



Referral
Early Consultation

Date: March 10, 2020
To: Distribution List (See Attachment A)
From: Jeremy Ballard, Associate Planner, Planning and Community Development
Subject: USE PERMIT AND DEVELOPMENT AGREEMENT APPLICATION NO.
PLN2020 – 0010 – STANCO FAMILY FARMS
Respond By: March 25, 2020

****PLEASE REVIEW REFERRAL PROCESS POLICY****

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Mark McManis dba StanCo Family Farms
Project Location: Sullivan Road, abutting the California Aqueduct to the east and Merced County line to the south, in the Newman area.
APN: 028-015-026
Williamson Act Contract: 1975-2058
General Plan: Agriculture
Current Zoning: A-2-40 (General Agriculture)

Project Description: Request to operate a commercial cannabis cultivation, nursery and distribution operation on a 40.82-acre parcel in the A-2-40 zoning district. The project proposes to construct a total of eight greenhouses for a total of 23,040 square feet and one 1,500 square-foot warehouse for processing activities solely for cannabis grown on-site. The warehouse building will also include an area for distribution activities associated with on-site cultivation and nursery. Of the eight greenhouses, seven will be used for cultivation and one for nursery activities. The project site will be accessed via Sullivan Road and is anticipating one vehicle trip per day. The applicant anticipates up to five employees on a maximum shift and hours of operation are proposed to be Monday through Friday 8:00 a.m. to 8:00 p.m. The site will be served by an existing well and will develop a private septic system.

Full document with attachments available for viewing at:
http://www.stancounty.com/planning/pl/act-projects.shtm

USE PERMIT AND DEVELOPMENT AGREEMENT APPLICATION NO. PLN2020 – 0010 – STANCO FAMILY FARMS

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
X	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA DEPT WATER RESOURCES		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
X	CEMETERY DISTRICT: HILLS FERRY	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
X	COUNTY OF: MERCED	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: WEST STAN	X	STAN CO SUPERVISOR DIST 5: DEMARTINI
X	HOSPITAL DIST: WESTSIDE	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: DEL PUERTO		StanCOG
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
	MUNICIPAL ADVISORY COUNCIL:	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	PACIFIC GAS & ELECTRIC	X	SURROUNDING LAND OWNERS
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
	RAILROAD:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: NEWMAN-CROWS LANDING UNIFIED		US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:
	TUOLUMNE RIVER TRUST	X	CDFA -CALCANNABIS CULTIVATION LICENSING
		X	CA DEPARTMENT OF CONSUMER AFFAIRS – BUREAU OF CANNABIS CONTROL



**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

**TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354**

FROM: _____

**SUBJECT: USE PERMIT AND DEVELOPMENT AGREEMENT APPLICATION NO.
PLN2020 – 0010 – STANCO FAMILY FARMS**

Based on this agency’s particular field(s) of expertise, it is our position the above described project:

- Will not have a significant effect on the environment.
- May have a significant effect on the environment.
- No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Name	Title	Date
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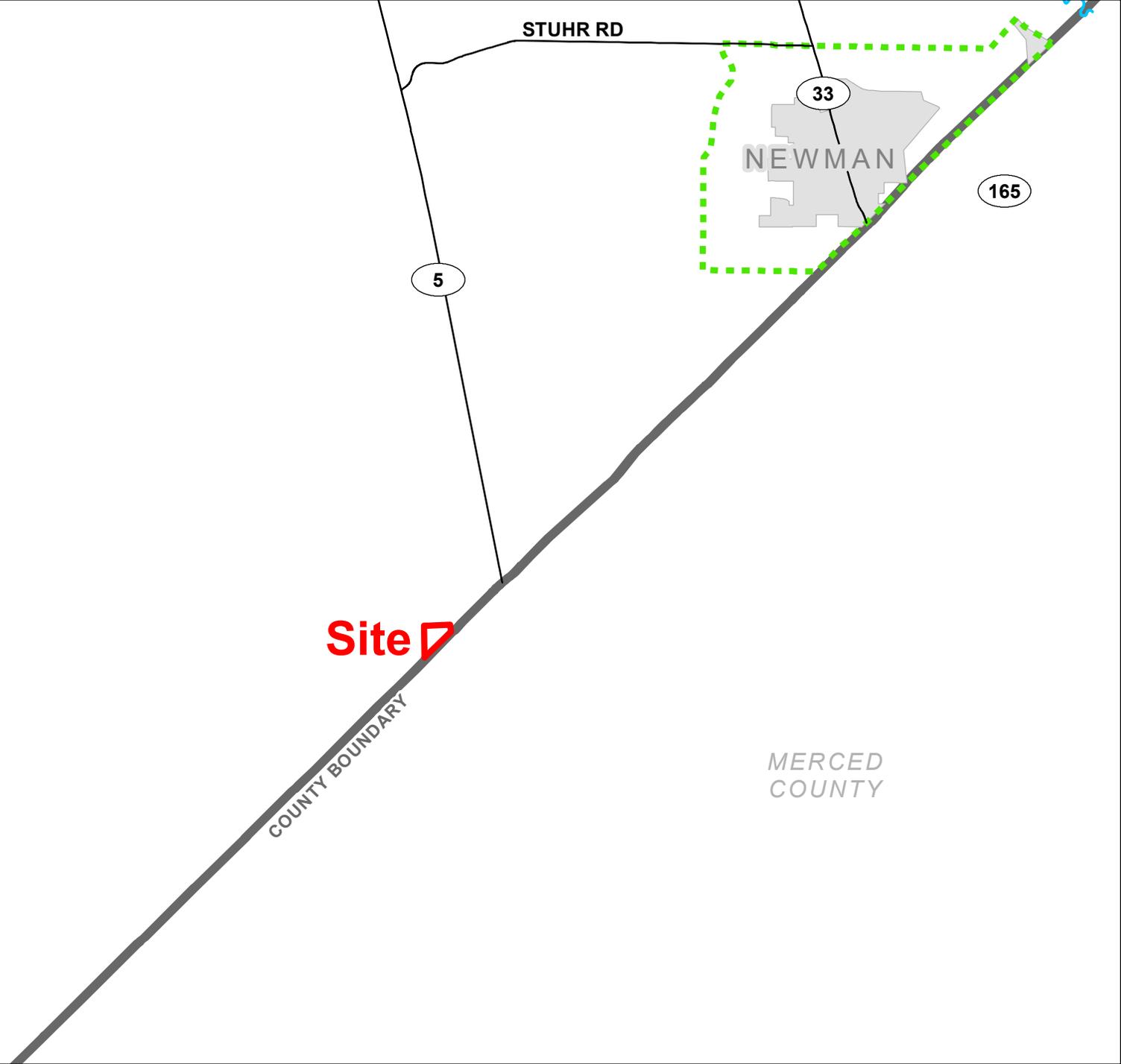
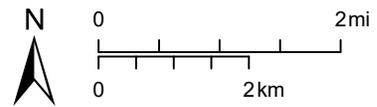
STANCO FAMILY FARMS

