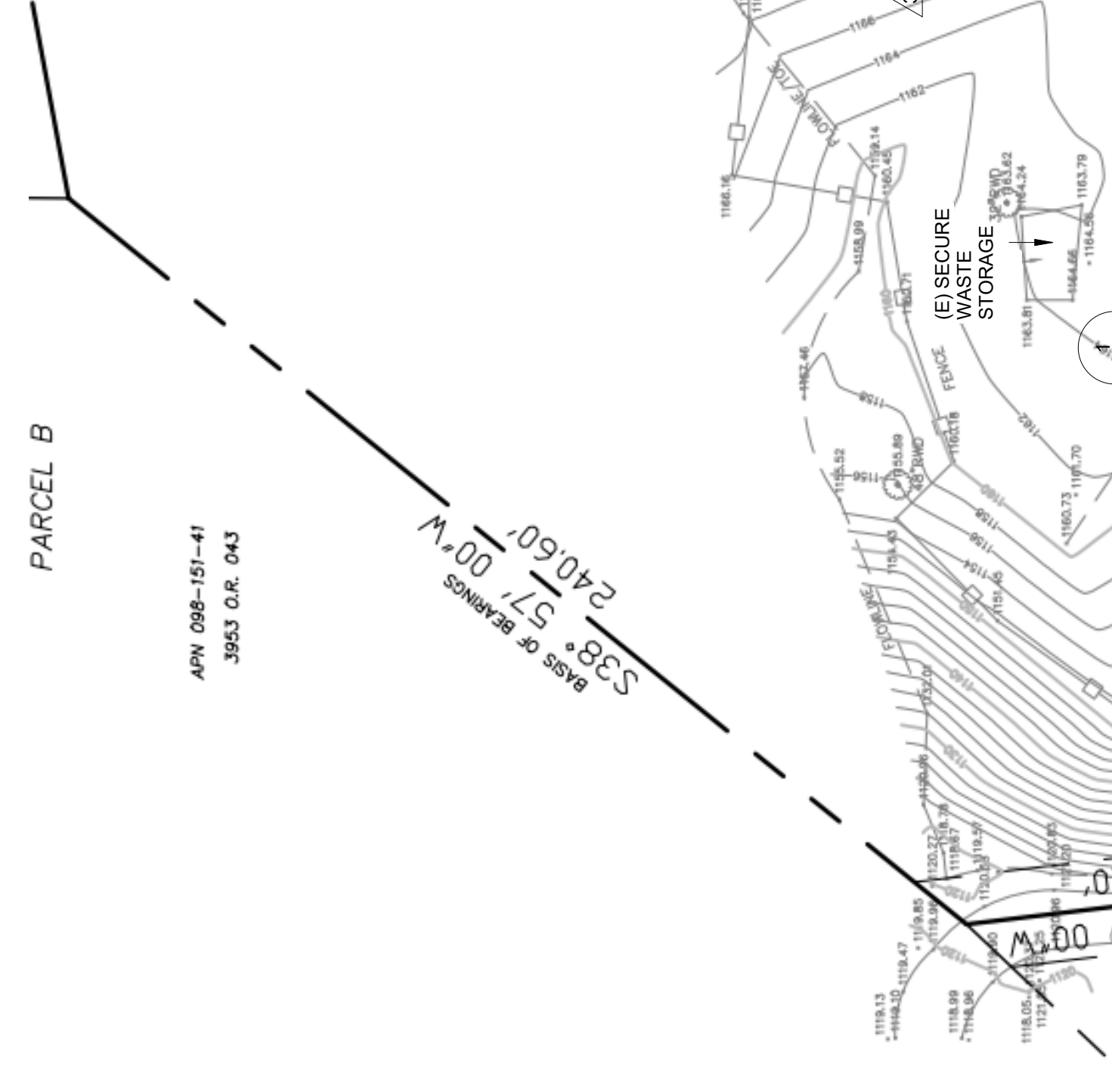
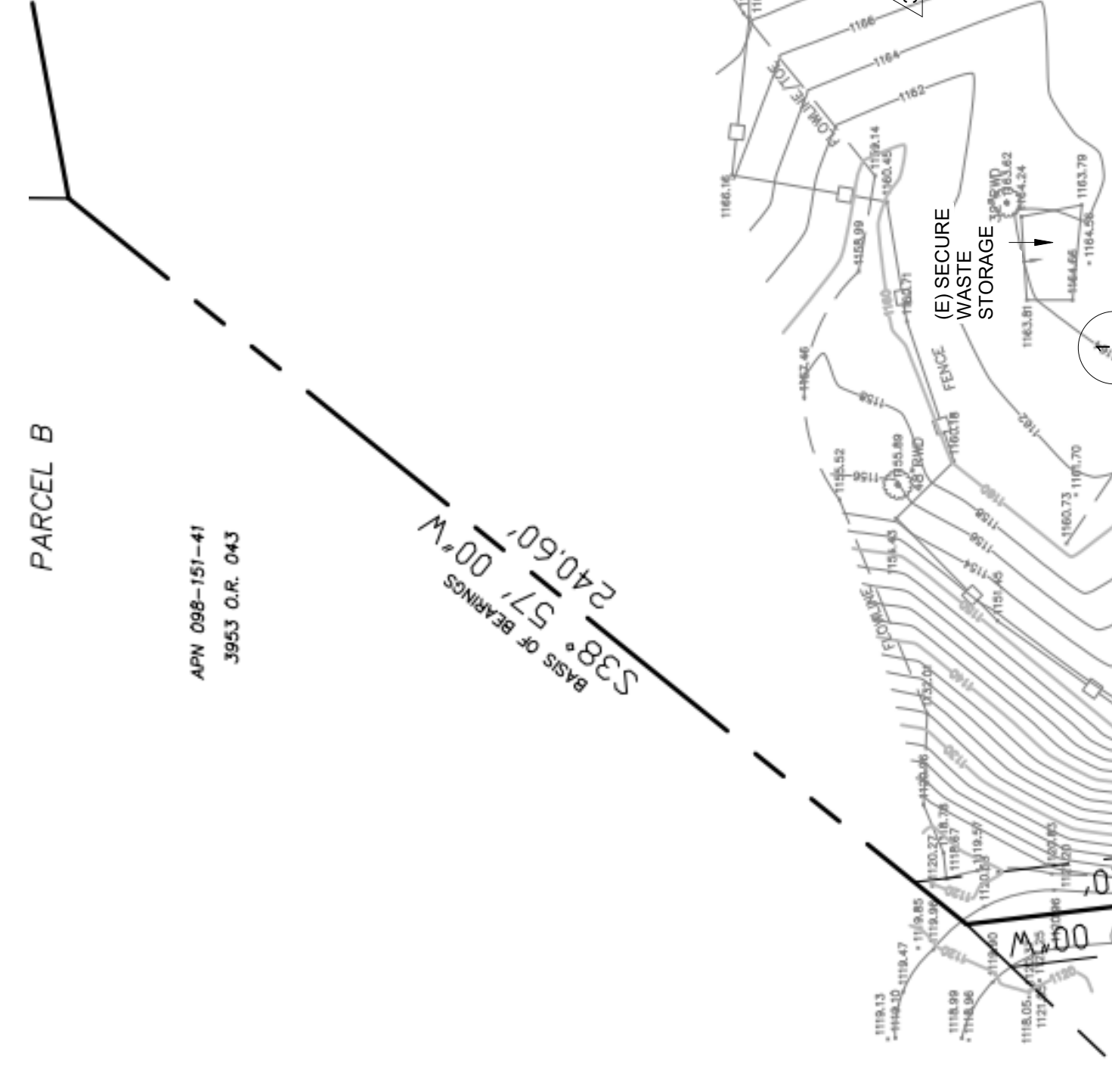
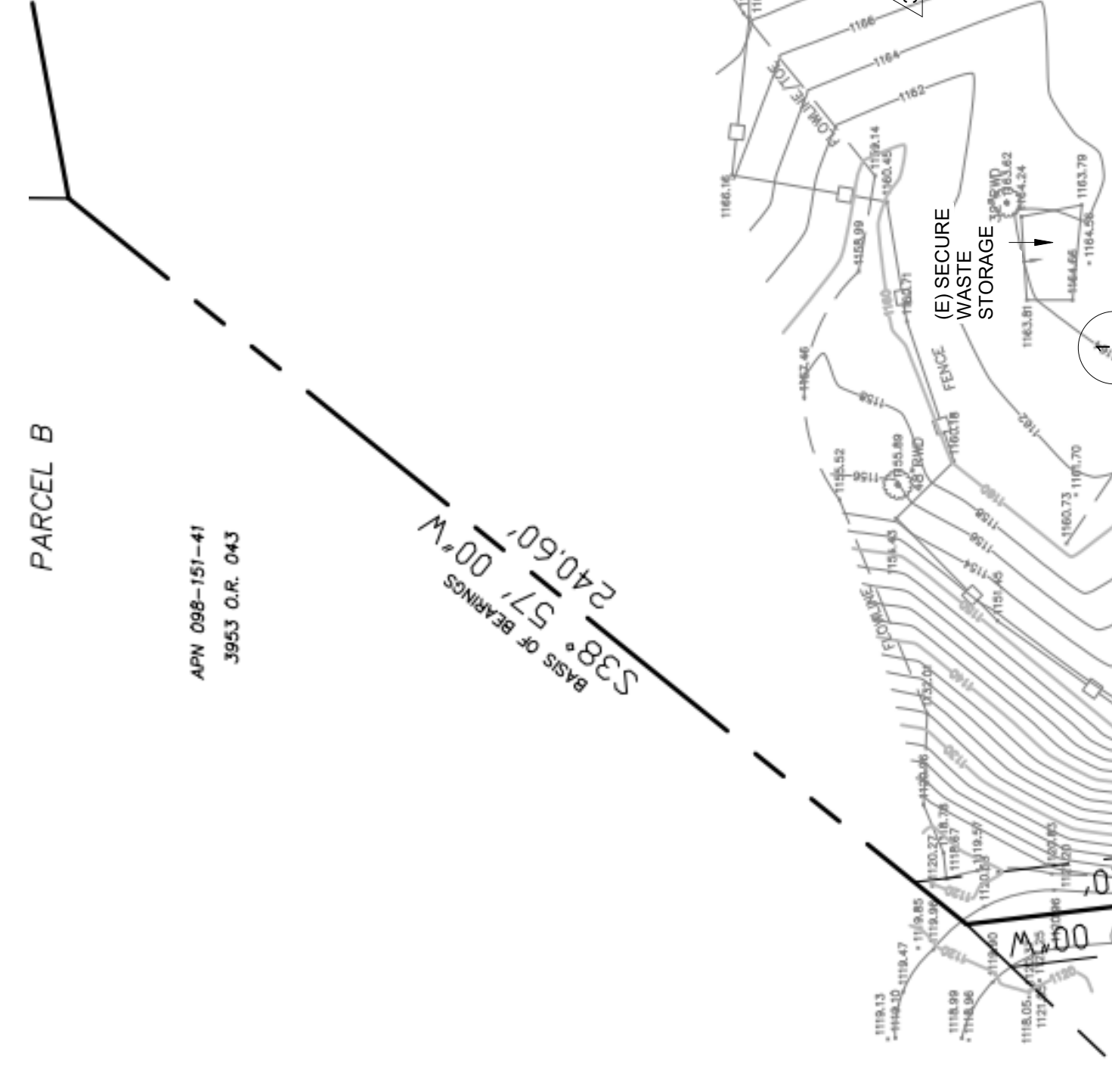
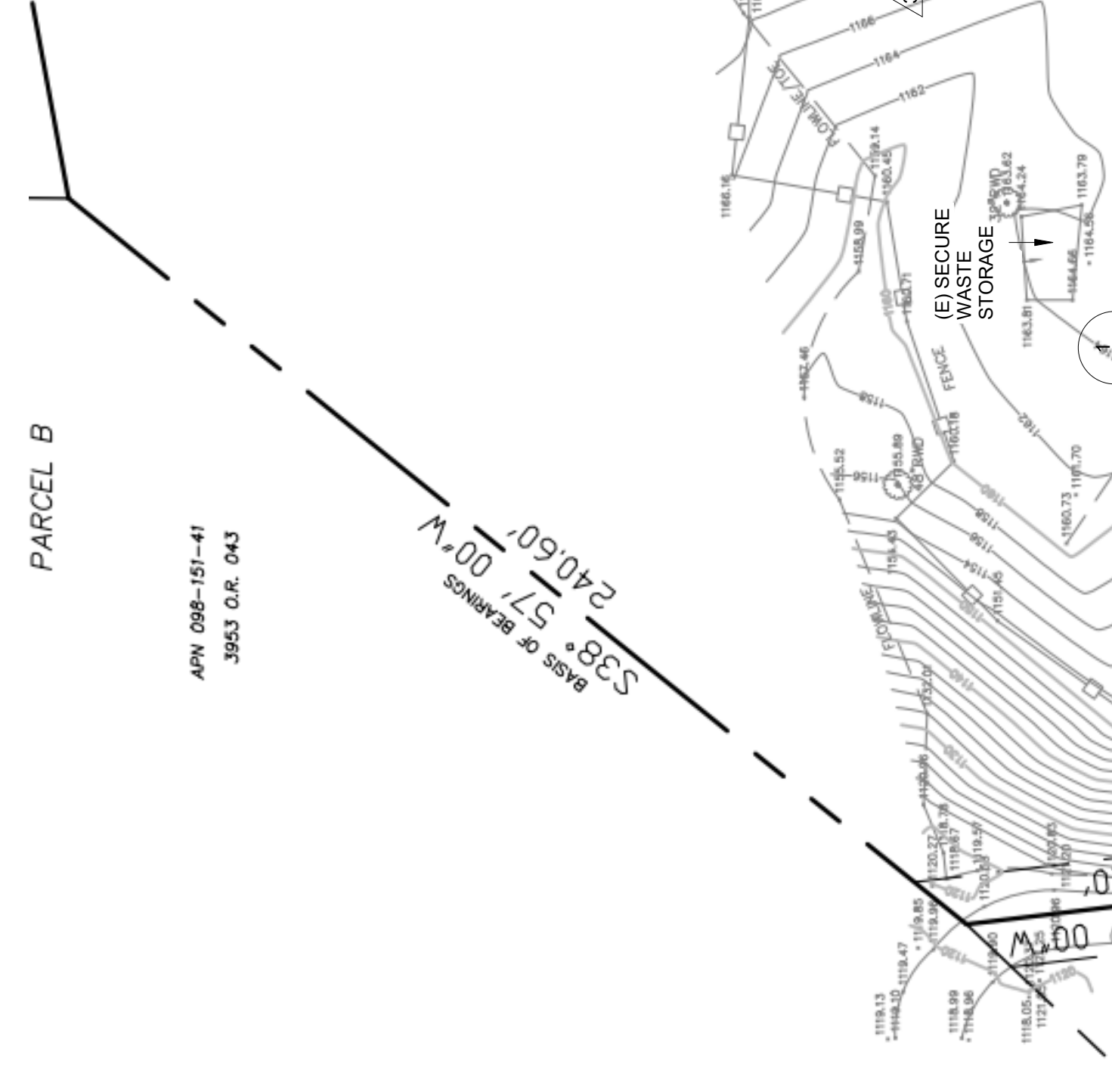
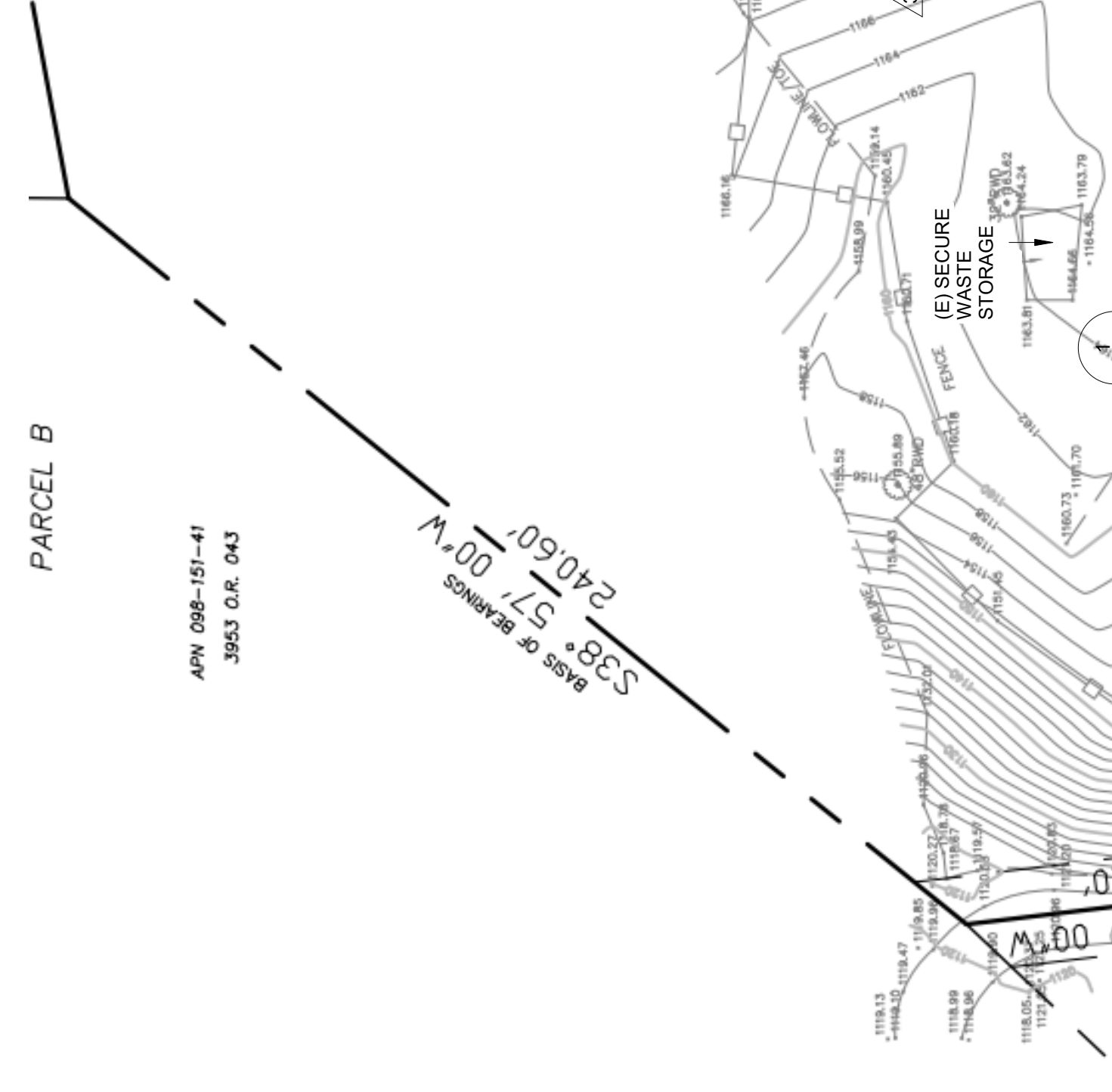
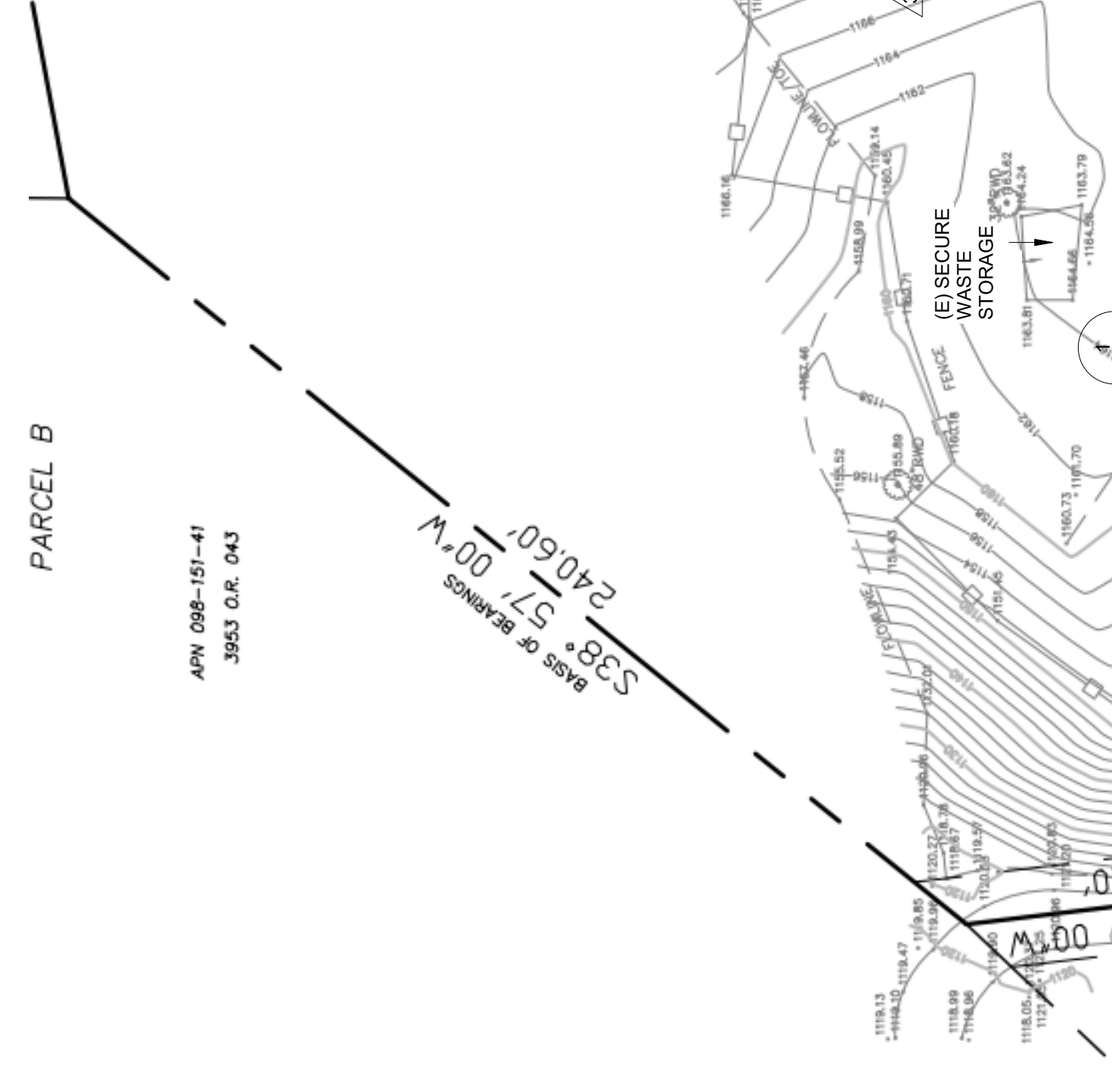
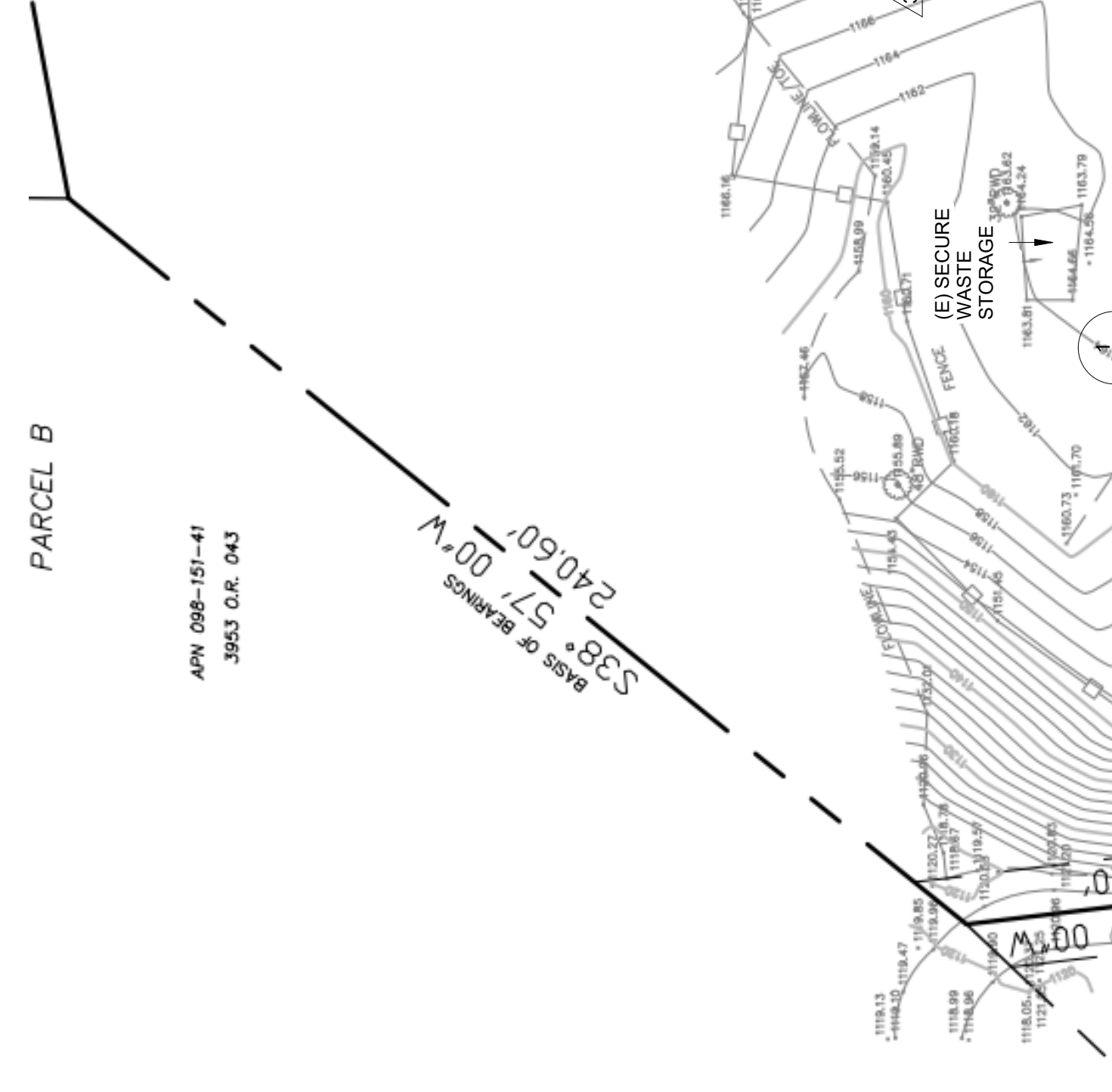
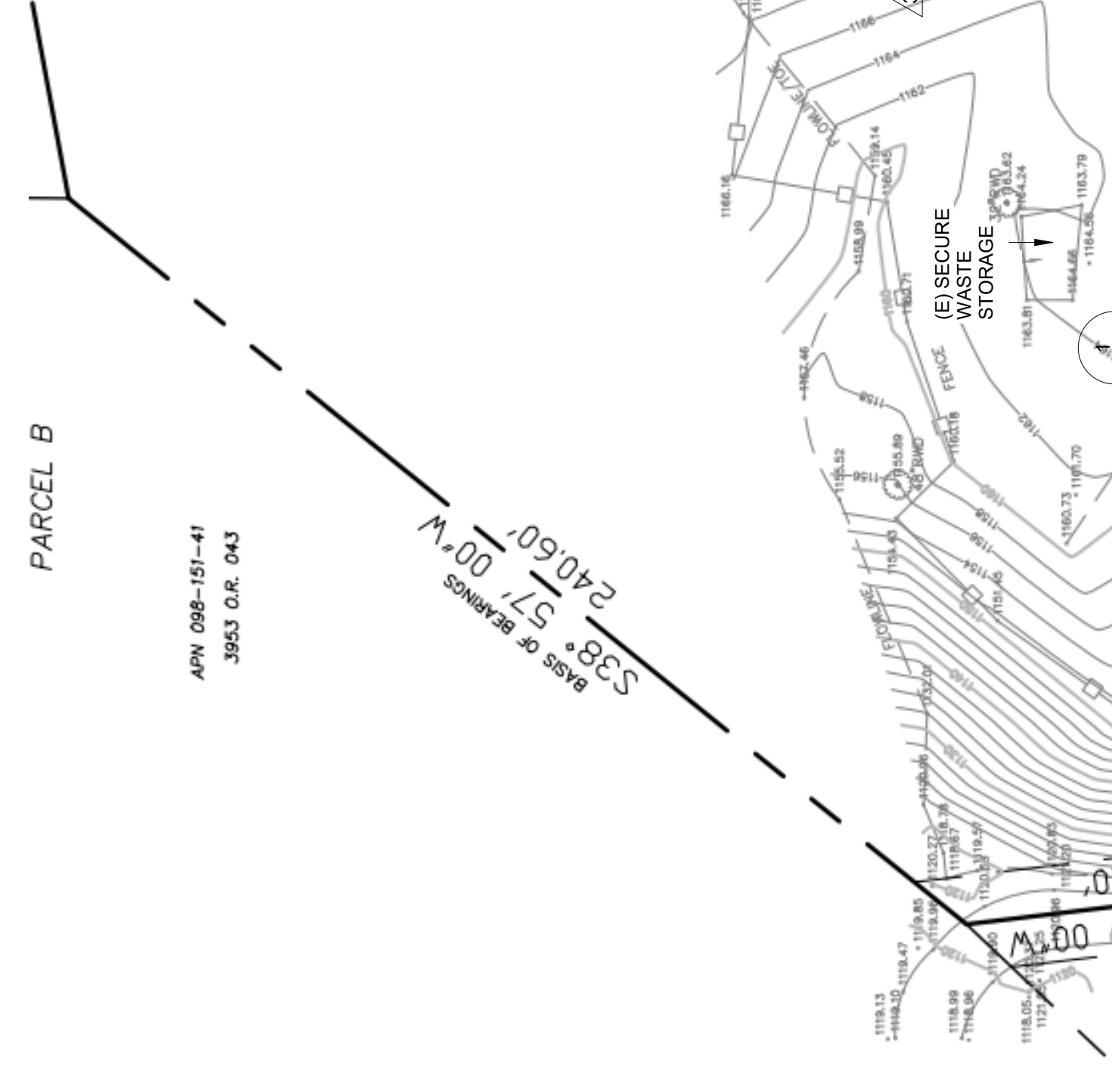
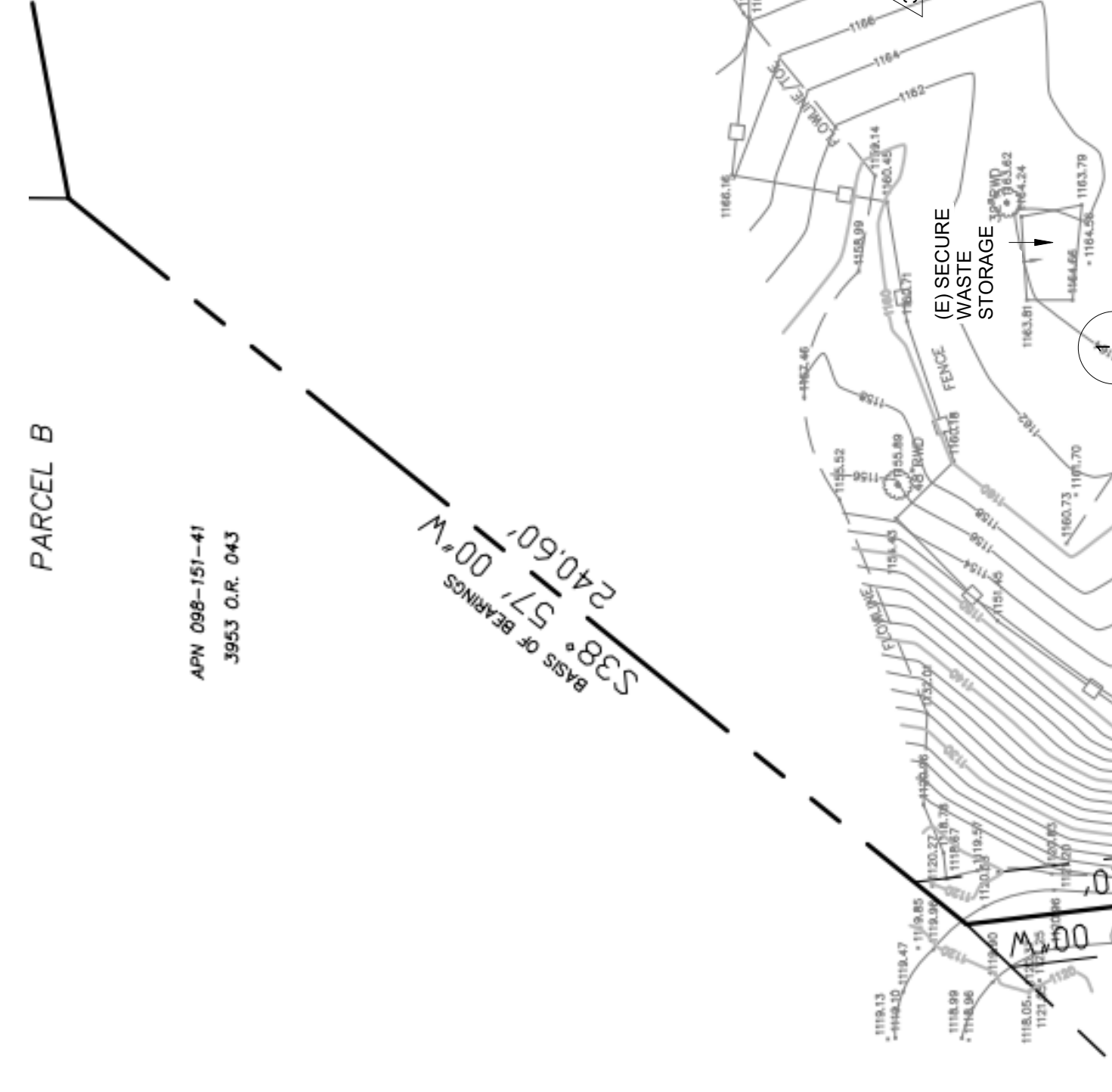
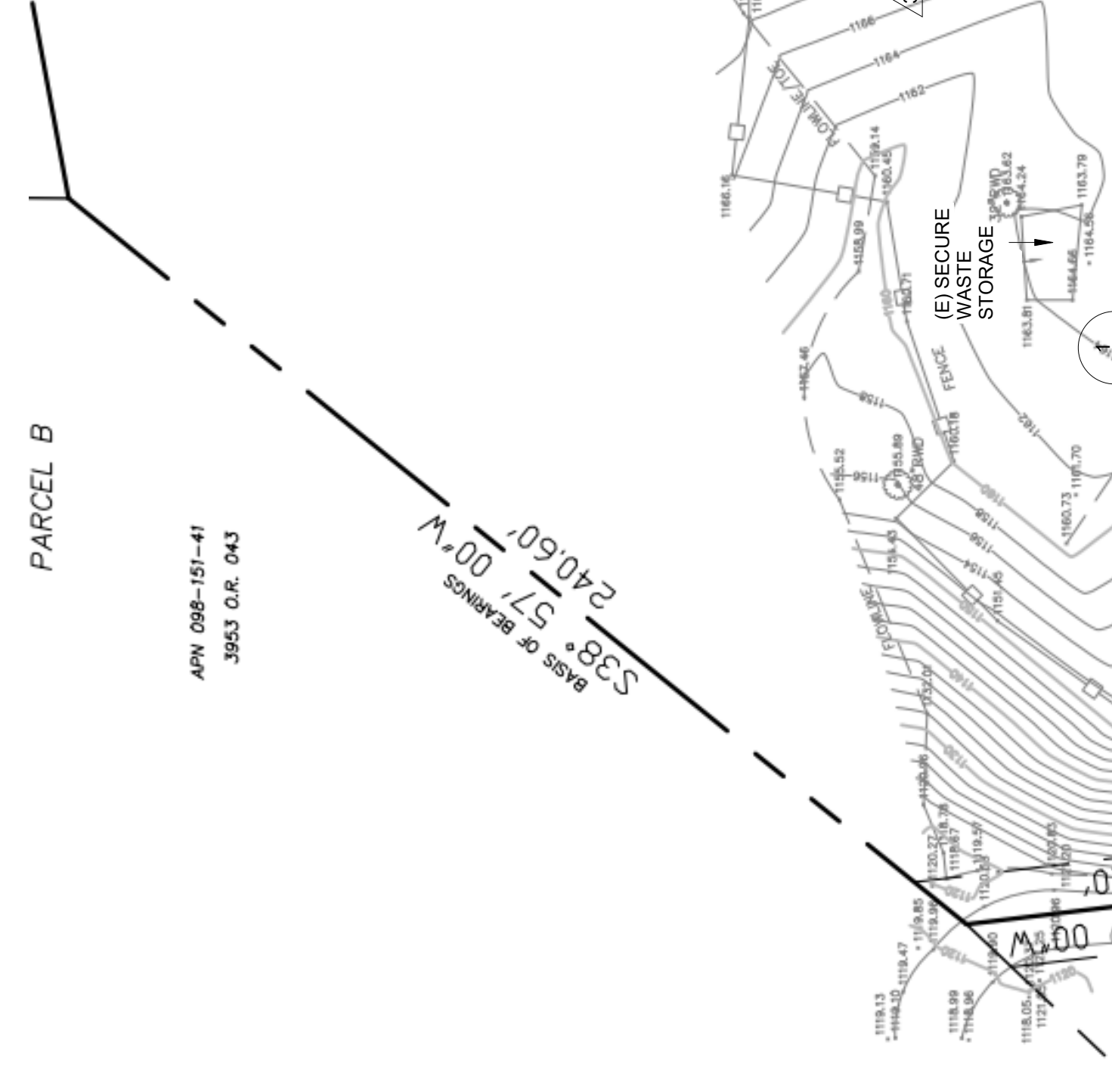
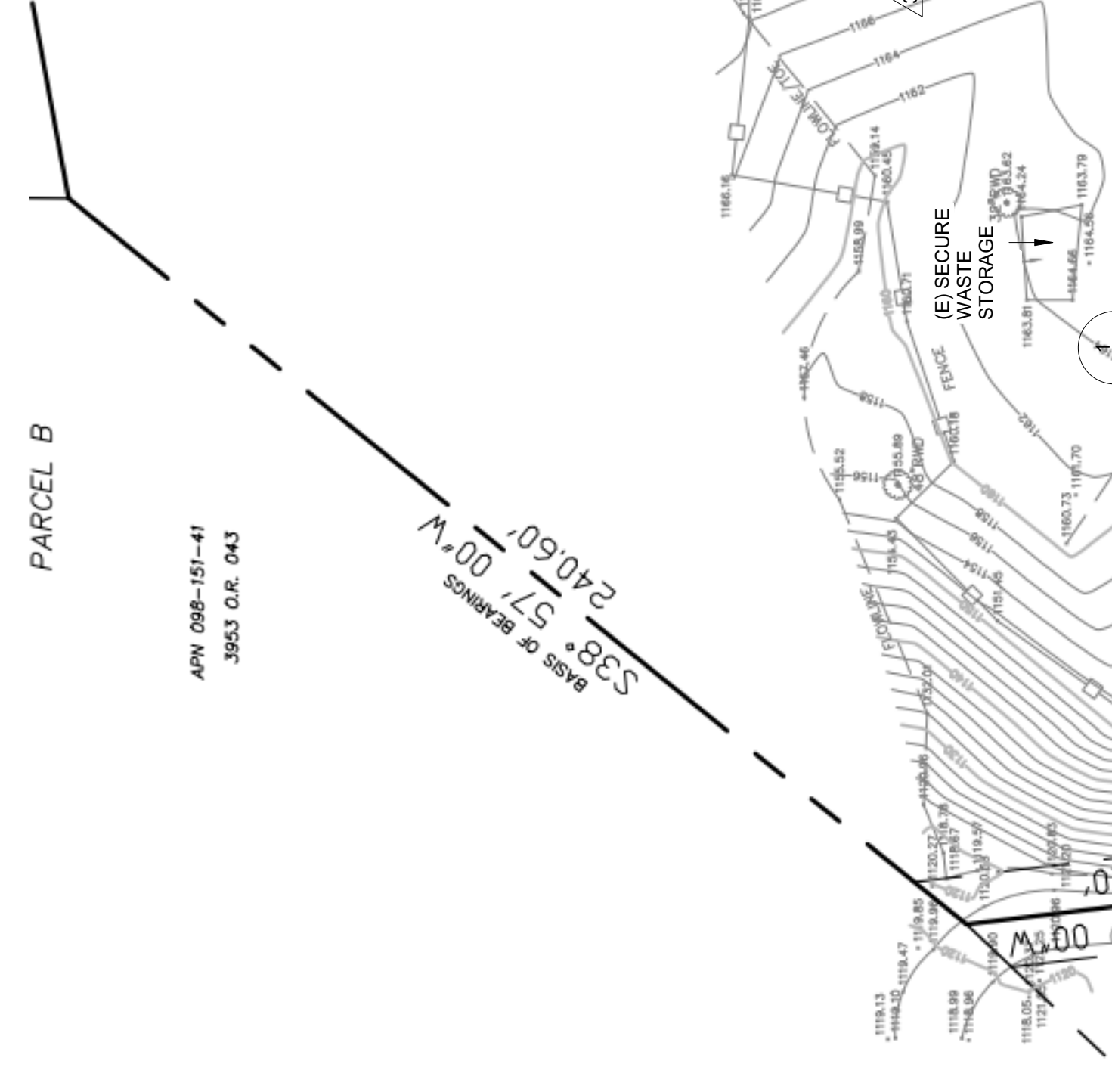
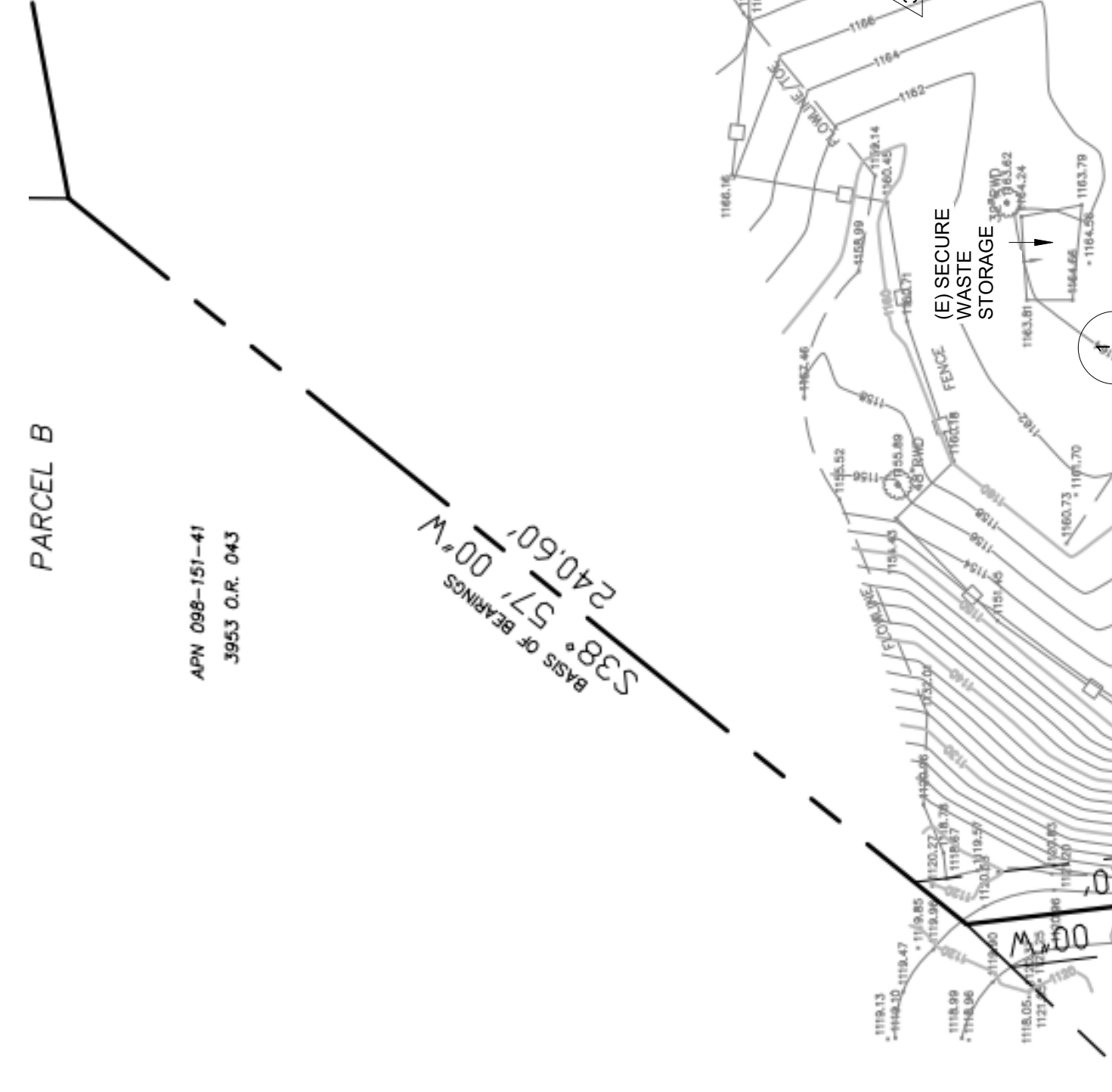
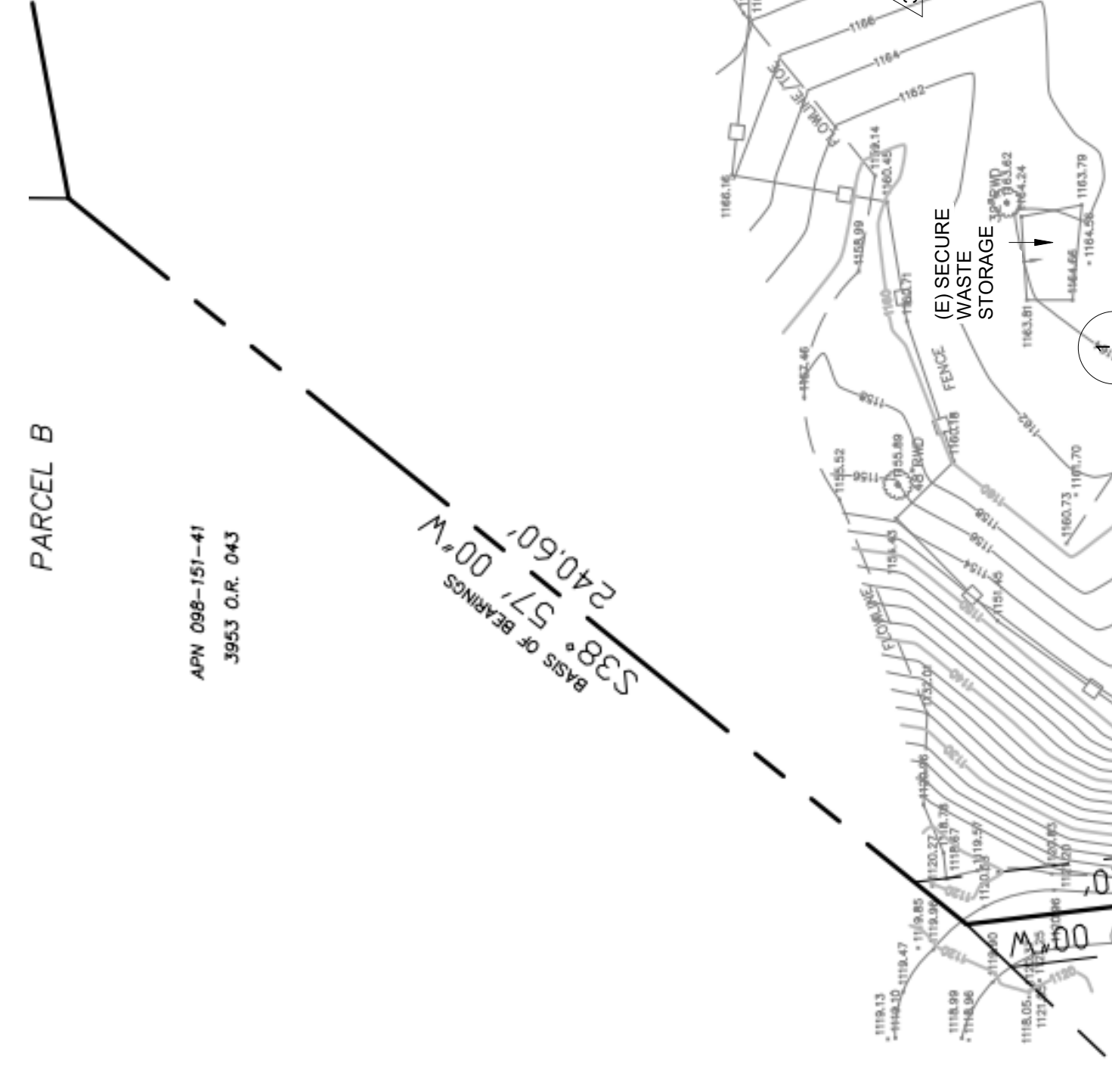
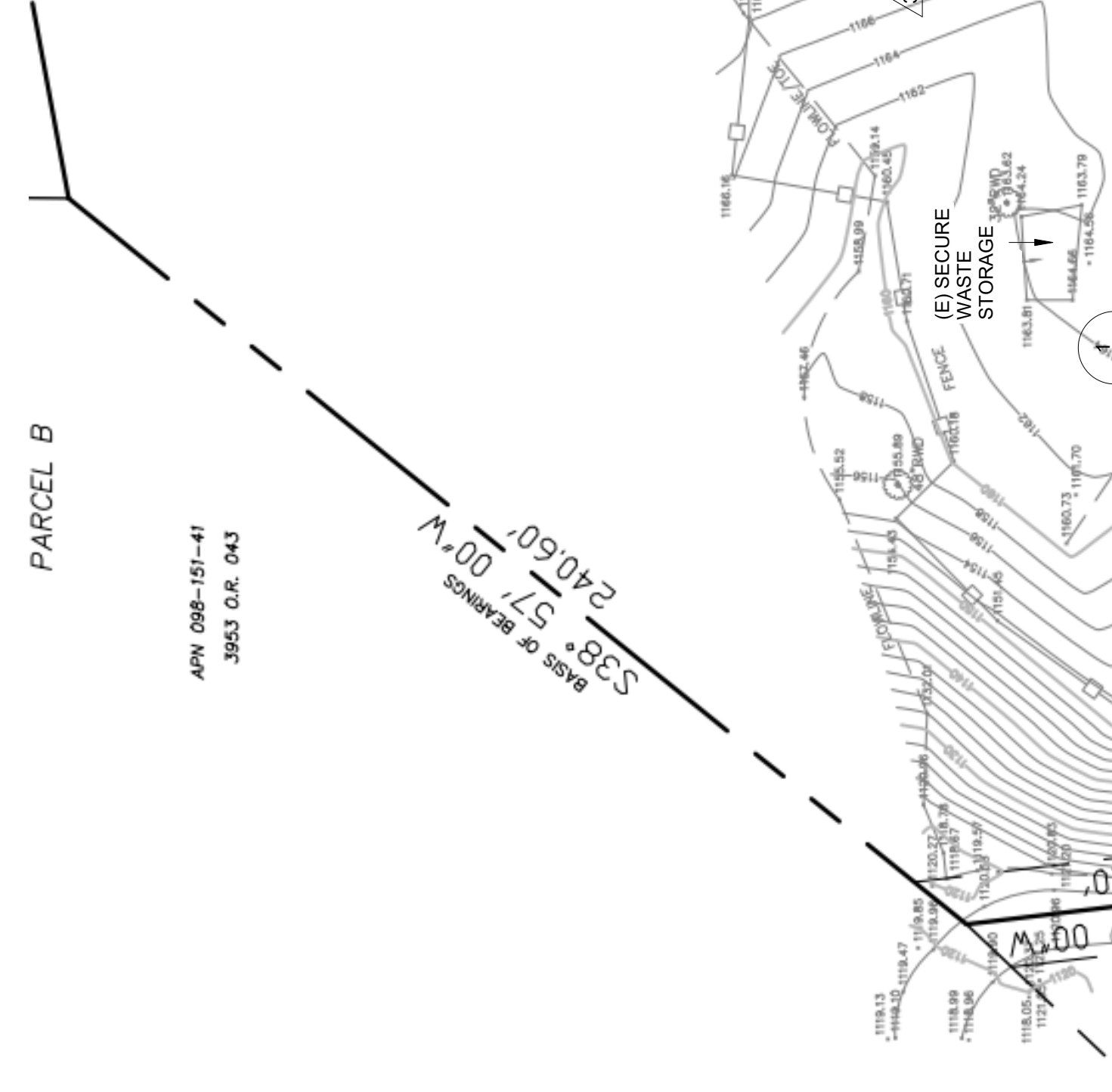
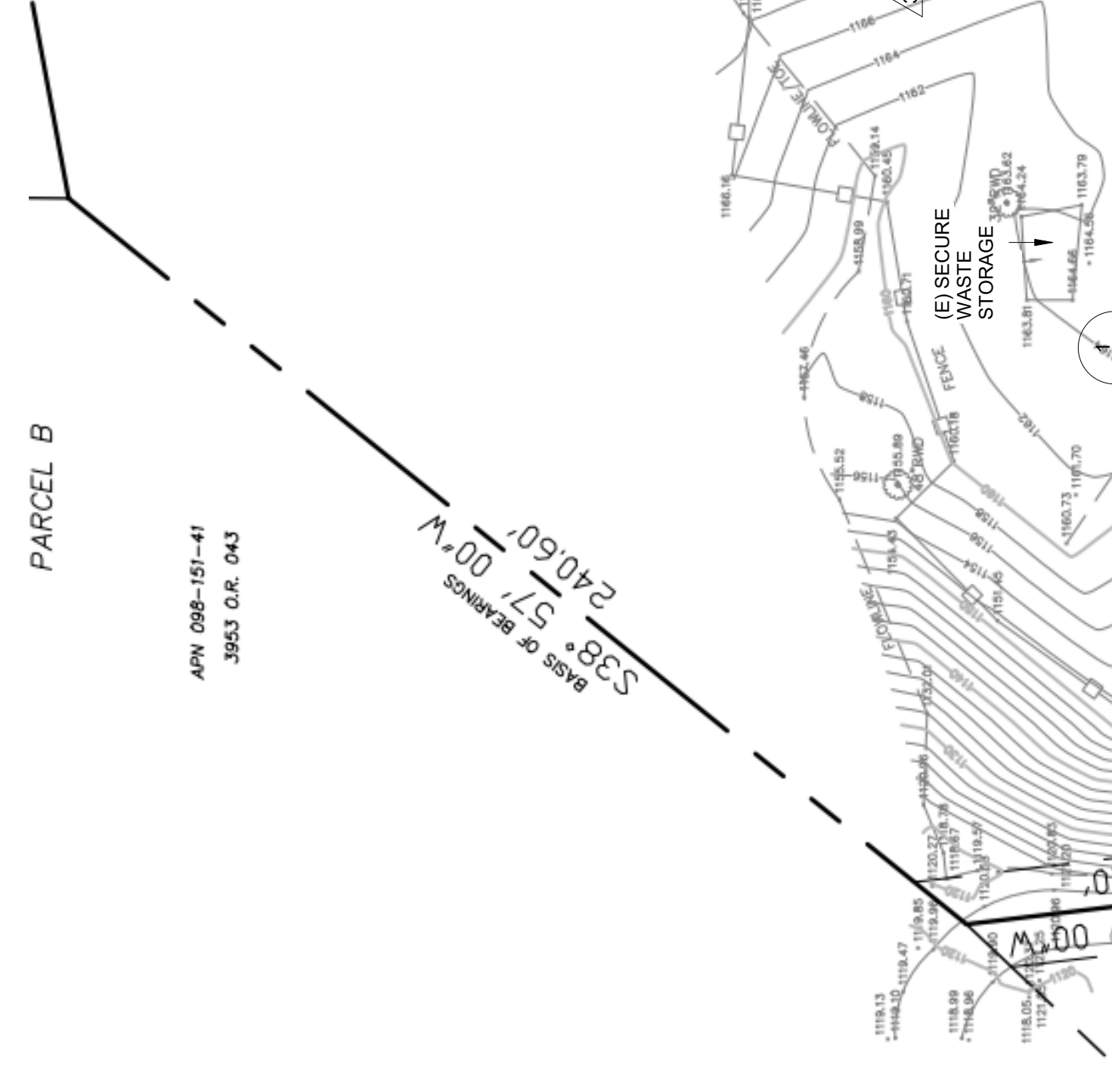
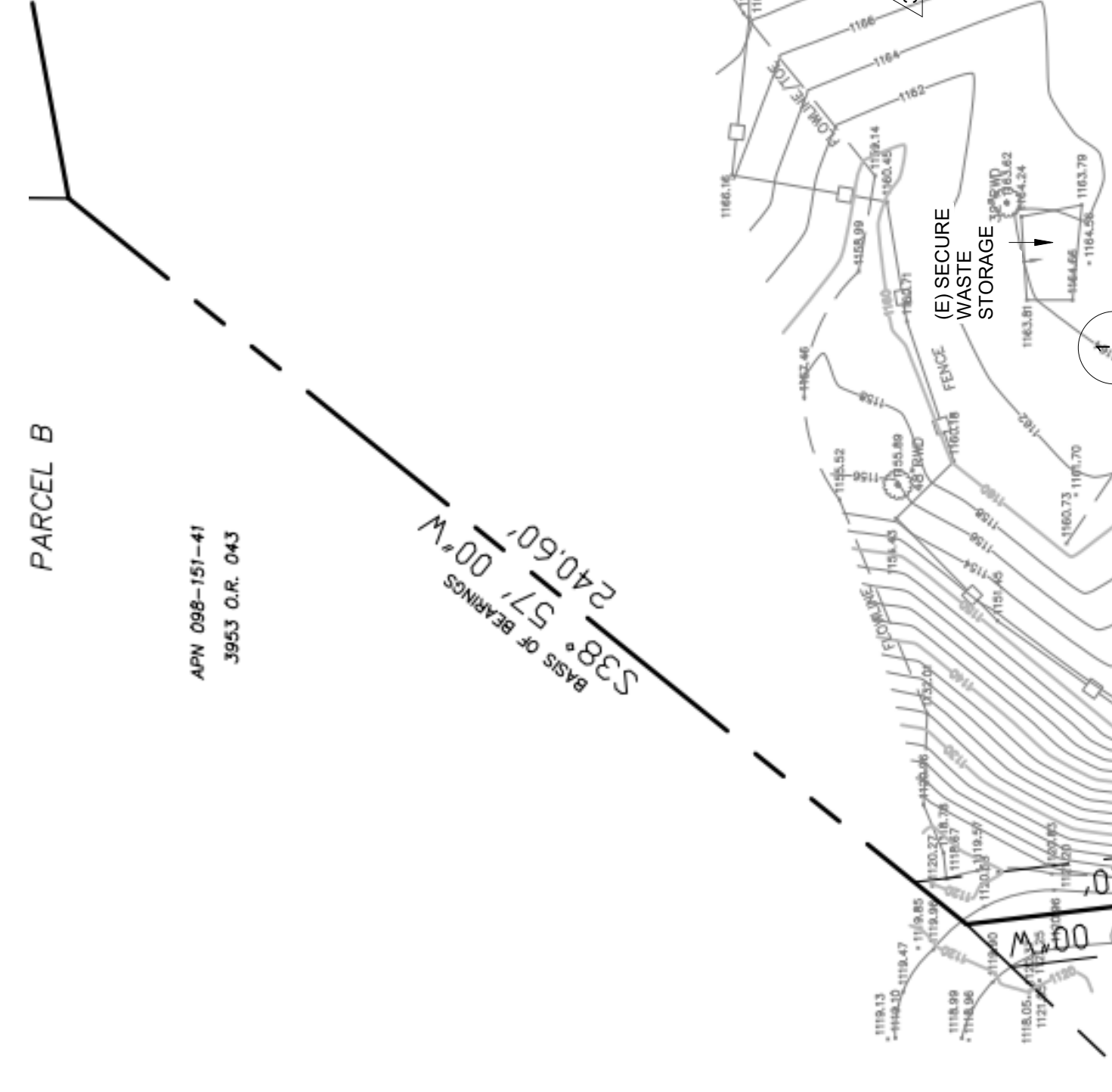
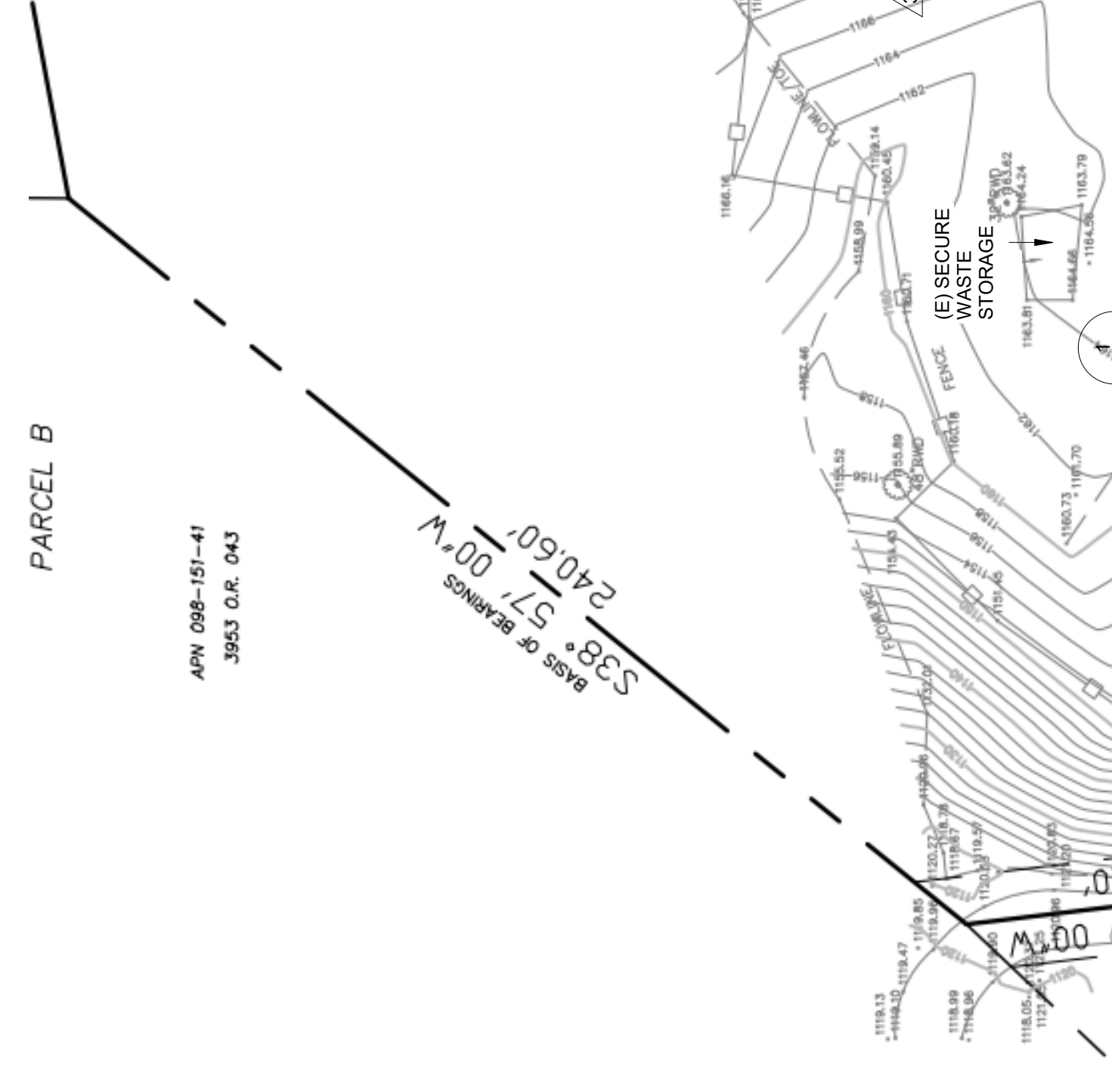
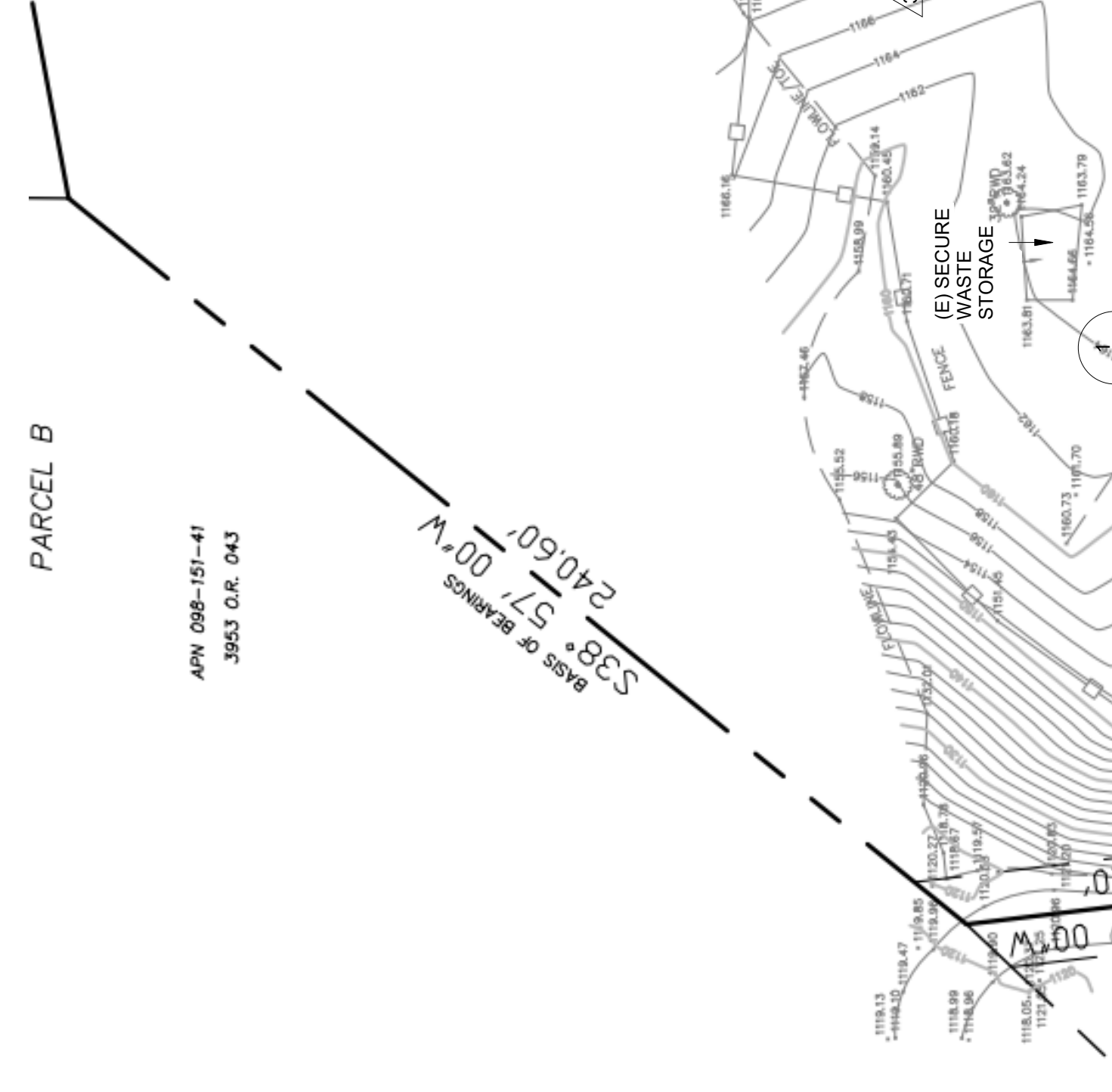
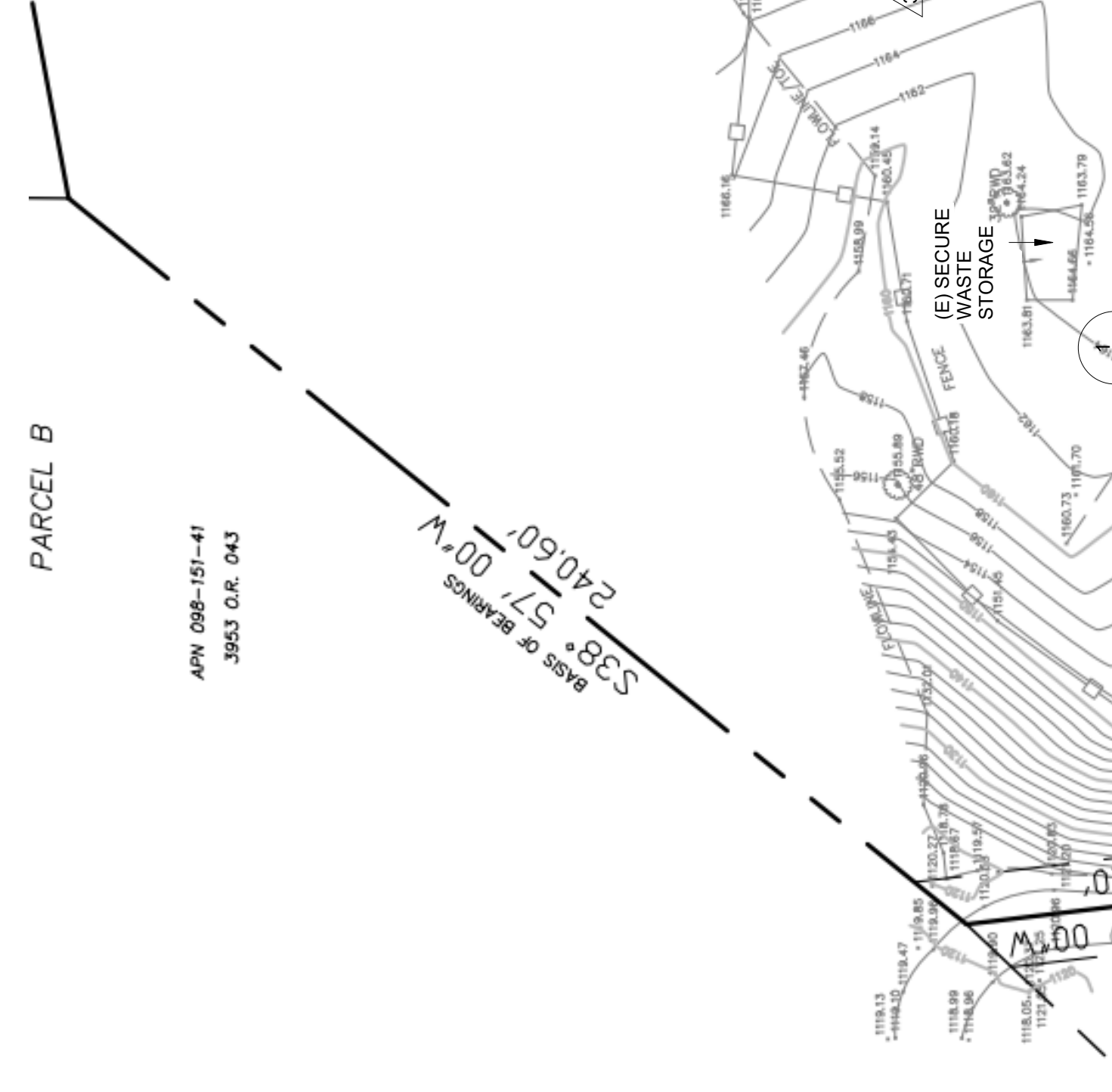
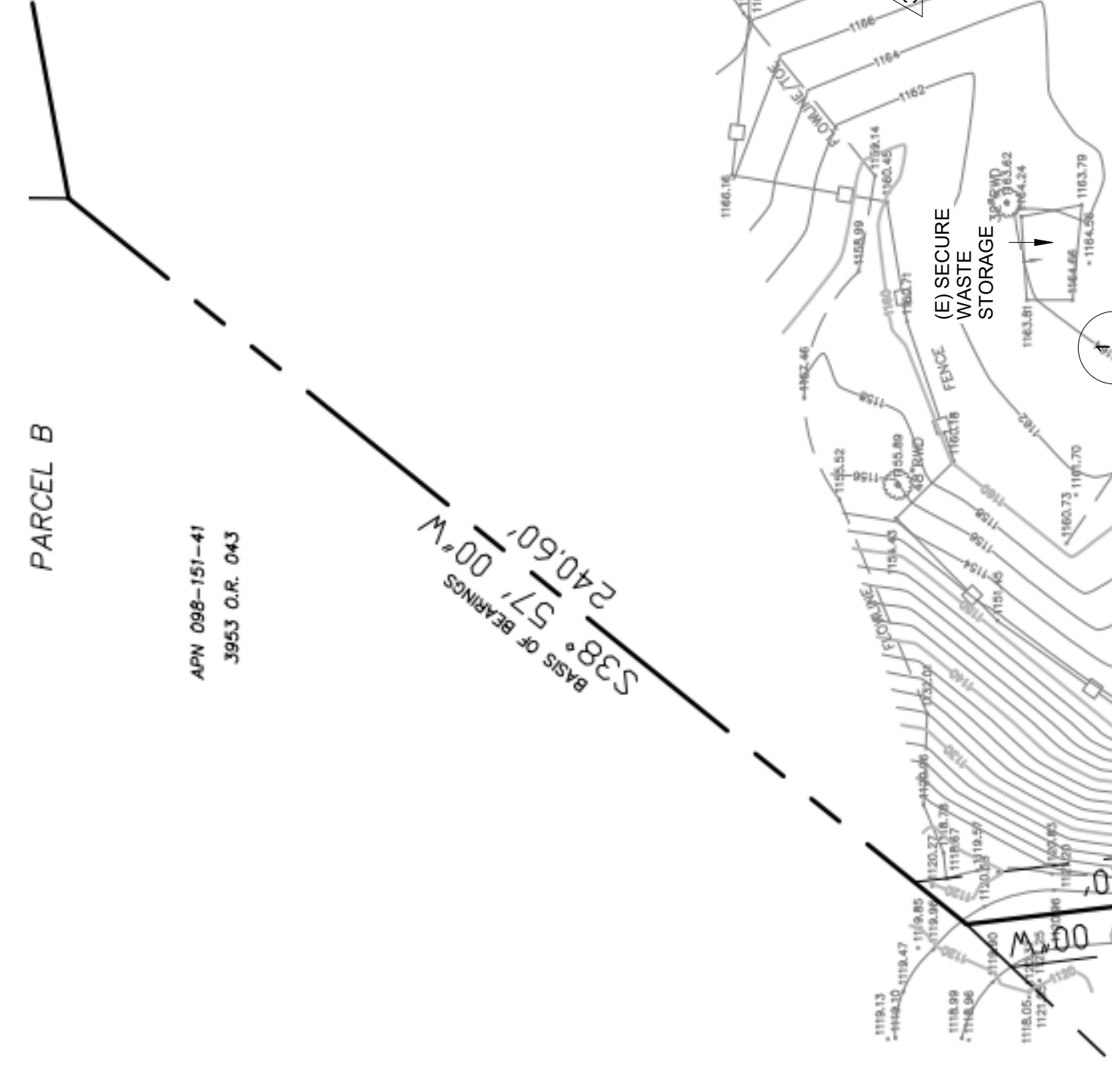
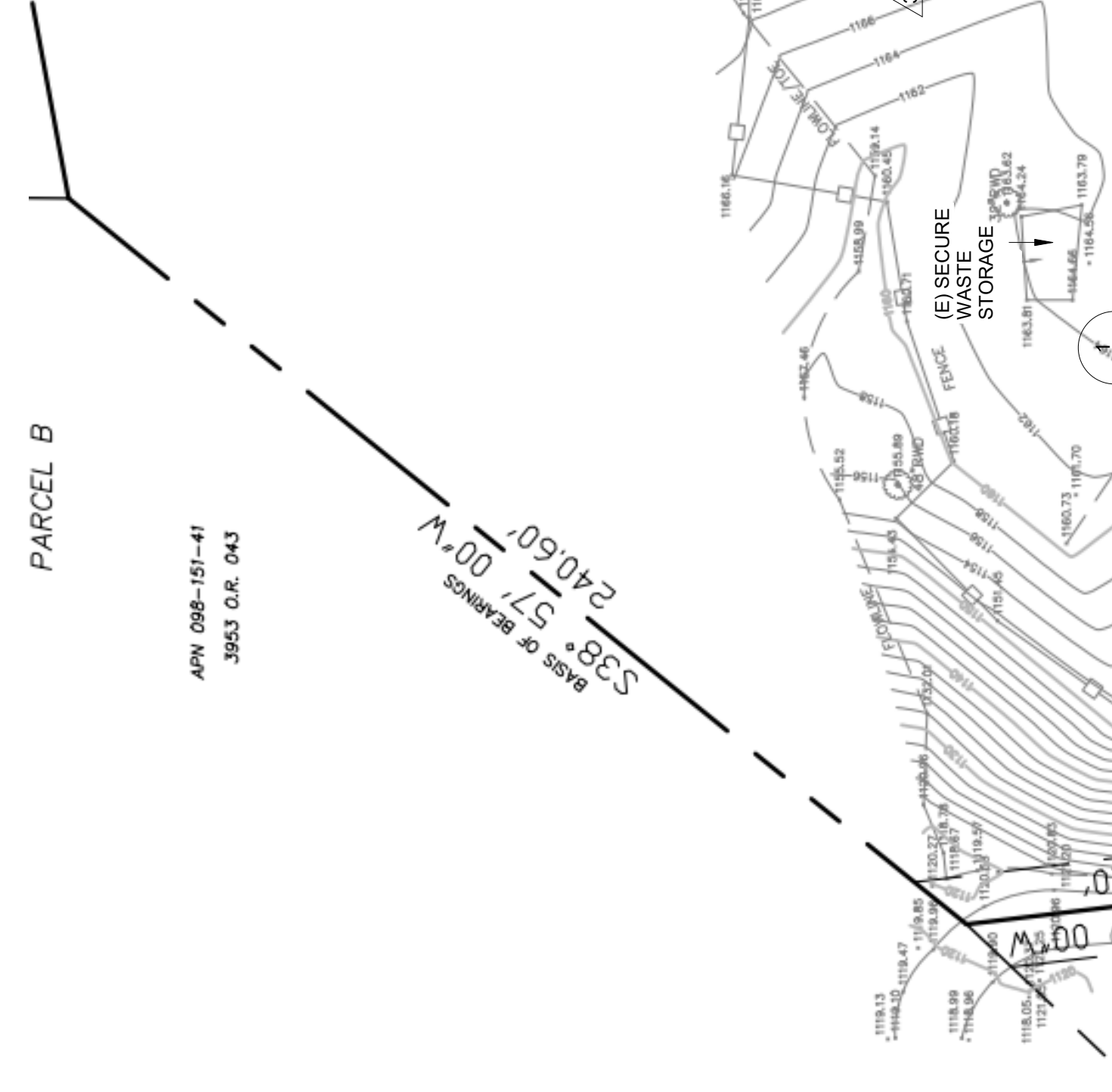
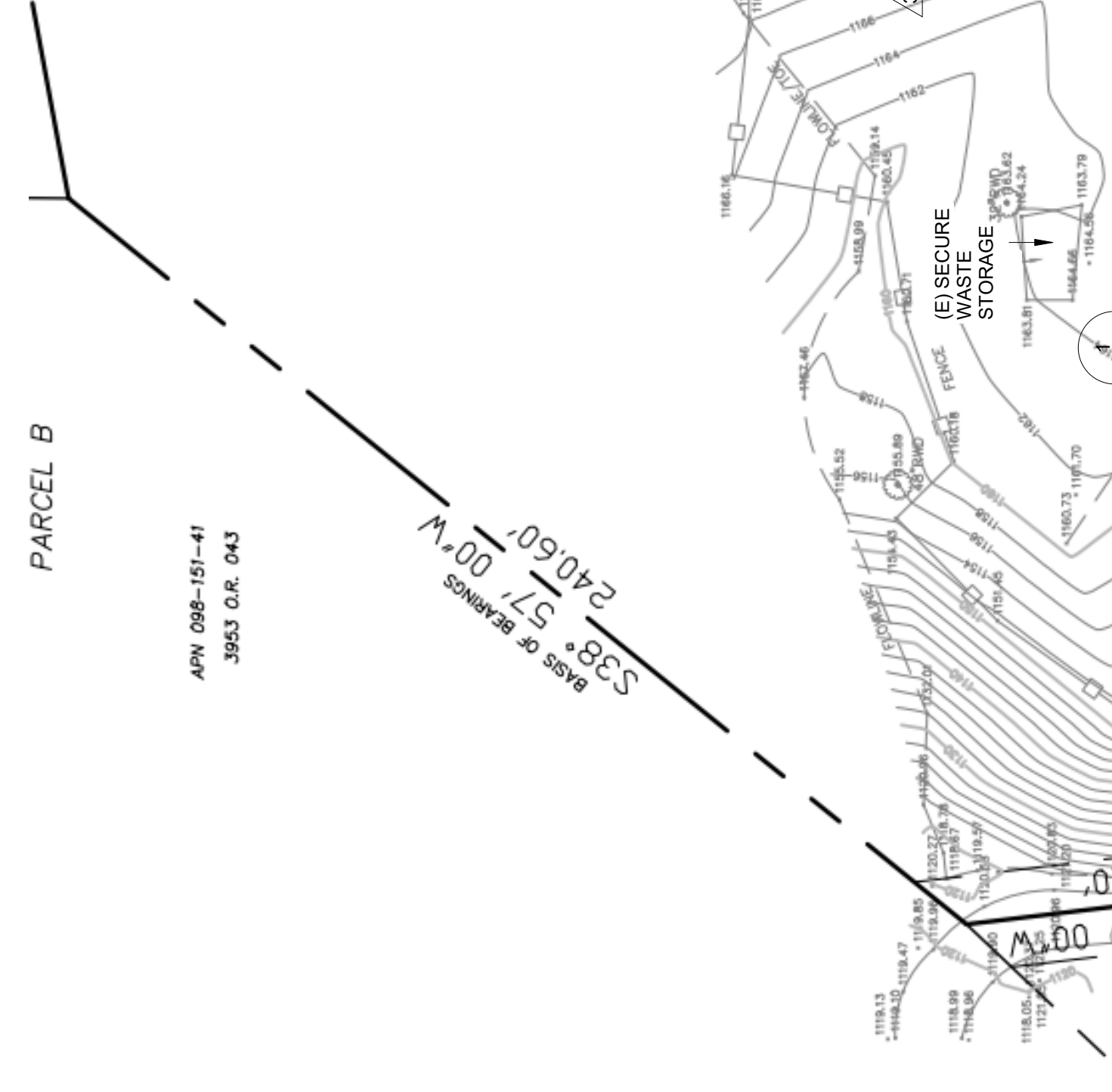
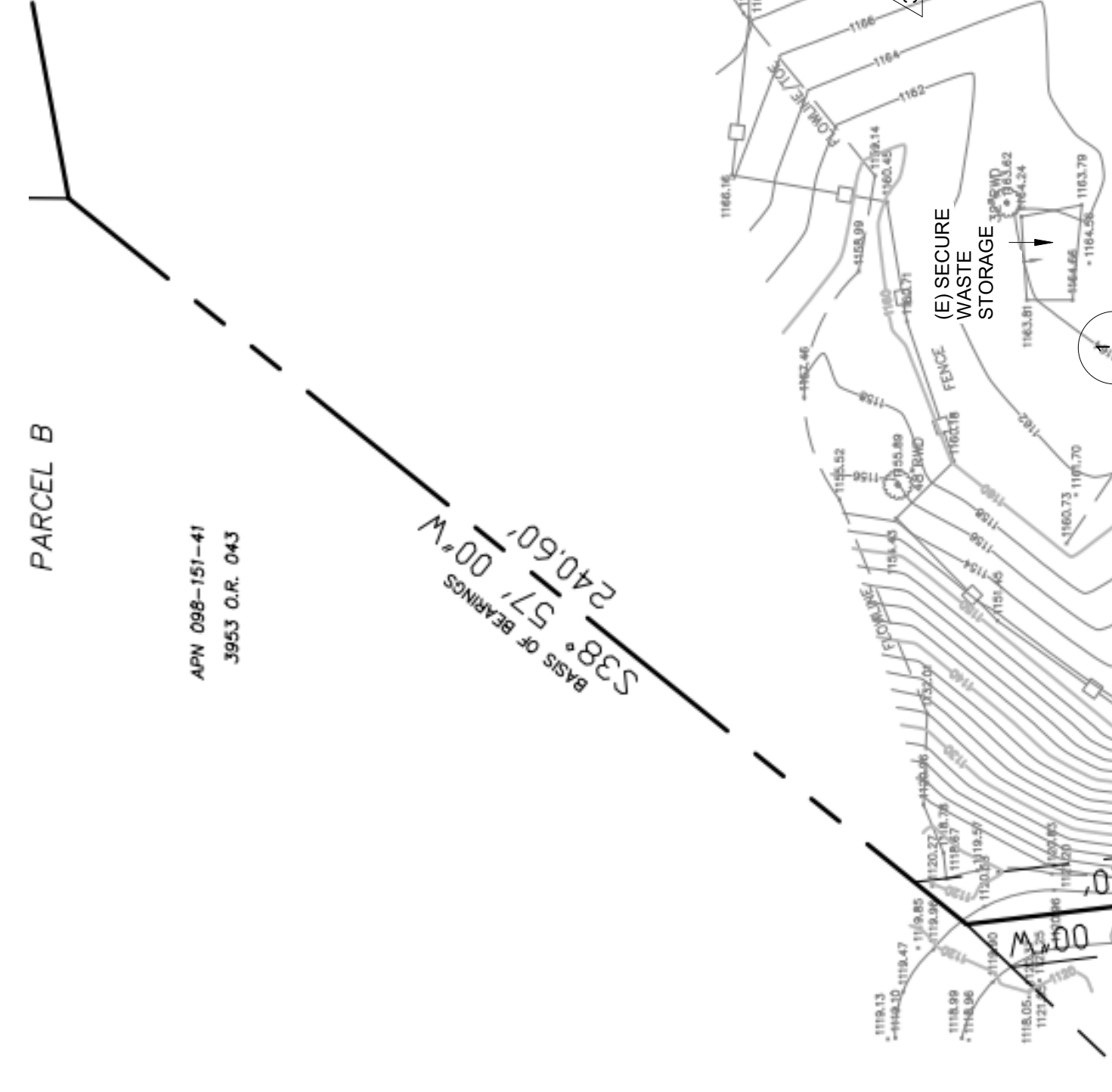
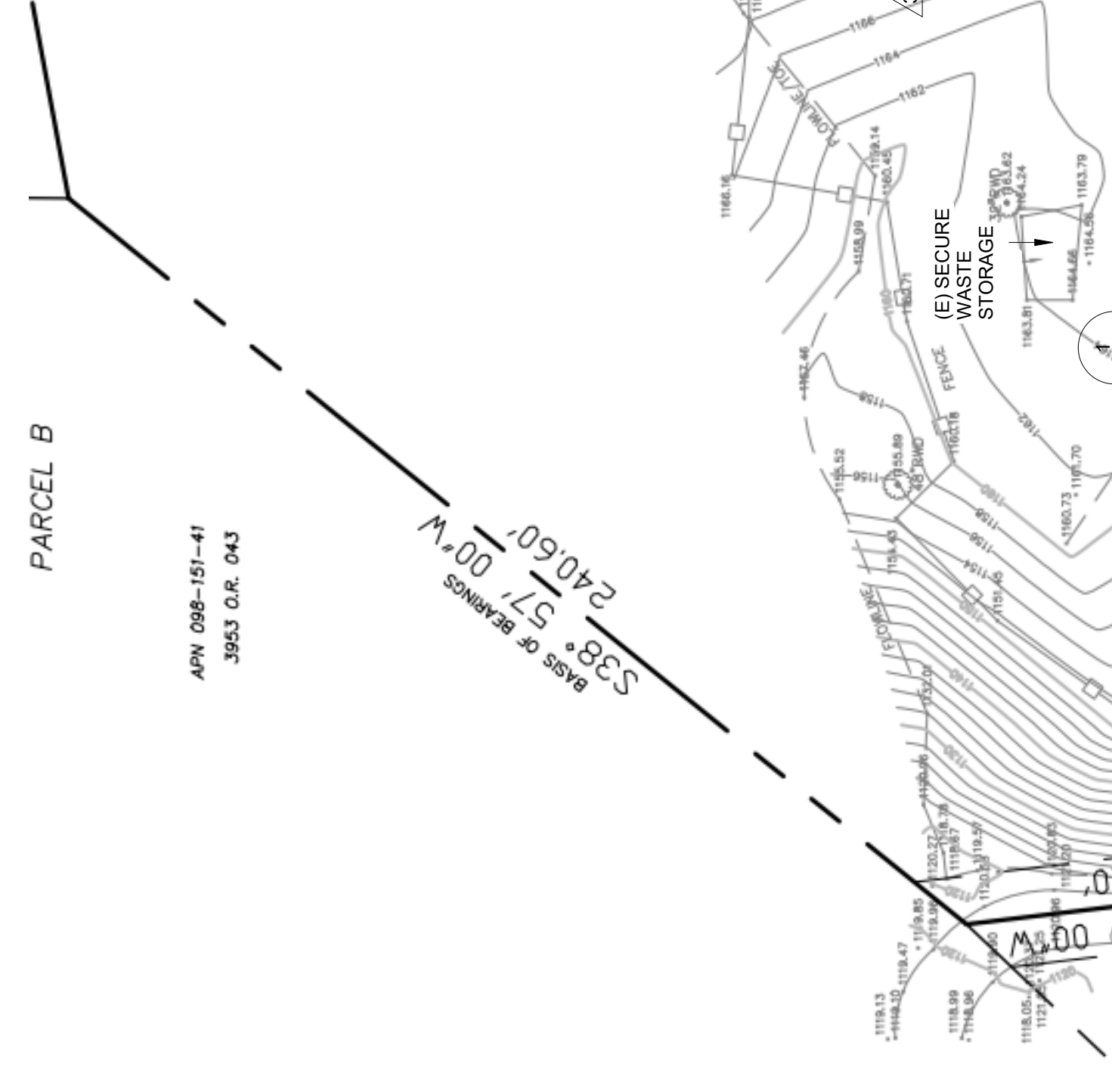
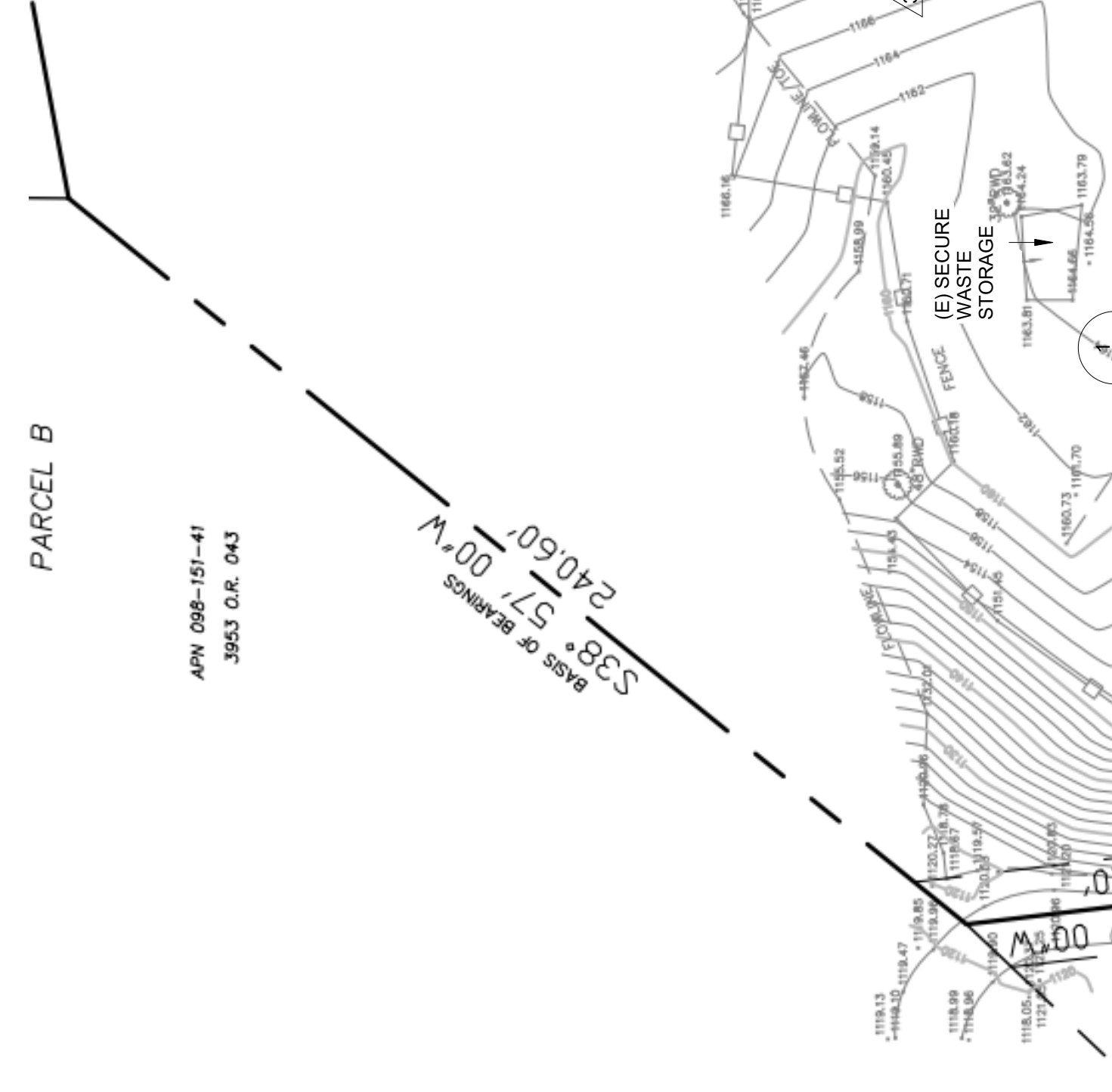
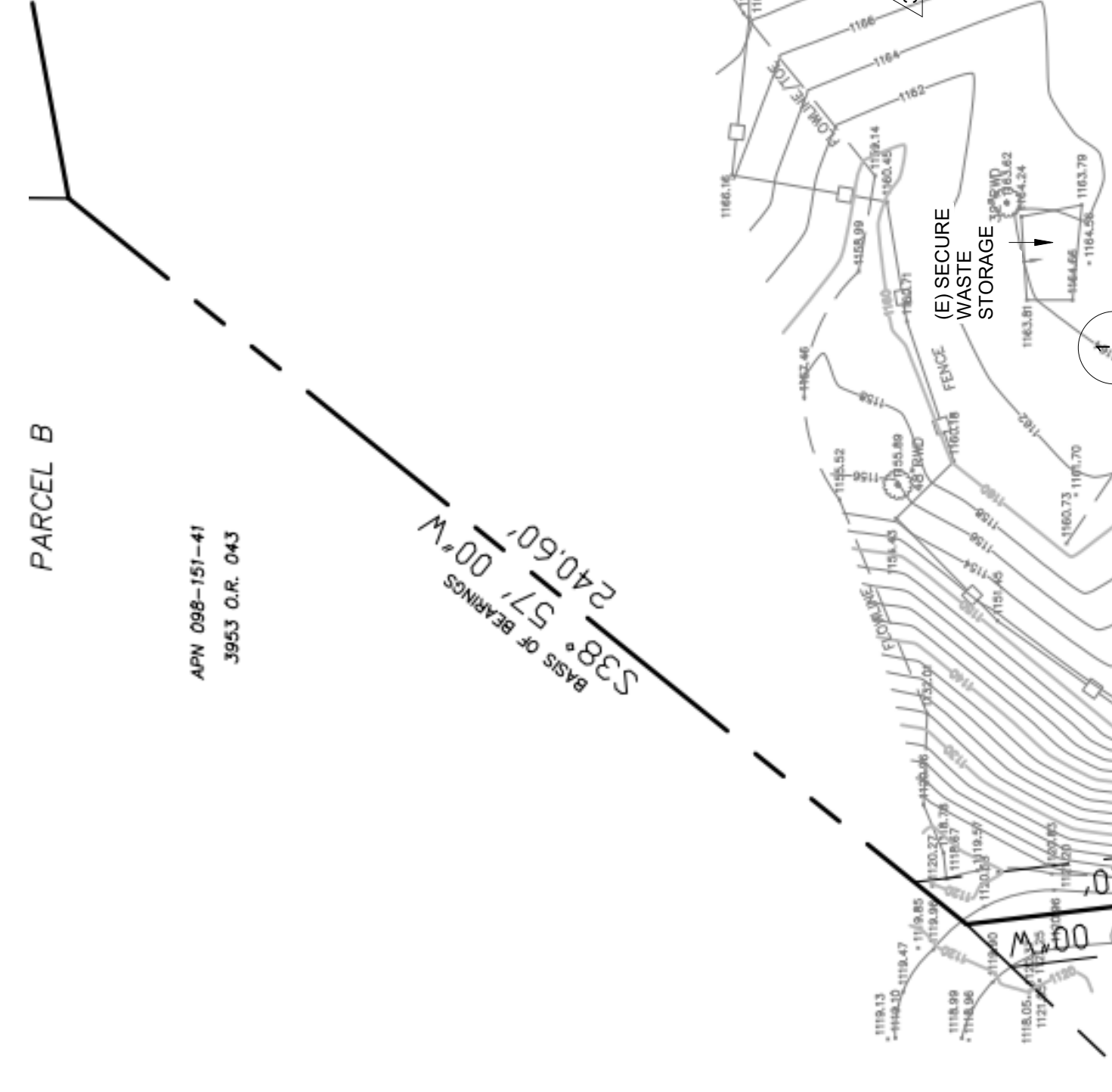
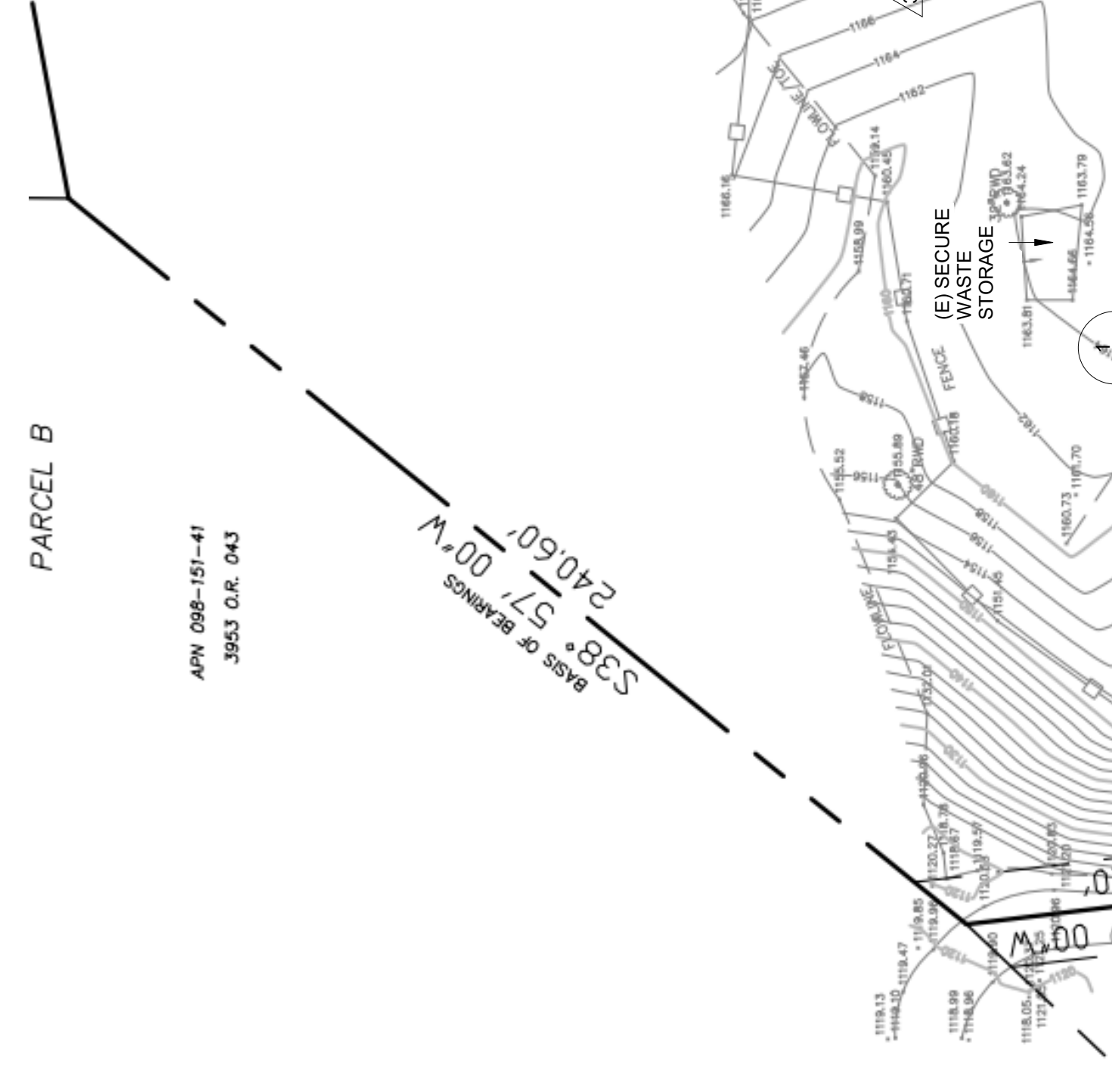
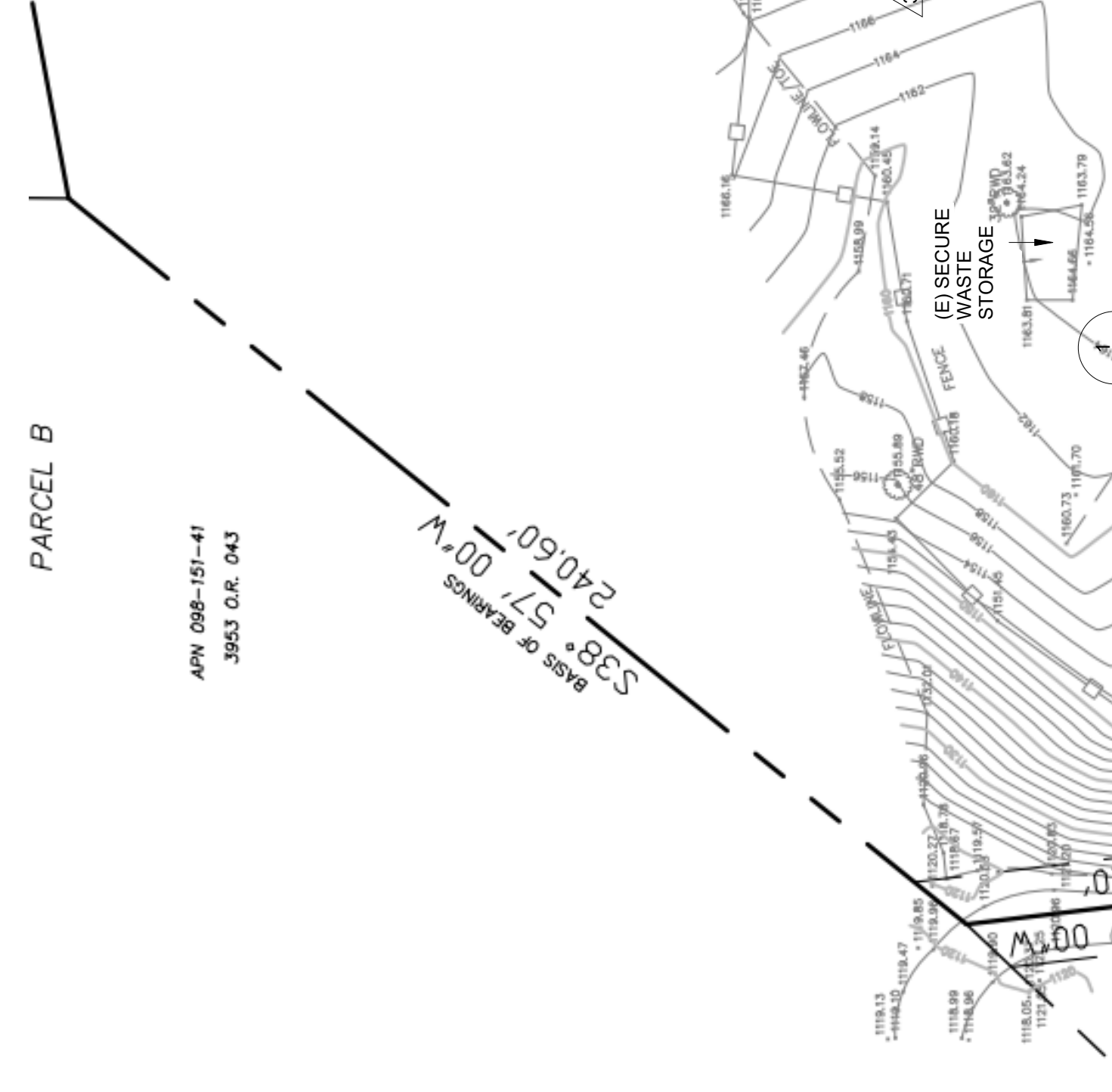
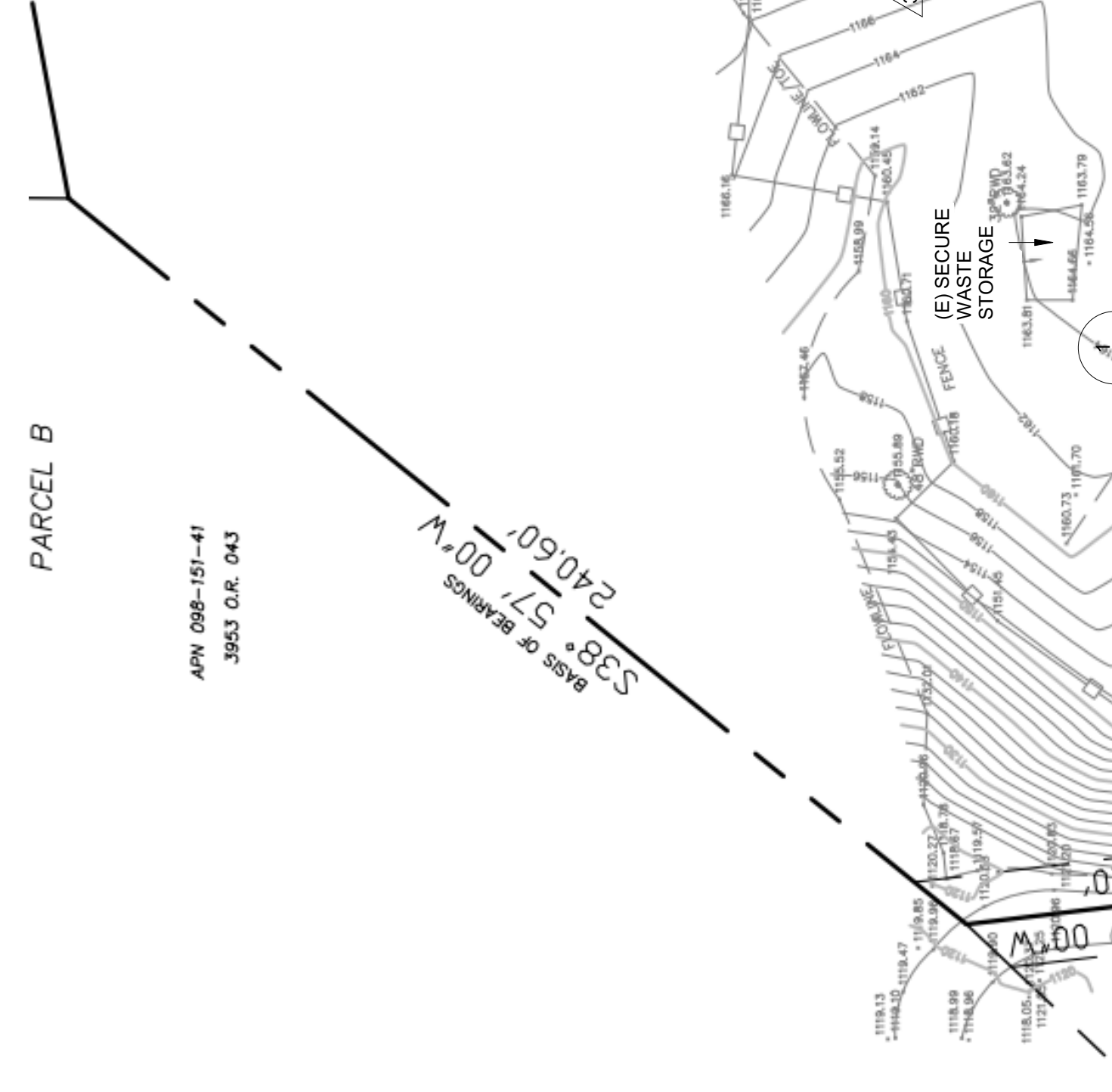
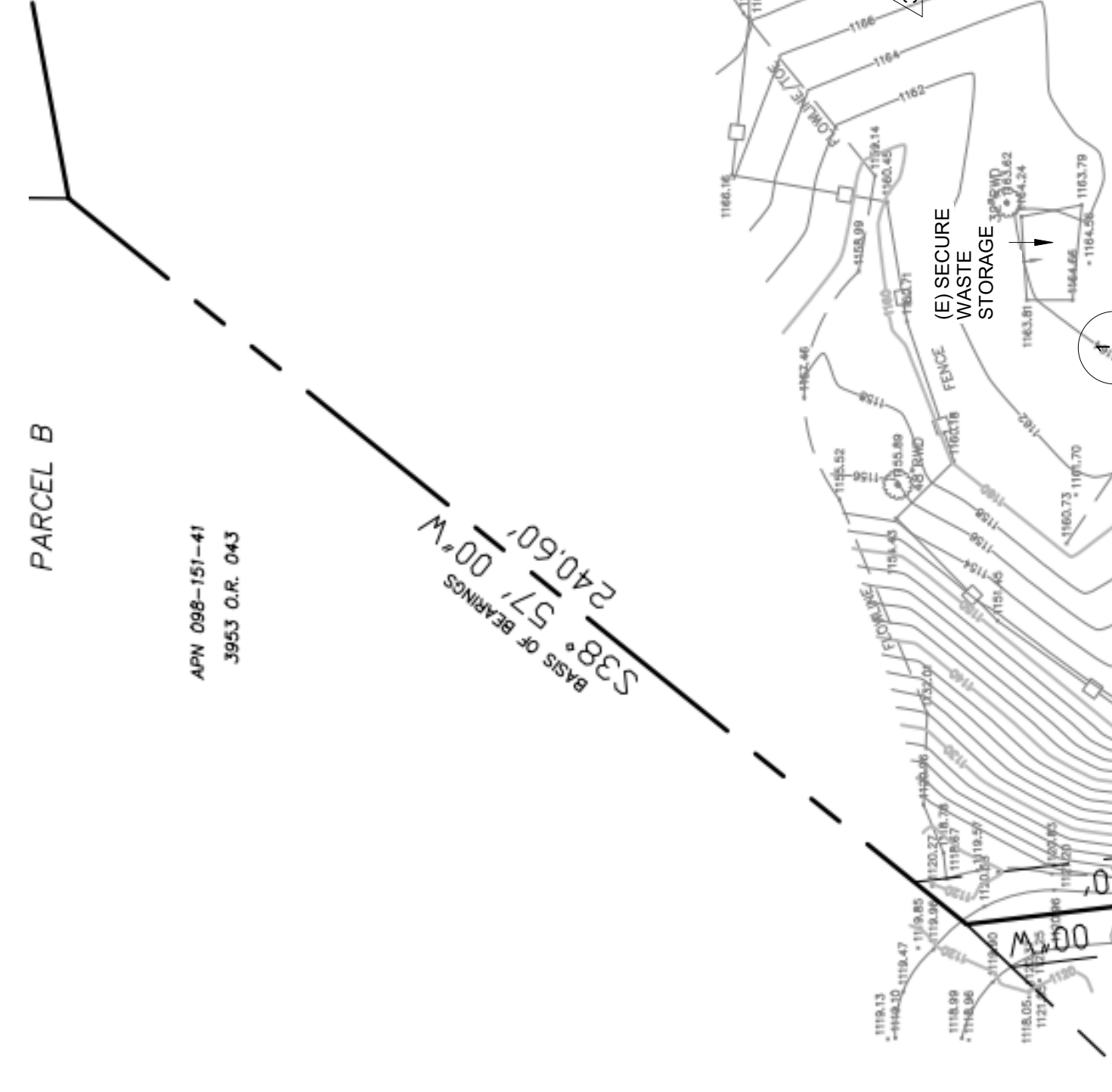
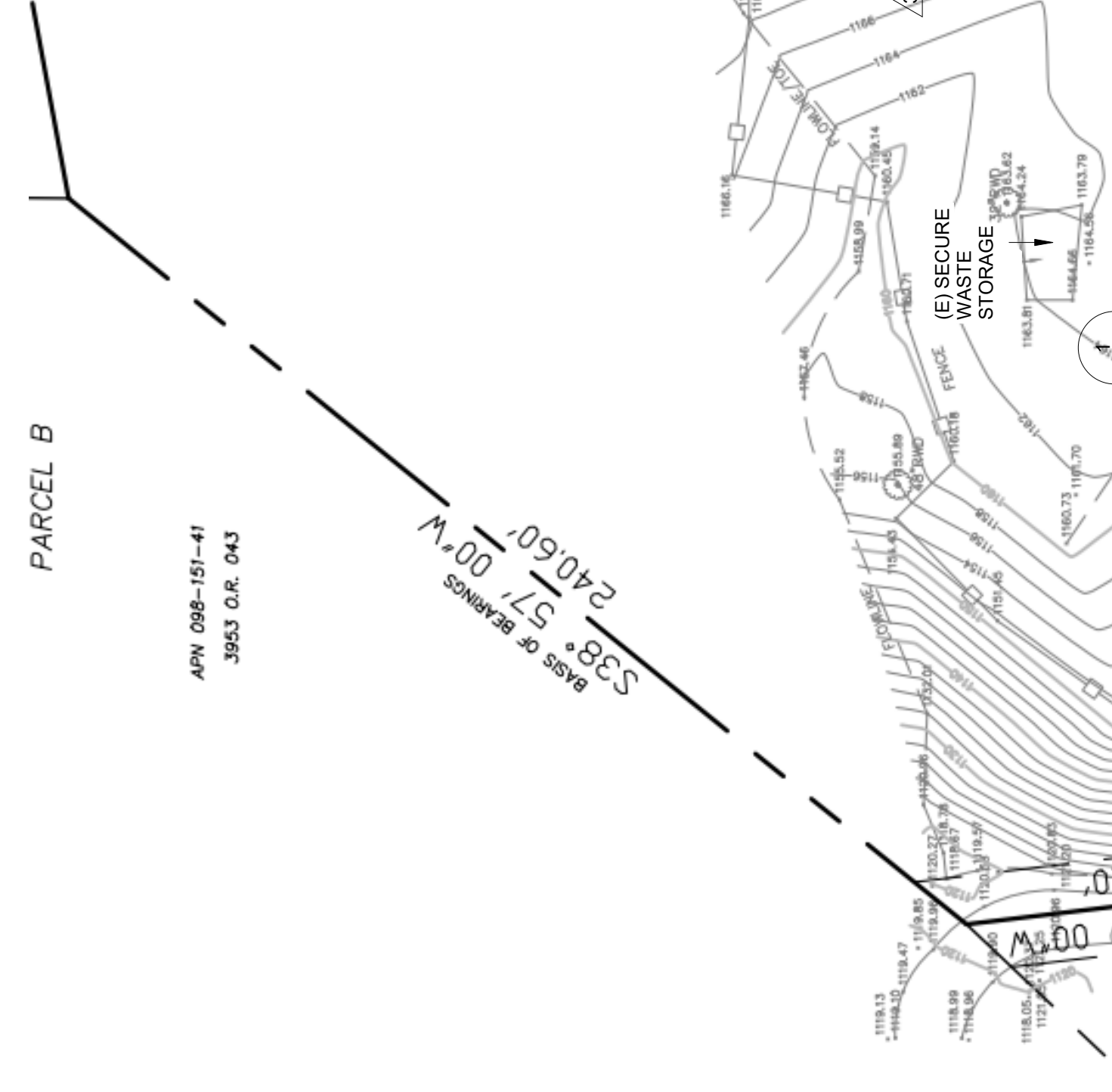
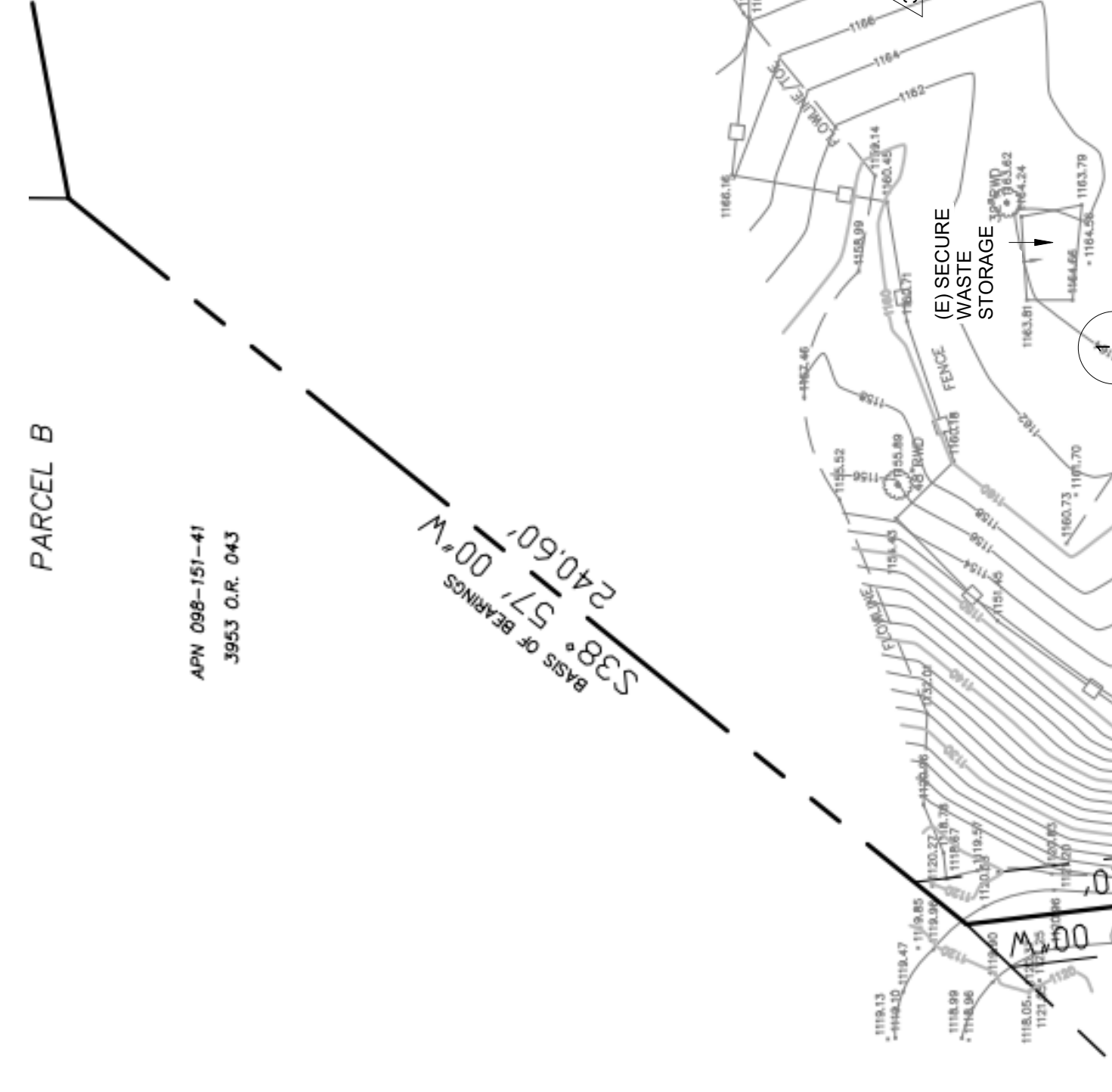
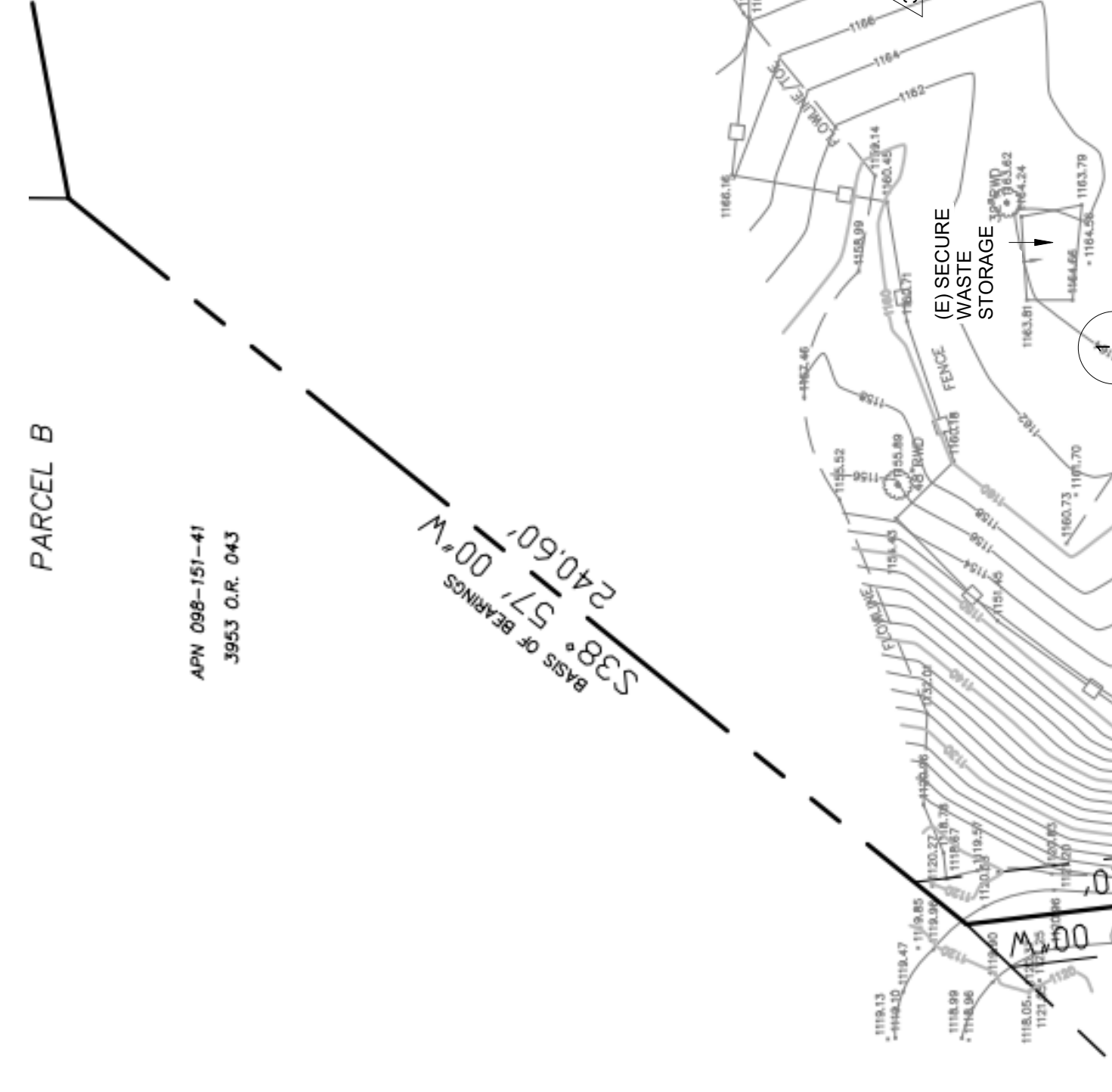
