

October 20, 2017

Cannabis Comments c/o Matt Johnston
Planning Department
701 Ocean Street, 4th floor
Santa Cruz, CA 95060

Dear Matt:

I am a business owner and owner of commercial property in the Soquel Research Park area. I have the following concerns on the DEIR.

Comment 1. Air Quality. I concur with requirement for air filters on all indoor grow operations. We are currently affected by odor/poor air quality from the numerous grow operations occurring in the Soquel Research Park area.

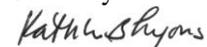
Comment 2. Parking Demand and Seasonal Worker Parking Demand: The DEIR states that it is anticipated that ongoing operation of unlicensed operations would continue, relocate, or expand and generate increased traffic with potential effects on the performance of the circulation system. Secondary impacts also could result from traffic hazards due to the continued operation of unlicensed cannabis cultivation/manufacturing sites throughout the County. The DEIR also identifies the presence of cannabis harvesters traveling from harvest to harvest throughout the region. The DEIR states there would be an incremental increase of new workers that could commute to County of Santa Cruz.

Most of the discussion in the DEIR is focused on rural areas of the County. Commercially-zoned areas within the County that will be affected by this ordinance are largely ignored.

The commercially-zoned area in the Soquel Research Park already supports several cannabis-growing operations. In addition to the use of several 1,000 square-foot commercial condo complexes along S. Rodeo Gulch Road for pot-growing, a large indoor grow facility has established within the former Outdoor World distribution building. A vacant commercial condo complex on Research Park Drive is also being marketed for cannabis growing. This is a significant land use change to a relatively small area of the County. As such, we have experienced an increase in the demand for on-street parking, particularly during the harvest periods. We have experienced a significant influx of multi-day/week-long overnight RV campers parking on public streets during the harvest periods. While we appreciate the routine surveillance and ticketing of long-term overnight RV parking by the Sheriff's office (volunteer patrols), it is a constant concern. We are concerned that the lack of regulation for worker parking will be exacerbated upon approval of the ordinance and more cannabis operations establish in already-impacted commercially-zoned areas.

The DEIR fails to outline the requirements of off-street parking that will be required for each business within commercially-zoned areas and fails to address the impacts caused by the increased parking demand during the four harvest periods used by indoor growers. The DEIR fails to explain how parking requirements for the cannabis businesses will be regulated. Who will monitor and regulate a business' adherence to off-street parking requirements for their workers? Who will monitor and regulate parking requirements for seasonal workers? Who will monitor and regulate overnight RV camping by seasonal workers? The DEIR should provide this information.

Sincerely



Kathy Lyons
2551 S. Rodeo Gulch Road #12, Soquel

Cc: John Leopold, District Supervisor