UP & DA App PLN2020-0010

AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River



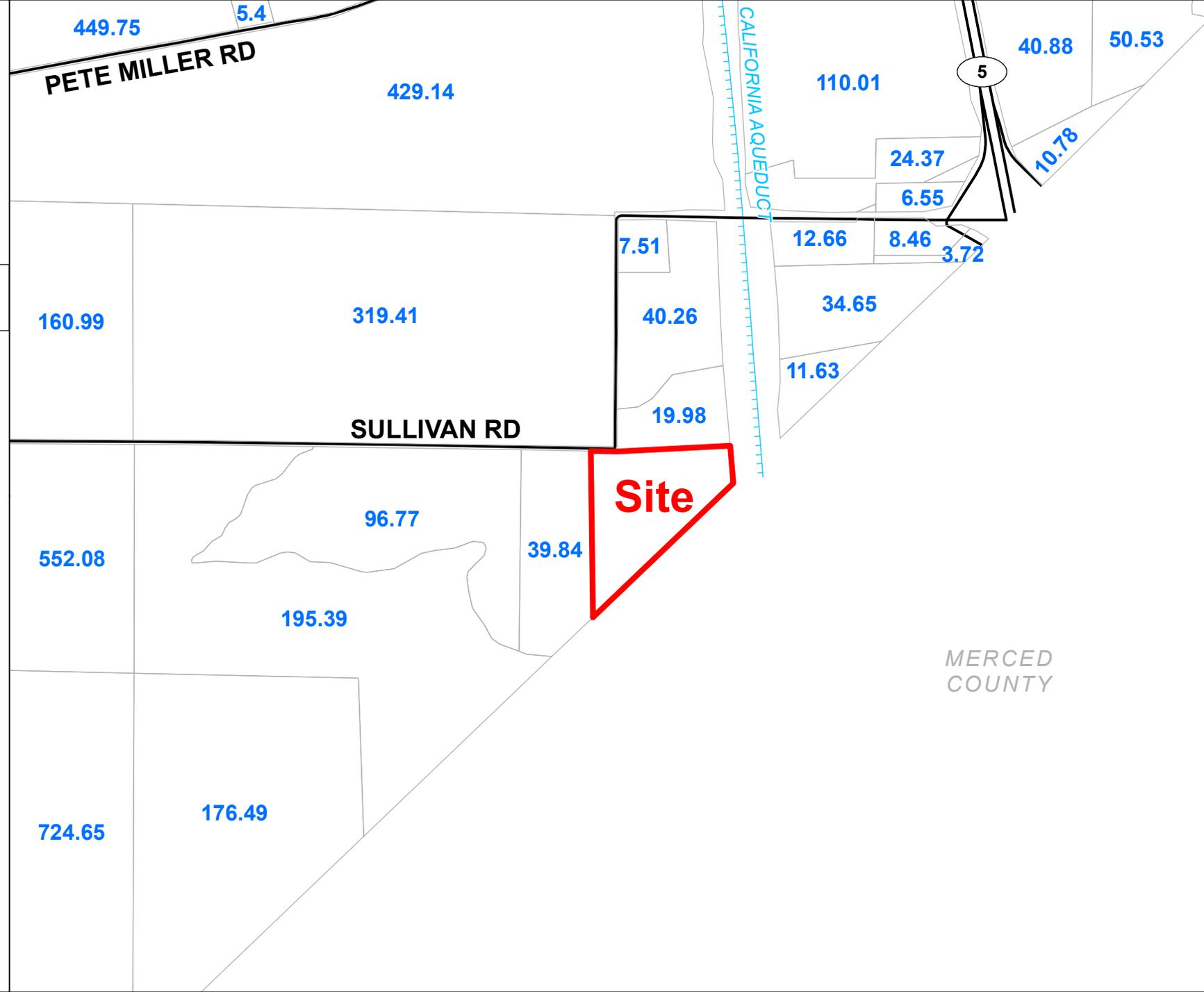
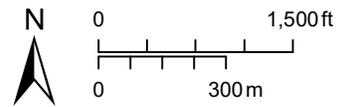
STANCO FAMILY FARMS

UP & DA App PLN2020-0010

ACREAGE MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel/Acres
-  Road
-  River
-  Canal



