

PROPOSAL STATEMENT
CONDITIONAL USE PERMIT
MIXED LIGHT AND OUTDOOR CULTIVATION

Applicant: LIG REMEDIES

Address: 4233 BROWNS LANE, PETALUMA, CA 94954

APN: 068-010-016

Zoning: LEA B6 60 Z RC50/50 VOH

Land Use: LEA 60

Lot Size: 100 acres

GWA: Zone 3

Groundwater Basin: None

Cannabis Use: Mixed-Light Cultivation 10,000 ft²

Outdoor Cultivation 33,560 ft²

License Type: Type 2 Small Mixed-Light Tier 1

Type 3 Medium Outdoor

Water Quality Control Board: San Francisco Bay (Region 2)

REVISION
STATEMENT

This document has been revised from the original version submitted to the Sonoma County Permit and Resource Management Department. The revisions to this document have been completed 10.20.2020 per the request of the contract planner Justin Klaparda for this project (LIG Remedies UPC17-0031), and includes:

- Clarify project scope, including types of cannabis cultivation and their total size(s)
- Clarify staffing plan that will be use for the operation including the how many full-time employees there will be and how many part time employees there will be

- Updates to security plan information to address how cash will be handled on site

STATEMENT

PURPOSE

The purpose of this statement is to support a cannabis cultivation permit application filed by LIG Remedies, (the “Applicant”). This statement provides details about the proposed cultivation site to comply with the Sonoma County Ordinance No. 6189 and the Municipal Code, including sections 26-88-250 and 26-88-254.

TABLE OF EXHIBITS

- A. Owner Authorization
- B. Business Entity Documents and Authorization
- C. Statement of Operator Qualifications
- D. Location/Vicinity Map and Setback Map
- E. Photographs of Proposed Development Site
- F. Site Plan
- G. City of Petaluma Contractual Agreement to Supply Recycled Water

PROPOSAL

SUMMARY

The Applicant proposes to operate a commercial mixed-light and outdoor cannabis facility on a 100-acre parcel zoned Land Extensive Agriculture (LEA) located at 4233 Browns Lane, Petaluma, California in unincorporated Sonoma County. The proposed project will operate 24 hours per day as needed. Deliveries and shipping, and outdoor processing activities including drying and trimming, will be limited to 8:00am to 5:00pm. At peak operations, the Applicant anticipates hiring a maximum of 10 employees, with a combination of part- and full-time labor through local postings for direct hire; labor staffing companies for seasonally dependent jobs; and, paid farm management consultants. Management will be on-call 24 hours a day, seven days per week, to address any operational or emergency issues. The site will be closed to the public. The proposed Mixed-Light cultivation will be placed in eight (8) new prefabricated greenhouse structures for a total of 10, 000 ft² of Mixed-Light cultivation. The Applicant has been

cultivating onsite prior to July 1, 2016 and seeks to continue operations under the Temporary Code Enforcement Penalty Relief Program.

PERMIT APPLICATION

The property owner, RENE CARDINAUX has executed the required forms in support of this project. The managing member of LIG Remedies has signed the Planning Application form (PJR-001), Priority Processing Application (PJR-125), and the Indemnification Agreement (PJR-011).

DESCRIPTION OF EXISTING USE AND PROPERTY

The proposed project site is located at 4233 Browns Lane, Petaluma, California in unincorporated Sonoma County. The parcel is 100 acres and is zoned LEA. The City of Petaluma holds an easement to the property to supply recycled water and to maintain all equipment for the conveyance of recycled water. The property has several existing structures, including multiple residences and ranch structures. The proposed project is located west of all existing buildings and structures of the owner. Currently, the residence is occupied by the owner. As stated, cannabis is currently being grown here and there are also current agricultural uses on this parcel - pasture land/grazing.

PROPOSED CANNABIS USE AND OPERATIONAL PLAN

In total, the Applicant proposes 10,000 ft² of mixed lighting cultivation area inside eight proposed greenhouse structures, and outdoor cultivation of 33,560 ft². The Applicant proposes building eight (8) new state of the art greenhouses with dimensions of 20'x80' each or 1,600 ft² which will contain raised cultivation beds for a maximum of 1,250 ft² canopy per each greenhouse. Total mixed lighting cultivation area greenhouse square footage is 12,800 ft² for a total of 10,000 ft² mixed lighting canopy potential.

