ATTACHMENT 1C

Cultivation and Operations Plan

CISCO FARMS INC.

PLN-2021-17384 CUP

APNs 105-101-011, 104-232-005, 104-191-001

CULTIVATION & OPERATIONS PLAN – UPDATED 12-08-21

Submitted to:

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1. INTRODUCTION

1.1. PURPOSE

This Cultivation and Operations Plan is intended for Cisco Farms Inc. (the "Applicant") on APNs 105-101-011, 104-232-005, and 104-191-001 (the "Property"; one legal lot as defined by Humboldt County Code (HCC). It is structured to address Performance Standards set forth in Humboldt County's Commercial Cannabis Land Use Ordinance (CCLUO), No. 2599 (aka "Ordinance 2.0") §55.4.12, as well as other requirements set for the by the County Planning Department). The specific Performance Standard that is addressed by each section is listed in the section title.

1.2. EXECUTIVE SUMMARY

Cisco Farms Inc. is seeking Conditional Use Permits for 5 acres of new open-air cannabis cultivation and commercial nursery, and Zoning Clearance Certificates for two (2) Cannabis Support Facilities: commercial processing and Community Propagation Center on APNs 105-101-011, 104-232-005, and 104-191-001. Of the 5 acres, 3 acres will be full-sun outdoor, 1 acre light-deprivation in greenhouses with no artificial light, and 1 acre mixed-light in gutter-connect greenhouses with supplemental lighting not to exceed 25 watts/sf. Cultivation will result in 1-3 cycles annually, depending on the method. Nursery facilities total 67,760 sf and include 40,320 sf of greenhouses, 21,440 sf of gutter-connect greenhouses, and 6,000 sf of indoor/enclosed space. The Project proposal includes permitting of proposed facilities and structures that are appurtenant to the cultivation activities, which includes 19,200 sf of drying facilities. Drying and processing will initially occur off-site then move to on-site once these facilities have been constructed. A 3,000-sf commercial processing building is also proposed for both cannabis produced on-site and that produced by other cultivators.

All irrigation water will be sourced from rainwater catchment. A groundwater well will provide water designated for human use and sanitization only. A total of 2,850,000 gallons of water storage is proposed. Water will be stored on-site in one agricultural pond with 2,650,000-gallon capacity, and forty (40) plastic tanks, each with 5,000-gallon capacity (total 200,000 tank capacity). Total annual irrigation water use is projected to be 2,154,095 (8.3 gal/sf cultivation, 5.1 gal/sf nursery. Groundwater well use for human use and sanitization will be 111,709 gallons. Power will come from PG&E service and onsite renewables (solar and/or wind). There will be a maximum number of 34 employees during peak operations, with 12 during all other times. Approximately 1,280 sf of farmworker/ employee housing is proposed in modular units that will accommodate up to 8 persons. Domestic water for the housing will be sourced from the well and an OWTS will be installed. Access to the site is from Chambers Road, a paved County-maintained road. In addition, a Transport-only Self Distribution license will be sought at the state level in order to satisfy operational logistics.

1.3. Compliance & Inspections (§55.4.12.1.1-7, §55.4.12.2.1-4,7)

The Applicant will comply with all environmental protections and standards, performance standards, and associated reporting, payment of fees, inspections, and licenses in conjunction with the following regulations and/or agencies, as applicable:

- Humboldt County CCLUO 2.0
- Humboldt County Planning & Building Department (the "Department")
- California Department of Food and Agriculture (CDFA; CCR Title 3, Div.8, Cpt.1 §8000-8607)
- Bureau of Cannabis Control (BCC)
- California Department of Public Health (CDPH)
- California Department of Cannabis Control (July 2021 and thereafter)
- State Water Resources Control Board (SWRCB; Order No. 2019-0001-DWQ)
- California Department of Fish & Wildlife (CDFW; CCR Title 14 § 722, Standard LSAA for Cannabis Cultivation & Non-cannabis, App. ID: EPIMS-18009)
- California Department of Pesticide Regulation (CDPR)
- California Department of Tax and Fee Administration (CDTFA)
- Humboldt County Treasurer-Tax Collector
- Humboldt County Agricultural Commissioner
- California Department of Industrial Relations, Cal-OSHA, US Department of Labor, and any other employment regulations and agencies

The Applicant consents to inspections and terms thereof outlined in CCLUO 2.0 as well as other inspections as described in various documents put forth by the agencies listed above.

The Applicant will register as an "agricultural employer" with the California EDD upon imminent receipt of County permit/s.

1.4. Related Operations

The chief officer of Cisco Farms Inc. also holds this position within several other cannabis operations. Of highest interest to this application are current and proposed operations on neighboring and/or nearby parcels in the Petrolia area on APN 105-111-016 (CUP-16-125) and 105-111-001 (PLN-2021-17034). For this Project, the Applicant intends to pursue permitting at the state level which will allow transfer of clones and juvenile plants from on-site nursery operations to the other sites, as well as receiving harvested cannabis for drying and trimming from the other sites. Similarly, during the initial years of this Project while the facility is being constructed, the Applicant may send harvested cannabis to the other sites – where state permitting allows – for drying and trimming.

2. SITE INFORMATION

2.1. SITE HISTORY

The Property is part of a larger historic cattle ranch consisting of several large parcels. An application for a Notice of Merger (NOM) was submitted to Humboldt County Planning Department in July 2020 and approved in early June 2021 (PLN-2020-16522). The NOM reorganized several parcels within the ranch to form two new tracts in order to meet zoning requirements for minimum parcel size, and to meet specific CCLUO 2.0 §55.4.6.1(c) eligibility for cannabis operations.

The ranch is held in a Williamson Act Land Conservation contract (Ranch ID 236) between the County and the Benemann Family Revocable Trust (please see additional document). Cannabis operations will not affect the contract terms and stock operations will continue on in the same capacity and manner as previous years, including on the parcels centric to cannabis operations.

2.2. SITE CHARACTERISTICS

The Project site consists of a flat agricultural field predominated by native and non-native pasture grasses. The site is immediately bordered to the north and south by narrow riparian bands of trees occurring along Class I and II streams, respectively. More extensive woodlands occur approximately 0.15 miles and 0.5 miles to the northeast and east, respectively. Climate at the site is dominated by coastal and geographic influences, with year-round strong winds. Due to this weather feature, the Applicant intends to erect wind fencing and/or plant windrows where necessary around the Project site.

2.3. ROAD SYSTEMS (§55.4.12.1.8)

2.3.1. ACCESS ROADS & DRIVEWAYS

A private driveway provides access to the Project site from Chambers Road, which is a paved county-maintained road developed to the Category 4 Standard up to the edge of the Property boundary. Please see the *DPW Road Evaluation Report* prepared by a licensed engineer included in the application package. The driveway only provides access to the Property and one other neighboring parcel. The length of the driveway to the project site is approximately 0.75 miles. A gravel-surface access road will surround the entirety of the Project site (except for pond), contributing an additional length of ~0.75 miles.

Chambers Road and the private driveway will see routine use during project operations. Traffic will moderately increase above "routine use" along Chambers Road and the private driveway during the initial phase of the Project, when construction and site preparation activities are taking place. Traffic will also increase year-round from current levels as a result of additional employees traveling to and from the site, and other cultivators traveling to and from the

Community Propagation Center. Peak use time is estimated to be between 6:00 – 8:00 AM and 5:00 – 6:00 PM. Traffic shall observe a 10 mph maximum speed limit on the private drive and 25 mph maximum speed limit on Chambers Road.

The Applicant shall maintain the intersection of the driveway and Chambers Road in accordance with the requirements of HCC. These include ensuring all fences and gates are not located within the County right-of-way and will not impede traffic when being open and closed. The visibility triangle will be maintained in accordance with HCC §341-1. No construction or new buildings are proposed within the visibility triangle. If any fencing is installed, it shall be of a nature and type that does not obstruct vision, and all brush and vegetation shall be kept mowed at this intersection. The Applicant shall pave the driveway apron for a minimum width of 18 ft and length of 50 ft to meet current County standards for a commercial driveway.

The driveway surface beyond the paved apron and will be maintained so as to minimize dust during the season of use, in accordance with SWRCB Order WQ 2019-0001-DWQ.

2.3.2. STREAM-CROSSINGS

Three (3) stream-crossings exist on the Property, two of which are along the access driveway, both over Class II watercourses. The southernmost of these crossings is a bridge that was replaced as part of a state-funded fisheries restoration project in 2008; it is functioning with no evidence of erosion. The second crossing is a culvert that is currently functioning but needs to be replaced with a larger-sized culvert in order to meet the capacity for a 100-year streamflow event.

The third stream-crossing is located near the residential portion of the Property on the southern parcel, and is used for ranching activities and general property access. The crossing contains a functioning culvert that is undersized. The culvert will be upgraded to a larger size that will meet 100-year streamflow event capacity.

The crossing assessments and upgrade designs were completed by a qualified licensed engineer in accordance with CDFW guidelines and requirements. A standard Lake and Streambed Alteration Agreement (LSAA) application that includes the crossing upgrades, as well as general cannabis activities, was submitted to CDFW in May 2021 and is pending approval (Application ID: EPIMS-18009). The proposed stream-crossing upgrades shall only occur on in-use roads. All disturbances associated with this aspect of the Project will be limited to the road, stream channel, and banks immediately adjacent to the individual crossings for the purposes of storm-proofing and upgrading the crossings. Work will only occur during the period of June 15th through October 31st (or first significant rainfall) to limit and avoid impacts to aquatic habitat and salmonids. Vegetation will only be removed from sites where it is necessary for the implementation of effective storm-proofing treatments, where erosion is likely to occur, or where it is growing on anthropogenically placed fill material. All crossing sites where upgrades are proposed dry up in the later summer months such that water is not expected to be present

within the channel during the working period required for the culvert replacement, so dewatering will not be necessary. All stream-crossings will be monitored and maintained for debris as part of winterization procedures prior to November 15, and regularly thereafter prior to and just after large storm events, or every 2 weeks, whichever is more frequent.

