



County of Santa Cruz
Cannabis Licensing Office
701 Ocean Street, Room 520
Santa Cruz, CA 95060
831-454-3833
Cannabisinfo@santacruzcounty.us



CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

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 CNR-C-0068 and CNR-C-0069
Assessor Parcel Number: 107-541-02
Project Location: 495 Browns Valley Rd., Watsonville CA

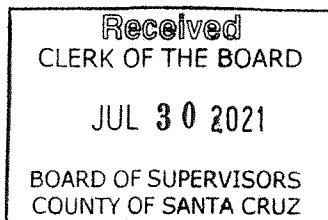
Project Description: Cannabis cultivation outdoors and in hoop houses (see attached "Project Description Preparation Form_495 Browns Valley Rd.")

Person or Agency Proposing Project: Federico Tio (Zarabanda, LLC), Nicolas Tio (Santa Cruz Sungrown, Inc.)

Contact Phone Number: 818-359-2213

- 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: Use of existing facilities; Class 4: Minor Alterations to Land; Class 11: Accessory Structures.



THIS NOTICE HAS BEEN POSTED AT THE CLERK
OF THE BOARD OF SUPERVISORS OFFICE FOR A
PERIOD COMMENCING 7/30/2021
AND ENDING 8/28/2021



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


Class	Category	Description
Class 1	Existing Facilities	Consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. (Cal. Code Regs., tit. 14, §15301.)
Class 4	Minor Alterations to Land	Consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. (Cal. Code Regs., tit. 14, § 15304.)
Class 11	Accessory Structures	Consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities (Cal. Code Regs., tit. 14, § 15311.)

F. Reasons why the project is exempt:

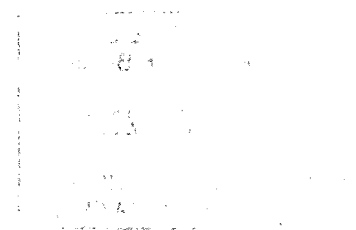
Cultivation on an existing commercially-farmed property.

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

DocuSigned by:

6887837088714E7
Sam LoForti, Cannabis Licensing Manager

Date: 7/29/2021

ATTACHMENTS: "Project Description Preparation Form_495 Browns Valley Rd.",
"Cultivation_Site_Plan_BVR_6_10_21"



Project Description Preparation Form

Lead Agency: County of Santa Cruz Cannabis Licensing Office

Applicant Entity/Business Name: Federico Tio (Zarabanda Inc.), Nicolas Tio (S.C. Sungrown Inc.)

License Type(s): Class CA Outdoor Cultivation

Date: July 14, 2021

1. Source(s) of Information:

Identify Sources: SC County License Application Submission

2. Project Location:

Describe Project Location: 495 Browns Valley Rd., Watsonville CA. (Lat: 36 58 40.0835; Long: -122 1 21.2146)

Maps Included: Cultivation_Site_Plan_BVR_6_10_21_copy

3. Description of Project Site:

General Topographic Features (slopes and other features): 44-acre agricultural property. Moderately sloped in a direction from west to east, with flat areas containing homesites, orchards and clearings. The forested (western) half eastern half of the parcel is steepest. The eastern half is the northern terminus of a "U-shaped" valley floor containing Browns Valley Creek and level farmland.

Natural Features (general vegetation types, presence of streams and wetlands, forested areas): Mature Redwood/Douglas Fir/oak woodland cover the western third of the property. The middle third, bounded to the east by Browns Valley Creek, includes apple orchards, stands of mature trees, pasture areas, and a historic home site. The eastern third, between the creek and Browns Valley Rd., contains apple orchards, row crops, open pasture areas, and a second home site. Browns Valley Creek, which transects the property from north to south, has a continuous riparian woodland on its east and west banks.

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

Existing Constructed Features (buildings, facilities, and other improvements): 2 single-family residences, 1 small bridge, several small accessory structures.

