

Attachment I

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Special Treatment Area PLN190243

Amendment to the 2010 General Plan (South County Area Plan) to create a Special Treatment Area that would allow outdoor commercial cannabis cultivation (20,000 square foot canopy). The property is located at 50700 Thompson Canyon Road (PRIVATE ROAD), King City (Assessor's Parcel Number 420-063-014-000), Central Salinas Valley Area Plan.

SPECIAL TREATMENT AREA PLN190243

OPERATION PLAN

Order starter plants during the Fall months from a registered / legal nursery. Early springtime pick up the starter from the nursery. Self-transport with my California Transportation License.

Transplant the starter plants to the designated grow area. The starter plants will be transplanted from the nursery pots directly into the ground.

Cultivate the plants till full maturity generally to the months of October or November depending on Mother Nature.

Mature plants are then self-harvested and self-transported to a third party registered / legal processing facility.

The end finished product is to be sold to a third party registered / legal distributor.

- Full compliance with Title 21 Section 21.69060.
- Since this is a self-operated endeavor on my private property the operation days and hours are non-restrictive.
- Floor Plan = Reference the Site Plan.
- Waste Disposal = All waste will be taken off site and properly disposed of. It is important to note that my operation is 100% organic / natural. Therefore any "waste" would be empty organic fertilizer containers, etc.
- Water Management = The main water source is a natural spring. The spring water is collected into two 4,900 gallon water tanks. One of these water tanks has a 5 horse power submersible pump installed in it. An 11,000 watt gas operated generator activates the pump. It is important to note that the generator is located well over one mile from the grow site and on a different parcel. The water is then pumped approximately one and a half miles to an elevation increase of

485 feet to a series of 8 4,900 gallon holding tanks (aka...The Tank Farm). The water from the Tank Farm then gravities back down to the grow site. This action creates an approximate psi. at the grow site of 30+/- psi. which is ideal to operate the micro-sprinklers irrigation system at the grow site,

In addition to the natural spring water there is an artesian well near the “spring and pumping area”. The artesian well is 175 feet deep with a six inch schedule 40 pvc casing. It is important to note that this pipe / well was already on the property when I purchased the ranch. After some analysis I “necked it down” to a 1 ½ inch schedule 40 pvc dimension and soon realized that it was indeed “artesian”. Even though it is only “trickles” I have calculated that it generates approximately 420 gallons of water weekly. This artesian water is collected into a 1,500 gallon water tank. This tank has a solar powered submersible pump in it that transfer the water up to the 4,900 gallon tank with the 5 horse power submersible pump. There will be NO grading for water tanks since the water tanks have been in place for many years as part of the “ranch improvements” that I developed after purchasing the property in 2003.

At full maturity growth the proposed 378 plants require approximately 12 gallons per plant every other week. In other words...The starter plants would require far less than 12 gallons per plant every other week...But as they mature they naturally require more water. It is very important to note that the use of highly efficient micro-sprinklers is the absolute most efficient system of irrigation.

I use Highly Efficient Micro-Sprinklers for my irrigation as stated above, A standard grow season is a 6 month period = May through October...May and June = 378 plants x 6 gallons per plant every other week (4 weeks) = 9,072 gallons...July and August = 378 plants x 9 gallons per plant every other week (4 weeks) = 13,608 gallons...September and October = 378 plants x 12 gallons per plant every other week (4 weeks) = 18,144 gallons. Total Annual estimated irrigation water used for a standard growing season assuming 100% plant growth from start to finish = 40,824 gallons.

As time and economic conditions allow. It is my plan to increase the Tank Farm tanks from 8 tanks to a total of 24 tanks. This would allow me to collect enough water during the winter months to cover the full growing season...May to October.

In conclusion...The blessing of natural spring water and artesian well water along with the use of a highly efficient micro-sprinkler irrigation system has allowed me to undertake my growing project.

The processing and manufacturing will be off-site with a registered / legal third party operator.

- Track and Trace Measures = As shown on the Site Plan / Map each individual plant will have a designated identification number.
- Sustainability Measures = In addition to the highly efficient irrigation system noted above. The cultivation practices are 100% natural / organic. Also it is very important to understand that I treat my ranch as if it were a “Nature Preserve”. As the land owner I am the “Ultimate Land And Nature Steward”. The abundance and variety of wildlife due to my habitat improvements over the years is a true testament to my focus on sustainability.