1. Propagation and Vegetation

The Applicant plans to propagate and vegetate plants in three (3) 30'X100' greenhouse structures which will house up to 9,000 ft² of propagation and vegetation area such that it

will be kept in a separate and unique way from flowering plants.

2. Processing

The Applicant proposes drying, curing and processing in a prefab 5,000 ft² metal processing facility which will be built within the leased footprint on the parcel. Harvested cannabis will be hung to dry inside of the drying/curing space within the structure. Processing will consist of the following steps: (1) harvesting plants and weighing; (2) trimming freshly harvested plants for hanging to dry; (3) drying plants; (4) removing dried flowers from stalks; and (5) weighing to tracked packages for shipment to licensed distributors. All inventory management information and transfers will be handled within the state METRC track and trace system.

3. Proposed Structures and Permitting Existing Structures

The total proposed structures consist of the following: one (1) 5,000 ft² processing/drying structure; eight (8) prefab greenhouse structures with each greenhouse is 1,600 ft² totalling 12,800 ft² of mixed lighting greenhouses for 10,000 ft² canopy of mixed lighting cultivation area; and, three (3) 3,000 ft² propagation/vegetation prefab greenhouse. The proposed building and greenhouses are all prefab structures which will be built to the Sonoma County Building Code. Additionally, ADA-compliant restrooms will be built and required parking spaces and access ramps developed. No existing buildings located on the parcel are proposed for use.

COMPLIANCE WITH SECTION 26-88-250

Prior to any grading, building or any other work that requires permitting, the Applicant will apply for all required permits from Sonoma County. Additionally, the Applicant will ensure that all proposed cultivation activities will be conducted and maintained in compliance with the Best Management Practices for Cannabis Cultivation issued by the Agricultural Commissioner as well as all applicable Sonoma County Municipal Code sections and state laws and regulations. All scales used onsite for commercial transactions will be registered for commercial use and sealed by the Department of Agriculture/Weights and Measures. The Applicant will ensure that all state requirements are followed - including track and Trace requirements - and all records will be made available to the county upon request. The Applicant will comply with and accommodate all inspections from county and state agencies.

DEVELOPMENT CRITERIA

The proposed project complies with the Development Criteria listed in Section 26-88-254(f). The Applicant is the only operator on the parcel and will not be leasing or subletting any other cannabis operator on the premises. At no time will the proposed operations exceed the maximum allowable size thresholds as defined in Section 26-88-250. The proposed project is not subject to the Comprehensive Airport Land Use Plan.

1. Setbacks – Mixed Light

The mixed light greenhouse will be located at least 100 feet from the property line; 300 feet from any occupied off-site residence and 1,000 feet from any sensitive use area as defined by the Development Criteria listed in Section 26-88-254 (f)(5).

2. Building Requirements

All structures proposed for use in this commercial cultivation operation will be permitted and will comply with all applicable sections of the county code. Likewise, all the structures, restrooms, pathways and parking will comply with county code, including accessibility requirements. The operation will not be open to the public.

3. Biotic Resources

The Applicant has hired a biologist who performed the initial evaluation of the proposed site this year and provided a report with this package. The proposed cultivation operations comply with the wetland setback in Section 11-16-150. There is a County Riparian Corridor RC50/50 on the property that is in the southern portion of the large property. The cultivation area is located in the northeastern area of the property.

4. Cultural and Historic Resources

There are no known cultural or historical resources located within the property boundaries.

5. Farmland Protection

The property is not subject to a Williamson Act Land Contract. According to the California Department of Conservation Farmland Mapping and Monitoring Program, the property is located near, but not in Prime Farmland, Farmland of Statewide Importance or Unique Farmland

6. Fire Code Requirements

The operator will prepare and implement a Fire Prevention Plan for construction and ongoing operations and obtain an Operational Permit from the Fire and Emergency Services Department.

The Fire Prevention Plan includes, but not be limited to, emergency vehicle access and turn-around at the facility sites as well as vegetation management and defensible space around all structures. Per SCFC 13A-4(b), a 10-foot buffer surrounding the cultivation site will be maintained at all times. Flammable vegetation and other combustible growth within 10 feet of neighboring structures and roadway frontage will be removed. Dead and dying vegetation within 10 feet of neighboring structures and roadway frontage will be removed. Grass and combustible vegetation within 10 feet of neighboring structures and roadway frontage will be trimmed to less than 4 inches in height. All trees within ten feet of neighboring structures and roadway frontage will be pruned to at least six feet above grade.