STANCO FAMILY FARMS

UP & DA App PLN2020-0010

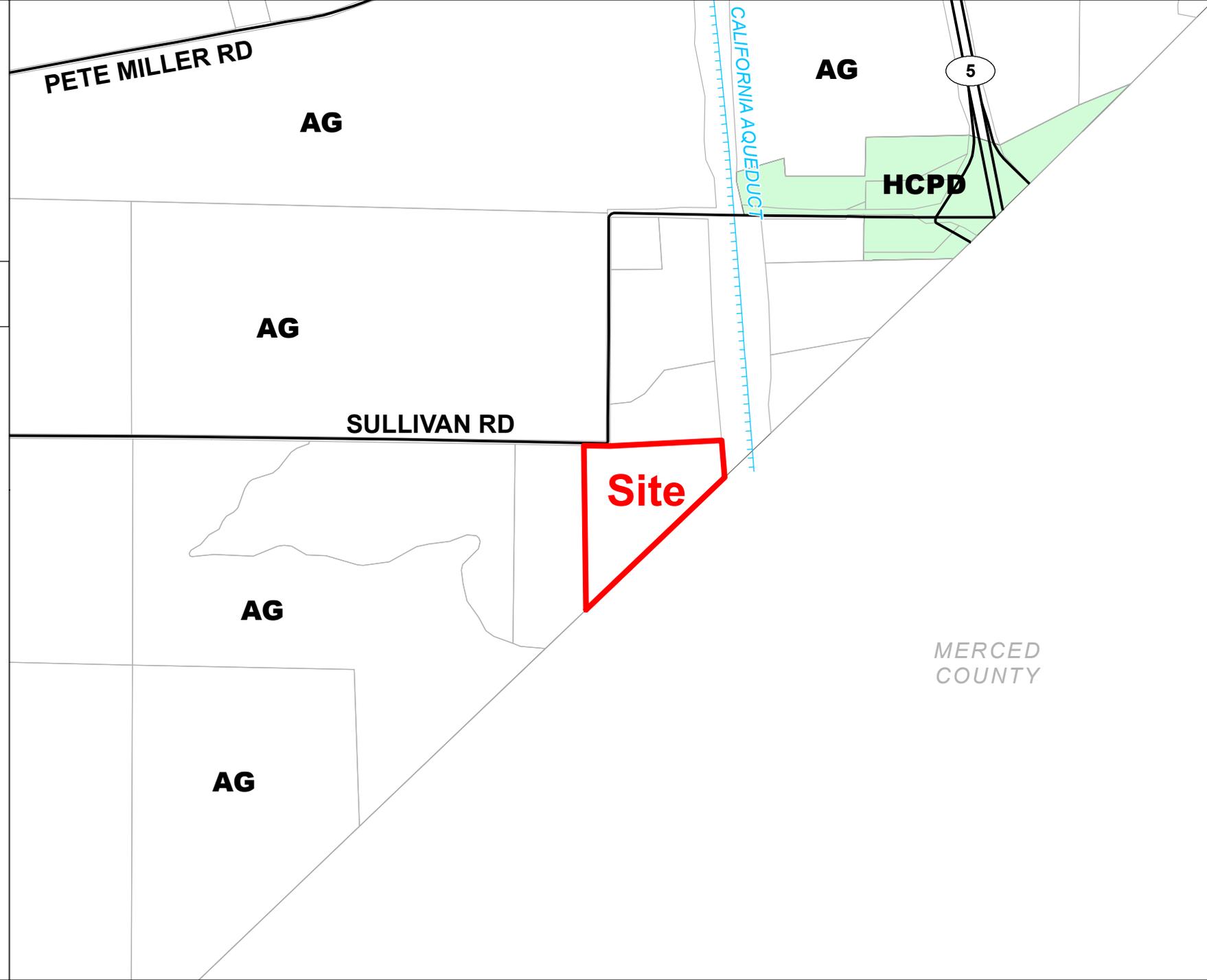
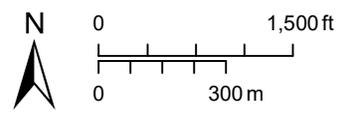
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  Road
-  River
-  Canal

General Plan

-  Agriculture
-  Highway Commercial / Planned Development



STANCO FAMILY FARMS

UP & DA App PLN2020-0010

ZONING MAP

LEGEND

 Project Site

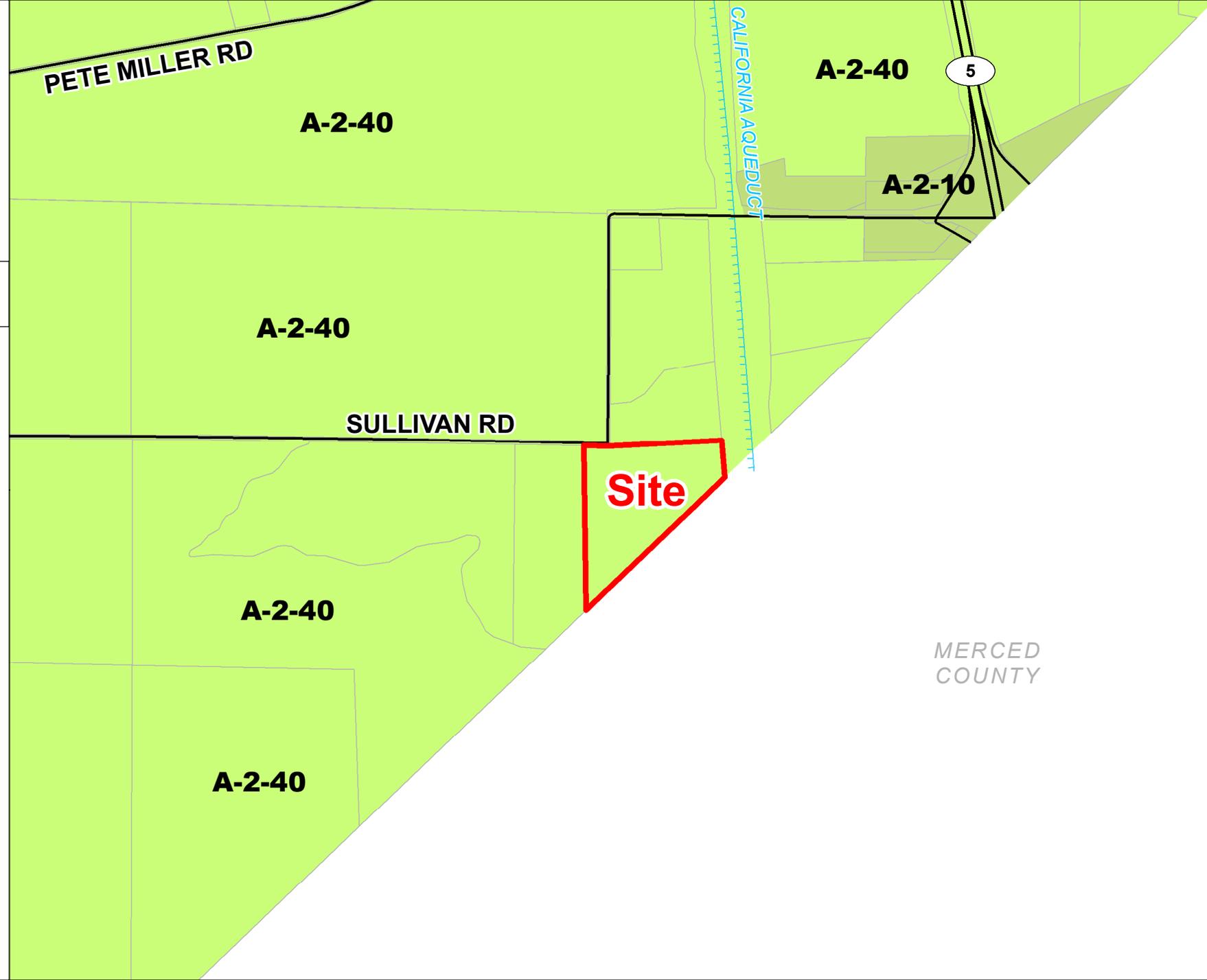
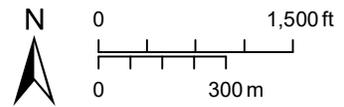
 Parcel