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

4. Required Site Improvements and Construction Activities:

Site Improvements: The project consists of outdoor cannabis cultivation of mature/flowering plants, nursery cultivation within portable hoop houses, and storage of cannabis material in two wheeled trailers. Improvements include placement of three 8 ft. x 40 ft. storage containers, enclosure of a solid waste and composting storage area, erection of security fencing, and the installation of motion-sensor lights and digital cameras for security.

Construction Activities: Placement of three 8' x 40' storage containers.

5. Operation and Maintenance Activities:

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

Number of employees (total and by shift): 4 regular employees for cultivation and distribution, 10-20 temporary workers during harvest periods.

Estimated Daily Trip Generation: 4-6 round-trips per day.

Source(s) of Water: City of Watsonville water utility.

Wastewater Treatment Facilities: Septic system serving the Residence

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: Avoidance of Excessive Grading (A.1.), Minimizing Site Disturbance (A.2.), Fencing and Security (B.1.), and Water Storage (B.5.)

BMOP Section D. “Operational Requirements” adopted by Root1 Farms and approved by the Cannabis Licensing Office include: Herbivory Prevention Plan (Section D.2.), Riparian Buffer Protection (D.3.), Storage of Pesticides, Fuel, and Hazardous Materials (D.5.), Water Supply and Quality (D.7.), Waste (D.8.), Access Roads (D.11.)

Exceptions to categorical exemptions cited for the proposed non-retail cannabis project include: Class 1 “Existing Facilities”, Class 4 “Minor Alterations to Land”, Class 11 “Accessory Structures”. 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	LCA21-0001950; LCA21-0001951; LCA21-0002240 (Pending)
California Department of Fish and Wildlife	Section 1602 Lake or Streambed Alteration Agreement	EPIMS-SCR-16915-R3
State Water Resources Control Board / Regional Water Quality Control Board	Water quality protection program	WDID# 3_44CC431181



City of Watsonville

"A Community of Opportunities"

December 21, 2020

Fred Tio
315 Arroyo Seco
Santa Cruz, CA 95060

SUBJECT: WATER SERVICE FOR AGRICULTURE PURPOSES AT (APN 107-541-02)

Dear Mr. Tio:




This letter is to inform you that under the current City of Watsonville City Council water policy, City water service may be provided to (APN 107-541-02). This approval is granted based on current City Council policy, which permits provision of new City water service on an unincorporated county parcel, which fronts a water main on county urban designated property, provided the following conditions are met:

1. Complete and submit a water service application to the City of Watsonville.
2. Call Public Works & Utilities at (831) 768-3450 to change water usage from residential to irrigation.
3. Pay applicable fees to the City of Watsonville (water usage).
4. Installation of a new well will require a backflow preventer on the existing water meter.

This letter is not a guarantee of water availability. The provision of water service district wide is determined by the City Council of the City of Watsonville. Please contact me at (831) 768-3071 if you have any questions.