In addition to the upgrades listed above, several minor driveway upgrades, such as rolling dips and additional ditch relief culverts, will be done to hydrologically disconnect road reaches from watercourse crossings and alignments, thereby further reducing anthropogenic impacts and sediment delivery potential to the Mattole River watershed from the rural road network on the Property.

2.3.3. Parking Plan & Fire-apparatus Turn-around

A total of seventeen (17) designated parking spaces in a perpendicular fashion will be located in three main locations around the Project site. Eight (8) spaces and one (1) ADA-compliant van-accessible space will be located adjacent to the processing building at the southwestern corner of the site. Four (4) spaces are proposed in the northeastern corner of the site, and four (4) in the southeastern corner. The gravel access road will also provide additional opportunities for parking along its length in a parallel fashion. Parking is based on all activities being conducted by a maximum of 14 employees during peak times. If additional employees are hired in the future, the parking area will be enlarged to accommodate more vehicles, if applicable, subject the requirements of HCC §313-109.1. Parking spaces shall be without cover with the area of each parking space 9 ft x 18 ft, and each ADA space 14' X 18' to meet both CCR and HCC requirements.

The turn-around area is a hammerhead/T configuration and is located off a spur from the southeastern corner of the access road. The turn-around area is at least 60 ft in length and as wide as the driveway – which will be approximately 12 ft – in order to meet CalFIRE SRA requirements.

The parking and turn-around areas shall be maintained so as to minimize dust during the season of use, in accordance with SWRCB Order WQ 2019-0001-DWQ.

3. ENVIRONMENTAL STANDARDS

3.1. Stormwater Management Plan – Site drainage, runoff, & erosion control measures (§55.4.12.1.12)

3.1.1. Site Drainage & Runoff

The Project site consists of a flat agricultural field predominated by native and non-native pasture grasses. The Project site is immediately bordered to the north by a Class I stream, East Mill Creek, a tributary to the Mattole River. The site is bordered to the south and southeast by

un-named Class II and Class III drainages that are themselves tributaries to East Mill Creek. These creeks facilitate overall property drainage during the wet season. The Project will not divert water from any watercourses, and will not require any grading work to facilitate drainage. All cultivation will occur in the proposed open-air cultivation areas on relatively level ground with drip irrigation systems. All cannabis activity areas are located at least 150, 100, and 50 feet from the Class I, Class II, and Class III tributaries, respectively.

The slope of the cultivation site is approximately 2.7% both east-west and north-south. Surface water is naturally absorbed and recharged back into the existing landscape without channelization. The Project will not result in discharges that could affect surface water or groundwater quality. Irrigation water will be applied at agronomic rates via timed drip irrigation so as to minimize runoff. Any detected leaks in the irrigation system/s shall be fixed immediately so as to reduce runoff from such incidents.

Pond overflow will be constructed consistent with engineering professional standards and relevant local and state guidelines. The overflow consists of an armored (rocked) channel that empties at the natural grade and dissipates water back into the existing landscape. The pond was designed by a qualified licensed engineer, in accordance with HCC and SWRCB regulations.

All water storage features shall have emergency shut-off valves (timed or manual), and/or have float valves installed where appropriate, in order to reduce run-off from such features in the event of a leak or human error.

All runoff from soil and garden wastes shall be minimized by storing such wastes on low-gradient slopes in distinct compost bins and/or areas. Straw and/or straw baffles shall surround compost bins, areas, and piles, as may be deemed necessary. Drainage and potential runoff associated with fertilizer, amendment, and fuel storage shall be minimized through the use of secondary containment systems within proper covered off-the-ground storage.

With regard to access roads, the culvert replacements and driveway upgrades mentioned previously will further minimize runoff and sediment delivery potential to the watercourses on the Property. All drainage features and potential sources of runoff shall be inspected on a weekly basis during the wet season and after all significant storm events.

The Applicant has enrolled in SWRCB Order No. 2019-0001-DWQ and a Site Management Plan (SMP) is being developed in accordance with the General Order and Cannabis Cultivation Policy. The SMP includes erosion and sediment control Best Practicable Treatment or Controls (BPTCs) designed to prevent, contain, and reduce sources of sediment.

3.1.2. Erosion Control Measures

Topsoil preservation measures include planting cover crop (clover and other species) during the fallow season, minimal tilling on calm days during garden preparation and planting, and mulching

or utilizing weed mats where appropriate. For minimizing erosion relating to roads and driveways, road conditions shall be inspected on a weekly basis during the year, and after major storm events during the wet season. Any road improvements shall utilize angular rock, outsloping, rolling dips, and water bars, as appropriate.
At all areas where excavation of soils, ground disturbance, grading, or spoil piles are proposed, best practicable treatments and controls (BPTCs) will be utilized immediately following such activities to ensure such features do not deliver sediment to surface waters. BPTCs include the use of erosion control seed, straw wattles, tarps and mulching with weed free straw. Application rates for erosion control native seed mix and mulch/straw/hay will be no less than 50 lbs/acre and 4,000 lbs/acre, respectively.

3.2. Water Source, Storage & Use

3.2.1 Water Source

All water for irrigation will be sourced from rain catchment, and thus, is not subject to the SWRCB Department of Water Rights Cannabis SIUR Program guidelines and restrictions. Trucked water may only be used for emergency situations, as defined by CCLUO §55.4.12.2.5.

3.2.1.1. Rainwater Harvest

The Project has the potential to source all cannabis irrigation water needs from rainwater harvest. Three precipitation data sources were used to assess this aspect of Project feasibility. Using several sources was done to best reflect Project site conditions in elevation and geography in order to obtain the most accurate rainfall data for average and drought years. Table 1 shows the Project's catchment surfaces and their respective footprints with the corresponding individual and combined collection potentials for an average year and the driest years by data source. The various data sources are described as follows.

PRISM Climate Data[1]

PRISM data sets are the most widely used spatial climate data sets in the United States and are the official spatial climate data sets of the USDA. PRISM provides 30-year average monthly and annual precipitation (1981-2010 is the most recent 30-year dataset currently available on PRISM). As elevation is the most important factor in the distribution of climate variables, the 800-meter resolution was used to match the Project elevation as closely as possible; PRISM data are for 259 ft elevation and the elevation at the center of the Project site is approximately 295 ft. PRISM data were used to determine monthly and annual averages. To determine the driest year, PRISM time series data were used (which uses an elevation of 928 ft). The driest year was 2013 with 29.33 inches of precipitation.

[1] https://prism.oregonstate.edu/explorer/

Mattole NCWAP[2]

Appendix C of the North Coast Watershed Assessment Program (NCWAP): Mattole River Watershed Assessment Report provides Department of Water Resources data that is from a weather station that was in operation from 1958 – February 1995. It was at an elevation of 175 ft and distance of 1.25 airmiles from the Project site. Only annual data are available from this source. The driest year on record from this station was 1977 with 27.24 inches of rainfall; this is the lowest precipitation amount found from all the available data sources.

CoCoRaHS Petrolia Station Data[3]

CoCoRaHS is an acronym for the Community Collaborative Rain, Hail and Snow Network. A station is currently located approximately 1.1 airmiles from the Project site at an elevation of 92 ft. The station has been in continuous operation since September 1, 2016. As both monthly and annual data are provided, the 2020 dataset was used in analysis as this year was a notable recent dry year.

[2] Downie, Scott T., C.W. Davenport, E. Dudik, F. Yee, and J. Clements (multi-disciplinary team leads). 2002. Mattole River Watershed Assessment Report. North Coast Watershed Assessment Program, p. 441 plus Appendices. California Resources Agency, and California Environmental Protection Agency, Sacramento, California.

[3] https://wys.cocorahs.org/

Table 1. Rain-catchment Surfaces and Water Collection Potential (in Gallons) for Average and Dry Years for Cisco Farms Inc. on APN 105-101-011 et al.

Rain-catchment Facility	Catchment Surface Material	Footprint (sf)	PRISM 30-Yr Average (73.93 in)	PRISM Record Low (2013: 29.33 in)	CoCoRaHS Record Low (2020: 35.4 in)	NCWAP Record Low (1977: 27.24 in)
Pond	EPDM, polyethylene	46,367	2,136,878	847,756	1,023,204	787,347
Gutter-connect Greenhouses	acrylite, acrylic, polycarbonate	65,000	2,995,607	1,188,437	1,434,390	1,103,751
Stand-alone Greenhouses	polyethylene	43,560	2,007,518	796,436	961,262	739,683
Drying Buildings	galvanized steel, Galvalume	19,200	884,856	351,046	423,697	326,031
Nursery & Processing Buildings	galvanized steel, Galvalume	6,000	276,518	109,702	132,405	101,885
TOTAL COLLECTION POTENTIAL (GAL)			**8,301,376**	**3,293,377**	**3,974,959**	**3,058,697**

Collection capacity was determined using the following equation:

$$Rainwater\ collected\ (gal) = catchment\ surface\ area\ (ft^2) \times Rain\ (in) \times Conversion\ factor$$

Where the *Conversion factor* is: $0.623377 = \left(\frac{1\ in}{12\frac{in}{ft}}\right) \times \left(\frac{7.48052\ gal}{1\ ft^3}\right)$

The total amount of water required for cannabis irrigation plus pond evaporation is 2,832,025 gallons. If all catchment surfaces are employed, only 25.22 inches of rain is required to meet this amount, and the average annual rainfall of 73.93 inches is more than enough. Even in the driest years on record – NCWAP 1977, PRISM 2013, CoCoRaHS 2020 – enough precipitation will be received to meet Project demand.