Combustible material will be removed from the property. In addition, fire extinguishers will be placed at strategic locations (storage sheds, drying/processing building and mounted on posts within cultivation areas) with visible signage.

At least 10,000 gallons of stored water will always be maintained for fire suppression.

All applicable indoor fire code regulations will be met. Architectural and engineered drawings will be submitted with building permit applications.

7. Grading and Access

The proposed cultivation site is not located on natural slopes steeper than fifteen

percent (15%), as defined by county code Chapter 11 Section 16-020. The Applicant may need to do some grading to prepare the surface for the proposed building structure that is subject of this Use Permit application. Any such grading will be conducted subject to a grading permit in compliance with the county code.

8. Hazardous Materials Sites

This operation is not located on a parcel that is listed as a hazardous materials site compiled pursuant to Government Code Section 65962.5.

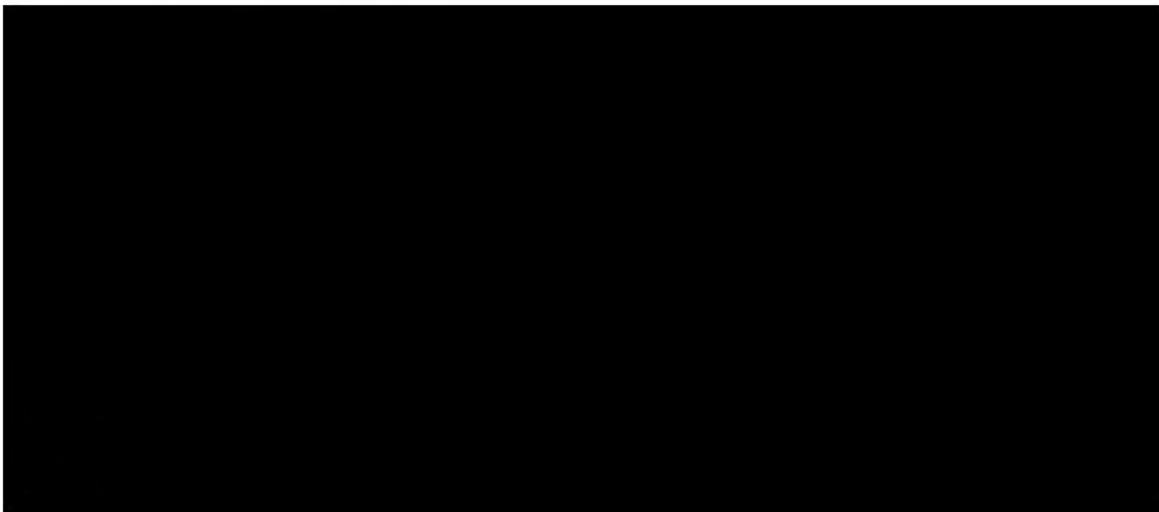
9. Lighting

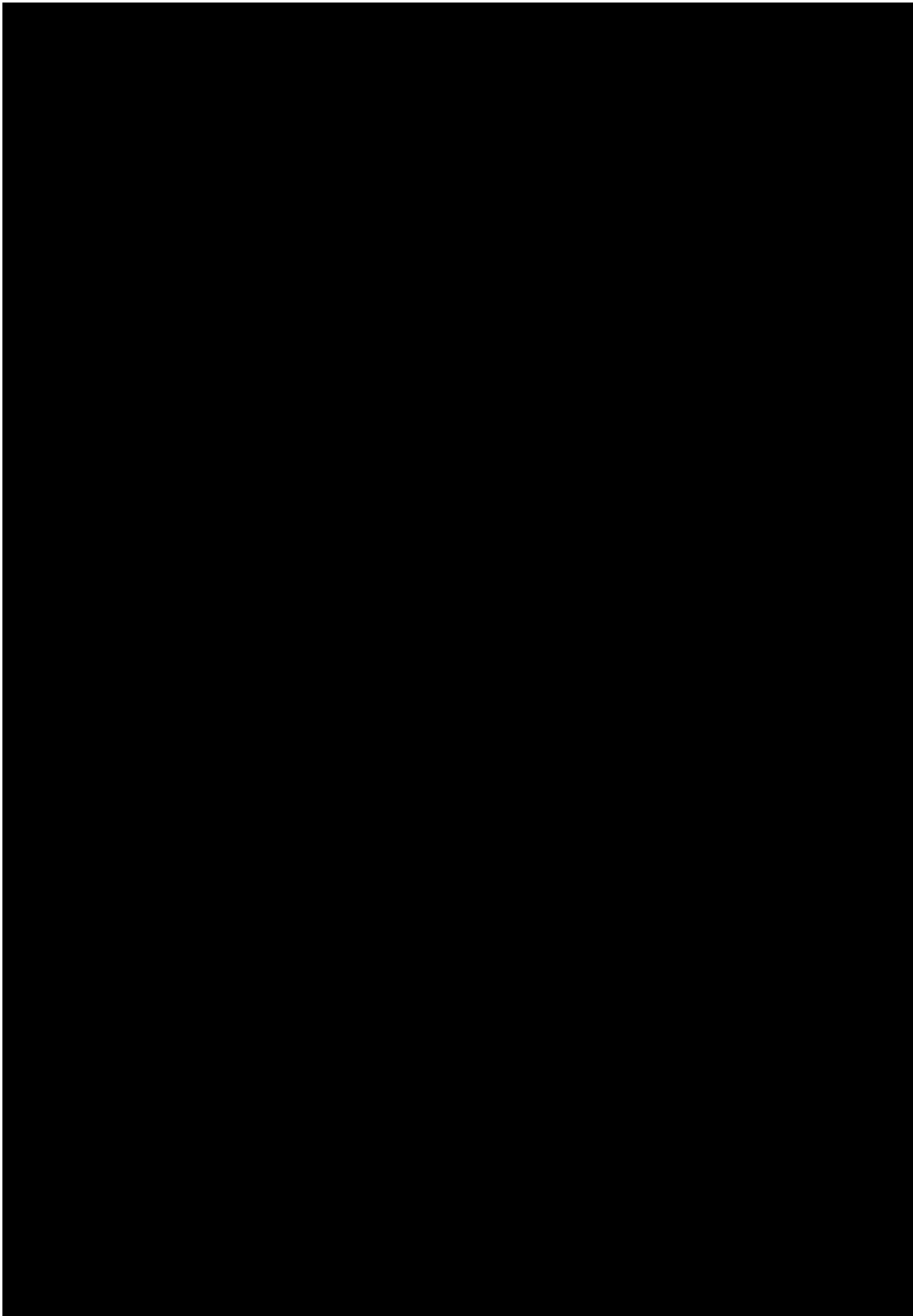
The proposed mixed-light cultivation activities will be fully contained inside of greenhouses so that little to no light escapes, and no light will escape at a level that is visible from neighboring properties between sunset and sunrise. All security lighting will cast downward and will not spill over onto structures or other properties or the night sky.


10. Runoff and Stormwater Control

The property drainage is from the north to the south and toward the center of the large property with a very slight average slope of 1.5%. The Sonoma County Ag Commissioner's BMPs will be followed. Surfaces will be stabilized and good housekeeping monitored and enforced.

11. Security and Fencing







OPERATING STANDARDS §
26-88-254(g)

The Applicant is committed to complying with the operating standards for cannabis cultivation, including all required inspections, as well as the following:

1. Air Quality and Odor

The cultivation area location was chosen due to its remote location in the middle of agriculture lands and away from residential areas. The nearest occupied residence is over 2,000 feet away.

The Applicant seeks to establish air quality and odor control systems which will help ensure the health and safety of employees while mitigating any potential odors experienced by neighbors. All mixed-lighting cultivation operations proposed along with any drying, aging, trimming and packing facilities shall be equipped with odor control filtration and ventilation systems that will control odors, humidity, and mold. To combat odor and promote air quality, the Applicant will use leading industry methods and products, such as carbon filters that function as an odor vacuum and fans to help circulate the air. The proposed cultivation site will also utilize dust control measures on access roads and all ground disturbing activities.

2. Energy Use

The property is serviced by the electrical grid, and the Applicant will purchase EverGreen 100% renewable power from Sonoma Clean Power. The applicant is proposing to have an emergency generator on site. The applicant will ensure that the emergency generator meets all air quality standards and any required permits, such as air quality permits, needed for the generator will be obtained.