I will transport the harvested product to a third party off-site licensed processor on an immediate basis as the harvest occurs. There will be NO cannabis storage.

- Employees = None

NO structures within 1,500 feet of the cannabis site.

- Parking = I will park my personal vehicle at my site during all aspects of the grow season.
- Landscaping Plan = Natural ranchland flora. NO composting will occur on site. The post-harvest cannabis waste (stalks, branches, etc.) will be placed outside of the actual grow area and placed there to naturally dry thus creating “wildlife habitat”.
- Hazardous Materials = As stated above...My operation is 100% organic with NO hazardous materials used. Fertilizer products are “Bat Guano based” with NO potassium and nitrogen salts and NO EDTA or EDDHA (potassium based chelators) and are 100% safe for the environment. My project will not generate any “waste” beyond empty organic based fertilizer containers. But for the purpose of the exercise I can assure the County that these containers will be taken completely off the project parcel and properly disposed of.

Transporting “starter plants” from the “off-site nursery” to my ranch property = If I use my gooseneck livestock trailer and the “starter plant” pots are 11 inches in diameter, then it would take approximately 4 trips. If I use my gooseneck livestock trailer and the “starter plant” pots are 7 inches in diameter, then it would take approximately 2 trips. If I use my utility trailer and the “starter plant” pots are 11 inches in diameter, then it would take approximately 7 trips. If I use my utility trailer and the “starter plant” pots are 7 inches in diameter, then it would take approximately 3 trips.

Seasonal Cultivation Trips = This all depends on many factors such as weather conditions, plant care, etc., etc. These trips would range from 3 to 6 trips per week during the six month cultivation season.

Geo Positioning System (GPS) Coordinates for the boundaries of the cannabis site.

N 36 degrees 11.387 W 121 degrees 13.998
N 36 degrees 11.436 W 121 degrees 13.997
N 36 degrees 11.437 W 121 degrees 13.977
N 36 degrees 11.436 W 121 degrees 14.037

SECURITY PLAN

The “grow site” parcel is completely surrounded by my other ranch parcels (my ranch is composed of 14 parcels). My ranch is located on Thompson Canyon Road as the Private Road portion from where the County Road portion ends. There are two private properties between that location and where my ranch property line begins. There is a “locked gate” and “restricted access” where the County road portion ends. There is also a “locked gate” and “highly restricted access” at the gate past my two neighbors at the entrance to my ranch property. There is also a “locked gate” up to my grow site on my ranch property. In addition it is important to note that the “locked gates” also have Cal Fire locks which were given to me by a Cal Fire Chief years ago when I took him on a tour of my ranch and offered Cal Fire the use and access to my water storage tanks in the event that they needed my water for a firefighting operation.

In addition to the above. I have numerous “game cameras” on my ranch that can be addressed if the need arises.

Lastly, my neighbor out at the first “locked gate” keeps a Very Close Eye on who comes and goes through the gate.

GROW SITE ASSESSOR’S PARCEL NUMBER 420-063-014-000

In 2014 when I first started to cultivate medical grade cannabis under the California Medical Marijuana Initiative. I knew that my desired “grow site” was near the corner point of two of my separate APNs. So I studied two topographical maps of the 14 APNs of my ranch and decided from that analysis the location of my grow site.

When the time came in 2020 (which was the last year of my cannabis production) for me upon applying for the County Outdoor Cannabis Cultivation Pilot Program I ordered as one of the Pilot Program requirements a “Site Plan / Map” from Whitson Engineering. During the professional surveying of my grow site the head engineer informed me that I had “missed the corner of the two APNs by about 12 feet!”. So when it came time to update my Site Plan / Map for the Special Treatment Area I instructed Whitson Engineering to clearly designate the one grow plot split by the two parcels as “NO CANNABIS CULTIVATION IN PLOT 2”. I made this decision based on the fact that I wanted the Special Treatment Area to only apply to one of my APNs = 420-063-014-000.

As I move forward with my project my intention is to cultivate Milkweed in the one non-cannabis plot for the benefit of the wild monarch butterflies on my ranch that use Milkweed as a host plant.

SPECIAL TREATMENT AREA PLN190243

TITLE 21 SECTION 21.69.060

C. “Outdoor ...setback requirements.”

1. The nearest school is King City High School which is 5.7 miles due east of the site.
2. The nearest public road is the end of Thompson Canyon Road as a county road 2.5 miles northeast of the site.
3. There are no offsite structures within 250 feet of the site.