Sincerely,

Christopher Gregorio
Assistant Engineer
Community Development Department

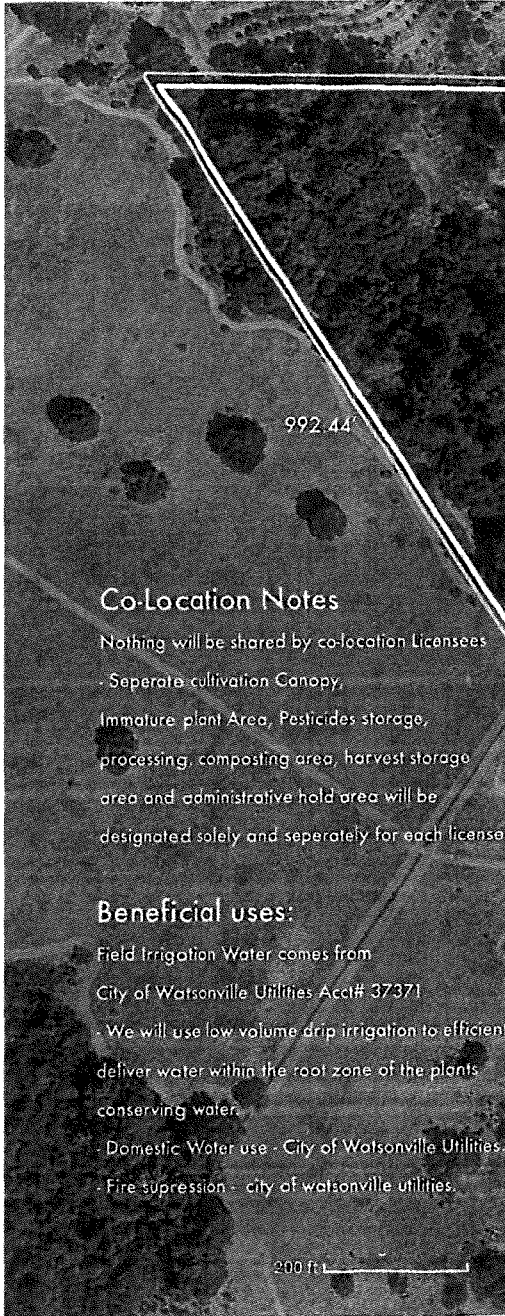
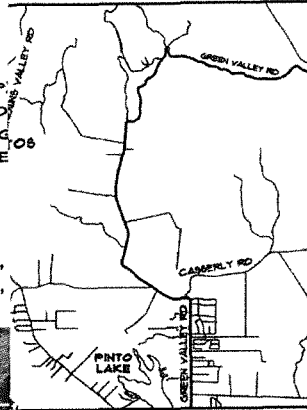
 831-768-3050
 cdd@cityofwatsonville.org
 www.cityofwatsonville.org

Community Development
Department
250 Main Street
Watsonville, CA 95076

WASTE MANAGEMENT

1. ALL CANNABIS WASTE WILL BE COMPOSTED ON SITE ON 20' X 30' COMPOSTING AREA (INDICATED ON SITE MAP)
2. ALL NON CANNABIS WASTE AND TRASH WILL BE PUT INTO SEPERATE WASTE BINS - LABELED TRASH AND RECYCLING CANNABIS WILL BE DISPOSED OF WEEKLY BY GREENWASTE
3. TEMPORARY PORTA POTTY WILL BE RENTED DURING HARVEST SEASON AND REMOVED ONCE COMPLETED

Yellow indicates property perimeter N. 2208.08'
 Green indicates premises perimeter N. 1295.99'



Co-Location Notes

- Nothing will be shared by co-location licensees
- Separate cultivation Canopy,
- Immature plant Area, Pesticides storage,
- processing, composting area, harvest storage
- area and administrative hold area will be designated solely and separately for each license

Beneficial uses:

- Field Irrigation Water comes from City of Watsonville Utilities Acct# 37371
- We will use low volume drip irrigation to efficiently deliver water within the root zone of the plants conserving water.
- Domestic Water use - City of Watsonville Utilities.
- Fire supression - city of watsonville utilities.

200 ft

SITE PLAN
 SCALE 1" = 100'-0"



107-541-02
 CA-P
 AG - AGRICULTURE
 495 BROWNS VALLEY ROAD
 WATSONVILLE, CA 95076-0332

FEDERICO F. TIO AND
 ANDREA J. TIO, CO-TRUSTEES
 OF THE TIO FAMILY TRUST

ADDRESS: 315 ARROYO SECO
 SANTA CRUZ, CA 95060
 FRED.TIO@MAC.COM

- PLAN
- FLOOR PLANS
- DISTRIBUTION - SHIPPING CONTAINER
- SEABLE NURSERY HOOP HOUSE

IRIGATION NOTES

- CULTURAL TILLING OF SOIL IS PROPOSED.
- FENCED;
- INCLUDE LOCKED GATED ENTRANCES.
- PROPERTY LINES ARE FENCED 6'-0"
- BE USED TO MINIMIZE WATER USAGE.