One can see that in a drought year, all the listed catchment surfaces will be utilized in order to meet water needs, while in an average or particularly wet year, only the pond and the drying buildings may need to be used for catchment. Once storage facilities are at capacity, various catchment surfaces may be disconnected in order to avoid excess pond overflow. The Applicant will monitor water storage levels throughout the wet season to make such determinations in a timely manner.

3.2.1.2. Groundwater Well

Non-irrigation water is proposed to be sourced from an on-site well. Non-irrigation water totals 111,709 gallons and is designated for the following purposes: drinking, restroom and shower facilities, processing (e.g. handwashing, surface and tool cleaning), and farmworker/employee residence use. It is necessary to source such water from a well, as issues are present around the legality and safety of using stored rainwater for human consumption and sanitization. The well will be used and operated in compliance with any local and/or state regulations and/or restrictions in place at the time of use.

3.2.1.3. Imported Drinking Water

Drinking water for employees and resident farmworkers may be imported (i.e. bottled water) if requirements in effect in the future prevent the well from being utilized as a source for such water.

3.2.2. Water Storage (§55.4.12.7.1.c, §55.4.12.8)

A total of 2,850,000 gallons of water storage is proposed. Water will be stored on-site in one agricultural pond with 2,650,000-gallon capacity, and forty (40) plastic tanks, each with 5,000-gallon capacity (total 200,000 tank capacity). Two (2) of these tanks shall be reserved for fire suppression and prevention uses (total 10,000 gal).

3.2.3. Water Required

A total of 2,953,733 gallons will be required for all Project activities and associated demands, such as evaporation, farmworker/employee residential use, and fire suppression. Please see Table 2 for monthly water requirements by category (fire suppression is not included).

3.2.3.1. Evaporation

Evaporation has been calculated from May – September using local estimates of approximately 0.5 ft per month. Please see Table 2.

3.2.3.2. Processing

Processing water use primarily includes employee hydration and employee and workspace sanitation. Processing water use averages 200 gallons per week when activities occur (Table 2).

3.2.3.3. Resident Employees

Farmworker housing water use is estimated at 40 gal/day per person. This is for all domestic use, including but not limited to: drinking, toilet facilities, laundry, other sanitation, pets, and small vegetable garden uses. Farmworker water use is shown in Table 2.

3.2.3.4. Fire Suppression

A designated amount of water shall be kept on-site for fire suppression purposes. This amount is 10,000 gallons and will be reserved in two (2) plastic tanks labeled as "FIRE".[4] The water tanks containing the designated water supply shall be linked to a standpipe that meets CCR Title 14, Division 1.5, Chapter 7 requirements (CalFIRE SRA Fire Safe Regulations) and HCC § 3114-4 (SRA Fire Safe Regulations).

Table 2. Monthly and Annual Water Requirement (in Gallons) by Demand Category for Cisco Farms Inc. on APN 105-101-011 et al.

Month	All Cultivation	Pond Evaporation	Processing	Employee Residence	Total Water Required
January	11,530	-	886	4,960	17,376
February	28,862	-	800	4,480	34,142
March	67,067	-	886	9,920	77,872
April	245,149	-	857	9,600	255,606
May	321,237	173,424	886	9,920	505,467
June	338,338	155,302	857	9,600	504,097
July	413,218	136,775	886	9,920	560,798
August	372,951	116,066	886	9,920	499,823
September	275,926	96,362	857	9,600	382,745
October	65,121	-	886	9,920	75,927
November	9,716	-	857	8,480	19,053
December	4,982	-	886	4,960	10,827
TOTAL	**2,154,095**	**677,929**	**10,429**	**101,280**	**2,943,733**

Note: Components may not sum to totals because of rounding.

[4] The 10,000 gallons reserved for Fire Use only is not included in Table 2, as it will hopefully be a one-time input and will not be used or required on an annual basis.

3.2.4. WATER USE (§55.4.12.7)

A total of 2,154,095 gallons of water will be required annually for cannabis irrigation activities at full capacity. See Tables 3 and 4 for a breakdown of use by cultivation area and water use per square foot by cultivation area.

3.2.4.1. Cultivation of Mature Plants

Water will be used on-site for crop irrigation, fertilization, and pest management activities. Water use amounts associated with cultivation have been calculated based on the number of plants expected to be grown and number of cycles at maximum capacity. This amount per plant includes regular crop irrigation in addition to feedings (late-March through early-November) and < 1 gallon per plant at transplant times. Throughout their life-cycle, rooted individual plants will be watered only by focused drip irrigation or hand-watering methods. Both methods will ensure maximal water use efficiency and that no runoff is created. Clones in the nursery operations will be watered via misting methods. Cultivation-specific water use by method is shown in Table 3.

3.2.4.2. Commercial Nursery

The watering regime for the nursery is based on the number of clones and potted juvenile plants in aggregate for any one week during the year. Water use is estimated based on an average production capacity of 8,450 clones per week year-round and an average weekly holding of 13,510 small pots and 8,454 1-gallon pots during February – September (Table 3).

Table 3. Monthly and Annual Water Use for Irrigation (in Gallons) by Cultivation Area for CISCO FARMS INC. on APN 105-101-011 et al.

Month	Mixed-Light	Light-Dep	Full-Sun Outdoor	Nursery	Total Cultivation
January	-	-	-	11,530	11,530
February	-	-	-	28,862	28,862
March	11,575	-	-	55,492	67,067
April	112,011	70,438	-	62,700	245,149
May	117,239	116,771	20,211	67,016	321,237
June	113,878	112,568	67,998	43,894	338,338
July	117,239	116,646	128,600	50,733	413,218
August	117,674	116,460	128,600	10,216	372,951
September	47,231	99,068	124,452	5,174	275,926
October	-	-	61,767	3,354	65,121
November	-	-	6,849	2,867	9,716
December	-	-	-	4,982	4,982
TOTAL	**636,847**	**631,951**	**538,478**	**346,819**	**2,154,095**

Note: Components may not sum to totals because of rounding.

Table 4. Water Use per Square Foot by Cultivation Area for CISCO FARMS INC. on APN 105-101-011 et al.

Mature Plant Cultivation	Mixed-Light Greenhouse (ML)	14.6	8.3
	Light-Dep Greenhouse (GH)	14.5	
	Full-Sun Outdoor (OD)	4.1	
Nursery			5.1
TOTAL			7.5

3.2.5. IRRIGATION PLAN (§55.4.12.7.1.A,B,C)

All irrigation water will be sourced from the pond and storage tanks designated for such, which will have a total combined capacity of 2,840,000 gallons. A maximum of ~115 gallons per mature full-sun plant are anticipated (Table 5) and ~27 gallons per plant in light-deprivation ("light-dep") and mixed-light operations (3 rounds, approximately 8-10 weeks each; Table 6). All water shall be applied at agronomic rates. For clone rearing, a misting system will be used that applies water at a rate of approximately 0.042 gallons (0.67 cups) per tray per week. For cultivation beyond the clone stage, the Project will utilize focused drip irrigation systems and/or top feed hand watering to provide direct-to-root irrigation with minimal or no water waste. A limited amount of hand-watering will be done at time of transplant for full-sun plants (~1 gal per plant) and during any top-dress fertilization or amendment. All irrigation via drip method is limited by timers, so a precise amount of water per plant is applied. Timers also have the benefit of limiting water loss via any spontaneous leaks that may arise.

Table 5. Drip Irrigation Rates for CISCO FARMS INC. for Full-Sun Plants

Dates (approximate)	# Weeks	Water Amount (gal/plant/week)	Total (per plant)
May 20 - Jun 15	3.86	2.5	9.6
Jun 16 - 30	2.14	4.0	8.6
Jul 1 - Sep 30	13.14	6.0	78.9
Oct 1 - 31	4.43	4.0	17.7
TOTAL			114.8

Table 6. Drip Irrigation Rates for CISCO FARMS INC. for Light-deprivation and Mixed-light Plants

# WEEKS (AVG)	WATER AMOUNT (GAL/PLANT/WEEK)	TOTAL (PER PLANT)
9	3.0	27.0
TOTAL		**27.0**

3.2.6 Water Conservation Measures (§55.4.12.7.1.d)

On-site water management and conservation activities include:

- Timed drip irrigation applied at agronomic rates
- Any exposed soils are mulched and/or cover-cropped to reduce evaporative loss
- Groundcover and/or mulch used in cultivation area
- Substantial percentage of water sourced from rainwater catchment
- Float valves installed in all tank inlets
- Regular monitoring for leaks at designated intervals
- Using mixed-light and/or deprivation techniques to produce smaller plants which require less water per plant throughout the season
- Low flow toilets & shower in employee bathrooms and housing

3.2.7. Measurement & Recordkeeping (§55.4.12.7.5,6,7)

Water meters will be installed at the well and all exit points from storage facilities (i.e. pond and tanks), to account for and report actual water used, which will be recorded weekly and reported in accordance with local and state guidelines. The water level in all storage facilities will be visually monitored once per week during the spring/summer/falls months and at least 2 times per month during the winter months, and it shall be recorded at least once per month. Safety valves (volume or time-oriented) shall exist at all storage facility main exit points so that in the event of a leak, only a limited amount of water can be lost.

