

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 NR-C-0074, NR-C-0075
Assessor Parcel Number: 110-071-37
Project Location: 126 Hughes Rd., Watsonville CA

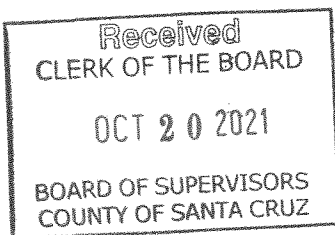
Project Description: Cannabis cultivation in greenhouses (see attached "Project Description Preparation Form_126 Hughes Rd.")

Person or Agency Proposing Project: Molly Gouin

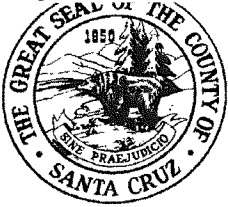
Contact Phone Number: 707-298-7007

- 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 11: Accessory Structures.



THIS NOTICE HAS BEEN POSTED AT THE CLERK
OF THE BOARD OF SUPERVISORS OFFICE FOR A
PERIOD COMMENCING 10/20/2021
AND ENDING 11/19/2021



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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 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:

 6687837D88714E7
 Date: 10/13/2021

 Sam LoForti, Cannabis Licensing Manager

ATTACHMENTS: "Project Description Preparation Form_126 Hughes Rd." (includes project location, vicinity, and site diagram maps, B.M.O.P., Cultivation License List)



Project Description Preparation Form

Lead Agency: County of Santa Cruz Cannabis Licensing Office

Applicant Entity/Business Name: Molly Gouin/Ocean Grown Hughes LLC

License Type(s): Class CA Greenhouse Cultivation, Distribution

Date:

1. Source(s) of Information:

Identify Sources: SC County License Application Submission

2. Project Location:

Describe Project Location: 126 Hughes Rd., Watsonville CA. (Lat: 36 58 40.0835; Long: -122 1 21.2146)

Maps Included: 126 Hughes Vicinity Map & Site Plan

3. Description of Project Site:

General Topographic Features (slopes and other features): 21-acre flat agricultural property.

Natural Features (general vegetation types, presence of streams and wetlands, forested areas): A 0.75 acre seasonal pond at the south-western parcel boundary. Greenhouses, agricultural buildings, and residential structures occupy a third of the property. The remainder is comprised of fallow agricultural fields.

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): 4 greenhouses totaling 175,300 sf., a 4,000 sf. agricultural processing building, a residence, and several small agricultural support structures.

Surrounding Land Uses (including sensitive uses): Commercial agriculture and large-lot residential

4. Required Site Improvements and Construction Activities:

Site Improvements: No site improvements are proposed. The project consists of cannabis cultivation within 4 existing greenhouses (mature/flowering plants and nursery) and post-harvest self-distribution of cannabis material from "Building 5" (see "Sheet C0"). Existing agricultural buildings will be used for employee support facilities, water purification, and pesticide/herbicide storage.

Construction Activities: Reconstruction of existing greenhouses.

5. Operation and Maintenance Activities:

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

Number of employees (total and by shift): 3-9 full time employees, up to 30 seasonal workers.

Estimated Daily Trip Generation: 12-24 round-trips per day on average.

Source(s) of Water: Agricultural water well on the property, (4) 10,000 gallon storage tanks.

Wastewater Treatment Facilities: Septic systems serve the residence and processing facility (Building #5) Temporary toilets will be used during harvest periods.

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 “Site Design” (Section B) measures to avoid and minimize impact to land and biotic resources include: Fencing and Security (B.1.), and Water Storage (B.5.)

BMOP Section D. “Operational Requirements” adopted by Ocean Grown Hughes LLC and Sunrize LLC and approved by the Cannabis Licensing Office include: Herbivory Prevention Plan (Section D.2.), Storage of Pesticides, Fuel, and Hazardous Materials (D.5.), Odor Abatement Plan (D.6.), Water Supply and Quality (D.7.), Waste (D.8.), Alternative Energy Sources (D.9.)

Exceptions to categorical exemptions cited for the proposed non-retail cannabis project include: Class 1 “Existing Facilities” and 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	Multiple licenses pending (see attached)
California Department of Fish and Wildlife	Section 1602 Lake or Streambed Alteration Agreement	EPIMS-SCR-15358-R3
State Water Resources Control Board / Regional Water Quality Control Board	Water quality protection program	WDID 3_44CC429689

Agency	Permit	Status
_____	_____	_____
_____	_____	_____
_____	_____	_____

Annual Cultivation Licenses- 126 Hughes Rd.