3. Hazardous Materials

The Facility operations will produce minor quantities of hazardous materials that can be disposed of at the Sonoma County Household Toxics Facility located at 500 Meham Road, Petaluma. The Facility will obtain an EPA ID Profile from the California Department of Toxic Substances Control. The Facility does not produce or maintain sufficient quantities of materials to require a Hazardous Material Business Plan - HMBP. The HMBP requirements of the Sonoma County Fire and Emergency Services Department quantities more than 55 gallons of hazardous liquid, 200 standard cubic feet of compressed gas and/or 500 pounds of hazardous solid. The Facility will maintain isopropyl alcohol and cleaning solvents below the thresholds of the HMBP requirements. Diesel fuel will be maintained on site in a quantity above 55 gallons for liquids for operating skid steer which serves as forklift and farm machinery for seasonal high grass mowing, and raised bed soils replacement. LIG Remedies has obtained California Environmental Reporting System (CERS) ID 108461689 for diesel fuel for farming equipment.

4. Hours of Operation

Outdoor harvesting activities and/or mixed light cultivation and processing activities may be conducted (7) days a week, twenty-four (24) hours per day as needed. Deliveries and shipping, and outdoor processing activities shall be limited to hours from 8:00am to 5:00 pm. Only scheduled deliveries will be allowed.

5. Noise Limits

The proposed operations will not exceed the General Plan Noise Standards Table NE-2 and in accordance with the Sonoma County Noise Guidelines.

6. Occupational Safety

The Applicant is committed to complying with all applicable federal, state, and local laws and regulations governing California Agricultural Employers.

7. Waste Management

The Operator anticipates producing multiple streams of solid waste including: 1) Human solid waste or garbage; 2) Recyclable solid waste; 3) Reusable solid waste; 4) Non-cannabis green waste; 5) Commodity Cannabis green waste; 6) Non-commodity Cannabis green waste; 7) Cultivation-originated non-cannabis solid waste; 8) Cultivation-originated recyclable non-cannabis solid waste; 9) Cultivation-originated

reusable solid waste and 10) Universal solid wastes. In addition, liquid waste may be produced. All solid and liquid wastes will be in compliance with the Ag Commissioner's BMPs and County of Sonoma standards.

1. Human solid waste or garbage.

a. Storage. All generated human garbage will be stored in containers with lids with locking mechanisms to ensure no tampering. At no time, will any garbage be stored outside of lidded containers. b. Handling. All personnel will be trained in proper identification, sorting and storage BMPs. c. Disposal. Once per week, the local franchise waste hauler for Sonoma County will pick up the solid waste.

2. Recyclable solid waste.

a. Storage. All generated recyclable solid waste such as cardboard, glass, metal, plastic bottles and other locally recyclable materials will be placed in large lidded and lockable containers. b. Handling. All personnel will be trained in proper identification, sorting and storage BMPs. c. Disposal. Once per week, the local franchise waste hauler for Sonoma County will pick up the solid waste.

3. Reusable solid waste. Materials that might ordinarily be disposed of or recycled will be evaluated for reuse. Anticipated materials include cardboard, metals and other materials.

a. Storage. Materials identified for reuse will be placed in the appropriate fully enclosed storage shed. b. Handling. All personnel will be trained in proper identification, sorting and storage materials identified for reuse c. Disposal. It is anticipated that reusable materials will not be immediately disposed of, but when necessary, the materials will be properly disposed of as either garbage, or recyclable material.

4. Non-cannabis green waste. Green waste is anticipated from organic vegetable gardens, which will not be associated with the mixed-lighting cannabis cultivation.

5. Commodity cannabis green waste.

a. Storage. Commodity valued waste will be placed in a locked storage container inside the barn to await final disposition with State Track and Trace protocols and Local tax and crop loss reporting. b. Handling. Proper and strict procedures and training will be in place to follow State and

Local protocols and procedures. c. Disposal. Once reporting protocols are met, the waste will be disposed of according to State and Local protocols and procedures.

