

DEO Farms LLC

Sonoma County Cannabis Cultivation Permit

Permit Type

Wholesale Nursery, Propagation, Processing , Distributer – Transport Only

Name: DEO Farms LLC

APN: 113-110-068

Address: 985 Pepper Road Petaluma, CA

Zoning: DA B6 10

GWA: Zone 2

Lot Size: 11.8 acres

Nursery (Greenhouse): 10,000 square feet

Processing & Propagation (Greenhouse): Processing (8,460 square feet), Propagation (1,500 square feet canopy)

Outdoor Cultivation: 7,744 square feet

Distributer – Transport Only

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Planning Application

Please see complete Planning Application PJR-001 (*attachment 01*)

Indemnification Form

Indemnification Form PJR-011 (*attachment 02*)

Lease Agreement

Lease Agreement (*attachment 03*)

At-Cost Project Reimbursement

At-Cost Project Reimbursement PJR-095 (*attachment 04*)

Business Entity & Operators Drivers License

Articles of Incorporation (*attachment 05*)

Trip Generation Form

Trip Generation Form PJR-127 (*attachment 06*)

Water Use

Supplemental Application – Water Use (*attachment 07*)

Supplemental Information – Existing Uses

PJR-126 (*attachment 08*)

Wastewater Management Plan

Attachment 09

Residential Well Report and Percolation Test

Attachment 10

Site Maps, Proposed Cultivation & Photographs

Proposed Site Plan, Existing Site Plan, Site Plan GPS, Location/vicinity map (*attachment 11*)

Biological Assessment

Pinecrest Environmental Report (*attachment 12*)

Fire Prevention Plan

Attachment 13

Stormwater Management Plan

Attachment 14

Security Plan

Confidential Binder

Recycling, Compost and Waste Management Plan

Attachment 15

Statement of Operator Qualifications

Disclosure of Convictions Report: All operators and employees of DEO Farms LLC are over 21; there are no prior convictions on the record of any owners, management or staff within this company. There are no other cannabis related applications that the operator has applied for within Sonoma County jurisdiction.

Employee Management Plan: DEO Farms LLC estimates there will be 2 full time and 8 seasonal employees, never exceeding 8 seasonal employees with a hiring preference of Sonoma County residency. Anticipated primary shifts will be from 7:00 am - 8:00 pm, Monday through Monday. Seasonal employees will be shuttled in one van during work hours to reduce the amount of traffic on the private road.

Occupational Safety: Staff training will be ongoing, and will cover topics such as: safety awareness, OSHA standards and emergency procedures. DEO Farms LLC will comply with federal, state, and local laws regulations including CAL/OSHA and California Department of Agriculture.

Employee Drug Policy: DEO Farms LLC prohibits the use, sale, possession, purchase, or transfer of illegal drugs on the premises.

Proposal Statement

Existing Use and Property: The site is located at 985 Pepper Road, Petaluma, CA, in western Sonoma County. Barbed wire animal pasture fencing surrounds the site. There is one graded and graveled driveway that runs from Pepper Road to the residential area. The site is open grassland surrounded by dairy grazing land, rural residences, vineyards, and orchards. Historical dairy ranches surround the parcel to the west and north, with rural residential subdivisions extending immediate to the east and south. The site is currently used for pastureland. There is one existing residential unit at the northeast corner of the property.

- There is one existing private road.
- The property is not subject to a Land Conservation (Williamson) Act Contract.

- The natural slope does not exceed 15% at the locations of proposed greenhouses and outdoor cultivation. The natural slope for the greenhouses is 8% and 5% of outdoor cultivation.

Proposed Cannabis Use and Operational Plan: DEO Farms LLC proposes to use the site for a wholesale nursery with mixed light, propagation, processing, outdoor cultivation and distribution - transport only. The applicant proposes two adjacent greenhouses. The following is proposed.

	Canopy Area	Building/Cultivation Area
Wholesale Nursery	10,000 sf	10,960
Propagation/Processing	1,500 sf	9,960 sf
Outdoor Cultivation	7,744 sf	7,744 sf
Total	19,244	28,664 sf

Greenhouse 1 (Wholesale Nursery)

1. Seeds will be sprouted and put into pre veg in the nursery.
2. Seedlings, newly rooted/rooting clones and mothers will be kept in the nursery.
3. All the seedlings will be sexed in the nursery.
4. Once the clones reach around 12” in height they will be sold wholesale with minimal used outdoor.
5. Seeds will be sprouted in the nursery or clones will be cut for mothers then once rooted and hardened and ready for transplant they will be sold wholesale.