4. Statement per Denise Duffy & Associates, Inc. (Biological Assessment Firm)

“The project site is not located within 150 feet of any stream or river. The closest water body is an ephemeral stream mapped as riverine by the National Wetland Inventory and as ephemeral stream by the National Hydrography Dataset located approximately 250 feet north of the project site (USFWS, 2025a,

USGS, 2025). This ephemeral stream is not a perennial water source and only conveys water immediately following precipitation events.”

D. “Exceptions to setbacks.”

No exceptions applicable to the site.

E. “Outdoor cultivation...provisions of the General Plan.”

Cultivation occurred at the site from 2014 through the Fall of 2020.

H. "In no case shall a building...onsite."

No dwelling(s) on the site.

I. "No visual indications...cannabis activities."

The cultivation site is located on a parcel completely surrounded by private parcels as a whole.

J. "The canopy of outdoor cultivation...one lot."

The cultivation site of 20,000 square feet is within a parcel of 120 acres = 0.004%.

K. "Security measures...criteria for the site."

The site is located 2.5 miles from the nearest public road with three locked gates with highly restrictive access and completely surrounded by private property.

L. "Pesticides and fertilizers...as applicable."

Cultivation is natural (organic) with the use of no pesticides, herbicides, fungicides, and insecticides. No organically based fertilizers are stored at the site.

N. "All necessary fire prevention...maintained onsite."

All locked gates have Cal Fire padlocks and Cal Fire has access to water storage tanks if needed.

O. "Adequate water supply...supply source."

The ranch property including the cultivation site irrigation water source is a natural year round spring. Natural ranchland springs flows vary with the seasons. As of October 2025, the spring is generating 1,560 gallons of water per day. In addition to the natural spring there is an artesian water source that generates

an additional 60 gallons of water per day. Total daily water generated is 1,620 gallons.

P. "All necessary waste water...shall be provided."

The cultivation site does not generate waste water with the use of highly water efficient micro-sprinklers.

Q. "The following additional plans...during operation."

1. "A water management plan...water offset."

Highly efficient micro-sprinklers are utilized for cultivation irrigation on a once-every-other-week basis. The cultivation period generally is May through October.

May and June = 378 plants x 6 gallons per plant = 2,268 gallons x 4 weeks = 9,072 gallons (151 average gallons per day).

July and August = 378 plants x 9 gallons per plant = 3,402 gallons x 4 weeks = 13,608 gallons (226 average gallons per day).

September and October = 378 plants x 12 gallons per plant = 4,536 gallons x 4 weeks = 18,144 gallons (302 average gallons per day).

In addition to the cultivation irrigation requirements the ranch sustains a vibrant and diverse wildlife population. Personal records indicate that the wildlife population requires approximately 123 gallons daily.

Recap:

May and June = cannabis irrigation = 151 gallons daily
wildlife sustainability = 123 gallons daily

total = 274 gallons daily
July and August =cannabis irrigation = 226 gallons daily
wildlife sustainability = 123 gallons daily
total = 349 gallons daily
September and October = cannabis irrigation = 302 gallons daily
wildlife sustainability = 123 gallons daily
total = 425 gallons daily

Note: The natural spring and artesian water sources generate approximately 1,620 gallons per day.

Note: The ranch property has a total water tank storage capacity of 83,200 gallons.

2. "Information regarding storm water...offsite."

The site is located well above any stormwater events. The use of highly efficient micro-sprinklers eliminates any waste water concerns.

3. "A storage and hazardous response...on site."

No hazardous materials used on site.

4. "All power...power source."

Cultivation is naturally sun-grown with no power sources on site.

5. "A cannabis waste...composting facility."

No composting on site.

