

## Additional conditions for Major Use Permit UP19-05

1. Landscaping in the form of trees will be planted along the Red Hills Road side to create a tasteful screening over time of the plant's building. The planting will extend from the existing line of Walnut trees on the North side of the entrance to a distance on the south side of the entrance that will achieve the desired screened effect.
2. A wood slatted chain link fence will be placed between the proposed landscape screen and the building. The fence will set 21' feet from the building which places it approximately 140 feet from Red Hills Road. It will surround the north and south side of the building and continues for 100 feet to the east thereby enclosing the reduced chip storage area. The reduction in the storage area will be 50% or a reduction in area from the original 28,000 square feet to 14,000 square feet.
3. In the event of future, substantiated noise or dust complaints related to the plant's operation, Scotts Valley agrees to implement additional mitigation measures that may include the placement of the offending operation within an enclosure in order to meet or exceed County requirements.