Greenhouse 2 (Propagation & Processing)

- Onsite outdoor cultivated material will be processed onsite. Processing will entail drying, trimming, grading and packaging of cannabis and non-manufactured cannabis products. The processing room will be inside the greenhouse.
- Propagation will be conducted for onsite outdoor cultivation use only.

The applicant is also applying for a Distributer – Transport Only permit for the transporting of cannabis goods that the applicant has cultivated or manufactured.

Description on how the project will meet the Medical Cannabis Land Use Ordinance Development Criteria (26-88-254(f))

Type of facilities, structures and square footage: Existing structures onsite are limited to one single dwelling home that is supported from existing septic. The applicant proposes two greenhouses. The applicant proposes two adjacent greenhouses one of which is wholesale nursery 10,960 square feet and 9,960 square feet for processing and propagation.

Setbacks: All cultivation operations meet the minimum 300' setback from neighboring residence homes and 100' setback from property line requirements as outlined in Ordinance 6189.

Site Plan, see *attachment 11*.

Landscaping: There is no proposed landscaping.

Transportation: Applicant proposes to use distribution for the transfer of cannabis or cannabis products from the business location of one commercial cannabis business to the business location of another commercial cannabis business, of the purpose of conducting commercial cannabis activity pursuant to Sonoma County Code Section 26-02-140 and Business and Professions Code Section 26001(r).

Biotic Resources: As per the assessment provided by Pinecrest Environmental no impacts are predicted for any of the State or Federal special-status plant species based on lack of actual sightings, and lack of suitable habitat in the project area. No impacts to State or Federal special-status animal species are predicted due to the lack of actual observations and lack of suitable habitat near the cultivation area.

The proposed cultivation area is located at the top of a hill on a stabilized and graded pad and vegetation is primarily composed of non-native, heavily grazed grassland species. There are no wetlands, serpentine or other special soil types onsite that would indicate high likelihood of special status species. The site is located well away from any water sources that would be suitable breeding habitat, and there are no cracks or ground squirrel burrows onsite that would make appropriate estivation habitat, thus aquatic or amphibian species would be extremely unlikely to use the site. There are occurrences of CTS and CRLF within 2 miles of the site thus preconstruction surveys for estivating animals should be conducted prior to ground disturbance.

Cultivation activities are not expected to have any adverse impact of wetlands or water of the U.S. due to the lack of such features in the immediate vicinity of the cultivation site. There are no jurisdiction; watercourses onsite, with the only water conveyance features limited to the roadside ditch along Pepper Road that can be characterized as a vegetated swale and does not show evidence of scour or an ordinary high water mark and appears to be located offsite.

Please see *attachment 12* for a detailed Biological Technical Report.

Farmland Protection: The site currently farms sheep and cows.

Fire Prevention Plan: The entire project will meet or exceed the standards set forth in Sonoma County Fire Safe Standards. Construction drawings for fire access turn-around,

hammer-heads and firefighting water supply will meet the standards. There is adequate water supply, fire suppression services, and access roads. See Fire Safety Report, *attachment 13*.

Grading and Access: The slope of the proposed greenhouse and outdoor cultivation do no exceed 8%.

Hazardous Materials: DEO Farms LLC shall comply with applicable hazardous waste requirements. At this time there will be no hazardous waste onsite. There will be no pesticides, herbicides or fungicides. Integrated Pest Management will be utilized for any pest issues. If Integrated Pest Management cannot reduce rate of thresholds herbicides or fungicides will be applied with the support and professional consultation from PCAs. The General Manager will be responsible for obtaining a Pesticide Handlers Operator Identification Number issued by Sonoma County. This will be obtained before beginning commercial cannabis cultivation.

Outdoor Lighting Plan: The two greenhouses will be equipped with lighting, with 408 volt per greenhouse structure, however light shall not escape at a level that is visible from neighboring properties between sunset and sunrise. Security lighting will adhere to the guidelines; all lighting shall be fully shielded, downward casting and not spill over onto structures, other properties or the night sky.