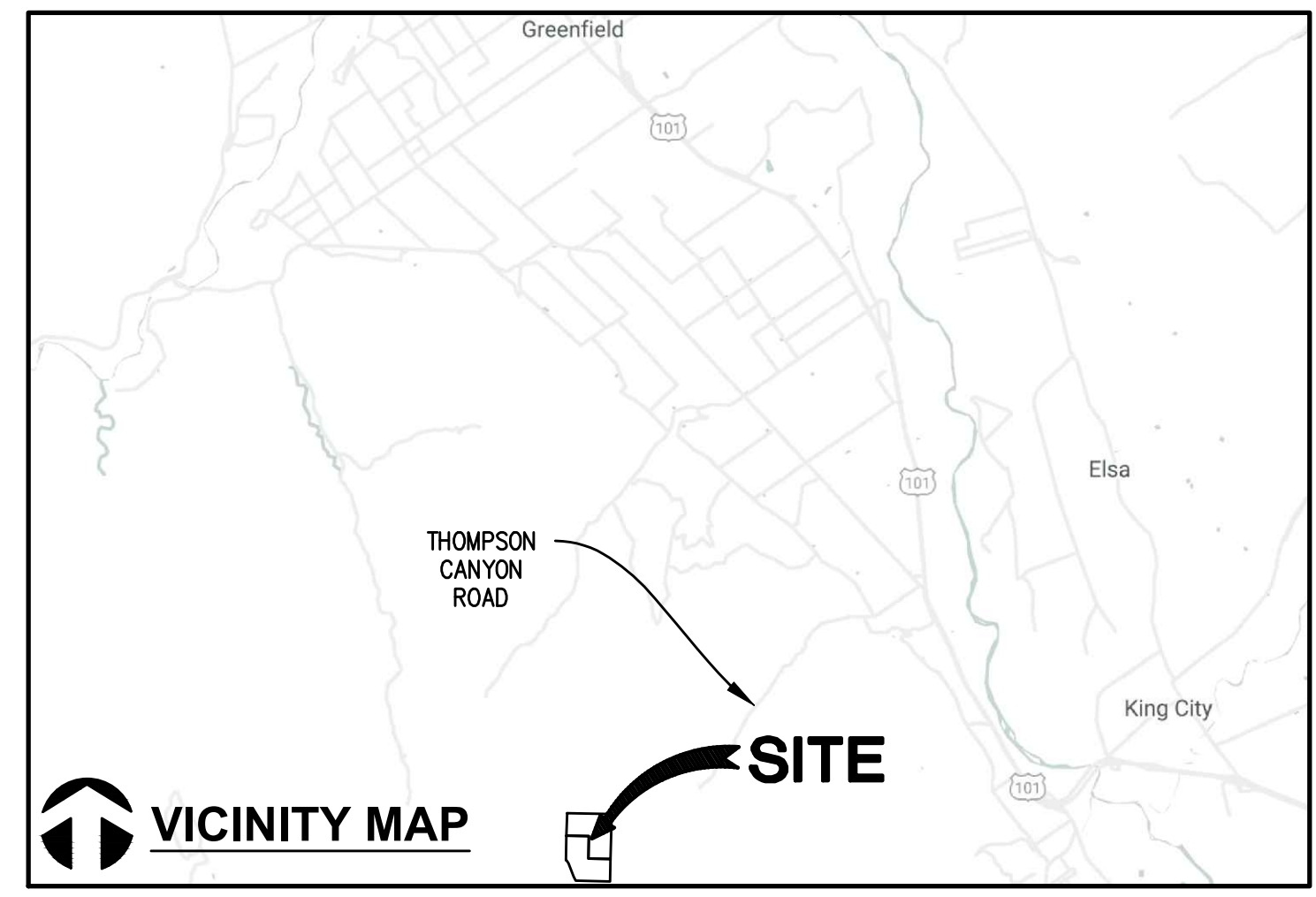
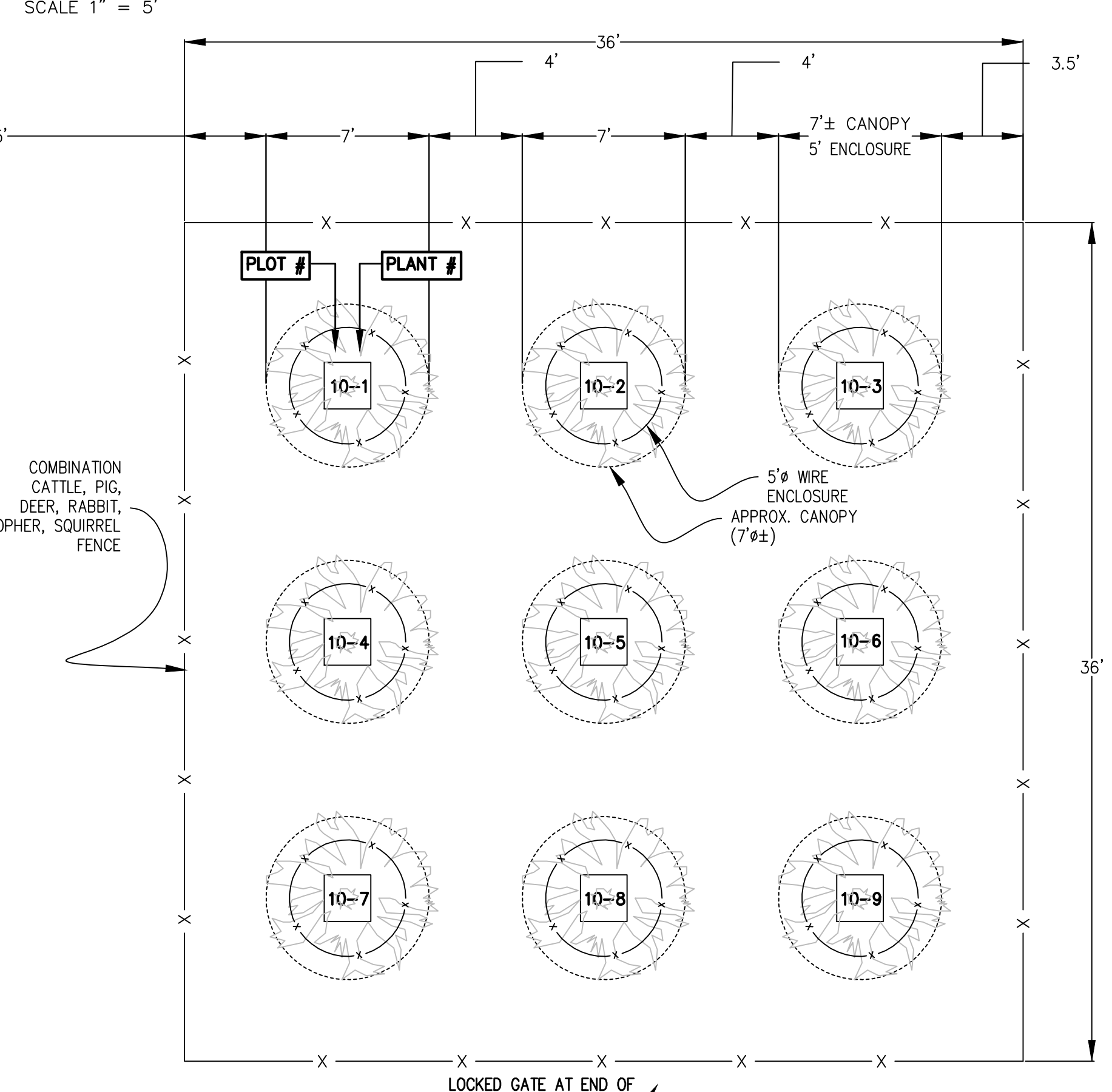
PROJECT DATA SUMMARY :

