

County of Santa Cruz Cannabis Licensing Office 701 Ocean Street, Room 520 Santa Cruz, CA 95060 831-454-3833

Cannabisinfo@santacruzcounty.us



CLERK OF THE BCALIFORNIA ENVIRONMENTAL QUALITY ACT MAY 2 0 2022 NOTICE OF EXEMPTION

BOARD OF SUPERVISORS COUNTY OF SANTA CRUZ

The Santa Cruz County Cannabis Licensing Office 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: License NR-C-0085

Assessor Parcel Number: 109-241-12

Project Location: 776 Casserly Rd., Watsonville CA

Project Description: Cannabis cultivation: Greenhouse and Outdoors (see attached "Project

Description Preparation Form Contagno Farms LLC")

Person or Agency Proposing Project: Glenn Mah (Contagno Farms LLC)

Contact Phone Number: 617-899-9677

A	The proposed activity is not a project under CEQA Guidelines Section 15378.
В	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. X Categorical Exemption

Specify type: Class 1: Use of existing facilities

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

THIS NOTICE HAS BEEN POSTED AT THE CLERK
OF THE BOARD OF SUPERVISORS OFFICE FOR A
PERIOD COMMENCING 5/20/2022

AND ENDING 6/19/2022



County of Santa Cruz Cannabis Licensing Office 701 Ocean Street, Room 520 Santa Cruz, CA 95060 831-454-3833



Cannabisinfo@santacruzcounty.us

F. Reasons why the project is exempt:

	Cultivation within existi	ng greenhouses an	d garden beds on a	commerically-farmed	property.
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In addition, none of the conditions described in Section 15300.2 apply to this project.

Docusigned by:		
LL ACT.		5/18/2022
6687837D88714E7	Date:	
Sam LoForti, Cannabis Licensing Manager		

ATTACHMENTS: "Project Description Preparation Form_Contagno Farms LLC" (includes vicinity map and site diagram)



Project Description Preparation Form

Lead Agency: County of Santa Cruz Cannabis Licensing Office

Applicant Entity/Business Name: Glenn Mah/Contagno Farms LLC

License Type(s): Class CA Mixed-Light & Outdoor Cultivation

Date: May 18, 2022

1. Source(s) of Information:

Identify Sources: SC County License Application Submission

2. Project Location:

Describe Project Location: 776 Casserly Rd., Watsonville CA. (Lat: 36 58 40.0835; Long: -122 1

21.2146

Maps Included: Casserly Road Farm Plans: Sheets A 01, A 02, A 14

3. Description of Project Site:

General Topographic Features (slopes and other features): 4.13-acre flat agricultural property.

Natural Features (general vegetation types, presence of streams and wetlands, forested areas): Approximately 50% of the property is hardscaped (greenhouses, agricultural buildings, residence, parking areas). The remainder includes planting beds for outdoor crops. A row of mature trees aligns with the northern boundary of the parcel.

Existing Land Uses/Zoning: Commercial agriculture (CA) zoning for nurseries, orchards, row crops, and berry production. Cannabis cultivation is a principally-permitted use under the CA zoning regulations.

Existing Constructed Features (buildings, facilities, and other improvements): 1 single-family residence, 1 "head house" agricultural processing building, 5 greenhouses.

Surrounding Land Uses (including sensitive uses): Commercial agriculture w/ residences

4. Required Site Improvements and Construction Activities:

Site Improvements: None. The project consists of cannabis cultivation (mature/flowering plants and nursery) within 3 existing greenhouses and outdoor planting beds at an existing wholesale nursery. An existing 4000 square-foot "head house" building will be used to dry and store harvested cannabis and to store solid waste and pesticides.

Construction Activities: Minor improvements will be made to the interior and exterior portions of the existing structures.

5. Operation and Maintenance Activities:

Hours of Operation/Work Shifts: 6:00am to 6:00pm

Number of employees (total and by shift): 9 full-time employees, 2-3 seasonal workers.

Estimated Daily Trip Generation: Approximately 20 round-trips per day.

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

Wastewater Treatment Facilities: Septic system

Source(s) of Power: PG&E service

6. 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). A BMOP plan for this project was reviewed by the Cannabis Licensing Office and is kept on file with the license application. BMOP requirements for this project 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: Preservation of Agricultural Lands (A.6.), Fencing and Security (B.1.), Use of Impermeable and Permeable Surfaces (B.2.), and Water Storage (B.5.).

