

WWCMC, Inc & CSCF, LLC

PREPARED: December 18, 2018
UPDATED: December 8, 2020

SUBJECT: Conditional Use Permit - Cannabis Centralized Processing, PJR-124, WWCMC, INC
Conditional Use Permit- Cannabis Outdoor Cultivation, PJR-123, CSCF, LLC

OPERATORS: WWCMC, Inc and CSCF, LLC

OWNERS: Lands of Gordenker Turkey Farms-Quarry

ADDRESS: 101 Trinity Road, Glen Ellen, CA 95442

APN: 053-110-001, 053-130-009

As requested by Permit Sonoma staff, below you will find two proposal statements, one following PJR-124 for the cannabis processing required statement (WWCMC, Inc) and PJR-123 for the cannabis cultivation required statement (CSCF, LLC).

The lists cover each Conditional Use Permit specific to each proposed operation and applicant. Where information is applicable to both there will be a notation.

PJR-124

6. WWCMC Processing Proposal Statement:

a. Description of the Existing Use and Property

i. List and identify on site plan any existing easements.

The subject parcel is located at 101 Trinity Road, Glen Ellen, CA 95442. There are no existing easements.

ii. Describe any existing agricultural, commercial, and residential uses.

The agricultural use on the property consists of livestock grazing and crop production located on site year-round. There is one, occupied single-family residence and an adjacent, un-occupied granny unit located on this parcel.

b. Description of the Proposed Cannabis Use and Operational Plan

i. Include the type(s) of cannabis businesses on site even if under a separate application.

WWCMC, Inc & CSCF, LLC

WWCMC proposes up to 20,000 square feet of central cannabis processing in an existing Ag Barn to be legalized under this application.

CSCF proposes 28,560 square feet of outdoor cannabis cultivation canopy, 5,000 square feet of wholesale cannabis nursery canopy, and 10,000 square feet of mixed-light greenhouse canopy with an additional 10,890 square feet of propagation and vegetative space for the mixed-light greenhouse and outdoor cultivation. For more info on the proposed uses, see table below and most recent site plans.

Use	Sf of Plants/use	Sf Canopy	Gross Sqft Reserved: Gross building area includes aisles, electrical, mechanical, etc. Gross area for outdoor includes aisles, access roads, security perimeter, etc
Greenhouse Mixed-Light	10,000	10,000	23,520
Indoor Nursery	5,000	5,000	11,760
Greenhouse Propagation (for Outdoor and Mixed-Light)	10,890	n/a	17,640
Utility Bay	n/a	n/a	5,880
Plenum total	n/a	n/a	5,880
Head House total	n/a	n/a	5,880
CSCF Building Total:	25,890	15,000	70,560
CSCF Outdoor	28,560	28,560	60,000
CSCF Outdoor Total	28,560	28,560	60,000
WWCMC Central Processing	20,000	n/a	20,000
WWCMC Building	20,000	n/a	20,000

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Total:			
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ii. What structures and/or tenant improvements are proposed? Does anything need to be legalized?

WWCMC proposes legalizing the use of an existing, 20,000sf agricultural barn, for a Central Processing cannabis license. This new barn was built by the landowners to replace the 30,000sf barn, previously located on the same parcel, that was burned in the Nuns Fire in October 2017. WWCMC proposes a tenant improvement to this barn to include the addition of drying and processing rooms, employee break room, restrooms, and all associated electrical, plumbing and HVAC upgrades.

CSCF proposes the construction of a new glass and metal, gutter-connected cultivation structure to house the 10,000sf Mixed Light Cultivation license and associated propagation area of 10,890 square feet, as well the 5,000sf Indoor Nursery license. In addition to the licensed cultivation areas, these structures include space for mechanicals, access hallways and work areas. The Outdoor Cultivation license proposes no new structures other than security fencing and the above mentioned processing space.

All existing and proposed structures shall occur on previous developed areas of this parcel.

iii. Describe the cannabis use and include a full narrative on the process and all specifications for equipment to be used.

WWCMC proposes the authorization of up to 20,000 square feet of Central Processing pursuant to:

CALIFORNIA CODE OF REGULATIONS
TITLE 3. FOOD AND AGRICULTURE
DIVISION 8. CANNABIS CULTIVATION
CHAPTER 1. CANNABIS CULTIVATION PROGRAM

§ 8201. Cultivation License Types.