 Road  Canal

Zoning Designation

 General Agriculture 10 Acre

 General Agriculture 40 Acre



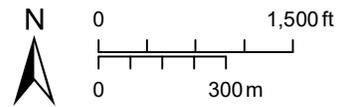
STANCO FAMILY FARMS

UP & DA App PLN2020-0010

2017 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road
-  Canal



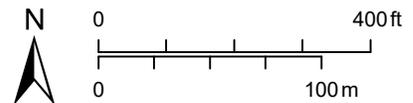
STANCO FAMILY FARMS

UP & DA App
PLN2020-0010

2017 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road
-  Canal



SULLIVAN RD

CALIFORNIA AQUEDUCT

Site

MERCED COUNTY



APPLICATION QUESTIONNAIRE

<p>Please Check all applicable boxes APPLICATION FOR: <i>Staff is available to assist you with determining which applications are necessary</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; padding: 5px;"> <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit </td> <td style="width: 50%; vertical-align: top; padding: 5px;"> <input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input checked="" type="checkbox"/> Other <u>Development Agreeer</u> </td> </tr> </table>	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input checked="" type="checkbox"/> Other <u>Development Agreeer</u>	<p>PLANNING STAFF USE ONLY: Application No(s): <u>UPDRT PCN 2020-0010</u> Date: <u>1/30/20</u> S <u>10</u> T <u>8</u> R <u>8</u> GP Designation: <u>AG</u> Zoning: <u>A-2-40</u> Fee: <u>\$ 2,467.66</u> Receipt No. _____ Received By: <u>[Signature]</u> Notes: <u>See UPDRT 2018-0271</u></p>
<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input checked="" type="checkbox"/> Other <u>Development Agreeer</u>		

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

PROJECT INFORMATION

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

***Please note:** A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).

**** See Project Description****

PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 028 Page 015 Parcel 026

Additional parcel numbers: None

Project Site Address or Physical Location: Sullivan Road (No Situs Found)

Newman, CA 95313

Property Area: Acres: 35.88 or Square feet: _____

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

Agricultural / Vacant

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

N/A

Existing General Plan & Zoning: General Plan: Agriculture; Zoning: General Agriculture 10 Acre (A-2-10)

Proposed General Plan & Zoning: N/A
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Agriculture

West: Agriculture

North: Agriculture

South: Agriculture

WILLIAMSON ACT CONTRACT:

Yes No

Is the property currently under a Williamson Act Contract?

Contract Number: 1975-2050

If yes, has a Notice of Non-Renewal been filed?

Date Filed: _____

Yes No

Do you propose to cancel any portion of the Contract?

Yes No

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: _____

SITE CHARACTERISTICS: (Check one or more) Flat Rolling Steep

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops Orchard Pasture/Grassland Scattered trees

Shrubs Woodland River/Riparian Other

Explain Other: _____

Yes No

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

GRADING:

Yes No

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) _____

STREAMS, LAKES, & PONDS:

Yes No

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes No

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) _____

Yes No

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes No

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.

STRUCTURES:

Yes No Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)

Yes No Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes No Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes No Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: 1,000 Sq. Ft. Landscaped Area: _____ Sq. Ft.

Proposed Building Coverage: 24,540 Sq. Ft. Paved Surface Area: _____ Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) 24,540

See Site Plan for additional details.

Number of floors for each building: One (1)

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) About sixteen (16)

feet.

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) N/A

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) Rock; appropriate dust control measures will be provided.

UTILITIES AND IRRIGATION FACILITIES:

Yes No Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: Pacific Gas and Electric

Sewer*: On-Site Septic System

Telephone: N/A

Gas/Propane: N/A

Water**: Domestic Well

Irrigation: N/A

***Please Note:** A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.

****Please Note:** A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

No. Only employee restrooms.

Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes No Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes No Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes No Does the project require extension of utilities? (If yes, show location and size on plot plan.)

AFFORDABLE HOUSING/SENIOR:

Yes No Will the project include affordable or senior housing provisions? (If yes, please explain)

RESIDENTIAL PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: _____ Total Dwelling Units: _____ Total Acreage: _____

Net Density per Acre: _____ Gross Density per Acre: _____

<i>(complete if applicable)</i>	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/Townhouse
Number of Units:	_____	_____	_____	_____
Acreage:	_____	_____	_____	_____

COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): Eight (8) Greenhouses 2,880 square feet each and one (1) metal processing building 30-feet by 50-feet in size for a total of 24,540 square feet of buildings.

Type of use(s): Agriculture / Commerical

Days and hours of operation: 8am to 8pm

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: No.

Occupancy/capacity of building: TBD

Number of employees: (Maximum Shift): 5 (Minimum Shift): 3

Estimated number of daily customers/visitors on site at peak time: None

Other occupants: None.