Ocean Grown Hughes LLC

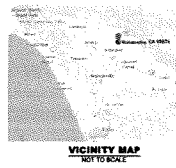
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LCA21-0000268 - pending LCA21-0000269 - pending LCA21-0000270 - pending
LCA21-0000271 - pending C11-21-0000052 – pending

Sunrize Nursery LLC

LCA21-0000255 - pending

DIRECTIONS TO SITE:
ROUTE 99/101, CA
 TAKE SOUTH AVE. CA-1 S. & GREEN VALLEY RD. HOLDAN RD. AND LAKE AVE TO HUGHES RD IN INTERSECTION
 (APPROX. 21.7 MI)
 TURN RIGHT ONTO HUGHES RD
 (APPROX. 0.4 MI)
 DESTINATION WILL BE ON THE RIGHT

OCEAN GROWN HUGHES LLC
SITE OVERVIEW
 APN: 110-071-37



PROJECT DESCRIPTION

OCEAN GROWN HUGHES LLC PROPOSES MEDIUM-LIGHT CANNABIS CULTIVATION OPERATIONS IN APPROXIMATELY 170,000 SQUARE FEET OF EXISTING GREENHOUSE, INCLUDING A 3,200 SQUARE FEET NURSERY OPERATED BY SHIMIZI NURSERY LLC. PROCESSING AND DISTRIBUTION OPERATIONS ARE PROPOSED WITHIN BUILDING #6. WATER FOR IRRIGATION WILL BE PROVIDED BY AN EXISTING WELL.

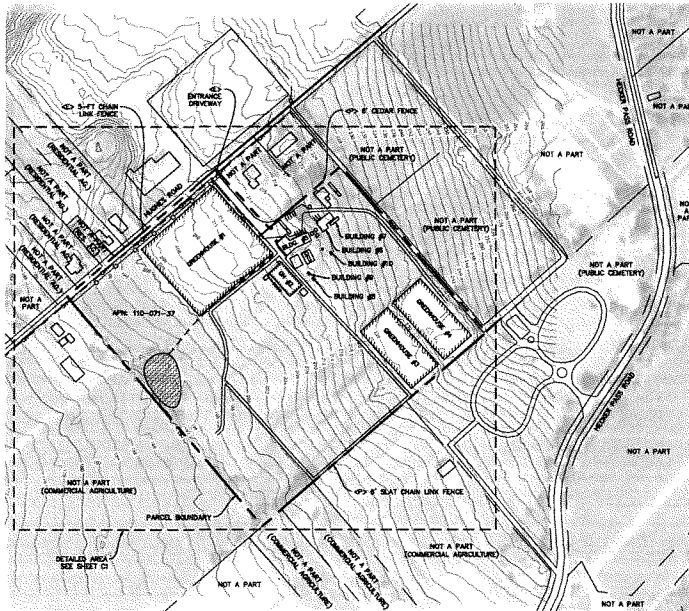
GENERAL NOTES:

- DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM SANTA CRUZ COUNTY GIS DATA. NORTHERN CONSULTING GROUP, INC. HAS NOT VERIFIED THIS PROPERTY BOUNDARY.
- THERE ARE NO NEARBY SCHOOLS, SCHOOLS, BUS STOPS, PLACES OF WORSHIP, OR TRAIL RESOURCES WITHIN 500 FEET OF THE PROPOSED CULTIVATION AREA.
- THE PARCEL IS LOCATED OUTSIDE THE URBAN AREA DEFINED BY THE URBAN SERVICES USE.
- MADEBY BASED ON DRONE SURVEY TAKEN 10/29/2020.

IRRIGATION AND DOMESTIC WATER USE

WATER FOR DOMESTIC USE AND IRRIGATION USE WILL BE SUPPLIED THROUGH EXISTING PERMITTED WELLS.

BUILDING INFORMATION		
BUILDING NUMBER	USE DESCRIPTION	GROSS SF
1	CULTIVATION	102,674
2	CO-LICENSE NURSERY	8,210
3	CULTIVATION	33,264
4	NURSERY	33,264
5	DRYING/PROCESSING/DISTRIBUTION	4,286
6	PESTICIDE & FERTILIZER STORAGE	1,908
7	SECURE HARKNESS STORAGE	320
8	HAZARDOUS WASTE STORAGE	120
9	EMPLOYEE WASTE STORAGE	120
10	GREEN WASTE STORAGE	120
TOTAL GREENHOUSE AREA = 175,312 SF		
TOTAL AREA = 182,187 SF		



PLOT PLAN
 24x36 SHEET: 17x150"
 0 75 150

PROJECT INFORMATION:

APPLICANT:
 OCEAN GROWN HUGHES LLC
 3112 OLIVER ROAD
 MOONVILLE, CA 95059

PROPERTY OWNER:
 ALVAREZ BROTHERS, LLC
 8085 SAN MIGUEL CANYON ROAD
 PRINCETON, CA 95071

APPLICANTS AGENT:
 NORTHERN CONSULTING GROUP, INC.
 1117 SANGA BLVD.
 ANACATA, CA 95021
 (707) 786-6438

SITE ADDRESS:
 APN: 110-071-37
 128 HUGHES RD.
 WATSONVILLE, CA 95076

TREES TO BE REMOVED = NONE
 PROPOSED MEDIUM-LIGHT CULTIVATION AREA = 175,312 SF
 PROPOSED CULTIVATION FACILITY FOOTPRINT = 182,187 SF

WATER:
 SEWER = PRIVATE
 PROPERTY SIZE = 421 ACRES

ZONING:
 GENERAL PLAN DESIGNATION = AG
 SURROUNDING USES = AG, P

BUILDING SETBACKS:

FRONT	ZONING/CA	
	MAIN	ACCESSORY
20'	HABITABLE	NON-HABITABLE
20'	20'	20'
20'	20'	20'
20'	20'	20'
40'	20'	40'

IRRIGATION:
 IRR. AREA = YES
 IRR. AREA = YES
 IRR. CAPACITY = YES
 IRR. 100' W/ FLOOD ZONE = YES
 TOPOGRAPHY = FLAT

SHEET INDEX:

- 00 - SITE OVERVIEW, VICINITY MAP, & PROJECT NOTES
- 01 - EXISTING SITE SETBACKS
- 02 - PROPOSED SITE PLAN
- 03 - 10' RESERVATION SETBACK DETAILS
- A1 - GREENHOUSE 1 FLOOR PLAN AND ELEVATIONS
- A2 - GREENHOUSE 2 FLOOR PLAN AND ELEVATIONS
- A3 - GREENHOUSE 3 AND 4 FLOOR PLANS AND ELEVATIONS
- A4 - GREENHOUSE 5 FLOOR PLAN AND ELEVATIONS
- A5 - BUILDING 6 FLOOR PLAN AND ELEVATIONS
- A6 - BUILDING 7 & 8 ROOF ROOM FLOOR PLANS AND ELEVATIONS
- A7 - WELL ROOM & OILS, CONTAINMENT PLANS
- 99 - PRELIMINARY SECURITY PLAN

NORTHPOINT CONSULTING GROUP, INC.
 1117 SANGA BLVD., ANACATA, CA 95021
 128 HUGHES ROAD WATSONVILLE, CA 95076
 SITE OVERVIEW
 SHEET 00
 23-104



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BEST MANAGEMENT AND OPERATIONAL PRACTICES OCEAN GROWN HUGHES LLC AND SUNRIZE NURSERY LLC

The below Best Management and Operational Practices (BMOP) template shows how Ocean Grown Hughes LLC and Sunrize Nursery LLC (“Applicants”) will uphold the cannabis BMOP requirements regulated by the Cannabis Licensing Office (CLO) in Santa Cruz County.

The Applicants are applying to co-locate and cultivate in a 21-acre parcel zoned Commercial Agriculture (CA). Ocean Grown Hughes LLC currently leases the 21-acre parcel, which contains approximately 175,000 square feet (sf) of existing permitted greenhouses. Under County Ordinance #5302, the cultivation limits for co-location in existing permitted structures on CA parcels larger than 1-acre are set by the Cannabis Licensing Official. Applicants propose to cultivate in the full area of the existing greenhouses, subject to the approval of the Cannabis Licensing Official. The existing greenhouses are numbered on the Site Plans as greenhouses 1, 2, 3, and 4. Distribution operations will include the transportation of cannabis for processing, testing, sales, and manufacturing equivalent to a Class 2 distributor per Santa Cruz County Code 7.128.150 (A). Processing and distribution operations are proposed within Building #5.

All information added to this template is done in **RED bold font**. All BMOP related site information and setbacks can also be seen in the project specific Site Plan included in Appendix A, Sheets C0-C3.

A. SITING CRITERIA

Toward identifying the optimal location for proposed development, prior to developing design plans and prior to formal submittal of proposed plans to the Cannabis Licensing Office and Planning Department, the applicant must demonstrate they have followed the requirements below to ensure potential impacts of proposed development will be avoided or minimized.

- 1. Avoidance of Excessive Grading**– In order to protect public health and safety and prevent negative environmental impacts from grading and land disturbance, avoid excessive grading and disturbance associated with cannabis activities. This includes grading for access roads and other improvements such as pads, structures, terracing and other infrastructure, including grading which may be required to meet fire code or other standards. Site design shall minimize grading activities and reduce vegetation removal based on the following requirements:

N/A. The project will utilize existing structures and no grading is proposed. Topography at the site is flat and disturbed areas were established prior to January 2013.

- a. Access roads and driveways used to access commercial Cannabis facilities and/or growing areas shall not cross slopes greater than 20 percent, and associated cuts and fills shall not exceed 10 feet, and shall not have an unretained height of greater than 5 feet. Existing access roads that cross slopes greater than 20 percent may be utilized at the discretion of County staff, provided documentation shows they were created through a valid grading permit, or were in existence prior to the County grading ordinance.
- b. Building, growing and access areas should be designated on the basis of site inspection and technical reports to avoid particularly erodible areas and areas subject to geologic hazards;
- c. The superior growing characteristics of a particular location shall not serve as justification for additional/excessive grading or environmental impacts where alternative locations exist that would result in less grading and/or fewer environmental impacts, even if these may result in lesser crop yield.
- d. Cannabis cultivation shall not be allowed on slopes over 20 percent. An exception may be granted by the Licensing Official, if existing areas of cultivation were established prior to January 2013, that allows cultivation sites to be located on slopes greater than 20 percent but less than 30 percent provided they are otherwise in conformance with SCCC Chapter 16 along with the submission of a soils engineering report confirming the stability of slopes to support the cultivation activity.

2. Minimizing Site Disturbance and Reducing Forest Fragmentation—To avoid and minimize forest fragmentation, development on sensitive habitat, and conversion of prime agricultural soils, measures shall be taken including, but not limited to, the following:

N/A. The project will utilize existing structures, including existing access roads, and there is no proposed new development.