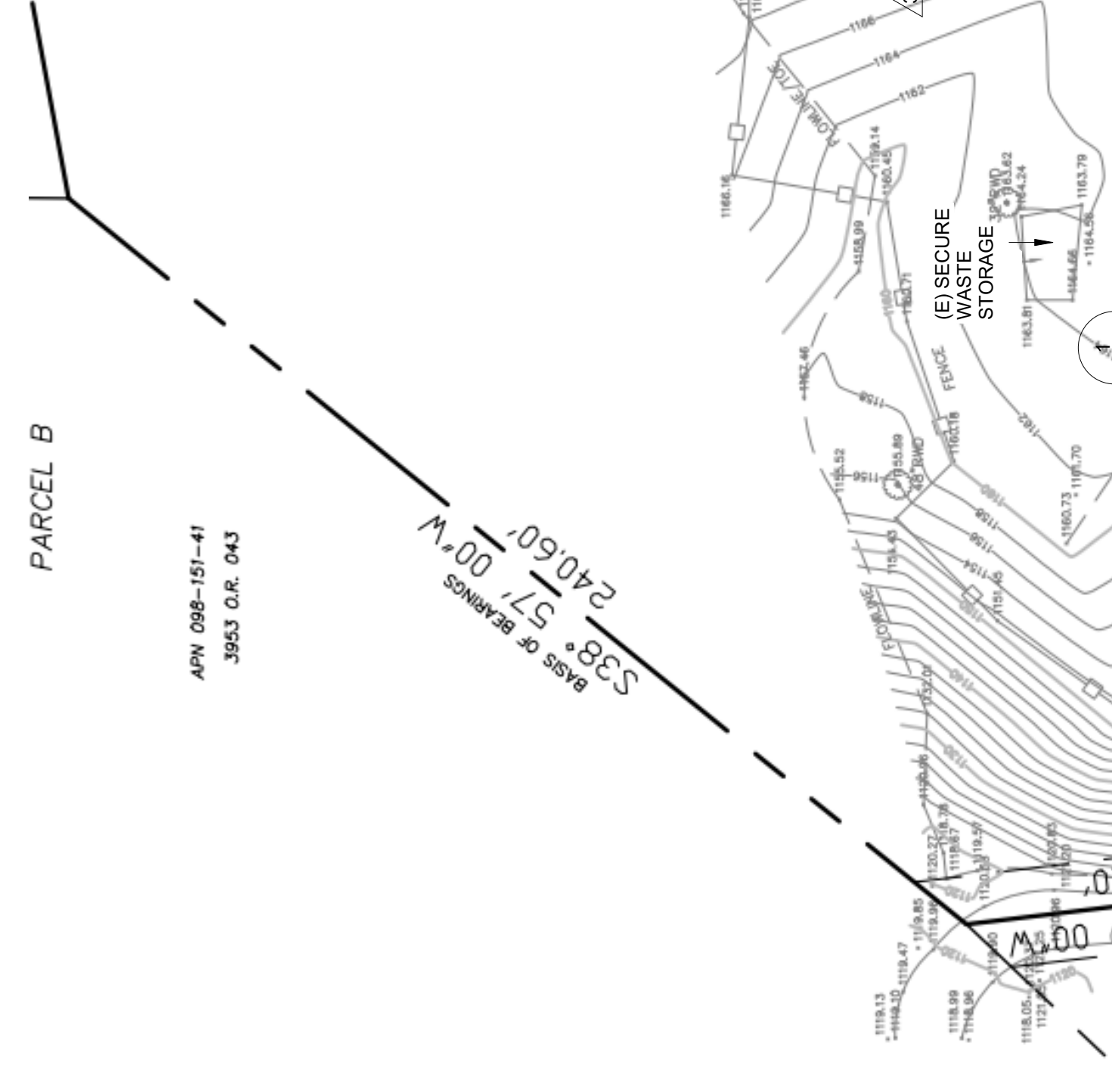
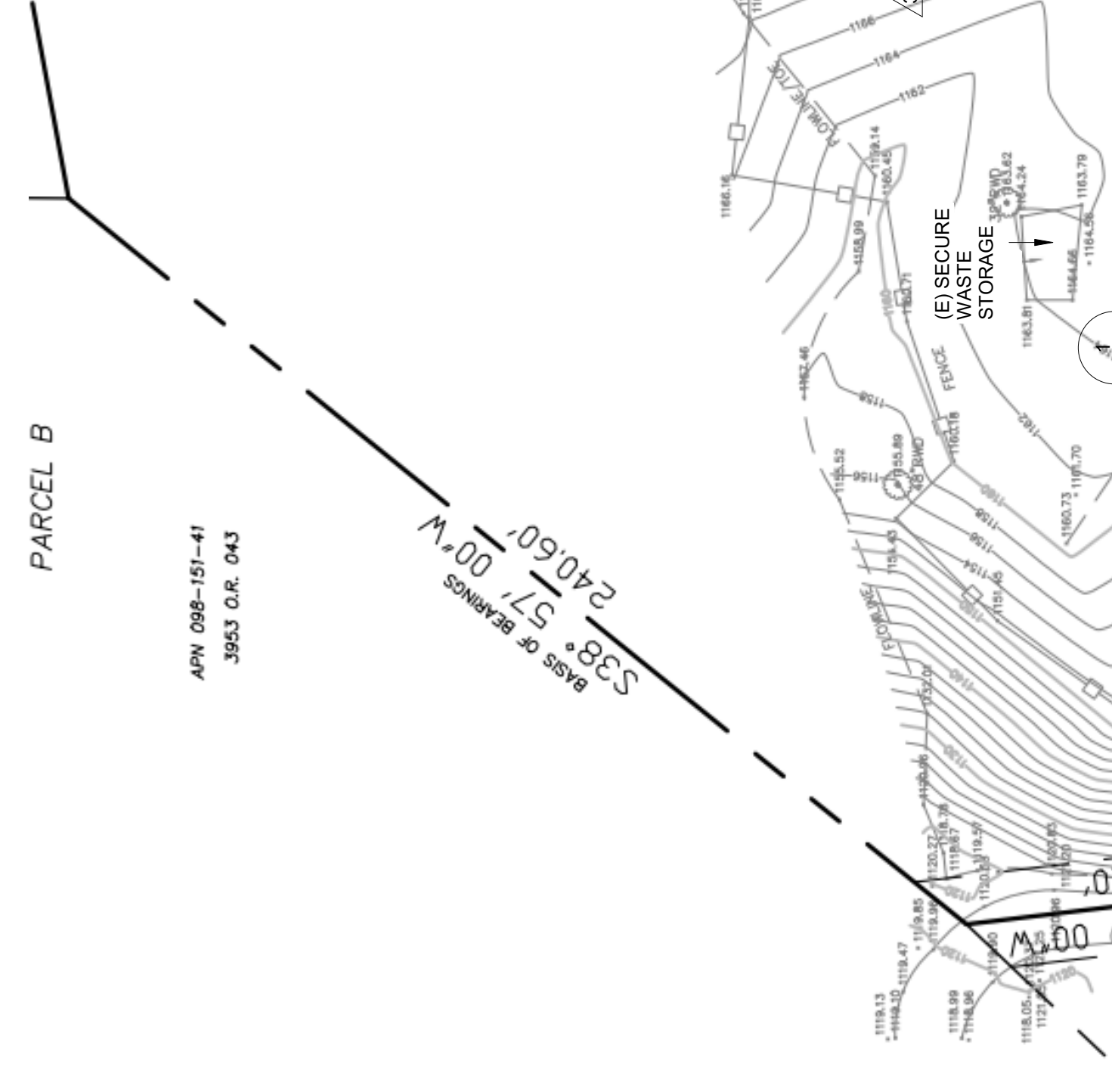
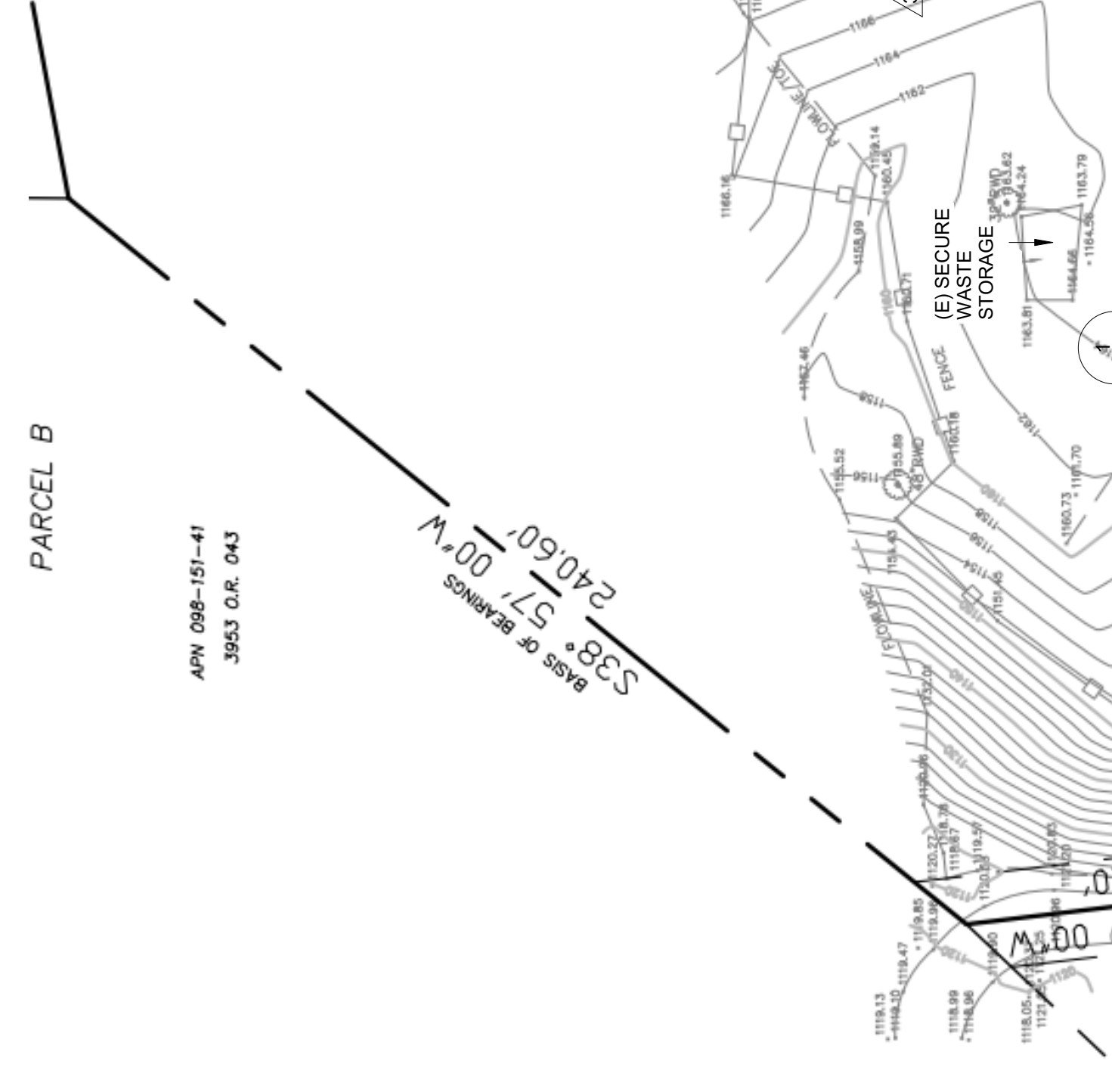
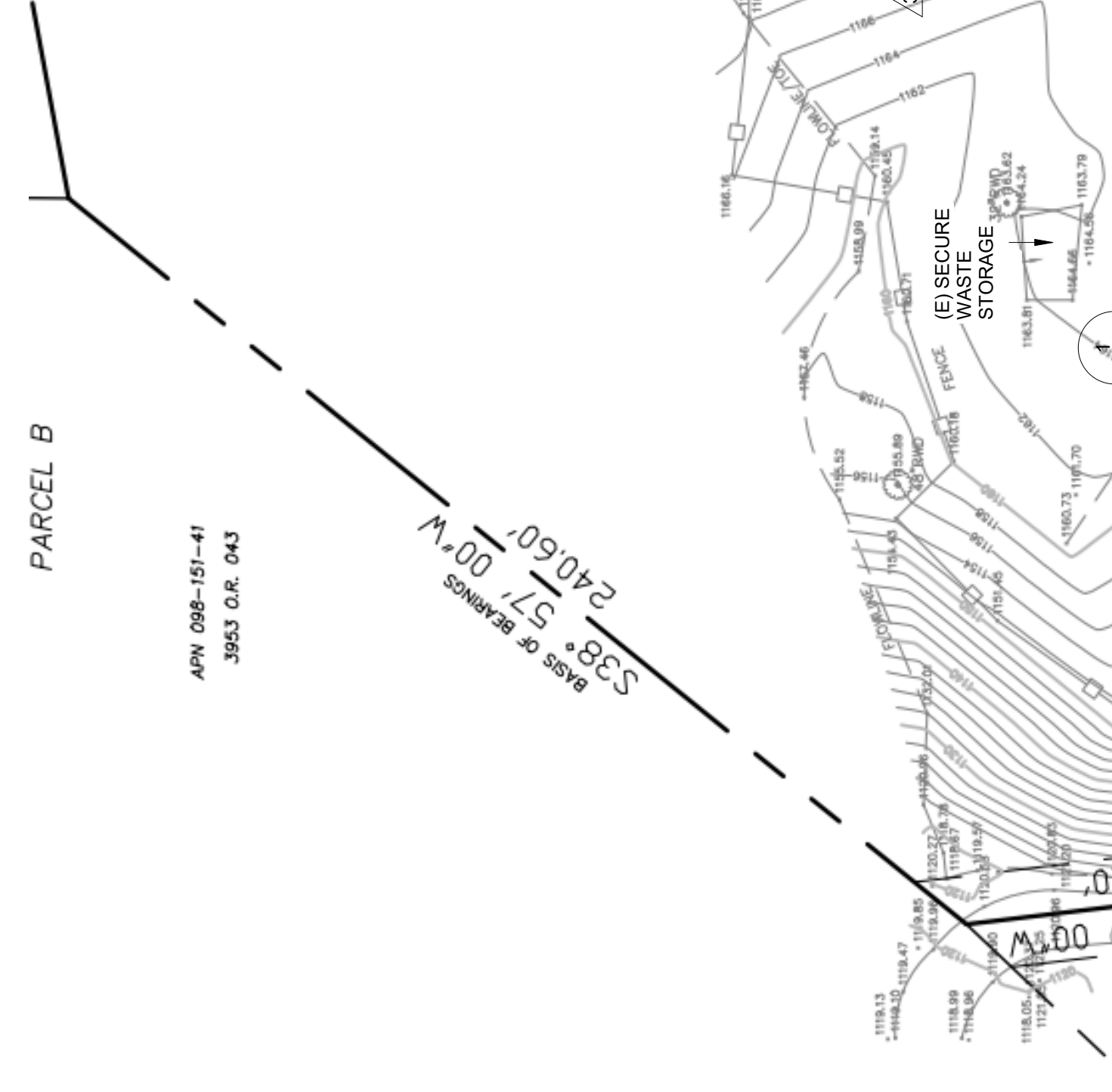
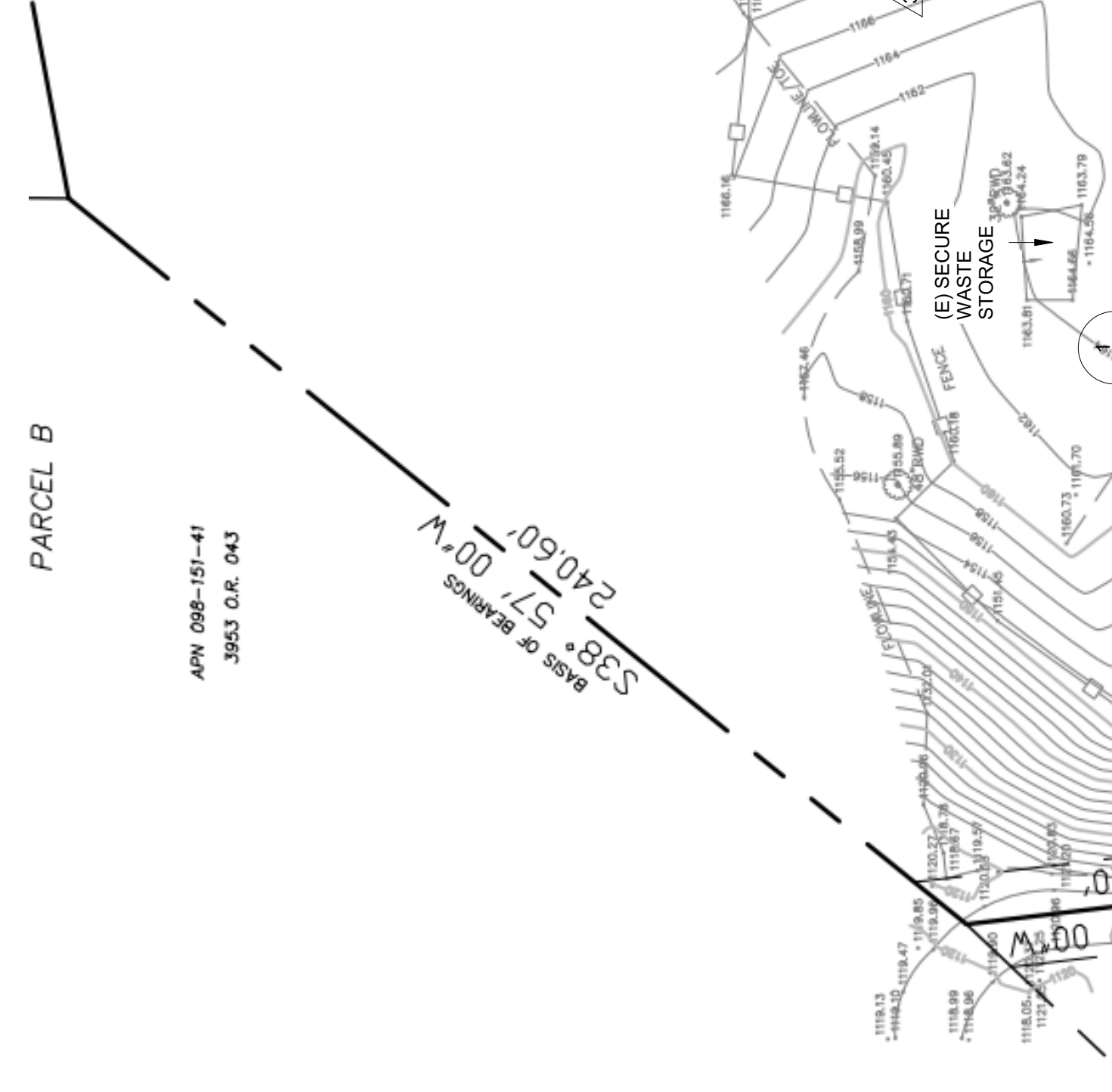
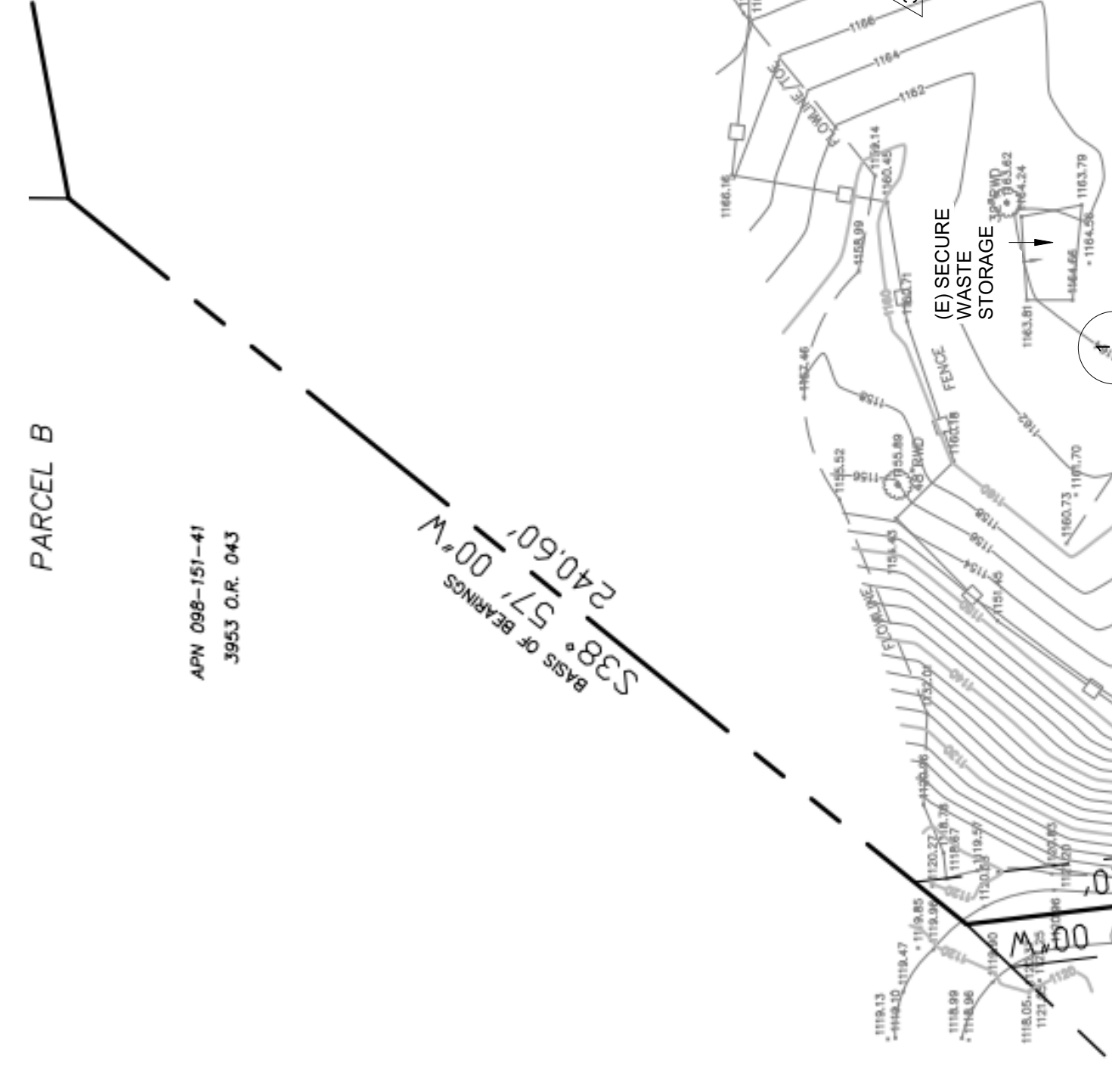
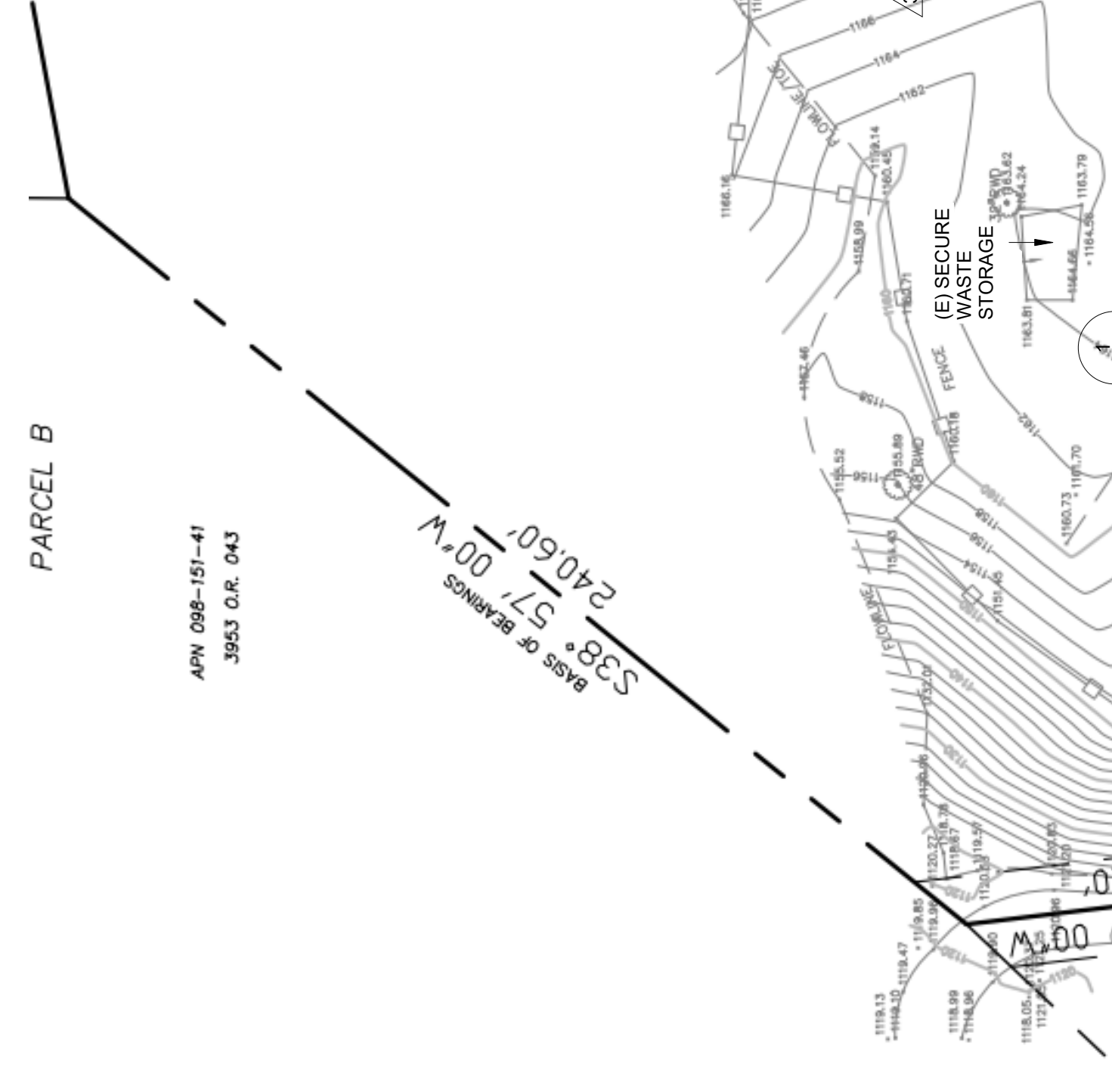
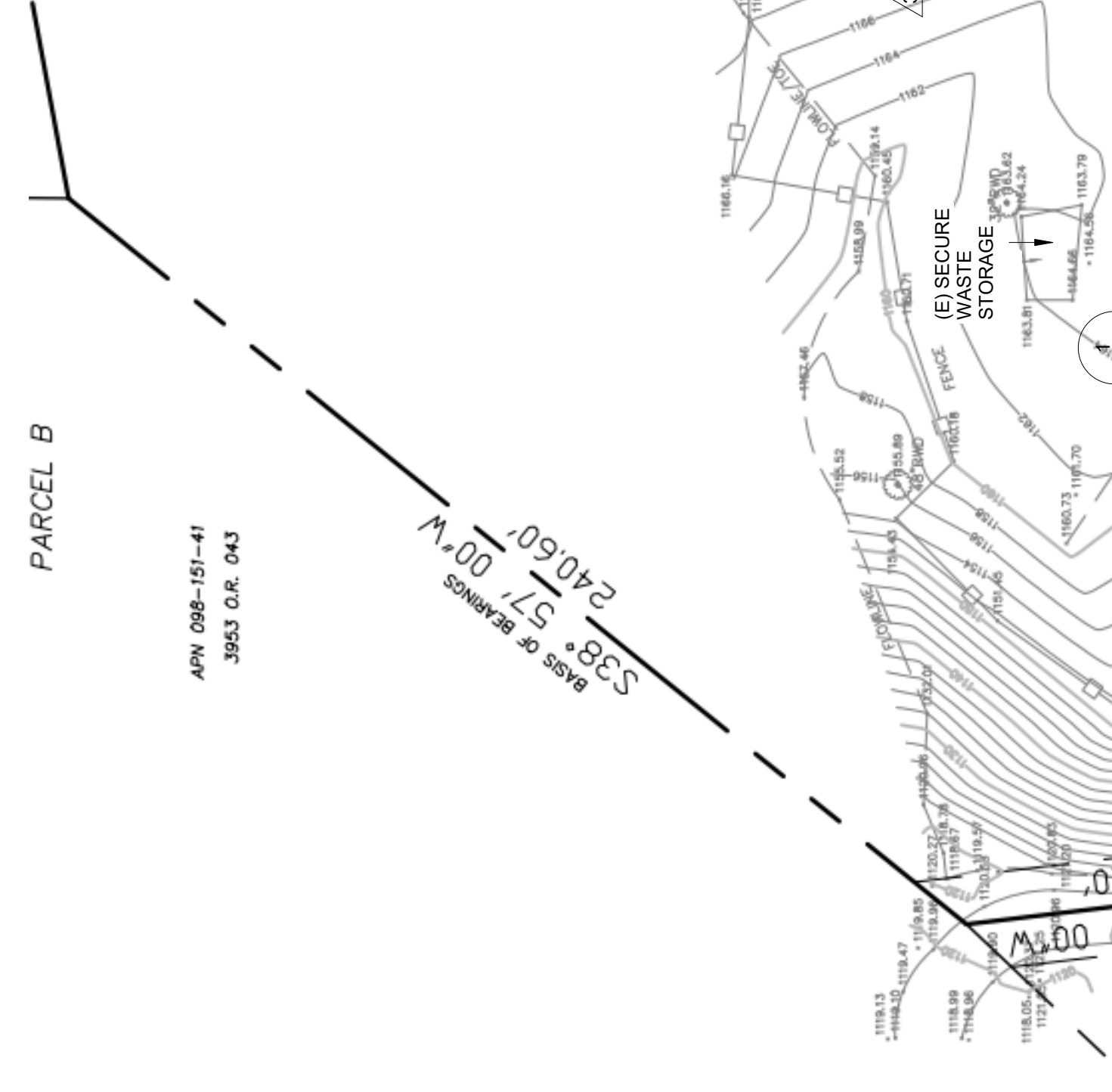
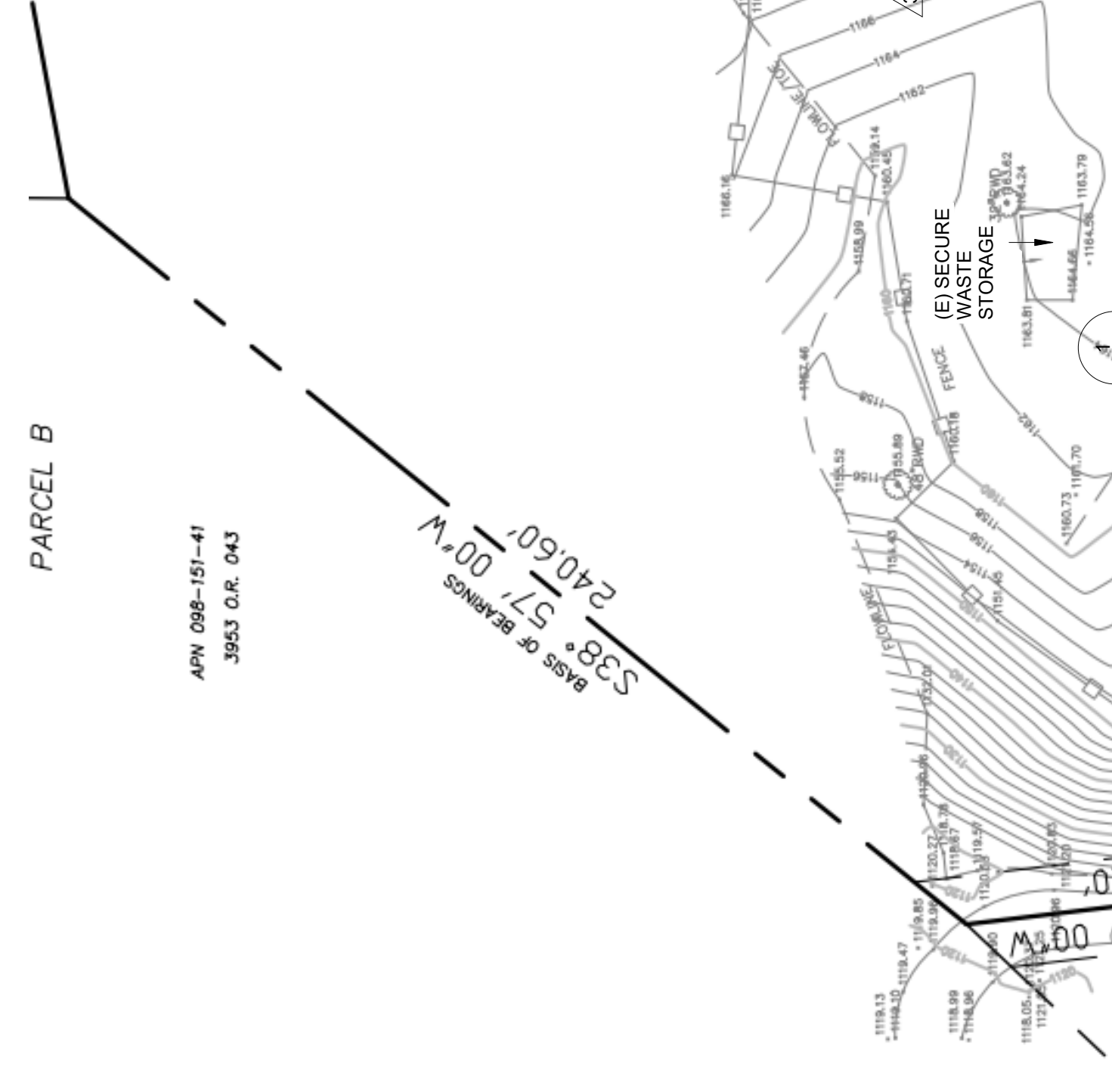
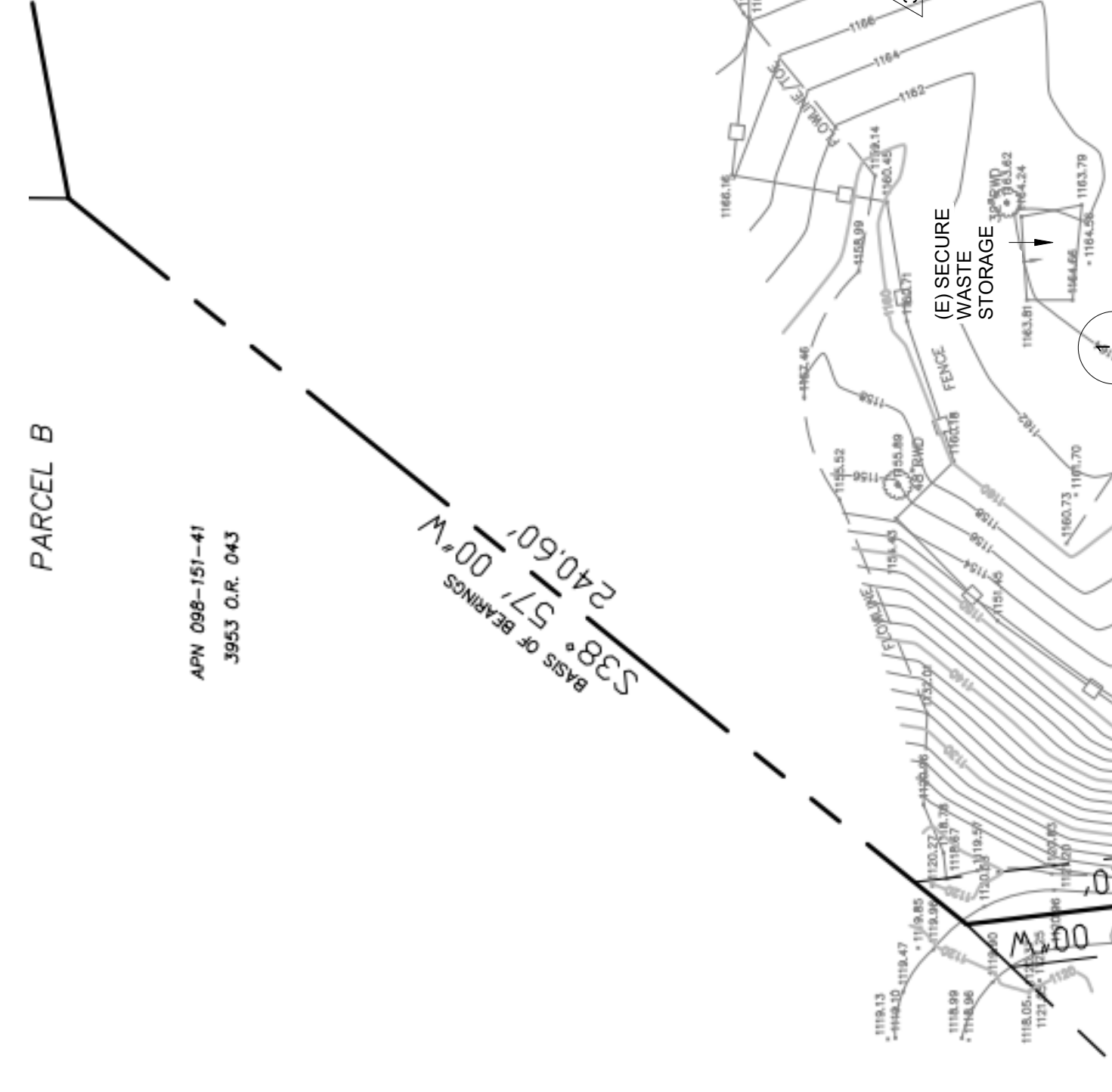
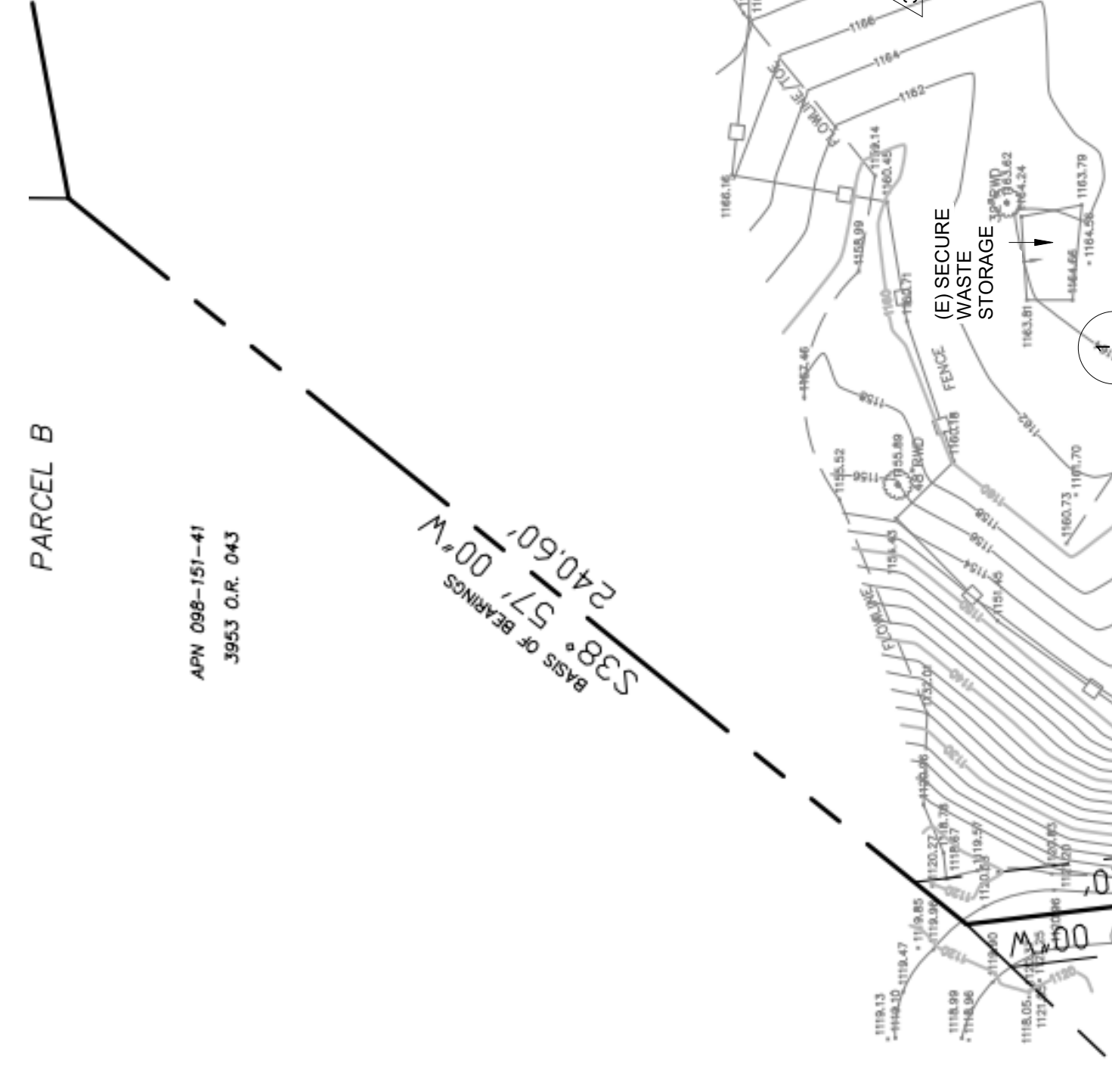
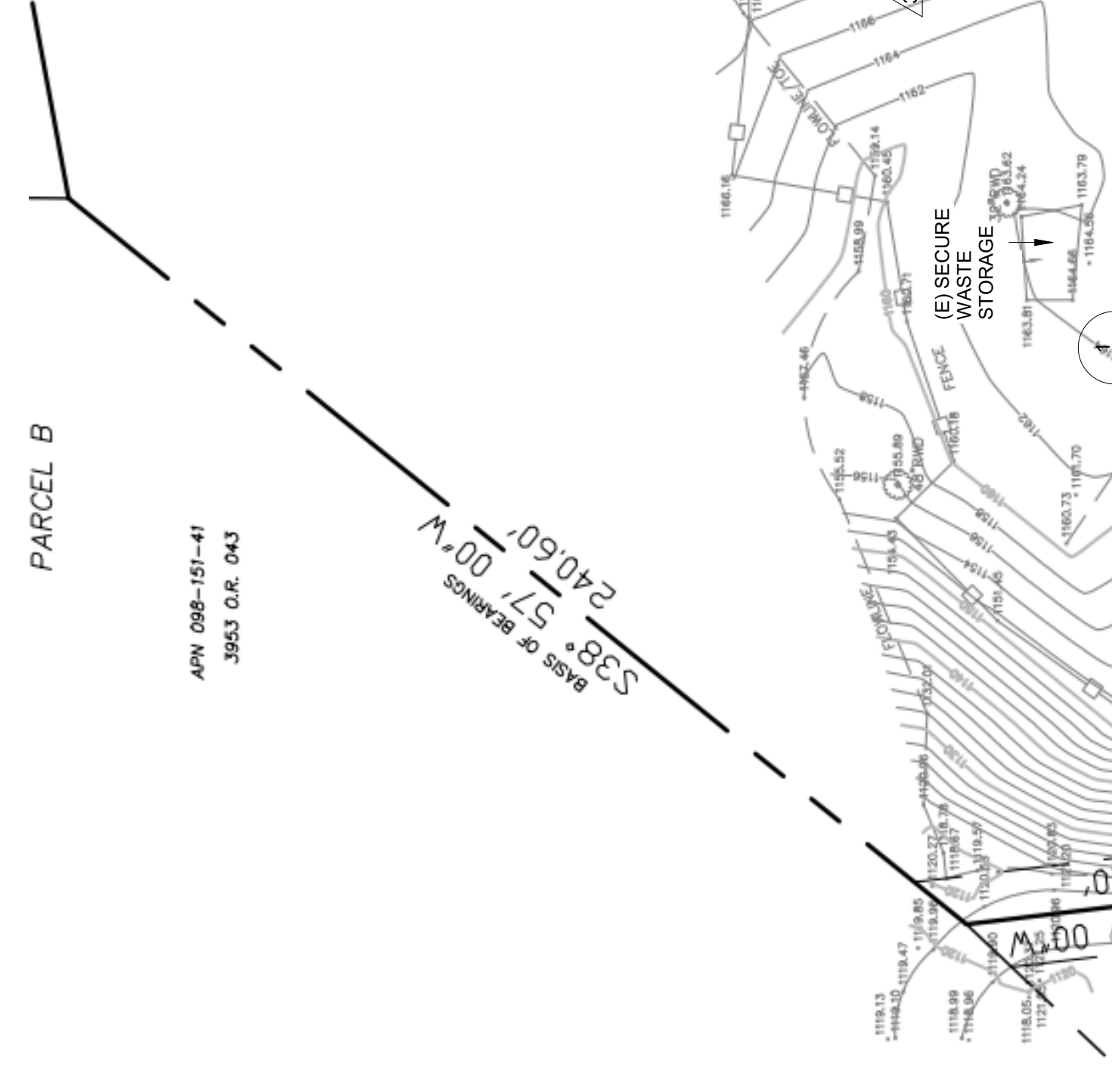
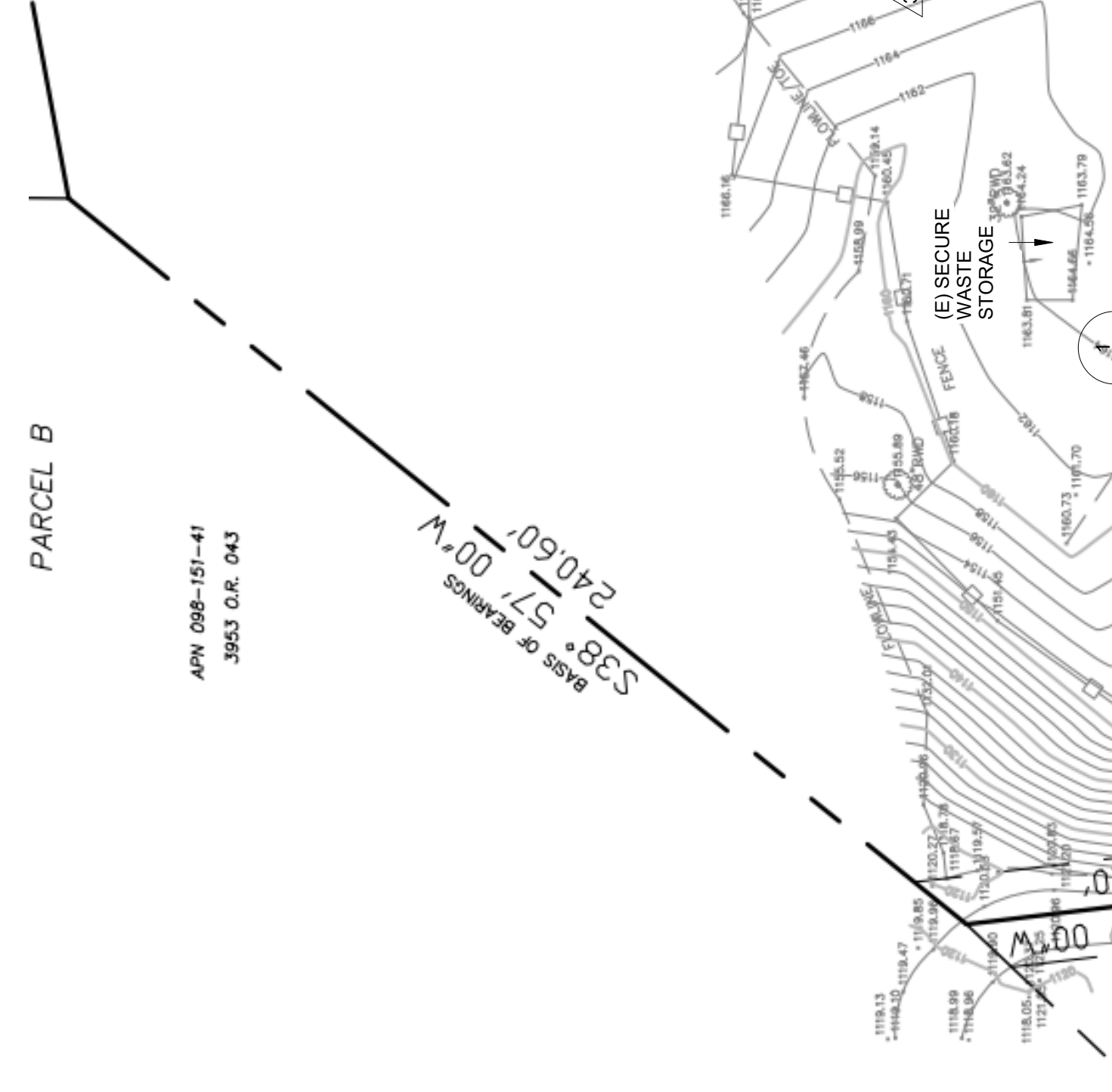
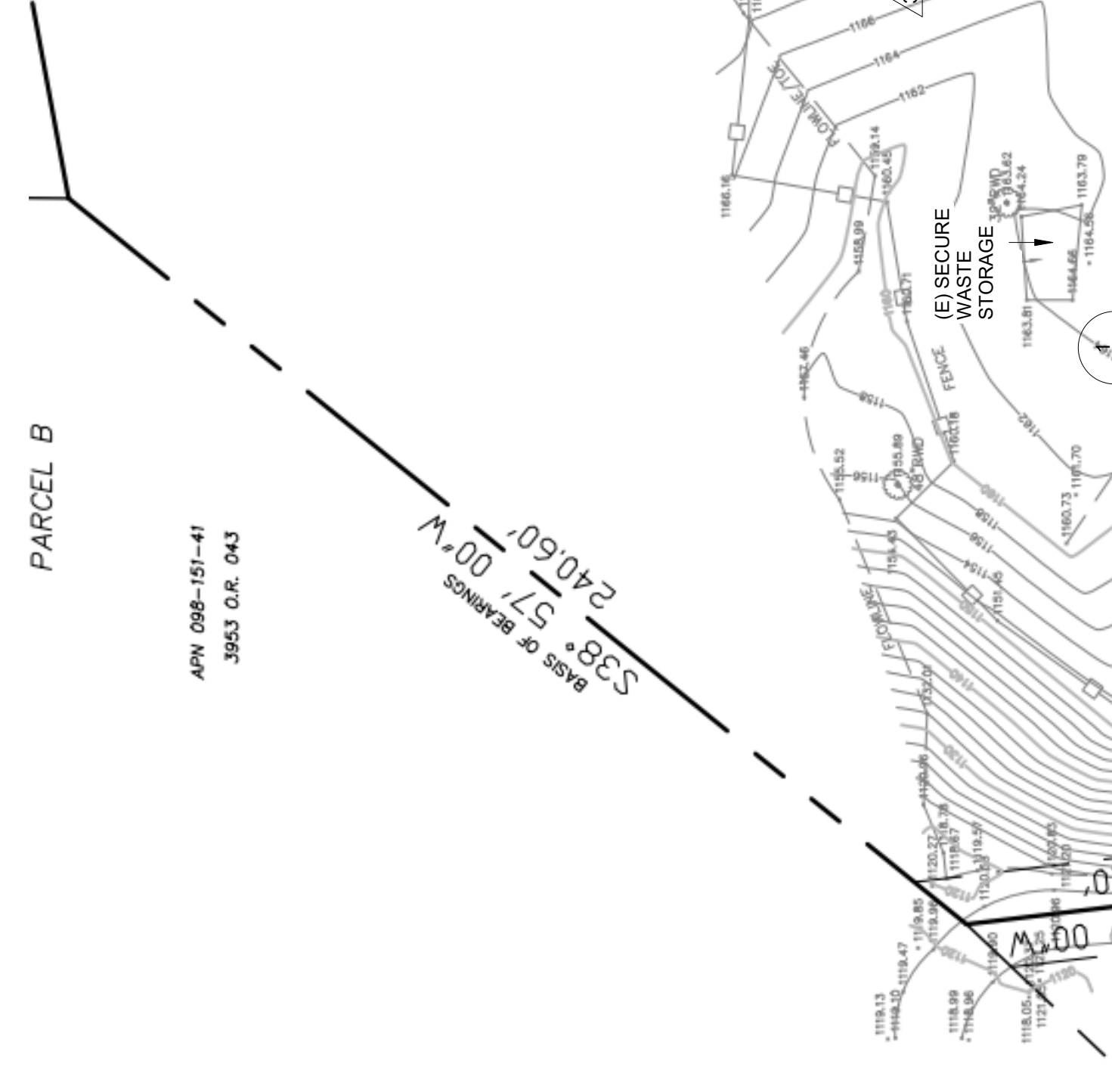
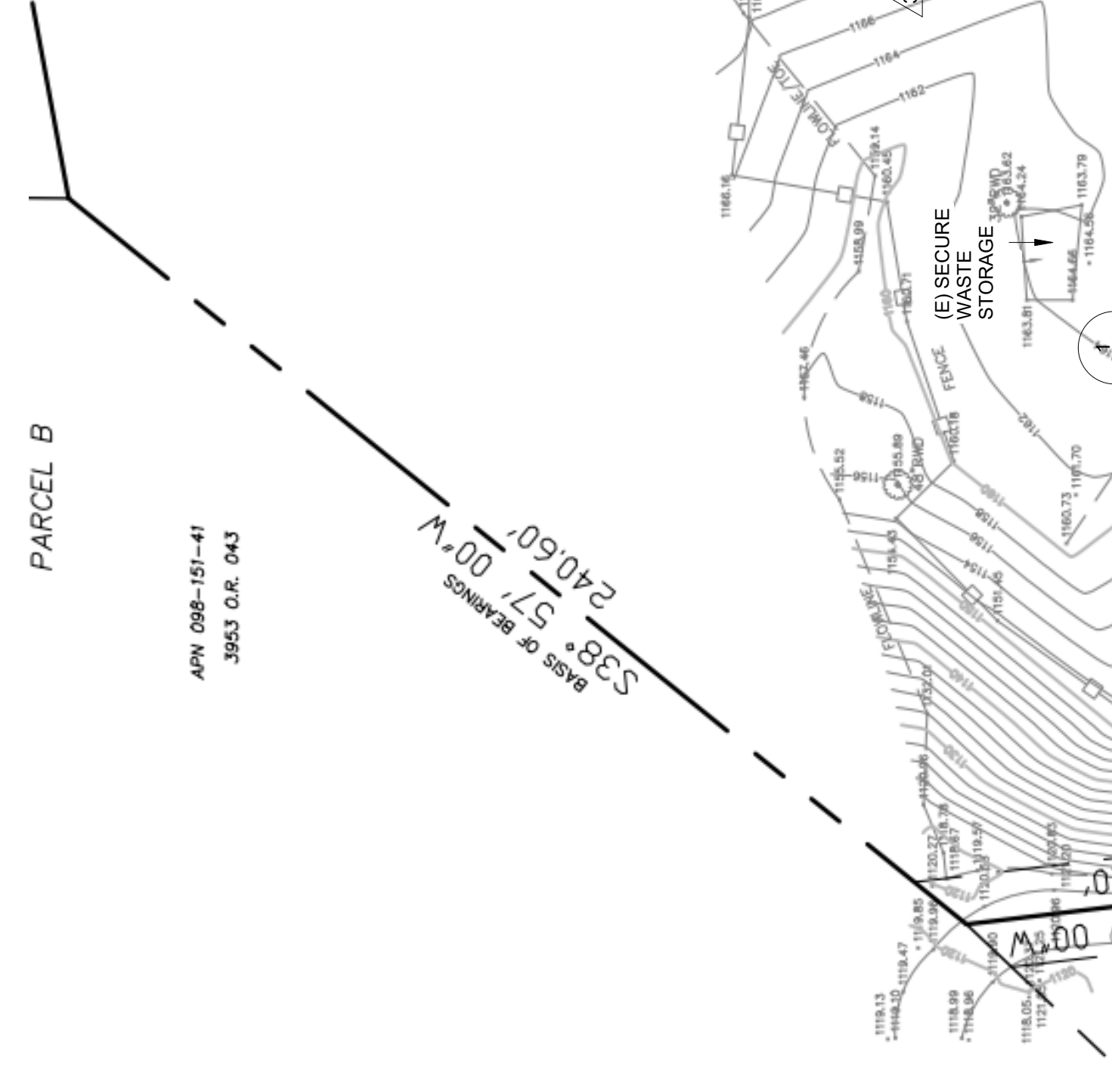
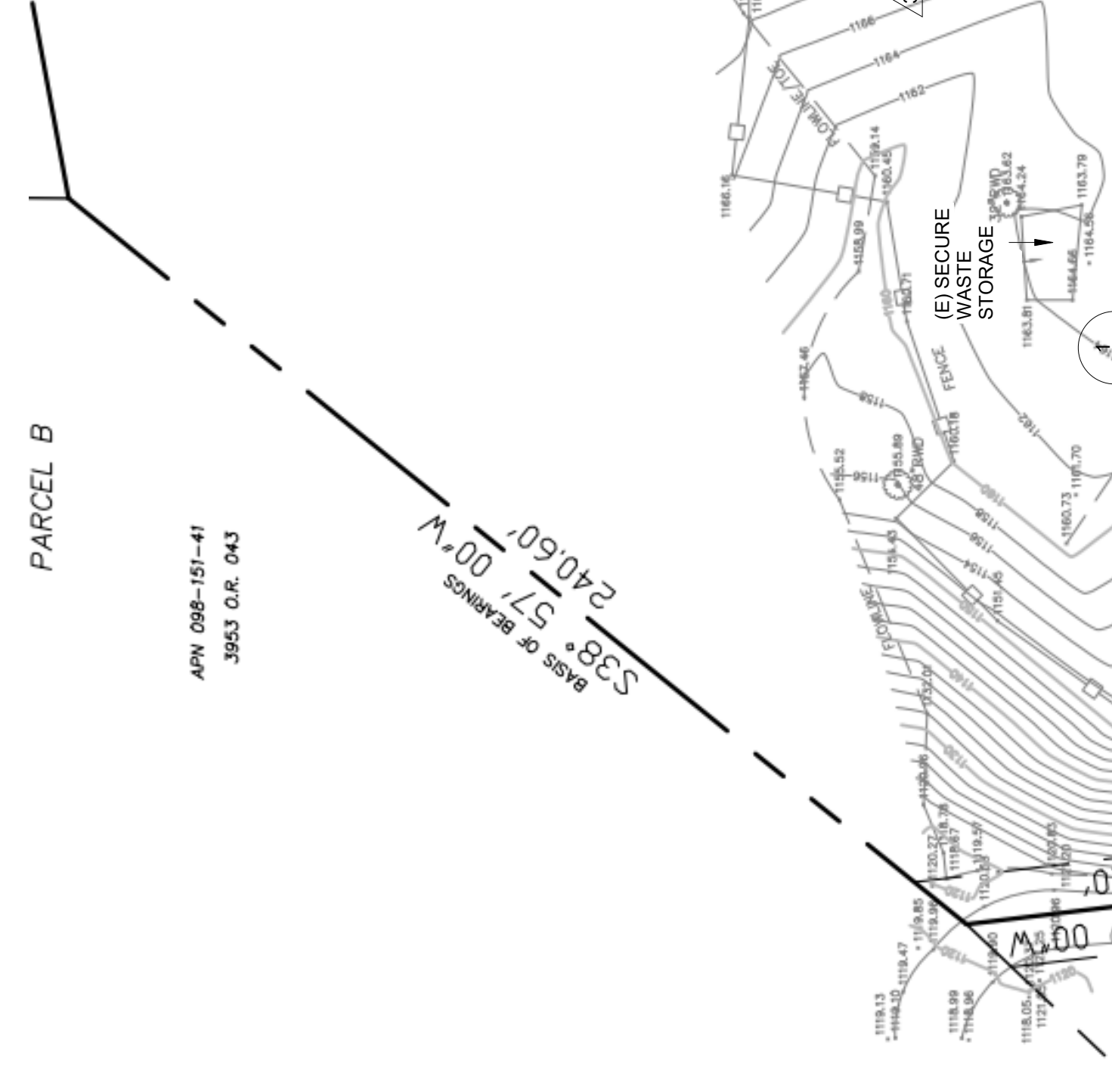
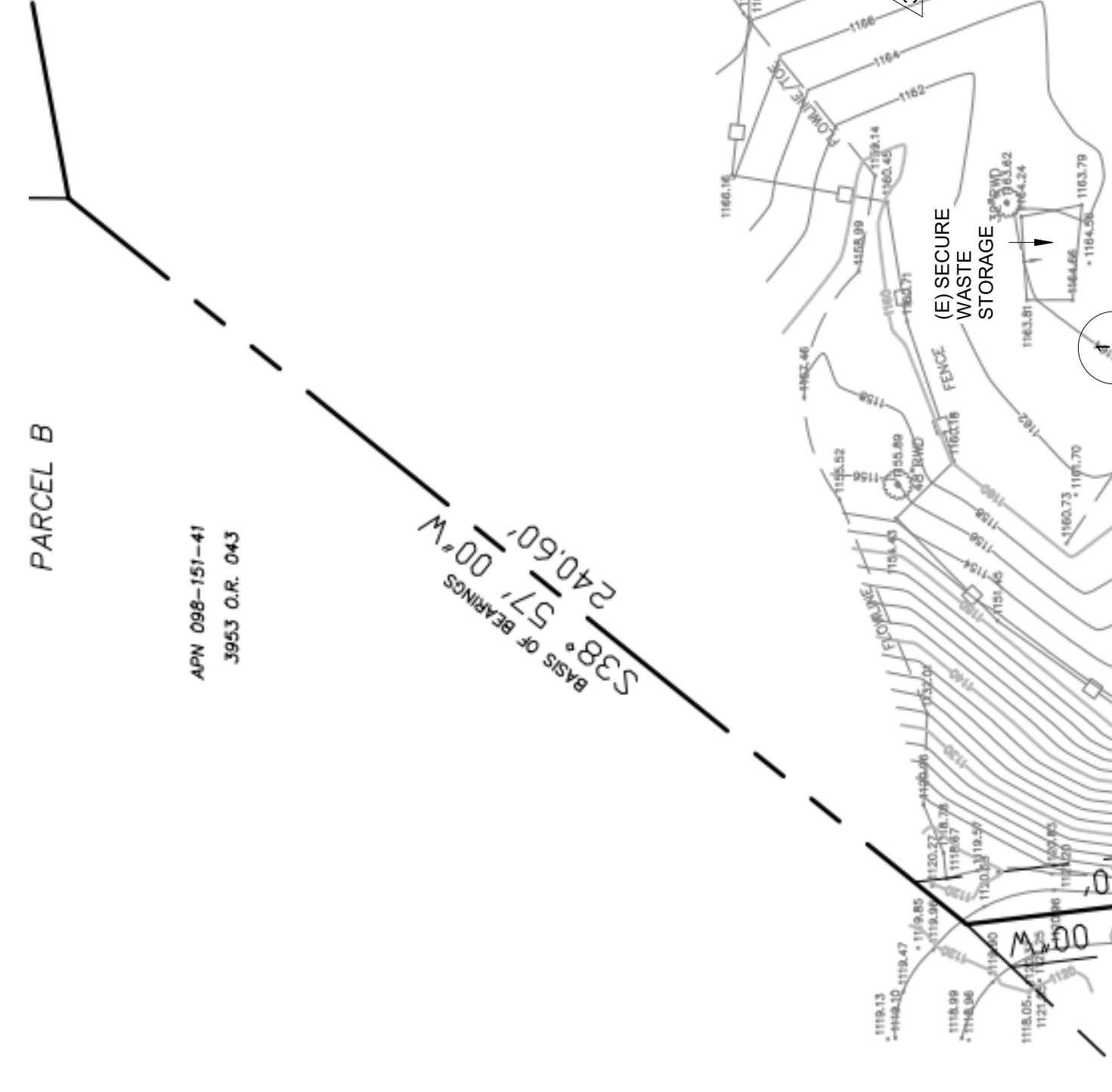
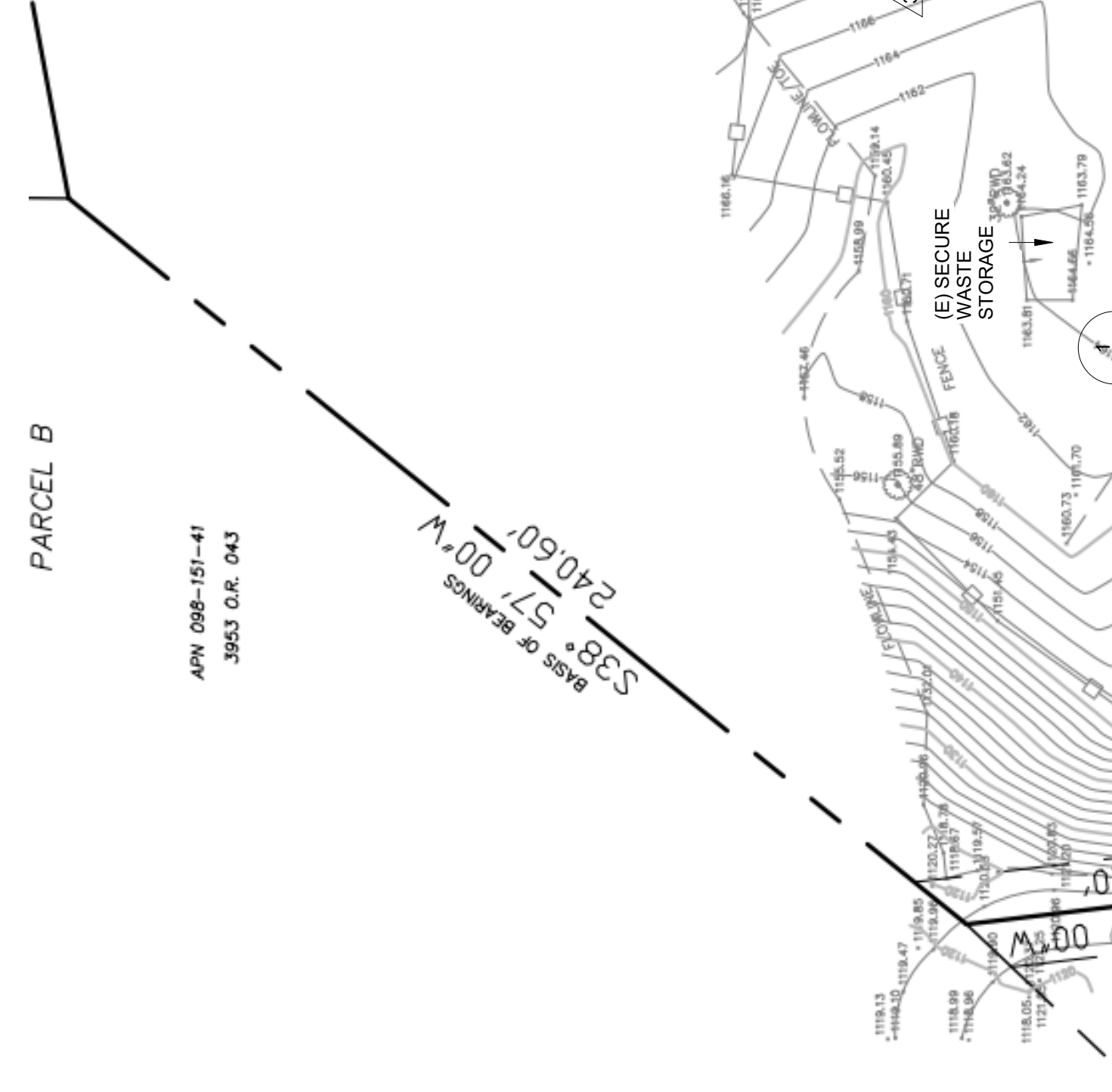
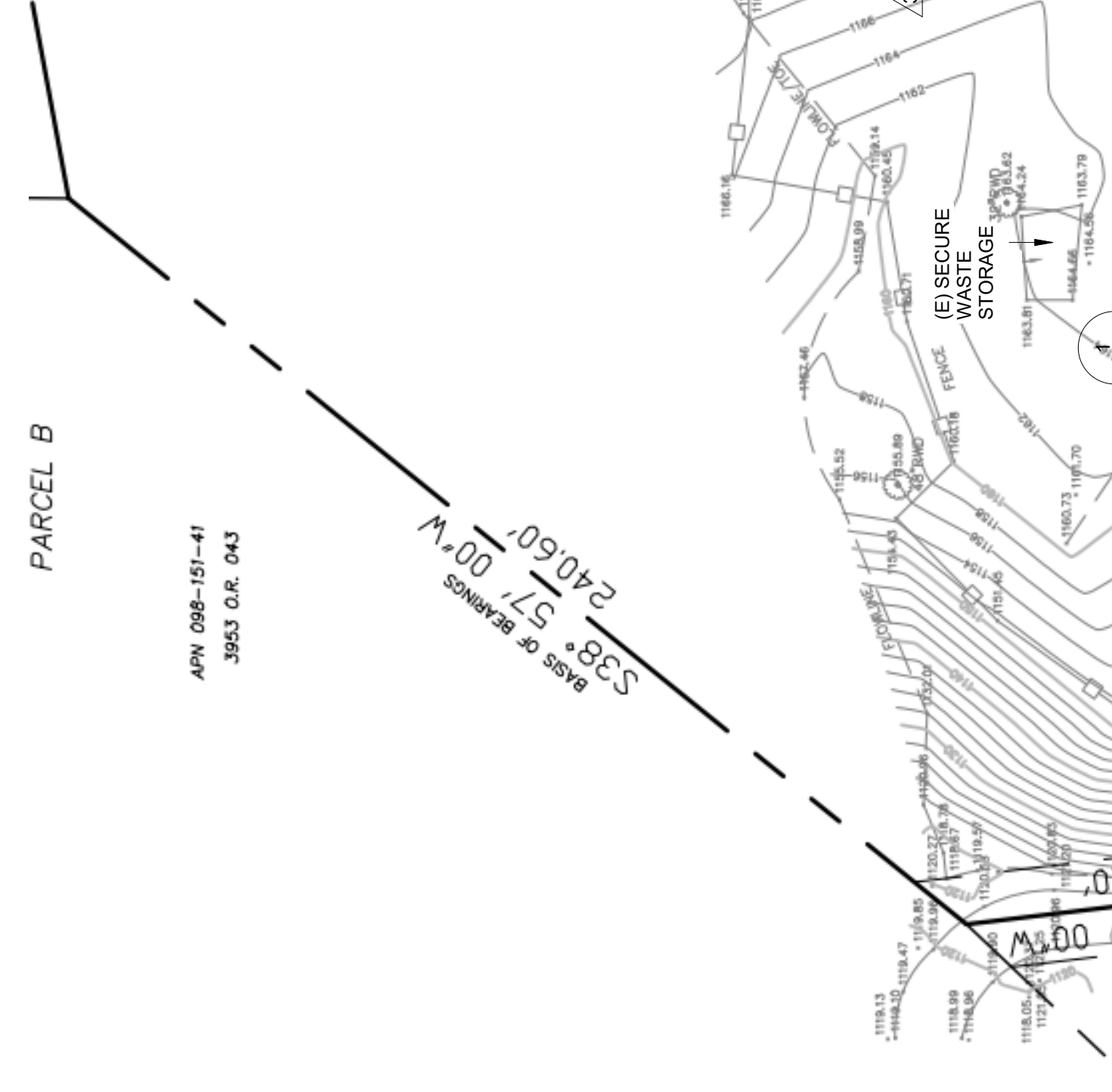
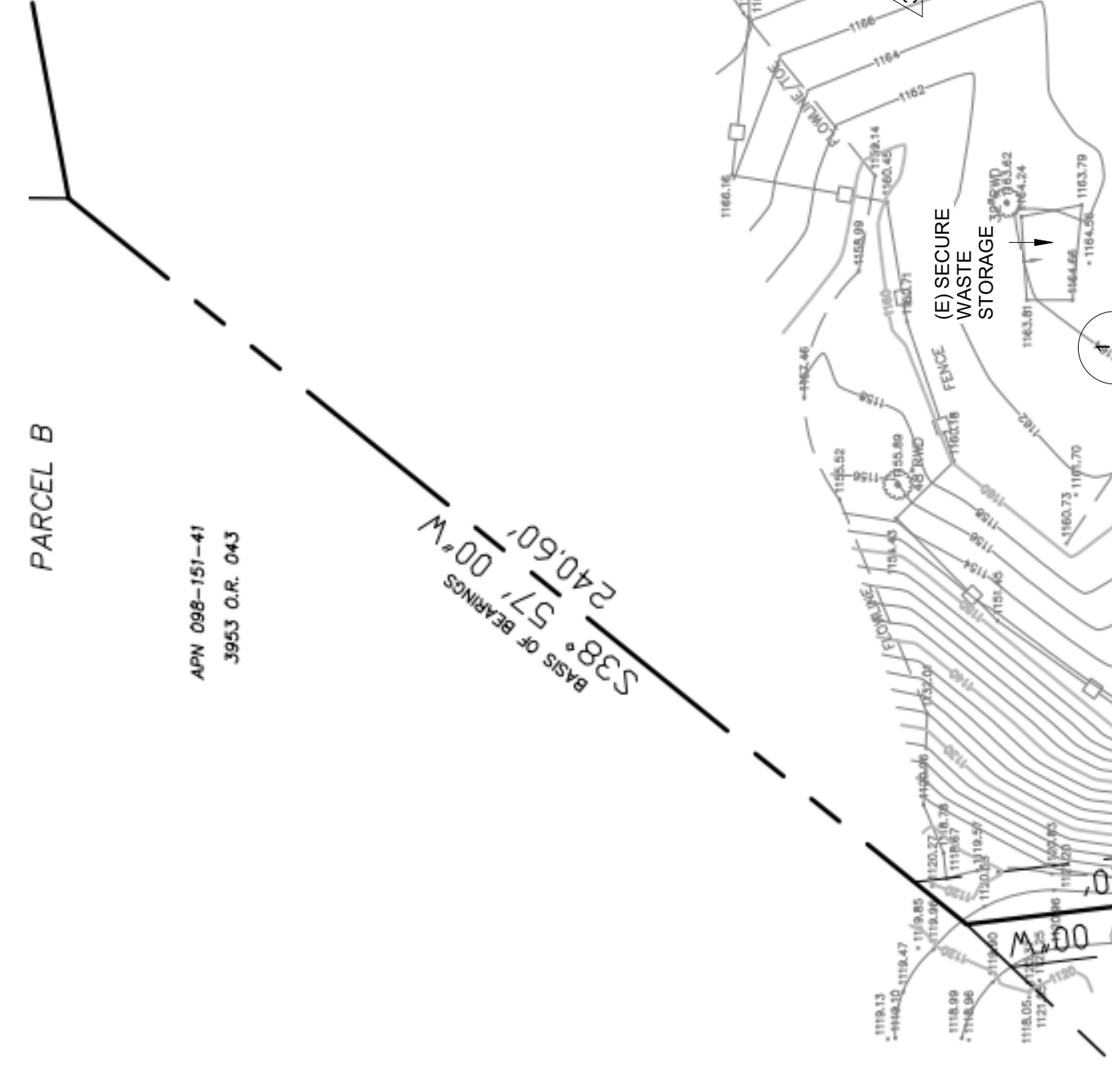
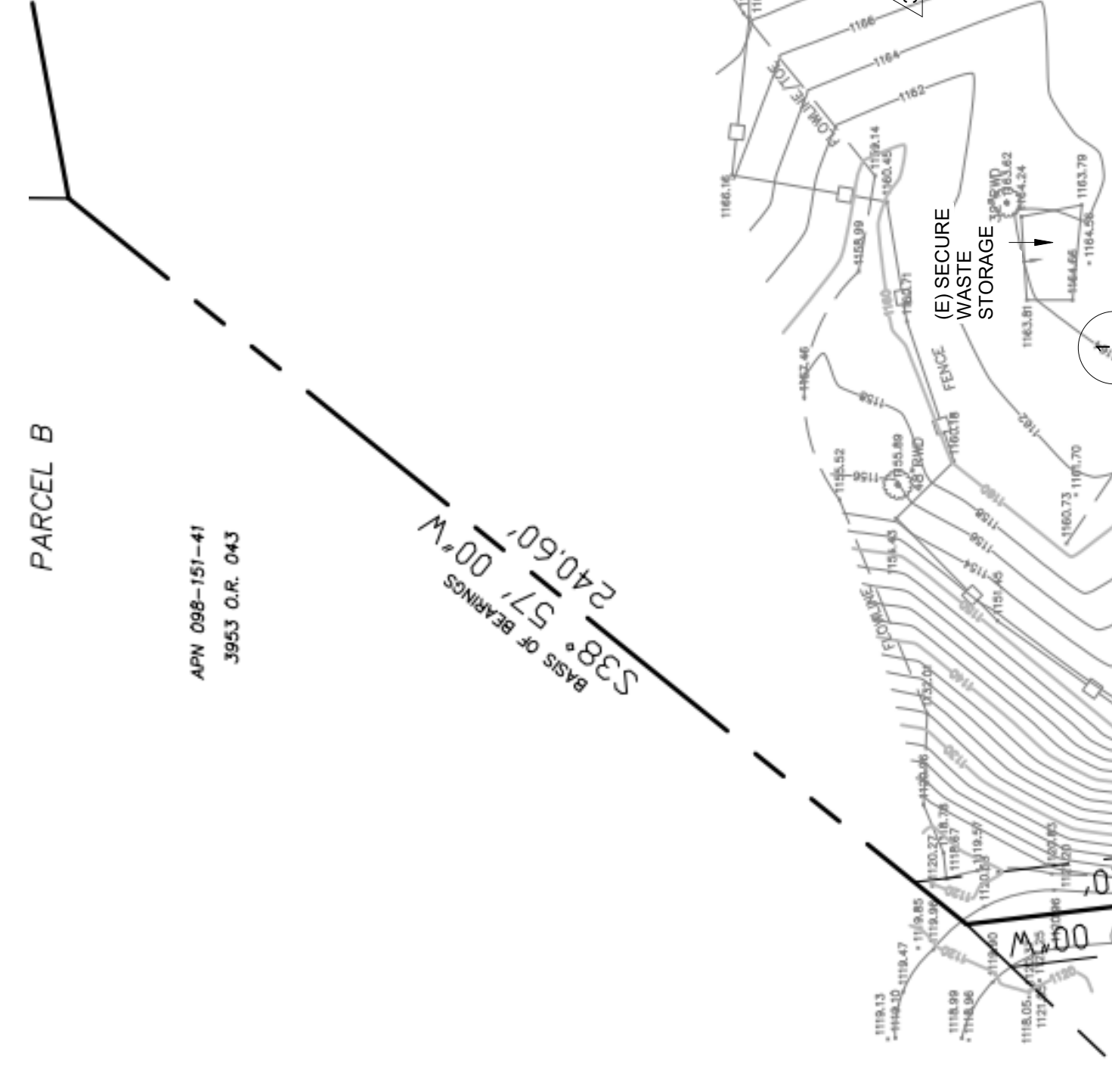
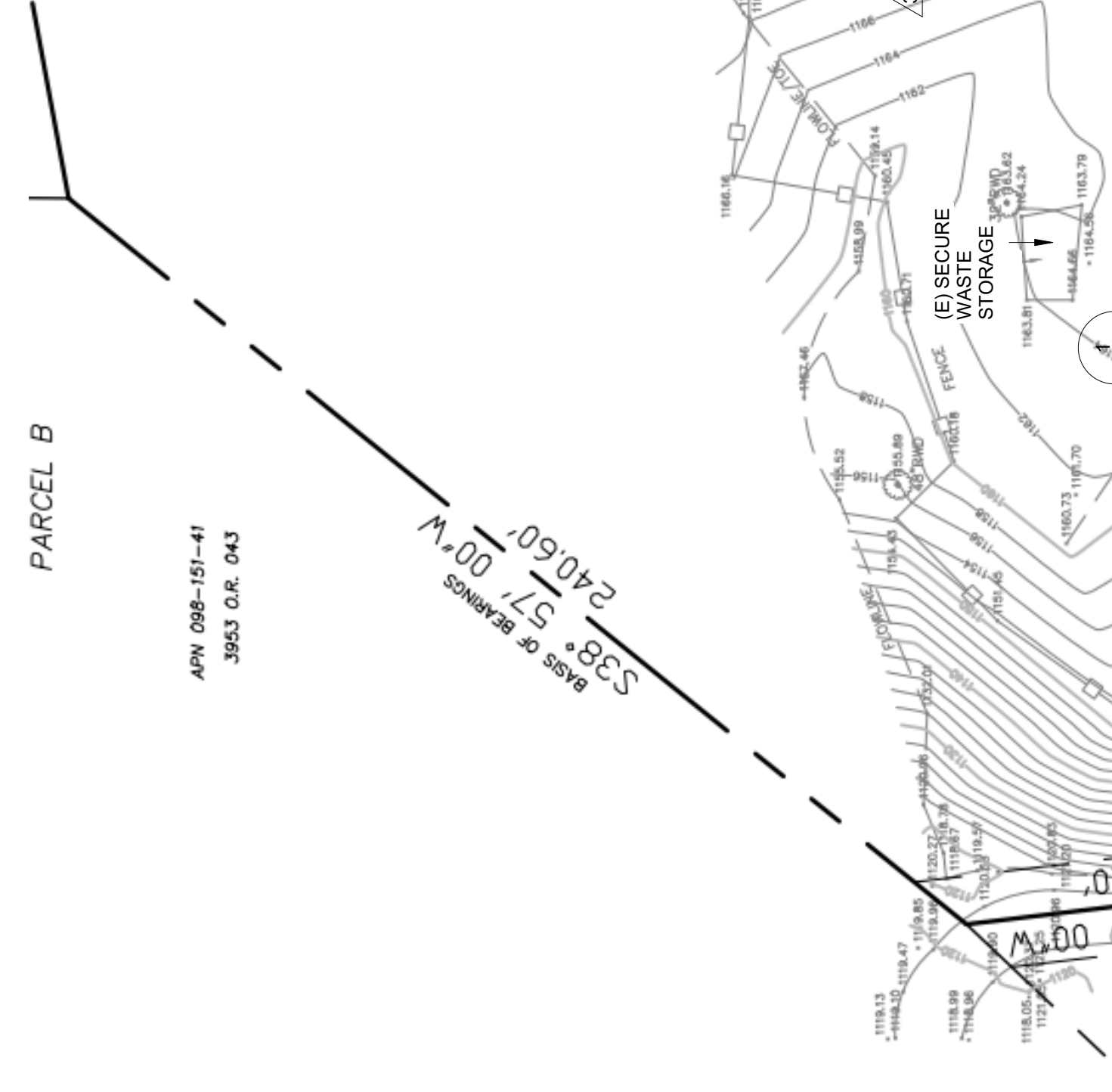
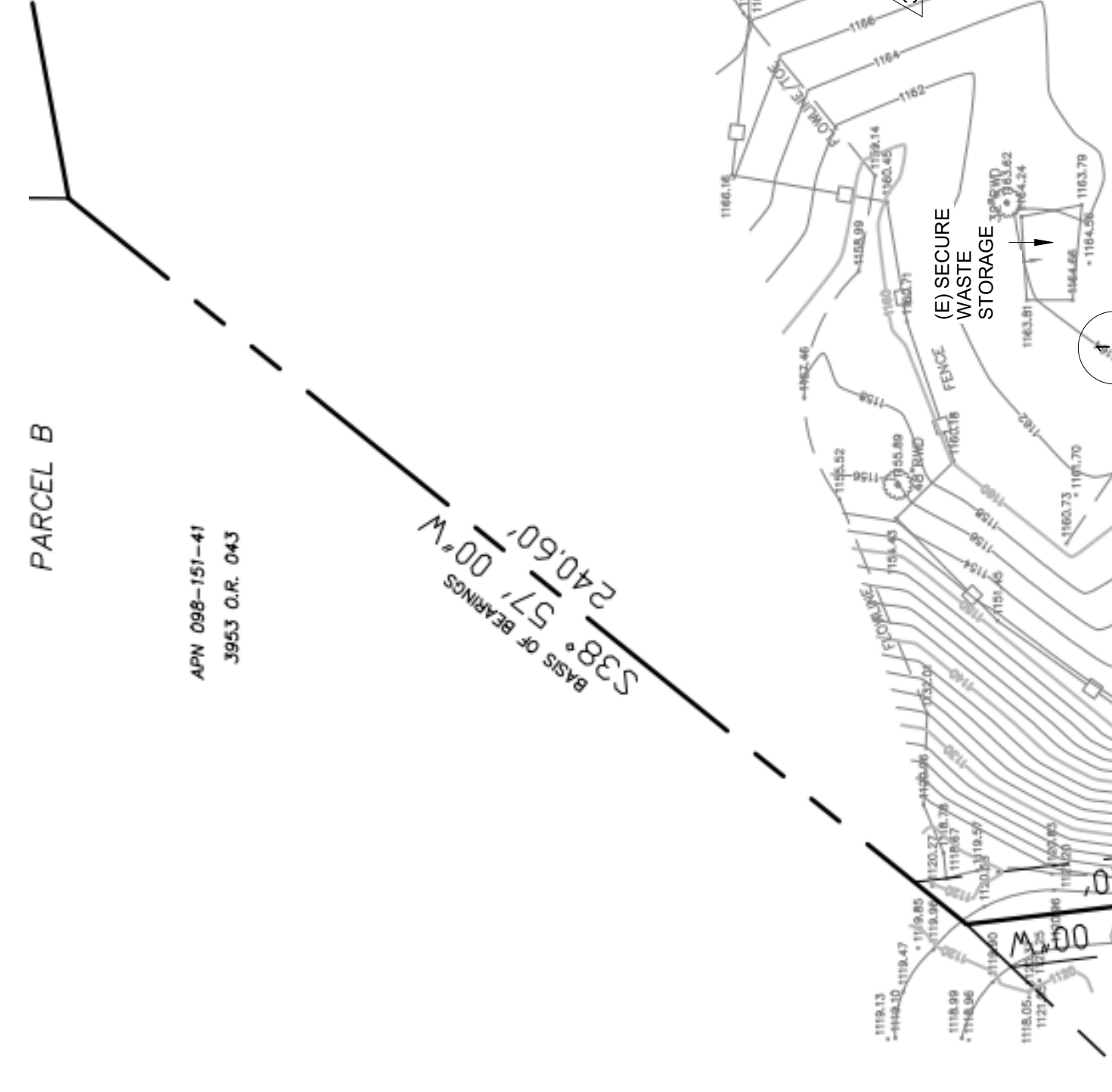
a. Used growth medium (soil and other organic medium) shall be handled to minimize or prevent discharge of soil and residual nutrients and chemicals to watercourses. Proper disposal could include incorporating into garden beds, spreading on a stable surface and re-vegetating, storage in watertight dumpsters, or covering with tarps or plastic sheeting prior to proper