BMOP Section D. "Operational Requirements" adopted by s and approved by the Cannabis Licensing Office include: Employees (D.1.), Herbivory Prevention Plan (Section D.2.), Supplemental Light for Cultivators (D.4.), Storage/Use of Pesticides, Fuel, and Hazardous Materials (D.5.), Water Supply and Quality (D.7.), Waste (D.8.), Energy Conservation (D.10.), Access Roads (D.11.).

Exceptions to categorical exemptions cited for the proposed non-retail cannabis project include: Class 1 "Existing Facilities". 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.

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

Agency	Permit	Status
California Department of Food and Agriculture, CalCannabis	Annual Cultivation License	Pending
		EPIMS "OP law" approval confirmed by
California Department of Fish and Wildlife	Section 1602 Lake or Streambed Alteration Agreement	Mia.Bianchi@Wildli fe.ca.gov
State Water Resources Control Board / Regional Water Quality Control		WDID#
Board	Water quality protection program	3_44CC438556

Agency	Permit	Status

THE PROPOSED PROJECT WILL BE SPLIT IN TO TWO PHASES:

PHASE I: UTILIZE A PORTION OF THE 33,600 SF GREENHOUSE FOR MATURE FLOWER PRODUCTION (~9,000 SF) AND NURSERY PRODUCTION (~4,500 SF) AND THE 4,000 SF HEAD HOUSE FOR PROCESSING AND DISTRIBUTION OPERATIONS. THE REMAINING PORTION OF THE 33,600 SF GREENHOUSE AND THE TWO (2) 3,600 SF GREENHOUSES WILL BE UNUSED DUE TO PARCEL SIZE CANOPY LIMITATIONS (SUBJECT PARCEL IS 4.13 ACRES EQUATING TO 8,995 SF OF MATURE CANOPY AND 4,498 SF IMMATURE PLANT AREA).

PHASE II: COMPLETE MASTER PLAN LEGAL DOCUMENTS WITH NEIGHBORING PARCELS 109-241-18 & -07 FOR INCREASED CANOPY (MASTER PLAN WILL TOTAL 20.36 ACRES EQUATING TO 44,346 SF OF MATURE CANOPY AND 22,173 SF IMMATURE PLANT AREA). UTILIZE THE REMAINING PORTION OF THE 33,600 SF GREENHOUSE FOR FLOWER PRODUCTION (AN ADDITIONAL ~9,000 SF) AND THE TWO (2) 3,600 SF GREENHOUSES FOR FLOWER PRODUCTION (AN ADDITIONAL ~7,200 SF), AND AN OUTDOOR LICENSE FOR ANOTHER 18,000SF OF CANOPY, FOR A TOTAL OF 43,200 SF MATURE FLOWER PRODUCTION CANOPY.

THE EXISTING GREENHOUSES AND HEAD HEAD ARE IN VERY GOOD PHYSICAL CONDITION AND REQUIRE MINIMAL REPAIRS. IMPROVEMENTS MADE TO THE GREENHOUSES WILL BE LIGHT DEPRIVATION CURTAINS AND SUPPLEMENTAL LIGHTING TO SUPPORT YEAR ROUND OPERATIONS. ADDITIONALLY, SECURITY FENCING AND SECURITY CAMERAS WILL BE

CASSERLY ROAD FARM

776 CASSERLY ROAD WATSONVILLE, CA 95076

APN: 109-241-12

PROJECT VICINITY



APPLICABLE CODES

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

& AS ADOPTED BY THE COUNTY OF SANTA CRUZ 12.10.215SCCC

12.10.217 SCCC Appendix J of the 2016 California Building Code adopted.

2019 CALIFORNIA MECHANICAL CODE

& AS ADOPTED BY THE COUNTY OF SANTA CRUZ

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

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

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

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

PROJECT DATA

PROJECT DESCRIPTION

CANNABIS CULTIVATION LICENSE APPLICATION GRAPHIC PACKAGE

PHASE ONE

PRE-APPLICATION PROPOSAL FOR:

ONE (1), SMALL CULTIVATION MIXED-LIGHT LICENSE

ONE (1), NURSERY LICENSE

ONE (1), DISTRIBUTION LICENSE

PHASE TWO

PHASE ONE + THE FOLLOWING:

TWO (2) SMALL CULTIVATION MIXED-LIGHT LICENSES ONE (1) MEDIUM CULTIVATION OUTDOOR LICENSE

SHEET INDEX

# T	TITLE	ISSUE DATE	CURRENT REVISION	REVISIOI DATE
A 01 C	COVER SHEET	3 DEC 2021		
A 02 P	PROPERTY INFORMATION	3 DEC 2021		
A 10 S	SITE PLAN OF ENTIRE PARCEL - EXISTING	3 DEC 2021		
A 11 S	SITE PLAN OF ENTIRE PARCEL - PROPOSED	3 DEC 2021		
A 12 E	NLARGED SITE PLAN - EXISTING	3 DEC 2021		
A 13 E	NLARGED SITE PLAN - PROPOSED	3 DEC 2021		
A 14 E	NLARGED SITE PLAN - PROPOSED (PHASE II)	3 DEC 2021		

SECURITY PLAN INFORMATION SUBMITTED SEPARATELY

PROPERTY OWNER DE SIEYES BROTHERS, LLC 850 CHARLSON ROAD, APTOS, CA 95003 831.688.1190 / 831.685.4740 NRDESIEUES@GMAIL.COM EDESIEYES@GMAIL.COM

3 DEC 2021

COVER

CONTACTS

APPLICANT DE SEIYES BROTHERS, LLC AGENT: MATT GROVES 850 CHARLSON RD., APTOS, CA, 95003 NRDESIEYES@GMAIL.COM OR EDESIEYES@GMAIL.COM 831.688.1190 OR 831.685.4740

WHITFIELD ARCHITECTS J DAVID WHITFIELD

ARCHITECT

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

OWNERS

DE SIEYES BROTHERS, LLC 850 CHARLSON RD APTOS, CA 95003

EVAN DE SIEYES EDESIEYES@GMAIL.COM 831.685.4740

NICK DE SIEYES NRDESIEYES@GMAIL.COM 831.688.1190

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NOT FOR CONSTRUCTION

<u>DO NOT DISTRIBUTE</u>

DIRECTIONS TO PROPERTY

WATSONVILLE, CALIFORNIA

HEAD NORTHEAST ON E BEACH ST TOWARD UNION ST

USE THE MIDDLE LANE TO TURN LEFT ONTO LINCOLN ST 0.1 MI

TURN RIGHT ONTO CA-152 E/E LAKE AVE 3.3 MI

SLIGHT LEFT TO STAY ON CASSERLY RD 0.7 MI

TURN LEFT ONTO CASSERLY RD 2.1 MI

TURN RIGHT TO STAY ON CASSERLY RD DESTINATION WILL BE ON THE LEFT 92 FT

SANTA CRUZ, CALIFORNIA

TAKE CA-1 S AND FREEDOM BLVD TO CASSERLY RD 26 MIN (18.5 MI)

TURN LEFT TO STAY ON CASSERLY RD DESTINATION WILL BE ON THE LEFT

776 CASSERLY RD WATSONVILLE, CA 95076

ZONING INFO

109-241-12 ACRES 4.13 179,902 SQ. FT. ASSESSOR USE CODE 262 ZONING GEN PLAN

'CA' ZONING SETBACKS

13.10.313 (A) (1) <5AC : FRONT = 20', SIDE = 20', REAR = 20'

SUMMARY TABLE

ALLOWED CANOPY AREA CALCULATION

PROJECT CANOPY CALCULATION

APN # 109-241-12 (PHASE I) APN'S #109-241-18 & 109-241-07 (PHASE II)

CLASS "CA" LICENSE

ZONED "CA" PARCEL

SANTA CRUZ COUNTY CODE SECTION

7.128.110 (C)(1)(a)(ii)

CO-LOCATION

5% OF TOTAL SQUARE FOOTAGE OF PARCEL ALLOWABLE FOR MATURE PLANTS CANOPY

2.5% OF TOTAL SQUARE FOOTAGE OF PARCEL ALLOWABLE FOR IMMATURE PLANTS & NURSERY OPERATIONS CANOPY

APN	PHASE	ACRES	MATURE CANOPY(SF)	IMMATURE AREA(SF)
109-241-12	1	4.13	8,995.14	4,497.57
109-241-18	2	2.24	4,883.08	2,441.54
109-241-07	2	13.99	30,468.04	15,234.02
MASTER PLAN TOT	ALS	20.36	44,346.26	22,173.13