PERMITS NOTES

- REPORT - AREA = 1,819 SQ FT
- NOPT
- LOCATION AREA - 2 MEDIUM ADULT USE LICENSEES
- ONS 43,450 SQ FT - SANTA CRUZ SUNGROWN INC.
- 9 SQ FT - ZARABANDA INC.
- SHED FOR NUTRIENTS & PESTICIDES STORAGE
- ONE SHED PER CO-LOCATOR
- PLANT AREA
- 6' 0" x 11' 6"
- HOOP HOUSE
- CLONING, SEEDLING AREA
- FACILITIES
- 8' 0" x 55' 0" - 880 SQ FT ELECTRICAL PERMIT
- WIRE POWER FOR FANS AND DEHUMIDIFIERS.
- LICENSEE
- PRICE
- DOORS REPORT - AREA = 1,364 SQ FT
- LOADING EQUIPMENT WILL BE HOUSED IN A LOCKED,
- ON
- SHIPPING CONTAINER 320 SQ FT WITH A
- WEIGHTING AREA EQUIPED WITH A 36"
- UTILIZE EXISTING 15 AMP SERVICE TO POWER
- METER FOR METRIC INPUT.
- STORAGE AND ADMINISTRATIVE HOLD AREA
- CONTAINERS WITH EGRESS DOORS - 640 SQ FT
- SEE

Zarabanda Inc. LCA21-0001950 - LCA21-0001951

fred.tio@mac.com 818-359-2213

SITE PLAN FOR
BROWNS VALLEY ROAD
 495 BROWNS VALLEY ROAD, WATSONVILLE, CA 95076

PROPOSED SITE PLAN

DATE
 6/10/2021
 VER 9.4.3

REVISIONS

SHEET
 A0
 OF

**Best Management and Operational Practices
Santa Cruz Sungrown Inc.**

495 Browns Valley Road Watsonville, CA 95076
(APN 107-541-02)

Project Description: Proposal to cultivate cannabis outdoors. The proposed square footage of the cultivation area is 43,560 square feet. Outdoor cultivation and will not have any buildings or structures associated with the cultivation, other than temporary/moveable hoop houses.

A. SITING CRITERIA

1. Avoidance of Excessive Grading:

- a. Access Roads and Driveways:
Browns Valley Road is a paved County maintained road. The outdoor cultivation area is located within the property off of an existing, dirt and base rock access road. The grade of the driveway does not exceed 20% being on average approximately 10%.
- b. Avoiding Erosive Areas & Areas Subject to Geologic Hazards:
The Cultivation site has slopes of approximately 10-20% and is not subject to Geologic Hazards other than earthquakes that affect all properties in the area. A drainage and erosion control plan is included as part of this application and can be found on Sheet A- 0.
- c. Justification for Proposed Site:
The site has been cultivated as an orchard for many years. Very little if any grading except for hand contouring will be required. 44 acres - Zoned CA-P general plan designation AG.
- d. Cannabis Cultivation in Slopes Over 20 Percent:
The area of the Cultivation is not over 20%. This is an existing farmed area that has been planted in Apples and other fruit trees for many years

2. Minimizing Site Disturbance and Reducing Forest Fragmentation

- a. Cluster Development:
The proposed site is within an existing orchard area. This location represents a reasonable attempt to cluster the cultivation within areas already developed for agriculture and residential use. See A-0
- b. Access Roads:

Browns Valley Road is a paved County maintained road. There are dirt and gravel access roads throughout the property between 10- 15' wide.

c. Footprint of Development:

i. Provide Agricultural Soils/Technical Reports;

The site has been cultivated as an orchard for many years. The soil is classified as Zayante Coarse sands.

ii. Minimize New Road Construction;

No new roads are proposed. Maintenance and repairs are proposed to the road and associated drainage improvements. These are shown on A-0

iii. Avoid Ridgetops and Visual Impacts;

The site is not on a ridgetop and will not be visible to either surrounding properties or public roads.

d. Karst Zones:

The site is not in the Karst Zone

3. Biological Assessments

The area of the cultivation is outside the County Mapped Biotic constraints area . The mapped biotic constraints area corresponds with a portion of the intermittent stream Browns Creek which runs parallel to Browns Valley Road Ln. The cultivation area is at minimum 100' ' from riparian dripline

i. Recommendation for Avoidance, Minimization, Compensatory Measures;

a. Avoidance of Conflict with an Approved HCP:

N/A. No HCP on property

b. Avoid Oak Woodland:

None present in area of cultivation or staging areas

c. Sandhills Habitat or Salamander Protection Zone:

Property is not in either Sandhills Habitat or Salamander protection Zone.

ii. Need for Restorative Measures;

None required

4. Archaeological and Paleontological Surveys

Archaeological survey and report performed by Albion Environmental – report submitted to SC County Cannabis Office

No structures are proposed to be altered within this proposal.

5. Preliminary Historic Assessment of Structures 50 Years Old or More

Proposal is for an outdoor cultivation . NO cultivation will occur within any existing structures.

a. Assessment by Qualified Historic Consultant:

N/A

i. The Historic Assessment to Include Form DPR 523a;

N/A

ii. Compliance With the Secretary of the Interior Standards for the Treatment of Historic Properties;

N/A

B. SITE DESIGN

1. Fencing for Security Screening and Crop Protection form Predation

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 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:

An existing 6' fence exists along the north, east and south property. A locked gate controls access to the road from Browns Valley Road These fences and gates will provide significant security for the cultivation. See Sheet A0 for fence locations.

The cultivation area itself is proposed to be fenced as shown on site plan, A-0. Gates will be provided to each of the co-located cultivators. This 6' farm fence is intended to primarily protect the plants from deer and other animals and to screen from Browns Valley road so as not to be visible from adjacent public roadway.

b. Lighting for Security:

Lighting will not be installed at the outdoor cultivation area itself.

i. Submission of Lighting Plan;

Lighting is shown on the site plan and includes motion/security lights at entrance and on building #3 which will light up the driveway. Sheet A0

Motion Detector Lighting for Security will be attached to buildings and illuminate the drive leading to the cultivation area. Sheet A0

Lights will be Fully Shielded, Directed Downward and comply with International Dark Sky Association standards for Zones 0 and 1. NO light shall spill onto neighboring properties resulting from backlight, up light, or glare

2. Use of Impermeable and Permeable Surfaces

a. Limit Surfaces that may impair long-term native soil productivity, water permeability, water retention, or soil aeration:

No new impermeable surfaces are proposed in association with the cultivation

3. Visual Blending of Cannabis Infrastructure

The cultivation area is screened by significant vegetation. The cultivation areas will not be visible from the public road or surrounding properties. The cultivation area is proposed within existing orchards much of which will be retained and enhanced.

Sheet A0

4. Water Resources & Drainage

This is a 43,560 square foot cultivation proposed within existing orchard. No new impervious surfaces or structures are proposed. Grading is limited to agricultural tilling of the soil. Erosion and storm water control measures will be installed to ensure that no sediment from erosion will reach the stream. These measures include but are not limited to, straw wattles and berms where necessary to contain storm runoff, minimization of soil disturbance, seeding of any disturbed soils that is not cultivated with an erosion control mix and incorporation of the exiting drainage swale into the overall drainage plan.

5. Water Storage

a. Rainwater Collection System:

Rain water collection barrels will be installed to collect rain water from the roofs of the existing structures and used to water landscaping around the structures to reduce total water usage on the property. See sheet A0

b. Water Tanks:

i. Tank(s) must observe all applicable setbacks for structures;

The water tanks will be installed and conform with the required setbacks.

ii. Use of Ponds;

No ponds are proposed to be used or created for water supply purposes.

iii. Elevation of Water Storage Facilities to Limit Need for Pumping;

Primary Irrigation will use water supplied by City of Watsonville Utilities. Acct # 37371 there are plans for a well at some point in the future, well water would be pumped and stored in 4 – 5000 gal tanks approximately 200 ft in elevation allowing for gravity distribution to the primary irrigation system – we will use low volume drip irrigation to efficiently deliver water within the root zone of the plants conserving water.