- a. **Cluster Development**— New structures, operation work areas, and parking shall be sited so as to cluster development within 200 feet of existing developed areas and structures. Where no existing developed area exists, clustering of all operations and structures shall comply with same 200 foot cluster requirement. Access roads shall involve the minimum distance possible to access cannabis facilities and using existing access roads where feasible is required.

- i. Alternate locations that do not meet this requirement may be considered only if it is determined by the Licensing Official that it is infeasible or undesirable from an environmental protection standpoint. The project proponent must provide sufficient evidence that the siting of new structures and associated infrastructure is located in an environmentally superior location that would not negatively impact existing natural resources or timber resources.
 - b. Limit Footprint of Development— Development shall be sited on the property to avoid permanent alteration of native soils. If new development is required, reduce development footprint to convert as little land as possible from its natural state.
 - i. In the presence of prime agricultural soils, technical reports are required to demonstrate the new development will conserve prime farmland to the maximum extent feasible (e.g., siting the proposed use on the perimeter of good agricultural soils where possible).
 - ii. Site the proposed use to minimize the development footprint which may entail utilizing existing site access roads or locating development on the site to minimize the total area required for new site access, and ensuring building design makes better use of vertical space (multi-level structure) where feasible.
 - iii. Avoid ridgetops or other areas with potential for significant visual impacts.
 - c. Karst Zones—In locations underlain by Karst Geology (highly permeable terrain that directly drains to water table), applicant shall:
 - i. Carry out site-specific geologic investigations to ensure areas of disturbance and the development of structures and roads are sufficiently set back from sinkholes or other karst features.
3. **Biological Assessments**— Licensees who apply for a license at a site that would involve land alternation or clearing of: 1) established native vegetation; 2) locations that are considered sensitive habitat under SCCC 16.32, Sensitive Habitat; or 3) areas that have been identified as being potentially occupied by a federal or state-listed wildlife or special-status plant species, are required to have a County Resource Planner determine through a preliminary site visit whether a biotic assessment is necessary.

N/A. The project will utilize existing structures and there is no new land alteration proposed.

- a. If a biotic assessment is required, the Licensee shall hire a County-approved biologist to conduct the assessment.
 - i. A biotic assessment determines whether protected species or habitat may be present, and whether avoidance, minimization or compensatory measures are necessary.
 - a. Avoidance of Conflict with an Approved HCP—During the County’s review of license applications for cannabis business activities, the County shall review whether a site is located within an area subject to an adopted HCP. The County shall not issue a license for any site on which the proposed activity would conflict with an adopted HCP.
 - b. Avoid Oak Woodland—To the extent feasible, activities on project sites shall avoid impacts on oak woodland. Avoidance is considered to be completely avoiding any work or staging under the dripline of trees within an oak woodland area, plus a 50-foot buffer. The Licensee shall design, construct, and operate the cannabis business site to completely avoid impacts on oak woodland including a 50-foot buffer established prior to initial ground disturbance. The buffer shall be established at 50 feet from the perimeter of the woodland (as measured by tree driplines for trees on the outer edge of the woodland) unless otherwise agreed upon by a qualified plant ecologist retained by the County.
 - c. No Cannabis Activities will be allowed within Sandhills Habitat or Salamander Protection Zone—During the County’s review of license applications for cannabis businesses, the County shall review whether a site is located within the Sandhills habitat or in oak woodland within ¼ mile of a known or suspected salamander breeding pond during its biological resources assessment process. The County shall not issue a license for any cannabis activity proposed within the Sandhills or Santa Cruz Long-toed Salamander habitats, with the exception of those indoor activities that do not require any soil disturbance.
 - ii. In the case of previous unpermitted site disturbance on a property that is being considered for licensing, the assessment shall determine the extent to which specific restoration measures are required where disturbance has occurred.
- 4. Archaeological and Paleontological Surveys**— If new site disturbance is required for a proposed cannabis business operation and the location of disturbance has not been subject

to prior archaeological or paleontological surveys in accordance with the County's current Native American Cultural Sites and Paleontological Resource Protection regulations (SCCC Chapter 16), the applicant may be required to hire a County approved consultant to conduct archaeological and/or paleontological assessments to document the absence or presence of resources in the project area.

N/A. The project will utilize existing structures and there is no new disturbance proposed.

- a. If a current or previously conducted assessment indicates that archaeological or paleontological resources are located in or close to the project area, the applicant shall work with the Planning Department and the consultant as needed to carry out further study to ensure all avoidance measures have been applied. If applicable, applicant shall comply with all recommended mitigation measures the consultant determines necessary to avoid or reduce impacts to resources during construction and ongoing cannabis business operations.

- 5. Preliminary Historic Assessment of Structures 50 Years Old or More—** Prior to licensing of cannabis business activities on properties containing a structure or structures that are 50 years old or older that are not identified as historic resources in the County Historic Resource Inventory (HRI), the structure(s) shall be reviewed for eligibility by the Planning Department Historical Resource Planner as an historic resource consistent with SCCC Chapter 16.42 and with the California Register of Historic Resources criteria.