OWNERS' NAMES

DE SEIYES BROTHERS ASSESSORS PARCEL NUMBER 109-241-12

CSA12

WATER UTILITY DIST

'Sphere of Influence

SEWER UTILITY DIST

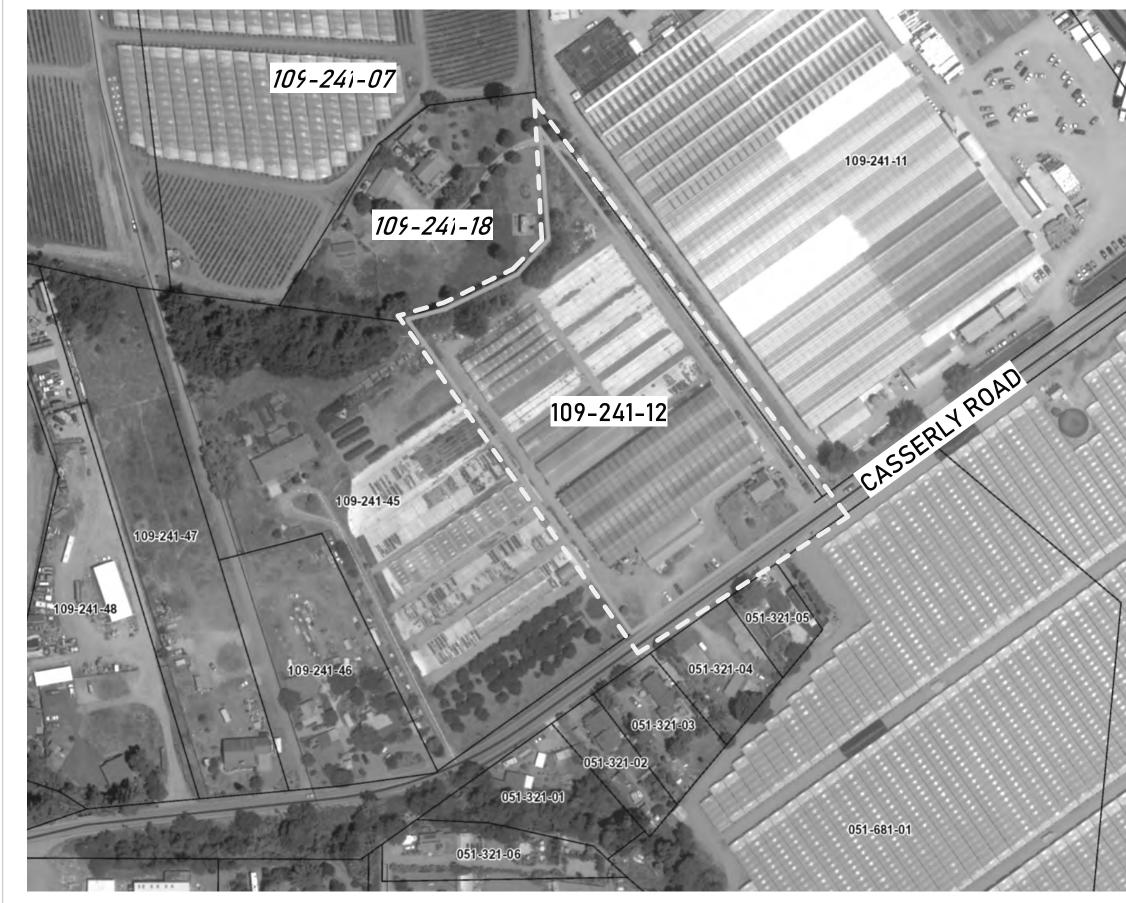
FIRE DISTRICT PAJARO VALLEY FPD

ZONING INFORMATION REPORT

SANTA CRUZ COUNTY ZONING COUNTER BASIC INFO REPORT PARCEL INFORMATION ESTIMATED ACREAGE 4.1300 ESTIMATED SQ. FT. 179902.8000 SITUS ADDRESS 776 CASSERLY RD SITUS CITY STATE ZIP WATSONVILLE, CA 95076-9723 LAND USE & GENERAL PLAN 200ft of CA ZONING or Ag Resource Yes-Portion ADJACENT TO TP ZONING GENERAL PLAN DESIGNATION GENERAL PLAN DESIGNATION DESCRIP. GENERAL PLAN SPECIAL COMMUNITIES GENERAL PLAN SPECIAL COMMUNITIES DESCRIP GENERAL PLAN BOUNDARIES EUREKA CANYON GENERAL PLAN SCENIC AREAS WITHIN RURAL SERVICES LINE WITHIN URBAN SERVICES LINE ARCHEOLOGICAL RESOURCES AIRPORT CLEAR ZONES AGRICULTURAL RESOURCES COASTAL ZONE COASTAL ZONE RESIDENTIAL EXCLUSION COASTAL ZONE APPEAL JURISDICTION RIPARIAN WOODLANDS BIOTIC RESOURCES SANDHILL HABITAT SANDHILLS IPHCP RESERVOIR PROTECTION STREAM NAME STREAM TYPE LAKE NAME EVAPO-TRANS FLOODWAY FLOOD ZONE