During the spring/summer/fall months, leaks will be monitored for at least once per week in all lines and fittings, or more frequently after unusual wind events. During other times of the year, leaks will be checked for through regular visual inspection of storage facilities and irrigation lines conducted at least 2 times per month, or after large storm events.

3.3. Agricultural Chemicals Storage & Use

When not in use, all nutrients, fertilizers and amendments (collectively "agricultural chemicals") associated with cultivation will be stored in the westernmost drying/storage building in an enclosed, locked area designated as such. All agricultural chemicals associated with commercial nursery activities will be located within the indoor structures for each, respectively, within a locked cabinet and/or room. It is anticipated that most soil amendments will be purchased in bulk and immediately mixed into the soils or planting medium, so storage requirements for these particular compounds are minimal. If amendment storage is required, it will occur in the same locations mentioned previously. All agricultural chemical location storage locations shall have impervious floors and be completely protected from wind or rain to prevent any leachate from entering groundwater or any debris from entering surface waters. All agricultural chemicals shall

be contained within their original labeled containers and stored in accordance with manufacturer instructions, within secondary containment (bins). Pesticides will be stored in a separate compartment or bin from the fertilizers and amendments if their composition requires such measures.

BPTCs will be employed when storing, handling, mixing, applying and disposing of all fertilizers, pesticides and fungicides. All agricultural chemicals shall be applied according to manufacturer instructions and at manufacturers' suggested rates, or less. Application rates and times for all pesticides will be tracked and reported as required by CDPR and the County Agricultural Commissioner. Application rates for fertilizer will be tracked monthly in accordance with SWRCB requirements.

The Applicant already possesses a pesticide application certification (i.e. Private Applicator Certificate / PAC) received through the County Agricultural Commissioner. This PAC meets state DPR requirements for a Qualified Applicator License. Any applicable employees will also be trained to handle, mix, apply, and dispose of pesticides/fungicides with proper hand, eye, body, and respiratory protection in accordance with the manufacturer recommendations and CDPR requirements. Agricultural chemical safety procedures include fire safety, use of rubber (or similar material) gloves and respirators (if applicable), proper hand washing guidelines, and emergency protocols. The material safety data sheets (MSDS) for each chemical will be kept on site and accessible to employees. The Applicant and any employees will also be trained in spill prevention, countermeasures, and cleanup protocols should emergency arise. Spill kits will be available in areas designated for agricultural chemical storage. A shower will be located in the ADA bathroom in the processing building in the event of a spill or exposure resulting in skin contact.

The Applicant will use the following soil amendments/nutrients (or similar) for the proposed cultivation and nursery operations:

- Trace minerals mix
- Pacific oyster shell
- Gypsum
- Lime
- Dolomite
- Azomite

The Applicant anticipates using the following fertilizers/nutrients (or similar) for the proposed cultivation and nursery operations:

- Earth Juice Rainbow Mix Pro Grow
- Earth Juice Rainbow Mix Pro Bloom
- General Hydroponics Grow (various products)
- General Hydroponics Bloom (various products)

The Applicant will use the following pesticides for the proposed cultivation and nursery operations:

- Sulfur products (e.g. soaps, sprays)
- Neem oil and other plant oils (e.g. garlic, cottonseed, corn, soybean, clove)
- Green Cleaner
- Dr. Zymes
- Regalia and Regalia PTO (*Reynoutria sachalinensis*)
- Grandevo WDG and Grandevo PTO (*Chromobacterium subtsugae*)
- Venerate XC (killed *Burkholderia spp.*)
- Biological controls (e.g. ladybugs, predator mites, praying mantis)

Integrated pest management strategies that include chemical, biological, and cultural controls are used so that only affected areas are treated when there is an economic benefit. Pests and diseases are controlled with biological controls, bioinsecticides, and/or plant essential oils and/or beneficial bacteria. No rodenticides will be used on site. Please see the accompanying *Pest Management Plan*.

3.4. Soils Management Plan

Existing site soil is classified as not prime agricultural soils. Cultivation of mature plants will occur in amended native soil in tilled beds for full-sun plants. For light-dep greenhouse and mixed-light greenhouse operations, plants may be planted either in tilled beds using amended native soil or in pots using amended native soil or completely imported soil, or a mixture of both. Any imported soil used in pots will be recycled for on-site use in subsequent years.

There will also be input of imported soils to all cultivation areas on an annual basis when immature plants are transplanted into the canopy areas. Immature plants will be grown to a maximum size of 1-gallon bags or pots in the nursery in manufactured potting soil. It is estimated that up to 486 yd^3 of soil per year may be imported for this use. Bulk soil will initially be deposited in the Soil Management Area designated on the Site Plan and then taken from there

to various on-site facilities, as needed. All imported soil will be incorporated into the cultivation areas and/or recycled for on-site use in subsequent years.

Commercial wholesale nursery activities will also require imported manufactured soil. It is estimated that 85 yd^3 will be used for this purpose. It is anticipated that nearly all of this soil will be transported off-site when wholesale nursery plants are purchased by other cultivators or distributors.

Any remaining soil piles at the onset of the winter season (November 15 or the first fall rains, whichever is sooner) shall be tarped and surrounded by straw baffles. The cultivation area and all other disturbed areas will be seeded with cover crop in the fall of each year. Each spring, some amending of the native soil with composted manures and other agricultural minerals will take place, dependent on the results of yearly soil tests.

Other than through commercial wholesale plant transactions, no manufactured soil is expected to be removed from the site or disposed off-site.

3.5. Waste / Materials Management Plan (§55.4.12.1.13)

3.5.1. Cannabis-related Products

All employees will receive job-specific training on the proper handling of live plants and fresh and dried flower, trim, and any other non-manufactured cannabis products. Such training includes cultivation and harvesting techniques, hand tool use, and proper Personal Protective Equipment (PPE) storage and use.

3.5.2. Agricultural Chemicals

Relevant employees will be trained on the proper storing, handling, mixing, and application of all amendments, fertilizers, and pesticides, and proper PPE use. All agricultural chemicals will be applied according to manufacturer recommendations. Please see previous Section 3.3 for more details.

3.5.3. Cultivation & Nursery Plant Waste

Vegetative matter such as root balls, branches, leaves, and other plant material will be composted on-site in designated compost areas located near each cultivation and nursery area. Each compost area will be approximately 20 ft by 20 ft; It is estimated 4 compost areas will be necessary (please see Site Plan for locations).

No materials associated with the cultivation and processing of cannabis will be burned (CCLUO §55.4.12.1.9).

3.5.4. Solid Waste

All other wastes, including cultivation-related (non-plant material) refuse, household refuse and recycling, plastics, packaging, irrigation, pots, lighting, pond liners, electrical fixtures, wiring, and fencing shall be collected in designated trash and recycling containers that are covered and will be located on-site within or adjacent to the following structures: westernmost drying/storage structure at the northern edge of the full-sun outdoor cultivation area, processing building, indoor commercial nursery buildings, and farmworker housing unit/s. The storage areas for trash and recycling will be covered and off the ground. The location of the receptacles shall prevent storm water contamination and leachate from entering or percolating to receiving waters. The containers will also be restricted from animal access. Solid waste and recycling will be hauled off-site by the Applicant at least 2 times per month, or as necessary. Please see the attached Site Plan for structure locations.

3.5.5. Hazardous Waste

Although their production is not anticipated, any hazardous wastes, such as fuels or solvents, shall be logged, stored in secondary containment, and taken to a County-approved hazardous materials collection facility, as appropriate. An EnviroStor Database search was performed, and no hazardous waste sites were found within at least a 5,000 ft radius of the site.

3.5.6. Wastewater / Sewage Disposal Plan

Since irrigation shall be applied at agronomic rates, no effluent from cultivation (cultivation wastewater) is anticipated at the site. For handwashing, toilet, and household effluent, an on-site wastewater treatments system (OWTS) is proposed that will service the processing area, kitchen, restrooms, and employee housing units. The OWTS shall be designed to accommodate the number of anticipated daytime and resident employees and processing facility. Please see the Site Plan for proposed leach field (septic drainfield) location. The Applicant will work with the County to ensure all necessary permits are on-file for these facilities prior to construction. The OWTS will be serviced by a licensed septic pumping professional at least once per year, prior to the winter period (November 15), or more frequently, as necessary.

3.6. Light Pollution Control Plan (§55.4.12.4)

All lighting associated with cultivation, nursery, and processing activities shall be shielded by use of tarps or other covers, and, where applicable, window shades or blinds. No lighting will be used in Full-sun outdoor (OD-1) or Light-dep greenhouse (GH-1) cultivation areas. Mixed-light gutter-connect greenhouses (ML-1) will contain artificial lighting at an intensity not to exceed 25 watts/sf (CDFA Mixed-Light, Tier 2 maximum intensity). The gutter-connect greenhouses and any nursery greenhouse containing lighting shall be equipped with automated blackout tarp systems. The tarps will be deployed a minimum of one half-hour before sunset and one half-hour after sunset whenever supplemental lighting is in use. This will be so that no light escapes from sunset

to sunrise to meet LZ-0 and LZ-1[5] standards, providing for a dark ambient environment. Exterior and task lighting shall only be used for basic human safety and basic operations. Exterior permanent artificial light fixtures shall exist only where necessary for safety, where mandated by codes, or where a discreet need is identified, shall be angled downward, and shall be extinguished when not in use.