N/A. According to available permit history (Appendix H), all existing structures are less than 50 years old.

- b. If the Planning Department determines after a preliminary review that the structure(s) may potentially meet the criteria for listing as a historic resource, and that the proposed licensed activities or developments have the potential to impact 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.
 - i. 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.
 - ii. 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.

B. SITE DESIGN

- 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 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:

- a. **Wildlife-Friendly Fencing and Neighborhood Compatibility**
 - i. 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.

The preliminary fencing plan (Appendix A, Sheet SP) includes the location, type, and height of fences on the project site. Proposed fencing will be made out of materials and color palettes that blend into the surrounding terrain and are compatible with the neighborhood.

1. 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://fwp.mt.gov/fwpDoc.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.

Proposed fencing will have gaps that allow for wildlife passage and will include a lockable gate that will remain

locked when not in use. The proposed fences contain materials such as wood and metal, and exclude materials such as razor wire, tarps, dust guard fencing, privacy netting, or woven/non-woven polyethylene. The Montana Fish, Wildlife, and Parks guide will be used as a reference to select and maintain proposed fencing.

2. Fencing shall be sited and designed to avoid tree removal.

No trees will be removed; existing vegetation will be used to screen fencing as feasible. Minimal vegetation will need to be removed, if any.

3. To the maximum extent feasible, fencing for cannabis cultivation sites in Mountain and South County Regions shall consist of:
 - a. 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/Environmental/AgriculturalResources/RecommendedAgriculturalBufferPlantingList.aspx>) to prevent trespass from humans, and shall be visually consistent to the maximum extent possible, with surrounding agricultural and open space lands.

Using natural barriers on the perimeter of the project site is not appropriate due to the security requirements of cannabis cultivation operations.

4. 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 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.

The entire perimeter of the property is proposed to be fenced with 6-ft high tensile steel fence as shown on Sheet SP in Appendix A. Northern sections of the subject parcel boundary that are adjacent to a residential parcel are proposed to be fenced with 6-ft redwood fence. Fencing will have gaps to allow for wildlife passage.

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

The proposed fences contain materials such as wood and metal, and exclude materials such as razor wire, tarps, dust guard fencing, privacy netting, or woven/non-woven polyethylene.

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.

The fence will include a lockable gate that will remain locked at all times, except for during times of active ingress/egress. The gate will be placed adjacent to a proposed security shack. See Appendix A, Sheet SP for location.

- 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.

The preliminary fencing plan is shown in Appendix A, Sheet SP.

- 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.

Photographs of proposed fencing will be submitted to the CLO once a proposal has been obtained.

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:

1. Plans shall identify all lighting on the property and demonstrate that all lighting will comply with the standards set forth herein.

The preliminary lighting plan included in Appendix A, Sheet SP shows the proposed location and orientation of security lighting throughout the project site. Security lights are proposed to be installed in and around the property, in the perimeter fencing and in the corners of each greenhouse.

2. 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.

All proposed security lighting consists of motion-sensing and shielded lights. Aootek Solar Lights will be placed in 40-ft intervals on both sides of the fence over the entire property perimeter. Eaton Halo Security lights will be installed on every building corner and over every door.

3. 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).

All outdoor lighting is proposed to be fully shielded and directed downward to avoid adverse impact on properties surrounding the project site. All lighting will 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.

2. Use of Impermeable and Permeable Surfaces—Excessive introduction of impermeable surfaces, including pavement, and permeable materials including base rock, may 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.

N/A. The project does not propose addition of permanent impermeable structures.

- 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. Impermanent impervious surfacing, such as tarps, or impermanent pervious surface material, such as weed cloth, may be permitted with an approved drainage system to control irrigation and stormwater runoff. The impermanent 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.

The building materials and color palettes used at the property are indistinguishable from the surrounding commercial agriculture uses in the nearby area. Proposed fencing will have an appropriate color palette to blend with the surrounding environment.

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

Photographs of proposed fencing will be submitted to the CLO once a proposal has been obtained.

- 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.

Once a proposal has been obtained, the Applicants will present the visual screening plan to the CLO for review. The Applicants will allow the County to review site conditions periodically as needed.

- 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 (SCCRCD). 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:

The project does not propose new development and will use only existing structures. Maintenance of existing stormwater control measures will be based on the references below.

- 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, Driveways 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.

All drainage is routed through a collection of existing underground PVC pipes to the existing outlet in the vegetated ditch on the southwestern edge of the site, 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.

Water for irrigation is sourced from an existing groundwater well located west of greenhouse #2 (Appendix A, Sheets C0-C2) and stored in four (4) 10,000-gallon water storage tanks (Appendix A, Sheet C0-C2). The groundwater well is not subject to the forbearance period dictated by the State Water Resources Control Board. There is a total of 75,000-gallons of storage at the project site, in addition to smaller tanks of various sizes. If necessary, the Applicant will obtain additional storage volume as needed to meet Fire Department requirements.

- 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 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.

The proposed project will source its irrigation water from an existing groundwater well located west of greenhouse #2. Diversion from the well is not subject to a forbearance period; neither rainwater capture nor additional storage will be necessary to address surface water forbearance periods required by the State Water Resources Control Board.

