

Appendix B
Revised Project Description

Project Description

Address: 514 E. Tefft Street, Nipomo, California 93444

APN: 090-051-042

Parcel Size: 36.37Acres

Land Use Designation: AG

Water Source: Well

Sewage Disposal: Septic

Applicant: Canna Organic Farms, INC.

Land Owner: Kassandra Cisneros

Number of Employees: 6 Full-time employees

Hours of Operation: Monday – Saturday: 6:30am –6pm

This land use permit application is commissioned by the applicant, Canna Organic Farms, Inc, for a minor use permit at 514 E. Tefft Street, Nipomo to operate an indoor cannabis cultivation, indoor nursery, onsite indoor cannabis processing and ancillary transport (distribution transport-only) facility. The project has been revised and has eliminated the outdoor cultivation component and now consists of only indoor greenhouse cultivation; 22,000 sf of indoor canopy and 5,500 sf of indoor ancillary nursery canopy. The revised site plan outlines the location of the proposed greenhouses and all ancillary cannabis activities.

The nursery will consist of five (5) 1,200 sf and one (1) 880 sf greenhouse (6,880 sf total) with 5,500 sf of canopy and will be used to germinate and propagate seeds for ancillary use only. Nine (9) 3,000 sf greenhouses (27,000 sf total) will be used to cultivate 22,000 sf of cannabis canopy. The cultivation greenhouses will take the plants from immaturity to flower and all harvested product will be processed on site. Harvesting will take place throughout the months of February and August. A 1,000 sf processing and distribution modular building will be used for onsite indoor processing activities and will also house the distribution (transport-only) office. Processing activities will include trimming, drying, curing, and packaging of cannabis product and will take place within the 770 sf processing area. A distribution office will be located in a 230 sf office area of the processing and distribution building and will house the security surveillance equipment, secure record storage, cash vault and all distribution transport only activities. The processing and distribution building will be a limited access area, accessible to only authorized employees.

The proposed odor mitigation plan for the Greenhouses, Nursery, Processing and Distribution building, and the Product Storage Container is based on the best available technology for sustainable odor control systems in commercial cannabis farming. The engineered system utilizes three separate filtration technologies that, when combined, provide a highly effective odor mitigation system. The core technologies are Bipolar Ionization, HEPA filtration, and Carbon Absorption filtration. Ionization combined with HEPA filtration can safely remove odor causing VOC's from the air by "attaching" VOC particles to larger particles that make it easier to filter out of the space. Carbon absorption filtration captures airborne VOC's by absorbing the molecules into the carbon matrix. Combining any or all three provides the best available engineered system for odor mitigation in the industry. The three technologies will be engineered for each facility to maximize the odor filtration and minimize odors released into the exterior. In the Greenhouse, all three technologies will be utilized at a high airflow rate (Air Changes per Hour, ACH) to maximize odor capture. Intakes and Exhaust louvers will be positioned to discharge into the prevailing wind increasing the dilution of outgoing air and minimizing the odor before reaching the property lines. In the Processing/Distribution Building, densely packed Carbon filtration, along with a negative building pressurization system, will maintain odor control through filtration and pressurization control. The Product Storage Container will be a closed container and be equipped with a recirculating HEPA and Carbon filter system to continuously remove VOC's inside the container. The Nursery will not typically produce the odor causing VOC's at this stage in the plants life. Regardless, recirculating HEPA and Carbon filtration provide additional odor removing capabilities if needed. The proposed engineered system

is an accepted solution that will provide a highly effective odor mitigation system by utilizing the latest technologies and best practices for odor control. Combining Ionization, HEPA filtration and Carbon filtration represents the best available sustainable solution for the indoor commercial cannabis farming industry today.

Additionally, a new 12x12 (144 sf) metal storage shed will be constructed and will be used for storing organic chemical and pesticide used for the cannabis cultivation. All chemicals stored in the shed will be locked within a secondary storage container within the shed and the shed will be locked with a commercial grade lock and will have limited access. All organic chemicals including pesticides and fertilizers will be properly labeled, stored, and applied to avoid and prevent contamination through leakage, or inadvertent damage from rodents, pests, or wildlife. A Hazard Response Plan has been prepared by the applicant for the safety and protection of employees when applying and using chemicals. Multiple copies of the Hazard Response Plan will be kept onsite and will be made available to all employees and copies will always be kept in both the distribution office and in the chemical and pesticide storage shed.

Cannabis waste will be composed onsite within a 2,200 sf fenced composting area, see Appendix A, sheet A7, for location. The compost area will be surrounded by a 4'-0" high deer fence with two secured access gates, with commercial grade locks and limited employee access. The compost area can hold up to 391 cubic yards of the compost mixture made up of cannabis waste, such as roots, stalks and leaves and mixed at a ratio of 50/50 with organic soils and mulch. The nutrient rich organic compost produced will then be used back in the cultivation for soil amending onsite. Table 1 outlines each proposed structure related to cannabis operation including its size, canopy (if applicable) and the uses it will serve to the cannabis cultivation.