C. CONSTRUCTION REQUIREMENTS

1. Active Construction Requirements

a. Seasonal Restriction and Ground Disturbing Activities

The modest amount of farm tilling and contouring to control drainage will be performed during the non rainy seasons except for any repair work that is required

b. Roosting Bat or Nesting Bird Survey Associated with Removal of Mature Vegetation:

Only orchard trees are proposed for removal. Many of these trees are older and need to be removed. NO roosting Bat or Bird surveys are called for in association with this modest tree removal.

c. Construction Activity Work Hours:

Work within the cultivation area will be limited to 7am -7pm during the summer months and significantly more restrictive due to light constraints during the winter months, 8am -5pm. Work will be primarily by hand and will generate minimal noise. In no case will noise be perceptible beyond the property boundaries after 10:00PM or before 7:00 A:M.

d. Worker Environmental Awareness Program Associated with Ground Disturbing Activities

i. Resources Specific Training;

The training will include a review of the project boundaries, work limits, hours of operation and applicable environmentally sensitive areas including the creek

along Travers Ln. An emphasis will be made on minimizing erosion that could impact the stream.

A handout that summarizes all the information covered in the preconstruction 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:

i. **Prior to grading or soil disturbance, invasive weed infestations shall be removed;**

ii. **Following construction, site-appropriate native seed from a local source shall be planted on all disturbed ground that will not be cultivated or landscaped and maintained;**

iii. **Plantings in landscaped areas shall consist of site-appropriate native species to the extent practicable;**

iv. **Heavy equipment used in the activity area shall be washed prior to and following work at the site, before the equipment is used in other ground disturbing activities, to prevent spread of weed seeds;**

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:

Straw will be used in conjunction with native seed mixture, wattles and straw bales will be used as necessary to control any erosion on that may or does occur on exposed soil or otherwise eroding soil. Sediment traps exist along the existing drainage swale which will further prevent sediment runoff. See Sheets C-1 and C-1.

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, 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: **The staging area will be in and around Building 5. Equipment will be stored in garage of Building 6 A-0.**

h. Spill Containment- Spill containment kits will be maintained onsite at all times during construction operations and/or staging or fueling of equipment:

i. Open Pipe Restriction, Capping and Inspection

- j. Open Trenches related to Construction 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):
- 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 pump inlets to be completely screened: ***N/A . NO surface diversion is proposed***
- m. Minimizing Vegetation Removal:
Minimal vegetation will be removed and is limited to old orchard trees.
- n. Maintain Riparian Buffers:
All work in the cultivation will be further than 100' from the riparian area. The staging area will maintain a minimum of 50' from the riparian area.
- o. Post-Construction Revegetation and Restoration:
 - i. Revegetation will be completed as soon as possible after earthmoving activities cease;
 Native plants and seed cover crop will be used for any agriculturally tilled land.

D. OPERATIONAL REQUIREMENTS

1. Employees

a. Implement TDM Measures to Reduce Vehicle Travel

The site will employ only 3-4 people on a regular basis. One of these the cultivation manager will live on site. One or more of the additional employees may also live on site in the house, however this is not a requirement of employment. Traffic generated by the cultivation will be minimal. During harvest the number of employees may increase to 10-20 for a period of 10-15 days three times per year.

- i. Provide for carpool/shuttle/mini bus service for employees, especially during harvesting periods, on cultivation sites;
Carpool will be encouraged for employees associated with the harvest and all offsite employees.
- ii. Provide bicycle storage/parking facilities;
This is provided in Building 6
- iii. Provide incentives to employees to rideshare or take public transportation;

Public transportation does not serve the property.

- iv. Implement compressed or flexible work schedules to reduce the number of days per week that employees are needed onsite.

The hours of operation will be largely dictated by the needs of the crop , weather and other environmental factors. Hours of operation will be flexible in response to these conditions but limited to 8 am to 5 pm .

- b. Worker Rights and Safety– Licensees shall comply with the following requirements to ensure work health, safety and welfare:

- i. **We 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,**

- ii. All persons hiring employees to engage in commercial cannabis business shall comply with the following Employee Safety Practices:

- a. Cannabis business operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:

- i. Emergency response planning;

This is a cultivation operation. An earthquake and fire response plan will be prepared and retained on site.