3.7. Noise Source Assessments & Mitigation Plan (§55.4.12.6)

Noise levels will increase for a brief period of time during construction activities throughout the phase-in period of the project for 1-5 years while the facilities are being constructed. Typical construction equipment may include a dozer and backhoe, although minimal grading and site preparation are anticipated due to the relatively flat topography of the site. Equipment noise is predicted to be a maximum of 85 dBA at a distance of 50 ft (with acoustical usage factor of 40%).[6] The impacts will be temporary in nature and will end when construction is complete. Weather-permitting, construction activities will attempt to occur between September 1 – and November 15 each year to avoid noise disturbance to migratory nesting birds. Noise will also increase at the start of each cultivation season as cultivation areas are tilled with a tractor, with a slightly less noise output to that of construction equipment (84 dBA @ 50 ft, usage factor 40%). The activities generating equipment noise shall be limited to daylight hours as specified in CCLUO 2.0 §55.4.12.2.8.

Noise from project operations will come from the general occupation of the Project areas. The only anticipated potential on-going noise sources may be greenhouse fans and vehicular traffic to and from the Project site. Fan noise will be attenuated by installation design, placement/orientation (away from property lines and forested areas), and model selection. The noise from all potential sources will be monitored throughout the year at the identified noise measurement sites on the Site Plan: the western property boundary closest to any greenhouse structure containing a fan and at riparian edges and forested zones to the north of the site. No other sensitive receptors are located within 600 ft of the project site.

Current ambient noise levels range from 30 dBA to 58 dBA (wind speed 2 - 18 mph). All cultivation, nursery, and processing activities shall not increase ambient noise levels by more than 3 decibels as measured at each property line.

[5] Lighting Zone 0 and Lighting Zone 1, as defined by the International Dark-Sky Association and the Illuminating Engineering Society of North America

[6] Federal Highway Administration *Construction Noise Handbook*, https://www.fhwa.dot.gov/environment/noise/construction_noise/handbook/handbook09.cfm

3.8. Watershed & Habitat Protection – SWRCB Cannabis Cultivation General Order & Policy Compliance Summary

The Applicant has enrolled in SWRCB Order No. 2019-0001-DWQ as a Tier 2 Discharger. A Site Management Plan (SMP) is being developed in accordance with enrollment. Adherence to the SMP will ensure that the watershed and surrounding habitat are protected. All areas of cannabis activities, including cultivation, shall occur on slopes less than 30% and outside of the listed riparian setbacks (relevant 150 ft, 100 ft, and 50 ft) in the Order. Below is a summary of how the proposed activities will meet BPTCs for each relevant category listed in Attachment A (Cannabis Cultivation Policy) of the Order. Where these elements have previously been described in detail herein, the section number is noted for reference.

3.8.1. Land Development & Maintenance, Erosion Control & Drainage Features

Site development and maintenance activities will utilize BPTCs in accordance with the SWRCB recommendations. Grading and earthwork activities will be conducted by a licensed contractor in accordance with approved local grading permits and the SMP. Implementation of the SMP will further disconnect any hydrologically connected road reaches and roadside ditches from on-site watercourses to the greatest degree feasible through the installation of rolling dips and additional ditch relief culverts. See § 3.1 for more descriptions.

3.8.2. Stream-crossing Installation & Maintenance

See § 2.2.1.1 for a detailed description of activities and associated BPTCs.

3.8.3. Soil Disposal & Spoils Management

No soil will be taken off-site. All unused soil and soil piles shall be tarped and baffled when not in use. Any spoils from construction activities shall be distributed according to the BPTCs outlined in the SWRCB Order, Attachment A.

3.8.4. Riparian & Wetland Protection & Management

The Applicant will observe all necessary and required setbacks from wetland and riparian areas. Noise will be measured at the nearest riparian drip edge throughout the year, as cannabis activities take place year-round. The Project will result in no discharge of agricultural water to any of the water features on or near the Project site. No non-invasive trees or other vegetation shall be removed from riparian and wetland areas. Any invasive plants found within such areas will be removed via manual methods with minimal ground disturbance.

3.8.5. Water Storage & Use

See § 3.2 for a detailed description of water storage, use, and BPTCs for water conservation.

3.8.6. Fertilizers, Pesticides & Petroleum Products

All the BPTCs described previously in § 3.3 of this document will be utilized. Petroleum products will be stored separately from fertilizers and pesticides in lawful containers within secondary

containment. All refueling and equipment maintenance of small motors shall be done within secondary containment, and any equipment maintenance involving larger motors (e.g. tractor) will be done off-site or within a covered garage with impermeable floor located elsewhere on the Property (not part of the cannabis operation).

3.8.7. Wastes

See § 3.5, previously, for a detailed description of waste handling BPTCs that will be used.

3.8.8. Winterization

The Applicant will complete all necessary winterization activities listed in the Order by November 15 of each year. The cultivation area shall also be cover-cropped by this date each year.

3.9. Invasive Species Control Plan Summary (§55.4.12.16)

A site-specific Invasive Species Control Plan (the "Plan" in this section) was prepared for the Project (please see additional documentation). Nine (9) invasive species – all plants – were identified in the Project area. The Plan lists manual removal as the most likely effective management method for most of the 9 species, with some additionally responding to grazing, burning, or tilling. The Applicant shall follow recommendations outlined in the Plan with regard to management, timing of efforts, and removal and disposal.

In addition, the water storage pond has the potential to harbor the invasive American bullfrog (*Lithobates catesbeianus*). A *Bullfrog Monitoring and Management Plan* (created by CDFW) will be utilized to conduct regular annual surveys and undertake eradication methods should the animals be found. Please see the *Invasive Species Control Plan* and the *Bullfrog Monitoring and Management Plan* for additional details.

3.10. Energy Plan (§55.4.12.5)

3.10.1. Electricity

Energy shall be required for cultivation (fans and lighting, where applicable), nursery activities, drying, processing, and resident employee uses, as applicable. At total of 639,962 kwh is predicted once the Project reaches full capacity and is based on (and limited by) 600-amp service by PG&E. It is estimated that the earliest this service would be available is 2026. Please see the Energy Budget in Table 7 for a breakdown of electricity use by month for each activity requiring electricity.

Energy shall be provided via grid power either from PG&E or Redwood Coast Energy Authority (RCEA), or via a combination of grid power and on-site solar array. Options are listed below.

- PG&E: In 2019 (the most recent year data is available), all of PG&E's power mix was greenhouse-gas free.[7] The "Base" and "50% Solar Choice" plans provide 28.5% and 64.3% renewable[8] energy, respectively, according to PG&E's 2019 Power Content Label.[9] If the Applicant opts for either of these plans, then they will purchase carbon offset credits to mitigate the portion of energy not supplied by renewable resources. Credits will be purchased from a reputable source recognized by relevant state regulatory agencies.
- PG&E: The "100% Solar Choice" plan provides 100% renewable energy, according to PG&E's 2019 Power Content Label. The Applicant would not need to purchase carbon offset credits.
- RCEA: Through the "RePower+" service, RCEA is able to provide up to 100% renewable energy for its customers. This would mean the Applicant would not need to purchase carbon offset credits.
- The Applicant does intend to install a permitted solar array that is tied to the grid. This would help offset the amount of electricity use from PG&E, including the percentage of PG&E power that is not defined as renewable. Utilizing all south-facing solid roof surfaces on proposed buildings for the array/s, electricity production capacity is estimated to be 565,896 kWh (OurEvolution Engineering, Inc.; see *Site Plan* for details). When on-site solar is installed, the Applicant will provide evidence of grid-power offset as relevant to the energy used for cultivation, nursery, and processing activities when such evidence is requested by the Department.

Generator use shall be limited to "emergency" use only, as defined in CCR Title 17, Division 3, Chapter 1, Subchapter 7.5, §93116.2(a)(12), or the "emergency use" definition for stationary engines in Title 17, Division 3, Chapter 1, Subchapter 7.5, § 93115.4(a)(30).

3.10.2. HEATING

Heating will be necessary for nursery activities. This will occur in 4 stand-alone greenhouses, 10,000 sf gutter-connect greenhouses, and both indoor nursery facilities. Heating will be accomplished through the use of commercial propane heaters designed for such uses, and may be either direct ambient air type or through radiant floor heating infrastructure via boiler system. Heating will bring internal greenhouse temperatures to ~50°F during the coldest months, approximately January – April, and ~60°F inside the buildings from November – April.

[7] https://www.pge.com/en_US/about-pge/environment/what-we-are-doing/clean-energy-solutions/clean-energy-solutions.page
[8] A significant portion of PG&E's energy supply comes from large hydroelectric power stations which do not qualify as an eligible renewable resource under California law
[9] https://www.energy.ca.gov/filebrowser/download/3245

The mechanical heating capacity will not exceed 10 BTU/hour per square foot, per County building regulations for Ag-exempt structures. A Title 24 Building Energy Requirement for Plant Growth exemption letter certifying the heating is not for human occupancy will be obtained from a qualified Energy Consultant and supplied to the Department during the building permit application process. Total annual propane usage is estimated at 2,317 gallons.

Table 7. Energy Use per Cannabis Activity by Month, in kilowatt-hour, for CISCO FARMS INC. on APN 105-101-011 et al.