disposal. The method of disposal must be documented and justified by the consulting biologist and associates. b. Compost piles are to be located outside of riparian setbacks and in a manner that will not discharge pollutants to a watercourse. As recommended by the consulting biologist, possible measures to avoid impacting water bodies may include: construction of a berm or installation of a fiber roll around compost area to prevent runoff or use of straw wattles around perimeter of compost area. Cover compost piles with tarp or impermeable surface prior to fall rains and continuously throughout the rainy season. 2. Any cannabis related organic waste that is not composted onsite (see Item 2 below) shall be collected and processed by a local agency/waste hauler contracted by the County, or may be hauled to a named, fully permitted solid waste landfill or transformation facility subject to the requirements of CDFG. ii. Litter Control–A litter control program will be instituted at each cannabis site. All workers shall ensure their food scraps, paper wrappers, food containers, cans, bottles, and other trash are deposited in covered or closed trash containers. The trash containers shall be removed from the site at a frequency sufficient to prevent overflow of trash. iii. General requirements for other business waste–All waste shall be securely contained and covered in an area designated for waste and recycling. All cannabis business operations shall contain trash/waste in a manner that maintains neighborhood compatibility including eliminating potential odors and visual impacts. Transfer of cannabis waste material from the site shall only occur as allowed by state and local regulations, either through pre-treatment onsite to render the waste acceptable to licensed landfill or composting facilities, or using a commercial hauler that meets state and local regulations for the treatment and disposal of cannabis waste. 9. Alternative Energy Sources– Electrical power for indoor cultivation operations including but not limited to illumination, heating, cooling, and ventilation shall be provided by alternative energy sources according to the following priority: 1) on-grid power with 100-percent renewable or carbon-free source (a planned product of Monterey Bay Community Power in 2018), or 2) a combination of grid power and on site renewable generation to achieve annual zero net electrical energy usage, or 3) purchase of carbon offsets of any portion of power not from renewable or carbon-free sources. As a	Page 24 of 26 County of Santa Cruz Non-Retail Commercial Cannabis Business Best Management and Operational Practices Requirements
---	--