DISCLAIMER: The maps and tabular data used on this web site have been compiled from many different sources. The accuracy of the individual map layers varies significantly, and some layers do not align exactly with others. In the urban areas, the parcel maps are generally accurate within five to ten feet of their true geographic coordinates, but in the rural areas, the maps may be accurate to only within three hundred feet. Due to the limitations of the mapped information, field studies and information from site inspections may be used to supplement or replace mapped information. With these limitations, the County of Santa Cruz disclaims any responsibility for the accuracy or correctness of the maps and data. This disclaimer is exclusive and in lieu of any warranties, there is no particular purpose, and/or any other type of warranty, whether expressed or implied. The maps and data available at this site reflect mapped land use information as provided by the Santa Cruz County Planning Department. You are advised to contact the Sant Druz County Planning Department (Zoming Counter at 454-2130, afternoons only) for further explanation of the land use regulations for a particular designation. Date 07-12-2021 12:06 hours

PARCELS FROM COUNTY GIS



NOTE: ALL ADJACENT PARCELS ZONED 'CA'

PARCEL INFORMATION REPORT

	INFORMATION
PN	10924112
STIMATED ACREAGE	4:1300
STIMATED SQ. FT.	179902.8000
ITUS ADDRESS	776 CASSERLY RD
ITUS CITY STATE ZIP	WATSONVILLE, CA 95076-9723
WNER NAME	Data not Publicly Available
WNER ADDRESS	Data not Publicly Available
WNER CITY STATE ZIP	Data not Publicly Available
OME OWNER EXEMPTION	
SSESSOR USE CODE	262
SSESSOR USE CODE DESCRIPTION	262-NURSERY W/ RES
IAP BOOK	109
AX CODE AREA	69-258
LAND USE A	& GENERAL PLAN
ONING	CA
00ft of CA ZONING or Ag Resource	Yes-Portion
DJACENT TO TP ZONING	No
ENERAL PLAN DESIGNATION	AG
ENERAL PLAN DESIGNATION DESCRIP	Agriculture
ENERAL PLAN FUTURES	n/a
ENERAL PLAN PUBLIC FACILITIES	n/a
ENERAL PLAN PUBLIC FACILITIES DESCRIP.	n/a
ENERAL PLAN PARKS	n/a
ENERAL PLAN SPECIAL COMMUNITIES	n/a
ENERAL PLAN SPECIAL COMMUNITIES DESCRIP.	n/a
ENERAL PLAN BOUNDARIES	EUREKA CANYON
ENERAL PLAN SCENIC AREAS	n/a
/ITHIN RURAL SERVICES LINE	No
/ITHIN URBAN SERVICES LINE	No
RCHEOLOGICAL RESOURCES	Yes-Portion
XISTING PARKS	n/a
IRPORT CLEAR ZONES	n/a
GRICULTURAL RESOURCES	AG-1A
O SHOOT AREAS	n/a
OASTAL ZONE	No
OASTAL ZONE RESIDENTIAL EXCLUSION	n/a