Estimated number of truck deliveries/loadings per day: One Truck Per Day on Average

Estimated hours of truck deliveries/loadings per day: One Hour Per Day

Estimated percentage of traffic to be generated by trucks: 5 Percent

Estimated number of railroad deliveries/loadings per day: None

Square footage of:

Office area: _____ Warehouse area: _____

Sales area: _____ Storage area: _____

Loading area: _____ Manufacturing area: _____

Other: (explain type of area) Cultivation: 23,040 square feet; Processing: 1,500 square feet

Yes No Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

Sullivan Road

Yes No Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes No Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes No Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.

STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) Drainage Basin Direct Discharge Overland

Other: (please explain) _____

If direct discharge is proposed, what specific waterway are you proposing to discharge to? _____

Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.

EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

TBD _____

Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

*** See Project Description***

StanCo Family Farms, Inc.

Sullivan Road

Conditional Use Permit and Development Agreement

Project Description

The Applicant, StanCo Family Farms, Inc. is requesting an Use Permit, and Development Agreement to consider an adult use and medical commercial cannabis business, located on on 3.04 acres of a 35.88 parcel in Stanislaus County near the City of Gustine. The adult use and medical commercial cannabis business will feature cultivation, nursery, and distribution components. StanCo Family Farms will obtain the following permits to raise and distribute medical and recreational cannabis:

- One specialty mixed light cultivation - medical (2,880 square feet);
- Two small mixed light cultivation - adult (six (6) greenhouses of 2,880 square feet each, including a veg./mother house);
- One (1) nursery - adult and medical; and
- One (1) distribution - adult and medical

The proposed project is located due west of the intersection of Interstate Five and Highway 140 in an agricultural grazing area. The proposed project site is bounded by agricultural uses to the North, East, South, and West. The proposed project site is currently has a land use designation of Agriculture (A-2) under the Stanislaus County 2015 General Plan, adopted by the Stanislaus County Board of Supervisors on August 23, 2016. In addition, the subject property has a zoning of Agriculture (A-2).

The Applicant is proposing to conduct a commercial cannabis operation on a parcel that is 35.88 acres in size. Construction is estimated to begin Winter of 2020. Construction include eight (8) greenhouses 2,880 square feet each, and one (1) metal processing building

Primary Access into the proposed project is provided via Sullivan Road, which abuts the proposed project site. The general public will not have direct access to the site. Employees and security officers will be the only persons allowed on-site. It is estimated that the truck traffic the site will experience will be no greater than one (1) truck per day.

The proposed project will not be open to the public and will feature security fencing along the perimeter. In addition, the proposed project will not feature any type of signage. If signage is added the applicant will apply for any required permit through the Stanislaus County Community Development Department.

Operations

Description of Products

Stan Co Family Farms, Inc. proposes to produce dried cannabis flower and trim from its cultivation operation and seeds and clones from its nursery operation.

Projected Customer Base

Stan Co Family Farms, Inc. plans to sell its products to licensed cannabis cultivators, manufacturers, distributors and retailers and will source locally licensed distributors to the extent feasible.

Proposed Hours of Operation

The standard business hours will be Monday through Friday from 8:00 AM to 8:00 PM, Monday through Saturday, unless otherwise modified by a Stanislaus County Ordinance. The facility will not be open to the public. Deliveries of products and supplies will generally occur during regular business hours.

Cultivation Operation

StanCo Family Farms will be utilizing cutting edge technology system of both hydroponic and traditional soil-based systems. Hydroponic and soil-based grow systems will give the Company's Master Grower total operational control over everything that happens to and with the Company's plant. StanCo Family Farms will be able to control the total environment and all inputs delivered to the plants, including temperature, humidity, light wavelengths, light cycles, air movement, air exchange, and carbon dioxide levels. Specialized feed programs will be implemented so StanCo Family Farms can precisely control the amount and ratio of nutrients the plants ingest. These programs will be tailored to individual strains to maximize each strain's unique habits and potential.

Stan Co Family Farms has designed the grow rooms to measure approximately 23,000 square feet at full capacity. The Company's grow room will utilize a light deprivation system, minimizing light exposure, and allowing Stan Co Family Farms to maximize the number of harvests produced each year. Also, Stan Co Family Farms will be using supplemental lighting to maintain harvests in the winter months. The Company will employ air filters with a diameter of 0.3 micrometers, capable of removing 99.97% of particles to prevent potential contamination from pathogenic organisms.

In addition to the larger grow room, Stan Co Family Farms will also have several other grow areas for the seedlings and for plants in their vegetative state. These rooms will be small, will use different lighting systems and will provide the first step in the growing cycle to "feed" the larger grow room where the plants will mature and flower.

Nursery Operation

StanCo Family Farms also proposes an adult nursery operation to produce clones and seeds for sale to licensed cultivators.

Daily Operations

As Stan Co Family Farms grows, the Company's day-to-day activities will revolve around daily water testing, ensuring that Stan Co Family Farms maintains a proper pH level and that the water contains the

right combination of nutrients. In addition to water testing, the Company's employees will also monitor the internal temperature of the grow room, making any necessary adjustments.

Nest, both employees and managers will be tasked with reviewing and analyzing the data produced by the Company's automated grow software, which will be compiled using sensors placed on the plants themselves, and on strategic locations throughout the grow room.

In short, the Company's employees and managers will have a daily checklist of duties to address throughout the work day. Employees and Managers will be required to "check off" each point addressed on the list, either via inspection, or verification. In the event an employee or manager cannot "check off" a duty because of an issue, there will be a procedure to address and correct issues or imbalances and unfinished duties.

After completing the checklist, employees will present signed documents to the Manager for their verification and signature of all the daily task checks. The documents are stored (in both hard and electric copies) and saved for record keeping. The Manager is also required to sign and save two copies of their completed checklists at the end of each business day.

The checklists will address the following items daily (yet, this is only a general list, and can be changed to address future City, State, or Federal regulations): water testing, internal grow room temperatures, visual inspection of plants, carbon dioxide levels, facility maintenance, fire prevention, sanitation practices, electrical systems, ventilation, trash disposal and waste, and security.