first priority, carbon offsets shall be purchased through a qualified local entity such as The Offset Project. For new buildings, onsite solar photovoltaic systems shall be required, and retrofitted buildings shall be encouraged to install onsite solar photovoltaic systems to offset energy demand. All indoor cannabis cultivation and manufacturing facilities shall exceed the minimum standards of Title 24, Part 11 (CalGreen) by adopting all or some elements of CalGreen Tier 1 and 2 voluntary elective measures to increase energy efficiency in new buildings, remodels and additions. These measures shall prioritize upgrading lighting (e.g., using lightemitting diode [LED] lights) in indoor and greenhouse grow rooms, heating and cooling systems, appliances, equipment and control systems to be more energy efficient. 10. Energy Conservation– Maximize energy efficiency of cannabis activities, including, but not limited to: a. Conduct an annual energy audit; b. Measure and record net energy usage; c. Maintain efficient heating/cooling/dehumidification systems; d. Implement energy efficient lighting, specifically LEDs over HID or HPS lighting where feasible; e. Implement automated lighting systems; f. Utilize natural light when possible; g. Utilize an efficient circulation system; h. Ensure that energy use is above or in-line with industry benchmarks; i. Implement phase-out plans for the replacement of inefficient equipment. Responsible Department: Cannabis Licensing Office 11. Access Roads–The following requirements apply to licensees to ensure minimal impacts to neighborhoods and wildlife in association with the cannabis business. a. Vehicle Access–To minimize harassment, injury, death, and harm of sensitive wildlife species due to temporary habitat disturbances, all cannabis-related vehicle traffic and operations will be restricted to established roads, construction areas, equipment staging, storage, parking, and stockpile areas to the extent practicable. Vehicles will observe a 20- miles per hour speed limit within construction areas, except on County roads and State and Federal highways. b. Rural Road Management– Where cannabis related sites are located outside of an existing CSA, but within a rural road maintenance association, the County Licensing Official, in coordination with the County Department of Public Works Transportation Division, shall require proof of registrant participation in the rural road maintenance association, if applicable, to ensure the safe access and compatibility of proposed operations, prior to issuance of a license to cultivate cannabis.	Page 25 of 26 County of Santa Cruz Non-Retail Commercial Cannabis Business Best Management and Operational Practices Requirements
--	--