- ii. Employee accident reporting and investigation policies;

Accidents will be promptly reported to the operations manager. A written record of the accident, time, nature and action taken will be kept for 3 yrs.

- iii. Fire prevention;

The outdoor cultivation represents a low fire hazard No cannabis related activities are proposed for the structures on site. Water will be available at the cultivation.

- iv. Hazard communication policies, including maintenance of material safety data sheets (MSDS) and establish materials handling policies;

- v. Personal protective equipment policies, including respiratory protection

Proper protective clothing, respirators, gloves and boots will be available if ever needed.

- b. Cannabis operations must visibly post and maintain an emergency contact list which includes at a minimum:

- i. Operation manager contacts;

- ii. ii. Emergency responder contacts;
- iii.iii. Poison control contacts;
- c. At all times, employees shall have access to safe drinking water and toilets and hand washing facilities:
- d. 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.

2. Herbivory Prevention Plan–

An Integrated Pest Management Plan is attached. Fencing will be installed around the perimeter of the cultivation area to keep deer and other herbivores from the plants. Gopher wire will be buried around the perimeter 24" to 36" deep to keep gophers and other rodents out of the cultivation area. Biological controls: install owl boxes to promote beneficial predators like owls. Traps or barriers will be used at the start of the growing season.

a. Herbivory Control– All efforts to control unwanted herbivores are temporary and regular monitoring and maintenance is required of all licensees.

b. Deer and other Wildlife Compliance with Site Design and Fencing Sections of the BMOP:

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 a riparian setback;
No removal of riparian vegetation is proposed. General staging activities material and equipment will be kept further than 100' from the stream.

b. Observe riparian corridor setbacks: These areas shall be maintained as "no touch" areas. No equipment, vehicles, composting or other activity shall be stored in the riparian setback;
The cultivation and composting area is at minimum 100" from Browns Creek.

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:

No structures are initially proposed to be used as part of this outdoor cultivation. Temporary/moveable hoop houses with supplemental light will be added as funds become available. 24'x100 temporary/moveable hoop houses are proposed for Nursery area. See A-0 – detailed plans A-1

5. Pesticides, Fuel Storage, and Hazardous Materials;

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:

a. Pesticide Storage

i. Secure pesticides in locked storage shed;

Any pesticides and fertilizers will be secured in a locked cabinet in a portion of proposed 120 sq ft Storage shed #3A as indicated on site plan A-0. Each co-location licensee will have a locked metal cabinet for secure Pesticides storage.

ii. Shed shall be ventilated and located in the shade;

The shed will be ventilated using solar powered vents.

iii. Secondary containment capable of holding the maximum possible volume stored must be provided;

The small amount of pesticides and herbicides , if any will be stored within a metal containment area within shed.

iv. Pesticide and fertilizer storage facilities shall be located outside of the Riparian setbacks established in SCCC 13.10 for structures;

Shed #3 is located outside the 100' riparian setback

v. Pesticide and fertilizer storage facilities shall be adequate to protect pesticide and fertilizer containers from the weather;

Proposed shed will be weather tight and will protect containers from the weather

vi. Store all bags and boxes of pesticides and fertilizers off the ground on pallets or shelves;

All bags and boxes will be placed on pallets and in a secondary containment area

- vii. 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;

The proposed 120 sq ft shed has a wood floor . All liquid pesticides and fertilizers will be within a secondary containment area

- viii. Routinely check for leaks and spills;
The storage facility will be routinely checked for leaks

- ix. Have spill cleanup kit onsite to be able to respond to any leaks or spills;
A spill cleanup kit will be kept on site.