Date 07-12-2021 12:06 hours

COASTAL ZONE APPEAL JURISDICTION	n/a
CODE COMPLIANCE AREA	CCA-SOUTH COUNTY
PLANNER TEAM AREA	APTOS/LA SELVA-PLANNING TEAM AREA
ENVIRONMENTAL PLANNER TEAM AREA	South County
SPECIAL DESIGN REVIEW	n/a
BUILDING INSPECTION AREA	BLDINS-AREA5
400 ft, INDEX GRID	112-400GRID
USGS GRID	WATSON WEST-USGS
AIRPORT INFLUENCE AREA	
PLACEHOLDER	n/a
BIOTIC AN	ND WATER RESOURCES
TIMBER RESOURCES	No
GRASSLANDS	No
RIPARIAN WOODLANDS	No
BIOTIC RESOURCES	No
SPECIAL FOREST	No:
SANDHILL HABITAT	n/a
SANDHILLS IPHCP	n/a
FISHERY RESOURCE	r/a
GROUND WATER RECHARGE	No
BASINS	Pajaro
WATERSHEDS	College Lakes
RESERVOIR PROTECTION	No
WATER SUPPLY WATERSHED	No
LEAST DISTURBED WATERSHED	No
STREAM NAME	n/a
STREAM TYPE	n/a
LAKE NAME	n/a
EVAPO-TRANS	46
SCHOOL DISTRIC	TS & COUNTY SERVICE AREAS
HIGH SCHOOL DISTRICT	n/a
BOARD OF EDUCATION TRUSTEES	Board of Education Trustee Area 5
SAN LORENZO TRUSTEES	n/a
PAJARO VALLEY TRUSTEES	PVUSD Trustee Area 1
SCHOOL DISTRICT	Pajaro Valley
CABRILLO COLLEGE TRUSTEES	Cabrillo College Trustee Area 7
SANTA CRUZ CITY TRUSTEES	n/a

DISCLAIMER: The maps and tabular data used on this web site have been compiled from map layers varies significantly, and some layers do not align exactly with others. In the url accurate within five to ten feet of their true geographic coordinates, but in the rural areas, i hundred feet. Due to the limitations of the mapped information, field studies and informatic supplement or replace mapped information. With these limitations, the County of Santa C correctness of the maps and data. This disclaimer is exclusive and in lieu of any warrantle	ban areas, the parcel maps are generally the maps may be accurate to only within three on from site inspections may be used to nuz disclaims any responsibility for the accuracy or s, fitness for particular purpose, and/or any
other type of warranty, whether expressed or implied. The maps and data available at this provided by the Santa Cruz County Planning Department. You are advised to contact the at 454-2130, aftermoors only for further explanation of the land use regulations for a parti-	Santa Cruz County Planning Department (Zoning Counter
*Sphere of Influence	
Page 2	Date 07-12-2021 12:06 hours

SANITATION REPAY AREA	ñ/a
ROAD DISTRICT	SOUTH
REFUSE AREA	Waste Management, Inc.
ZONES OF BENEFIT	CSA 11 Parks and Recreation
COUNTY SERVICE AREA 9A	n/a
COUNTY SERVICE AREA 9B	n/a
COUNTY SERVICE AREA 9C	CSA-9C
COUNTY SERVICE AREA 9D	Zone 3
ROAD MAINT, COUNTY SERVICE AREA	n/a
ROAD MAINT, COUNTY SERVICE AREA SOI*	n/a
COUNTY SERVICE AREA 38	CSA-38
COUNTY SERVICE AREA 38 SOI*	CSA-38-SOI
COUNTY SERVICE AREA 53	CSA-53
COUNTY SERVICE AREA 53 SOI*	CSA-53-SOI
HAZARD	DS & GEOPHYSICAL
FAULT ZONE	CFZ
DFIRM PANEL NUMBER	06087C0382E
FLOODWAY	n/a
FLOOD ZONE	n/a
STATE RESPONSE AREA	LRA
HIGH FIRE HAZARD AREA	n/a
FIRE SERVICE AREA	Pajaro Valley FPD
FIRE HAZARD AREA	No
SOIL EXPANSIVE	No
SOIL PERMEABILITY	Low to Very Low Permeability HydroGroups C/D; Permeable HydroGroup
GEOLOGIC PALEONTOLOGIC	No
MINERAL RESOURCES	No
MINERAL CLASS	n/a
MINERAL DESIGNATION	n/a
SPEC	CIAL DISTRICTS
FIRE DISTRICT	Pajaro Valley FPD
FIRE DISTRICT SOI*	Pajaro FPD SOI
WATER DISTRICT	n/a
WATER DISTRICT SOI*	n/a
PAJARO VALLEY WATER MGMT AGENCY	Pajaro Valley Water Management Agency District D
SANITATION DISTRICT	CSA 12 Septic Mainteriance District
SANITATION DISTRICT SOI*	CSA 12 Septic Maintenance
FLOOD CONTROL DISTRICT	Flood Control Zone 7