1. PARCEL SIZE: APN 420-063-014 120 AC±
2. GENERAL PLAN LAND USE DESIGNATION: PERMANENT GRAZING 10-160 AC MIN.
3. ZONING DESIGNATION: PG/40
4. LOT COVERAGE: NA
5. REQUIRED AND PROPOSED PARKING COUNTS: NA
6. 10 EXISTING GROW SITES (CANOPY AREA*) = 3,600± SQ. FT. (6-3x3 AND 3-3x4 SITES)
(A) PROPOSED GROW SITE (CANOPY AREA) = 14,112± SQ. FT. (288 SITES)
TOTAL GROW AREA (CANOPY AREA) = 18,522± SQ. FT.
* BASED UPON 7± DIAMETER CANOPY AREA - 49 SQ. FT. PER PLANT
7. ESTIMATED WATER USE: 108,864 GALLONS SEASON MAY-NOV (24 WEEKS) (378 PLANTS AT 12 GALLONS/PLANT/WEEK AT FULL MATURITY). IRRIGATION SYSTEM SHALL BE WATER EFFICIENT MICROSPRINKLERS.
8. WATER SUPPLY: NATURAL SPRING AND ARTESIAN WELL.
9. 3 LOCKED GATES BETWEEN COUNTY ROAD AND SITE. ALL EQUIPPED WITH CALFIRE LOCKS.