Storage

As part of operating a commercial cannabis dispensary, the business owner must have storage to store their product. The applicant proposes to install fire and waterproof safes inside the storage room. The vaults will be steel reinforced which will secure cannabis products in excess of daily usage. The storage / vault rooms will only be accessible by authorized personnel.

Waste Management

The applicant will use the following practices for handling its wastewater, hazardous storage and solid waste disposal.

A. Wastewater

Gray water, or wastewater, that is generated from the watering of plants will be filtered, treated, and recirculated for irrigation when possible. The watering system will use zero waste, and will include filtration, reuse, and the chemical filtering of unusable water. The water that is stored but not usable for cultivation purposes will be used for watering landscaping on the property and will not be released into the sewer system.

B. Hazardous Materials

The only known hazardous materials will be the nutrients that are mixed in the water. The water will be used for targeted drip irrigation; therefore, there will be no wastewater. StanCo Family Farms does not anticipate the use of pesticides in its cultivation and nursery operation. Pursuant to County Municipal Code Section 6.78.080, StanCo Family Farms will provide documentation of all pesticides used to the Stanislaus County Agricultural Commissioner, and all pesticides and fertilizers shall be properly labeled

Water Usage

The anticipated water usage for the proposed project is two (2) acre feet an acre a year. Given that the proposed project is 3.04 acres in size there will be total of 6.08 -acre feet per year of water usage. The proposed project will be on a closed loop water system and water usage could be substantially less than the projections listed above. Water will be retained through the existing private well that is one site.

Parking Analysis

The proposed project features Cultivation components and therefore parking is based upon one space for each employee on a maximum shift plus three spaces. The maximum shift for this project is five (5) employees. The parking required for this maximum shift will be five (5) spaces plus three (3) additional spaces for a total of eight (8) spaces.

Use Permit Findings

General Use Permit

The establishment, maintenance, and operation of the proposed use or building applied for is consistent with the General Plan and will not, under the circumstances of the particular case, be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the use and

that it will not be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the County.

The proposed project is surrounded by grazing land on all sides, and will not directly impact any neighborhood or be detrimental to persons residing or working in the neighborhood. The proposed project is tucked away from the general vision of the public, and is designed to limit exposure to the general public. Being surrounded by agricultural uses the proposed project will not impact farming operations. The proposed project will accent the agriculture uses in the area and will be a complimented use to the surrounding existing uses.

Wavier Statement Pursuant to Section 6.78.120(6)(b)

The proposed project will be enclosed from neighboring parcels through the installation a security fence. Along the security fence the applicant will install strategic landscaping that will feature various drought tolerant trees and shrubbery. The proposed landscaping a fencing will create a physical barrier prohibiting direct path of travel between parcels to mitigate potential environmental or security impacts.

F Air Quality/Odor Control Plan

The keys to Stan Co Family Farms, Inc.'s odor control program are proper ventilation, odor control equipment that has specifications that are adequate for the size of the operation, and regular inspection and maintenance.

Ventilation

The ventilation system needs to be properly designed taking into consideration the square footage and number of plants. A properly sized, installed and maintained ventilation system can help resolve two issues. Firstly, having the grow rooms properly balanced will inhibit odors from escaping. Stan Co Family Farms, Inc. will work with a reputable contractor for assistance with the design of the ventilation system.

Carbon Filtration

The most effective and least energy intensive odor control technology for greenhouses is activated carbon filtration. This technique involves forcing the air circulating within the ventilation system through an activated carbon filter in order to filter out "scrub" odors and pathogens from the ventilated air. This method is highly effective and can be used in combination with other technologies such as an electrostatic precipitator.

The size and layout of the cultivation operation will determine the requirements for the carbon filtration system. Larger scale operations will require the use of larger fans and more carbon.

Maintenance

As filters age and the activated carbon becomes clogged with impurities, it will be necessary to replace the carbon; filters will be regularly inspected and replaced per the manufacturer's recommendation. In addition, the dust collector "sock" associated with the carbon filter should be changed out every 6 to 8 months for proper air flow.

Environmental Benefits

Resource Management/Waste

Stan Co Family Farms will use reuse and recycle materials as use recycled materials such as packaging and plant waste to minimize waste.

Energy Efficiency and Sustainability

There are a number of measures that can be undertaken by any type of business to increase energy efficiency. Some examples of what we propose to increase energy efficiency are as follows:

- Installation of new insulation in order to increase HVAC efficiency
- LED or low-voltage lighting
- Installation of plants that provide shade installed not only to beautify the property and surrounding neighborhood but also to naturally cool the property
- Weather proofing
- Keeping doors and windows closed

Furthermore, to the extent possible Stan Co Family Farms, Inc. is actively exploring solar solutions to support the utility infrastructure.

Water Efficiency

In order to maximize water efficiency, Stan Co Family Farms, Inc. will install low-flow plumbing fixtures throughout the project, including a water-efficient targeted drip irrigation system using moisture sensing technology; all restrooms and water-using utilities will be equipped with efficient fixtures to reduce water consumption.

In addition, the irrigation system will be maintained and regularly inspected and adjusted to prevent leaks, overwatering and overspray. This in turn will reduce irrigation runoff. Drought tolerant species will be installed in all landscaped areas.

Indoor and outdoor plumbing will be maintained and inspected in order to prevent leaks, and any leaks will be repaired promptly.

Odor Control

The site is located in an area designated for agricultural use. The proposed commercial cannabis cultivation facility is an allowed use within the General Agricultural zoning district and its operation would not result in impacts exceeding those of prior agricultural uses on the site.

Traffic, Parking, Emissions and Carbon Footprint

The proposed facility will not generate a significant amount of traffic or other sources of air emissions; development of the site will include parking spaces required for the proposed use and we

might provide bicycle parking and/or a designated space for carpool or low-emissions vehicles. In order to reduce our effect on the surrounding environment, we will endeavor to use low-VOC emissions paints and materials in the proposed remodel. In addition, construction waste will be recycled if possible. Deliveries will be scheduled weekly to reduce traffic impacts.

Although the proposed operation will not generate a significant amount of traffic or other sources of emission, we will seek to do our part to reduce the carbon footprint during the development and use of the facility.