FLOOD CONTROL DISTRICT	Flood Control Zone 7
map layers varies significantly, and some layers do no accurate within five to ten feet of their true geographic hundred feet. Due to the limitations of the mapped info supplement or replace mapped information. With their correctness of the maps and data. This disclaimer is a other type of warranty, whether expressed or implied.	is web site have been compiled from many different sources. The accuracy of the individual of align exactly with others. In the urban areas, the parcel maps are generally a coordinates, but in the rural areas, the maps may be accurate to only within three ormation, field studies and information from site inspections may be used to sel limitations, the County of Senta Cruz disclaims any responsibility for the accuracy or exclusive and in lieu of any warranties, filtness for particular purpose, and/or any. The maps and data available at this site reflect mapped land use information as neal. You are advised to contact the Santa Cruz County Planning Department (Zoning Counter
at 454-2130, afternoons only) for further explanation of	of the land use regulations for a particular designation.
	of the land use regulations for a particular designation.

RECREATION DISTRICT	CSA 11 Parks and Recreation	
PAJARO VALLEY CEMETARY DISTRICT	Pajaro Valley Cemetary District	
PAJARO VALLEY CEMETARY DISTRICT SOI*	Pajaro Valley Cemetery District Sphere of Influence	
PORT DISTRICT	n/a	
RESOURCE CONSERVATION DISTRICT	Resource Conservation District	
MID-PENINSULA OPEN SPACE DISTRICT	n/a	
NATER SERVICE AREAS	n/a	
JUR	RISDICTIONAL	
SUPERVISORIAL DISTRICT	Supervisorial District 4	
CITY LIMITS	n/a	
CITY LIMITS SOI*	n/a	
STATE ASSEMBLY DISTRICT	CA State Assembly District 29	
US CONGRESSIONAL DISTRICT	US Congress District 20	
JS SENATE DISTRICT	SENATE-17	
OTER PRECINCT	40304	
POSTAL ZIP CODE	95076	

PROPERTY INFORMATION

WHITFIELD

ARCHITECTS

3626 FOLSOM STREET, SF/CA 94110

415.724.6279

WHITFIELD-ARCHITECTS.COM

NOT FOR CONSTRUCTION

<u>DO NOT DISTRIBUTE</u>

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ROAD, WATSONVILL APN 109-241-12

PROPERTY OWNER DE SIEYES BROTHERS, LLC

831.688.1190 / 831.685.4740 NRDESIEUES@GMAIL.COM EDESIEYES@GMAIL.COM

850 CHARLSON ROAD, APTOS, CA 95003

3 DEC 2021

'Sphere of Influence Date 07-12-2021 12:06 hours

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SITE PLAN ZONE KEY

[1.0] CO-LICENSEE NO. 1

[1.1] SMALL STATE MIXED-LIGHT LICENSE EXISTING GREENHOUSE CULTIVATION 8,995 sf CANOPY

[1.2] SMALL STATE MIXED-LIGHT LICENSE EXISTING GREENHOUSE CULTIVATION 8,995sf CANOPY

[1.3] SMALL STATE MIXED-LIGHT LICENSE EXISTING GREENHOUSES CULTIVATION 7,500sf CANOPY

[1.4] MEDIUM STATE OUTDOOR LICENSE EXISTING AG FIELD 18,500sf CANOPY

[2.0] CO-LICENSEE NO. 2

[2.1] TYPE 2 DISTRIBUTION

SPACE TO ALSO INCLUDED SECURE HARVEST STORAGE &

ADMINISTRATIVE HOLD AREAS FOR [1.1]

[3.0] CO-LICENSEE NO. 3

[3.1] NURSERY

SEED PRODUCTION (MAY INCLUDE SOME MATURE PLANTS FOR THIS PURPOSE)

CLONE PRODUCTION (MAY INCLUDE SOME MATURE PLANTS FOR THIS PURPOSE)