LEGEND

- 100 GROUND CONTOUR
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING DIRT RANCH ROAD (PRIVATE ROADS)
- + HB HOSEBIB
- IRR IRRIGATION LINE
- WATER TANKS
- LOCKED GATE
- PLANT PLOT NUMBER
- TREE DRIP LINE
- AREAS OF 25%+ SLOPE

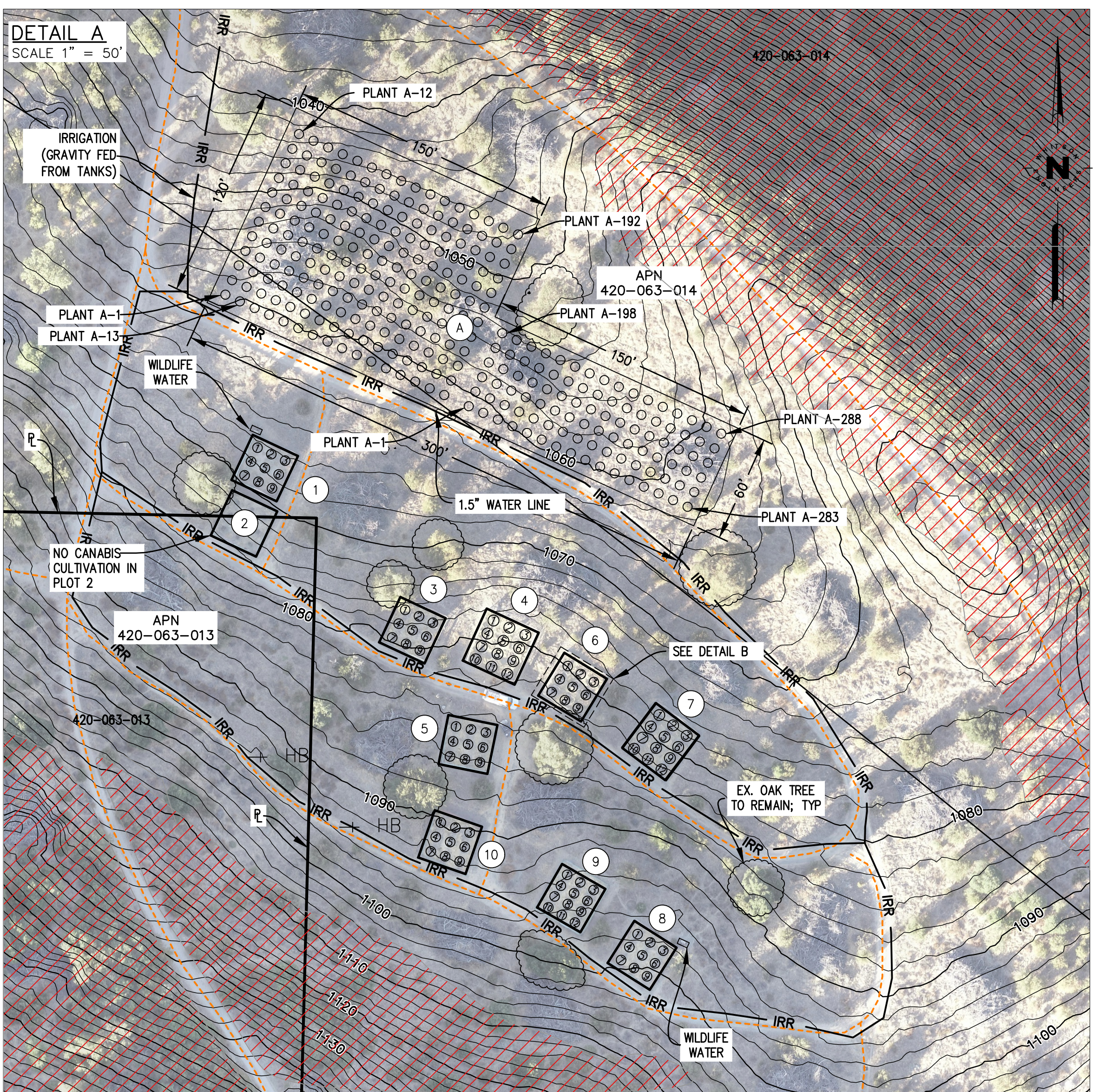
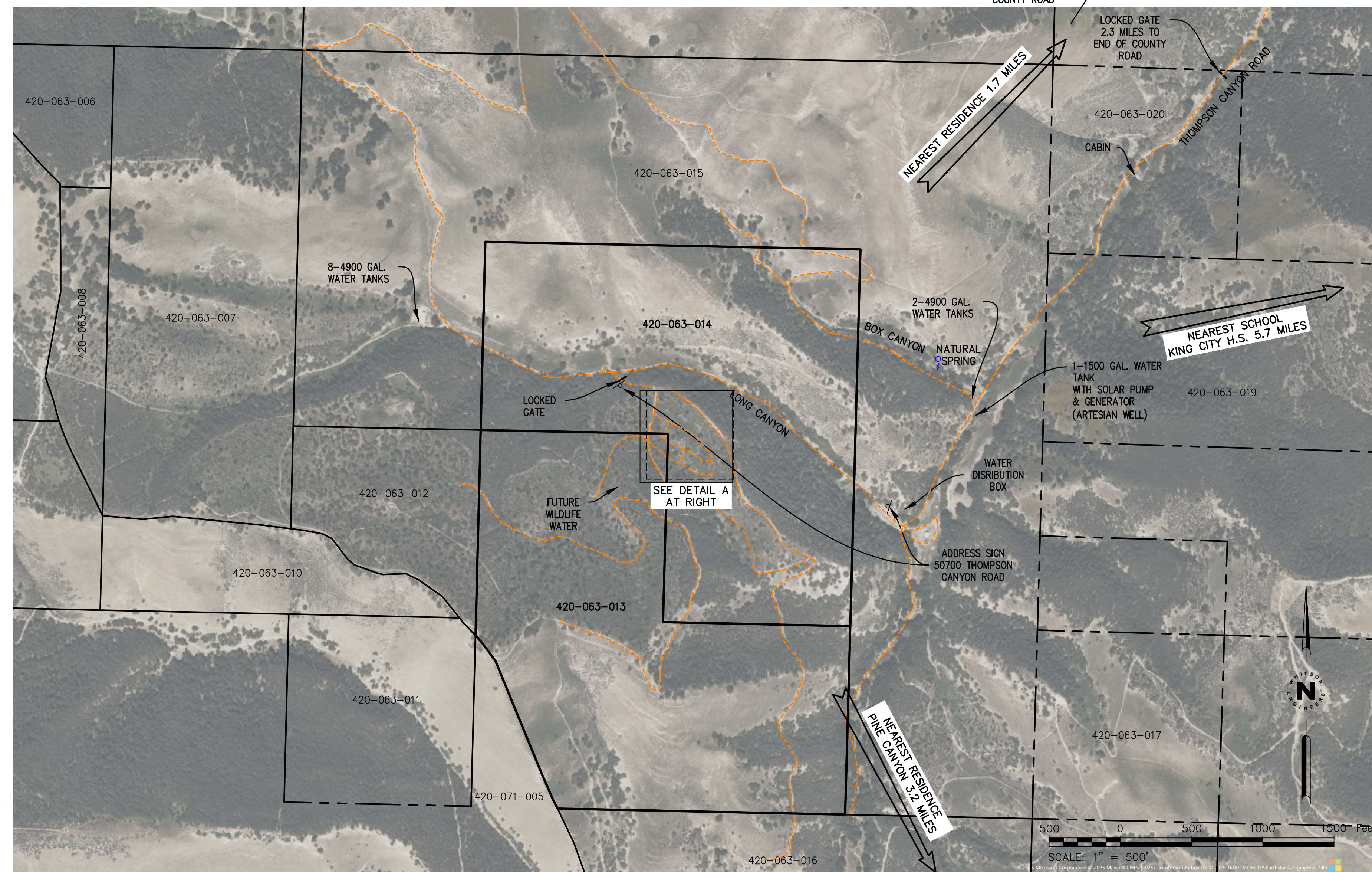
DETAIL B TYPICAL PLANT PLOT & TRACKING IDENTIFICATION



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REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WEEFER
No. 59219
STATE OF CALIFORNIA

1/2/2020	COUNTY APPLICATION
RPW	COUNTY APPLICATION
6/5/2025	COUNTY APPLICATION
RPW	COUNTY APPLICATION



APPLICATION MAP - SPECIAL TREATMENT AREA
OUTDOOR CANNABIS CULTIVATION

50700 THOMPSON CANYON ROAD, KING CITY, CA

SCALE: AS SHOWN
DRAWN: RPW
JOB No.: 4132.00
SHEET 1 OF 1

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