Maintenance

Regular inspection, maintenance, servicing and replacement of systems and appliances can make an impact on energy efficiency. We will have a well-maintained property in order to ensure that appliances and systems necessary for the business is in good working condition and operating efficiently. The following are examples of systems that will be maintained for maximum efficiency:

- HVAC system and filters
- Water heater
- Lighting
- Irrigation
- Indoor and outdoor plumbing

Construction

In order to reduce our effect on the surrounding environment, we will endeavor to use low-VOC emissions paints and materials in throughout any repairs or upgrades. In addition, construction waste will be recycled if possible.

Enhanced Product Safety

Product safety is of paramount concern. The principals have extensive experience in implementing comprehensive quality control standards for cannabis handling. The same successful protocols will be implemented at the proposed Stan Co Family Farms, Inc. business.

The purpose of the Stan Co Family Farms, Inc. comprehensive Product Safety Plan is to protect the safety of our customers and ensure that they receive the highest quality and safest products. This would be accomplished by remaining dedicated to providing safe and consistent products every day. Suppliers would play a key role in attaining this purpose along with our internal processes that ensure the continued safety and quality of the products supplied and compliance with the law. The program defines the food safety and quality standards we would expect of our suppliers and describes our own internal processes related to product safety and quality.

The program has been designed to ensure that our commitment to product quality and food safety begins with the source of products and suppliers and follows through our own processes up and until delivery to our customers. The program defines the following:

- New Supplier review
- Product Approval Process
- Ongoing Supplier Requirements
- Internal Processes
- Consumer Complaint / Recall and Product Issue Management

New supplier review entails a supplier approval process to select suppliers that will provide: products meeting or exceeding all safety/quality requirements including labelling and packaging requirements; product and/or service innovation and development; representatives that are responsive, understand our business needs and provide support on issues relative to our industry and customers; and consistently meet product quality specifications. The program contains evaluation criteria for the selection of the suppliers as well as criteria for the ongoing evaluation of and products and production facilities with feedback from the suppliers. Products would be classified as approved, on probation, disapproved or inactive also based on specific criteria.

Production facility requirements would depend on product criticality, food safety issues, past performance and ongoing, evolving legal requirements. All products must be manufactured in facilities that comply with State and local licensing requirements and must meet or exceed food safety requirements. Changes in production facilities will not be allowed without prior notification and provision of pertinent information by the supplier. Annual training will be provided to employees regarding our product quality and safety program to include but not be limited to, quality process related to storage, repackaging and sanitation; the training will be documented.

The Recall and Product Issue Management will entail procedures to address customer complaints; employee training regarding recall procedures and reporting; customer response plans from each customer supplier and our own recall plan providing specific procedures, definition of terms and the

assignment of roles and responsibilities to address safety and significant quality issues that may arise with a product or supplier. Additional details for recalls are included in the pertaining section below.

Product Safety Testing

Stan Co Family Farms, Inc. will purchase only products that have lab test results from a qualified laboratory. All products provided by Stan Co Family Farms, Inc. will be pesticide-free.

In accordance with section 19326 of MAUCRSA, all cannabis and cannabis products shall be tested by a registered testing laboratory, prior to retail sale or dispensing, as follows:

1. Cannabis from dried flower shall, at a minimum, be tested for concentration, pesticides, mold, and other contaminants.
2. Cannabis extracts shall, at a minimum, be tested for concentration and purity of the product.

In accordance with section 19343 of MAUCRSA, the licensed testing laboratory shall not handle, test, or analyze cannabis or cannabis products unless the licensed testing laboratory meets all of the following:

1. Is registered by the State Department of Public Health.
2. Is independent from all other persons and entities involved in the cannabis industry.
3. Follows the methodologies, ranges, and parameters that are contained in the scope of the accreditation for testing cannabis or cannabis products. The testing lab shall also comply with any other requirements specified by the State Department of Public Health.
4. Notifies the State Department of Public Health within one business day after the receipt of notice of any kind that its accreditation has been denied, suspended, or revoked.
5. Has established standard operating procedures that provide for adequate chain of custody controls for samples transferred to the licensed testing laboratory for testing.

In accordance with section 19344(a) of MAUCRSA, the licensed testing laboratory shall issue a certificate of analysis for each lot, with supporting data, to report both of the following:

1. Whether the chemical profile of the lot conforms to the specifications of the lot for compounds, including, but not limited to, all of the following:
 - a. Tetrahydrocannabinol (THC).
 - b. Tetrahydrocannabinolic Acid (THCA).
 - c. Cannabidiol (CBD).
 - d. Cannabidiolic Acid (CBDA).
 - e. The terpenes described in the most current version of the cannabis inflorescence monograph published by the American Herbal Pharmacopoeia.
 - f. Cannabigerol (CBG).
 - g. Cannabinol (CBN).
 - h. Any other compounds required by the State Department of Public Health.

2. That the presence of contaminants does not exceed the levels that are the lesser of either the most current version of the American Herbal Pharmacopoeia monograph or the State Department of Public Health. For purposes of this paragraph, contaminants includes, but is not limited to, all of the following:
 - a. Residual solvent or processing chemicals.
 - b. Foreign material, including, but not limited to, hair, insects, or similar or related adulterant.
 - c. Microbiological impurity, including total aerobic microbial count, total yeast mold count, *P. aeruginosa*, *aspergillus* spp., *s. aureus*, aflatoxin B1, B2, G1, or G2, or ochratoxin A.
 - d. Whether the batch is within specification for odor and appearance.

In accordance with section 19344(b) of MAUCRSA, residual levels of volatile organic compounds shall be below the lesser of either the specifications set by the United States Pharmacopeia (U.S.P. Chapter 467) or those set by the State Department of Public Health.