- x. Follow the additional requirements of the California Department of Pesticide Regulation Pesticide Safety Information;

- xi. Pesticide storage must be posted visible from the direction of probable approach if any pesticide containers bearing the signal words "warning" or "danger" are stored;

b. Pesticide Use;

- i. For pesticides with the signal word CAUTION that have listed food uses, comply with all pesticide label directions as they pertain to personal protective equipment, application method, and rate, environmental hazards, longest reentry intervals and greenhouse and indoor use directions;
- ii. For all other pesticides, use must comply with all label requirements including site and crop restrictions;
- iii. Prior to the use of any registered pesticide on cannabis, obtain an Operator Identification Number from the County Agricultural Commissioner.
- iv. Submit monthly pesticide use reports to the County Agricultural Commissioner;

c. Fertilizer Use;

- i. Prior to applying fertilizers, evaluate irrigation water, soils, growth media, and plant tissue to optimize plant growth and avoid over fertilization;

- ii. Apply fertilizers at label rates;

iii. 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

a. Storage located more than 100 feet from water source with no discharge path to water;

b. Proper storage instructions shall be posted and visible to all employees;

c. 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 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 must include the following:

An odor abatement plan is not required for outdoor cultivations.

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;

b. Compliance with the terms of any applicable Streambed Alteration Permit;

A Streambed Alteration Permit is not required

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. Temporal limitations on Filling of water tanks from groundwater or surface water sources to meet Fire requirements or irrigation needs;

d. Irrigation—Irrigation must be conducted in a manner that does not result in waste or runoff from the cultivated area;

i. Implementation of water conservation measures including;

a. Recirculated irrigation water (zero waste);

The cultivation will occur in the ground so irrigation water will percolate into the soil. Recirculating water is not feasible in this case.

b. Timed drip irrigation ***will be used***

c. Soil moisture monitors ***will be used***

d. Evaporative barriers on exposed soils and pots;

Straw and mulch will be used to slow evaporation from exposed soils

e. Use of recycled water; ***N/A***

f. Irrigation ***will occur*** only when soil is dry;

g. Water at rates that ***will*** avoid runoff;

h. If using an irrigation system, inspect for and repair leaks prior to planting each year and continuously during the season;

Inspections of the irrigation system will be made daily to inspect for leaks.

i. Inspect water delivery system for leaks prior to planting each year and periodically during the season;

Inspections of the water delivery system will be made virtually every day that plants are being irrigated.

- j. 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;

Secondary containment is not necessary in this environment

- k. 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;

- l. Water plants at the appropriate time of day and frequency, according to month, season, and availability. Avoid watering in the wind and heat;

Acknowledged, and will be implemented to ensure maximum yields at minimum cost and water consumption

- m. Document watering schedule, and implement weather-based irrigation scheduling;

Acknowledged, and will be implemented to ensure maximum yields at minimum cost and water consumption

- n. Implement water harvesting reuse practices and recapture and reuse water wherever possible;

Cisterns will be added to structures over time as financing permits.

- o. 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;

No greywater system is proposed for in ground cultivation

- p. Measure and monitor the quantity of all water used, including fresh, recycled, and harvested;

A meter will be placed on water line leading to each of the co-located cannabis operations.

8. Waste– Handling, storage and disposal management plan:

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 hauled to fully permitted and legal location for composting; ***A composting area is shown on sheet A0. Green waste will consist of periodic trimmings while plants are maturing.***

a. 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; ***Compost area will be enclosed and secured with a cover. It is located over 300' to the stream.***

i. 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;

ii. 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;

b. Any cannabis related organic waste that is not composted onsite shall be collected and processed by a local agency/waste hauler contracted by the County, or may be hauled to a manned, fully permitted solid waste landfill or transformation facility subject to the requirements of CDFA;

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:

N/A -Outdoor cultivation

10. **Energy Conservation**

a. Conduct an annual energy audit;

N/A Outdoor cultivation. No electricity or gas will be used

f. Utilize natural light when possible;

Cultivation uses only sunlight

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;

No new roads are proposed, Browns Valley Rd, is a publicly maintained road.

b. Participation in Rural Road Maintenance Association if Applicable;

12. **Site Closure or Cleanup and Restoration Plan for Relocated Cultivation Sites**

- 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 requirements of the SCCC:

N/A