Description of Activity	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL BY ACTIVITY
Mixed-Light Cultivation	-	-	9,801	78,374	80,521	76,954	80,239	80,635	50,366	-	-	-	**456,889**
Nursery Lighting	11,383	13,258	13,628	12,792	13,218	12,792	13,218	12,437	8,508	7,633	3,528	3,646	**126,043**
Drying	-	-	-	-	471	1,420	753	1,138	1,138	2,905	2,096	-	**9,921**
Processing	2,680	2,433	2,680	2,598	2,680	2,598	2,680	2,680	2,598	2,680	2,598	2,680	**31,581**
Utility, gen. lighting, security, etc.	224	202	224	217	224	217	224	224	217	224	217	224	**2,637**
Farmworker Housing†	1,095	989	1,095	1,060	1,095	1,060	1,095	1,095	1,060	1,095	1,060	1,095	**12,892**
TOTAL BY MONTH	**15,382**	**16,882**	**27,428**	**95,040**	**98,208**	**95,040**	**98,208**	**98,208**	**63,886**	**14,537**	**9,498**	**7,644**	**639,962**

†https://www.eia.gov/tools/faqs/faq.php?id=97&t=3#:~:text=How%20much%20electricity%20does%20an,about%20877%20kWh%20per%20month

3.11. Security Plan

Access to the cultivation, nursery, processing, and storage facilities will be secured and restricted. The cultivation premises and any associated facilities shall be locked when not staffed. Only employees or contractors of the Applicant and designated county and state officials shall be allowed to enter the garden sites or any other associated cultivation facilities. All employees and contractors of the Applicant shall be at least 21 years of age.

The site is not visible from high-traffic public roads, and no high-density residential, commercial, school, or other uses are located near the Project site. Access to the Property is via a locked gate. Additionally, it is anticipated that the Project site will be entirely enclosed within wind-fencing or wind-rows, and access will be via a locked gate/s. All buildings associated with cannabis cultivation, nursery, processing, and storage will be locked when not staffed or in use.

To ensure against diversion to illegal marketplaces, the Applicant will be a participant in the California Cannabis Track-and-Trace (CCTT) system. The Applicant has also delineated specified areas for materials holding and/or destruction, as may be deemed necessary according to state regulations. The Applicant shall also comply with any forthcoming safety and security regulations that may be specified by the county or state. All appropriate and pertinent records, permits, and licenses shall be on-hand at the Project site, pursuant to County and state regulations.

4. CANNABIS ACTIVITIES

Five (5) main activities are proposed at the Project site: commercial nursery / Community Propagation Center, cultivation, drying, processing and packaging (ancillary and Cannabis Support Facility / commercial), and transport-only self-distribution. All activities are proposed as "new" as defined by CCLUO 2.0. Please see the Site Plan for location and layout. It should be noted that all facilities and cultivation areas are orientated in such a manner as to minimize the effects of wind at the site.

4.1. Commercial Nursery / Community Propagation Center

4.1.1. Facility Description

Exact area dimensions for specific nursery activities will vary and depend on the needs and demands of other local cultivators that desire to utilize the Community Propagation Center. The nursery area is proposed under a phase-in approach. Nursery space will be added incrementally each year, totaling 46,320 by 2025. An additional 21,440 sf is proposed in 2026, depending on power availability at the site. The commercial nursery facility / community propagation center is composed of three main spaces.

4.1.1.1. Greenhouses

This component is sixteen (16) stand-alone greenhouses totaling 40,320 sf. Greenhouses will house immature cannabis plants and immature cannabis plants intended for clone production ("mother" plants). Artificial light will be used in the greenhouses at a sufficient level to keep plants in a vegetative state but not intended to produce vegetative growth. Greenhouses may be heated during winter and early spring months.

4.1.1.2. Enclosed Nursery

This is an indoor commercial nursery facility totaling 6,000 sf housed in 2 buildings, each with a footprint of 3,000 sf. Clones, mother plants, and small immature cannabis plants will be housed within this space, particularly during winter months. It is projected that clones will occupy a combined area of at least ~800 sf within the two buildings. Minimal artificial (fluorescent and/or LED) lighting will be used for cloning operations. Mother plants and small pots of immature plants intended for sale or transfer will occupy ~4,600 sf of the of combined space in the two buildings during cooler months, and potentially year-round, depending on weather and operational logistics. Artificial lighting will be used to keep plants alive and in a vegetative state. Additional space within the building is designated for storage.

4.1.1.3. Gutter-connect greenhouses

In 2026 and beyond, additional gutter-connect greenhouse space totaling 21,440 sf will be used to house additional mother plants and small pots of immature plants once Project facilities reach maximum operational capacity. The floor of the greenhouses will be gravel with inlaid radiant heating where applicable.

4.1.2. Operations

This is proposed as a Cannabis Support Facility and will be operated as a commercial nursery with two main purposes: 1) produce clones and immature plants for wholesale and/or transfer to other cultivators and distributors, and 2) serve as a Community Propagation Center that houses immature plants and clones from/for other local cultivators.

4.1.2.1. Mother plants

Initially, immature "mother" plants will be started from seeds or clones obtained from a licensed nursery. Thereafter, cuttings (clones) will be taken from the current stock of mother plants in order to create the next batch of mother plants. Mother plants are only grown for a short time; once all possible clones (for future mothers and on-site cultivation plants) from a plant are obtained, the plant is destroyed and composted. Thus, mother plants are created continuously throughout the year. Mother plants are not allowed to flower, which will require supplemental lighting in certain periods of the year when daylight hours approach 12 or less hours. For the Community Propagation Center, genetic material and/or plants that result in mother plants may also be brought to the facility by cultivators who also hold a state-issued self-distribution license.

These particular mothers may be kept in a vegetative state for different periods of time, depending on the specific needs of cultivators holding genetic stock at the facility. Mother plants are not allowed to flower, which will require supplemental lighting in certain periods of the year when daylight hours approach 12 or less hours. All activities shall be recorded in the CCTT system.

4.1.2.1. Clones and immature plants for sale

Clones will be taken from the mother plants year-round, with January – mid-July being the most intensive months (facility at full capacity). From mid-July – December, cloning operations will be approximately 1/3 of operations in the first half of the year. Clones will be reared under artificial lighting in the indoor commercial nursery building. Clones will be situated on cloning racks that occupy approximately 800 sf of floor space. The Applicant will sell clones when they are 2-4 weeks old at the rooted stage, but still in "cube" medium (biodegradable non-soil medium).

Some cultivator customers may desire potted immature plants. For such orders, clones will be up-potted to 5-inch and 1-gallon pots after 2-4 weeks using imported soil. The potted plants will be grown in the stand-alone and gutter-connect greenhouse spaces designated for the commercial nursery. Plants remain in 5-inch pots for approximately 4 weeks and then are up-potted into 1-gallon pots. Plants may remain in 1-gallon pots for up to 4 weeks prior to sale or transfer. All activities shall be recorded in the CCTT system.

4.1.2.2. Community Propagation Center

A portion of the commercial nursery facility will house cultivator-specific genetic stock (mother plants) and also serve to rear associated clones and immature plants associated with that stock. Clones and immature plants will then be transported back to the cultivators' licensed premises (off-site farms) for cultivation, following state guidelines. All activities shall be recorded in the CCTT system.

4.2. Cultivation / Cultivation Plan

4.2.1. Facility Description

A total of 217,800 sf cultivation will occur on-site. All cultivation is classified *new open-air cultivation*, as defined by CCLUO 2.0. Cultivation of mature plants will occur in amended native soil in tilled beds for full-sun plants. For any and all greenhouse operations, plants may be planted either in tilled beds using amended native soil or in pots using amended native soil or completely imported soil, or a mixture of both. Three main methods of cultivation will be employed.

4.2.1.1. Full-sun outdoor – outdoor garden area

This plot shall be 130,680 sf (3 acres) of canopy in a total disturbed cultivation area that is ~10 acres. The layout assumes a 6-ft diameter plant and is proposed as forty-five (45) 600-ft rows

and one (1) or two (2) comprising 731 ft. Plants are positioned at 6-foot centers between plants within the same row, and 16-ft centers between plants in different rows, thus allowing for 10-ft aisleways between rows where no canopy will occur. This will allow tractor access between rows and facilitate County compliance inspections. However, at the beginning of any given year, the Applicant may propose to reconfigure the outdoor cultivation area (e.g. no or reduced aisleways) and will seek County approval to do so prior to cultivation by submitting a revised Site Plan and any other required documentation and/or forms.

4.2.1.2. Light-deprivation – greenhouses

This area is a total of 43,560 sf (1 acre) in seventeen (17) greenhouses that measure 105' X 24' (2,520 sf) and one (1) that is 30' X 24' (720 sf). Cannabis will be grown using light-deprivation techniques *without* the use of any artificial light in the canopy area, producing 2-3 cycles per year (weather-dependent). Black-out plastic sheeting will be used to exclude natural light, when appropriate.

4.2.1.3. Mixed-light – gutter-connect greenhouses

This is a total of 43,560 sf grown in gutter-connect greenhouses with the use of supplemental artificial lighting in the canopy area at an intensity consistent with the CDFA Mixed-light Tier 2 classification (≤ 25 watts/sf). Three harvests per year are expected. The floor of the greenhouses will be gravel with inlaid radiant heating where applicable. These greenhouses shall also be gutter connected to the greenhouses containing additional commercial nursery space. Exact dimensions of greenhouses have yet to be determined, but total structural footprint (including nursery greenhouses) is 325' X 200'.

4.2.2. Operations

Up to three (3) rounds of cultivation will occur each year in the light-dep greenhouses and mixed-light gutter-connect greenhouses. One (1) round of cultivation will occur in the full-sun area, unless auto-flower plants are used, which may produce two (2) rounds. All activities will be entered in the CCTT systems as required. Please see the *Schedule of Activities* section below for more details regarding timing.