TABLE 1: CANNABIS RELATED STRUCTURES, SIZE AND USE

Cannabis Related Structures (New or Existing)	Size (sf and dimensions)	Canopy	Use
(N) Cultivation Site (fenced area)	110,270 sf	27,500 sf	All cannabis activity takes place within the fenced cultivation site
(N) Greenhouses	(9) 30' x 101.5' 27,405 sf	22,000 sf	Mature Cannabis Plant Cultivation (see Appendix A Sheet A.4 for structure details)
(N) Nursery (25% of total cannabis cultivation)	(5) 20' x 80' (1) 20' x 44' 6,880 sf	5,500 sf	Seed Production area and Immature Plants (see Appendix A Sheet A.5 for structure details)
(N) Processing and Distribution Building	1,000 sf	n/a	Modular office (see Appendix A Sheet A.3 for structure details)
(N) Processing Area	770 sf	n/a	Drying, bucking, trimming and packaging of cannabis product within the Processing and Distribution Building
(N) Distribution Office	230 sf	n/a	Record storage, surveillance equipment, all distribution activities within the Processing and Distribution Building
(N) Storage Container	8' x 40' 320 sf	n/a	Cannabis storage (see Appendix A Sheet A.6 for structure details)
(N) Composting	2,200 sf	n/a	Area where cannabis waste is mixed 50/50 with organic soils and
(N) Parking (8)	1,460 sf	n/a	Employee car parking area with 1 concrete paved ADA parking space and path of travel to the processing and distribution
(N) Loading Area	200 sf	n/a	Loading area used for cannabis related activities
(N) Chemical Storage Shed	12' x 12' 144 sf	n/a	Secure storage shed (metal building) for organic chemicals and pesticides (all chemicals stored locked within secondary storage container)

TABLE 2: GREENHOUSE SIZE AND DIMENSION BREAKDOWN – INCLUDING CANOPY AND CIRCULATION SPACE/WALKWAYS

Greenhouse	Use	Dimensions	Square Footage	Canopy	Circulation Space/Walk Ways
Greenhouse 1	Cultivation	30 x 100	3,000	2,444.44	555.56
Greenhouse 2	Cultivation	30 x 100	3,000	2,444.44	555.56
Greenhouse 3	Cultivation	30 x 100	3,000	2,444.44	555.56
Greenhouse 4	Cultivation	30 x 100	3,000	2,444.44	555.56
Greenhouse 5	Cultivation	30 x 100	3,000	2,444.44	555.56
Greenhouse 6	Cultivation	30 x 100	3,000	2,444.44	555.56
Greenhouse 7	Cultivation	30 x 100	3,000	2,444.44	555.56
Greenhouse 8	Cultivation	30 x 100	3,000	2,444.44	555.56
Greenhouse 9	Cultivation	30 x 100	3,000	2,444.44	555.56
Total	Cultivation	27,000	27,000	22,000	5,000
Greenhouse A	Nursery	20 x 60	1,200	1,000	200
Greenhouse B	Nursery	20 x 60	1,200	1,000	200
Greenhouse C	Nursery	20 x 60	1,200	1,000	200
Greenhouse D	Nursery	20 x 60	1,200	1,000	200
Greenhouse E	Nursery	20 x 60	1,200	1,000	200
Greenhouse F	Nursery	20 x 44	880	500	380
Total	Nursery	6,880	6,880	5,500	1,380
Total	Cultivation and Nursery	33,880	33,880	27,500	6,380

The property will be equipped with one 10,000-gallon water tank to meet CalFire standards. This tank is reserved strictly for the use of fire fighting. The tank is outlined on the revised site map and is located within the fenced cannabis cultivations site. The tank is located on the right-hand side of the driveway as you enter the cultivation site. The property will also be equipped with a 5,000-gallon water tank used to supply the irrigation for the cannabis cultivation, please see Appendix A for the location of all water tanks. A new fire hydrant is also proposed for this project. The new fire hydrant location is pending CalFire approval.

Because the outdoor cultivation has been removed from this project, a revised water demand estimate has been produced. Based on the water demand estimate, the projected water demand for the project is 1.3-acre feet per year. The complete water demand estimate can be found in Appendix F.

This project will use low voltage outdoor lighting for the purpose of security illumination only. Outdoor lighting will be downfacing and appropriate to not cast light off site. Additional controls required by CDFW will be addressed and incorporated as necessary and will be designed to minimize impacts to wildlife. Please see Appendix H for outdoor lighting specifications. Indoor lighting for the greenhouse operations will be shielded with black out screening within the greenhouses, please refer to Appendix G for the complete electrical estimate for all indoor and outdoor lighting.

The project will incorporate energy efficient features into the project including LED Lights, motion sensors, lighting timers, and the use of natural light in the processing and distribution building. An electrical estimate is also provided, by BMA Engineering, Inc. and estimates 261,331.65 kWt per year.

This project would like to request a parking modification from Title 22 Section 22.18.050 from the required 1 parking space per 500 sf of nursery specialties and 1 space per 1,000 sf of agricultural processing. The original submittal made the request to modify this requirement to minimize the parking spaces to 25 including one ADA space. The applicant would like to propose a decreased modification to 8 parking spaces including one ADA parking space. This modification is requested and the recommendation of the County as 8 spaces will be sufficient for the number of employees onsite at a time and also be able to accommodate deliveries.

The project will employ 6 full time employees what will work year-round in 2 shifts; 6:30am to 3pm and 9:30am to 6pm. The applicant also anticipates 4 new delivery trips per week; with 3 new deliveries per week for materials required for the cannabis cultivation activities plus 1 new delivery per week to transport products to markets. A maximum of one distribution/transportation trip is estimated per day. Distribution/transportation trips will be used to move cannabis product off the property to other licensed business such as licensed distribution facilities, manufactures or cultivations. The applicant will not schedule delivery and transportation trips inside the peak hours of AM peak hours (7:00-9:00 AM) and PM peak hours (4:00-6:00 PM).

There is no new proposed grading as the land was already used for planting hay and citrus in previous years. A grading and drainage plan is provided and can be found in Appendix L