12. Site Closure or Cleanup and Restoration Plan for Relocated Cultivation Sites–Areas of disturbance from existing cannabis activities that have degraded habitat areas or have degraded arable agricultural soils, where applicable, shall be restored when licensing results in the relocation of existing cannabis operations to another location on a property or to another property, or when a licensed cultivation site is vacated by licensee. This shall include the removal of impervious surface and previous surface areas, where applicable. a. Cannabis operations that are non-conforming with site criteria following the adoption of Santa Cruz County Code (SCCC) Section 7.128 and 13.10 shall be vacated or relocated per the requirements of the SCCC. Prior to abandonment or relocation, the existing operator shall prepare a Cleanup and Restoration Plan to be submitted with the licensing application materials. The Cleanup and Restoration Plan shall contain at least the minimum site-specific information required for the County to determine that the vacated cannabis site does not result in a violation of water quality standards or other natural resource protection regulations of the SCCC. The Cleanup and Restoration Plan shall include a requirement for annual reporting to the Cannabis Licensing Office for a period of five years to ensure restoration and maintenance of the site.	Page 26 of 26 County of Santa Cruz Non-Retail Commercial Cannabis Business Best Management and Operational Practices Requirements
---	--

Matt Huse
 500 Hawk Crest Road
 Los Gatos, CA 95033
 APN: 098-171-01

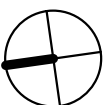
Revision Schedule		
Rev. No.	Date	Issue Date



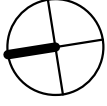
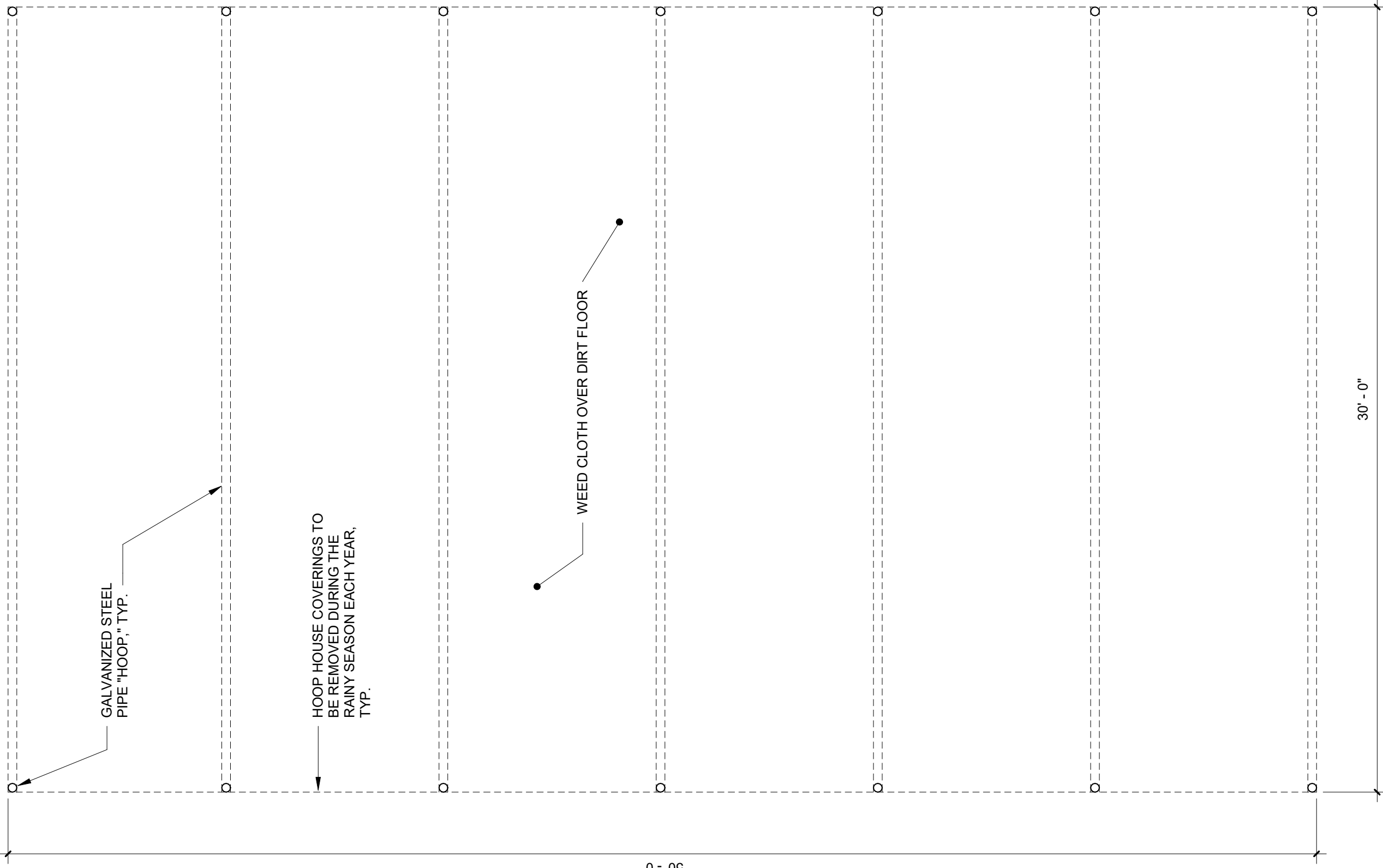
Revision Schedule	
Rev. No.	Date

Matt Huse
500 Hawk Crest Road
Los Gatos, CA 95033
APN: 098-171-01

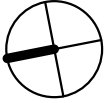
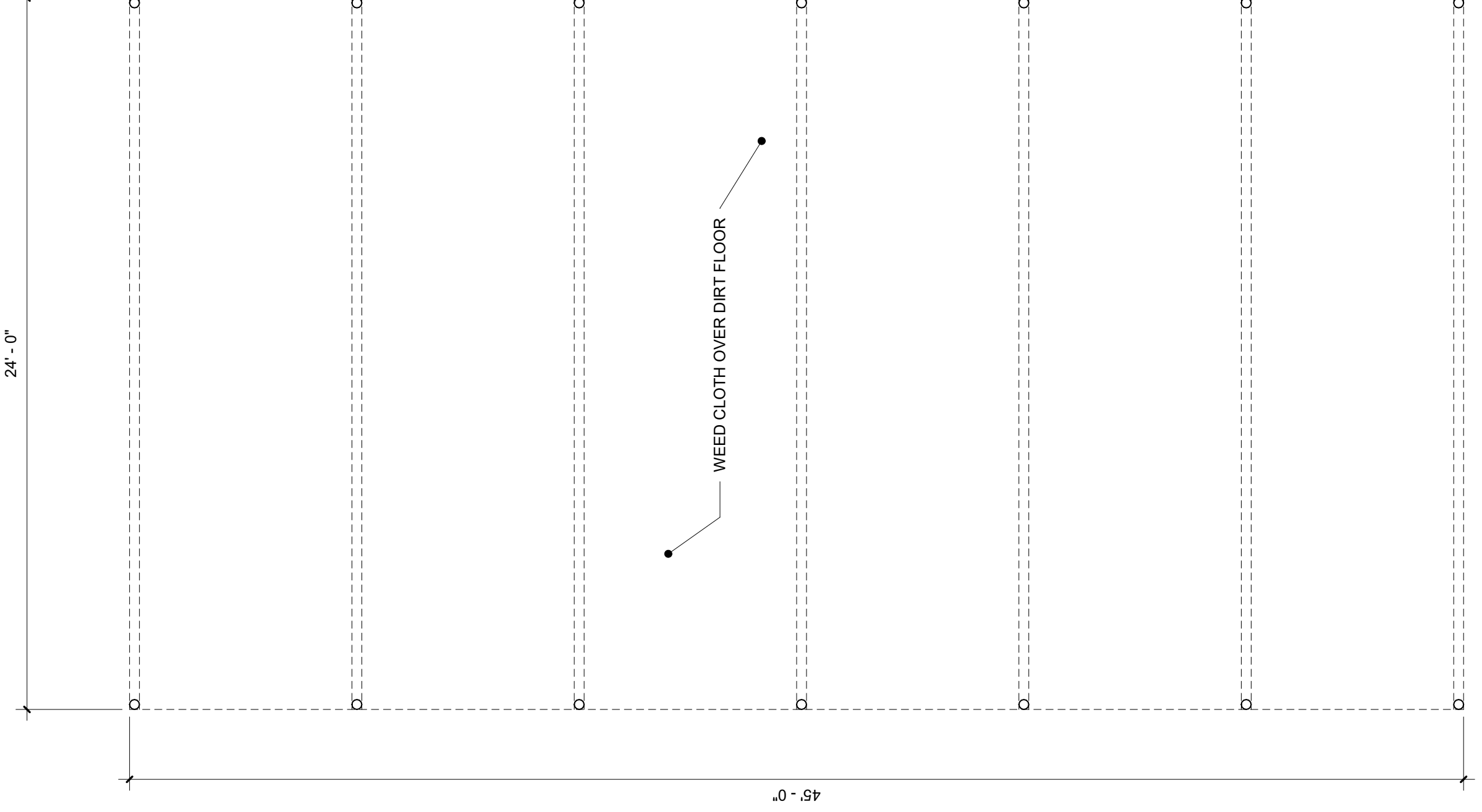
Hoophouse Floor Plans