Stormwater Management Plan: There are a few naturally occurring sources of sediment onsite due to the location of the project area on the top of a ridge, thus limiting the upslope watershed size. There are no stream channels or blue line creeks anywhere on the project parcel, with most water onsite routed into one of a few undulating swales that flow down slope from the Eucalyptus grove at the top of the hill, flowing west, north, and east through densely vegetated grassland until eventually draining into one of several roadside swales along Pepper Road, or draining into adjacent parcels as unconsolidated overland or subsurface flow. The proposed development activities should not result in significant increase in sediment to the system as long as all appropriate Best Management Practices are following, and all recommended remediation actions are taken. See *attachment 14*.

Security and Fencing Plan: The site has a fully fenced perimeter of barbed wire pasture fence on the property.

In order to meet the security requirements set forth by Ordinance 6189, there will be an 8 ft cyclone fence with privacy screen around the perimeter of the outdoor cultivation area as well as surrounding the green house cultivation area.

The full 11.8 acres will be secured with a locked security gate at the entrance will of the site. Security cameras will be motion-sensor and installed with capability to record activity within the greenhouse at every stage of the process, and at exterior front

entrance. Surveillance video will be kept for a minimum of 60 days. Video will use standard industry format to support criminal investigations.

Motion-sensor lighting and alarms will be installed to insure the safety of persons and to protect the premises from theft. Weapons and firearms at the cultivation site are prohibited by DEO Farms LLC. Security measures are designed to ensure emergency access in compliance with fire safe standards. All structures used for cultivation will have locking doors to prevent free access.

The applicant will have a 24-hour guard with a guard card that will be on the premises through an outsourced security company, who will also manage the cameras and recordings.

Security Plan: See Confidential Binder

Description of how the project will meet the Medical Cannabis Land Use Ordinance Operating Standards (26-88-254(g))

Odor Control Plan: The applicant's proposed outdoor operation is not capable of utilizing odor filtration systems. The entrance is covered with base rock to eliminate dust from vehicles entering and existing the property.

The Odor Management Plan is intended to become an integrated part of daily operations at DEO Farms to effect diligent identification and remediation of odors generated by cannabis cultivation. Furthermore, odorous emissions are a nuisance to employees, operators and other staff that work on-site. Odor control provides a more pleasant work atmosphere for those individuals as well as complies with the regulatory framework.

All greenhouses will be equipped with carbon filters and multiple fans to mitigate cannabis odor. Carbon filters pull odor out of the air and neutralize odors that pass through the room. An industrial level fan will be placed next to the carbon filters to push the air into filter. When CO levels reach at or above 2000 PPM, the fan will draw from adjacent room. A passive intake of air will prevent odorous air from leaking out of the room. Additionally, carbon filters for filtration of mold/mildew spores and plan odors. Furthermore, all cannabis is restricted to the production facility or the inventory room of the facility, reducing the risk of odor mitigation. Employees will be trained on daily odor inspections, and documentation will be kept on a daily bases reviewing odor.

Energy Source Use: DEO Farms will purchase 100% renewable power from Sonoma Clean Power's DEO Farms program through PG&E, which is rated at 57 lbs of CO2 per MWH for 2018.

Hours of Operation: The general operation hours for the facility will be 7am - 8pm, 7 days a week. Deliveries and shipping, and outdoor processing activities will be 7 days a week, 8am to 5pm.

Recycling, Compost and Waste Management Plan: See attachment 15.

Composting: The site will grind onsite generated plant waste debris and utilize biodynamic composting methods to reduce and breakdown the bio material. This material within will be utilized in the soil building process for the cultivation activities. This activity will be covered during the rainy season to prevent any run off.

Water Supply and Management Plan: Water for domestic and agricultural use is provided by a single well located in the southeast portion of the parcel south of a barn pad left from past barn structure and an oak tree. The well was dug by Weeks Drilling Service on December 15th, 1980, and tested on December 11, 2013 by Ray's Well Testing Service. The depth of the well is 336 feet with slotted perforations in the approximately 6.5" diameter steel casing from between 246 and 336 feet below surface grade, according to well logs from Sonoma County Permits and Resource Management Department.

A water storage cistern with an 11,000-gallon capacity is located at the top of the hill along the southern property line. This currently supplies the domestic water for the single residence, and is suitable for both domestic and agricultural use. The well will be installed with a level device and meter to track water usage.

There is one current septic tank and leach field for the residential building. A second septic system for the planned ADA accessible restroom located adjacent to the cultivation facility, is proposed. Pre-percolation tests have been completed on a site located at the center of the property, and full percolation tests were performed in November 2018, which demonstrated adequate permeability.