4.2.2.1. Propagation

All plants will be started in clone or seedling (juvenile) form from the on-site nursery. Propagation activities will occur continuously from January – August as cultivation areas are planted in succession.

4.2.2.2. Planting

In general, planting will be offset by 0.5 acres per week, facility-wide. Plants will be transferred from the nursery spaces directly to the canopy (cultivation) areas. Up to one (1) gallon of water per plant may be used at time of transplant.

4.2.2.3. Cultivation / vegetative growth & flowering

During this stage, plants are monitored for health and progress. Plant-management activities include pruning and de-leafing, with all excess plant material placed in designated compost areas. Other main activities include irrigation and administration of fertilizers, pesticides, and compounds or teas to maintain plant health and vigor. Integrated pest management strategies – including application of biological controls – are employed to minimize pest infestation. Any necessary weeding is done by hand or using a tractor implement, if space configurations permit.

4.2.2.4. Harvest

Plants will be harvested in up to 3 cycles in the mixed-light greenhouses and light-dep greenhouses and 1-2 cycles for the outdoor full-sun plot. Harvest will occur at the rate of approximately 0.5 acres per week for all areas, so that drying and processing activities may be offset. In general, upon maturation, plant material will be harvested into manageable pieces and weighed, in compliance with CCTT requirements. Plant material is placed in totes and then taken to drying buildings. Some fresh plant material may also move immediately off-site to distribution or manufacturing at this time. Post-harvest, root-balls may be extracted from cultivation areas and placed in the compost areas and/or tilled in with a tractor where feasible.

4.3. Drying

4.3.1. Facility Description

Four (4) buildings, each with a footprint of 4,800 sf (19,200 sf total) will serve as a drying facility for all cannabis grown on-site and from the Applicant's other cultivation operations on nearby parcels.

4.3.2. Operations

If cannabis is to be dried, it will be taken to one of the drying buildings and hung to dry for several days. The building may be equipped with fans and air conditioning and/or heating units (specifically for non-human use) and/or dehumidification units for proper curing and elimination of conditions that promote mold. The interior of the drying buildings shall remain unfinished, per Building Department "Ag-exempt" permit regulations. (A Title 24 Building Energy Requirement for Plant Processing exemption letter certifying the environmental controls are not for human occupancy will be obtained from a qualified Energy Consultant.) Depending on conditions, it may take from 5-10 days for cannabis to properly dry and cure. All work surfaces and equipment used for drying shall be maintained in a clean and sanitary condition. The building will be locked when immediate access is not required.

4.4. Processing/ Processing Plan

4.4.1. Facility & Location

This is proposed as a Cannabis Support Facility (as defined by CCLUO 2.0) for processing of off-site cannabis, as well as cannabis produced on-site. An ADA-accessible commercial building with an approximate footprint of 3,000 sf will be constructed for processing and packaging activities.

Processing, trimming, weighing, and packaging will occupy ~2,100 sf. Please see the Site Plan for building location and the associated draft building floorplan.

The building will also house an employee breakroom, kitchen, ADA-compliant restroom with shower, additional restroom, a small office, and appurtenant storage areas for supplies and refuse/recycling. The building will have associated permitted electricity supplied by grid power, a permitted OWTS, and ample parking, including an ADA space.

4.4.2. Operations

All necessary processing and packaging activities will occur on-site by employees or contractors of the Applicant. Trimming and packaging activities will occur for cannabis produced off-site, on-site, and may also occur for cannabis produced from the Applicant's associated other nearby cultivation sites. As a Cannabis Support Facility, processing will also occur for other farms' products, according to their specifications. If product is to be bucked and trimmed, these activities will occur in the designated space in the commercial processing building. Trimming will be done by hand and/or using automated trimming machines. After trimming, employees shall perform all additional processing and packaging activities in the designated space in the processing building. Additional processing includes creation of non-manufactured cannabis products, such as cannabis cigarettes. All work surfaces and equipment used for processing and packaging shall be maintained in a clean and sanitary condition, and PPE (e.g. dust masks, gloves) shall be provided for employee use.

4.5. Transport-Only Self Distribution

The Applicant intends to obtain licensure from the state for Transport-Only Self Distribution. This will allow the following activities necessary for farm and business operations:

- transport of clones and immature plants from the commercial nursery to each on-site cultivation license within canopy areas
- transport of clones and immature plants from the commercial wholesale nursery to other farms
- transport of harvested cannabis from each cultivation license canopy area to on-site consolidated drying facility (4 drying buildings) and processing facility (1 building)
- transport of fresh, bucked, or trimmed cannabis, bulk plant material ("trim"), and non-manufactured cannabis products to other distributors and/or manufacturers

Only products produced by the Applicant on-site will be transported under the self distribution license. The Applicant will not charge a fee for transport of such products. As activities are of a transport-only nature, no physical structure is required for self-distribution activities, other than an area designated for records storage, which shall be the proposed office within the processing building.

5. SCHEDULE OF ACTIVITIES

5.1. TIMELINE

As the proposed Project contains many elements, a phase-in approach is anticipated for implementation. The initial year (Year 1) of permit approval is expected to be 2022. From this time, the Applicant anticipates a 5-year implementation period until all Project activities are at full-capacity. The implementation schedule is also dependent on when sufficient grid-power becomes available at the site (and in the Petrolia area, in general). The current PG&E wait time for necessary power for full capacity is 4-6 years.

YEAR 1

10,000 sf of cultivation in greenhouses (GH-1) using light-dep methodology
43,560 sf (1 acre) of full-sun outdoor cultivation
2 nursery greenhouses (5,040 sf; CN-2)
Water storage: pond, plastic tanks, fire tank/s
Drying & processing: off-site at Applicant's other related facilities

Year 2

Add 10,000 sf light-dep cultivation (20,000 sf total; GH-1)
Add 1 acre full-sun outdoor cultivation (2 ac total)
Add 2 nursery greenhouses (4 total, 10,080 sf; CN-2)
Add 1 nursery building (3,000 sf; CN-3)
Add 1 drying building (4,800 sf)

Year 3

Add 10,000 sf light-dep cultivation (30,000 sf total; GH-1)
Add 1 acre full-sun outdoor cultivation (3 ac total)
Add 4 nursery greenhouses (20,160 sf total; CN-2)
Add 1 drying building (2 total)
Add processing building (3,000 sf)

Year 4

Add 13,560 sf light-dep cultivation (43,560 sf total; GH-1)
Add 2 nursery greenhouses (25,200 sf total; CN-2)
Add 1 drying buildings (3 total)
Add 2 employee housing units

Year 5

Add gutter-connect greenhouses: 43,560 sf mixed-light cultivation (ML-1)

Add gutter-connect greenhouses: 21,440 sf nursery (CN-1)

Add 6 nursery greenhouses (40,320 sf total; CN-2)

Add 1 nursery building (2 total; CN-3)

Add 2 employee housing units (4 total)

5.2. Calendar of Activities

Table 8. Calendar of All Cannabis Activities for CISCO FARMS INC. on APN 105-101-011 et al.

Component	Description of Activity	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Commercial Nursery (CN)	Maintenance of mother plants												
	Cutting, propagation, sale of clones & juvenile plants												
Mixed-light Cultivation (ML)	Cloning & nursery activities												
	Plant, veg & flowering in canopy area												
	Harvest												
Light-dep Greenhouse Cultivation (GH)	Cloning & nursery activities												
	Plant, veg & flowering in canopy area												
	Harvest												
Full-sun Outdoor Cultivation (OD)	Cloning & nursery activities												
	Plant, veg & flowering in canopy area												
	Harvest												
Processing (P)	Drying												
	Trimming & packaging												
Transport-Only Self Distribution (D)	Transport clones & juvenile plants to on-site canopy areas & customers												
	Transport cannabis products to processing & distributors												
Site Maintenance (S)	Irrigation & water system monitoring												
	Invasive species monitoring & mgmt												
	Winterization												
	Drainage features maintenance & monitoring												

5.3. Detailed Schedule of Activities

January

CN: mother plant veg & maintenance
CN: clone cutting, propagation
CN: juvenile plant veg & maintenance
ML: clone cutting
ML: juvenile plant veg & maintenance
GH: clone cutting
GH: juvenile plant veg & maintenance
P: trim FS; trim other farms' cannabis
D: transport clones to customers
D: transport on-site cannabis material to other distributors/manufacturers
S: water system & drainage feature monitoring & maintenance

February

CN: mother plant veg & maintenance
CN: clone cutting, propagation
CN: juvenile plant veg & maintenance
ML: clone cutting
ML: juvenile plant veg & maintenance
GH: juvenile plant veg & maintenance
OD: clone cutting, propagation
P: trim other farms' cannabis
D: transport clones & juvenile plants to customers
D: transport on-site cannabis material to other distributors/manufacturers
S: water system & drainage feature monitoring & maintenance
S: invasive plant monitoring & maintenance

March

CN: mother plant veg & maintenance
CN: clone cutting, propagation
CN: juvenile plant veg & maintenance
ML: juvenile plant veg & maintenance
GH: clone cutting
GH: juvenile plant veg & maintenance
OD: juvenile plant veg & maintenance
P: trim other farms' cannabis
D: transport clones & juvenile plants to customers
D: transport on-site cannabis material to other distributors/manufacturers
S: water system & drainage feature monitoring & maintenance