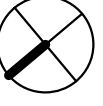
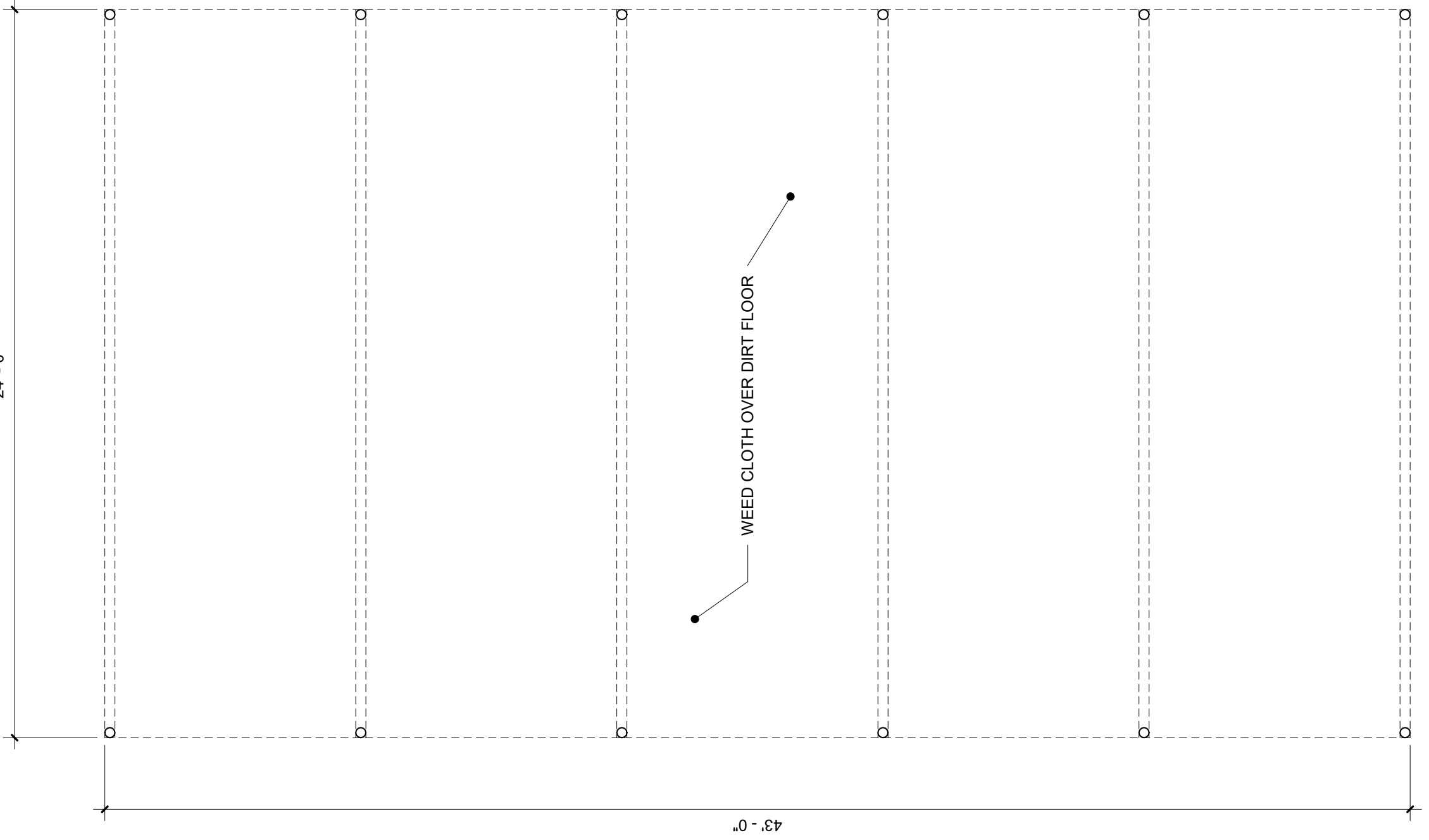
5 Hoophouse A (Proposed)
1/4" = 1'-0"



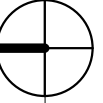
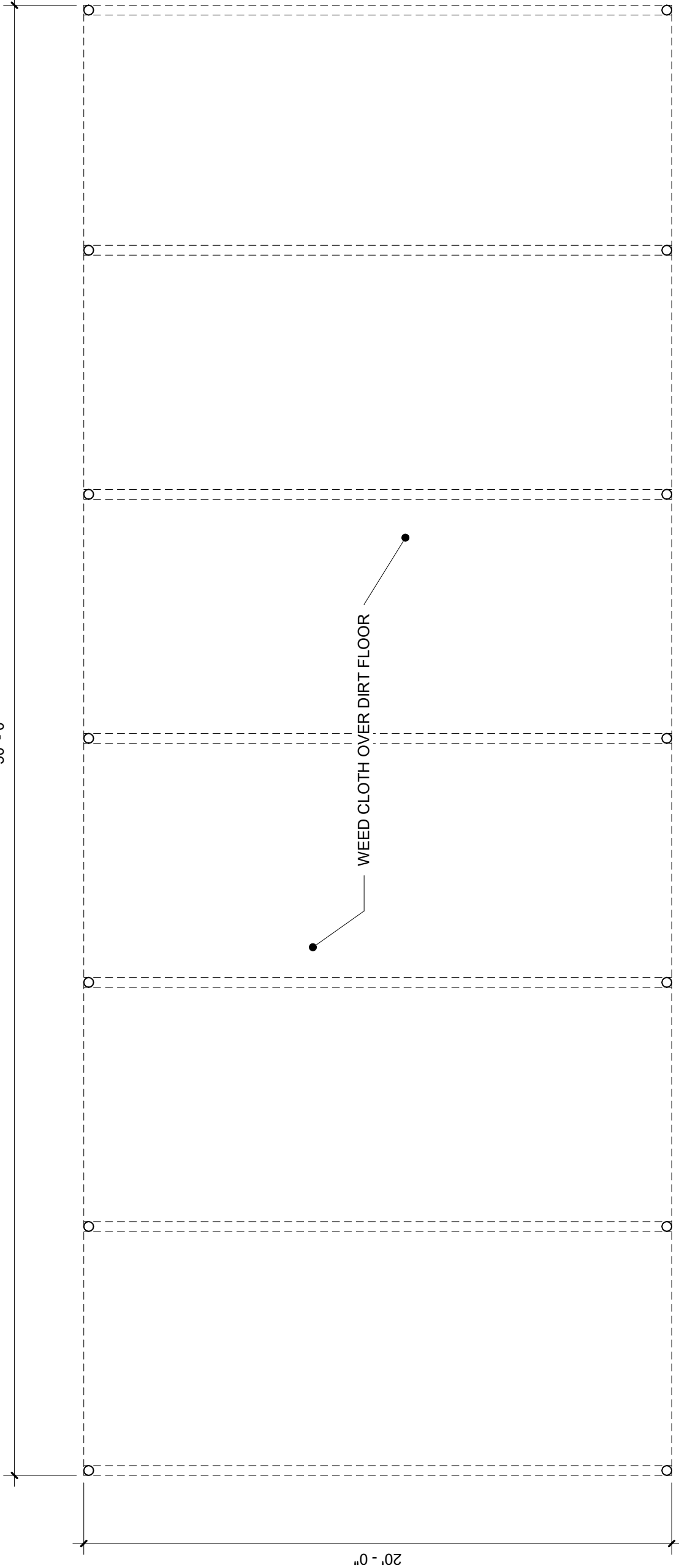
4 Hoophouse 1 (Existing)
1/4" = 1'-0"



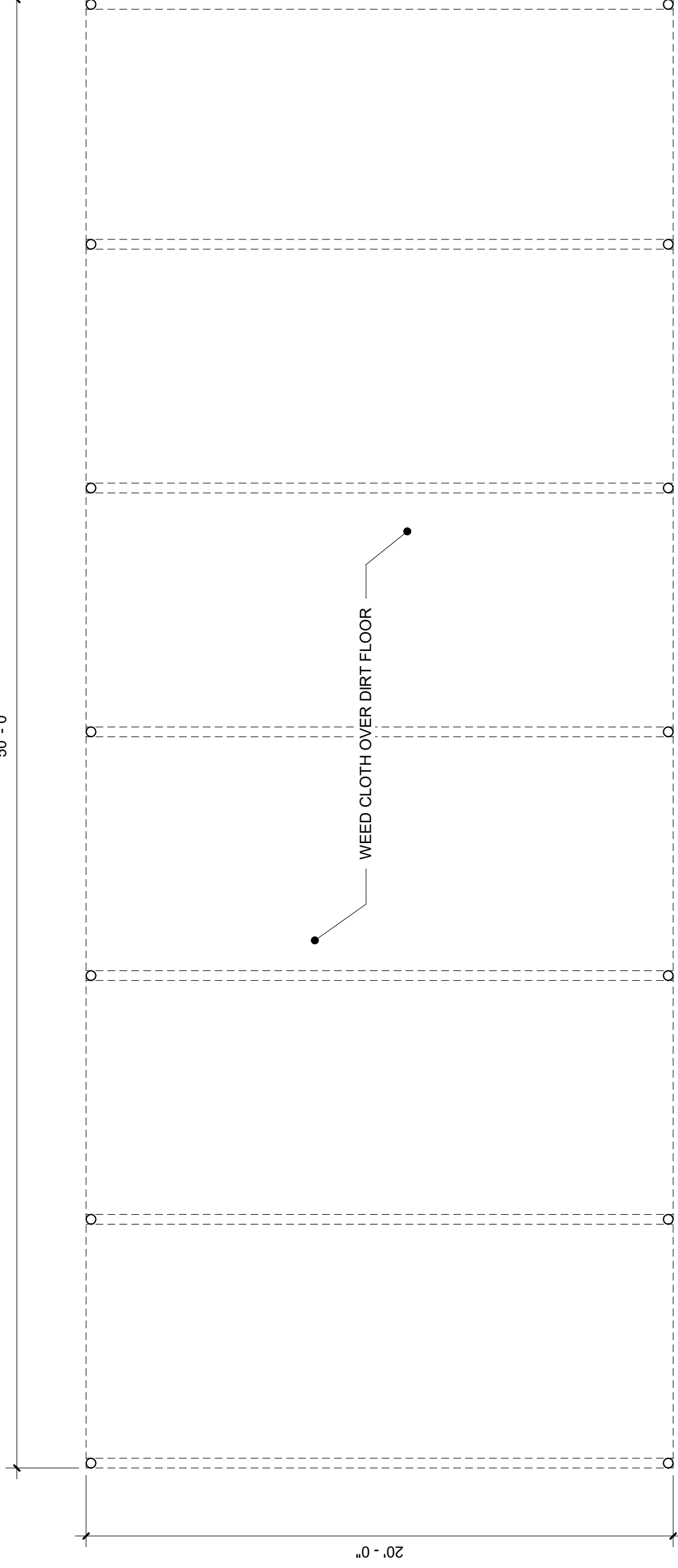
3 Hoophouse 2 (Existing)
1/4" = 1'-0"



2 Hoophouse 3 (Existing)
1/4" = 1'-0"

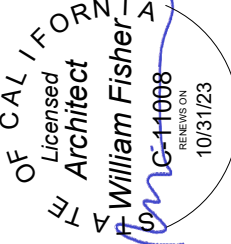


1 Hoophouse B (Proposed)
1/4" = 1'-0"

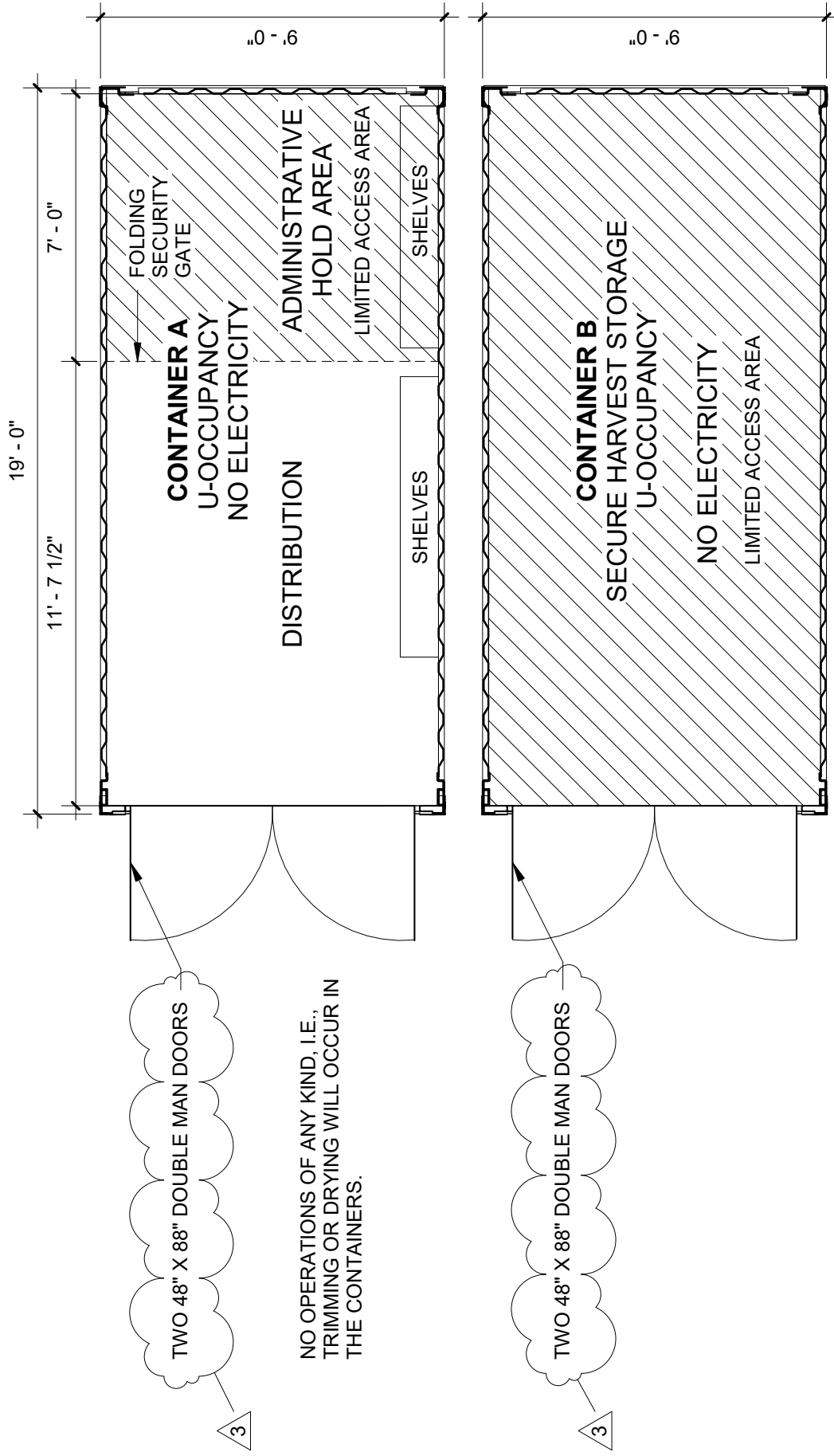


William Fisher Architecture, Inc.
603 Front Street, Santa Cruz, California 95060
(831) 245-0117 bill@modern-architecture.com
modern-architecture.com

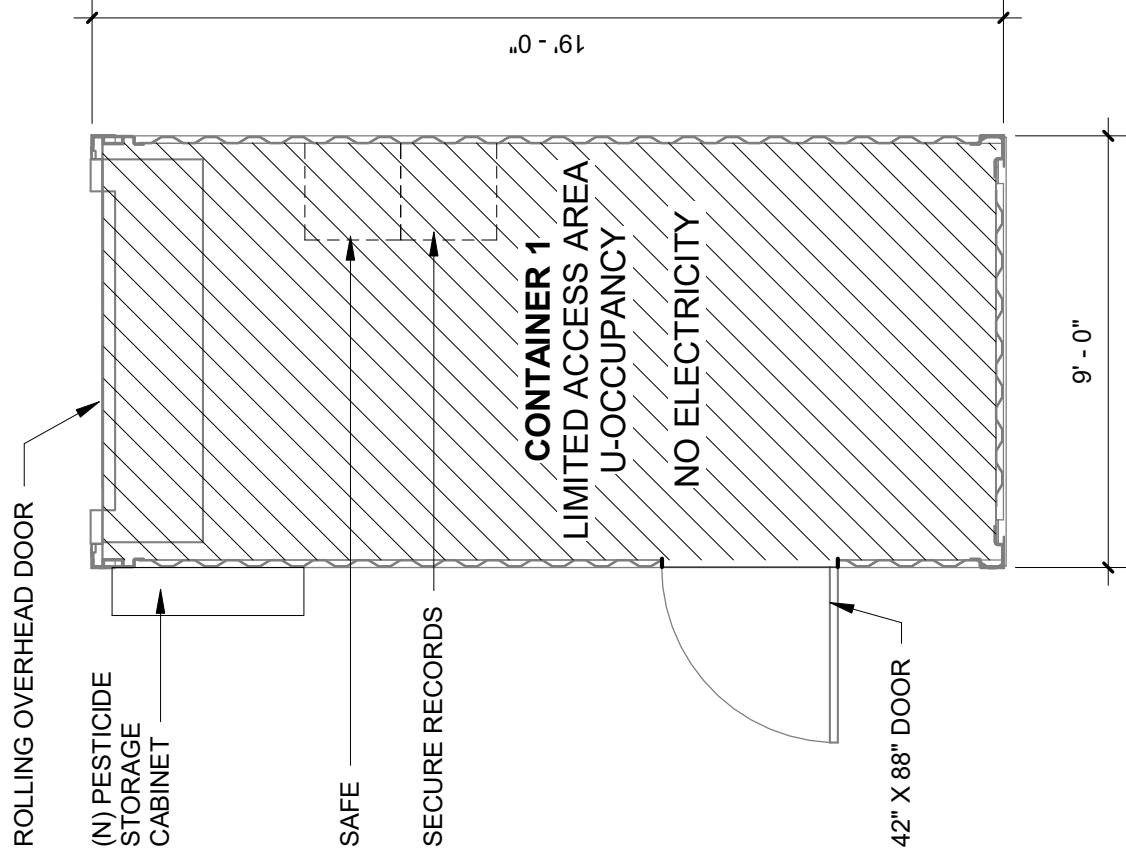
Mailing Address:
P.O. Box 8
Santa Cruz, CA 95063



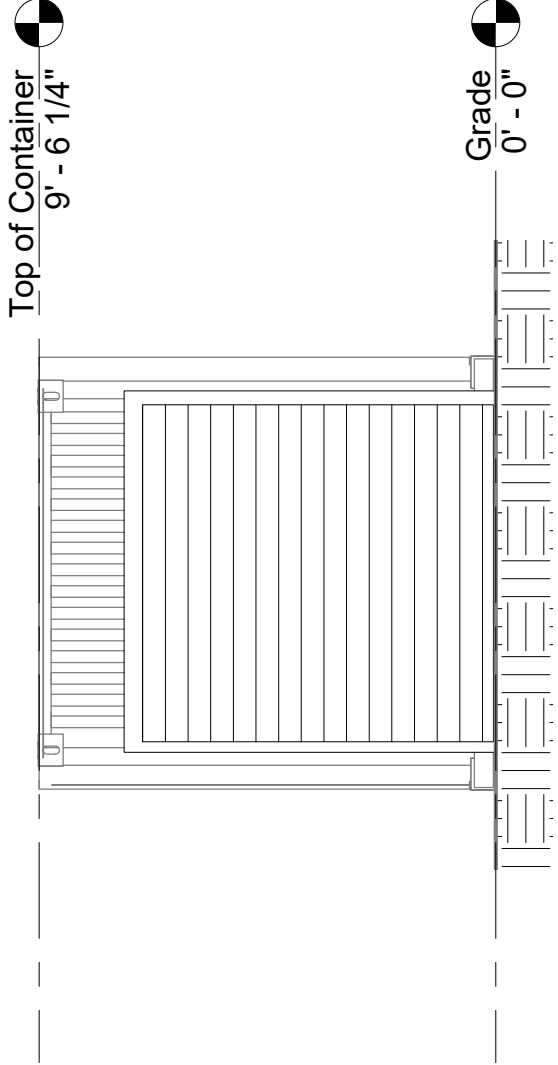
2 Containers A and B (Proposed)
1/4" = 1'-0"



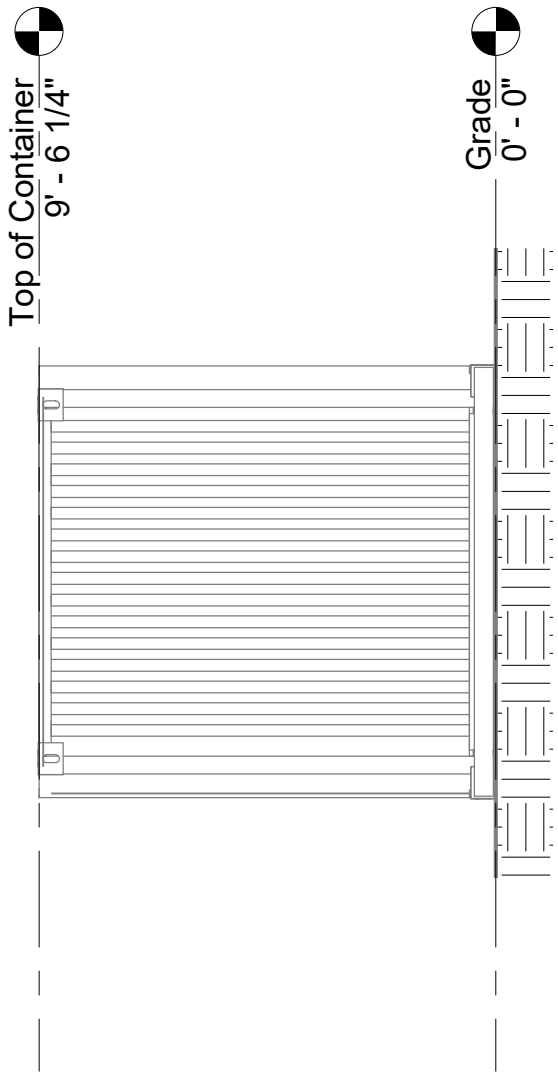
1 Container 1 (Existing)
1/4" = 1'-0"



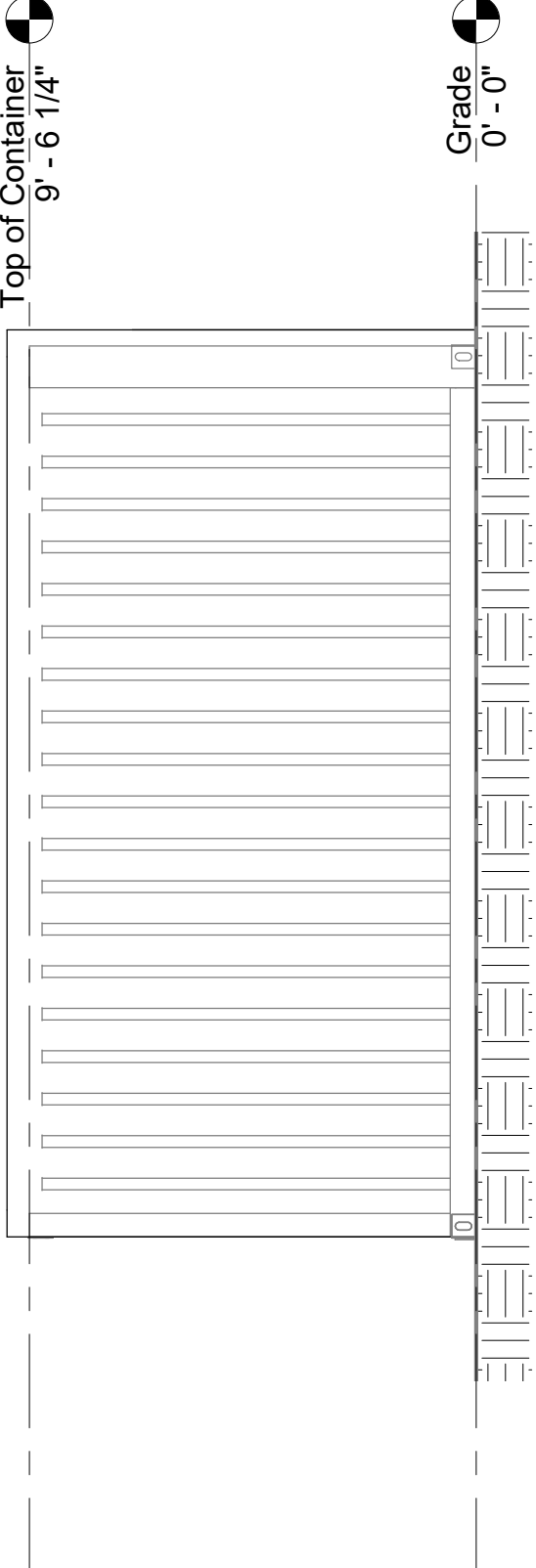
8 Container 1 - Front
1/4" = 1'-0"



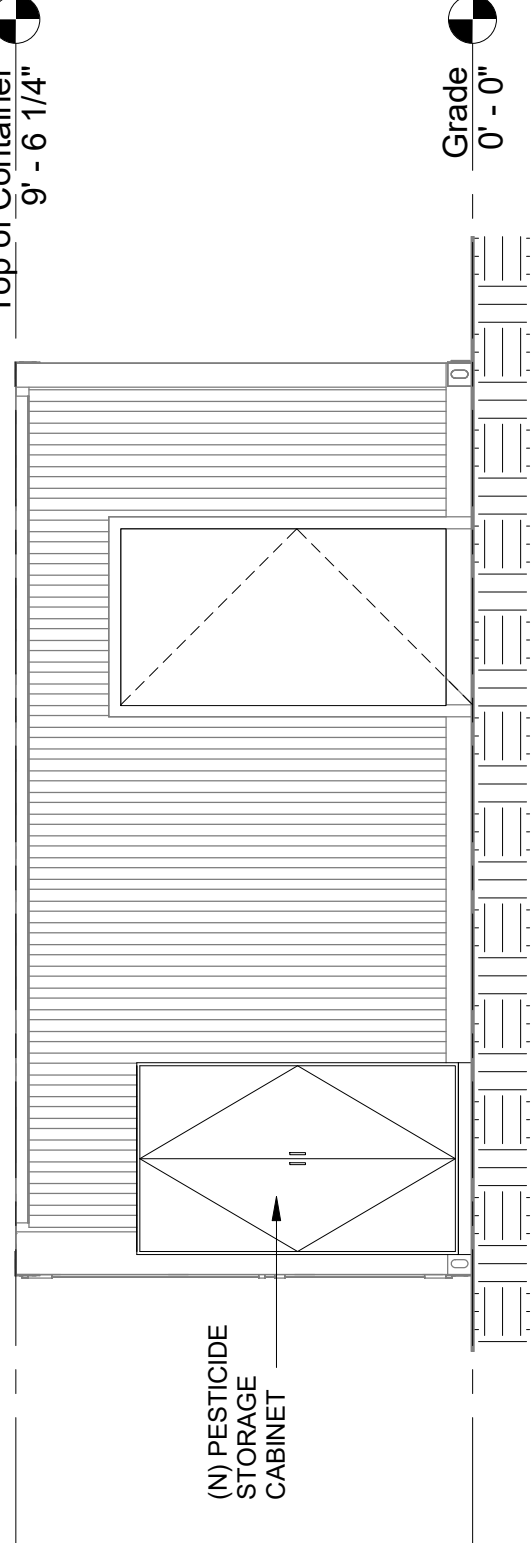
9 Container 1 - Back
1/4" = 1'-0"



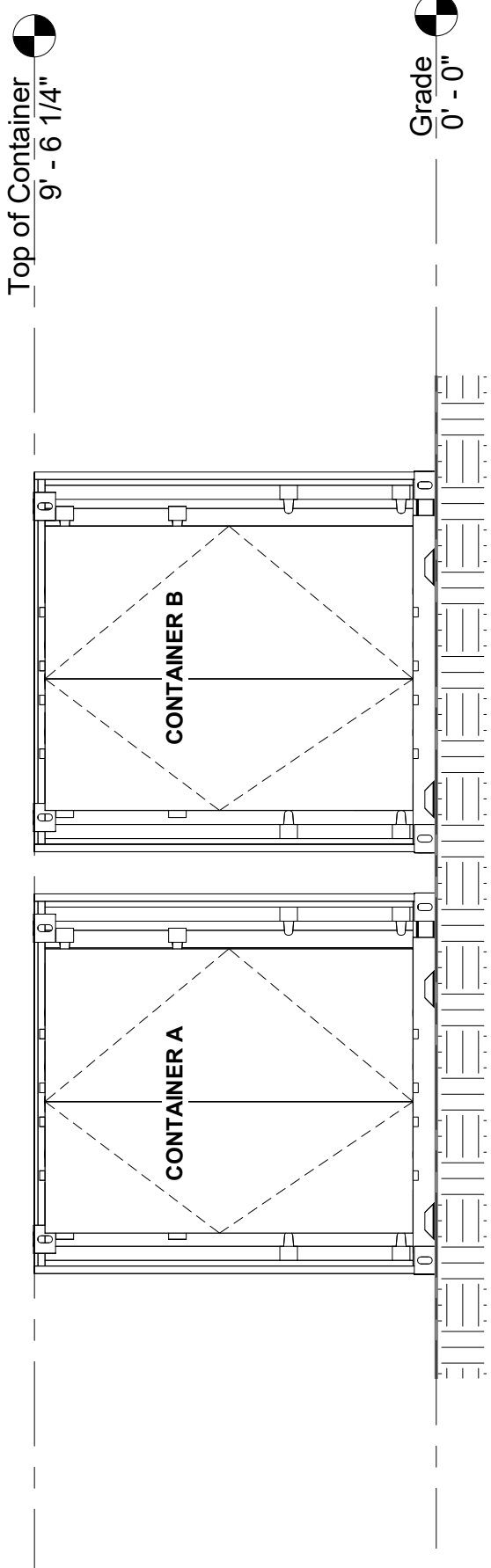
7 Container 1 Side a
1/4" = 1'-0"



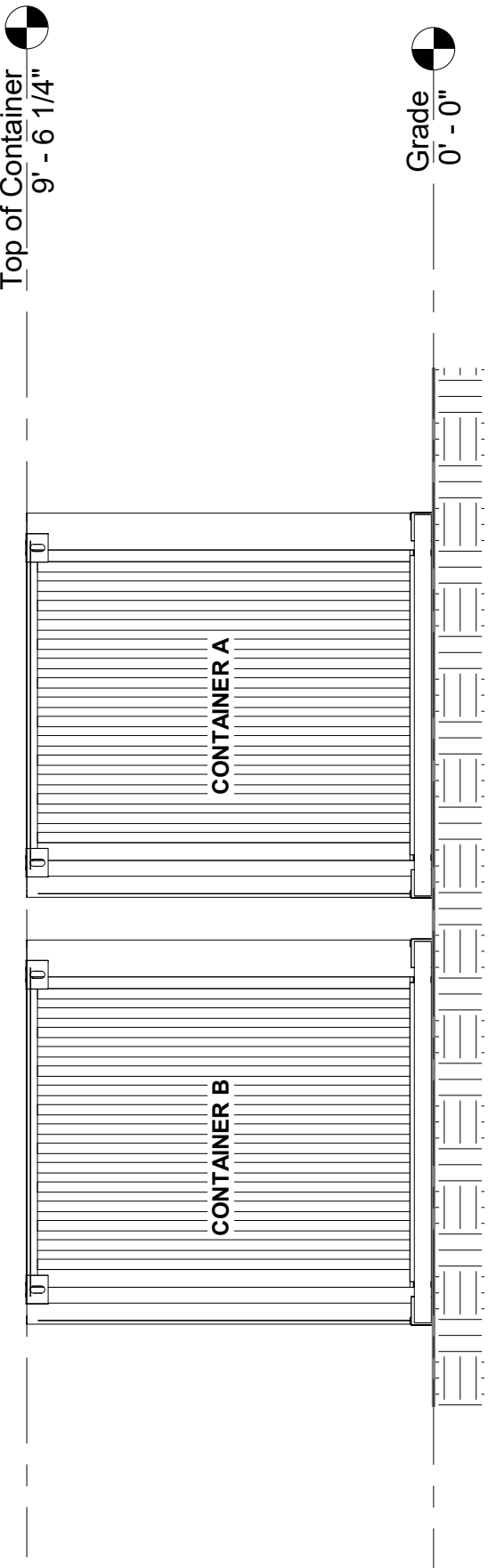
6 Container 1 Side b
1/4" = 1'-0"



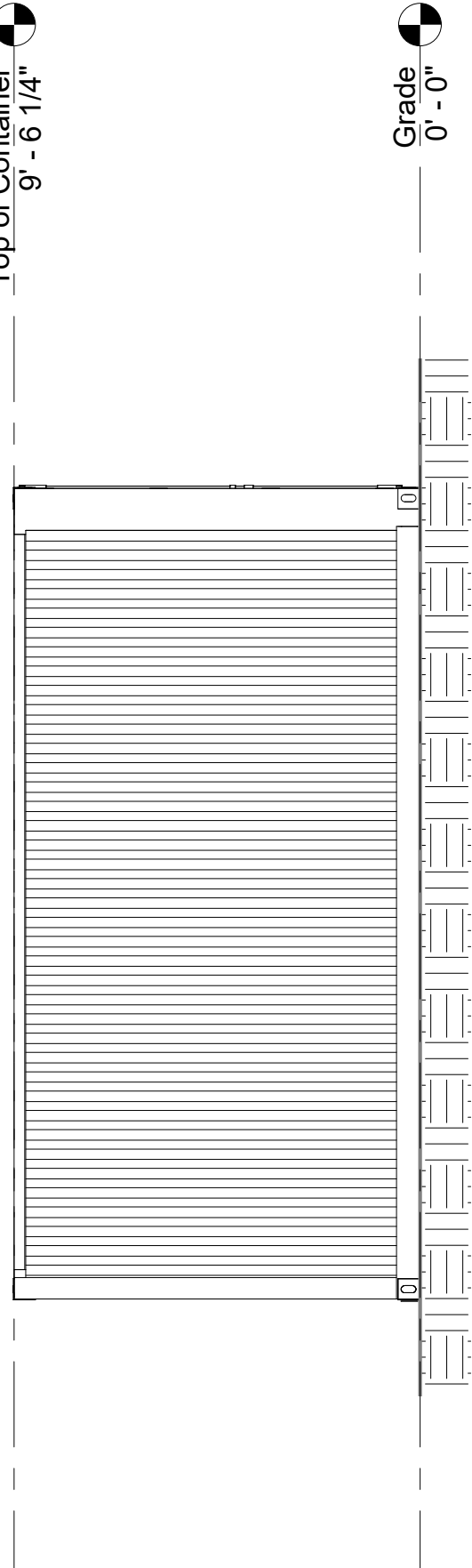
3 Front of New Containers
1/4" = 1'-0"



4 Back of New Containers
1/4" = 1'-0"



5 Typical Side of New Container
1/4" = 1'-0"



Revision	Schedule
Rev. No.	Date
3	1/21/2022

Matt Huse
500 Hawk Crest Road
Los Gatos, CA 95033
APN: 098-171-01

Container Floor Plans & Elevations

603 Front Street, Santa Cruz, California 95060
(831) 246-0117 bill@modern-architecture.com
modern-architecture.com

Mailing Address:
P.O. Box 8
Santa Cruz, CA 95063

William Fisher Architecture, Inc.

OF CALIFORNIA
Licensed Architect
William Fisher
No. 1008
1003123

BENCH MARK.
SET SPIKE IN DRIVEWAY.
ASSUMED ELEVATION = 1207.33'

BASIS OF BEARINGS.
THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS AND THAT CERTAIN DEED RECORDED AS DOC. NO. 2019-0028963, SEPTEMBER 24,2019, SANTA CRUZ COUNTY RECORDS BEARING=SOUTH 38°57'00" WEST

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT/RIGHT OF WAY LINE



- JP JOINT UTILITY POLE
- SSMH SANITARY SEWER MANHOLE
- CO CLEANOUT
- FF FINISH FLOOR
- GFS GARAGE FINISH SLAB
- AD AREA DRAIN
- WM WATER METER

NOTE.
MEASURED DISTANCES FROM SIDE OF THE BUILDING TO THE PROPERTY LINES ARE TO THE FACE OF SIDING AND WOOD TRIM.

NOTE:
THIS TOPOGRAPHIC MAP REPRESENTS THE CONDITIONS OF THE SITE AT THE TIME THE SURVEY WORK WAS COMPLETED AND SHOWS SURFACE OBJECTS ONLY. SUBSURFACE STRUCTURES,PIPING,UNDERGROUND TANKS AND UNDERGROUND UTILITY LINES MAY NOT BE SHOWN.

ATTENTION:
THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF MY PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT THE ELECTRONIC FILE IS ALTERED, THE SIGNED PAPER PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. I SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE, BY OTHERS, TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE.