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

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

The existing storage tanks are installed on stable, compacted soil and meet all required setbacks. The same guidelines will be applied to any additional storage, if necessary.

- ii. 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.

N/A. The project proposal does not involve the installation of ponds. The existing stormwater pond on the property is used solely for stormwater management.

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

The parcel is in a flat area; mild topographic relief and current development do not allow for gravity-fed flow in the water distribution lines.

B. 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.

N/A. The project proposes to utilize existing structures and will not require any new construction or ground disturbance.

- 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 tricolored 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.

N/A. The project does not propose clearance of vegetation.

- 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.

N/A. The project does not propose outdoor construction activity.

- 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.

N/A. The project does not propose ground-disturbing activities.

- 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, 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:

N/A. The project does not propose grading or soil disturbance.

- 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/ID0CA0B50BE0A11E4A26B7E8507C2F0D?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/ID0CA0B50BE0A11E4A26B7E8507C2F0D?viewType=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:

N/A. The project does not propose ground disturbance.

- i. County of Santa Cruz Construction Site Stormwater Pollution control BMP Manual”.
<http://www.sccoplanning.com/Portals/2/County/Planning/env/ConstructionStormwaterBMPManual-Oct%20312011version.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.

N/A. The project does not require staging or storage areas.

- 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.

Spill containment kits will be available to contain and remediate incidental spills of fuels, oils, cleaning products, or other fluids. Spill kits will be permanently kept within Building #6 (Appendix A, Sheets C0-C2 and A5) and Hazardous Waste Storage (Building #8) areas.

- 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.

N/A. The project does not require storage of pipes, culverts, or similar structures.

- 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, canvas, 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.

N/A. The project does not require open trenches or holes with a depth greater than 1 foot.

- k. **Spoils Placement**– Spoils will be placed in a stable area outside of streams, wetlands, riparian areas, and other sensitive habitats.

Any spoils will be placed in a stable area and surrounded with straw wattles to prevent sediment transport.

- 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 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.

N/A. No surface water will be diverted as part of the project.

- 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/A. No vegetation will be removed or disturbed as part of the project.

- n. **Riparian Buffers**– Maintain buffers from riparian areas and other sensitive habitat areas, consistent with SCCC Title 16, to minimize intrusion from cannabis activities.

N/A. There is no riparian buffer on the project site.

- 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.

N/A. The project does not propose construction activities.

- 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.

C. 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;

The operators will provide a vanpool/shuttle service to bring harvest (seasonal) workers onsite during peak operational periods associated with harvesting, which is expected to occur 25 times each year. The vanpool service will be capable of transporting all estimated thirty (30) maximum harvest employees to the site, which will reduce potential automobile trips by 75%.

- ii. Provide bicycle storage/parking facilities;

No bicycle storage will be required as the vanpool service will be provided for seasonal employees; the existing on-site parking north of Building #5 (Appendix A, Sheet C0-C2) will be sufficient to accommodate year-round personnel.

- iii. Provide incentives to employees to rideshare or take public transportation;

A free vanpool service will be offered during peak operational periods associated with harvesting. Given the relatively remote location of the project site, rideshare and public transit are not practical options to significantly reduce car trips by employees.

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

Compressed or flexible work schedules are not feasible due to the agricultural needs of the operation.

- 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).

Ocean Grown Hughes LLC and Sunrize Nursery LLC shall comply with all applicable laws relating to labor and employment issues, including 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.

The on-site operators will implement safety protocols and provide all employees with safety training relevant to their job function.

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.

The operators will visibly post and maintain an emergency contact list located near the Document Storage Area in Building #5 (Appendix A, Sheets C0-C2 and A4).

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.

Employees will have access to safe drinking water, toilets, and handwashing facilities. An existing restroom is located within Building #5 (Appendix A, Sheets C0-C2 and A4). Due to the previous use of the project site, the septic is believed to be capable of handling increased usage without adverse consequences to neighboring properties or the environment. If required, an inspection will be performed to verify that the onsite septic is in good working order and capable of supporting the proposed number of employees. During the peak operational periods, ADA accessible portable toilets will be rented and kept near Building #5 (Appendix A, Sheets C0-C2 and A4) for a maximum of 40 days per year.

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.

N/A. No employee housing is proposed on site. No camping will be permitted onsite 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.

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-burrito shape around plant protects its roots against gophers and its stalk & leaves against rabbits, woodrats and deer.

All cultivation takes place in greenhouses (Appendix A, Sheets C0-C2 and A1-A3), and storage takes place in enclosed containers. The primary means of herbivory control is to limit access to plant materials through physical barriers. This includes repairing and patching greenhouse and storage containers regularly to limit access. All cannabis cultivation greenhouses have sliding doors with padlocks and will remained locked at all times except during entrance and exit of personnel.

- 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.

The proposed project will abstain from using traps, mechanical or otherwise, to capture rodents. Instead, the operators will rely on physical barriers, biological controls, and non-toxic controls to prevent presence of herbivores on the project site.

- 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.

Should physical barriers be insufficient, the operators shall retain a County-approved biologist to assess suitability and location for barn owl boxes and install them as deemed appropriate.