WWCMC, Inc & CSCF, LLC

(f) "Processor" is a cultivation site that conducts only trimming, drying, curing, grading, packaging, or labeling of cannabis and non-manufactured cannabis products.

§ 8300. Cultivation Requirements for Specialty Cottage, Specialty, Small, and Medium Licenses.

(d) Licensees shall process their harvested cannabis only in area(s) designated for processing in their cultivation plan provided they are compliant with packaging and labeling requirements pursuant to section 8212 of this chapter, or transfer their harvested cannabis to a licensed processor, manufacturer, or distributor via a licensed distributor.

The proposed Processing facility shall include designated processing areas, a designated packaging area for packaging and labeling products on site, a designated, secured area for composting cannabis waste on site, and designated areas for harvested cannabis storage.

As a Central Processor, WWCMC shall use a licensed Distributor to transport harvested cannabis from the fields of licensed cultivators in the local area. Transported cannabis will enter the facility through a secured loading door located in our processing bay. Both the licensed transportation personnel and the receiving agent(s) shall inspect the shipping manifest against all product received into the facility. All product shall be weighed and recorded upon delivery. All delivery and receiving agents shall sign to verify the transfer and the delivery personnel will exit the premises. (For more information about the transportation process, please see section iv. below.)

CSCF proposes 28,560 square feet of outdoor canopy for cannabis cultivation, 5,000 square feet of wholesale cannabis nursery, and 10,000 square feet of mixed-light greenhouse canopy with an additional 10,890 square feet of propagation and vegetative space for the mixed-light greenhouse and outdoor cultivation.

iv. Describe the plan for transportation in detail including vehicle specification, security measures, and geographic areas/jurisdictions to be served.

All transportation for WWCMC and CSCF will be conducted by a licensed distributor pursuant to the BCC § 5311. Requirements for the Transportation of Cannabis Goods as well as all applicable local and state laws.

c. Description of how the project will meet the Cannabis Land Use Ordinance Development Criteria (26-88-254(f)). Please provide copies of any studies or documentation in the following areas

i. Number and type of facilities

WWCMC, Inc & CSCF, LLC

Please see Site Plans

ii. Fire Safety Plan - describe how proposal meets fire safe standards.

Please see Fire Plan

iii. Hazardous Materials Plan - if applicable

Please see Hazardous Materials Inventory List and Plan

iv. Exterior Lighting Plan-Type and location of all exterior lighting.

Please see Site Plans

v. Signage Plan with full proposed design and photographs of proposed location.

No signage is proposed at this time

vi. Landscaping Plan.

Please see Landscaping Plan

vii. Parking.

ADA parking will be provided as shown on Site Plans.

viii. Stormwater Management Plan - if applicable

n/a

ix. Security Plan- including a thorough narrative and map of security details including all physical and passive security measures. This is kept confidentially, please provide in separate from the rest of the application materials.

Please see Security Plan

x. Hours of operation

Hours of Operation. Outdoor harvesting activities and indoor or mixed light cultivation and processing activities may be conducted seven (7) days a week, twenty-four (24) hours per day as needed. Outdoor processing activities shall be limited to the hours from 8:00 a.m. to 5:00 p.m. Deliveries and shipping are proposed between 6:00am and 8:00pm.

xi. Water Supply Details including a "will serve" letter or "utilities certificate" from municipal water district. A bill showing an existing connection is not adequate.

Water is supplied by a well on the northerly adjoining site. Please see Site Plans.

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xii. Product Disposal- include a description of the plan to dispose of cannabis product that is not sold or transported.

Please see Cannabis Waste Plan

PJR-123

6. CSCF Cultivation Proposal Statement:

a. Description of the Existing Use and Property

i. List and identify on site plan any existing easements.

See Above, PJR-124 a(i)

ii. Describe any existing agricultural, commercial, and residential uses.

See Above, PJR-124 (a)(ii)

iii. Is the project subject to a Land Conservation (Williamson) Act Contract? If so, please provide a copy of the contract.

Not subject to Williamson Land Conservation Act Contract.

iv. What is the highest natural slope of cannabis cultivation?

The proposed outdoor cultivation will take place on flat ground. A portion of this area was previously developed as a barn which burned in the 2017 fire. As a result the topsoil was excavated by the army corps and a flat pad remains.

b. Description of the Proposed Cannabis Use and Operational Plan

i. Include the types of cannabis use, sizes, and locations.