LANDS OF RECORD
APN 098-171-01
DOC. NO. 2017-000882

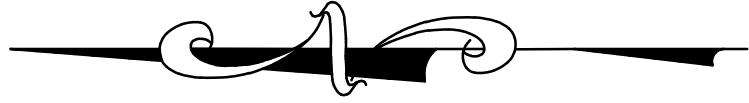
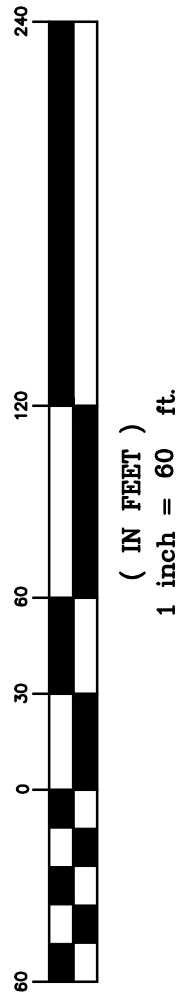
LANDS OF RECORD
APN 098-171-01
DOC. NO. 2017-000882

LANDS OF RECORD
APN 098-171-01
DOC. NO. 2017-000882

LANDS OF RECORD
APN 098-171-01
DOC. NO. 2017-000882

LANDS OF RECORD
APN 098-171-01
DOC. NO. 2017-000882

LANDS OF RECORD
APN 098-171-01
DOC. NO. 2017-000882



KEVIN M. SMITH, P.L.S. 8237

DATE 06/08/20

KEVIN SMITH
LAND SURVEYING
111 DELLVIEW AVENUE
SANTA CRUZ, CA 95062
(831) 588-0154



PARTIAL TOPOGRAPHIC SURVEY &
PROPOSED SITE PLAN
FOR: MATT HUSE
500 HAWK CREST ROAD, LOS GATOS, CA 95033
APN 098-171-01

SHEET 1

OF 2

DATE MAY 2020

JOB NO. K20011

TIME DATE STAMP

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1997

SOQUEL AUGMENTATION RANCHO

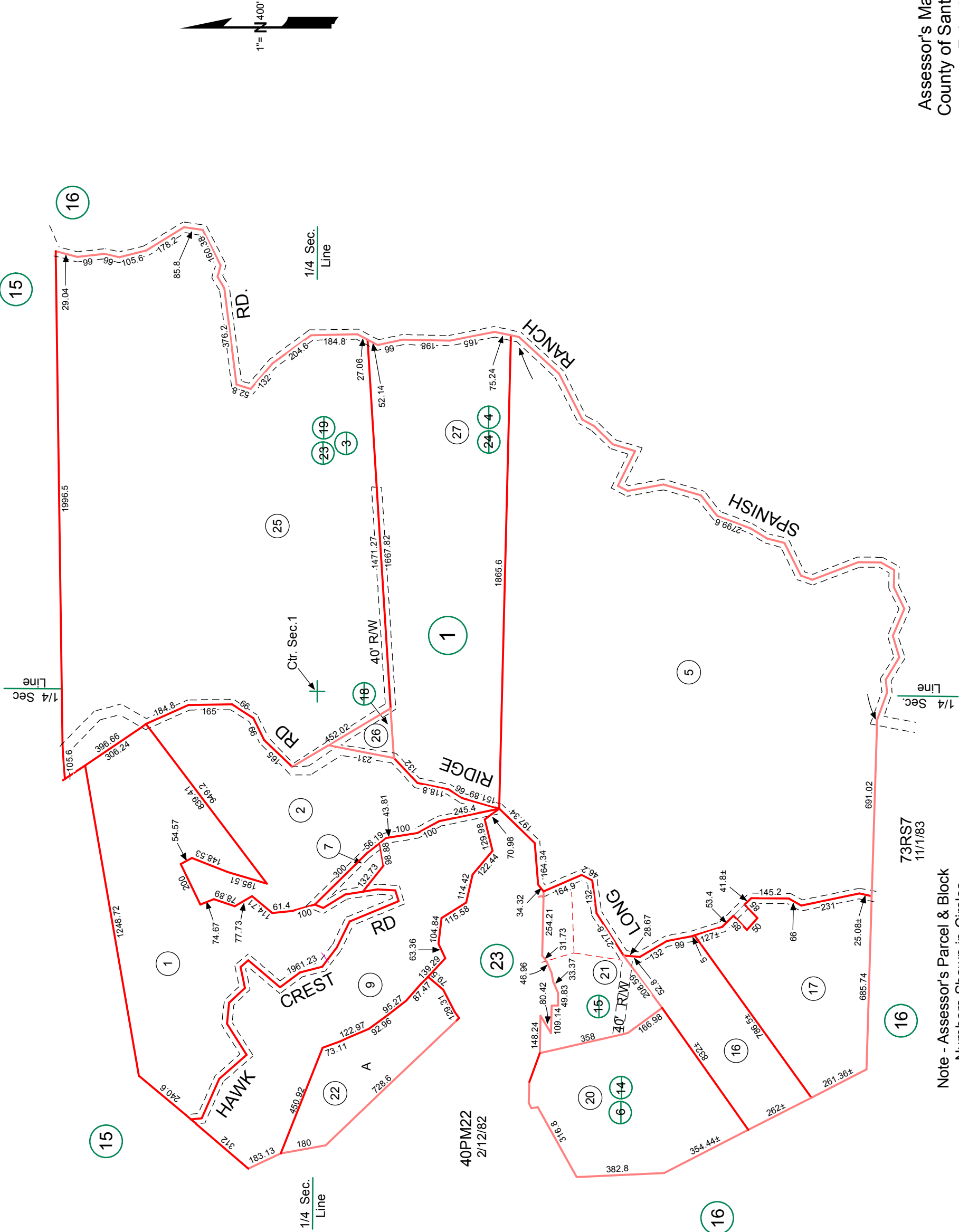
POR. SEC. 1, T.10S., R.1W., M.D.B. & M.

Tax Area Code
79-032

98-17

EXHIBIT E

Electronically Repositioned 2/6/97 rw
Rev. 6/13/97 KSA (Street Name)
Rev. 7/24/97 CB (Added PM Info)
Rev. 5/21/98 KSA (CA)
Rev. 12/27/00 CB (0-0005142, Comb 1-23)
Rev. 12/27/00 CB (0-0005143, LBA 1-24 & 25)
Rev. 9/5/07 CB (0-0005145, Sp 1-26 & 27)



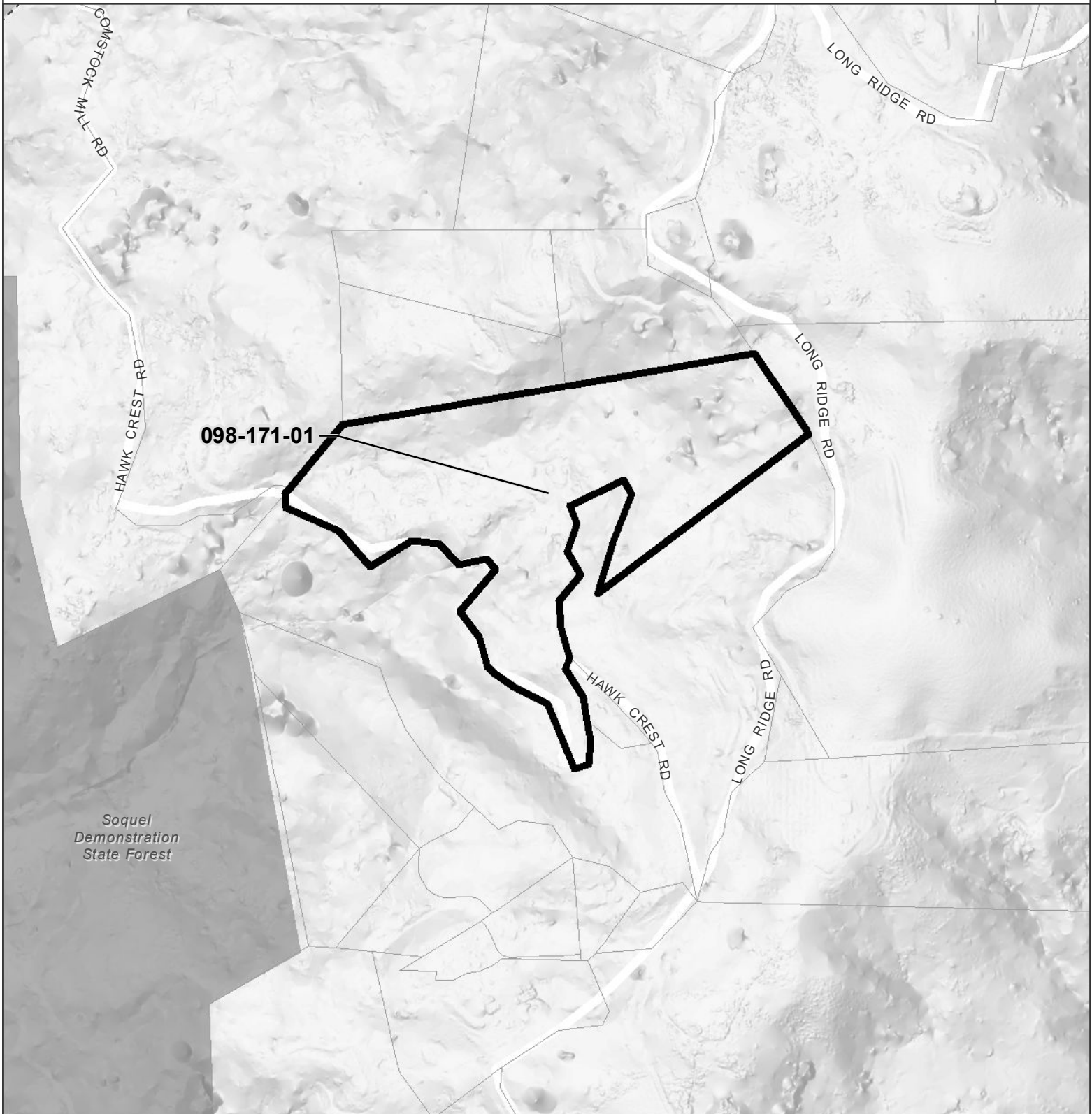
Note - Assessor's Parcel & Block
Numbers Shown in Circles.

73RS7
11/1/83

Assessor's Map No. 98-17
County of Santa Cruz, Calif.
Feb. 1997



Parcel Location Map



Parcel: 09817101

-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

Map printed: 20 May, 2022

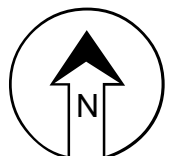
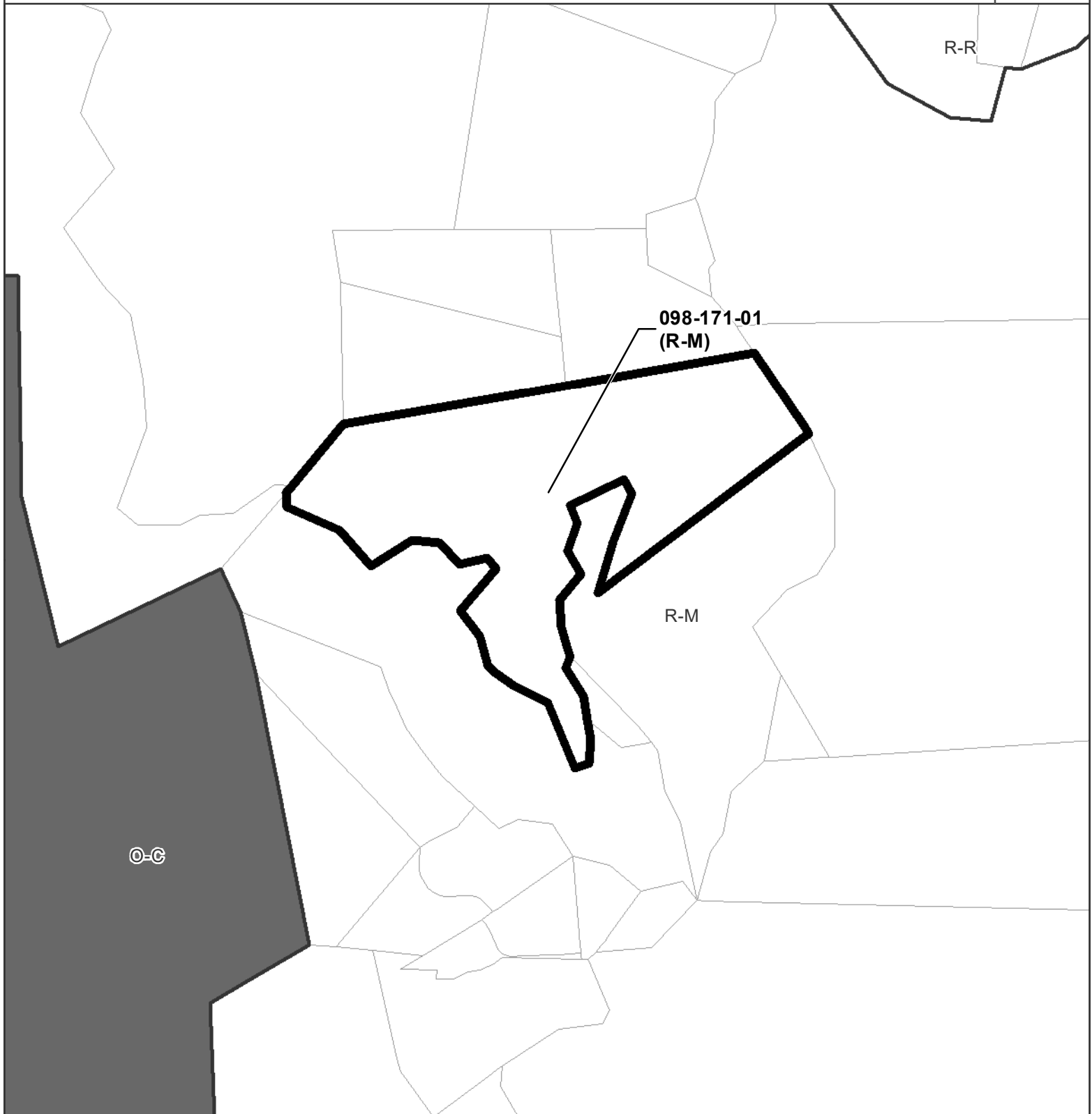


EXHIBIT E 0 140 280
Feet



Parcel General Plan Map



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

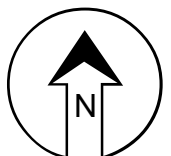


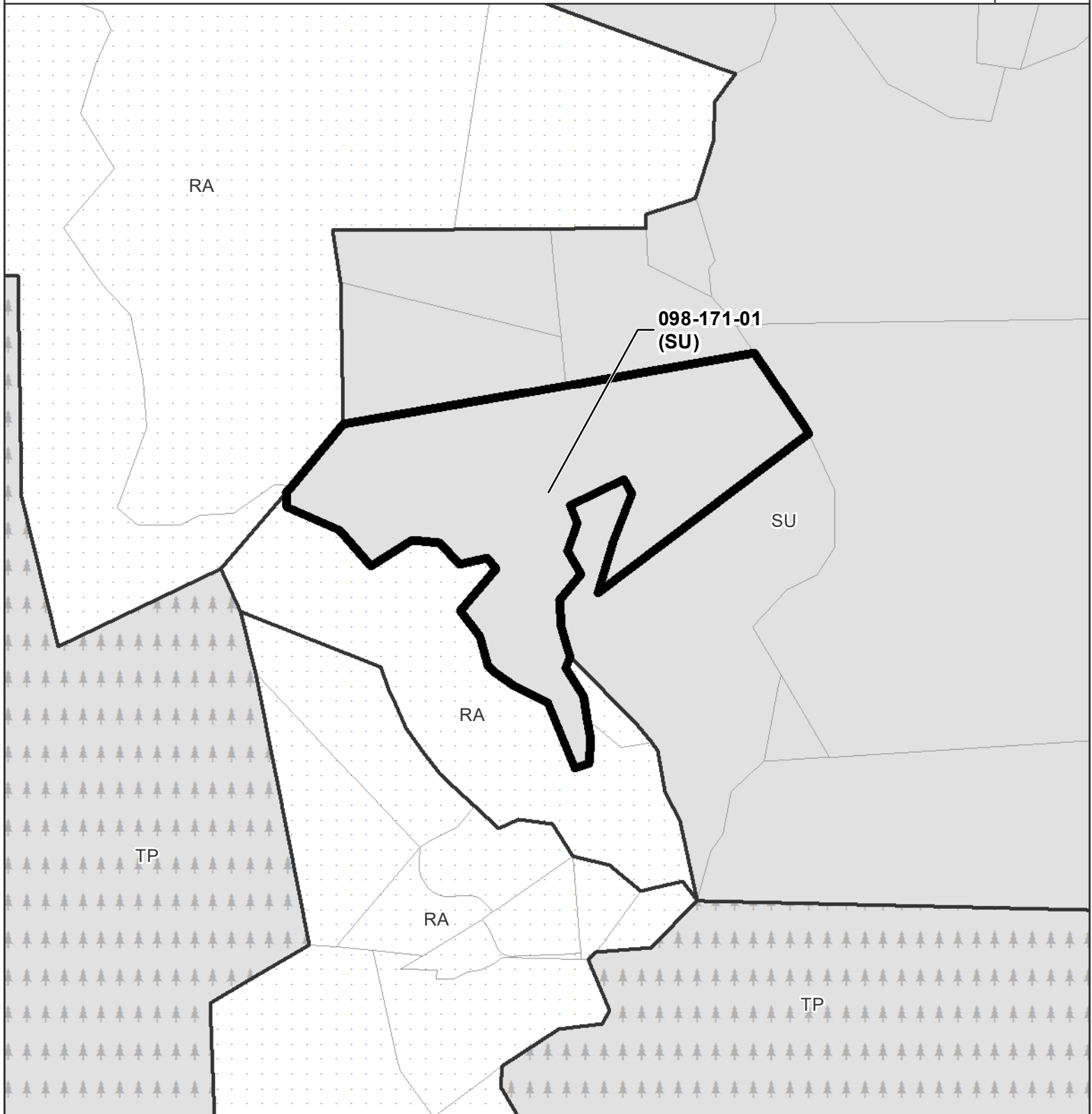
EXHIBIT E 0 140 280
Feet



Parcel Zoning Map



Mapped
Area



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

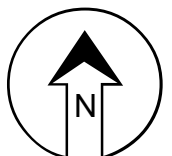


EXHIBIT 0 140 280
Feet

Parcel Information

Services Information

Urban/Rural Services Line:	☐ Inside	☒ Outside
Water Supply:	Well	
Sewage Disposal:	Septic	
Fire District:	Cal Fire	
Drainage District:	n/a	

Parcel Information

Parcel Size:	16.7 acres
Existing Land Use - Parcel:	Single family Residential, Cannabis Cultivation
Existing Land Use - Surrounding:	Residential
Project Access:	Hawk Crest Rd. (private) from Stetson Rd.
Planning Area:	Summit
Land Use Designation:	R-M (Mountain Residential)
Zone District:	SU (Special Use)
Coastal Zone:	☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm.	☐ Yes ☒ No

Technical Reviews: none

Environmental Information

An arborist's report has been prepared (Exhibit G) that addresses the removal and protection of mature redwood trees associated with this application.

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	Not a mapped constraint
Slopes:	N/A
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	A grading permit will be required for minor grading
Tree Removal:	Noted above
Scenic:	Not a mapped resource
Archeology:	Not mapped/no physical evidence on site

Nigel Belton

Consulting Arborist

AN ASSESSMENT OF THE COAST REDWOOD TREES LOCATED WITHIN THE PROXIMITY OF THE PROPOSED
IMPROVEMENTS FOR AGRICULTURAL PURPOSES AT 500 HAWKS CREST ROAD – LOS GATOS-CALIFORNIA

Prepared at the request of:

Matthew Huse
500 Hawks Crest Road
Los Gatos, CA 95033
djdsust@yahoo.com

Site visit by:

Nigel Belton – ISA Certified Arborist WE-0410A
May 13, 2020

Job – Matthew Huse – 6.9.20



Ph / Fax (831) 688-1239

P.O. Box 1744 ~ Aptos, CA 95001 ~ beltonnigel@gmail.com

AN ASSESSMENT OF THE COAST REDWOOD TREES LOCATED WITHIN THE PROXIMITY OF THE PROPOSED IMPROVEMENTS FOR AGRICULTURAL PURPOSES AT 500 HAWKS CREST ROAD – LOS GATOS-CALIFORNIA

SUMMARY:

Seventeen Coast Redwoods were assessed in preparation for this report. All of these trees are located within the proximity of the three existing hoop houses and the locations of the two proposed hoop houses on this site. These trees are identified as number's one through six. Number three actually pertains to a grove of eleven trees.

The trees identified as #1, #2 and #3 are recommended for removal because of their locations and concerns regarding solar access to the hoop houses. None of these trees are protected, being measured at under 40-inches DBH.

Trees #4, #5 and #6 are protected sized trees. All of these trees are recommended for preservation and protection during the construction of the two new hoop houses. These trees should not be significantly impacted by this work, as long as the tree protection recommendations within this report are followed properly.

BACKGROUND:

Matthew Huse requested that I prepare an arborist report concerning his application for agricultural use permit on his property. Mr. Huse provided me with the requirements for the permit application. The County of Santa Cruz stipulated that they require an arborist report pertaining to the protection of trees with trunk diameter measurements that exceed 40-inches at 54-inches above grade. I met with Mr. Huse on site to discuss the scope of the proposed improvements and assess the dimensions and conditions of the trees of concern. These trees are situated within the proximity of the three existing hoop houses and the locations of two proposed hoop house structures.

ASSIGNMENT:**1- Provide a Tree Resource Survey;**

- Survey the trees of concern that have trunk diameters measuring 40-inches and greater in diameter when measured at 54-inches above grade (the trees of concern are located within close proximity to the three existing structures and the footprints of the two proposed structures).
- Survey the trees that require removal for the proposed improvements (concerning only trees with DBH measurements of less than 40-inches).
- Identify the subject trees with numbered tags affixed to their trunks. Utilized the tag numbers for the preparation of a Tree Survey Matrix and the Arborist's Report. Plot the numbered tree locations on an accompanying Tree Location Map.
- Assess the health and structural conditions of the subject trees. Prepare a Tree Survey Matrix to document tree species, tree dimensions and tree health and structural conditions. The Tree Survey Matrix identifies those trees that are suitable for preservation. It also identifies the trees that are recommended for removal (based upon their condition ratings or their locations within the proposed improvements).

2- Prepare a tree protection report based upon the plans for the proposed improvements;

- The report provides background information and a discussion concerning the nature of the proposed improvements and tree preservation requirements.
- The report includes observations regarding site and tree conditions.
- The report provides recommendations for the protection of the trees that are suitable for preservation, based upon their condition ratings or their locations within the proposed construction footprint.
- The report identifies required Tree Protection Zones and provides recommendations for the protection of Critical Root Zone Areas during the construction phases of this project. These recommendations include specifications for Tree Protection Zone Fencing and the protection tree roots during grading and construction work.
- The report provides an inspection schedule, showing at which times the project arborist must be on site to provide inspections and supervision during the construction period.

LIMITATIONS:

The inspection of these trees was limited to visual examinations made from the ground.

This report is based upon a tree survey on the project site and a review of the preliminary construction site plan provided to me (a topographic map showing the footprints of the two new structures and the existing structures).

OBSERVATIONS:



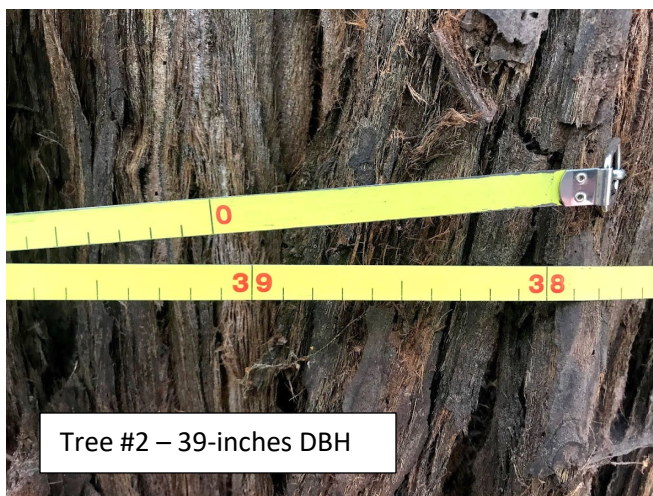
View of the project site- Looking south

Tree #1 – 19-inch DBH Coast Redwood (*Sequoia sempervirens*):

Tree #2 – 39-inch DBH Coast Redwood:

Both of these trees are located on the east side of the footprint of the proposed structure identified as HOOPHOUSE-A (see the accompanying Tree Location Map).

Both of these trees measure under 40-inches DBH (trunk diameters measured at 54-inches above grade). These trees exhibit good health and have good structural conditions.

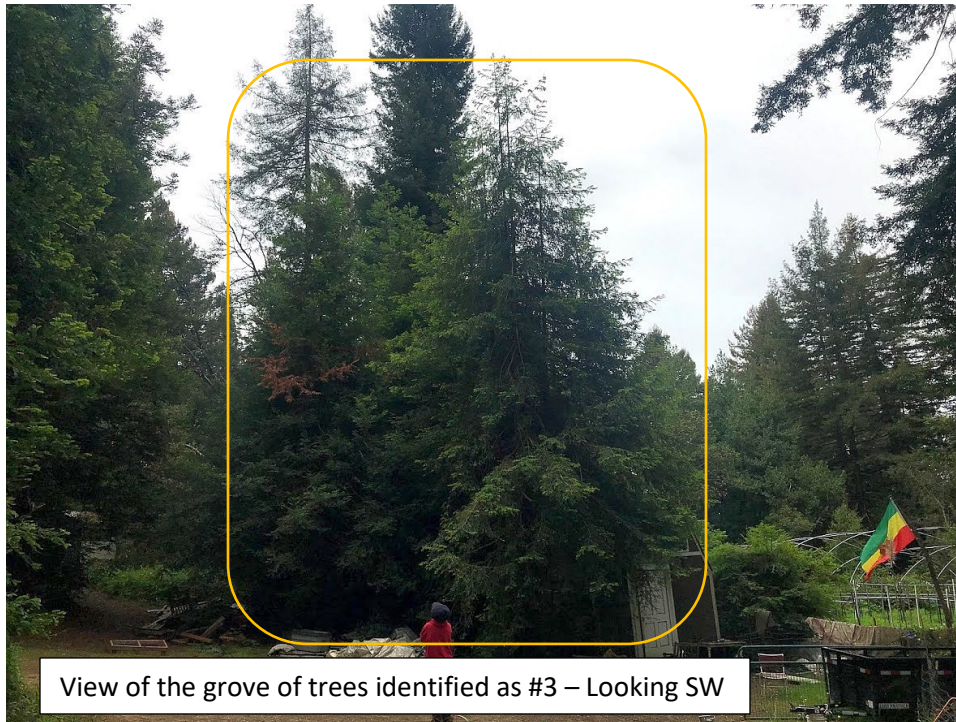


Tree #2 – 39-inches DBH

Tree's #3 - A grove of Eleven Coast Redwood Trees:

This grove of trees is located within the proximity of the proposed structure identified as HOOPHOUSE-A.

These trees comprise of regenerated stumps. The trees comprise of multiple codominant trunks attached to common stumps. I determined that the largest of these trunks are approximately 10-inches DBH in size. These trees exhibit good health but they have fair to poor structural ratings, based upon their crowded, codominant growth patterns.



View of the grove of trees identified as #3 – Looking SW

Tree #4 – 41-inch DBH Coast Redwood:

Tree #5 – 84-inch DBH Coast Redwood:

Both of these trees are located on the north side of two of the existing hoop houses.

These trees exhibit good health and they have good structural conditions. The canopies of these trees do not extend over the adjacent hoop houses.



Tree #6 – 65-inch DBH Coast Redwood:

This tree is located within close proximity to the footprint of the proposed structure identified as HOOPHOUSE-B.

The tree exhibits good health and it has a good structural condition.



Tree #6 & the proposed construction area on the south side of the trunk

RECOMMENDATIONS CONCERNING TREE PRESERVATION & PROTECTION:

Tree #1 – 19-inch DBH Coast Redwood:

Tree #2 – 39-inch DBH Coast Redwood:

Tree's #3 – Eleven Coast Redwoods:

All of these trees are recommended for removal because of their locations within the proximity of the proposed structure identified as HOOPHOUSE-A. Mr. Hume is concerned that Tree's #1 & #2 will cast a significant amount of shade on the new hoop house and reduce crop yields. The grove of trees identified as #3 have inherently compromised structures. A significant number of these trees are located within the footprint of the new hoop house.

Tree #4 – 41-inch DBH Coast Redwood:

Tree #5 – 84-inch DBH Coast Redwood:

Both of these trees merit preservation.

- I recommend that a Tree Protection Zone is defined with protective fencing before the construction the new hoop houses proceeds (see the attached Tree Location Map for TPZ Fence locations). The TPZ Fences must comprise of heavy grade plastic snow fencing securely attached to metal T-Stakes. This fence must remain in place and be well maintained, throughout the entire construction period. Tree Protection notices must be attached to the fence at 15-foot intervals (lamine these signs in plastic sheets).

Tree #6 – 65-inch DBH Coast Redwood:

- I recommend that a tree protection zone is defined with TPZ Fencing before the construction the new hoop houses proceeds (see the attached Tree Location Map). The TPZ Fence must comprise of heavy grade plastic snow fencing securely attached to metal T-Stakes. This fence must remain in place and be well maintained, throughout the entire construction period. Tree Protection notices must be attached to the fence at 15-foot intervals (lamine the signs in plastic sheets).

- All grading, trenching and underground work must be excluded from the fenced TPZ Areas. No equipment, vehicles, materials and construction waste can enter, or be stored or disposed of, within these tree protection areas.

- The new hoop house will encroach within the canopy drip-line and Critical Root Zone Area on the south side of the trunk. I recommend that the footprint of the structure is setback no closer than 8-feet from the trunk of this tree. The TPZ fence must be setback 5-feet from the trunk and parallel the footprint of the hoop house within the Critical Root Zone Area.

- The sloping grade on the south side of the trunk must be raised to provide a flat base, upon which the hoop house will be constructed (about an 8-foot transition in between the lowest point and the existing grade around the trunk). The footprint of the structure encroaches well within the canopy drip-line, which defines the edge of the Critical Root Zone are that must be protected from excessive damage.

Page 7

- This work will require the stripping of the organic layer, before the fill material/drain rock can be added to the slope. The work must be done carefully to avoid damaging significant roots (roots over 2-inches diameter). I recommend limiting the depth of the organic layer removal work, to four inches below existing grade where possible.

- The base material for the hoop house pad will have to be retained on the slope. I recommend the consideration of a lagged-lumber wall in order to reduce potential root loss (compared to a concrete retaining wall that depends on a footing).

- The south facing canopy of this tree will have to be raised to accommodate the new structure and to allow for improved solar access. The 14-inch diameter basal trunk that is attached to the main trunk at about 5-feet above grade must be removed at the same time.

CONSTRUCTION PERIOD INSPECTION SCHEDULE:

Site inspections must be documented by the project arborist (in email format).

1- The project arborist must meet with the General Contractor discuss tree protection requirements.

2- The project arborist must inspect Tree Protection Zone Fences once they have been installed.

3- The project arborist must provide supervision and oversight in the event that any grading, excavation or trenching work encroaches within the Tree Protection Zones, as defined by the TPZ fence locations.

4- The project arborist must provide supervision and oversight in the event that any grading, excavation or trenching work encroaches within the Critical Root zone Areas of protected trees, as defined by their canopy drip lines.

Please contact me if you have any questions concerning this report.

Respectfully submitted



Nigel Belton

Attachments:

- Tree Survey Matrix
- Tree Location Map
- Tree Protection Notice Template
- Assumptions & Limiting Conditions

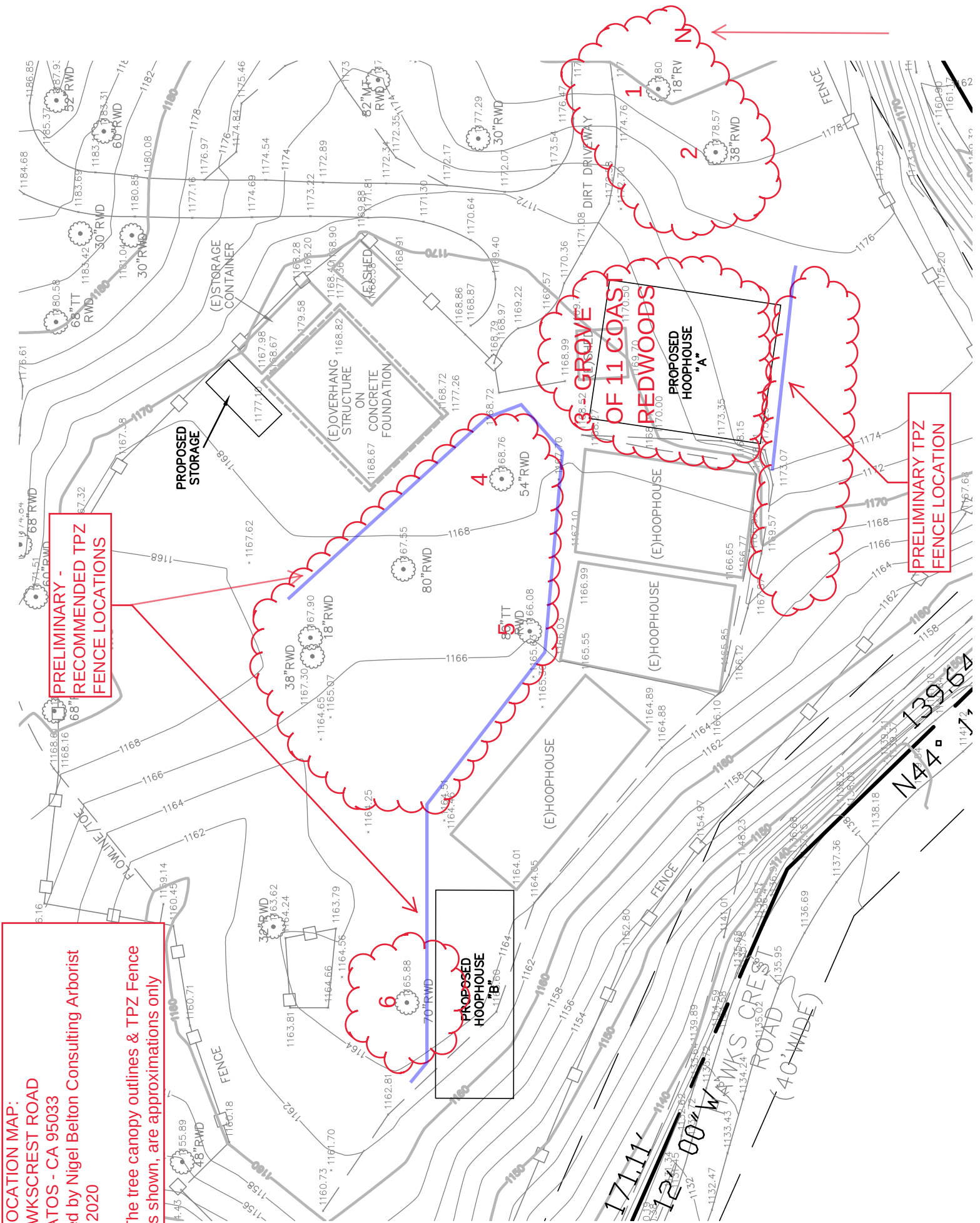
Page 8

AN ASSESSMENT OF THE COAST REDWOOD TREES LOCATED WITHIN THE PROXIMITY OF THE PROPOSED IMPROVEMENTS FOR AGRICULTURAL PURPOSES AT 500 HAWKS CREST ROAD – LOS GATOS-CALIFORNIA – Site visit by Nigel Belton, ISA Certified Arborist WE-410A – May 13, 2020

EXHIBIT G

TREE LOCATION MAP:
500 HAWKSCREST ROAD
LOS GATOS - CA 95033
Prepared by Nigel Belton Consulting Arborist
June 9, 2020

Note - The tree canopy outlines & TPZ Fence locations shown, are approximations only



TREE SURVEY MATRIX – THE PROPERTY OF MATTHEW HUSE – 500 HAWKSCREST ROAD – LOS GATOS:

#	SPECIES	TRUNK DIAMETER @ 54" ABOVE GRADE – (DBH)	ESTIMATED CANOPY SPREAD	HEALTH (1 = BEST RATING)	STRUCTURE (1 = BEST RATING)	SUITABLE FOR PRESERVATION (BASED ON CONDITION RATING)	UNSUITABLE FOR PRESERVATION (BASED ON CONDITION RATING)	REMOVAL REQUIRED FOR PROPERTY IMPROVEMENTS	COMMENTS
1	Coast Redwood (<i>Sequoia sempervirens</i>)	19	40	2	2	X	-	X	The owner wishes to remove this tree to reduce the shading of the proposed Hoop House-A structure.
2	Coast Redwood	39	40	2	2	X	-	X	Note – This tree was measured with a diameter tape at 54-inches above grade. The owner wishes to remove this tree to reduce the shading of the proposed Hoop House-A structure.
3	11 Coast Redwoods	10 & under	80	2	3 & 4	-	X	X	A grove of small diameter trees comprising of regenerated stumps (which were cut down prior to the owner living on this property). A significant proportion of the grove is located within the footprint of the proposed Hoop House-A structure.
4	Coast Redwood	41	30	2	2	X	-	-	Located on the north side of the existing hoop house (the western structure). No canopy encroachment over the footprint of this structure
5	Coast Redwood	84	30	2	2	X	-	-	Located on the north side of the existing hoop house (the middle structure). No canopy encroachment over the footprint of this structure.
6	Coast Redwood	65	40	2	2	X	-	-	Located on the north side of the proposed Hoop House -B structure. Estimated 25-feet of canopy encroachment over the proposed structure.

EXHIBIT G

Site visit by Nigel Belton, ISA Certified Arborist WE-0410A – May 13, 2020

TREE PRESERVATION AREA – KEEP OUT

**TREE PROTECTION ZONE FENCING MUST REMAIN IN
PLACE DURING THE ENTIRE CONSTRUCTION PERIOD**

**FENCING MUST NOT BE MOVED OR DISMANTLED
WITHOUT THE NOTIFICATION OF THE PROJECT
MANAGER AND THE WRITTEN CONSENT OF THE
PROJECT ARBORIST**