

## Project Description

The applicant is requesting to allow a total of 89,620 square feet of outdoor canopy area, a 22,000 square feet of "mixed-light" canopy within a permanent greenhouse using light deprivation, and 22,000 square feet of immature plants solely used for cloning and propagation used for selling and distribution. The 238,220 square feet cultivation area will take place within a 7 feet fenced compound for screening. The applicant proposes ancillary facility including: 50,000 square feet processing facility, 24,000 square feet of greenhouse for nursery, 50,000 square feet drying facility, 200 square feet fertilizer and pesticide storage, 200 square feet equipment and tools storage shed, 200 square feet security room, and 24,000 square feet greenhouse for mixed-light canopy. **The proposed greenhouse are twenty-one (21) 24 x 96 to fit into the cultivation area.** The applicant is also proposing portable restrooms and permanent restroom in the processing facility, parking lots, and water tanks.

The existing uses within the property boundary consist of extensive agricultural use for wine grapes. The project property is currently improved with an agricultural shop for storage, an agricultural pond built in the 1970s for irrigation, an existing well, and 2,500 storage tanks. The cultivation site was a previous hemp site before applying for the proposed commercial cannabis cultivation. The cultivation operation will be located within the permitted setback required by both local and state requirements. It will be over 100 feet from the project property boundary and over 100 feet from all watercourses.

The topography of the project is a flat agricultural field. The elevation averages 1,400 feet with only a few feet of elevation difference across the entire property. Before the establishment of this cultivation operation, historical land uses were entirely vineyards with some portion of the land for this use still existing. The surrounding land uses are vineyards and row crop agriculture, an airplane strip, and ranch estates. The study area contains the following terrestrial vegetation communities: ruderal/disturbed; agricultural/vineyard; and marsh. However, the project site will take place primarily on the area that is designated as "ruderal/disturbed" areas. This area consists of disturbed or converted natural habitat that is now either in the ruderal state, graded, or urbanized with gravel roads. Vegetation within this habitat type consists primarily of non-native weedy or invasive species or ornamental plants lacking a consistent community structure. The disturbed and altered condition of these lands greatly reduces their habitat value and ability to sustain rare plants or diverse wildlife assemblages.

Gustafson Farms plans to be fully organic with their agricultural products of both dry and liquid fertilizers and pesticides. After the first year, and after the native soils have been blended with imported organics, dry and liquid fertilizers will be used to optimize plant macronutrients and micronutrients. Native soil will be enriched with imported organic matter such as worm castings or compost. The pesticides that will be used for this cultivation project include neem oil and sulfur, both in quantities suggested by the manufacturer recommendations during the growing months and only used when necessary. All of the fertilizers, nutrients, and pesticides will only be purchased and delivered to the property as needed. They will be stored separately in the secure storage shed, in their original containers, and used as directed by the manufacturer. All pesticides/fertilizers will be mixed/prepared on an impermeable surface with secondary containment, at least 100 feet from surface water bodies. Empty containers will be disposed of by placing them in a separate seal tight bin with a fitted lid and disposed of at the local solid waste facility within the county. At no time will fertilizers/nutrients be applied at a rate greater than 319 pounds of nitrogen per acre per year (requirement of the State Water

Resource Control Board's Cannabis General Order). Water-soluble fertilizers/nutrients will be delivered via the drip and micro-spray irrigation system(s) of the proposed cultivation operation to promote optimal plant growth and flower formation to use minimal consumption of the product as necessary. Petroleum products will be stored year-round in State of California-approved containers with secondary containment and separate from pesticides and fertilizers, within the 200 ft<sup>2</sup> storage area. The proposed cultivation operation will utilize drip irrigation systems, to conserve water resources. The well on the northern parcel boundary will be pumped underground to the southern parcel and into the water storage tanks proposed near the cultivation site in the middle of the property boundary. From the well to the storage tanks the cultivator will utilize underground water lines, which are a combination of PVC piping and black poly tubing. The existing agricultural well currently produces an average of 180 GPM and has a depth of 175-foot depth under a 6-hour test. Water use calculation is projected to be approximately 2,847,000 gallons per year for the proposed mature canopy area, on the basis that the cultivation operates year-round at 365 days a year.

The proposed project site will require little energy for the 89,620 square feet of outdoor cannabis as it will require full sunlight. The 22,000 square feet of "mixed-light" will utilize full sunlight and will be supplemented with artificial light a couple of hours a day. All electricity needed for the project at this time will be provided by PG&E. The proposed buildout of all new structures being implemented will conform with all local and state requirements and will include solar panels on all new structures. The proposed project does have a backup generator, to be used during emergencies. The project does not propose the storage or use of any hazardous materials. All organic waste will be placed in the designated composting area within the cultivation area. The project's core business hours of operation will take place between 8:00 a.m. to 6:00 p.m. with deliveries and pickups restricted to 9:00 a.m. to 7:00 p.m. Monday through Saturday and Sunday from 12:00 p.m. to 5:00 p.m.

The project property can be accessed off George Road, a county-maintained road that will then lead to a security gate private dirt access driveway on the northern parcel of the project boundary. The project boundary is within the California Department of Forestry and Fire Protection (CalFire) Responsibility Area with a portion within the Local Responsibility Area. The project will require to meet CalFire road access standards for emergency access. The access driveway is approximately 2,377.1 feet in length to the entrance of the cultivation site, with an approximate slope of 2% throughout the whole project boundary. At a minimum, the driveway will be twelve (12) feet wide with fourteen (14) feet of unobstructed horizontal clearance and fifteen (15) feet of unobstructed vertical clearance, but due to commercial standards, the proposed access driveway will be twenty (20) feet wide. The site will have six (9) parking stalls with one (1) ADA parking space as well as turnouts at a minimum of twelve (12) feet wide and thirty (30) feet long, with a minimum twenty-five (25) feet taper on each end, placed at the midpoint. The access driveway to the parcel currently has a security gate at the entrance of the parcel. The gate will be locked during non-business hours (6:00 p.m. to 8:00 a.m.) or when permitted personnel is not present. The gate will be secured with a heavy-duty chain, commercial-grade padlock, and a Knox Box to allow 24/7 access for emergency services. Only approved managerial staff and emergency service providers can unlock the gates on the project property. The fencing for this project will include a perimeter fence around the entire outdoor cultivation area. The cultivation area fence will be a 7-foot tall chain-link fence with a privacy mesh screen and mounted with security cameras.