Product Recall

Stan Co Family Farms, Inc. will maintain a recall plan which provides specific procedures, defines terms, and assigns roles and responsibilities when a safety or significant quality issue arises with a product or supplier. The plan will be activated at the discretion of the management team and whenever the product or supplier issue rises to the level of impacting consumer health, licensing or causing adverse media attention. The plan will include:

- Recall committee designations.
- Recall responsibility assignments.
- Key personnel and external contact information.
- Recall procedures including trace forward process.
- Communication templates

All employees will be trained regarding recall procedures and reporting. In the event we are notified of a Product recovery/recall or the Supplier initiates a voluntary recall, stock recovery, or withdrawal, relevant staff will be notified immediately. We may also determine a recall is necessary after receiving information from a consumer and determining internally that a recall is necessary in which case staff will notify management and together they will notify the supplier of the products immediately and inform the supplier of the actions we will take with respect to the products. We will gather information regarding any affected products that will include the complete list of Products, labels and codes affected by the action. Any recall, stock recovery, or withdrawal shall take place under the name of the Supplier.

Additionally, Stan Co Family Farms, Inc. will require a written Supplier Recall/ Consumer Response Plan from each supplier which shall address actions the supplier will take in the event of the following:

- Consumer complaints and allegations relating to a product.
- Any supplier discovery of an adulterated or misbranded product.
- Any supplier discovery that raw products or finished products do not or did not conform to specifications.
- Any allegation by a regulatory authority that supplier’s products, facility or operations are not compliant with the law.
- Any other items which may be relevant to the Product or the facility.

The Supplier Recall/Consumer Response Plan shall include:

- Documented procedures and defined responsibilities for internal communications, customer notifications, criteria for initiating a recall or recovery and disposition and reconciliations of recovered Product.
- The Plan must also list at least three (3) twenty-four (24) hour contacts for use in a Product emergency with the authority and expertise and training to respond to a product or consumer issue.
- The Plan will be updated as needed or at least once a year.
- The Plan contains procedures regarding product tracing from the raw material ingredients to the finished Product and to the next level of distribution within a reasonable amount to allow for addressing ongoing illness and react to any product issue.

Inventory Control

Stan Co Family Farms, Inc. will utilize the California Cannabis Track-and-Trace (CCTT) system, which is the program used statewide to record the inventory and movement of cannabis and cannabis products through the commercial cannabis supply chain—from cultivation to sale. All state-issued annual cannabis licensees are required to use the CCTT-Metric system to record, track, and maintain information about their cannabis and cannabis-product inventories and activities. A unique identifier (UID) is an alphanumeric code or designation used to uniquely identify cannabis and cannabis products on a licensed premises. UIDs are specifically provisioned as plant tags or package labels. The annual licensee will be responsible for assigning a CCTT-Metric nonrepeating UID to each immature lot, flowering plant, and distinct cannabis product. This assignment is accomplished by issuing encrypted radio-frequency identification tags to annual licensees. The assigned UIDs then track the cannabis and cannabis products when they are transferred from one licensee to another.

The CCTT will enable the company to track any products in case a consumer safety issue arises.

Packaging and Labeling Procedures

Stan Co Family Farms, Inc. will adhere to the following MAUCRSA regulations for cannabis product packaging and labeling:

1. Manufacture date and source.
2. The statement "SCHEDULE 1 CONTROLLED SUBSTANCE."
3. The statement "KEEP OUT OF REACH OF CHILDREN AND ANIMALS." in bold print.
4. The statement "FOR MEDICAL USE ONLY."
5. The statement "THE INTOXICATING EFFECTS OF THIS PRODUCT MAY BE DELAYED BY UP TO TWO HOURS."
6. The statement "THIS PRODUCT MAY IMPAIR THE ABILITY TO DRIVE OR OPERATE MACHINERY. PLEASE USE EXTREME CAUTION."
7. Packages containing only dried flower, will have a net weight of the cannabis written on the package.
8. A warning if nuts or other known allergens are used to make the product.
9. List of pharmacologically active ingredients, including, but not limited to, tetrahydrocannabinol, cannabidiol, and other cannabinoid content, the THC and other cannabinoid amount in milligrams per serving, servings per package, and the THC and other cannabinoid amount in milligrams for the package total.

Traffic, Parking, Emissions and Carbon Footprint

The proposed facility will not generate a significant amount of traffic or other sources of emissions; parking spaces required for the proposed use will be included in the project and we might provide bicycle parking and/or a designated space for carpool or low-emissions vehicles. In order to reduce our effect on the surrounding environment, we will endeavor to use low-VOC emissions paints and materials in the development of the project. In addition, construction waste will be recycled if possible. Deliveries will be scheduled weekly to reduce traffic impacts.

Although the operation of the proposed business will not generate a significant amount of traffic or other sources of air emissions, we will seek to do our part to reduce the carbon footprint in all the activities of the proposed facility.

Surrounding Environment

The proposed buildings will be set back on the site to reduce visibility from adjoining properties. Exterior and interior lights will be shielded and downward facing, while still allowing visibility for security purposes, in order to reduce light pollution in the surrounding area.

Product Disposal Procedures

All unmarketable products will be sold to a licensed cannabis manufacturer.

Hazardous Waste Procedures

The facility does not use pesticides and does not anticipate generating any significant amount of hazardous waste. Any hazardous waste such as cleaning products will be disposed of at a hazardous waste facility.

Facility Security and Maintenance

A security plan is included as part of the application. The security plan includes security camera monitoring of all site and facility entrances and all interior spaces and other areas necessary to protect the safety of employees and the public, and to ensure cannabis products are handled in compliance with applicable local and state laws and regulations. The security plan will also include the provision of sensors installed to detect entry and exit from all secure areas, panic buttons installed in appropriate locations, a professionally monitored alarm system with glass breakage sensors and motion detectors, and use of security guards provided by third party security companies or providers; guards will be a prime instrument for security of our operation. We will notify the Sheriff immediately upon becoming aware that the security camera monitoring system is not fully operational. The Sheriff shall be notified 72 hours in advance of any planned security system maintenance that will result in any stoppage of the continuous recording.

No littering, loitering, smoking, consumption of product or alcohol, or disruptive behavior anywhere on the premises will be allowed. In order to mitigate any possible nuisances to neighboring businesses and establishments due to the proposed business. Stan Co Family Farms, Inc. will also reach out to neighboring properties to ensure that neighbors' issues in relation to our operation are addressed promptly and that our facility is operated responsibly and with the least