April

CN: mother plant veg & maintenance
CN: clone cutting, propagation
CN: juvenile plant veg & maintenance
ML: clone cutting
ML: juvenile plant veg & maintenance
ML: plant 1st round
ML: veg, flowering & maintenance
GH: juvenile plant veg & maintenance
GH: plant 1st round
GH: veg, flowering & maintenance
OD: juvenile plant veg & maintenance
P: trim other farms' cannabis
D: transport clones & juvenile plants to customers
D: transport juvenile plants to canopy areas
D: transport on-site cannabis material to other distributors/manufacturers
S: water system monitoring & maintenance

MAY

CN: mother plant veg & maintenance

CN: clone cutting, propagation

CN: juvenile plant veg & maintenance

ML: juvenile plant veg & maintenance

ML: harvest 1st round

ML: plant 2nd round

ML: veg, flowering & maintenance

GH: clone cutting

GH: juvenile plant veg & maintenance

GH: veg, flowering & maintenance

OD: juvenile plant veg & maintenance

OD: plant out

OD: veg & maintenance

P: dry ML 1st round; trim other farms' cannabis

D: transport clones & juvenile plants to customers

D: transport juvenile plants to canopy areas

D: transport on-site cannabis material to drying/processing & other distributors/manufacturers

S: water system monitoring & maintenance

S: Bullfrog detection/monitoring surveys

JUNE

CN: mother plant veg & maintenance

CN: clone cutting, propagation

CN: juvenile plant veg & maintenance

ML: juvenile plant veg & maintenance

ML: veg, flowering & maintenance

GH: juvenile plant veg & maintenance

GH: harvest 1st round

GH: plant 2nd round

GH: veg, flowering & maintenance

OD: veg & maintenance

P: dry & trim ML 1st round & GH 1st round

D: transport clones & juvenile plants to customers

D: transport juvenile plants to canopy areas

D: transport on-site cannabis material to drying/processing & other distributors/manufacturers

S: water system monitoring & maintenance

S: Bullfrog detection/monitoring surveys

JULY

CN: mother plant veg & maintenance

CN: Clone cutting, propagation

CN: juvenile plant veg & maintenance

ML: juvenile plant veg & maintenance

ML: harvest 2nd round

ML: plant 3rd round

ML: veg, flowering & maintenance

GH: juvenile plant veg & maintenance

GH: flowering & maintenance

OD: veg & maintenance

P: trim GH 1st round; dry & trim ML 2nd round

D: transport clones & juvenile plants to customers

D: transport juvenile plants to canopy areas

D: transport on-site cannabis material to drying/processing & other distributors/manufacturers

S: water system monitoring & maintenance

AUGUST

CN: mother plant veg & maintenance

CN: clone cutting, propagation

CN: juvenile plant veg & maintenance

ML: veg, flowering & maintenance

GH: harvest 2nd round

GH: plant 3rd round

GH: veg, flowering & maintenance

OD: veg, flowering & maintenance

P: trim ML 2nd round; dry & trim GH 2nd round

D: transport clones & juvenile plants to customers

D: transport juvenile plants to canopy areas

D: transport on-site cannabis material to drying/processing & other distributors/manufacturers

S: water system monitoring & maintenance

SEPTEMBER

CN: mother plant veg & maintenance

CN: clone cutting, propagation

CN: juvenile plant veg & maintenance

ML: flowering & maintenance

ML: harvest 3rd round

ML: flowering & maintenance

GH: flowering & maintenance

GH: harvest 3rd round

OD: flowering & maintenance

P: trim GH 2nd round; dry ML 3rd round & GH 3rd round

D: transport clones & juvenile plants to customers

D: transport on-site cannabis material to drying/processing & other distributors/manufacturers

S: water system monitoring & maintenance

OCTOBER

CN: mother plant veg & maintenance

CN: clone cutting, propagation

CN: juvenile plant veg & maintenance

OD: harvest

P: trim ML 3rd round & GH 3rd round; dry OD

D: transport clones to customers

D: transport on-site cannabis material to drying/processing & other distributors/manufacturers

S: water system & drainage feature monitoring & maintenance

S: Bullfrog eradication/pond draining (if necessary)

S: winterization – cover crop, stow cultivation supplies, cover soil piles, apply native seed mix to bare areas, mulch

NOVEMBER

CN: mother plant veg & maintenance

CN: clone cutting, propagation

CN: juvenile plant veg & maintenance

OD: harvest

P: dry & trim OD; trim other farms' cannabis

D: transport clones to customers

D: transport on-site cannabis material to drying/processing & other distributors/manufacturers

S: water system & drainage feature monitoring & maintenance

S: winterization – cover crop, stow cultivation supplies, cover soil piles, apply native seed mix to bare areas, mulch

DECEMBER

CN: mother plant veg & maintenance

CN: clone cutting, propagation

CN: juvenile plant veg & maintenance

P: trim OD; trim other farms' cannabis

D: transport clones to customers

D: transport on-site cannabis material to other distributors/manufacturers

S: water system & drainage feature monitoring & maintenance

5.4. Hours of Operation

Activities will take place at the Project site between 7:00 AM – 8:00 PM, 7 days per week, year-round.

6. EMPLOYEES

A total of 34 employees will be hired and/or contracted for the project. Twelve (12) employees will be employed full-time year-round: 4 managers and 8 laborers/farmworkers. It is anticipated that an additional 22 persons will be hired during peak times (e.g. weeks when harvesting, planting, and processing are concurrent). Table 9, below, provides a general breakdown of employees by cannabis activity and employee classification, although it is expected that fluidity will exist between which laborers are assigned to which activity and at what time during the year. Seasonal and/or contracted labor will be hired during peak times, which occur at regular intervals between May – December, depending on the season's planting and harvesting schedule. Non-peak times are January – April, when only managers and year-round laborers will be employed. Up to 8 employees may live on-site as the Project is currently proposed; additional employees will live off-site and commute daily to the Project site.

Table 9. Employees by Activity and Classification for Cisco Farms Inc. on APN 105-101-011 et al.

Activity	Managers	Year-round Laborers	Seasonal / Contract Labor
Nursery (all)	1	2	4
Cultivation	1	6	10
Processing	1	-	8
Maintenance	1	-	0
Classification Subtotal	*4*	*8*	*22*
TOTAL EMPLOYEES		**34**	

6.1. Employee Safety Practices

Cultivation, harvesting, and processing will be performed by employees specifically trained in each activity, including techniques and use of pruning tools, and proper application and storage of pesticides and fertilizers. Applicable PPE shall be employed when handling agricultural chemicals, during routine garden activities, processing, and manufacturing. Any and all employees will be provided PPE free of charge. All PPE will be stored on designated shelves and/or bins within the employee break room or in adjacent storage areas. As required by law, these locations are separate from the locked agricultural chemicals storage areas.

The Applicant shall utilize proper safety procedures including fire safety, use of rubber (or similar material) gloves and respirators (if applicable), proper hand washing guidelines, and emergency protocols. Contact information for the local fire department, CalFIRE, Humboldt County Sheriff, and Poison Control will be posted within the employee break room in plain view and/or at the employee restrooms, and at each area where agricultural chemicals area stored. A written copy of emergency procedures and contact information will be kept on site and also provided to each employee. The material safety data sheets (MSDS) for all chemicals and compounds will be kept on site, updated monthly (if necessary), and accessible to employees. All work performed will follow Cal-OSHA standard practices.

The Applicant and its employees and contractors shall comply with CDC, Cal-OSHA, and Humboldt County DPH COVID-19 and/or other emergency outbreak safety procedures that are current at the time of operation. On-site personnel shall be limited to the minimum required number for task completion each working day.

6.2. Employee Sanitation & Hydration

Restroom and hand washing facilities will be available for employee use. It is estimated that an extra 50 gallons per day maximum will be generated from these uses during the peak times. The septic system will be designed to accommodate this amount. Drinking water shall be sourced from the on-site well and available from the sink in the employee break room, restroom, and external taps/spigots.

To limit the possibility of spread of COVID-19 and other infectious diseases, and to comply with basic sanitation procedures, employees shall be required to wash their hands after using the restroom, and prior to and after consuming food. Employees involved in processing operations will also be required to wash their hands after arriving to the site and coughing or sneezing. In addition to the washing facilities, hand sanitizer will be available in the processing room, break room, drying room/s, kitchen, and restroom facilities.

6.3. On-Site Housing

6.3.1. Facility Description

Four (4) modular housing units will be located on-site for housing up to 8 employees / farmworkers-in-residence. Housing is proposed as pre-fabricated modular units, or similar structures. Exact number, dimensions, and specifics of the housing units have yet to be determined, but will be based on units that are made for the agricultural industry. All housing shall comply with Federal H-2A Housing Regulations (20 CFR § 654.404 – 654.417), any and all state requirements, such as CCR Title 25, Div.1, Chpt.1, Subchpt.3, building standards published

in the State Building Standards Code relating to labor camps, DOL OSHA standards regarding environmental controls set forth in 29 CFR 1910.142, and other applicable regulations.

The location of the housing units on the Site Plan is approximate, and floorplans included as part of this application are for example purposes only. Final building plans will be submitted to the Building Department for approval upon receipt of cannabis permits. The Applicant will also comply with any County requirements and will obtain all necessary local and state permits to operate said housing (HSC §17030).

Drinking and domestic water for the units shall be supplied by the proposed on-site well and all units will be serviced by an OWTS. Electricity will be provided by grid power and/or a small solar array.

6.3.2. Operations

The Applicant will perform routine maintenance, maintain dwellings to code, renew permits annually, inspect, keep records and submit reports, agree to annual CA Department of Housing & Community Development (HCD) inspections, and comply with all portions of CCR HSC §1700-170062.5, better known as the Employee Housing Act.