- 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://casfs.ucsc.edu/documents/for-the-gardener/gopher_control.pdf

The operators will keep the property free of trash and debris that may be attractive to herbivores. Any trash or cultivation-related materials will be kept in enclosed containers to prevent wildlife intrusion.

- b. Deer and other Wildlife– Applicant shall comply with all wildlife friendly fencing requirements noted in the *Site Design, Fencing* section of this BMOP to control for unwanted deer predation or predation by other animals.

N/A. Cultivation takes place in greenhouses and storage takes place in enclosed containers. All cannabis-related structures have doors with padlocks (Appendix A, Sheets A1-A7) and will remain locked at all times except during entrance and exit of personnel. The operator will comply with all wildlife-friendly fencing requirements noted in this BMOP to control for unwanted deer predation or predation by other animals in or around the parcel.

- 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.

N/A. No riparian setback area is present on the property.

- 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.

Where Ocean Grown Hughes LLC or Sunrize Nursery LLC use supplemental artificial light, the light shall not be used after dusk unless the blackout fabric/light deprivation system is in place, which will limit any light escaping the structure except for doors opening when employees enter or exit.

- 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.

All storage and use of pesticide products will be compliant with applicable law, including California pesticide laws and regulations enforced by the County Agricultural Commissioner’s Office and the California Department of Pesticide Regulation. The operators will comply with requirements including all the following, unless otherwise required by an applicable regulator:

- 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>

Pesticides will be secured in Building #6 (Appendix A, Sheets C0-C2 and A5). The applicant will comply with all applicable laws and regulations enforced by the County Agricultural Commissioner's Office and the California Department of Pesticide Regulation.

- b. Secure pesticides in locked storage shed;

Pesticides will be secured within Building #6 (Appendix A, Sheets C0-C2 and A5).

- c. Shed shall be ventilated and located in the shade;

Building #6 is ventilated and located in the shade.

- d. Secondary containment capable of holding the maximum possible volume stored is required;

Liquid products will be stored within secondary containment capable of holding the maximum possible volume stored.

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

Building #6 is located outside of the Riparian setbacks established in SCCC 13.10 for structures.

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

Building #6 is enclosed and waterproof.

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

All bags and boxes of pesticides and fertilizers will be stored 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;

Building #6 has impermeable flooring.

- i. Routinely check for leaks and spills;

Building #6 will be routinely inspected for leaks and spills.

- j. Have spill cleanup kit onsite to be able to respond to any leaks or spills.

A spill cleanup kit will be located Building #6.

- k. Follow the additional requirements of the California Department of Pesticide Regulation Pesticide Safety Information Series A-2.

<http://www.cdpr.ca.gov/docs/whs/pdf/hs711.pdf>

Safety measures will be taken when storing, moving, and disposing of pesticides using the California Department of Pesticide Regulation Pesticide Safety Information Series A-2 as reference.

- 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>

Signage in English and Spanish containing the signal words “warning” and “danger” will be placed strategically to be visible from any direction of probable approach to Building #6.

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.

The operator will comply with pesticide label directions on pesticides with the word CAUTION as they pertain to personal protective equipment, application method, application rate, environmental hazards, longest reentry intervals and greenhouse, and indoor use directions. Any required personal protective equipment will be kept in Building #6 (Appendix A, Sheets C0-C2). For all other pesticides, the operator will comply with all label requirements including site and crop restrictions. The use of EPA registered pesticides will comply with all labeling requirements associated with those products as required by FAC 12973 in addition to the criteria set forth by the California Department of Pesticide Regulation (CDPR).

- b. Prior to the use of any approved pesticide on cannabis, obtain an Operator Identification Number from the County Agricultural Commissioner.

Prior to the use of any registered pesticide on cannabis, the operator will obtain an Operator Identification Number from the County Agricultural Commissioner.

- c. Submit monthly pesticide use reports to the County Agricultural Commissioner.

The cultivators will submit monthly pesticide use reports (Appendix D) to the County Agricultural Commissioner. These pesticide use records will be available in Building #6 and will be filled out by employees tasked with pesticide application.

3. Fertilizer Use

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

Prior to applying fertilizers, the operator will evaluate irrigation water, soils, growth media, and plant tissue to optimize plant growth and avoid over fertilization.

- b. Apply fertilizers at label rates.

Fertilizers will be applied at label rates.

- c. Do not apply fertilizers in a way that will result in runoff that may contaminate ground or surface water.

A timed drip irrigation system will be used to minimize runoff originating from application of fertilizers.

- 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.

Diesel for the onsite boiler is the only fuel stored on site. Diesel is kept in a 10,000-gallon tank securely installed within a concrete enclosure (Appendix A, Sheets C0-C2 and A7).

- 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.

Operators shall be regulated by the Santa Cruz County Environmental Health Department and 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;
- 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.
 2. 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, a 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.

The operator shall reduce odors from the cultivation operation by installing portable HEPA filters to continuously clean the greenhouse air. The odor abatement system proposed to be used at the project site is described in the Preliminary Odor Abatement Plan attached as Appendix E.