6. Non-commodity cannabis green waste. Non-commodity cannabis consists of non-sellable root balls, stalks, twigs, trimmings and leaves.

a. Storage. Non-commodity cannabis will be temporarily stored in locked containers until processing is performed.

b. Handling. Processing non-commodity cannabis waste will consist of chipping, grinding, mixing in leaves, grass clippings and other compostable materials, and otherwise changing the physical appearance. c.

Disposal. Mixed compostable materials will be disposed of in the secure green waste dumpster provided by Recology Sonoma Marin.

7. Cultivation-originated non-cannabis solid waste, recyclable or reusable waste.

This waste is anticipated to be containers for amendments, pots, plastic bags and other containers. The waste will either be treated as garbage, recyclable material or reused. Please see Items 1, 2 and 3 for storage, handling and disposal procedures.

8. Universal Waste. It is anticipated that batteries and other household/business hazardous wastes will be generated.

a. Storage. These wastes will be stored in hazardous lockers located within locked storage sheds. b. Handling. All personnel will be trained in proper identification, sorting and storage BMPs for universal waste. Sonoma County Waste Management Agency procedures will be referred to. c.

Disposal. As needed, the operator or employee will transport the material to the Sonoma County Household Hazardous Facility at the Central Disposal site for drop-off.

Note: If required, the Operator will obtain an EPA ID Number to dispose of universal waste in very small quantities as a business.

The Operator will monitor all waste storage, handling and disposal activities daily.

8. Wastewater

The applicant will be watering the cannabis plants using extremely efficient microirrigators which will allow the applicant to only provide the plants with the exact amount of water required resulting in wastewater production that is minimal to none from cannabis cultivation. This technique is known in the industry as crop steering in which the cultivator monitors the soil using meters and keeps the soil within a precise moisture range to avoid any type of stress that plants typically see with over watering or under watering.

A septic system will be designed by a civil engineer and when approved, installed by a licensed septic system contractor to ensure it is fully operational and in peak condition. The ADA-compliant restroom will have a septic tank installed that will be serviced by a licensed septic contractor.

AMOUNT OF DOMESTIC WASTEWATER ANTICIPATED: <200 gal/week

WASTEWATER DISPOSAL: Installation of septic system tank

9. Water Supply

Recycled water to the property is currently supplied by the City of Petaluma Ellis Creek Plant through their recycled water program. Two City recycled water hydrants are installed on the property. One is installed on the west side near the proposed cultivation location and another on the north side of the property. Currently, the property owner is one of seven ranches outside the city boundaries with contracts for recycled water. In addition, the property owner provides several acre-feet of recycled water storage to the City of Petaluma. The recycled water storage pond is the sole responsibility of the property owner as it is not part of the land lease, or cannabis cultivation use permit site.

LIG Remedies proposes to use recycled water for their cannabis cultivation and has secured approval from the City of Petaluma's City Council. In 2019 the property owner was granted an easement and obtained permitting for connection to recycled water pipeline. An application was submitted and accepted and the site has contracted recycled water for irrigation purposes.

The applicant will be using the existing well on the property to provide domestic water to the restroom facilities being proposed only. Well water will never be used for cannabis irrigation. Information including water quality testing of the existing well has been submitted as a part of this application. Well water use will be monitored and recorded.

The property is in Groundwater Availability Zone 3, but not within an established groundwater basin.

10. Groundwater Monitoring Easement

Groundwater Monitoring Easement is not required for this property.

STAFFING AND LOCAL HIRING PLAN

The Applicant anticipates hiring a maximum of 10 employees consisting of either part time, full time or contracted farm management consultants. All employees hired by the Applicant will be over 21 years of age. Employees will serve as agricultural support staff in the cultivation area or support staff during harvest and processing. Any employees hired for management positions will be subject to thorough background checks, as required by state law. The Applicant is committed to hiring employees locally. All job openings will be posted online and preference will be given to local applicants.

As cannabis cultivation is a cyclical agricultural process, the labor demands will follow accordingly depending on the plants' growth cycle. Given the nature of this business, employee shifts will be staggered throughout the week and will last between four to eight hours. The Applicant or management will be available on-call 24 hours per day, seven days per week to address any operational and emergencies issues.

All staff will receive thorough training on garden, track and trace, and security protocols. In addition to state licensing requirements related to staffing, the Applicant will diligently follow all applicable labor and employment laws.

PARKING

Parking will be located centrally to the proposed building location and the cultivation site. This area is sufficient for 10 parking spaces and emergency access.