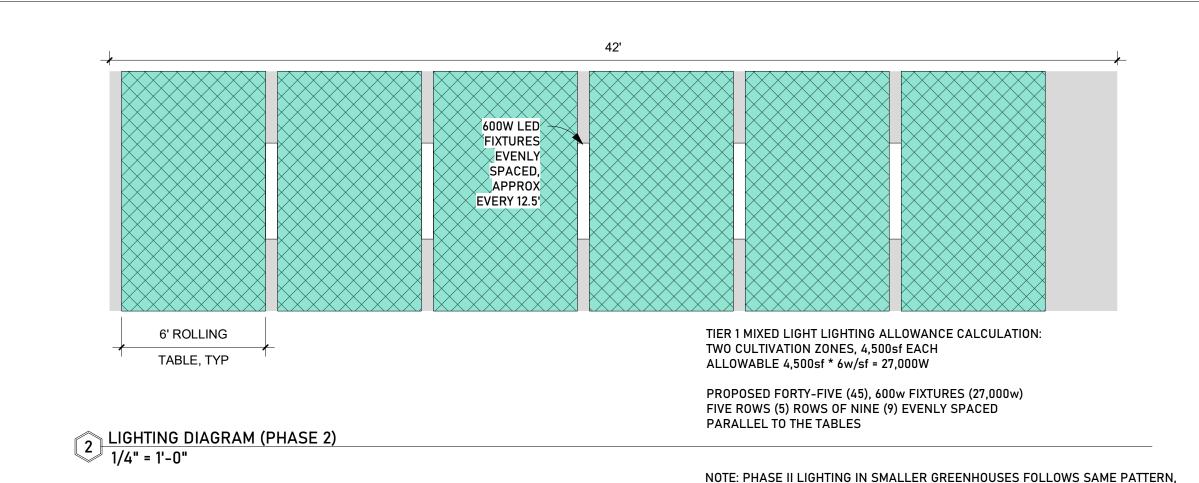
R&D (MAY INCLUDE SOME MATURE PLANTS FOR THIS PURPOSE)

IMMATURE / VEGETATIVE PLANTS

CONTACTS

APPLICANT
DE SIEYES BROTHERS, LLC
MATT GROVES
850 CHARLSON ROAD, APTOS, CA 95003
831.688.1190 / 831.685.4740
NRDESIEUES@GMAIL.COM
EDESIEYES@GMAIL.COM

PROPERTY OWNER
DE SIEYES BROTHERS, LLC
MATT GROVES
850 CHARLSON ROAD, APTOS, CA 95003
831.688.1190 / 831.685.4740
NRDESIEUES@GMAIL.COM
EDESIEYES@GMAIL.COM



LIGHTING TYPE AND DENSITY FOR THE SAME W/SF

ALL EXISTING STRUCTURES, FENCING, HOOP HOUSES AND AGRICULTURAL EQUIPMENT, ETC. EXISTING TO REMAIN NO WATER CROSSINGS ACTIVE USE PORTION OF THE SITE IS ESSENTIALLY PREMISES BOUNDARY (STATE LICENSE) NOT A FENCE EXISTING RESIDENCE TO REMAIN [3.1] NURSERY NO ASSOCIATION -SEED PRODUCTION ------CLONE PRODUCTION [1.4]CULTIVATION -R & D SEPTIC TANK OUTDOOR, MEDIUM 18,000sf CANOPY >12 X 6' X 125' = SOME MATURE PLANTS FOR 9,000SF CLONE AND SEED PRODUCTION 72 ROWS x 2' x 125' = 18,000sf AND RESEARCH AND DEVELOPMENT [1.2]CULTIVATION 6 X 6' X 130' = 4,680SF MIXED-LIGHT (TIER 1) SMALL LICENSE WALKING ROLL UP 776 CASSERLY 109-241-12 WORK AREA [2.1]DISTRIBUTION [1.3]CULTIVATION TYPE V, "U" OCC NO CHANGE OF USE MIXED-LIGHT (TIER 1)
SMALL LICENSE SPRINKLERED [1.1]CULTIVATION TYPE-2 DISTRIBUTION MIXED-LIGHT (TIER 1)
SMALL LICENSE SECURE HARVEST STORAGE PROPERTY ENTRY / EXIT 36°58'25.7"N 121°45'14.9"W AGRICULTURAL WELL 36°58'26.3"N 121°45'15.6"W BENEFICIAL WATER SOURCE FOR CULTIVATION WATER TANK 1 ENLARGED SITE PLAN - PROPOSED (PHASE 2)
1" = 30'-0"

WHITFIELD ARCHITECTS

3626 FOLSOM STREET, SF/CA 94110 415.724.6279

WHITFIELD-ARCHITECTS.COM

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6

ROAD, WATSC APN 109-241-

SER

CASSERLY ROAD FARM

PROPERTY OWNER
DE SIEYES BROTHERS, LLC
850 CHARLSON ROAD, APTOS, CA 95003
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ISSUED

ENLARGED SITE PLAN -PROPOSED (PHASE II)

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Sam.LoForti@santacruzcounty.us Cannabis Licensing Manager

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