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/financialadoptedcango101717.pdf

The operators will comply with all rules and requirements of the California State Water Resources Control Board (State Water

Board), including but not limited to maintaining registration of the property with the General Waste Discharge Requirements and Waiver of Waste Discharge Requirements for Discharges of Waste Associated with Cannabis Cultivation Activities, Order No. WQ-2019-0001-DWQ (General Order). The applicant enrolled in the General Order on November 18th, 2020 under WDID 3_44CC429689 (Appendix G).

- 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.

A notification for no jurisdictional items was submitted to CDFW on December 17th, 2020 (Appendix I). Once the notification is processed, the Applicants will have written verification from the Department of Fish & Wildlife that 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.

Not applicable as no other cannabis operators are nearby with whom to share water storage. Ocean Grown Hughes LLC and Sunrize Nursery LLC will cooperate to share water tanks for fire purposes.

- 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.

N/A. There is no existing forbearance period associated with the current supply.

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;
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.

The operators will use an efficient irrigation system in connection with their cannabis operations to conserve water and avoid run-off. The water conserving techniques detailed above will be implemented as feasible. Watering schedule will be documented in a log that will be stored in each cultivation area and updated in real time. Records will be consolidated and maintained in the documented storage area within Building #5. Additional copies will be maintained off-site.

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.

The cannabis cultivation operation will generate green, solid, and hazardous wastes. Green waste will be comprised of an estimated 0.5-ton of root material and 0.5-ton of plucked leaves. Solid waste will be comprised of cardboard, bottles, cans, paper, and plastic. Hazardous waste generated onsite may include spent lighting, pesticides, solvents, used oil, or other chemicals used in facility operation and maintenance. Building #5 will contain enclosed trash cans for short-term storage. Sheds for hazardous waste storage, employee waste storage, and green waste storage are indicated

on the Site Plan as Buildings #8, #9, and #10 respectively (Appendix A, Sheet C0-C2). Waste will be stored in the designated areas and hauled to the Waste Management facilities as needed. The operator has designated Building #10 as the Green Waste Storage area where organic cannabis waste will be securely kept until it is hauled to a licensed waste facility. The Preliminary Security Plan included as Appendix C includes other details pertaining to waste disposal.

- 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.
 - 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.

N/A. The applicant does not propose onsite composting. Spent soil will be reamended and reused each year. New, unused soil may be stored in watertight totes before being incorporated into garden pots. Used soil will remain in the pots and be reamended and reused.

- 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.

N/A. The applicant does not propose onsite composting. All cannabis-related organic leaf waste and root material will be placed in a locked shed (Building #10) and will be hauled off-site to a licensed facility weekly or as needed.

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 manned, fully permitted solid waste landfill or transformation facility subject to the requirements of CDFR.

Any cannabis-related organic waste will be self-hauled (by the licensee or its employees) to a manned, fully permitted solid waste landfill or transformation facility such as the Buena Vista Landfill. The person who transports the waste shall obtain, for each delivery of cannabis waste, a copy of a certified weight ticket or receipt from the solid waste facility. Documentation of the waste haul will be kept onsite, along with evidence of subscription to a waste collection service, if applicable.

- 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.

The operators will conduct litter control to ensure that all workers properly dispose of their trash, which is expected to include paper wrappers, food containers, cans, and bottles.

- 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.

All trash and waste will be maintained in a contained, enclosed areas (Appendix A, Sheet C0-C2) to avoid odors and visual impacts in the surrounding neighborhood. Transfer of cannabis waste material from the site shall only occur after onsite pre-treatment renders the waste material unrecognizable and unusable as cannabis or a cannabis product at the time of disposal.

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 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.

Electrical power for this cultivation operation, 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, or 2) purchase of carbon offsets of any portion of power not from renewable or carbon-free sources. As a priority, carbon offsets shall be purchased through a qualified local entity such as The Offset Project.

Cultivation that will occur within existing greenhouses with a lighting system will consist of 1,000-watt fluorescent lighting expected to be used up to 24 hours per day during the vegetative growth phase. When the existing system requires upgrading, the operators will seek use of LED lighting as feasible.

If any repair or upgrade requires new buildings, onsite photovoltaic systems shall be required, and retrofitted buildings shall be encouraged to install onsite solar

photovoltaic systems to offset energy demand. This cultivation facility shall adopt all or some elements of CalGreen Tier 1 and 2 voluntary elective measures to increase efficiency in new buildings, remodels, and additions. These measures will prioritize the use of 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.

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The operators shall maximize energy efficiency of their operations by:

- a. Conducting an annual energy audit;
- b. Measuring and recording net energy usage (Appendix F);
- c. Maintaining efficient heating/cooling/dehumidification systems;
- d. Implementing LED lighting over HID or HPS where feasible; and
- e. Implementing automated lighting systems where feasible.

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 construction is proposed. All cannabis-related vehicle traffic will be restricted to established roads, storage, and parking (Appendix A, Sheet C0-C2) to the extent practicable.

- 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.

N/A. All roads surrounding the project site are within the existing CSA.

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 pervious 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.

N/A. The proposed project does not involve relocation of any existing cannabis operation, nor does it involve vacating any other location. This item is not applicable to the proposed project.