See Above, PJR-124 b(iii)

ii. What structures are proposed? Does anything need to be legalized?

See Above, PJR-124 b(ii)

iii. Will cannabis be processed (drying, curing, grading trimming) onsite? If not, list location of processing activity.

See Above, PJR-124 b(iii)

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c. Description of how the project will meet the Cannabis Land Use Ordinance Development Criteria (26-88-254()). Please provide copies of any studies or documentation in the following areas:

i. Number and type of facilities

Please see Site Plans

ii. Square footage of each cultivation area (note if stacking is being utilized); cultivation area is measured based on canopy.

Greenhouse Mixed-Light	10,000	10,000	23,520
Indoor Nursery	5,000	5,000	11,760
Greenhouse Propagation (for Outdoor and Mixed-Light)	10,890	n/a	17,640
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WWCMC, Inc & CSCF, LLC

iii. Setbacks of all cultivation and outdoor activity areas to property lines.

All cultivation and outdoor activity areas meet the required setbacks to property lines. Please see site plans.

iv. Separation distance of property boundary of cultivation site to property line of sensitive uses.

The subject parcels meet or exceed the required setbacks to property lines of sensitive uses. Please see Site Plans.

v. List all existing structures and proposed uses of these structures.

Please see Site Plans

vi. Biotic Resources - professional site assessment required.

Please see Biological Assessment

vii. Farmland Protection- Will crops be removed? If so, what 1 :1 mitigation ratio is proposed?

No crops will be removed.

viii. Fire Safety Plan - describe how proposal meets fire safe standards.

Please see Fire Plan

ix. Grading and Access - define the slope of cultivation sites and access.

Please see Site Plans

x. Hazardous Materials - include list of nutrients, soil or medium types, pest control methods, etc. If pesticides are used, provide a copy of current Operator Identification Number issued by the Sonoma County Department of Agriculture

Hazardous materials are not currently stored on site, and no pesticides are being applied under the penalty relief program. Chemical storage areas are shown on the Site Plans, however, and QAL and other appropriate registrations will be completed if hazardous materials and pesticides are stored or used on site.

xi. Outdoor Lighting Plan - Type and location of all exterior lighting.

Please see Site Plans

xii. Stormwater Management Plan

WWCMC, Inc & CSCF, LLC

Please see Site Plans

xiii. Security and Fencing Plan including a thorough narrative and map of security details including the type of fencing materials and landscaping used for screening and the physical and passive security measures (narrative and map). This is kept confidentially, please provide the security information separate from the rest of the application materials.

Please see Security Plan, Fencing Plan, and Site Plans.

d. Description of how the project will meet the Cannabis Land Use Ordinance Operating Standards (26-88-254(9)). Please provide copies of any studies or documentation in the following areas:

i. Odor Control Plan.

Please see Odor Mitigation Plan

ii. Energy source use.

All power will be sourced through Sonoma Clean Power's EverGreen program and will be 100% renewable.

iii. Hours of operation.

Please see PJR-124 c(x) Hours of Operation above

iv. Outdoor activity areas and distance to property lines.

All cultivation and outdoor activity areas meet the required setbacks to property lines. Please see site plans.

v. Waste Management Plan - describe how mediums, plant waste, and material waste will be handled.

Please see Cannabis Waste Plan

vi. Water Supply and Management Plan (see supplemental application attached).

Please see Supplemental Application

vii. Groundwater Monitoring Easement if Water Well (can be submitted after application is accepted).

Will be submitted upon acceptance of application

WWCMC, Inc & CSCF, LLC

viii. Wastewater Management Plan - septic system, sewer system, etc.

The proposed operations shall comply with the Best Management Practices issued by the Agricultural Commissioner and shall submit verification of compliance with the Waste Discharge Requirements of the State Water Resource Control Board, or waiver thereof. Excess irrigation water or effluent from cultivation activities shall be directed to a sanitary sewer, septic, irrigation, graywater or bio-retention treatment systems. If discharging to a septic system, a system capacity evaluation by a qualified sanitary engineer shall be included in the management plan

All domestic waste for employees shall be disposed of in a permanent sanitary sewer or on-site septic system demonstrated to have adequate capacity.